

## **Trust FIBRA UNO and Subsidiaries**

**Interim Consolidated Condensed Financial Statements as of  
December 31, 2021 and 2020 and for the twelve and three-  
months periods ended December 31, 2021 and 2020**



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## Trust FIBRA UNO and subsidiaries

### **Interim Consolidated Condensed Financial Statements as of December 31, 2021 and 2020 and for the twelve and three-months periods ended December 31, 2021 and 2020**

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**Interim Consolidated Condensed Statement of Financial Position**  
**As of December 31, 2021 and 2020**  
**(2021 Figures non-audited, in thousand of Pesos)**

| Assets   | Notes        | 31/12/2021            | 31/12/2020            |
|--|--------------|-----------------------|-----------------------|
| <b>Currents assets:</b>  |              |                       |                       |
| Cash and restricted cash   | 3.           | \$ 6,739,511          | \$ 7,746,593          |
| Lease receivables from tenants, net                                | 4.           | 2,323,542             | 1,612,370             |
| Other accounts receivable  | 5.           | 1,801,424             | 1,544,453             |
| Accounts Receivable - Related Parties                              | 14.          | 2,845                 | 8,478                 |
| Refundable tax, mainly VAT   |              | 1,145,757             | 3,294,006             |
| Short term pre-paid expenses                                       |              | 1,989,064             | 1,030,474             |
| <b>Total current assets</b>  |              | <b>14,002,143</b>     | <b>15,236,374</b>     |
| <b>Non-current assets:</b>   |              |                       |                       |
| Long Term Financial Instruments Investments                        | 6.           | 1,256,939             | -                     |
| Investment properties  | 7.           | 286,470,312           | 278,253,392           |
| Investments in affiliates  | 8.           | 9,957,484             | 9,510,584             |
| Other accounts receivable  |              | 1,561,891             | 1,527,464             |
| Long term pre-paid expenses  |              | 1,066,873             | 840,301               |
| Derivative Financial Instruments                                   | 11.          | 1,083,513             | 1,361,601             |
| Other assets, net  | 9.           | 1,222,356             | 1,324,540             |
| <b>Total non-current assets</b>                                    |              | <b>302,619,368</b>    | <b>292,817,882</b>    |
| <b>Total assets</b>  |              | <b>316,621,511</b>    | <b>308,054,256</b>    |
| <b>Liabilities and trustors' Net Asset Value</b>                   | <b>Notes</b> | <b>31/12/2021</b>     | <b>31/12/2020</b>     |
| <b>Short-term liabilities:</b>                                     |              |                       |                       |
| Borrowings   | 10.          | 4,462,865             | 2,803,048             |
| Accounts payable and accrued expenses                              | 12.          | 5,268,080             | 4,316,335             |
| Accounts payable due to acquisition of Investment Properties       |              | 624,051               | 669,636               |
| Deposits from tenants  |              | 250,055               | 169,071               |
| Deferred revenues from Leases                                      |              | 357,298               | 336,255               |
| Lease rights   |              | 95,560                | 92,970                |
| Payables to related parties  | 14.          | 147,094               | 274,712               |
| <b>Total short-term liabilities</b>                                |              | <b>11,205,003</b>     | <b>8,662,027</b>      |
| <b>Long-term liabilities:</b>                                      |              |                       |                       |
| Borrowings   | 10.          | 131,563,333           | 122,726,810           |
| Payable to related parties   |              | 292,727               | 292,727               |
| Deposits from tenants  |              | 1,095,598             | 1,103,958             |
| Deferred revenues from Leases                                      |              | 565,578               | 448,726               |
| Derivative Financial Instruments                                   | 11.          | 959,501               | 1,424,436             |
| <b>Total long-term liabilities</b>                                 |              | <b>134,476,737</b>    | <b>125,996,657</b>    |
| <b>Total liabilities</b>   |              | <b>145,681,740</b>    | <b>134,658,684</b>    |
| <b>Net Asset Value</b>   |              |                       |                       |
| Beneficiaries' capital   | 15.          | 105,407,873           | 106,183,896           |
| Retained earnings  |              | 58,826,408            | 61,752,456            |
| Valuation of derivative financial instruments on cash flow hedging |              | (1,003,836)           | (996,626)             |
| Effect of valuation on Employee benefit plan                       |              | 2,984                 | -                     |
| Trust certificates repurchase reserve                              |              | 2,396,830             | 1,593,366             |
| <b>Total Controlling interest</b>                                  |              | <b>165,630,259</b>    | <b>168,533,092</b>    |
| <b>Non-controlling interest</b>                                    |              | <b>5,309,512</b>      | <b>4,862,480</b>      |
| <b>Total Net Asset Value</b>                                       |              | <b>170,939,771</b>    | <b>173,395,572</b>    |
| <b>Total liabilities and Net Asset Value</b>                       |              | <b>\$ 316,621,511</b> | <b>\$ 308,054,256</b> |

The attached notes are comprehensive part of the interim consolidated condensed financial statements.

**Interim Consolidated Condensed Income Statement**  
**For the twelve and three-months periods ending Decemberr 31, 2021 and 2020**  
**(2021 Figures non-audited, in thousand of Pesos)**

|  | 31/12/2021          | Transacciones<br>del cuarto<br>trimestre 2021 | 30/09/2021         | 31/12/2020           | Transacciones<br>del cuarto<br>trimestre 2020 | 30/09/2020          |
|--|---------------------|---|--------------------|----------------------|---|---------------------|
| Investment property income   | \$ 19,493,975       | \$ 5,293,526                                  | \$ 14,200,449      | \$ 17,796,694        | \$ 4,519,789                                  | \$ 13,276,905       |
| Reserve for Covid relieves   | 17,297              | (88,182)                                      | 105,479            | (809,622)            | 109,989                                       | (919,611)           |
| Maintenance revenues   | 1,905,928           | 494,839                                       | 1,411,089          | 1,891,997            | 483,624                                       | 1,408,373           |
| Reserve for Covid relieves   | 175                 | 27,270  | (27,095)           | (128,518)            | (17,766)                                      | (110,752)           |
| Dividends of fiduciary rights' leases  | 358,368             | 65,959  | 292,409            | 316,745              | 73,212  | 243,533             |
| Management fees, income  | 92,967              | 24,675  | 68,292             | 125,939              | 22,579  | 103,360             |
|  | <b>21,868,710</b>   | <b>5,818,087</b>                              | <b>16,050,623</b>  | <b>19,193,235</b>    | <b>5,191,427</b>                              | <b>14,001,808</b>   |
| Management fees, expenses  | (882,108)           | (213,525)                                     | (668,583)          | (860,787)            | (249,267)                                     | (611,520)           |
| Administrative expenses  | (1,443,615)         | (286,707)                                     | (1,156,908)        | (1,583,795)          | (334,908)                                     | (1,248,887)         |
| Operating expenses   | (2,060,130)         | (687,587)                                     | (1,372,543)        | (1,851,136)          | (534,668)                                     | (1,316,468)         |
| Property taxes   | (599,815)           | (150,425)                                     | (449,390)          | (551,161)            | (137,178)                                     | (413,983)           |
| Insurance  | (343,478)           | (88,980)                                      | (254,498)          | (281,209)            | (72,170)                                      | (209,039)           |
|  | <b>(5,329,146)</b>  | <b>(1,427,224)</b>                            | <b>(3,901,922)</b> | <b>(5,128,088)</b>   | <b>(1,328,191)</b>                            | <b>(3,799,897)</b>  |
| <b>Operating income</b>  | <b>16,539,564</b>   | <b>4,390,863</b>                              | <b>12,148,701</b>  | <b>14,065,147</b>    | <b>3,863,236</b>                              | <b>10,201,911</b>   |
| Interest expense   | (7,439,371)         | (1,821,697)                                   | (5,617,674)        | (7,882,981)          | (2,034,124)                                   | (5,848,857)         |
| Interest revenue   | 154,014             | 33,689  | 120,325            | 306,535              | 57,929  | 248,606             |
| <b>Income after financial expenses</b>   | <b>9,254,207</b>    | <b>2,602,855</b>                              | <b>6,651,352</b>   | <b>6,488,701</b>     | <b>1,887,041</b>                              | <b>4,601,660</b>    |
| Gain on sale of investment properties  | 143,373             | 96,192  | 47,181             | 489,680              | 289,782                                       | 199,898             |
| Foreign exchange (loss) gain, Net  | (2,422,979)         | (616,215)                                     | (1,806,764)        | (2,158,947)          | 7,710,447                                     | (9,869,394)         |
| Valuation effect on financial instruments  | 353,570             | 566,722                                       | (213,152)          | (470,276)            | 731,510                                       | (1,201,786)         |
| Fair value adjustment to investment properties and affiliates  | (2,579,128)         | 1,000,590                                     | (3,579,718)        | 10,099,883           | 666,979                                       | 9,432,904           |
| Administrative platform amortization   | (102,184)           | (25,546)                                      | (76,638)           | (102,184)            | (25,546)                                      | (76,638)            |
| Amortization of bank and other financial charges   | (219,858)           | (60,279)                                      | (159,579)          | (229,070)            | (80,152)                                      | (148,918)           |
| Investment properties sales taxes  | -                   | -   | -                  | (65,848)             | -   | (65,848)            |
| Other expenses   | (58,697)            | (57,762)                                      | (935)              | (19,377)             | (27,729)                                      | 8,352               |
| Executive bonus  | (358,300)           | (138,550)                                     | (219,750)          | (73,328)             | (30,652)                                      | (42,676)            |
| <b>Net Consolidated (loss) income</b>  | <b>\$ 4,010,004</b> | <b>\$ 3,368,007</b>                           | <b>\$ 641,997</b>  | <b>\$ 13,959,234</b> | <b>\$ 11,121,680</b>                          | <b>\$ 2,837,554</b> |
| Other comprehensive results:   |                     |   |                    |                      |   |                     |
| Items that will be subsequently reclassified to results - (loss) gain on valuation of financial instruments              | 133,048             | 84,781  | 48,267             | (468,243)            | 35,842  | (504,085)           |
| Amounts that will not be reclassified to results in the future (loss) profit in employee benefits plan valuation effects | 2,984               | 2,984   | -                  | -                    | -   | -                   |
| <b>Consolidated comprehensive (loss) income</b>  | <b>\$ 4,146,036</b> | <b>\$ 3,455,772</b>                           | <b>\$ 690,264</b>  | <b>\$ 13,490,991</b> | <b>\$ 11,157,522</b>                          | <b>\$ 2,333,469</b> |
| Net Consolidated (loss) income:  |                     |   |                    |                      |   |                     |
| Controlling interest   | 3,659,538           | 3,147,175                                     | 512,363            | 12,974,248           | 10,401,387                                    | 2,572,861           |
| Non-controlling interest   | 350,466             | 220,832                                       | 129,634            | 984,986              | 720,293                                       | 264,693             |
|  | <b>\$ 4,010,004</b> | <b>\$ 3,368,007</b>                           | <b>\$ 641,997</b>  | <b>\$ 13,959,234</b> | <b>\$ 11,121,680</b>                          | <b>\$ 2,837,554</b> |
| Consolidated comprehensive (loss) income   |                     |   |                    |                      |   |                     |
| Controlling interest   | 3,655,312           | 3,206,290                                     | 449,022            | 12,589,039           | 10,445,094                                    | 2,143,945           |
| Non-controlling interest   | 490,724             | 249,482                                       | 241,242            | 901,952              | 712,428                                       | 189,524             |
|  | <b>\$ 4,146,036</b> | <b>\$ 3,455,772</b>                           | <b>\$ 690,264</b>  | <b>\$ 13,490,991</b> | <b>\$ 11,157,522</b>                          | <b>\$ 2,333,469</b> |

The attached notes are comprehensive part of the interim consolidated condensed financial statements.

