



**INFORMATION
SUPPLEMENT
3Q24**

Conference Call

Fibra Uno invites you to join its quarterly Conference call to discuss 3Q24 earnings results.

The conference call will take place next Wednesday, October 30th, 2024.

Mexico / 12 hrs. / +52 55 1168 9973

U.S.A. / 14 hrs. / +1 718 866 4614

United Kingdom / 19 hrs. / +44 203 984 9844

Brazil / 15 hrs. / +55 61 2017 1549

Conference Code: **121095**

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FIBRA UNO'S TOTAL REVENUES INCREASED 11.0% VS 3Q23 AND ITS TOTAL PORTFOLIO OCCUPANCY REACHED 95.3%

Mexico City, Mexico, October 29th, 2024 – Fibra Uno (BMV: FUNO11) (“FUNO” or “Fideicomiso Fibra Uno”), the first and largest Real Estate Investment Trust in Mexico and Latin America, announces its results for the third quarter of 2024.

| Third Quarter 2024 Highlights | Compared to Third Quarter 2023 Highlights |
|--|---|
| <ul style="list-style-type: none"> • Total revenues increased Ps. 348.5 million or 5.1% QoQ. • NOI of Ps. 5,412.5 million, as the NOI margin over rental revenues reached 83.6%. • Distribution per CBFI⁽¹⁾ was Ps. 0.5250 per CBFI⁽¹⁾, with a quarterly FFO payout of 87.9%, attributable to 90% capital reimbursement. • The acquisition of Helios CKD for Ps. 7 billion was formalized. • Consolidated portfolio occupancy closed at 95.3%, an increase of 10 bps vs the previous quarter. • The office segment's occupancy grew 70 bps QoQ, closing at 83.5%; it's highest level since the pandemic began. • +900 basis-point increase in MXP-denominated contract renewals in the industrial segment, +800 bps in the retail segment, and +490 bps in the office segment. • +1,560 basis-point increase in USD-denominated contract renewals in the industrial segment, and +750 bps in the retail segment. | <ul style="list-style-type: none"> • Total revenues increased Ps. 712.3 million or 11.0% YoY. • NOI grew Ps. 382.3 million or 7.6% YoY. • NOI per CBFI⁽²⁾ increased 7.4% YoY. • NOI growth of 40.5% compared to pre-pandemic⁽³⁾ level. • Total portfolio occupancy rate increased by 130 bps YoY, surpassing pre-pandemic level. • Office segment's occupancy rate increased by 390 bps YoY, reaching 83.5%. • Retail segment's occupancy rate increased 200 bps YoY, reaching 92.7%. • 648 thousand sqft increase in GLA (Gross Leasable Area). |

(1) Calculated with estimated CBFIs at distribution day. (2) Calculated with the average CBFIs of the period. (3) 9 months As of 3Q19 vs 9 months As of 3Q24.

CEO Comments

Dear all,

Once again, I am pleased to share the solid results of our company, which has continued on a steady upward trajectory since the pandemic, both in occupancy and net operating income. In this regard, I want to reflect with you on the results of these last few years, where despite having gone through the worst crisis in the last 100 years, we have managed to overcome all obstacles and exceed our own expectations. We have proven that our counter-cyclical business model works the way it was designed to work.

For example, at the worst point of the pandemic for the retail segment, our retail occupancy rate was ~91%, while the market fell to ~85%, even though we both started the pandemic at ~93%. Currently, our retail segment posts an occupancy of ~93%, similar to that of the market. Moving to the office segment, at the close of this quarter, it posted an occupancy rate of 83.5%, while Mexico's market reports an occupancy of ~78%. The recovery in the occupancy of our office portfolio has continued and exceeds our own expectations; expectations that were discussed on several occasions during the quarterly reports over the last 18 months.

From 2020 to date, our Gross Leasable Area grew only ~8%, from 10.2 to 11 million square meters. However, our NOI grew ~41% in the same period. This means that most of the growth comes from constant properties or same stores. This is particularly relevant considering that we granted more than ~Ps. 1,700 million as support to our tenants during the COVID-19 pandemic. The occupancy of the retail segment dropped to ~90%, and offices remained at around 75% for several quarters.

Today, we have recovered. We are pleased to note that the vast majority of our retail tenants are selling between ~30% or ~40% above pre-pandemic levels, and our rent in this segment has not grown at the same pace, causing occupancy cost of the retail segment to come down for the sector on average. Therefore, our leasing spreads in the commercial segment are solid, and this quarter reached 750 and 800 bps in contract renewals in dollars and pesos respectively. As we have previously commented, we expect the occupancy of our office portfolio to continue with a recovery trend. Still, we anticipate price tension once the entire market's occupancy exceeds 85%. Finally, as has been observed, the industrial segment remains very solid. It has been reporting double-digit leasing spreads and is in an excellent position to continue this trend. The real estate business is a business of time and resilience. The nature of investing in the stock market leads to a short-term micro-focus, for example, the market focus over the last 18 months has been the industrial segment.

Indeed, this segment is in a very solid position in its business cycle, and our portfolio, in particular, continues to maintain a solid performance, with demand exceeding the available supply in our key markets. Occupancy in our strategic markets is around 99.0%, which has driven rents to levels between ~US\$10.0 and ~US\$12.0 per square meter per month when ~60% of our portfolio located in the country's logistics heartland currently has an average contracted rent of ~US\$6.0 per square meter per month. This places us in an exceptional position to take advantage of this market dynamic in the coming years. Given the worldwide reconfiguration of the supply chain, the supply-demand dynamics for the Mexican industrial space will continue to maintain the conditions for a prolonged cycle. Once again, we see our counter-cyclical business strategy work, where the combination of offering the best-located property at competitive rent compared to the market has given us the best real estate assets with substantial growth potential, even maintaining our competitive rent strategy.

Our strategic objective continues to be to create a pure-play industrial vehicle that is internalized and has access to local and international stock markets for capital and debt. To this end, we have worked on different strategic alternatives, the resolution of which we look forward to announcing to the market soon.

During 2024, we have certified more than 1.3 million m2 under our portfolio decarbonization strategy, reaching 2.9 million m2 at the end of the quarter. Likewise, we seek that certifications also be a portfolio diagnosis that allows us to identify the remodeling and improvements needed to reach our commitment to zero carbon by 2050. Improving the MSCI, Sustainalytics, and S&P evaluations has favored and strengthened our sustainability strategy. We want to continue offering the best possible spaces socially and environmentally. Torre Mayor obtained the LEED Platinum certification in Version 5, one of the first buildings worldwide to be certified under this version.

Overall, as can be seen from the reported operating and financial data, our company is in a solid position and on the right path to take full advantage of the opportunities that come our way. We are committed to taking the necessary steps to maximize the value of our property portfolio, which continues to yield excellent operating and financial results.

Sincerely,
André El-Mann
CEO, FUNO

Quarterly Relevant Information

Financial Indicators

Figures in million pesos

| | 3Q24 | 2Q24 | 1Q24 | 4Q23 | 3Q23 | Δ% 3Q24 vs 2Q24 | Δ% 3Q24 vs 3Q23 |
|--|----------------|----------------|----------------|----------------|----------------|--------------------|--------------------|
| Total Revenues ⁽¹¹⁾ | 7,086.0 | 6,846.2 | 6,749.4 | 6,708.6 | 6,373.7 | 3.5% | 11.2% |
| Income from financial assets ⁽¹⁰⁾ | 74.4 | 74.4 | 74.4 | 74.4 | 74.4 | 0.0% | 0.0% |
| Credit Notes generated by Otis | -5.0 | -34.6 | 0.0 | 0.0 | 0.0 | -85.6% | -100.0% |
| Credit Notes reserve | 5.0 | -74.0 | 0.0 | 0.0 | 0.0 | -106.8% | 100.0% |
| Tota Revenues | 7,160.4 | 6,812.0 | 6,823.8 | 6,783.0 | 6,448.1 | 5.1% | 11.0% |
| Rental revenues ⁽¹⁾ | 6,468.2 | 6,232.7 | 6,158.0 | 6,114.8 | 5,807.9 | 3.8% | 11.4% |
| Net Operating Income (NOI) | 5,412.5 | 5,119.8 | 5,186.7 | 5,111.2 | 5,030.2 | 5.7% | 7.6% |
| NOI Margin over total revenue ⁽²⁾ | 75.6% | 75.2% | 76.0% | 75.4% | 78.0% | 0.4% | -2.4% |
| NOI Margin over properties' rental revenue ⁽³⁾ | 83.6% | 83.6% | 84.2% | 83.6% | 86.6% | 0.0% | -3.0% |
| Funds from Operations (FFO) | 2,279.1 | 2,185.5 | 2,230.3 | 2,306.4 | 2,216.9 | 4.3% | 2.8% |
| FFO Margin | 35.2% | 35.7% | 36.2% | 37.7% | 38.2% | -0.5% | -2.9% |
| PER CBFi | | | | | | | |
| NOI ⁽⁴⁾ | 1.4189 | 1.3437 | 1.3623 | 1.3425 | 1.3212 | 5.6% | 7.4% |
| FFO ⁽⁴⁾ | 0.5975 | 0.5736 | 0.5858 | 0.6058 | 0.5823 | 4.2% | 2.6% |
| AFFO ⁽⁴⁾ | 0.5975 | 0.5736 | 0.5858 | 0.6058 | 0.5823 | 4.2% | 2.6% |
| Distribution ⁽⁵⁾ | 0.5250 | 0.5190 | 0.4030 | 0.7028 | 0.5823 | 1.2% | -9.8% |
| CBFi's | | | | | | | |
| Total outstanding average during the period ⁽⁶⁾ | 3,814.5 | 3,810.2 | 3,807.3 | 3,807.3 | 3,807.3 | 0.1% | 0.2% |
| Total outstanding at the end of the period ⁽⁶⁾ | 3,814.5 | 3,814.4 | 3,807.3 | 3,807.3 | 3,807.3 | 0.0% | 0.2% |
| OPERATIONAL METRICS | | | | | | | |
| Total GLA ('000 sqft) ⁽⁷⁾ | 119,414.2 | 119,217.1 | 119,131.4 | 119,087.7 | 118,765.9 | 0.2% | 0.5% |
| Number of operations ⁽⁸⁾ | 613 | 613 | 613 | 613 | 613 | 0.0% | 0.0% |
| Average contract term (years) | 3.9 | 4.0 | 4.1 | 4.1 | 4.1 | -2.6% | -3.7% |
| Total Occupancy | 95.3% | 95.2% | 95.0% | 95.0% | 94.0% | 0.2% | 1.4% |
| GLA under development ('000 sqft) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0% | 0.0% |
| JV's under development ('000 sqft) ⁽⁹⁾ | 716.5 | 716.5 | 716.5 | 716.5 | 716.5 | 0.1% | 0.1% |

