

**WE'RE**

**F U N O**®

San Martín Obispo Park III, Edo. de México.



Portal San Ángel, CDMX.



**Fibra UNO (FUNO),  
is the pioneering  
real estate  
investment trust in  
Mexico,**

tracing its origins back to 2011 with the purpose of leading the commercial real estate market in the country. With a long-term vision, the company has stood out for its focus on the acquisition, leasing, development, and operation of real estate properties across various segments.



Mitikah, CDMX





## BUSINESS PHILOSOPHY

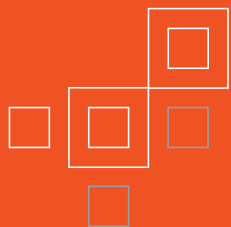
Is rooted in extensive and deep knowledge, as well as a decision-making process focused 100% on real estate. From this, three basic pillars emerge that sustain its business focused on creating sustainable value over time:

- A diversified portfolio in segments, clients, and geographies.
- The best product at a competitive price, which leads us to be the first to be rented and the last to be vacated.
- A solid financial structure, with moderate levels of leverage.



## THE HEART OF FUNO

Lies in its extensive and diversified portfolio, encompassing offices, shopping centers, industrial warehouses, and mixed-use properties. This diversification strategy has not only consolidated its position in the market but has also allowed it to mitigate risks and capitalize on opportunities in different sectors.



## FUNO'S VISION

Is to be the first choice to meet the real estate needs of our tenants, through geographic and business segment diversification, offering high growth potential, expanding our portfolio through profitable acquisitions and developments under favorable financing conditions, and aimed at generating sustainable value for our CBFI holders.



## GROWTH STRATEGY

Has been characterized by an active search for opportunities, either through strategic acquisitions or the development of real estate projects. Its presence has expanded in key markets in Mexico, contributing to the dynamism and economic development in those regions.

Torre Insurgentes 553, CDMX.



Torre Mítikah, CDMX.







Like any entity, FUNO faces challenges and opportunities. The analysis of external factors, such as the national and international economic situation, illustrates how the company adapts to a constantly changing environment. Through these challenges,

**FUNO has demonstrated its ability to evolve and thrive.**



## FINANCIAL PERFORMANCE

Is a key indicator of its strength. Its financial reports reveal its solid position in terms of income, profits and other financial indicators, providing a clear view of its financial health.



## FUNO'S ATTENTION TO SUSTAINABILITY AND CORPORATE SOCIAL RESPONSIBILITY

The company seeks not only to maximize returns but also to positively contribute to the social and environmental context in which it operates.



## SUSTAINABILITY STRATEGY

FUNO has 6 lines of action in the sector, which require strength within FUNO in the areas of Environment, Social Responsibility, and Corporate Governance:

- 1 Human Capital
- 2 Ethics
- 3 Corporate Social Responsibility
- 4 Energy Eco-efficiency
- 5 Emissions
- 6 Water Resources Management

Centrum Park, Mexico State.



In summary, **FIBRA UNO (FUNO)** is not only a leader in the Mexican real estate market but also a key player in economic development and sustainability. Its history, growth strategy, and commitment to financial and social excellence make it a prominent figure in Mexico's business landscape.



Torre Santa Fe, CDMX.



Querétaro II, Qro.



Patio Santa Fe, CDMX.



Midtown, Jal.



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Uptown Mérida, Yuc.



Península Vallarta, Jal.

Patio Universidad, CDMX.



Ambar Fashion Mall, Chis.

# Our Shopping Centers



Antea, Qro.





Torre Caballito, CDMX.



Torre Mexicana, CDMX.

Torre Reforma, CDMX.



Torre Mayor, CDMX.



# Our Offices

Torre Cuarzo, CDMX.



Torre Diana, CDMX.





Milenium II, N.L.



Maine, Gto.



Querétaro I y II, Gro.



Hermosillo Día, Son.

Our  
**Industrial  
Parks**



Lerma Park II, Edo. de México.



Doña Rosa, Lerma, Edo. de México.