**Interim Consolidated Condensed Statement of Changes in Net Asset Value**  
**For the twelve-months periods ending September 30, 2021 and 2020**  
**(2021 Figures non-audited, in thousand of Pesos)**

|  | Equity                | Retained earnings    | Derivatives<br>Financial<br>Instruments<br>Reserve from Cash | Actuarial Earnings | Trust certificates<br>repurchase reserve | Total controlling<br>interest | Total non-<br>controlling interest | Total                 |
|--|-----------------------|----------------------|--|--------------------|--|-------------------------------|------------------------------------|-----------------------|
| <b>Balance as of December 31, 2020</b> | <b>\$ 106,183,896</b> | <b>\$ 61,752,456</b> | <b>\$ (996,626)</b>  | <b>\$ -</b>        | <b>\$ 1,593,366</b>                      | <b>\$ 168,533,092</b>         | <b>\$ 4,862,480</b>                | <b>\$ 173,395,572</b> |
| Trustor's contributions                | 358,300               | -                    | -  | -                  | -  | 358,300                       | -                                  | 358,300               |
| Distributions to beneficiaries         | (1,134,323)           | (3,978,919)          | -  | -                  | -  | (5,113,242)                   | (43,692)                           | (5,156,934)           |
| Trust certificates repurchase reserve  | -                     | (2,606,667)          | -  | -                  | 803,464                                  | (1,803,203)                   | -                                  | (1,803,203)           |
| Consolidated net comprehensive income  | -                     | 3,659,538            | (7,210)  | 2,984              | -  | 3,655,312                     | 490,724                            | 4,146,036             |
| <b>Balance as of December 31, 2021</b> | <b>\$ 105,407,873</b> | <b>\$ 58,826,408</b> | <b>\$ (1,003,836)</b>  | <b>\$ 2,984</b>    | <b>\$ 2,396,830</b>                      | <b>\$ 165,630,259</b>         | <b>\$ 5,309,512</b>                | <b>\$ 170,939,771</b> |
| <b>Balance as of December 31, 2019</b> | <b>\$ 109,935,017</b> | <b>\$ 50,675,000</b> | <b>\$ (611,417)</b>  | <b>\$ -</b>        | <b>\$ 2,894,230</b>                      | <b>\$ 162,892,830</b>         | <b>\$ 4,012,038</b>                | <b>\$ 166,904,868</b> |
| Trustor's contributions                | 73,328                | -                    | -  | -                  | -  | 73,328                        | -                                  | 73,328                |
| Distributions to beneficiaries         | (3,824,449)           | (1,896,792)          | -  | -                  | -  | (5,721,241)                   | (51,510)                           | (5,772,751)           |
| Trust certificates repurchase reserve  | -                     | -                    | -  | -                  | (1,300,864)                              | (1,300,864)                   | -                                  | (1,300,864)           |
| Consolidated net comprehensive income  | -                     | 12,974,248           | (385,209)  | -                  | -  | 12,589,039                    | 901,952                            | 13,490,991            |
| <b>Balance as of December 31, 2020</b> | <b>\$ 106,183,896</b> | <b>\$ 61,752,456</b> | <b>\$ (996,626)</b>  | <b>\$ -</b>        | <b>\$ 1,593,366</b>                      | <b>\$ 168,533,092</b>         | <b>\$ 4,862,480</b>                | <b>\$ 173,395,572</b> |

The attached notes are comprehensive part of the interim consolidated condensed financial statements.

**Interim Consolidated Condensed Statement of Cash Flow**  
**For the nine-months periods ending December 31, 2021 and 2020**  
**(2021 Figures non-audited, in thousand of Pesos)**

|  | 31/12/2021          | 31/12/2020          |
|--|---------------------|---------------------|
| <b>Operating activities:</b>   |                     |                     |
| <b>Net Consolidated income of the period</b>                                 | \$ 4,010,004        | \$ 13,959,234       |
| Adjustments to non-cash items:   |                     |                     |
| Fair Value Adjustment to investment properties and investments in associates | 2,579,128           | (10,099,883)        |
| Unrealized exchange effect   | 2,633,992           | 2,220,436           |
| Gain on sale of investment properties  | (143,373)           | (489,680)           |
| Amortization of Administrative platform and bank fees                        | 322,041             | 331,254             |
| Executive Bonus  | 358,300             | 73,328              |
| Interest income  | (154,014)           | (306,535)           |
| Interest expense   | 7,439,371           | 7,882,981           |
| Effect of valuation on Employee benefit plan                                 | 2,984               | -                   |
| Effect of valuation on derivative financial instruments                      | 133,048             | 470,276             |
| <b>Total</b>   | <b>17,181,481</b>   | <b>14,041,411</b>   |
| Working capital changes:   |                     |                     |
| <i>(increase) Decrease on:</i>   |                     |                     |
| Lease receivable   | (351,172)           | (124,138)           |
| Other accounts receivables   | (256,970)           | (467,830)           |
| Due to related parties   | 5,633               | 33,521              |
| Recoverable taxes, mainly VAT  | 2,148,248           | 833,882             |
| Prepaid expenses and other assets  | (1,405,020)         | 109,457             |
| <i>Increase (decrease) on:</i>   |                     |                     |
| Trade accounts payable and accrued expenses                                  | 705,274             | 498,661             |
| Deferred revenues  | 137,895             | (121,737)           |
| Deposits from tenants  | 75,214              | 110,497             |
| Due from related parties   | (127,618)           | 24,144              |
| <b>Net cashflow provided by operating activities</b>                         | <b>18,112,965</b>   | <b>14,937,868</b>   |
| <b>Investment Activities</b>   |                     |                     |
| Investment in development projects   | (4,966,132)         | (4,804,286)         |
| Investment properties acquisitions   | (5,318,809)         | 2,243,202           |
| Acquisition of Investments in Long-Term Financial Instruments                | (1,219,188)         | (6,369,655)         |
| Sale of investment properties  | 373,402             | -                   |
| Cost of capitalized loans in Investment properties                           | (1,286,700)         | (1,069,549)         |
| Interest collected   | 154,014             | 306,535             |
| <b>Net cashflow used in investing activities</b>                             | <b>(12,263,413)</b> | <b>(9,693,753)</b>  |
| <b>Financing Activities</b>  |                     |                     |
| Payments on borrowings   | (18,002,395)        | (22,860,608)        |
| Proceeds from borrowings   | 26,783,360          | 38,041,843          |
| Derivative financial instruments   | (2,569,240)         | (759,870)           |
| Distributions to Trustors / Beneficiaries                                    | (5,156,934)         | (5,772,751)         |
| Repurchase of CBFIs  | (1,803,203)         | (1,300,864)         |
| Interest paid  | (6,108,222)         | (7,888,186)         |
| <b>Net cashflow provided by (used in) financing activities</b>               | <b>(6,856,634)</b>  | <b>(540,436)</b>    |
| Cash and cash equivalents:   |                     |                     |
| Net (decrease) increase in cash and cash equivalents                         | (1,007,082)         | 4,703,679           |
| Cash and Cash equivalents at the beginning of the period                     | 7,746,593           | 3,042,914           |
| <b>Cash and cash equivalents at the end of the period</b>                    | <b>\$ 6,739,511</b> | <b>\$ 7,746,593</b> |

The attached notes are comprehensive part of the interim consolidated condensed financial statements.

## Notes to the Interim Consolidated Condensed Financial Statements

**For the twelve and three-month periods ended December 31, 2021 and 2020  
(2021 Figures non-audited, in Thousands of Mexican Pesos except for CBFi numbers)**

### 1. General information, acquisitions and relevant events

#### General Information and activities

Trust FIBRA UNO (“Fibra UNO”) was established as a real estate investment trust (Mexican REIT) on January 12, 2011 by Fibra UNO Administración, SA de CV, (the “Trustor”) and Deutsche Bank México, SA, Institución de Banca Múltiple, División Fiduciaria y Subsidiarias (“Deutsche Bank México”) as Trustee. Fibra UNO began operations in March 2011, and was incorporated mainly to purchase and own real estate properties in order to lease and develop commercial, industrial and mixed-use properties, as well as office buildings and land, in the Mexican Real Estate Market.

On June 29, 2018, Fibra UNO entered into a Fiduciary Institution substitution agreement, effective as of July 1, 2018, appointing Banco Actinver SA, Institución de Banca Múltiple, Grupo Financiero Actinver (Actinver) as the new Trustee Institution of the Fideicomiso Fibra UNO, replacing Deutsche Bank México, SA, Institución de Banca Múltiple (Deutsche Bank). Consequently the name of Fibra UNO has changed to Fideicomiso Fibra UNO (Banco Actinver, S.A. Institución de Banca Múltiple, Grupo Financiero Actinver).

Fibra UNO, as a real-estate investment trust (“FIBRA”, by its Spanish acronym), qualifies to be treated as a transparent entity in Mexico for the purposes of the Statutory Income Tax Law (“LISR”, by its Spanish acronym). Therefore, all net tax income generated by the operations of Fibra UNO are attributed to the holders of its Real Estate Investment Trust Certificates (“CBFIs”, by its Spanish acronym) for tax purposes, and therefore Fibra UNO is not subject to Income Tax in Mexico. To maintain FIBRA’s status, the Mexican Congress of the Union, through the Mexican Internal Revenue Services (“SAT”, by its Spanish acronym), has established in the articles 187 and 188 of the Statutory Mexican Income Tax Law that the FIBRAs must distribute no less than 95% of their net tax income on annual basis to the holders of the CBFIs issued.

