

FIBRA TERRAFINA

**The Bank of New York Mellon, S.A. IBM, Trust F/00939 and
Subsidiaries**

**Condensed consolidated interim financial statements
for the period ended June 30, 2014.**

Unaudited

LIST OF CONTENTS

Page(s)

Condensed Consolidated Interim Financial Statements:

Condensed Consolidated Interim Statements of Financial Position	1
Condensed Consolidated Interim Statements of Comprehensive Income	2
Condensed Consolidated Interim Statements of Changes in Net Assets (Net Equity)	3
Condensed Consolidated Interim Statements of Cash Flows	4
Notes to the Condensed Consolidated Interim Financial Statements	5-12

FIBRA TERRAFINA

The Bank of New York Mellon, S.A., IBM, Trust F/00939 and subsidiaries
Condensed Consolidated Interim Statements of Financial Position
(Expressed in thousands of Mexican Pesos)

	Note	June 30, 2014 (Unaudited)	December 31, 2013 (Audited)
Assets			
Non-current assets			
Investment properties	5	\$ 21,423,880	\$ 21,146,337
(Cost: 06/30/2014 - \$21,012,776; 12/31/2013 - \$20,949,047)			
Derivative financial instruments - at estimated fair value	7	5,454	39,852
Current assets			
Other assets		43,466	77,280
Recoverable taxes	6	863,723	1,025,948
Prepaid expenses		15,858	8,409
Deferred rents receivables		70,798	41,282
Accounts receivable		38,506	79,077
(Net of allowance for doubtful accounts: 06/30/2014 - \$36,362; 12/31/2013 - \$49,279)			
Restricted cash		73,823	56,935
Cash and cash equivalents		418,497	728,550
Total assets		22,954,005	23,203,670
Net assets attributable to Investors			
Contributions, net	9	\$ 9,900,604	\$ 9,900,604
Retained earnings		631,456	246,413
Currency translation adjustment		478,418	511,856
Total net assets (Net Equity)		11,010,478	10,658,873
Liabilities			
Non-current liabilities			
Borrowings	8	\$ 10,881,157	\$ 11,183,919
(Cost: 06/30/2014 - \$11,183,104; 12/31/2013 - \$11,311,842)			
Tenant deposits		146,647	147,986
Current liabilities			
Accounts payable		188,226	409,537
Borrowings	8	727,497	803,355
(Cost: 06/30/2014 - \$724,454; 12/31/2013 - \$816,134)			
Total liabilities (excluding net assets attributable to the Investors)		11,943,527	12,544,797
Total net assets and liabilities		\$ 22,954,005	\$ 23,203,670

The accompanying notes are an integral part of these condensed consolidated interim financial statements

FIBRA TERRAFINA

The Bank of New York Mellon, S.A., IBM, Trust F/00939 and subsidiaries
Condensed Consolidated Interim Statements of Comprehensive Income
(Expressed in thousands of Mexican Pesos)
(Unaudited)

		For the three months ended June 30, 2014	For the six months ended June 30, 2014	For the three months ended June 30, 2013	For the period from March 20 (inception) to June 30, 2013
	Note				
Rental revenues		\$ 431,902	\$ 873,843	\$ 243,130	\$ 274,429
Other operating income	10	42,631	96,776	21,134	31,704
Real estate operating expenses	11	(80,528)	(203,912)	(62,476)	(75,350)
Fees and other expenses	12	(44,804)	(92,701)	(68,132)	(70,824)
Realized gain from disposal of investment properties		-	703	-	-
Net (loss) gain unrealized from fair value adjustment on borrowings		241,055	156,596	-	-
Net (loss) gain unrealized from fair value adjustment on investment properties		315,873	211,690	(12,917)	(12,917)
Net (loss) gain unrealized from fair value adjustment on derivative financial instruments		(21,565)	(34,635)	(353)	(1,205)
Foreign exchange (loss) gain		(5,753)	(5,707)	16,569	58,573
Operating profit before acquisition related expenses		878,811	1,002,653	136,955	204,410
Less: acquisition related expenses		-	-	(68,284)	(68,284)
Operating profit		878,811	1,002,653	68,671	136,126
Finance income	13	742	1,464	61	61
Finance cost	13	(103,875)	(237,578)	(30,995)	(37,334)
Finance cost - net		(103,133)	(236,114)	(30,934)	(37,273)
Profit for the period		\$ 775,678	\$ 766,539	\$ 37,737	\$ 98,853