(1) Includes revenues from Torre Diana, Torre Mayor and Antea Trust's rights

(2) NOI/Total Revenues

(3) NOI/Rental Revenues

(4) Calculated with the average CBFi's of the period.

(5) Distribution/CBFi calculated based on estimated CBFi's eligible for distribution at distribution day: 3,814,458,054. Details are revealed in the communications related to each of the distributions.

(6) Millions of CBFi's

(7) Includes total GLA of Torre Mayor, Torre Latino, Torre Diana and Antea, as well as In Service GLA.

(8) Number of operations by segment. Our total number of properties is 586.

(9) Includes Satellite development.

(10) Memorial portfolio's revenues reclassification.

(11) Except for income from financial assets.

Breakdown of NOI margin over property revenues:

Figures in million pesos

| | 3Q24 | 2Q24 | 1Q24 | 4Q23 | 3Q23 | Δ% 3Q24 vs 2Q24 | Δ% 3Q24 vs 3Q23 |
|---|----------------|----------------|----------------|----------------|----------------|--------------------|--------------------|
| Rental Revenues ⁽¹⁾ | 6,409.0 | 6,178.4 | 6,104.6 | 6,040.7 | 5,728.6 | 3.7% | 11.9% |
| COVID-19 Reliefs | 5.0 | -34.6 | 0.0 | 0.0 | 0.0 | -85.6% | 100.0% |
| COVID-19 Reserve | -5.0 | -74.0 | 0.0 | 0.0 | 0.0 | -106.8% | -100.0% |
| Rental Revenues ⁽¹⁾ (post- COVID-19 support) | 6,409.0 | 6,069.7 | 6,104.6 | 6,040.7 | 5,728.6 | 5.6% | 11.9% |
| Dividend | 59.2 | 54.3 | 53.4 | 74.1 | 79.3 | 9.0% | -25.3% |
| Management fees | 4.0 | 25.1 | 31.7 | 36.8 | 33.6 | -84.1% | -88.1% |
| Total property Income | 6,472.2 | 6,149.2 | 6,189.8 | 6,151.6 | 5,841.5 | 5.3% | 10.8% |
| Administrative Expenses | -588.7 | -560.7 | -494.0 | -492.0 | -369.3 | 5.0% | 59.4% |
| Tenant Reimbursements - operating expenses | -163.4 | -161.4 | -206.7 | -260.3 | -152.1 | 1.2% | 7.4% |
| Property taxes | -198.4 | -198.1 | -193.1 | -188.7 | -191.6 | 0.1% | 3.5% |
| Insurance | -109.2 | -109.2 | -109.2 | -99.5 | -98.2 | 0.0% | 11.3% |
| Total Operating Expenses | -1059.7 | -1029.4 | -1003.1 | -1040.4 | -811.2 | 2.9% | 30.6% |
| Net Operating Income (NOI) | 5,412.5 | 5,119.8 | 5,186.7 | 5,111.2 | 5,030.2 | 5.7% | 7.6% |
| NOI margin over Rental revenues | 83.6% | 83.6% | 84.2% | 83.6% | 86.6% | 0.0% | -3.0% |

(1) Includes income from financial assets.

(2) NOI margin over property revenues includes dividend over rent related to fiduciary rights as well as revenues from financial assets.

Quarterly MD&A

The results below compare the third quarter of 2024 with the second quarter of 2024:

Revenues

FUNO's total revenues **increased by Ps. 348.5 or 5.1% QoQ**, reaching Ps. 7,160.4 million. This was mainly attributable to a combination of:

- i. An increase in the occupied gross leasable area in the office, retail and industrial segments.
- ii. Rent increases resulting from inflation being passed through to active contracts.
- iii. Rent increases on lease renewals.
- iv. Peso-dollar exchange rate depreciation and its effect on USD-denominated rents.
- v. The use of reserves related to the support granted to tenants affected by Hurricane OTIS.

Occupancy

FUNO's operating portfolio occupancy was 95.3%, an increase of 10 bps compared to the previous quarter.

- i. The industrial portfolio recorded a 98.4% occupancy rate, 10 bps above 2Q24.
- ii. The retail portfolio recorded a 92.7% occupancy rate, 10 bps above 2Q24.
- iii. The office portfolio recorded an 83.5% occupancy rate, 70 bps above 2Q24.
- iv. The "Others" portfolio recorded a 99.2% occupancy rate, remaining stable vs last quarter.

Operating Expenses, Property Taxes, and Insurance

Total operating expenses increased by Ps. 27.5 million, or 3.3% vs. 2Q24. This was mainly due to the seasonality of some expenses, as well as increases above inflation in some materials and services costs.

Property taxes and Insurance expenses remained stable compared to the previous quarter.

Net Operating Income (NOI)

NOI increased by Ps. 292.7 million, or 5.7%, vs. 2Q24, to reach Ps. 5,412.5 million. The NOI margin calculated over rental revenues was 83.6%⁽¹⁾ and 75.6% over total revenues.

Interest Expense and Income

Net interest expense increased by Ps. 206.4 million, or 8.1%, compared to 2Q24. This was mainly due to:

- i. Exchange rate depreciation which went from Ps. 18.2215 to Ps. 19.6290 per USD (+7.7%), and its effect on the interest payment in the quarter.
- ii. The capitalization of interest expenses for Ps. 400 million.
- iii. An impact of the pricing of our derivative financial instruments.

Funds from Operations (FFO)

As a result of the above, funds from operations controlled by FUNO increased Ps. 93.6 million, or 4.3%, compared to 2Q24, reaching Ps. 2,279.1 million.

Adjusted Funds from Operations (AFFO)

FUNO's AFFO increased Ps. 93.6 million, or 4.3% vs. 2Q24, totaling Ps. 2,279.1 million.

FFO and AFFO per CBFi

During the third quarter of 2024, FUNO did not issue nor repurchase CBFIs, closing the quarter with 3,814,458,064 CBFIs outstanding. The FFO and AFFO per average CBFi⁽²⁾ were Ps. \$0.5975, a 4.2% increase in both cases compared to last quarter.

Quarterly Distribution

The 3Q24 distribution is Ps. \$2,002.6 million and corresponds 90% to capital reimbursement, and 10% to fiscal result. It is equivalent to a quarterly AFFO payout of 87.9%.

(1) Refer to the NOI margin breakdown on page 7. (2) Calculated with the period's average CBFIs. 3) Executive compensation plan.

Balance Sheet

Accounts Receivable

Accounts receivable in 3Q24 totaled Ps. 2,705.9 million, a marginal increase of Ps. 19.9 million, or 0.7%, from the previous quarter. This is mainly due to the standard course of operations.

Investment Properties

The value of our investment properties, including financial assets and investments in associates, increased by Ps. 3,456.1 million or 1.0% vs. 2Q24, as a result of the following:

- i. Investment properties' fair value adjustments, including financial assets and investments in associates.
- ii. The acquisition of the first portion of CBFIs from the Helios CKD.
- iii. Normal progress in the construction of projects under development.
- iv. CapEx invested in our operating portfolio.