Fibra UNO has entered into the following agreements for the development of its operations:

- i. An advisory agreement with Fibra UNO Administración, S.C. (“Fibra UNO Administración or the Advisor”) (Related Party) where such Advisor provides advisory services to Fibra UNO in structuring and implementing its financial investments and strategies;
- ii. A property management agreement with F1 Management, S.C. (“F1 Management”), Operadora CVC, S.C. (“Operadora CVC”) and F1 Controladora de Activos, S.C. (“F1 Controladora”) (subsidiary companies) in order to manage the daily operations of Fibra UNO;
- iii. A Service Agreement with F2 Services, S.C. (“F2 Services”) (Related Party) in order to carry out certain billing and collection services on behalf of Fibra UNO, subject to supervision and monitoring by Fibra UNO;
- iv. An advisory and services agreement with Operadora Jumbo, S.A. de C.V. (“Operadora Jumbo”) (related party) with similar characteristics to those previously mentioned, focused on certain properties;

- v. Two property management agreements with Finsa Holding, S.A. de C.V. in order to manage the daily operation of the portfolios "Vermont" and "Titan";
- vi. A property management agreement with Hines Interest, S.A. de C.V. in order to manage the daily operation of the portfolio "Maine";
- vii. A management agreement with Consultora Centro Histórico, S.A. de C.V. in order to manage the daily operation of the building known as Hotel Centro Histórico;
- viii. A management agreement with Operadora Galgua, S.A. de C.V. in order to manage the daily operation of the property known as Galerías Guadalajara;
- ix. A Service Agreement between F1 Administración, S.C. (F1 Administración - subsidiary company) and Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, acting as Trustee for the Trust F/2353 (Trust F/2353) in order to manage the daily operation of Trust F/2353, and
- x. A Service Agreement with MTK Developers, S.A. de C.V. (Indirect Subsidiary) for the construction of the Mitikah project.

The tax address of Fibra UNO is Av. Antonio Dovali Jaime No.70, Tower A Floor 11, Colonia Zedec Santa Fe, Alcaldía Álvaro Obregón, Mexico City.

### **Acquisitions**

During the first quarter of 2021 Fibra UNO closed an operation with Grupo Gayosso for the purchase of the property portfolio called "Memorial", which is made up of a total of 16 properties located in various states of the Mexican Republic that include land and buildings with funeral service operations, with a GLA of 79,384m<sup>2</sup>. The total of the operation was for the amount of \$2,192 million Mexican Pesos.

In the fourth quarter of 2021, Fibra UNO booked the purchase of the property called "Yucatán 21", for the invoiced amount of land and construction of \$27 million Mexican Pesos; as well as two industrial warehouses with a GLA of 46,300m<sup>2</sup>, which were included as part of the property called "La Teja", for the amount of \$785 million Mexican Pesos.

### **Important events of the fourth quarter**

During the fourth quarter of 2021, the spread of the Coronavirus ("Covid-19") continues to impact globally. In Mexico, according to the evolution of the pandemic, the process of gradual reactivation of businesses and companies with non-essential economic activities by entity continues according to the color of the epidemiological traffic light in which they are found. Notwithstanding this recovery, new variants of the SARS COV 2 Virus have appeared and are expected to continue to appear with different degrees of virulence and lethality that have had effects on the continuity of our tenants' businesses, such was the case in 4Q21 of the Delta and Omicron variants.

It is worth mentioning that the process of applying vaccines against this virus continues in several countries including Mexico, which as of the date of these financial statements is ranked number 15 in the world in countries with the most infections and the fifth with the most deaths from this virus.

Therefore, as part of Fibra UNO's social responsibility, not only towards our collaborators but as a key player in preventing the spread of the COVID 19 virus, measures have continued to be taken in the analyzed quarter to mitigate the risk for communities, employees and business operations, the measures taken during the quarter in addition to those that have been taken throughout the pandemic are as follows:

- i) Have approaches with each of your tenants in each property to listen to their situation and their particular needs.
- ii) Having granted discounts and support to tenants for a total of Ps 1,654 million during the pandemic as of December 31, 2021.
- iii) Maintenance of ventilation systems, to ensure air quality levels.
- iv) Cleaning and disinfection of spaces on a regular basis; elevators and closed spaces are disinfected every 40 – 60 min.
- v) 100% of cleaning and security personnel must have personal protection equipment; including eye protection.
- vi) Training on prevention measures for 100% of our collaborators.
- vii) Specific training on prevention measures for area leaders and teams.
- viii) On April 2, 2020, Fibra UNO notified its financial agent of the drawdown of 50% of its revolving line of credit committed and linked to sustainability, equivalent to \$6,737,000 million Mexican Pesos plus USD \$205 million, to keep it available in cash for the sole purpose to strengthen the liquidity position during the current health contingency. The resources of said provision were received on April 7, 2020 and paid in full on December 17, 2020.
- ix) During the first semester of 2020, support was provided to doctors in several entities of the Mexican Republic with a support program for accommodation and food for 30 days.
- x) During the month of November 2020, an ambulance was donated for public charity directly to the Ministry of Health.
- xi) Since January 2021, donations of 230 oxygen concentrators have been made to patients who required it in Mexico City and Monterrey.
- xii) Conditioning of additional space in the Corporate offices to increase the distance between collaborators.
- xiii) Random COVID tests for staff attending work centers.
- xiv) Support a healthy distance by leaving the proper separation between tables in all areas of food consumption, as well as others that deserve it.
- xv) Limitation on the number of people in elevators.
- xvi) Provide sanitizer dispensers to all properties.
- xvii) Implement non-contact temperature measurement systems, in all its properties.
- xviii) Establishment of "pick-up or drive-thru" spaces for the continuous operation of our tenants' operations.
- xix) Cancellation of events and activations in order to avoid crowds.
- xx) Do not dismiss any collaborators.

As of the date of these Financial Statements, the "Survey on the Expectations of Specialists in Economics of the Private Sector" to January 2022 of the "Banco de Mexico" updated its growth forecast for the Mexican economy in 2022 and foresees an advance of between 2.2% and 2.77 % in the worst and best scenarios, respectively. (<https://www.banxico.org.mx/publicaciones-y-prensa/encuestas-sobre-las-expectativas-de-los-especialis/%7BD4EF415B-4E6F-451B-2D1F-BD55E968C5A0%7D.pdf> )

Covid-19 is already having a significant impact on global and local financial and economic markets. Some of the main impacts observed and expected for all industries, including those in which our tenants work, are:

- Interruptions in production
- Cuts in the supply chain
- Unavailability of staff
- Reduced sales, profits or productivity
- Closure of facilities and stores
- Delays in planned expansion for the different businesses
- Impossibility or difficulty in obtaining financing
- Increased volatility in the values of financial instruments
- Reduction of tourism, interruption of non-essential trips and sports activities, massive events, cultural events, among others.

These impacts could and have had consequences on the operational and financial performance of Fibra UNO in one or more of the following items:

- Impairment of non-financial assets (including goodwill)
- Increase in the expectation of expected credit losses and therefore in the respective provisions
- Measurement at market value of different assets
- Breach of agreements by various counterparties
- Increase in financial costs for managing and mitigating liquidity risk
- Deterioration in some credit and/or indebtedness metrics
- Modifications of contractual agreements that could mean reductions in expected income
- Loss of clients
- Decrease in income

However, by 2021, in several countries, including Mexico, there is already a high percentage of the adult population with immunity to the Covid virus, either through vaccination or the development of antibodies, which has significantly reduced the number of serious infections, hospitalizations, and deaths. , increasing the confidence of the population and the authorities to recover normal economic activities with the consequent impact on economic activity. Vaccination programs are going to continue and even be reinforced, the third dose of vaccination has begun for reinforcement, so the economic reactivation is expected to continue.

- xxi) On October 21, 2021, Fibra UNO issued the Sustainable Stock Certificates 21 X and 21 X -2 for a combined amount of \$8,100 million pesos, these issues had a demand for 2.X times the amount issued, which shows the strong interest of the investment market for FUNO's debt securities.
- xxii) On November 8, 2021, Fibra UNO made the advance payment of the entirety of the FUNO 17-2 bond that was due in December 2022. The amount of the prepayment was \$8,100 million pesos, which were taken from the issuances of the two sustainable bonds mentioned in the previous paragraph.
- xxiii) On November 9, 2021, Fibra UNO paid the holders of Real Estate Trust Certificates, the distribution corresponding to the third quarter of 2021, for an amount of \$1,406 million Pesos, of which \$1,124.8 million Pesos correspond to net tax result and \$281.2 million Pesos to be reimbursed by Equity.
- xxiv) At the end of the quarter, the preventive reserves for the issuance of Credit Notes for Covid support totaled an accumulated amount of \$114 million pesos, which are intended to recognize the impact on income from negotiations and agreements of support and discounts to tenants. due to the impact of the pandemic during 2021.

## 2. Basis of presentation

### a) Basis of presentation

The interim consolidated condensed financial statements have been prepared in accordance with IAS 34 "Interim Financial Reports". Fibra UNO applied the same accounting policies in its interim as well as in its annual financial statements.

Fibra UNO's Management considers that all the ordinary and recurring adjustments necessary for an adequate presentation of the interim consolidated condensed financial statements were included.

Certain information and disclosures normally included in the annual financial statements, which are prepared according to the International Financial Reporting Standards ("IFRS"), have been condensed or omitted according to the standard of interim financial reports. These interim consolidated condensed financial statements must be read in conjunction with the annual consolidated financial statements of Fibra UNO and their respective disclosures for the years that ended on December 31, 2020, 2019 and 2018, which are prepared according to the IFRS. The profits/losses of the period do not necessarily indicate the profits/losses of the year.

### b) Seasonality

Fibra UNO's Management does not consider that the business is subject to material seasonal fluctuations.

### c) Reclassifications

The consolidated financial statements for the year ended December 31, 2020 have been reclassified in certain items to facilitate their comparability with respect to their presentation with that used in 2021.

### d) Valuation of investment properties

For the interim condensed consolidated financial statements, Management makes its best estimate of the fair value of the investment properties before the end of the quarter by applying various factors, such as inflation and the exchange rate of the Mexican Peso against the US Dollar and other factors of market. For the closing of each fiscal year, Fibra UNO Management relies on independent external specialized firms to value its stabilized investment properties using one or more of the generally accepted valuation methods such as: discounted cash flows, replacement cost and comparable market transactions. Consequently, the accompanying financial statements include the detailed valuation of its investment properties at fair value, estimated by our independent external specialists.

