



FUNO® INFORMS THE CLOSE OF A STRATEGIC ALLIANCE WITH AXA SEGUROS® FOR PORTAL NORTE'S DEVELOPMENT

Mexico City. April 5th, 2022.

Fibra Uno (BMV: FUNO11) ("FUNO" or "Fideicomiso Fibra Uno"), the first and largest real estate investment trust in Mexico and Latin America announces that on March 31st, 2022 we have signed a strategic alliance with AXA Seguros® for Portal Norte's mixed use development, located in Satelite, Naucalpan, State of México.

The project's investment totals approximately Ps. 3,500 million, of which Ps. 2,500 million will come from FUNO® and AXA Seguros® contributions in a proportion of 80% - 20% respectively.

In line with the commitments of both companies with ESG principles, the project contemplates that the development will be certified either LEED or EDGE, according to the most appropriate certification scheme for the tenants.

The mix used development comprises 66,000 sqm of gross leasable area (GLA). From which 25,000 sqm corresponds to retail area, 16,000 sqm corresponds to a medical tower, and 25,000 sqm corresponds to a hospital.

Through this strategic alliance, FUNO® and AXA Seguros® endorse their confidence in the long-term future of Mexico. Once again, the trust of institutional investors in FUNO's business model, which focuses on the maximization of a property's total return through capital appreciation and cash flow generation, is reinforced. FUNO® celebrates this alliance with AXA Seguros®, a company recognized for being based on ethical and moral principles that are shared by FUNO®.

"For FUNO®, it is gratifying to see that one of the world's insurance leaders and large-scale investors in real estate globally has chosen FUNO® as its partner for development, operation, and strategic partnership for this real estate project. Both FUNO® and AXA Seguros® leave the door open for new similar business opportunities in the future." Commented Gonzalo Robina, Deputy CEO of FUNO®.

"AXA Seguros® and FUNO® have a very close relationship that today deepens with this investment that meets the risk and return criteria that AXA Seguros® seeks to protect Mexicans further." Commented Jorge Tourtchine, CFO of AXA Seguros®

About Fibra Uno.

Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) is the first and largest FIBRA (REIT) in the Mexican market. It operates and develops a wide range of real estate assets for leasing, mainly in the industrial, retail and office segments. As of December 31st, 2021, Fibra Uno had a portfolio of 635 properties that totaled approximately 10.9 million sqm with footprint on all states of Mexico. Fibra Uno's strategy focuses in having the best locations, high-quality assets and geographic, segment and tenant diversification. Furthermore, FUNO® management team has more than 30 years of expertise in development and operation of all segments of the real estate industry.

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