Debt

Total debt in 3Q24 stood at Ps. 145,766.9 million, compared to Ps. 138,632.7 million recorded in the previous quarter. This variation is mainly due to:

- i. The effect of the 7.7% exchange rate depreciation, where the MXP FX went from Ps. 18.2215 to Ps. 19.629 per USD.

Total Equity

Total equity decreased Ps. \$4,090.9 million, or -2.1% (including the participation of controlling and non-controlling interests) in 3Q24 compared to the previous quarter as a result of:

- i. Net income generated from quarterly results.
- ii. Derivatives valuation.
- iii. Shareholders' distribution related to 2Q24 results.
- iv. Executive Compensation Program (ECP) provision.

Operating results

Leasing spreads:

Increases in renewed contracts in MXP were **+900 bps** in the industrial segment, **+800 bps** in the retail segment, and **+490 bps** in the office segment. *Leasing spreads* above weighted average peso inflation of 4.7% (INPC) were +430 bps in the industrial segment, +330 bps in the retail segment, and +20 bps in the office segment.

For dollar-denominated lease renewals, rent increases were **+1,560 bps** in the industrial segment, **+750 bps** in the retail segment, and a **-430 bps** decrease in the office segment. *Leasing spreads* versus dollar-weighted average inflation of 3.1% (CPI) were 1,250 bps in the industrial segment, 440 bps in the retail segment, and -740 bps in the office segment. The latter is mainly due to a discount applied to ~70% of the renewed sqft.

For more detail see page 21.

Constant Properties:

The rental price per square meter in constant properties increased by **5.8%**, compared to the annual weighted average inflation of 4.3%. Therefore, we recorded a 1.5% increase in real terms. This was mainly due to the natural lag of higher inflation being reflected in our contracts, some office segment renewals without rental rate increases, and the Peso-Dollar FX depreciation and its effect on USD-denominated rents.

For further detail, see page 16.

Subsegment:

At the subsegment level, the portfolio's total annual rent per square foot increased from Us. \$11.4⁽¹⁾ to Us. \$11.7⁽¹⁾, or 2.5% compared to the previous quarter. This was mainly due to increases in current contracts and some renewals, as well as FX depreciation and its effect on USD rents.

Total NOI (at the property level) for the quarter increased **4.5%** compared to the previous quarter. These variations were mainly due to the following:

- a) For the Industrial segment, the Logistics NOI increased 5.5%, the Light Manufacturing NOI increased 8.6%, and Business Parks increased 1.5%. This was mainly due to rent increases at renewals, as well as FX depreciation and its effect on USD-denominated rents.
- b) The Office segment's NOI increased 0.8%, mainly due to occupancy gains.
- c) In the Retail segment, the Fashion mall subsegment's NOI increased by 16.7%, the Stand-alone subsegment's NOI increased by 1.6%, and the Regional Center remained stable vs the previous quarter.
- d) The Others segment's NOI increased by 2.5%, mainly due to the seasonality of the hotel's variable income.

For more detail, see page 24.

1) Assumes FX of Ps.19.51 for calculation.

NOI and FFO Conciliation

Figures in million pesos

| | 3Q24 | 2Q24 | 1Q24 | 4Q23 | 3Q23 | Δ% 3Q24 vs 2Q24 | Δ% 3Q24 vs 3Q23 |
|--|----------------|----------------|----------------|----------------|----------------|--------------------|--------------------|
| Rental revenues ⁽¹⁾ | 6,473.2 | 6,124.1 | 6,158.0 | 6,114.8 | 5,807.9 | 5.7% | 11.5% |
| Total Revenues | 7,160.4 | 6,812.0 | 6,823.8 | 6,783.0 | 6,448.1 | 5.1% | 11.0% |
| - Administrative Expenses | -588.7 | -560.7 | -494.0 | -492.0 | -369.3 | 5.0% | 59.4% |
| - Operating Expenses | -851.6 | -824.1 | -840.7 | -891.6 | -758.8 | 3.3% | 12.2% |
| - Property Taxes | -198.4 | -198.1 | -193.1 | -188.7 | -191.6 | 0.1% | 3.5% |
| - Insurance | -109.2 | -109.2 | -109.2 | -99.5 | -98.2 | 0.0% | 11.3% |
| Net Operating Income (NOI) | 5,412.5 | 5,119.8 | 5,186.7 | 5,111.2 | 5,030.2 | 5.7% | 7.6% |
| Margin over Total Revenues | 75.6% | 75.2% | 76.0% | 75.4% | 78.0% | 0.4% | -2.4% |
| Margin over Rental Revenues ⁽¹⁾ | 83.6% | 83.6% | 84.2% | 83.6% | 86.6% | 0.0% | -3.0% |
| FFO and AFFO Reconciliation | | | | | | | |
| Consolidated Comprehensive Net Income | -1,030.4 | 4,229.0 | 2,769.3 | 6,064.9 | -73.7 | -124.4% | 1298.9% |
| +/- Fair Value Adjustments | -1,270.4 | -6,713.0 | -83.4 | -1,043.8 | -73.4 | -81.1% | 1631.2% |
| +/- Foreign Exchange Variation, Net | 4,539.0 | 4,477.7 | -337.2 | -2,830.4 | 2,555.5 | 1.4% | 77.6% |
| +/- Valuation Effect on Financial Instruments | 9.2 | 98.9 | -78.7 | 78.2 | -154.8 | -90.7% | -105.9% |
| + Banking Commissions Amort. | 60.2 | 61.4 | 61.8 | 61.9 | 64.3 | -2.0% | -6.3% |
| + Provision for the EPC | 64.2 | 128.4 | 0.0 | 80.5 | 34.4 | -50.0% | 86.5% |
| + Administrative Platform Amort. | 25.5 | 25.5 | 25.5 | 25.5 | 25.5 | 0.0% | 0.0% |
| - Participation non-controlling | -125.6 | -119.3 | -128.9 | -130.9 | -127.0 | 5.3% | -1.1% |
| +/- Other(income/expenses) | 7.4 | -3.1 | 1.9 | 0.6 | -202.9 | -339.7% | -103.6% |
| +/- Expenses related to early termination of financial instruments | 0.0 | 0.0 | 0.0 | 0.0 | 168.9 | 0.0% | -100.0% |
| +/- Gain from acquisition of investment properties | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0% | 0.0% |
| +/- Gain from sales of investment properties | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0% | 0.0% |
| FFO | 2,279.1 | 2,185.5 | 2,230.3 | 2,306.4 | 2,216.9 | 4.3% | 2.8% |
| + Gain from sales of investment properties | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0% | 0.0% |
| + Gain from acquisition of investment properties | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0% | 0.0% |
| AFFO | 2,279.1 | 2,185.5 | 2,230.3 | 2,306.4 | 2,216.9 | 4.3% | 2.8% |
| PER CBFi | | | | | | | |
| NOI ⁽²⁾ | 1.4189 | 1.3437 | 1.3623 | 1.3425 | 1.3212 | 5.6% | 7.4% |
| FFO ⁽²⁾⁽⁴⁾ | 0.5975 | 0.5736 | 0.5858 | 0.6058 | 0.5823 | 4.2% | 2.6% |
| AFFO ⁽²⁾ | 0.5975 | 0.5736 | 0.5858 | 0.6058 | 0.5823 | 4.2% | 2.6% |
| Distribution ⁽³⁾ | 0.5250 | 0.5190 | 0.4030 | 0.7028 | 0.5823 | 1.2% | -9.8% |

(1) Includes dividends from fiduciary rights and revenues from financial property assets.

(2) Calculated using the average CBFIs in the period (see page 6).

(3) Distribution/CBFi calculated based on estimated CBFIs eligible for distribution at distribution day 3,814,458,054. Details are revealed in the communications related to each of the distributions.

(4) Consistent with AMEFIBRA FFO.

NAV Calculation:

NAV stands for "net asset value," which includes, but is not limited to, the value of investment properties after deducting liabilities and obligations. For the valuation of investment properties, the different independent appraisers use three different methodologies: rent capitalization, replacement cost, and comparable transactions. It is also worth noting that appraisers do not use an average of these methodologies. Instead, depending on the characteristics of a given property they vary the weight of each methodology as appropriate. Our assets appraisals are done through an independent appraiser once a year, while we conduct an internal estimated adjustment on a quarterly basis.

Properties under development and land are valued at cost.