For properties under development, Fibra UNO's policy is to record them at book cost until the property or one of its stages or phases completes the construction stage and will pass to its stage as Property or Stabilized Operational Phase when it meets one of the following situations: i) 12 months have elapsed since the asset was delivered by the supplier, ii) 12 months have elapsed since the collection of the first rent of the property or iii) stabilization of the property is reached, that is, Say 80% occupancy. Once the property or phase is considered a Stabilized Property or Operating Phase, it will be valued using the Fair Value valuation methods mentioned in the previous paragraph.

### e) Details of subsidiaries controlled and those having a significant non-controlling interest

The following table shows the details of subsidiaries controlled by Fibra UNO that have material non-controlling interests:

| Subsidiarie name            |         | Owner ship and voting rights over the non-controlling interest |            | Profit (loss) from the non controlling interest |                   | Non- controlling interest |                     |
|-----------------------------|---------|--|------------|---|-------------------|---------------------------|---------------------|
|                             |         | 30/09/2021   | 31/12/2020 | 30/09/2021                                      | 31/12/2020        | 30/09/2021                | 31/12/2020          |
| Fid. /1127 Torre Latino (i) | Oficina | 22.53%   | 22.53%     | \$ 85,381                                       | \$ 145,447        | \$ 855,545                | \$ 813,855          |
| Fid. /2584 Mitikah (ii)     | Mixto   | 38.00%   | 38.00%     | 265,085   | 839,539           | 4,453,967                 | 4,048,625           |
| <b>Total</b>                |         |  |            | <b>\$ 350,466</b>                               | <b>\$ 984,986</b> | <b>\$ 5,309,512</b>       | <b>\$ 4,862,480</b> |

- i. Starting on January 1, 2016, and derived from the second amendment to trust agreement 1127/2010 (Torre Reforma Latino), in which the following percentages of ownership and information are stipulated:

| Nombre                                | Descripción           | Participación |
|---------------------------------------|-----------------------|---------------|
| Ecocinemas, S.A. de C.V. (Ecocinemas) | Trustor/Beneficiary A | 22.53%        |
| Fibra UNO                             | Trustor/Beneficiary B | 77.47%        |

The percentage of ownership of each of the Trustor / Beneficiaries will be over the net lease income and the eventual sale's collection of Torre Latino; Fibra UNO registered in its interim consolidated condensed financial statements the 100% of the figures of the Trust 1127/2010 including the minority interest corresponding to 22.53% that represents the participation that Ecocinemas has in the net asset value of Torre Reforma Latino and presents it on the caption Non-controlling interest in the interim consolidated condensed income statement meanwhile the Net Asset Value of the Trustor / Beneficiary A is presented in the interim consolidated condensed statement of financial position in the caption Non-controlling interest.

- ii. On June 27, 2016, Trust agreement number 2584 was entered into between:

| Name   | Description           | % Ownership |
|--|-----------------------|-------------|
| Fibra UNO  | Trustor/Beneficiary A | 62.00%      |
| Trust 2353; as Fiduciary Institution, Banco Invex, S. A. Institución de Banca Múltiple, Invex Grupo Financiero | Trustor/Beneficiary B | 38.00%      |

The purpose of this Trust is to develop the mixed-use project called "Mitikah" through Fibra UNO's commitment to add to the net asset value of Trust 2584 the portfolios "Buffalo" and "Colorado" except for the portion of land known as "Residential Landmark", and Trust 2353's commitment to provide the necessary cash resources for the execution of the project. Fibra UNO registered in its interim consolidated condensed financial statements the 100% of the figures of the Trust 2584 including the minority interest corresponding to 38.00% that represents the interest that Trust 2353 has in the net asset value of the mixed-use project called Mitikah and it is presented on the caption Non-controlling interest in the interim consolidated condensed income statement meanwhile the Net Asset Value of the Trustor / Beneficiary B is presented in the interim consolidated condensed statement of financial position in the caption Non-controlling interest.

The summary of financial information each of the subsidiary controlled Fibra UNO in which has a significant controlling interest is presented below before intercompany eliminations.

**Trust 1127**

|   | 31/12/2021 | 31/12/2020 |
|---|------------|------------|
| Assets  | \$ 190,953 | \$ 165,108 |
| Investment Properties   | 3,675,091  | 3,511,329  |
| Liabilities   | 68,687     | 64,119     |
| Total Net Asset Value   | 3,797,357  | 3,612,318  |
| Fibra UNO Controlling interest                                  | 2,941,812  | 2,798,463  |
| Non-controlling interest  | 855,545    | 813,855    |
| Profit of the year  | 378,966    | 645,568    |
| Profit of the year attributable to the controlling interest     | 293,585    | 500,121    |
| Profit of the year attributable to the non-controlling interest | \$ 85,381  | \$ 145,447 |

**Trust 2584**

|   | 31/12/2021   | 31/12/2020   |
|---|--------------|--------------|
| Assets  | \$ 1,311,371 | \$ 1,175,378 |
| Investment Properties   | 13,708,967   | 12,448,560   |
| Liabilities   | 3,299,373    | 2,969,663    |
| Total Net Asset Value   | 11,720,965   | 10,654,275   |
| Fibra UNO Controlling interest                                  | 7,266,998    | 6,605,650    |
| Non-controlling interest  | 4,453,967    | 4,048,625    |
| Profit of the year  | 697,591      | 2,209,313    |
| Profit of the year attributable to the controlling interest     | 432,506      | 1,369,774    |
| Profit of the year attributable to the non-controlling interest | \$ 265,085   | \$ 839,539   |

**f) Application of new and reviewed International Financial Reporting Standards**
**New IFRS reviewed and issued but not mandatory yet**

At the authorization date of these Financial Statements, Fibra UNO has not applied the following new and revised IFRS that have been issued but are not mandatory yet:

|                          |  |
|--------------------------|--|
| Modifications to IAS 01  | Liabilities classification as current and non-current  |
| Modifications to IFRS 03 | Reference to the Conceptual Framework  |
| Modifications to IAS 16  | Property, plant and equipment: income from products before intended use  |
| Modifications to IAS 37  | Onerous agreements: costs of fulfilling a contract   |
| Modifications to IFRS 01 | Adoption for the first time of the International Financial Reporting Standards: Subsidiary as first-time adopter   |
| Modifications to IFRS 09 | Financial instruments: commissions in the test of "10 percent" for the recognition of financial liability accounts |

Fibra UNO's Management does not expect that the adoption of the aforementioned standards will have a material impact in the consolidated condensed financial statements in future periods.

| <b>3. Cash and restricted cash</b>                   | <b>31/12/2021</b>   | <b>31/12/2020</b>   |
|--|---------------------|---------------------|
| Cash and bank deposits                               | \$ 3,660,591        | \$ 6,996,548        |
| Investment in securities less than 3 months maturity | 2,808,686           | 530,857             |
| Restricted cash:                                     |                     |                     |
| Restricted cash and reserve funds for bank loans     | 270,234             | 219,188             |
|  | <b>\$ 6,739,511</b> | <b>\$ 7,746,593</b> |
| <b>4. Lease receivables and others</b>               | <b>31/12/2021</b>   | <b>31/12/2020</b>   |
| Lease receivables                                    | \$ 3,035,592        | \$ 3,046,635        |
| Preventive allowance for Covid relieves              | (113,979)           | (943,910)           |
| Preventive allowance for doubtful accounts           | (598,071)           | (490,355)           |
|  | <b>\$ 2,323,542</b> | <b>\$ 1,612,370</b> |
| <b>5. Other accounts receivable</b>                  | <b>31/12/2021</b>   | <b>31/12/2020</b>   |
| Progress of work receivable                          | \$ 525,103          | \$ 838,034          |
| Administration fee                                   | 592,440             | 531,329             |
| Properties sale debtors                              | 110,575             | 110,575             |
| Other accounts receivable                            | 573,306             | 64,515              |
|  | <b>\$ 1,801,424</b> | <b>\$ 1,544,453</b> |

## 6. Long Term Financial Instruments Investments

The Trust has two debt issues denominated in UDIS (FUNO 16U and FUNO 13U) that at the end of 4Q21 totaled \$6,280.6 million Pesos and have maturities on April 27 and November 28 (Note 10); For the purpose of hedging the movement of the UDI as well as investing in liquid instruments to strengthen the liquidity position and net leverage of the company, the company itself made investments in several instruments denominated in UDIS issued by the Federal Government of Mexico (Udibonos). plans to maintain possession of these instruments until the maturity of its own issues in UDIS. The position in Udibonos at the end of 4Q21 was as shown below, the company did not have a comparable position of this type of instrument in the previous comparative periods:

| Type    | Identifier | Maturity  | No. of Titles | Value as of<br>31/12/2021 | Value as of<br>31/12/2020 |
|---------|------------|-----------|---------------|---------------------------|---------------------------|
| Udibono | 231116     | 16-Nov-23 | 112,519       | \$ 83,964                 | \$ -                      |
| Udibono | 251204     | 04-Dec-25 | 546,752       | 438,771                   | -                         |
| Udibono | 281130     | 30-Nov-28 | 403,046       | 336,559                   | -                         |
| Udibono | 311127     | 27-Nov-31 | 531,614       | 397,645                   | -                         |
| Total   |            |           | 1,593,931     | \$ 1,256,939              | \$ -                      |

| 7. Investment properties  | 31/12/2021            | 31/12/2020            |
|---|-----------------------|-----------------------|
| Fair value:   |                       |                       |
| Investment completed  | \$ 261,851,129        | \$ 259,124,074        |
| Investment in development   | 17,281,241            | 14,361,100            |
| Seriousness deposit and/or advance payments for<br>the acquisition of investment properties | 2,850,481             | -                     |
| Land reserves   | 1,536,061             | 1,577,818             |
| Rights over properties with operating leases  | 2,951,400             | 3,190,400             |
|   | <b>\$ 286,470,312</b> | <b>\$ 278,253,392</b> |

| 7a. Investment Properties  | Type       | Properties | 31/12/2021            | 31/12/2020            |
|--|------------|------------|-----------------------|-----------------------|
| Balance at the beginning of the period   |            |            | \$ 278,253,392        | \$ 259,485,461        |
| <b>Acquisitions:</b>   |            |            |                       |                       |
| Memorial   | Comercial  | 16         | 2,192,000             | -                     |
| Grupo ICEL   | Comercial  | 1          | -                     | 500,000               |
| Hércules   | Industrial | 5          | -                     | 4,515,655             |
| Uptown Juriquilla  | Retail     | 1          | -                     | 1,354,573             |
| Yucatan 21   | Land       | 1          | 27,000                | -                     |
| Nave La teja   | Industrial | 1          | 785,000               | -                     |
| Galerías Guadalajara   | Land       | 1          | 2,290                 | -                     |
| <b>Disposals:</b>  |            |            |                       |                       |
| Corporativo San Mateo  | Office     | 1          | (145,500)             | -                     |
| Corredor Urbano Queretaro  | Land       | 1          | (80,722)              | -                     |
| Galerías Valle Oriente   | Office     | 1          | (354,607)             | -                     |
| Portafolio Titan   | Land       | 4          | -                     | (262,808)             |
| Portafolio Titan   | Industrial | 2          | -                     | (342,180)             |
| California Parque Santa Maria  | Industrial | 1          | -                     | (1,148,534)           |
| Construction in process, improvements, prepayments and capitalized financial costs       |            |            | 5,997,455             | 5,904,625             |
| Seriousness deposit and/or advance payments for the acquisition of investment properties |            |            | 2,850,481             | -                     |
| Fair value adjustments to investment properties  |            |            | (3,056,477)           | 8,246,600             |
| <b>Balance at the end of the period</b>  |            |            | <b>\$ 286,470,312</b> | <b>\$ 278,253,392</b> |