The accompanying notes are an integral part of these condensed consolidated interim financial statements

FIBRA TERRAFINA

The Bank of New York Mellon, S.A., IBM, Trust F/00939 and subsidiaries
Condensed Consolidated Interim Statements of Changes in Net Assets (Net Equity)
For the period ended June 30, 2014 and from March 20 (inception) to June 30, 2013
(Expressed in thousands of Mexican Pesos)

	Note	Attributable to Investors			Net assets attributable to Investors
		Net contributions	Currency translation adjustment	Retained earnings	
Balance at January 1, 2014 (Audited)	9	\$ 9,900,604	\$ 511,856	\$ 246,413	\$ 10,658,873
Distributions to the Investors		-	-	(381,496)	(381,496)
Comprehensive Income					
Profit for the period		-	-	766,539	766,539
Other Comprehensive (loss) income					
Currency Translation		-	(33,438)	-	(33,438)
Total Comprehensive income (loss)		-	(33,438)	766,539	733,101
Net Assets attributable to investors for the period from January 1 to June 30, 2014 (Unaudited)	9	\$ 9,900,604	\$ 478,418	\$ 631,456	\$ 11,010,478
Capital Contribution, net of issuing costs	9	\$ 9,900,604	\$ -	\$ -	\$ 9,900,604
Distributions to the Investors		-	-	(16,270)	(16,270)
Comprehensive Income					
Profit for the period		-	-	98,853	98,853
Other Comprehensive Income					
Currency Translation		-	464,271	-	464,271
Total Comprehensive income		-	464,271	98,853	563,124
Net Assets attributable to investors for the period from March 20 (inception) to June 30, 2013 (Unaudited)		\$ 9,900,604	\$ 464,271	\$ 82,583	\$ 10,447,458

The accompanying notes are an integral part of these condensed consolidated interim financial statements

FIBRA TERRAFINA

The Bank of New York Mellon, S.A., IBM, Trust F/00939 and subsidiaries
Condensed Consolidated Interim Statements of Cash Flows
(Expressed in thousands of Mexican Pesos)
(Unaudited)

	Note	For the six months ended June 30, 2014	For the period from March 20 (inception) to June 30, 2013
Cash flows from operating activities			
Profit for the period		\$ 766,539	\$ 98,853
Adjustments:			
Net loss (gain) unrealized from fair value adjustment on investment properties		(211,690)	12,917
Net loss (gain) unrealized from fair value adjustment on derivative financial instruments		34,635	1,909
Net loss (gain) unrealized from fair value adjustment on borrowings		(156,596)	-
Realized gain from disposal of investment properties		(703)	-
Bad debt expense		19,284	2,965
Deferred rents receivables		(29,516)	(13,970)
(Increase) in restricted cash		(16,888)	(6,549)
Decrease (increase) in accounts receivable		21,287	(55,889)
Decrease (increase) in recoverable taxes		162,225	(39,765)
(Increase) in prepaid expenses		(7,449)	(14,719)
Decrease (increase) in other assets		33,814	(26,419)
(Decrease) increase in tenant deposits		(1,339)	88,016
(Decrease) increase in accounts payable		(221,311)	178,105
Net cash (used in) generated from operating activities		392,292	225,454
Cash flows from investing activities			
Acquisition of investment properties	5	(8,101)	(12,721,154)
Improvements of investment properties	5	(137,536)	-
Proceeds from dispositions of investment properties	5	11,011	-
Prepaid Kimco Realty Corp.		-	(195,353)
Net cash (used in) generated from investing activities		(134,626)	(12,916,507)
Cash flows from financing activities			
Acquisition of derivative financial instruments		(275)	(4,368)
Proceeds from borrowings		-	9,122,234
Principal payments on borrowings		(181,987)	(6,159,195)
Distributions to investors		(381,496)	(16,270)
Proceeds from CBFi issued	9	-	9,900,604
Net cash (used in) generated from financing activities		(563,758)	12,843,005
Net (decrease) increase in cash and cash equivalents		(306,092)	151,952
Cash and cash equivalents at the beginning of the period		728,550	-
Exchange rate effects on cash and cash equivalents		(3,961)	52,577
Cash and cash equivalents at the end of the period		\$ 418,497	\$ 204,529

The accompanying notes are an integral part of these condensed consolidated interim financial statements

Fibra Terrafina
The Bank of New York Mellon, S.A., IBM, Trust F/00939 and Subsidiaries