Following the FUNO's NAV calculation breakdown for 3Q24:

| NAV FUNO | Ps. (million) |
|----------------------------|---------------|
| Total controlling interest | 185,645 |
| Non-controlling interest | 7,032 |
| Total Net Asset Value | 192,677 |
| CBFIs (million) | 3,814 |
| NAV/CBFI* | \$ 50.51 |

| CAP RATE | Ps. (million) |
|--|---------------|
| NOI ⁽¹⁾ | 22,880 |
| Investment completed | 300,242 |
| Investments in associates | 12,339 |
| Rights over properties with operating leases | 2,897 |
| Total operating properties ⁽²⁾ | 315,478 |
| CAP RATE | 7.3% |

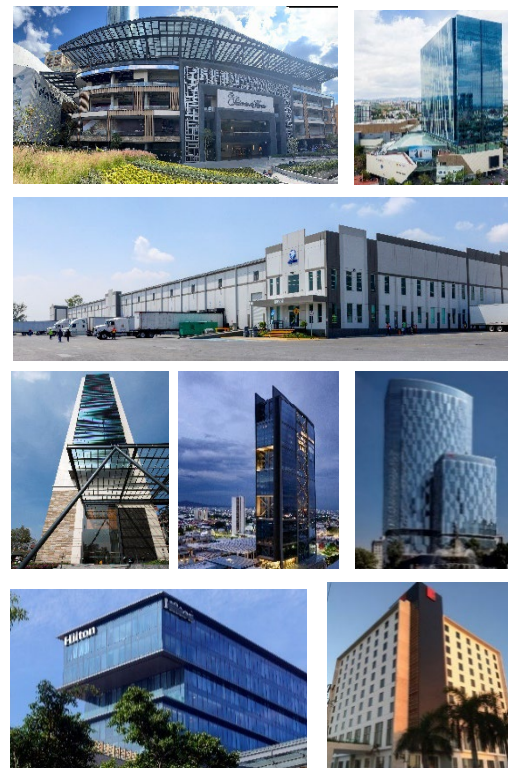
(1) NOI at property level (last quarter times 4).

(2) Includes "In Service" properties and fair value of Centro Bancomer. Excludes land and properties under development.

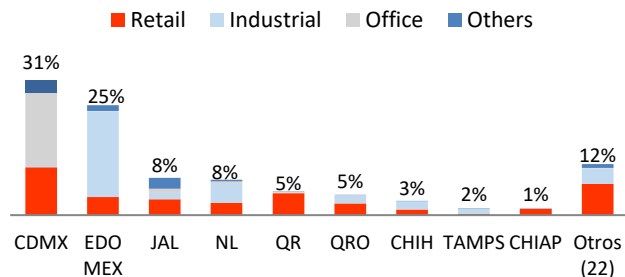
* CBFIs at the close of the quarter.

Portfolio Summary

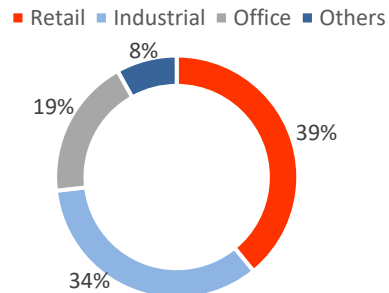
| | 3Q24 | 2Q24 | 1Q24 | 4Q23 | 3Q23 | Δ% 3Q24vs2Q24 | Δ% 3Q24vs3Q23 |
|-------------------------------------|----------|----------|----------|----------|----------|------------------|------------------|
| Retail | | | | | | | |
| Total GLA ('000 sqft) | 32,674.5 | 32,654.9 | 32,556.4 | 32,500.5 | 32,489.6 | 0.1% | 0.6% |
| Number of operations ⁽¹⁾ | 147 | 147 | 147 | 147 | 147 | | |
| Average contract term (years) | 3.7 | 3.7 | 3.8 | 3.9 | 3.9 | | |
| Total Occupancy | 92.7% | 92.6% | 92.2% | 91.8% | 90.7% | 0.1% | 2.0% |
| Industrial | | | | | | | |
| Total GLA ('000 sqft) | 65,242.3 | 65,070.2 | 65,059.9 | 65,070.8 | 64,816.5 | 0.3% | 0.7% |
| Number of operations ⁽¹⁾ | 181 | 181 | 181 | 180 | 180 | | |
| Average contract term (years) | 3.6 | 3.7 | 3.7 | 3.7 | 3.6 | | |
| Total Occupancy | 98.4% | 98.3% | 98.4% | 98.5% | 97.6% | 0.1% | 0.8% |
| Office | | | | | | | |
| Total GLA ('000 sqft) | 12,304.1 | 12,298.9 | 12,321.8 | 12,320.1 | 12,263.5 | 0.0% | 0.3% |
| Number of operations ⁽¹⁾ | 79 | 79 | 79 | 80 | 80 | | |
| Average contract term (years) | 4.0 | 4.2 | 4.3 | 4.4 | 4.3 | | |
| Total Occupancy | 83.5% | 82.8% | 81.6% | 81.7% | 79.7% | 0.7% | 3.8% |
| Others | | | | | | | |
| Total GLA ('000 sqft) | 9,193.2 | 9,193.2 | 9,193.2 | 9,196.3 | 9,196.3 | 0.0% | 0.0% |
| Number of operations ⁽¹⁾ | 206 | 206 | 206 | 206 | 206 | | |
| Average contract term (years) | 7.3 | 7.5 | 7.8 | 8.0 | 7.9 | | |
| Total Occupancy | 99.2% | 99.2% | 99.2% | 99.2% | 99.1% | 0.0% | 0.1% |



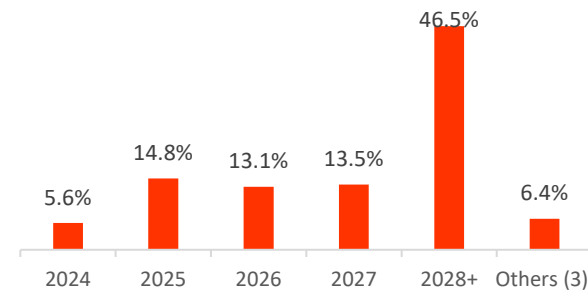
Revenues by Geography
(% ABR, as of 3Q'24)



Revenues by Segment⁽²⁾
(% ABR, as of 3Q'24)



Lease Expiration Profile
(% ABR, as of 3Q'24)



(1) Number of operations by segment. The number of properties is 586. (2) It considers revenues for signed contracts and 100% of the revenues derived from the fiduciary rights of Torre Mayor, Torre Diana and Antea, as well as 100%, of the rents at Torre Latino. (3) Statutory leases.

“In Service” Properties

The following tables show FUNO’s operating portfolio occupancy by segment at the close of 3Q24:

| SEGMENT | 3Q24 | | | | % OCCUPANCY |
|--------------|------------------|--------------------|-------------------|--------------------|--------------|
| | AVAILABLE SQFT | OCCUPIED SQFT | “IN SERVICE” SQFT | TOTAL SQFT | |
| RETAIL | 2,392,195 | 30,282,285 | 0 | 32,674,480 | 92.7% |
| INDUSTRIAL | 1,062,280 | 64,180,049 | 0 | 65,242,329 | 98.4% |
| OFFICE | 2,024,461 | 10,279,659 | 0 | 12,304,121 | 83.5% |
| OTHERS | 76,513 | 9,116,719 | 0 | 9,193,232 | 99.2% |
| TOTAL | 5,555,449 | 113,858,712 | 0 | 119,414,161 | 95.3% |

In terms of the *“In Service”* properties, the occupancy rate at the close of 3Q24 was the following:

| SEGMENT | AVAILABLE SQFT | OCCUPIED SQFT | TOTAL SQFT | % OCCUPANCY | VS 2Q24 |
|--------------|----------------|---------------|------------|-------------|------------|
| RETAIL | 0 | 0 | 0 | n/a | n/a |
| INDUSTRIAL | 0 | 0 | 0 | n/a | n/a |
| OFFICE | 0 | 0 | 0 | n/a | n/a |
| OTHERS | 0 | 0 | 0 | n/a | n/a |
| TOTAL | 0 | 0 | 0 | n/a | n/a |

Note: As of the 3Q24, there are no properties in the *“In service”* category.