From January 1 to December 31, 2021, Fibra UNO has capitalized the corresponding loan costs for \$1,286.7 million of Mexican Pesos to the value of the properties.

| 8. Investments in Associates | % ownership | 31/12/2021          | 31/12/2020          |
|------------------------------|-------------|---------------------|---------------------|
| Torre Mayor                  | 70%         | \$ 5,277,918        | \$ 5,073,428        |
| Torre Diana                  | 50%         | 2,710,892           | 2,465,047           |
| Antea Querétaro              | 40%         | 1,968,674           | 1,972,109           |
|                              |             | <b>\$ 9,957,484</b> | <b>\$ 9,510,584</b> |

As of December 31, 2021 and 2020, the fair value effect booked in the investment in associates was \$446.9 million and \$1,853 million of Mexican Pesos, respectively and are shown in the Interim Consolidated Condensed Income Statement in the Fair Value adjustment to investment properties and affiliates line.

| 9. Other assets, Net                                    | 31/12/2021          | 31/12/2020          |
|---|---------------------|---------------------|
| Administrative platform (a)                             | \$ 2,043,674        | \$ 2,043,674        |
| Advisory for the structuring of the real estate vehicle | 30,000              | 30,000              |
| Accumulated amortization                                | (851,318)           | (749,134)           |
|   | <b>\$ 1,222,356</b> | <b>\$ 1,324,540</b> |

(a) The acquired administrative platform includes personnel, technology and processes.

## 10. Borrowings

| Type  | Institution          | Summary of loans balance as of December 31, 2021 |               |        |          |               |              |
|---|----------------------|--|---------------|--------|----------|---------------|--------------|
|   |                      | Currency   | Interest rate | Noun   | Maturity | Balance MXN   | Balance in   |
| Unsecured   | BBVA                 | USD  | LIBOR + 1.95% | Dec-19 | Nov-23   | -             | \$ 500,000   |
| Bond  | International        | USD  | 5.25%         | Jan-14 | Dec-24   | -             | 600,000      |
| Bond  | International **     | USD  | 5.25%         | Dec-15 | Jan-26   | -             | 800,000      |
| Bond  | International        | USD  | 4.87%         | Jun-19 | Jan-30   | -             | 768,000      |
| Bond  | International        | USD  | 6.95%         | Jan-14 | Jan-44   | -             | 700,000      |
| Bond  | International        | USD  | 6.39%         | Jun-19 | Jan-50   | -             | 872,000      |
| Unsecured   | Scotiabank           | MXN  | TIIE + 0.85%  | Nov-21 | Feb-22   | \$ 1,800,000  | -            |
| Unsecured   | Santander            | MXN  | TIIE + 0.70%  | Dec-21 | Mar-22   | 2,500,000     | -            |
| Unsecured   | Actinver             | MXN  | TIIE + 1.80%  | Jun-21 | Jun-22   | 100,000       | -            |
| Bond  | National (FUNO 18)   | MXN  | TIIE + 0.83%  | Sep-18 | Apr-23   | 5,250,381     | -            |
| Mortgage  | HSBC Samara **       | MXN  | TIIE + 2.00%  | Sep-16 | Sep-23   | 2,280,000     | -            |
| Mortgage  | Metlife, Mexico      | MXN  | 7.92%         | Apr-16 | Dec-23   | 246,074       | -            |
| Mortgage  | Metlife, Mexico      | MXN  | 7.92%         | Oct-15 | Dec-23   | 510,494       | -            |
| Bond  | National (FUNO 13-2) | MXN  | 8.40%         | Dec-13 | Dec-23   | 3,120,900     | -            |
| Mortgage  | MONEX- La Presa **   | MXN  | TIIE + 2.25%  | Oct-20 | Feb-24   | 128,912       | -            |
| Mortgage  | MONEX- PIQ **        | MXN  | TIIE + 2.25%  | Oct-20 | Feb-24   | 483,420       | -            |
| Mortgage  | HSBC Vermont **      | MXN  | TIIE + 2.15%  | Jun-19 | Jun-24   | 4,153,150     | -            |
| Mortgage  | Santander **         | MXN  | TIIE + 3.00%  | Aug-18 | Aug-24   | 1,820,000     | -            |
| Bond  | National (FUNO 15)   | MXN  | 6.99%         | Feb-15 | Jul-25   | 7,500,000     | -            |
| Bond  | National (FUNO 212X) | MXN  | TIIE + 0.90%  | Oct-21 | Oct-25   | 5,200,000     | -            |
| Bond  | National (FUNO 17)   | MXN  | 9.20%         | Dec-17 | Nov-27   | 4,799,600     | -            |
| Bond  | National (FUNO 21X)  | MXN  | 8.98%         | Oct-21 | Oct-28   | 2,900,000     | -            |
| Bond  | National (FUNO 16U)  | *UDIS  | 4.60%         | Apr-16 | Apr-27   | 3,254,706     | -            |
| Bond  | National (FUNO 13U)  | *UDIS  | 5.09%         | Dec-13 | Nov-28   | 3,025,975     | -            |
| Balance as of December 31, 2021                     |                      |  |               |        |          | \$ 49,073,612 | \$ 4,240,000 |
| Foreign exchange rate as of December 31, 2021       |                      |  |               |        |          |               | 20.5835      |
| Dollar balance in Pesos equivalent                  |                      |  |               |        |          | \$            | 87,274,040   |
| Balance as of December 31, 2021 in Pesos equivalent |                      |  |               |        |          | \$            | 136,347,652  |
| Short-term loans                                    |                      |  |               |        |          |               | (4,462,865)  |
| Long-term loans                                     |                      |  |               |        |          |               | 131,884,787  |
| Transaction costs                                   |                      |  |               |        |          |               | (829,241)    |
| Debt's fair value                                   |                      |  |               |        |          |               | 507,787      |
|   |                      |  |               |        |          | \$            | 131,563,333  |

\* As of December 31, 2021, the market value of the UDIs was 7.108233 Mexican Pesos. The amounts shown in the previous table of loans referring to this indicator are already expressed in Mexican Pesos.

\*\* These financial commitments have Hedges through Derivative Financial Instruments, see Note 11.

| Type  | Institution             | Summary of loans balance as of December 31, 2020 |               |        |          |               |                         |
|---|-------------------------|--|---------------|--------|----------|---------------|-------------------------|
|   |                         | Currency   | Interest rate | Noun   | Maturity | Balance MXN   | Balance in thousand USD |
| Unsecured   | BBVA                    | USD  | LIBOR + 1.85% | Dec-19 | Nov-23   | -             | \$ 500,000              |
| Bond  | International           | USD  | 5.25%         | Jan-14 | Dec-24   | -             | 600,000                 |
| Bond  | International **        | USD  | 5.25%         | Nov-15 | Jan-26   | -             | 500,000                 |
| Bond  | International           | USD  | 4.87%         | Jun-19 | Jan-30   | -             | 768,000                 |
| Bond  | International           | USD  | 6.95%         | Jan-14 | Jan-44   | -             | 700,000                 |
| Bond  | International           | USD  | 6.39%         | Jun-19 | Jan-50   | -             | 872,000                 |
| Unsecured   | Santander               | MXN  | TIIE + 1.75%  | Dec-20 | Mar-21   | \$ 500,000    | -                       |
| Unsecured   | Banamex                 | MXN  | TIIE + 1.50%  | Dec-20 | Apr-21   | 500,000       | -                       |
| Unsecured   | Banamex                 | MXN  | TIIE + 1.50%  | Dec-20 | Apr-21   | 500,000       | -                       |
| Unsecured   | Scotiabank              | MXN  | TIIE + 0.95%  | Dec-20 | Jun-21   | 500,000       | -                       |
| Unsecured   | Scotiabank              | MXN  | TIIE + 0.95%  | Dec-20 | Jun-21   | 500,000       | -                       |
| Unsecured   | Actinver                | MXN  | TIIE + 2.65%  | Jun-20 | Jun-21   | 100,000       | -                       |
| Bond  | National (FUNO 17-2) ** | MXN  | TIIE + 0.85%  | Dec-17 | Dec-22   | 8,100,000     | -                       |
| Bond  | National (FUNO 18)      | MXN  | TIIE + 0.83%  | Sep-18 | Apr-23   | 5,350,381     | -                       |
| Mortgage  | HSBC Samara **          | MXN  | TIIE + 2.00%  | Sep-16 | Sep-23   | 2,417,143     | -                       |
| Mortgage  | Metlife, Mexico         | MXN  | 7.92%         | Apr-16 | Dec-23   | 248,829       | -                       |
| Mortgage  | Metlife, Mexico         | MXN  | 7.92%         | Oct-15 | Dec-23   | 516,435       | -                       |
| Bond  | National (FUNO 13-2)    | MXN  | 8.40%         | Dec-13 | Dec-23   | 3,120,900     | -                       |
| Mortgage  | MONEX- La Presa **      | MXN  | TIIE + 2.25%  | Oct-20 | Feb-24   | 134,456       | -                       |
| Mortgage  | MONEX- PIQ **           | MXN  | TIIE + 2.25%  | Oct-20 | Feb-24   | 504,210       | -                       |
| Mortgage  | HSBC Vermont **         | MXN  | TIIE + 2.15%  | Jun-19 | Jun-24   | 4,184,025     | -                       |
| Bond  | National (FUNO 15)      | MXN  | 6.99%         | Feb-15 | Jul-25   | 7,500,000     | -                       |
| Mortgage  | Santander **            | MXN  | TIIE + 2.60%  | Aug-18 | Nov-25   | 1,320,000     | -                       |
| Bond  | National (FUNO 17)      | MXN  | 9.20%         | Dec-17 | Nov-27   | 4,799,600     | -                       |
| Bond  | National (FUNO 16U)     | *UDIS  | 4.60%         | Apr-16 | Apr-27   | 3,024,560     | -                       |
| Bond  | National (FUNO 13U)     | *UDIS  | 5.09%         | Dec-13 | Nov-28   | 2,812,003     | -                       |
| Balance as of December 31, 2020                     |                         |  |               |        |          | \$ 46,632,542 | \$ 3,940,000            |
| Foreign exchange rate as of December 31, 2020       |                         |  |               |        |          |               | 19.9352                 |
| Dollar balance in Pesos equivalent                  |                         |  |               |        |          | \$            | 78,544,688              |
| Balance as of December 31, 2020 in Pesos equivalent |                         |  |               |        |          | \$            | 125,177,230             |
| Short-term loans                                    |                         |  |               |        |          |               | (2,803,048)             |
| Long-term loans                                     |                         |  |               |        |          |               | 122,374,182             |
| Transaction costs                                   |                         |  |               |        |          |               | (719,617)               |
| Debt's fair value                                   |                         |  |               |        |          |               | 1,072,245               |
|   |                         |  |               |        |          | \$            | 122,726,810             |

\*As of December 31, 2020, the market value of the UDIs was 6.605597 Pesos. The amounts shown in the previous tables of loans referring to this indicator are already expressed in Mexican Pesos.