Notes to the Condensed Consolidated Interim Financial Statements
for the period ended June 30, 2014

(Unaudited)

(All amounts in thousands of Mexican Pesos, unless otherwise stated)

1. GENERAL INFORMATION

Terrafina (“Terrafina” or the “Trust”) is a Mexican trust created pursuant to Trust Agreement F/00939 dated January 29, 2013 (as amended on March 15, 2013) entered into by and among PLA Administradora Industrial, S. de R.L. de C.V. as Trustor and beneficiary (the “Trustor”) and CI Banco S.A., Institución de Banca Múltiple, as trustee (the “Trustee”) and Monex Casa de Bolsa, S.A. de C.V., Monex Grupo Financiero, as common representative (the “Common Representative”) of the real estate trade certificates “CBFT” holders.

The Trust started operations in March 2013, anchored by an industrial portfolio and created mainly to acquire, develop, lease and manage real estate properties in Mexico, as well as to provide financing for said purposes secured by the respective related leased real estate properties.

Terrafina’s address is Andrés Bello 10 piso 17, Colonia Polanco, Miguel Hidalgo, México D.F., 11560.

In order to carry out its operations, the Trust has entered into the following agreements:

- (i) An advisory agreement with PLA Administradora Industrial, S. de R.L. de C.V. (the “Advisor”), an affiliated company of PREI Latin America, which will provide advisory and real estate investment management services, as well as other related services.
- (ii) A management agreement with TF Administradora, S. de R.L. de C.V. (the “Manager”), in order for the latter to carry out certain management services on behalf of the Trust.

2. BASIS OF PREPARATION

The enclosed condensed consolidated interim financial statements have been prepared in accordance with International Accounting Standard (“IAS”) IAS 34 “Interim Financial Reporting” which is part of the International Financial Reporting Standards (“IFRS”) issued by the International Accounting Standard Board (IASB), the International Financial Reporting Standards Interpretation Committee (“IFRIC”) and the Standard Interpretation Committee (“SIC”). They do not include all of the information required in annual financial statements in accordance with IFRSs, and should be read in conjunction with the consolidated financial statements for the year ended December 31, 2013. There are no new IFRSs or IFRIC interpretations effective for periods beginning on January 1, 2014 applicable to Terrafina.

The enclosed condensed consolidated interim financial statements were authorized for their issuance by the Terrafina audit and technical committees on July 25, 2014.

Preparation of condensed consolidated interim financial statements in accordance with IFRS requires the use of certain critical accounting estimates. It also requires management to apply its judgment in the process of applying the Trust’s accounting policies. Changes in assumptions may have a significant impact on the consolidated financial statements in the period in which the assumptions change. Management believes that the underlying assumptions are appropriate. The accounting policies, judgments and estimates used in the preparation of the condensed consolidated interim financial statements are consistent with those applied in the consolidated financial statements as of and for the year ended December 31, 2013.

3. RECLASIFICATIONS

Certain prior period amounts in the financial statements have been reclassified to conform to current period presentation. Such reclassification had no effect on previously issued financial statements.

Fibra Terrafina
The Bank of New York Mellon, S.A., IBM, Trust F/00939 and Subsidiaries

Notes to the Condensed Consolidated Interim Financial Statements
for the period ended June 30, 2014

(Unaudited)

(All amounts in thousands of Mexican Pesos, unless otherwise stated)

4. CONSOLIDATION BASIS

These condensed consolidated interim financial statements include assets, liabilities and results of operations of the entities listed below controlled by Terrafina as of and for the three months ended June 30, 2014. All significant intercompany balances and transactions have been eliminated from the consolidated financial statements.

Trustee: HSBC México, S. A., Institución de Banca Múltiple, Grupo Financiero HSBC, Trust Division as Trustee of the following trusts:

- Trust F/307823
- Trust F/307831
- Trust F/307840
- Trust F/307858
- Trust F/307866
- Trust F/307874
- Trust F/307882
- Trust F/307890
- Trust F/307904
- Trust F/307912
- Trust F/307920
- Trust F/307939
- Trust F/307947
- Trust F/307955
- Trust F/307963
- Trust F/307971
- Trust F/307980
- Trust F/308030
- Trust F/308048
- Trust F/308293
- Trust F/308285

Trustee: Banco Invex, S. A., Institución de Banca Múltiple, Invex Grupo Financiero as Trustee of the following trusts:

- Trust F/1411
- Trust F/1412

Trustee: Deutsche Bank México, S. A., Institución de Banca Múltiple, División Fiduciaria as Trustee of the following trusts:

- Trust F/128
- Trust F/129
- Trust F/ 824
- Trust F/ 1487

Trustee: The Bank of New York Mellon, S.A., Institución de Banca Múltiple, as Trustee of the following trusts:

- Trust F/666
- Trust F/463
- Trust F/824

TF Administradora, S. de R.L. de C.V.