CONSTANT PROPERTY RENTS⁽¹⁾

| ANNUAL REVENUES AT CONSTANT PROPERTIES | | | | |
|--|---------------------|---------------------|-------------|--|
| Segment | 3Q23 (Us.) 000's | 3Q24 (Us.) 000's | % Variation | |
| INDUSTRIAL | \$ 380,346 | \$ 422,389 | 11.1% | |
| RETAIL | \$ 512,772 | \$ 549,682 | 7.2% | |
| OFFICE | \$ 218,871 | \$ 234,155 | 7.0% | |
| OTHERS | \$ 114,308 | \$ 117,573 | 2.9% | |
| Total | \$ 1,226,297 | \$ 1,323,800 | 8.0% | |

| OCCUPANCY AT CONSTANT PROPERTIES | | | |
|----------------------------------|--------------|--------------|-------------|
| Segment | 3Q23 | 3Q24 | % Variation |
| INDUSTRIAL | 97.6% | 98.4% | 0.8% |
| RETAIL | 90.7% | 92.7% | 2.0% |
| OFFICE | 79.7% | 83.5% | 3.8% |
| OTHERS | 99.1% | 99.2% | 0.1% |
| Total | 94.0% | 95.3% | 1.3% |

| TOTAL GLA AT CONSTANT PROPERTIES | | | |
|----------------------------------|--------------------|--------------------|-------------|
| Segment | 3Q23 (SQFT) | 3Q24 (SQFT) | % Variation |
| INDUSTRIAL | 64,816,501 | 65,033,186 | 0.3% |
| RETAIL | 32,226,155 | 32,406,511 | 0.6% |
| OFFICE | 12,263,493 | 12,304,121 | 0.3% |
| OTHERS | 8,967,758 | 9,193,232 | 2.5% |
| Total | 118,273,907 | 118,937,050 | 0.6% |

| \$ /SQM AT CONSTANT PROPERTIES | | | |
|--------------------------------|-------------------|-------------------|----------------------|
| Segment | 3Q23 (Us/sqft/yr) | 3Q24 (Us/sqft/yr) | % Var. \$/sqft/yr |
| INDUSTRIAL | \$ 6.0 | \$ 6.6 | 9.8% |
| RETAIL | \$ 17.5 | \$ 18.3 | 4.4% |
| OFFICE | \$ 22.4 | \$ 22.8 | 1.7% |
| OTHERS | \$ 12.9 | \$ 12.9 | 0.3% |
| Total | \$ 11.0 | \$ 11.7 | 5.8% |

During the third quarter of 2024, FUNO recorded an 8.0% increase in same-store revenues compared to the same quarter of last year. The highest growth was recorded in the industrial segment with 11.1%, followed by the retail segment with 7.2%, the office segment with 7.0%, and the “Others” segment with 2.9%. The increase in contract renewals in the industrial and retail segments, and occupancy gains in all segments were the main drivers of the portfolio’s revenue growth.

The total occupancy rate at constant properties increased by 130 bps compared to the same quarter of last year. The office segment increased by 380 bps, the retail segment increased by 200 bps, the industrial segment increased by 80 bps, and the “Others” segment increased by 10 bps. The recovery of the office and retail segments drove the constant property occupancy rate increase.

The total gross leasable area (GLA) increased 0.6% YoY, with the “others” segment leading the way at 2.5%, primarily due to the inclusion of Galerias Valle Oriente’s hotel. This was followed by the retail segment at 0.6%, and the industrial and office segments at 0.3%. This growth resulted from our strategic expansion and reconversion of sqft in properties that have been operating for at least one year, which is in line with our tenants’ growth requirements.

The overall nominal growth in price per square foot for constant properties was **5.8%**; compared to the annual weighted average inflation of 4.3%. Therefore, we recorded a 1.5% increase in real terms. The industrial segment grew 9.8%, the retail segment grew 4.4%, the office segment grew 1.7%, and the “Others” segment increased 0.3%. The overall increase was affected by the natural lag in inflation increases reflected in our contracts, office segment renewals without rental rate increases, and the FX depreciation and its effect on USD-denominated contracts.

1) Assumes FX of Ps. 19.51 for all calculations.

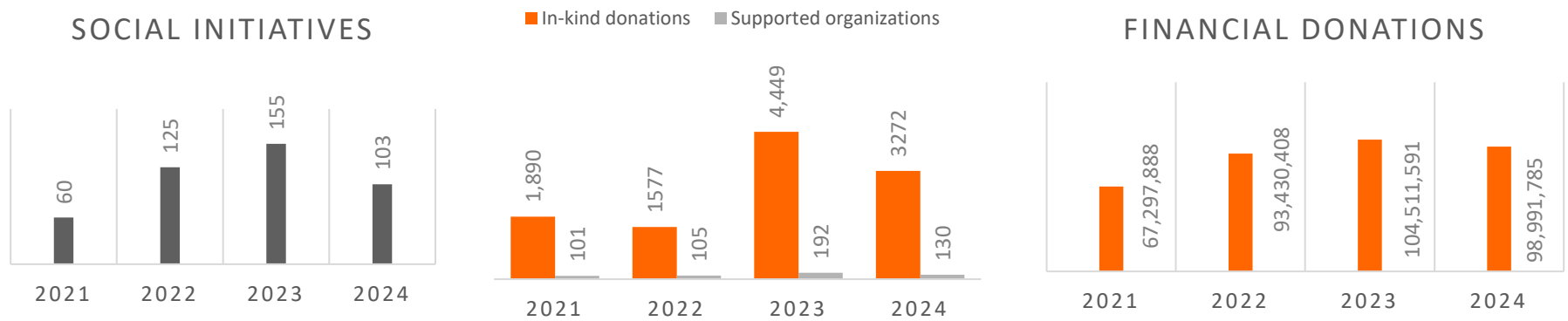
ESG Highlights

- Habitat regeneration in San Pablo Oztotepec Forest, Milpa Alta, Mexico City with more than 1,000 specimens of native *muhlenbergia macroura* re-introduced. This area is of significant environmental importance since the aquifers of this forest supply about 60% of the potable water of Mexico City and serve as a natural habitat for endangered species such as the *Teporingo* rabbit and the Mountain sparrow.
- In 2024, FUNO successfully reported information to the CDP, maintaining its commitment to voluntary disclosure that began in 2016. This initiative aligns with the CDP's role as a leading standard for climate change and water management reporting, offering crucial data that supports climate action and sustainability efforts.
- We published the social outreach "FUNO te ayuda a ayudar", with 317 social projects seeking funding from FUNO.
- We awarded 192 scholarships for high school, higher and postgraduate education for employees, family members and vulnerable groups.

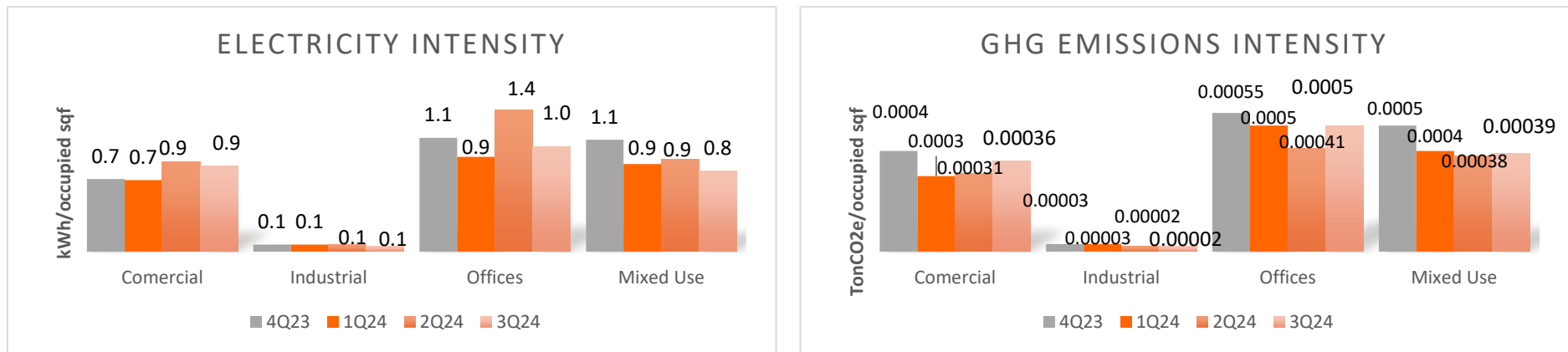


ESG Performance

Social Information



Environmental Data



Social initiatives: Activities to promote social wellbeing with our neighbors and visitors to our properties.

In-Kind Donations: Supports provided through spaces, objects, services, or goods, free of charge.

Financial Donations: supports provided through economic donations.

Supported organizations: Foundations, NGO's, Civil associations supported through any of the above-mentioned mechanisms.

Energy intensity: measures the efficiency of Kilowatt hours consumed per occupied square meter

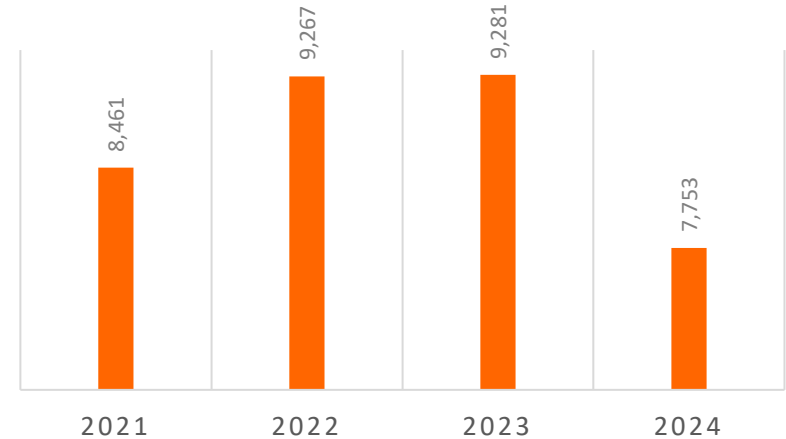
Emissions intensity measures the efficiency in equivalent CO2 tones emitted per occupied square meter.