\*\* These financial commitments have Hedges through Derivative Financial Instruments, see Note 11.

The loan agreement establishes certain conditions to do or not to do, which have been met on December 31, 2021 and 2020, as described below:

- Fibra UNO is obligated to pay, on or in advanced of its due date, the property tax and any other contributions related to its properties.
- To maintain in good operating conditions all its facilities and useful assets that are necessary for the proper operation of its businesses, except for the normal wear and tear.

- To maintain the insurances on its insurable assets with renowned insurance companies, in amounts against standard risks in the real estate industry, and for sums insured sufficient to replace or repair damages.
- Fibra UNO has limits on a set of metrics to do and not do in the debt that, as of the date of these Financial Statements, are calculated and are within the ranges established for the interested parties.

## 11. Derivative Financial Instruments

Fibra UNO has several derivatives that have the objective of partially limiting the market risk either due to movements in interest rates and / or exchange rates, which may affect the costs and values of its financial commitments.

In the case of Fibra UNO and its commitments, two types of derivative financial instruments have been contracted: Interest Rate Swap (IRS) and Currency Swap (CCS).

### Derivatives for Fibra UNO

First, a detail of the entire position, fair value of the derivative and fair value of the debt is shown, both from the IRS (Interest Rate Swap) portfolio and the CCS (Currency Swap) portfolio:

#### Interest Rate Swap (IRS)

| #     | Commitment              | Hedge     | Maturity       | Initial Amount<br>(in thousands MXP) | Fair Value (Debt)<br>December 2021 | Fair Value (Derivative)<br>December 2021 | Fair Value (Debt)<br>September 2021 | Fair Value (Derivative)<br>September 2021 |
|-------|-------------------------|-----------|----------------|--------------------------------------|------------------------------------|--|-------------------------------------|---|
| 2     | FUNO 21-2X (1)          | Cash Flow | December-2022  | 4,100,000                            | (39,989)                           | (39,974)                                 | (90,337)                            | (89,936)                                  |
| 3     | Samara (2)              | Cash Flow | September-2023 | 2,046,207                            | (14,804)                           | (14,796)                                 | (41,140)                            | (40,827)                                  |
| 4     | Samara (2)              | Cash Flow | September-2023 | 896,660                              | (6,487)                            | (6,484)                                  | (18,028)                            | (17,891)                                  |
| 5     | Hércules (PIQ) (3)      | Cash Flow | February-2024  | 513,512                              | 22,168                             | 22,077                                   | 16,322                              | 15,938                                    |
| 6     | Hércules (La Presa) (3) | Cash Flow | February-2024  | 138,320                              | 5,971                              | 5,947                                    | 4,397                               | 4,293                                     |
| 7     | Vermont (4)             | Cash Flow | May-2024       | 2,100,000                            | (20,157)                           | (20,126)                                 | (60,806)                            | (59,978)                                  |
| 8     | Vermont (4)             | Cash Flow | May-2024       | 2,099,738                            | (9,644)                            | (9,659)                                  | (49,113)                            | (48,544)                                  |
| 9     | Mitikah (5)             | Cash Flow | August-2024    | 57,436                               | (8,915)                            | (8,888)                                  | (15,863)                            | (15,613)                                  |
| 10    | Mitikah (5)             | Cash Flow | August-2024    | 52,564                               | (7,772)                            | (7,750)                                  | (13,942)                            | (13,739)                                  |
| 11    | Mitikah (5)             | Cash Flow | August-2024    | 52,564                               | (7,772)                            | (7,782)                                  | (13,942)                            | (13,984)                                  |
| 12    | Mitikah (5)             | Cash Flow | August-2024    | 57,436                               | (8,915)                            | (8,927)                                  | (15,863)                            | (15,914)                                  |
| 13    | Mitikah (5)             | Cash Flow | August-2024    | 57,436                               | (8,915)                            | (8,889)                                  | (15,863)                            | (15,621)                                  |
| 14    | Mitikah (5)             | Cash Flow | August-2024    | 52,564                               | (7,772)                            | (7,751)                                  | (13,942)                            | (13,746)                                  |
| 15    | Mitikah (5)             | Cash Flow | August-2024    | 57,436                               | (4,201)                            | (4,194)                                  | (10,822)                            | (10,690)                                  |
| 16    | Mitikah (5)             | Cash Flow | August-2024    | 52,564                               | (3,955)                            | (3,949)                                  | (9,785)                             | (9,678)                                   |
| 17    | Mitikah (5)             | Cash Flow | August-2024    | 52,564                               | (3,955)                            | (3,969)                                  | (9,785)                             | (9,844)                                   |
| 18    | Mitikah (5)             | Cash Flow | August-2024    | 57,436                               | (4,201)                            | (4,219)                                  | (10,822)                            | (10,895)                                  |
| 19    | Mitikah (5)             | Cash Flow | August-2024    | 57,436                               | (4,201)                            | (4,195)                                  | (10,822)                            | (10,690)                                  |
| 20    | Mitikah (5)             | Cash Flow | August-2024    | 52,564                               | (3,955)                            | (3,949)                                  | (9,785)                             | (9,678)                                   |
| Total |                         |           |                | 16,554,427                           | (137,471)                          | (137,477)                                | (389,941)                           | (387,033)                                 |

The commitment-coverage relationship is described below:

- (1) Sustainable Bond for \$5,200 million Pesos with monthly interest payments at a variable rate of TIIE + 0.90% maturing in October 2025:

- Structure of one derivative with maturity date in December 2022, whose objective is to transform the variable flows for interest payments into flows at a fixed rate of 8.65% (7.75% for the derivatives + 0.90% for the fixed financial commitment).
- (2) Mortgage Loan for Samara development for \$2,451 million Pesos with payments every 30 days at a variable rate of TIIE + 2.00% and maturity date in September 2023:
- Structure of 2 derivatives whose objective is to transform all the variable flows for debt interest payments, into flows at a fixed rate of 9.73% (7.73% for the derivatives + 2.00% for the fixed financial commitment).
- (3) Mortgage loan associated with two of the properties within the group known as Hercules for an amount of \$653 million Pesos at variable rate TIIE + 2.20% and expiration date February 2024:
- Structure of 2 derivatives whose objective is to transform all the variable flows for interest payments into flows at an average fixed rate of 7.1550% (4.9550% for the derivatives + 2.20% for the fixed financial commitment).
- (4) Mortgage Loan associated with the Vermont Project for an amount of \$ 4,200 million Pesos at variable rate TIIE + 2.15% and maturity date at the end of May 2024:
- Structure of 2 derivatives whose objective is to transform all the variable flows for interest payments into flows at an average fixed rate of 9.8450% (7.6950% for the derivatives + 2.15% for the fixed financial commitment).
- (5) Mortgage Credit for the development of the Mitikah Project for amounts drawn down for \$1,820 million Pesos at variable rate of TIIE + variable spread (between 2.60% and 3.00%) and maturity date in August 2024:
- Structure of 12 derivative financial instruments whose objective is to transform all the variable flows for interest payments into flows at an average fixed rate of 8.12% for the derivatives plus a variable spread (between 2.60% and 3.00%).

### Cross Currency Swap (CCS)

| #     | Commitment            | Hedge      | Maturity     | Initial Amount (In thousands MXP) | Initial Amount (In thousands USD) | Fair Value (Debt) December 2021 | Fair Value (Derivative) December 2021 | Fair Value (Debt) September 2021 | Fair Value (Derivative) September 2021 |
|-------|-----------------------|------------|--------------|-----------------------------------|-----------------------------------|---------------------------------|---------------------------------------|----------------------------------|--|
| 1     | Int. Bond 800 USD (1) | Fair Value | January-2026 | 50,000                            | 944,750                           | 149,902                         | 143,325                               | 156,409                          | 127,709                                |
| 2     | Int. Bond 800 USD (1) | Fair Value | January-2026 | 60,000                            | 1,113,000                         | 197,238                         | 188,900                               | 204,812                          | 188,475                                |
| 3     | Int. Bond 800 USD (1) | Fair Value | January-2026 | 40,000                            | 739,000                           | 132,244                         | 128,837                               | 137,140                          | 112,721                                |
| 4     | Int. Bond 800 USD (1) | Fair Value | January-2026 | 75,000                            | 1,527,750                         | 115,468                         | 108,182                               | 125,381                          | 93,373                                 |
| 5     | Int. Bond 800 USD (1) | Fair Value | January-2026 | 50,000                            | 980,000                           | 129,117                         | 122,907                               | 138,615                          | 109,425                                |
| 6     | Int. Bond 800 USD (1) | Fair Value | January-2026 | 25,000                            | 508,883                           | 38,599                          | 35,887                                | 41,885                           | 30,007                                 |
| 7     | Int. Bond 800 USD (1) | Fair Value | January-2026 | 50,000                            | 958,000                           | 129,134                         | 122,889                               | 135,140                          | 107,030                                |
| 8     | Int. Bond 800 USD (1) | Cash Flow  | January-2026 | 50,000                            | 944,750                           | 118,505                         | 112,349                               | 137,382                          | 110,560                                |
| 9     | Int. Bond 800 USD (1) | Cash Flow  | January-2026 | 50,000                            | 958,000                           | 100,835                         | 94,612                                | 119,187                          | 92,995                                 |
| 10    | Int. Bond 800 USD (1) | Cash Flow  | January-2026 | 50,000                            | 1,125,000                         | (22,884)                        | (28,013)                              | (1,114)                          | (15,777)                               |
| 11    | Int. Bond 800 USD (1) | Cash Flow  | January-2026 | 25,000                            | 582,500                           | (8,824)                         | (10,508)                              | 2,131                            | (5,288)                                |
| 12    | Int. Bond 800 USD (1) | Cash Flow  | January-2026 | 25,000                            | 582,500                           | (5,097)                         | (6,809)                               | 8,108                            | (1,450)                                |
| 13    | Int. Bond 800 USD (1) | Cash Flow  | January-2026 | 50,000                            | 1,125,000                         | (10,006)                        | (12,764)                              | 11,990                           | (453)                                  |
| 14    | Int. Bond 800 USD (1) | Cash Flow  | January-2026 | 50,000                            | 1,125,000                         | (18,630)                        | (19,340)                              | 4,883                            | (7,318)                                |
| 15    | Int. Bond 800 USD (1) | Cash Flow  | January-2026 | 75,000                            | 1,887,500                         | (40,303)                        | (44,254)                              | (9,151)                          | (28,888)                               |
| 16    | Int. Bond 800 USD (1) | Cash Flow  | January-2026 | 75,000                            | 1,887,500                         | (32,474)                        | (36,482)                              | (752)                            | (18,754)                               |
| 17    | Int. Bond 875 USD (2) | Cash Flow  | January-2050 | 200,000                           | 3,998,000                         | (655,380)                       | (637,830)                             | (823,753)                        | (487,104)                              |
| Total |                       |            |              | 1,000,000                         | 20,546,913                        | 319,444                         | 261,488                               | 584,233                          | 389,283                                |