Fibra Terrafina
The Bank of New York Mellon, S.A., IBM, Trust F/00939 and Subsidiaries

Notes to the Condensed Consolidated Interim Financial Statements
for the period ended June 30, 2014

(Unaudited)

(All amounts in thousands of Mexican Pesos, unless otherwise stated)

5. INVESTMENT PROPERTIES

	<u>June 30, 2014</u>	<u>December 31, 2013</u>
Initial balance / initial contribution	\$ 21,146,337	\$ 11,155,153
Additions to investment properties:		
Acquisitions	8,101	9,405,557
Capital expenditures	137,536	194,916
Unrealized (loss) gain from fair value adjustment on investment properties	211,690	188,566
Realized gain from disposal of investment properties	703	-
Dispositions of investment properties	(11,011)	(559,352)
Currency conversion	<u>(69,476)</u>	<u>761,497</u>
Ending Balance	\$ <u>21,423,880</u>	\$ <u>21,146,337</u>

The most significant unobservable input used in determining the fair value of investment properties are listed as follows:

- Discount rate: The internal yield rate (internal rate of return or IRR) is the single rate that discounts all future net assets (net equity) benefits in an opinion of net present value. The discount rate used as of June 30, 2014 and December 31, 2013 ranges between 9% and 13% for both periods.
- Market yield growth rate: Based on information gathered from surveys, as well as market experience and Management's projections. Market yield growth rate ranges between 2.4% and 3.0%.
- Vacancy and collection loss assumptions: This is a function of the interrelationship between absorption, lease expiration, renewal probability, and estimated downtime between leases and a collection loss factor based on the relative stability and credit of the subject's tenant base.

Significant increases (decreases) in the discount rate would probably result in a significantly lower (higher) fair value measurement. However an increase (decrease) in any of the other two factors, would result in a higher (lower) fair value measurement.

Unrealized (loss) gain from fair value adjustment on investment properties is included in the condensed consolidated interim statements of comprehensive income.

Fibra Terrafina
The Bank of New York Mellon, S.A., IBM, Trust F/00939 and Subsidiaries

Notes to the Condensed Consolidated Interim Financial Statements
for the period ended June 30, 2014

(Unaudited)

(All amounts in thousands of Mexican Pesos, unless otherwise stated)

6. RECOVERABLE TAXES

Recoverable taxes consist of the following:

	<u>June 30, 2014</u>	<u>December 31, 2013</u>
VAT Recoverable	\$ 818,806	\$ 980,924
Income tax retained	<u>44,917</u>	<u>45,024</u>
	<u>\$ 863,723</u>	<u>\$ 1,025,948</u>

On September 27, 2013, Terrafina acquired a portfolio of 84 industrial properties. The transaction generated a recoverable VAT in the amount of \$971,699 of which \$120,600 and \$49,656 were reimbursed to the Trust by the Mexican Tax Authorities during the first and second quarter of 2014, respectively.

7. DERIVATIVE FINANCIAL INSTRUMENTS

During the quarter ended March 31, 2014, the Fund acquired interest rate cap (Cap) with HSBC to replace the existing Cap with the same notional held with Banamex, which matured in March 2014.

During the quarter ended December 31, 2013, the Fund acquired two fixed rate option instrument with HSBC, which will mature in 2018.

As of June 30, 2014 and December 31, 2013, outstanding derivative financial instruments contracts are summarized as follows:

<u>June 30, 2014</u>						
Derivative type	Bank	Notional Amount (USD)	Underlying Variable Rate	Strike Price	Fair Value	Maturity Date
Cap	HSBC	105,000	3M Libor	1.00%	\$ -	December 26, 2014
Cap	Banamex	5,000	3M Libor	2.00%	-	June 6, 2015
Cap	Banamex	85,000	3M Libor	2.00%	-	June 29, 2015
Cap	Banamex	305,000	3M Libor	2.00%	895	March 25, 2016
Fixed Rate Option	HSBC	272,800	3M Libor	3.00%	3,832	September 4, 2018
Fixed Rate Option	HSBC	47,850	1M Libor	3.00%	727	October 1, 2018
					<u>\$ 5,454</u>	