ESG Performance

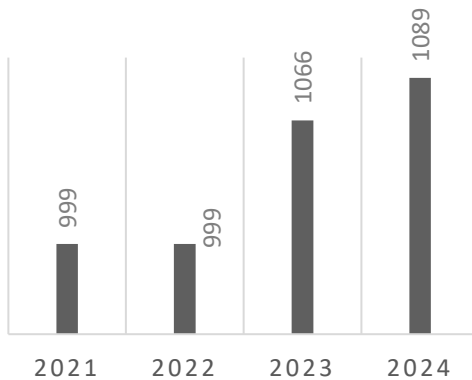
Social Information

| | 3Q23 | 4Q23 | 1Q24 | 2Q24 | 3Q24 |
|--|-------|-------|-------|-------|-------|
| Fatalities | 0 | 0 | 0 | 0 | 0 |
| Lost Time Injury Frequency Rate Direct Employees | 0 | 0 | 0 | 0 | 0 |
| Lost Time Injury Frequency Rate Indirect Employees | 18.74 | 16.18 | 16.18 | 23.29 | 23.58 |
| FUNO employee turnover (%) | 13.75 | 17.31 | 3.65 | 7.93 | 12.47 |
| Internally filled positions (%) | 24 | 17 | 44.11 | 26.6 | 19 |

TOTAL TRAINING HOURS

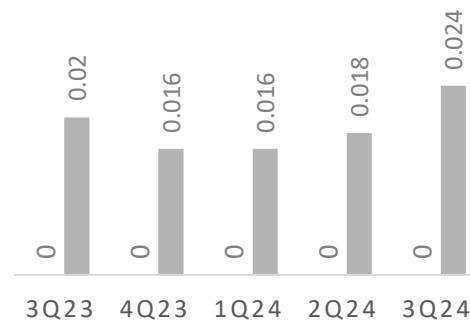


WORK FORCE

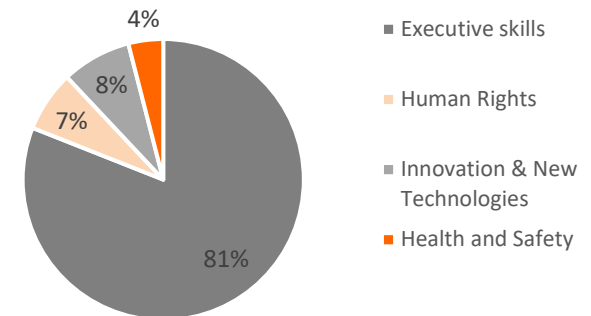


ABSENTEE RATE

■ FUNO ■ SUBCONTRACTORS



TRAINING BY TOPIC



Additional Information

Revenues by segment

| Segment | Revenues 2Q24 Ps. 000's | Revenues 3Q24 Ps. 000's | % Variation |
|-----------------|----------------------------|----------------------------|-------------|
| Retail | 2,626,874 | 2,770,789 | 5.5% |
| Industrial | 1,915,430 | 2,017,663 | 5.3% |
| Office | 895,313 | 888,336 | -0.8% |
| Others | 706,125 | 721,138 | 2.1% |
| OTIS CN reserve | -74,000 | 16,058 | -121.7% |
| TOTAL | 6,069,742 | 6,413,984 | 5.7% |

Acquisitions Pipeline

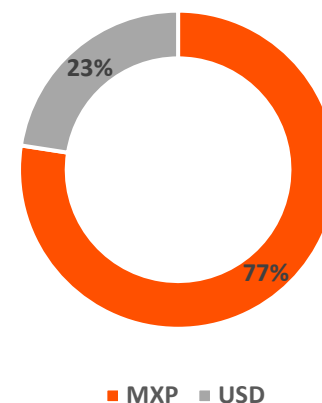
| Segment | Investment (Ps. mm) | Stabilized NOI (Ps. mm) |
|---------|---------------------|-------------------------|
| N/A | - | - |

Asset Recycling Pipeline

| Segment | Divestment (Ps. million) | Estimated closing date |
|--------------|--------------------------|------------------------|
| Retail | 2,100 | 1Q25 |
| Industrial | 180 | 4Q24 |
| Others | 1,700 | 1Q25 |
| Total | 3,980 | |

Note: Refers to possible future sales.

Leases breakdown by currency



Leasing Spread Indicators by segment

Leasing Spread considers contracts that underwent changes compared to the same contracts from the previous year:

| LEASE SPREAD 3Q 2024 | | | | | | | |
|----------------------|------------|------------|------------------------------------|-----------|--------------------|--------------------|-------------------------------|
| Currency | Segment | # Renewals | Annualized revenues (Us. 000's) | 2024 SQFT | Us/sqft/yr 2023 | Us/sqft/yr 2024 | % Var \$/SQFT 2024 vs 2023 |
| MXP | Retail | 1,323 | 64,111 | 3,035,155 | \$ 19.6 | \$ 21.1 | 8.0% |
| | Industrial | 88 | 37,966 | 5,268,729 | \$ 6.6 | \$ 7.2 | 9.0% |
| | Office | 80 | 15,203 | 785,218 | \$ 18.5 | \$ 19.4 | 4.9% |
| | Others | 0 | 0 | 0 | \$ - | \$ - | n/a |
| USD | Retail | 54 | 2,855 | 44,418 | \$ 59.8 | \$ 64.3 | 7.5% |
| | Industrial | 31 | 26,174 | 3,375,349 | \$ 6.7 | \$ 7.8 | 15.6% |
| | Office | 10 | 2,541 | 96,744 | \$ 27.4 | \$ 26.3 | -4.3% |

During the third quarter of 2024, increases in renewed contracts in MXP were **+900 bps** in the industrial segment, **+800 bps** in the retail segment, and **+490 bps** in the office segment. *Leasing spreads* above peso weighted average inflation (INPC) of 4.7% were +430 bps for the industrial segment, +330 bps for the retail segment, and 20 bps for the office segment.

For dollar-denominated leases, rent increases were **+1,560 bps** in the industrial segment, **+750 bps** in the retail segment, and **-430 bps** in the office segment. *Leasing spreads* versus dollar-weighted average inflation (CPI) of 3.1% were +1,250 bps in the industrial segment, +440 bps in the retail segment, and -740 bps in the office segment. The latter is mainly due to a discount applied to ~70% of the renewed sqft.

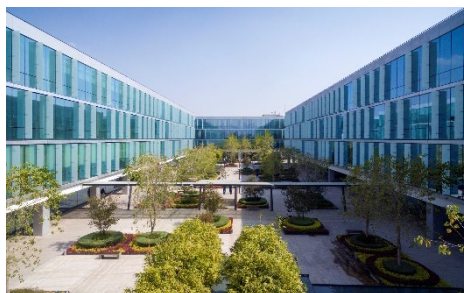
The soft recovery in the office segment was the main obstacle to achieving positive leasing spreads in the segment.

- 1) Assumes FX of Ps. 19.51 for all calculations.
- 2) Industrial segment includes *Business Park's* subsegment.
- 3) There were no renewals in the others segment in USD.

Occupancy Rate by Portfolio

| Portfolio | Properties ⁽¹⁾ | Total GLA ⁽²⁾ | Occupied GLA ⁽²⁾ | Occupancy ⁽³⁾ |
|-------------------|---------------------------|--------------------------|-----------------------------|--------------------------|
| INICIAL | 17 | 7,809,814 | 7,543,024 | 97% |
| GRIS | 1 | 861,000 | 858,219 | 100% |
| BLANCO | 1 | 475,737 | 474,971 | 100% |
| AZUL | 18 | 1,120,086 | 1,087,150 | 97% |
| ROJO | 178 | 1,316,835 | 1,316,835 | 100% |
| S. VILLAHERMOSA | 1 | 256,037 | 230,159 | 90% |
| VERDE | 1 | 1,275,042 | 1,275,042 | 100% |
| MORADO | 16 | 6,012,145 | 5,359,299 | 89% |
| TORRE MAYOR | 1 | 912,456 | 802,470 | 88% |
| PACE | 2 | 469,234 | 469,234 | 100% |
| G30 | 32 | 22,199,284 | 21,370,284 | 96% |
| IND. INDUSTRIALES | 2 | 836,625 | 836,625 | 100% |
| INDIVIDUALES | 9 | 2,564,048 | 2,379,138 | 93% |
| VERMONT | 31 | 5,162,623 | 5,057,623 | 98% |
| APOLO | 47 | 10,090,764 | 9,567,093 | 95% |
| P12 | 10 | 1,012,343 | 777,963 | 77% |
| MAINE | 5 | 1,473,992 | 1,426,944 | 97% |
| CALIFORNIA | 26 | 3,402,512 | 3,246,376 | 95% |