- (1) International Bond for \$800 million US Dollars with semiannual interest payments at a fixed rate of 5.25% maturing in January 2026:

- a. Structure of 7 derivatives with two objectives:
    - i. Partially cover the payment of the principal of the international bond in the event of a possible depreciation of the Peso, by guaranteeing the purchase of 350 million US Dollars at an average exchange rate of 19.3716 Pesos per US Dollar.
    - ii. Transform fixed flows for interest payments in US Dollars at a rate of 5.25% into variable flows in Pesos at an average rate of TIIE + 3.2686% (TIIE as of December 31, 2021: 5.7150%).
  - b. Structure of 9 derivatives that aim to:
    - i. Partially cover the payment of the principal of the International Bond in the event of a possible depreciation of the Peso by guaranteeing the purchase of 450 million US Dollars at an average exchange rate of 19.7877 Pesos per US Dollar. As consideration, Fibra UNO undertakes to pay the counterparty every month the amount resulting from multiplying the notional amount in Pesos by an average annual rate of TIIE - 3.2667% (TIIE as of December 31, 2021: 5.7150%).
- (2) International Bond for \$875 million US Dollars with semiannual interest payments at a fixed rate of 6.39% maturing in January 2050:
- a. Structure of 1 derivative that aim to:
    - i. Partially cover the payment of the principal of the International Bond in the event of a possible depreciation of the Peso by guaranteeing the purchase of 200 million US Dollars at an exchange rate of 19.9915 Pesos per US Dollar. As consideration, Fibra UNO undertakes to pay the counterparty every month the amount resulting from multiplying the notional amount in Pesos by an average annual rate of TIIE - 4.7200% (TIIE as of December 31, 2021: 5.7150%).

Now on, the derivatives fair value according to their nature in the Balance Sheet as of December 31, 2021 amounts to a liability of \$959,501 and an asset of \$1,083,513.

During the period, both cash flow and fair value hedges were highly effective in hedging foreign exchange exposure. As a result of this hedge, the book value of the International Bond for 800 million US Dollars and maturing in January 2026, was adjusted to \$507,787 Mexican Pesos as of December 31, 2021, which were recognized in income together with the fair value of CCS designated fair value hedges. For the cash flow hedge, the changes associated with the exchange rate were reclassified from the OCI account to results.

The derivative financial instrument that covers a portion of the principal (\$200 million) of the International Bond for \$875 million US Dollars, maturing on January 15, 2050, grants the Counterparty the right to terminate the swap without future payments owed by the Entity. or the Counterparty if there is a credit event with respect to Fibra UNO. It is because of this right of the Counterparty that the Notional of the derivative financial instrument considers the probability of survival as of January 15, 2050, said probability will increase over time until the Notional of the instrument equals \$200 million dollars. North Americans. The valuation of the transaction reflects this link with Fibra UNO's credit quality and the conditional nature of the Counterparty's obligation to make payments to Fibra UNO under the transaction.

On the other hand, if we take into account the accumulated movement of the year of both portfolios, we have the following:

### Interest Rate Swap (IRS)

| #     | Commitment          | Hedge     | Maturity       | Initial Amount<br>(in thousands MXP) | Fair Value (Debt)<br>December 2021 | Fair Value (Derivative)<br>December 2021 | Fair Value (Debt)<br>December 2020 | Fair Value (Derivative)<br>December 2020 |
|-------|---------------------|-----------|----------------|--------------------------------------|------------------------------------|--|------------------------------------|--|
| 1     | FUNO 17-2           | Cash Flow | June-2021      | 4,000,000                            | -                                  | -  | (94,465)                           | (93,339)                                 |
| 2     | FUNO 21-2X          | Cash Flow | December-2022  | 4,100,000                            | (39,989)                           | (39,974)                                 | (274,892)                          | (271,614)                                |
| 3     | Samara              | Cash Flow | September-2023 | 2,046,207                            | (14,804)                           | (14,796)                                 | (137,307)                          | (135,669)                                |
| 4     | Samara              | Cash Flow | September-2023 | 896,660                              | (6,487)                            | (6,484)                                  | (60,168)                           | (59,450)                                 |
| 5     | Hércules (PIQ)      | Cash Flow | February-2024  | 513,512                              | 22,168                             | 22,077                                   | (7,160)                            | (7,075)                                  |
| 6     | Hércules (La Presa) | Cash Flow | February-2024  | 138,320                              | 5,971                              | 5,947                                    | (1,929)                            | (1,906)                                  |
| 7     | Vermont             | Cash Flow | May-2024       | 2,100,000                            | (20,157)                           | (20,126)                                 | (218,744)                          | (216,136)                                |
| 8     | Vermont             | Cash Flow | May-2024       | 2,098,738                            | (9,644)                            | (9,659)                                  | (203,508)                          | (201,081)                                |
| 9     | Mitikah             | Cash Flow | August-2024    | 57,436                               | (8,915)                            | (8,888)                                  | (42,156)                           | (41,653)                                 |
| 10    | Mitikah             | Cash Flow | August-2024    | 52,564                               | (7,772)                            | (7,750)                                  | (37,249)                           | (36,804)                                 |
| 11    | Mitikah             | Cash Flow | August-2024    | 52,564                               | (7,772)                            | (7,782)                                  | (37,253)                           | (36,809)                                 |
| 12    | Mitikah             | Cash Flow | August-2024    | 57,436                               | (8,915)                            | (8,927)                                  | (42,146)                           | (41,644)                                 |
| 13    | Mitikah             | Cash Flow | August-2024    | 57,436                               | (8,915)                            | (8,889)                                  | (42,156)                           | (41,653)                                 |
| 14    | Mitikah             | Cash Flow | August-2024    | 52,564                               | (7,772)                            | (7,751)                                  | (37,312)                           | (36,867)                                 |
| 15    | Mitikah             | Cash Flow | August-2024    | 57,436                               | (4,201)                            | (4,194)                                  | (36,211)                           | (35,779)                                 |
| 16    | Mitikah             | Cash Flow | August-2024    | 52,564                               | (3,955)                            | (3,949)                                  | (32,183)                           | (31,799)                                 |
| 17    | Mitikah             | Cash Flow | August-2024    | 52,564                               | (3,955)                            | (3,969)                                  | (32,183)                           | (31,799)                                 |
| 18    | Mitikah             | Cash Flow | August-2024    | 57,436                               | (4,201)                            | (4,219)                                  | (36,211)                           | (35,779)                                 |
| 19    | Mitikah             | Cash Flow | August-2024    | 57,436                               | (4,201)                            | (4,196)                                  | (36,211)                           | (35,779)                                 |
| 20    | Mitikah             | Cash Flow | August-2024    | 52,564                               | (3,955)                            | (3,949)                                  | (32,183)                           | (31,799)                                 |
| Total |                     |           |                | 16,554,427                           | (137,471)                          | (137,477)                                | (1,441,627)                        | (1,424,434)                              |

### Cross Currency Swap (CCS)

| #     | Commitment        | Hedge      | Maturity     | Initial Amount (in<br>thousands MXP) | Initial Amount (in<br>thousands USD) | Fair Value (Debt)<br>December 2021 | Fair Value (Derivative)<br>December 2021 | Fair Value (Debt)<br>December 2020 | Fair Value (Derivative)<br>December 2020 |
|-------|-------------------|------------|--------------|--------------------------------------|--------------------------------------|------------------------------------|--|------------------------------------|--|
| 1     | Int. Bond 800 USD | Fair Value | January-2026 | 50,000                               | 944,750                              | 149,902                            | 143,325                                  | 175,543                            | 175,427                                  |
| 2     | Int. Bond 800 USD | Fair Value | January-2026 | 60,000                               | 1,113,000                            | 197,238                            | 188,900                                  | 228,931                            | 228,781                                  |
| 3     | Int. Bond 800 USD | Fair Value | January-2026 | 40,000                               | 739,000                              | 132,244                            | 126,637                                  | 151,379                            | 151,279                                  |
| 4     | Int. Bond 800 USD | Fair Value | January-2026 | 75,000                               | 1,527,750                            | 115,468                            | 108,182                                  | 154,934                            | 154,795                                  |
| 5     | Int. Bond 800 USD | Fair Value | January-2026 | 50,000                               | 960,000                              | 129,117                            | 122,907                                  | 159,122                            | 159,027                                  |
| 6     | Int. Bond 800 USD | Fair Value | January-2026 | 25,000                               | 508,893                              | 38,599                             | 35,887                                   | 51,630                             | 51,599                                   |
| 7     | Int. Bond 800 USD | Fair Value | January-2026 | 50,000                               | 958,000                              | 129,134                            | 122,689                                  | 152,706                            | 152,615                                  |
| 8     | Int. Bond 800 USD | Cash Flow  | January-2026 | 50,000                               | 944,750                              | 118,505                            | 112,349                                  | 154,687                            | 154,584                                  |
| 9     | Int. Bond 800 USD | Cash Flow  | January-2026 | 50,000                               | 958,000                              | 100,635                            | 94,612                                   | 135,577                            | 135,495                                  |
| 10    | Int. Bond 800 USD | Cash Flow  | January-2026 | 50,000                               | 1,125,000                            | (22,884)                           | (26,013)                                 | -                                  | -  |
| 11    | Int. Bond 800 USD | Cash Flow  | January-2026 | 25,000                               | 562,500                              | (6,524)                            | (10,508)                                 | -                                  | -  |
| 12    | Int. Bond 800 USD | Cash Flow  | January-2026 | 25,000                               | 562,500                              | (6,097)                            | (6,809)                                  | -                                  | -  |
| 13    | Int. Bond 800 USD | Cash Flow  | January-2026 | 50,000                               | 1,125,000                            | (10,006)                           | (12,764)                                 | -                                  | -  |
| 14    | Int. Bond 800 USD | Cash Flow  | January-2026 | 50,000                               | 1,125,000                            | (16,630)                           | (19,340)                                 | -                                  | -  |
| 15    | Int. Bond 800 USD | Cash Flow  | January-2026 | 75,000                               | 1,687,500                            | (40,303)                           | (44,254)                                 | -                                  | -  |
| 16    | Int. Bond 800 USD | Cash Flow  | January-2026 | 75,000                               | 1,687,500                            | (32,474)                           | (36,482)                                 | -                                  | -  |
| 17    | Int. Bond 875 USD | Cash Flow  | January-2050 | 200,000                              | 3,998,000                            | (655,380)                          | (637,830)                                | -                                  | -  |
| Total |                   |            |              | 1,000,000                            | 20,546,913                           | 319,444                            | 261,488                                  | 1,362,509                          | 1,361,602                                |