<u>December 31, 2013</u>						
Derivative type	Bank	Notional Amount (USD)	Underlying Variable Rate	Strike Price	Fair Value	Maturity Date
Cap	Banamex	105,000	3M Libor	2.00%	\$ -	March 25, 2014
Cap	Banamex	5,000	3M Libor	2.00%	10	June 6, 2015
Cap	Banamex	85,000	3M Libor	2.00%	209	June 29, 2015
Cap	Banamex	305,000	3M Libor	2.00%	6,634	March 25, 2016
Fixed Rate Option	HSBC	272,800	3M Libor	3.00%	27,827	September 4, 2018
Fixed Rate Option	HSBC	47,850	1M Libor	3.00%	5,172	October 1, 2018
					<u>\$ 39,852</u>	

Fibra Terrafina
The Bank of New York Mellon, S.A., IBM, Trust F/00939 and Subsidiaries

Notes to the Condensed Consolidated Interim Financial Statements
for the period ended June 30, 2014

(Unaudited)

(All amounts in thousands of Mexican Pesos, unless otherwise stated)

8. BORROWINGS

Borrowings include mortgage loans payable as summarized below:

Credit Entity ^{[1], [2], [3] & [4]}	June 30, 2014		December 31, 2013		Interest Rate (p.a.) ^{[6], [7], [8] & [9]}	Maturity Date	Terms ^[5]
	Cost	Fair value	Cost	Fair value			
Citibank	\$ 6,509,113	\$6,329,240	\$ 6,531,189	\$ 6,459,769	3 months Libor + 3.50%	March, 2016	I
Banorte	496,420	494,619	511,928	504,896	1 month Libor + 3.30%	May, 2016	P&I
GEREM	3,694,657	3,605,021	3,707,188	3,664,286	3 month Libor + 3.50%	September, 2018	P&I
HSBC	625,550	602,797	627,671	620,274	1 month Libor + 3.50%	September, 2018	P&I
HSBC	<u>581,818</u>	<u>576,977</u>	<u>750,000</u>	<u>738,049</u>	28 days TIIE + 2.60%	September, 2014	I
Total Borrowings	<u>\$ 11,907,558</u>	<u>\$ 11,608,654</u>	<u>\$ 12,127,976</u>	<u>\$ 11,987,274</u>			

[1] Citibank = Citibank, N.A.

[2] Banorte = Banco Mercantil del Norte, S.A.

[3] GEREM = GE Real Estate México, S. de R.L. de C.V.

[4] HSBC = HSBC México, S.A.

[5] P&I = Principal and interest; I = Only interest

[6] At June 30, 2014 the 1 month Libor rate was 0.1552% and the 3 months Libor rate was 0.2307%

[7] p.a. = per annum

[8] TIIE = Interbank balance interest rate

[9] At June 30, 2014, the 28 days TIIE was 3.3050%

As of June 30, 2014 and December 31, 2013, borrowings are collateralized by investment properties with an aggregate estimated fair value of \$21,423,880 and \$21,146,337, respectively.

The main inputs used by the Trusts in determining the fair value of borrowings are derived and evaluated as follows:

- Discount rates: These rates are estimated based on the weighted average cost of capital of public companies that are, in the opinion of the Trust, comparable to the loans under valuation. The discount rate as of June 30, 2014 and December 31, 2013 ranged between 4.7% and 8.8% and 4.0% and 8.9%, respectively.
- Management has estimated fair values and historical data based on its experience, which is in line with internal credit policies. The unobservable inputs used in the fair value measurement of borrowings are the discount rates, for which a significant increase (decrease) would result in a significantly lower (higher) fair value measurement.

As of June 30, 2014, principal amounts of borrowings are payable as follows:

	<1 year	1-3 years	> 3 years	Total
Borrowing payments	\$ 724,454	\$ 7,296,888	\$ 3,886,216	\$ 11,907,558

Fibra Terrafina
The Bank of New York Mellon, S.A., IBM, Trust F/00939 and Subsidiaries

Notes to the Condensed Consolidated Interim Financial Statements
for the period ended June 30, 2014

(Unaudited)

(All amounts in thousands of Mexican Pesos, unless otherwise stated)

8. BORROWINGS (continued)

All borrowings are denominated in US Dollars, except the \$581,818 facility from HSBC which is denominated in Mexican Pesos (MXN).