| Portfolio | Properties ⁽¹⁾ | Total GLA ⁽²⁾ | Occupied GLA ⁽²⁾ | Occupancy ⁽³⁾ |
|----------------|---------------------------|--------------------------|-----------------------------|--------------------------|
| ESPACIO AGS | 1 | 258,893 | 231,285 | 89% |
| LA VIGA | 1 | 858,462 | 601,452 | 70% |
| R15 | 5 | 3,546,986 | 3,223,184 | 91% |
| H.CENTRO HIST. | 1 | 430,794 | 422,232 | 98% |
| SAMARA | 1 | 1,437,752 | 1,300,588 | 90% |
| KANSAS | 13 | 4,613,251 | 4,253,501 | 92% |
| INDIANA | 17 | 3,557,760 | 3,557,760 | 100% |
| OREGON | 3 | 372,084 | 312,546 | 84% |
| ALASKA | 6 | 1,358,462 | 964,149 | 71% |
| TURBO | 20 | 6,217,188 | 5,916,630 | 95% |
| APOLO II | 16 | 2,555,837 | 2,514,989 | 98% |
| FRIMAX | 3 | 6,737,645 | 6,737,645 | 100% |
| TITAN | 63 | 11,505,256 | 11,417,866 | 99% |
| IND. HERCULES | 4 | 4,372,695 | 4,356,549 | 100% |
| MITIKAH | 7 | 3,058,655 | 2,960,458 | 97% |
| MEMORIAL | 16 | 854,481 | 854,481 | 100% |
| EX-ROJO | 11 | 427,388 | 154,947 | 36% |
| Total | 586 | 119,414,161 | 113,858,712 | 95.3% |



(1) Number of properties , (2)SQFT. Excludes the development GLA and includes the GLA of Torre Mayor, Torre Diana and Antea

Portfolio Occupancy by Geography

| STATE | OCCUPIED GLA ⁽¹⁾ | | | |
|------------------|-----------------------------|------------|-----------|-----------|
| | RETAIL | INDUSTRIAL | OFFICE | OTHERS |
| AGUASCALIENTES | 343,185 | 467,406 | 13,433 | 121,492 |
| BAJA CALIFORNIA | - | 2,151,671 | 43,633 | 145,948 |
| BAJA CALIF. SUR | 381,841 | - | - | 4,596 |
| CAMPECHE | - | - | - | 10,241 |
| CHIAPAS | 1,355,986 | 167,760 | - | 62,776 |
| CHIHUAHUA | 1,047,929 | 4,096,702 | - | 125,784 |
| CIUDAD DE MEXICO | 6,445,844 | 483,669 | 8,991,095 | 2,507,719 |
| COAHUILA | 517,791 | 1,184,807 | - | 89,028 |
| COLIMA | 141,987 | - | 4,101 | 7,739 |
| DURANGO | - | 249,566 | - | 12,518 |
| ESTADO DE MEXICO | 5,097,636 | 35,824,107 | 65,865 | 1,481,392 |
| GUANAJUATO | 617,732 | 304,800 | - | 135,065 |
| GUERRERO | 643,878 | - | - | 52,073 |
| HIDALGO | 615,657 | 669,398 | - | 15,855 |
| JALISCO | 2,244,306 | 2,852,308 | 549,191 | 2,818,023 |
| MICHOACAN | - | - | - | 15,274 |

| STATE | OCCUPIED GLA ⁽¹⁾ | | | |
|-----------------|-----------------------------|------------|---------|---------|
| | RETAIL | INDUSTRIAL | OFFICE | OTHERS |
| MORELOS | 153,108 | 49,805 | - | 244,254 |
| NAYARIT | 472,078 | - | - | 3,444 |
| NUEVO LEON | 2,252,159 | 7,724,241 | 277,104 | 534,675 |
| OAXACA | 303,453 | - | - | 66,704 |
| PUEBLA | - | 1,087,091 | 7,050 | 11,301 |
| QUERETARO | 1,602,794 | 3,457,933 | 70,199 | 4,575 |
| QUINTANA ROO | 2,643,328 | 325,413 | 139,355 | 250,874 |
| SAN LUIS POTOSI | 76,876 | - | - | 23,002 |
| SINALOA | 148,537 | - | 8,826 | 21,485 |
| SONORA | 783,084 | 48,427 | 26,630 | 73,614 |
| TABASCO | 230,159 | - | - | 3,229 |
| TAMAULIPAS | 223,034 | 2,644,843 | 15,472 | 68,535 |
| TLAXCALA | 391,074 | - | - | - |
| VERACRUZ | 793,263 | - | 41,215 | 88,169 |
| YUCATAN | 680,132 | - | 26,490 | 117,332 |
| ZACATECAS | 75,434 | 390,101 | - | - |

30,282,285 64,180,049 10,279,659 9,116,719

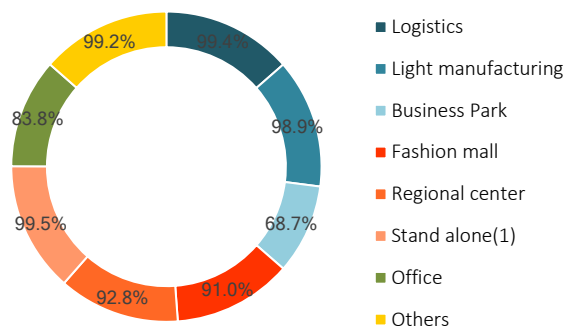
(1) Figures in sqft. Excludes GLA *In Service* and under development

Summary by Subsegment

| Subsegment ⁽³⁾ | Total GLA ⁽⁵⁾ (000 sqft) | Occupied GLA ⁽⁵⁾ (000 sqft) | % Occupancy ⁽⁵⁾ | \$/sqft/year ⁽⁶⁾ (Us.) | NOI ⁽⁴⁾⁽⁶⁾ 3Q24 (Us. 000) |
|----------------------------|--|---|----------------------------|--------------------------------------|---|
| Logistics | 48,607.4 | 48,339.7 | 99.4% | 6.3 | 72,710.7 |
| Light manufacturing | 14,517.1 | 14,354.8 | 98.9% | 6.4 | 18,239.2 |
| Business Park | 2,018.8 | 1,386.7 | 68.7% | 17.7 | 5,786.7 |
| Fashion mall | 8,300.6 | 7,555.9 | 91.0% | 25.6 | 44,244.8 |
| Regional center | 22,403.7 | 20,786.8 | 92.8% | 16.4 | 79,541.3 |
| Stand alone ⁽¹⁾ | 1,737.8 | 1,729.2 | 99.5% | 8.7 | 3,308.9 |
| Office | 12,635.5 | 10,589.0 | 83.8% | 22.6 | 41,532.8 |
| Others | 9,193.2 | 9,116.7 | 99.2% | 12.9 | 27,818.7 |
| Total | 119,414.2 | 113,858.7 | 95.3% | 11.7 | 293,183.2 |

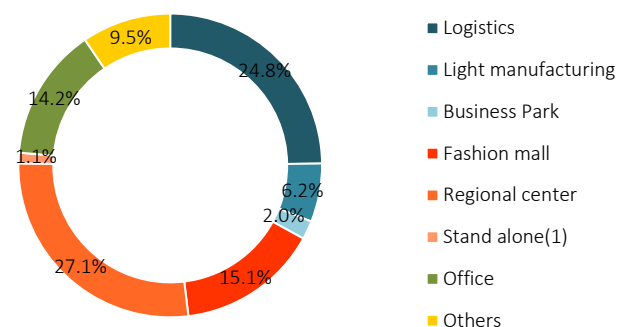
Occupancy by Subsegment

(% GLA) 3Q24



NOI by Subsegment

(% NOI) 3Q24



(1) Properties from the Red Portfolio are classified as *Others*, except for Office buildings (2) Office NOI includes 100% of Centro Bancomer as we consolidate *Mitikah*; however, only 62% corresponds to FUNO.(3) Classification different from segment classification. (4) NOI at property level. (5) It does not consider In Service sqm. (6) Assumes FX of Ps.19.51 for all calculations

Portfolio Under Development

Figures in million pesos

Co-investments

| Portfolio | Project | Segment | Final GLA (sqft) | CapEx to Date | Pending CapEx | Annualized Revenue Base (A) | Additional Estimated Revenues (B) | Annual- Total Estimated Revenues (A+B) ⁽¹⁾ | Delivery Date |
|--------------|--------------------------------|----------------------|---------------------|----------------|---------------|-----------------------------------|--|--|------------------|
| Mitikah | Mitikah phase 2 ⁽²⁾ | Retail/Office/others | TBD | TBD | TBD | 0 | TBD | TBD | TBD |
| Apolo II | Satelite ⁽³⁾ | Retail/Others | 716,456 | 3,519.0 | 80.0 | 0 | 392.0 | 392.0 | 4Q'24 |
| Total | | | 716,456 | 3,519.0 | 80.0 | 0 | 392.0 | 392.0 | |

Investment in Operational Portfolio

| Accumulated Investment As of 3Q24 ⁽⁴⁾ | |
|---|--------------|
| Retail | 581.0 |
| Industrial | 286.0 |
| Office | 82.1 |
| Others | 16.8 |
| Total | 965.9 |

(1) Assumes revenues from properties completely stabilized.