In general terms, for the Interest Rate Swap portfolio, Fibra UNO pays flows at a fixed rate while it receives flows at a variable rate. This rate is linked to the TIIE (Interbank Equilibrium Interest Rate). The capital gain or loss of this portfolio will then depend on the current movement and future expectations of the TIIE.

On the other hand, for the Currency Swap portfolio, Fibra UNO pays flows at a variable rate, linked to the TIIE and receives flows at a fixed rate, but in US Dollars. The capital gain or loss of this portfolio will then depend on the current movement and future expectations of the TIIE and the exchange rate.

| <b>12. Accounts payable and Accrued Expenses</b> | <b>31/12/2021</b>   | <b>31/12/2020</b>   |
|--|---------------------|---------------------|
| Interest payable                                 | \$ 2,222,202        | \$ 2,019,351        |
| Accrued expenses and other payables              | 829,915             | 571,449             |
| Suppliers  | 2,215,963           | 1,725,535           |
|  | <u>\$ 5,268,080</u> | <u>\$ 4,316,335</u> |

### **13. Payments based in CBFIs**

The compensation costs related to the executive long-term incentive (LTI) plan based on the granting of CBFIs as of December 31, 2021 and 2020 were for \$358.3 and \$73.3 million Mexican Pesos, respectively.

As well, considering the three-month period ended December 31, 2021 and 2020, the costs associated with this plan were \$ 138.5 and \$ 30.6 million Mexican Pesos, respectively.

During 2021 and 2020, derived from the program, 0 and 21,248,766 CBFIs were put into circulation, respectively.

| <b>14. Transactions and balances with related parties</b> | <b>31/12/2021</b> | <b>31/12/2020</b> |
|---|-------------------|-------------------|
| Revenues:   |                   |                   |
| F1 Administración, S.C.                                   |                   |                   |
| Management fees (6)                                       | \$ 68,096         | \$ 108,574        |
| Leasing fees  | 8,884             | 7,393             |
| Expenses:   |                   |                   |
| Fibra UNO Administración, S.C.                            |                   |                   |
| Acquisition fees 3% (1)                                   | 65,760            | -                 |
| Administration fees 0.5% (1)                              | 825,227           | 794,629           |
| Coordinadora de Inmuebles Industriales, S.A. de C.V.      |                   |                   |
| Capitalized services rendered (3)                         | 870,779           | 1,080,417         |
| F2 Services, S.C.   |                   |                   |
| Services rendered (2)                                     | 394,329           | 346,632           |
| Parks Mantenimiento, S.C.                                 |                   |                   |
| Services rendered (4)                                     | 439,911           | 390,625           |
| Operadora Jumbo, S.A. de C.V.                             |                   |                   |
| Property management services (5)                          | 51,173            | 55,064            |

1. Fibra UNO pays an annual fee equivalent to 0.5% of the NAV plus the value added tax for advisory services, and 3% over the purchase value of the properties acquired from third parties.
2. Fibra UNO pays F2 Services a monthly fee equivalent to 2% of the rents collected from its properties, plus the value added tax for administrative services.
3. Fibra UNO entered into a construction agreement with Parks Desarrolladora, S.A., Coordinadora de Inmuebles Industriales, S.A. de C.V. and G30 La Madre, S.A.P.I. de C.V., for which the fees shall be paid based on construction progress.
4. Fibra UNO entered into a Service Agreement with Parks Mantenimiento, S.C., by whereby the properties maintenance services will be paid as they accrue.
5. Fibra UNO entered into an advisory and services contract with Operadora Jumbo, S.A. de C.V. for which it will pay an amount equivalent to (i) 1.5% of the income collected from the Morado Portfolio, and (ii) 0.25% per annum of the value of the investment property asset contribution, payable per quarter due.
6. According to what is established in the Service Agreement entered into between F1 Administración, S.C. (F1 Administración-affiliate company) and Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, acting as Fiduciary of the Trust F/2353 (Trust F/2353) for the development of the Mitikah project, F1 Administración will have the right to receive (i) an annual fee equivalent to 1.25%, plus the corresponding VAT, on the Maximum Amount of the Trust F/2353 Issuance; and (ii) after the investment period and any extension thereof, at 1.25% plus the corresponding VAT on the Total Invested Amount of the Trust F/2353.

The aforementioned operations are carried out at all times at market prices and are covered by the corresponding contracts between the parties.

The balances with related parties are as follows:

|  | 31/12/2021      | 31/12/2020      |
|--|-----------------|-----------------|
| Receivable to:                                       |                 |                 |
| Coordinadora de Inmuebles Industriales, S.A. de C.V. | \$ 423          | \$ 453          |
| F2 Services, S.C.                                    | 98              | 78              |
| Others   | 2,324           | 7,947           |
|  | <b>\$ 2,845</b> | <b>\$ 8,478</b> |

|  | 31/12/2021        | 31/12/2020        |
|--|-------------------|-------------------|
| Payable to:  |                   |                   |
| Fibra UNO Administración, S.C.                       | \$ 69,835         | \$ 165,384        |
| Jumbo Administración, S.A.P.I. de C.V.               | -                 | 35,272            |
| Parks Mantenimiento, S.C.                            | 21,228            | 21,151            |
| Coordinadora de Inmuebles Industriales, S.A. de C.V. | 25,369            | 20,963            |
| Operadora Jumbo, S.A. de C.V.                        | 8,505             | 9,662             |
| Parks Concentradora, S.A. de C.V.                    | 8,662             | 11,358            |
| Others   | 13,495            | 10,922            |
|  | <b>\$ 147,094</b> | <b>\$ 274,712</b> |

## 15. Net Asset Value

- Fibra UNO's Net Asset Value (NAV) consists of the contributions of one thousand Mexican Pesos, the amount of net resources obtained from issuances of CBFIs and the contributions of investment properties to the trust's NAV paid with CBFIs.
- As of December 31, 2021 and 2020, there were 3,799,999,999 and 3,872,415,403 CBFIs outstanding, respectively.

## Distributions

The Fibra UNO Technical Committee has approved and paid distributions from the corresponding income tax accounts and capital reimbursement to the CBFI holders (beneficiaries), as follows:

| Distribution dates                   | Gross Tax result    | Taxes            | Net Tax result      | NAV reimbursement   | Total Distributed   |
|--------------------------------------|---------------------|------------------|---------------------|---------------------|---------------------|
| November 09, 2021                    | \$ 1,124,800        | \$ -             | \$ 1,124,800        | \$ 281,200          | \$ 1,406,000        |
| August 09, 2021                      | 830,399             | -                | 830,399             | 427,781             | 1,258,180           |
| May 10, 2021                         | 822,370             | -                | 822,370             | 425,342             | 1,247,712           |
| February 09, 2021                    | 1,201,350           | -                | 1,201,350           | -                   | 1,201,350           |
| <b>Total as of December 31, 2021</b> | <b>\$ 3,978,919</b> | <b>\$ -</b>      | <b>\$ 3,978,919</b> | <b>\$ 1,134,323</b> | <b>\$ 5,113,242</b> |
| November 10, 2020                    | \$ 199,898          | \$ 65,848        | \$ 134,050          | \$ 1,024,948        | \$ 1,158,998        |
| August 10, 2020                      | 551,861             | -                | 551,861             | 551,861             | 1,103,722           |
| May 11, 2020                         | -                   | -                | -                   | 1,140,887           | 1,140,887           |
| February 11, 2020                    | 1,210,881           | -                | 1,210,881           | 1,106,753           | 2,317,634           |
| <b>Total as of December 31, 2020</b> | <b>\$ 1,962,640</b> | <b>\$ 65,848</b> | <b>\$ 1,896,792</b> | <b>\$ 3,824,449</b> | <b>\$ 5,721,241</b> |

As of December 31, 2021, Fibra UNO distributed \$1,134.3 million Mexican Pesos as NAV reimbursement. As of December 31, 2020, Fibra UNO distributed \$3,824.4 million Mexican Pesos as NAV reimbursement of which \$1,106.7 million Mexican Pesos correspond to the tax year 2019.

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**Reserve for repurchase of CBFIs**

As of December 31, 2021, the Reserve for the repurchase of CBFIs authorized in the Committee on July 22, 2020 still comprises 110,759,255 CBFIs that at a closing price as of this date of 21.6399 gives a total of \$ 2,396,830 Mexican Pesos.

**16. Commitments**

Neither the Trustee nor its assets are subject to any type of legal action, except for those derived from its routine operations and activities.

**17. Subsequent Events**

On February 9, 2022, Fibra UNO announced the distribution to its CBFi holders related to 4Q21 results. The distribution was for the amount of \$2,581.1 million of Mexican Pesos, of which 100% was net fiscal result; related only to the flow generated during the quarter.

From the date of these financial statements and until the distribution date mentioned in the previous paragraph, the company carried out the repurchase of 20,190,999 CBFIs. The CBFIs that were creditors to said distribution were 3,779,809,000.

**18. Approval of Financial Statements**

The attached interim consolidated condensed financial statements and their notes were authorized for issuance by Mr. Fernando Alvarez Toca, Vice-President of Finances of Fibra UNO, according to the Technical Committee 's approval on February 21, 2022.

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