Terrafina benefits from a principal amortization holiday in respect of the following facilities until the following dates: Citibank and HSBC (MXN) until their respective maturity dates; GEREM until September 2014 and HSBC (USD) until October 2014.

All of the Trust's current borrowings are variable-rate borrowings. Therefore, the Trust carries exposure to the risk from changes in interest rates related to these borrowings. Said risk decreases due to the use of interest rate cap agreements and fixed rate option derivatives described in Note 7.

9. NET ASSETS ATTRIBUTABLE TO INVESTORS (NET EQUITY)

Net Assets Attributable to Investors (Net Equity) constitute the initial contribution and the proceeds from the CBFI issued.

As of June 30, 2014, the net contribution total is \$9,900,604 and is composed of 381,014,635 CBFI in circulation.

10. OTHER OPERATING INCOME

Other operating income was as follows:

	Three months ended <u>June 30, 2014</u>	Three months ended <u>June 30, 2013</u>
Service charge income	\$ 36,554	\$ 17,848
Other income	<u>6,077</u>	<u>3,286</u>
	\$ <u>42,631</u>	\$ <u>21,134</u>

11. REAL ESTATE OPERATING EXPENSES

Real estate operating expenses were as follows:

	Three months ended <u>June 30, 2014</u>	Three months ended <u>June 30, 2013</u>
Repair, maintenance and facilities	\$ 24,916	\$ 29,160
Property management fees	13,106	3,367
Electricity	12,183	1,869
Leasing commission	7,590	8,417
Property tax and other taxes	6,725	5,082
Property insurance	6,171	1,714
Security	3,612	2,985
Broker fees	3,067	1,532
Advertising	545	1,044
Bad debt expense	(2,697)	3,476
Other expenses	<u>5,310</u>	<u>3,830</u>
	\$ <u>80,528</u>	\$ <u>62,476</u>

Fibra Terrafina
The Bank of New York Mellon, S.A., IBM, Trust F/00939 and Subsidiaries

Notes to the Condensed Consolidated Interim Financial Statements
for the period ended June 30, 2014

(Unaudited)

(All amounts in thousands of Mexican Pesos, unless otherwise stated)

12. FEES AND OTHER EXPENSES

Fees and other expenses were as follows:

	Three months ended <u>June 30, 2014</u>	Three months ended <u>June 30, 2013</u>
Management fees	\$ 26,290	\$ 16,496
Administrative fees	8,583	2,665
Other professional fees	3,543	22,711
Payroll	2,879	1,656
Trustee fees	1,557	2,978
Legal fees	1,089	19,563
Other expenses	<u>863</u>	<u>2,063</u>
	\$ <u>44,804</u>	\$ <u>68,132</u>

13. FINANCE COSTS - NET

Financing costs were as follows:

	Three months ended <u>June 30, 2014</u>	Three months ended <u>June 30, 2013</u>
Interest income on bank accounts	\$ <u>742</u>	\$ <u>61</u>
Interest expense	103,421	12,009
Bank commissions	234	4
Borrowing costs	<u>220</u>	<u>18,982</u>
	\$ <u>103,875</u>	\$ <u>30,995</u>

14. RELATED PARTIES

The following detail includes the outstanding Trust related parties activities:

Trustor

The Trust reimburses to the Manager all costs incurred in carrying out its functions plus Value Added Tax.

The reimbursed cost for the period ended June 30, 2014 and 2013 were \$5,083 and \$2,137, respectively and were eliminated at consolidation.

Fibra Terrafina
The Bank of New York Mellon, S.A., IBM, Trust F/00939 and Subsidiaries

Notes to the Condensed Consolidated Interim Financial Statements
for the period ended June 30, 2014

(Unaudited)

(All amounts in thousands of Mexican Pesos, unless otherwise stated)

14. RELATED PARTIES (continued)

Advisor

The Trust pays a management fee to the Advisor, equivalent to 0.5% per annum of the gross cost of the real estate assets plus the annual inflation rate and Value Added Tax.

The management fee accrued for the three months ended June 30, 2014 and 2013 were \$26,290 and \$16,496, respectively.

15. COMMITMENTS AND CONTINGENCIES

In the ordinary course of business there can be various legal actions related to properties of the Trusts. As of June 30, 2014, the Trust's management was not aware of any such matter that had or would have a material effect on Trust's financial condition or results of operations.

16. SUBSEQUENT EVENTS

On July 25, 2014, the Technical Committee approved a dividend payment of \$219,788 corresponding to \$.5769 cents per CBFI.