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FHIPO ANNOUNCES THE CLOSING OF A HEDGE AGREEMENT

Mexico City, January 17th, 2017 – Fideicomiso Hipotecario (BMV: FHIPO) (“FHipo”), the first Mexican real estate investment trust specialized in the acquisition, origination, co-participation, management and operation of mortgage portfolios, announces the closing of a forward bond hedge agreement on MBONO 12/05/24 (10%, SA, ACT/360, ISIN: MX0MGO000078), cash settled with a strike rate of 7.59%, for a notional value of Ps. \$1,500,727,288.48 (one billion five hundred million seven hundred twenty-seven thousand two hundred and eighty-eight pesos 48/100 M.N.) with settlement date March 10, 2017. This transaction was formalized with *Banco Santander S.A. Institución de Banca Múltiple, Grupo Financiero Santander México*.

With this, FHipo continues to develop a long-term growth strategy focused on generating value for its investors.

ABOUT FHIPO

FHipo is the first real estate investment trust established to acquire, originate, co-participate, and manage mainly mortgage portfolios in Mexico. Currently, it is the only investment vehicle that provides investors with exposure solely to the Mexican mortgage market and rewards them through a combination of dividend payments and capital gains. FHipo is managed by Concentradora Hipotecaria S.A.P.I. de C.V., which has a management team that overall accounts with more than 50 years of experience in the finance and mortgage sector.

DISCLAIMER

This press release may contain forward-looking statements based on the current expectations of FHipo. Actual future events or results could differ materially from these statements. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this press release. The Company undertakes no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

This press release shall not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of these securities in any state or jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such state or jurisdiction.

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