(2) As of 3Q24, approximately 3.1 million sqft are operating, including Shopping mall, Tower M, Medical Tower and Centro Bancomer.

(3) Includes cost of land.

(4) Includes expansions.

Helios Co-Investment

- During the third quarter of 2024, the acquisition of the Helios CKD (Trust 2353) for Ps. 7 billion was formalized.
- In the 3Q24 the first payment for Ps. 1,250 million was made. The participation of FUNO in the Helios vehicle at the close of 3Q24 was 18%.
- The Helios CKD co-invest in the 2584 trust (Mitikah), with its financial information summarized below:



| | 30/09/2024 |
|---|---------------------|
| Assets | <u>\$2,392,716</u> |
| Investment properties | <u>\$19,631,505</u> |
| Current liabilities | <u>\$7,240,983</u> |
| Shareholders' equity attributed to Fibra Uno | <u>\$9,165,608</u> |
| Non-controlling participation | <u>\$5,617,630</u> |
| | 30/09/2024 |
| Annual Net Income | <u>\$899,886</u> |
| Annual Net income attributed to the non-controlling participation | <u>\$341,957</u> |

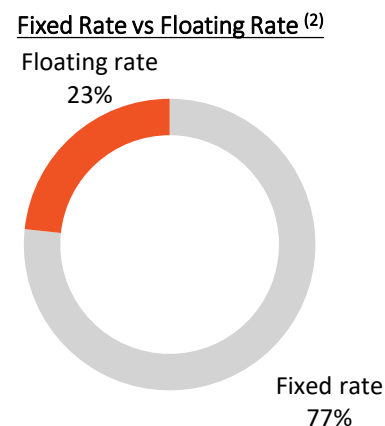
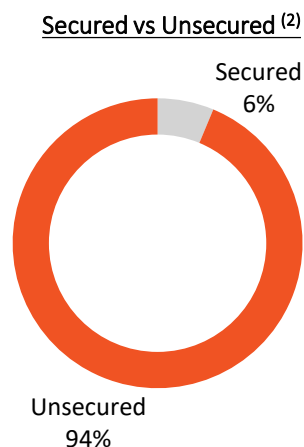
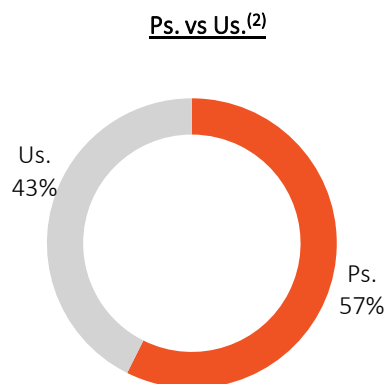
Note: Figures in thousand pesos.



Credit Profile

At the close of the quarter, FUNO was in full compliance with its public-debt covenants:

| Metric | FUNO | Limit | Status |
|--|--------|-------------------------------|-------------|
| Loan-to-Value (LTV) ⁽¹⁾ | 42.3% | Less than or equal to 60% | Compliant ✓ |
| Secured debt limit | 2.7% | Less than or equal to 40% | Compliant ✓ |
| Debt service coverage ratio | 1.6x | Greater than or equal to 1.5x | Compliant ✓ |
| Unencumbered assets to unencumbered debt | 229.6% | Greater than or equal to 150% | Compliant ✓ |



(1) Considers the value of total assets excluding account receivable and intangibles

(2) Includes hedging effect of interest and foreign exchange rates

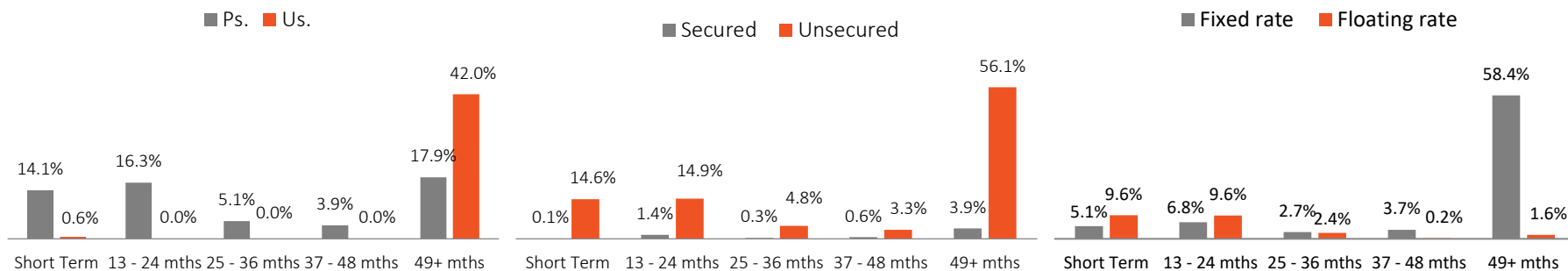
CNBV Ratios

Metric *Figures in million pesos*

| | |
|--------------------------------------|-----------------|
| Liquid Assets ⁽²⁾ | 3,394.2 |
| Operating income after distributions | 15,452.0 |
| Lines of Credit | 25,547.9 |
| Subtotal | 44,394.1 |
| Debt service | 33,389.3 |
| CapEx | 1,298.0 |
| Subtotal | 34,687.2 |



| | FUNO | Limite | Status |
|--|-------|--------------------------|-----------|
| Loan-to-Value (LTV) | 41.6% | Lesser or equal to 50% | Compliant |
| Debt coverage service ratio ⁽¹⁾ | 1.3x | Greater or equal to 1.0x | Compliant |



(1) Liquid assets + Operating income + lines of credit / Debt service + Estimated Capex for the following 12 months

(2) Includes cash and cash equivalents, refundable VAT and excludes restricted cash and reserve funds for bank loans

(3) Graphs include the hedging effect of interest and foreign exchange rates

All figures are in million pesos.

Quarterly distribution

- Following FUNO's commitment to create consistent value for its CBFI holders, the Technical Committee approved a quarterly distribution of Ps. \$2,002.6 million for the period starting July 1, 2024, and ending September 30, 2024. This equals Ps. \$0.5250 per CBFI⁽¹⁾, which 100% corresponds to the net fiscal result.
- Under Mexican Law, FUNO is obliged to pay at least 95% of its taxable income at least once a year.
- Historic distribution payments below:

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|----|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 1Q | 0.0343 | 0.1960 | 0.3700 | 0.4366 | 0.4921 | 0.502 | 0.5154 | 0.5297 | 0.5806 | 0.2904 | 0.3283 | 0.5049 | 0.3891 | 0.4030 |
| 2Q | 0.3022 | 0.3000 | 0.4100 | 0.4014 | 0.4934 | 0.4801 | 0.5115 | 0.5401 | 0.5836 | 0.2810 | 0.3311 | 0.5236 | 0.5713 | 0.5190 |
| 3Q | 0.3779 | 0.4045 | 0.4504 | 0.4976 | 0.5005 | 0.4894 | 0.5166 | 0.5550 | 0.5850 | 0.3170 | 0.3700 | 0.5659 | 0.5823 | 0.5250 |
| 4Q | 0.3689 | 0.4216 | 0.4800 | 0.4890 | 0.5097 | 0.5116 | 0.5107 | 0.5755 | 0.5899 | 0.3119 | 0.6829 | 1.1068 | 0.7028 | |

(1) Distribution per CBFI calculated based on estimated CBFI eligible for distribution on distribution day: 3,814,458,054.

(2) Details are revealed in the communications related to each of the distributions.

Financial Information

Balance Sheet

Figures in thousand pesos

| Assets | Notes | 30/09/2024 | 31/12/2023 |
|---------------------------------------|-------|--------------------|--------------------|
| Currents assets: | | | |
| Cash and restricted cash | 3. | \$ 2,668,434 | \$ 2,826,642 |
| Lease receivables from tenants | 4. | 2,705,921 | 3,537,159 |
| Other accounts receivable | 5. | 1,707,108 | 1,680,862 |
| Accounts receivable - related parties | 13. | 288,756 | 25,947 |
| Refundable tax, mainly VAT | | 1,038,672 | 1,227,392 |
| Properties' financial assets | | 365,091 | 336,871 |
| Derivative financial instruments | 10. | - | 5,586 |
| Prepaid expenses | | 1,115,429 | 764,906 |
| Total current assets | | 9,889,411 | 10,405,365 |
| Non-current assets: | | | |
| Investments in financial assets | | 675,505 | - |
| Investment properties | 6. | 322,254,496 | 312,270,870 |
| Properties' financial assets | | 2,937,295 | 2,697,217 |
| Investments in associates | 7. | 12,339,274 | 9,892,099 |
| Accounts receivable - related parties | 13. | 1,603,276 | 1,603,276 |
| Prepaid expenses | | - | 647,584 |
| Derivative financial instruments | 10. | 110,238 | 99,365 |
| Other assets | 8. | 941,351 | 1,017,989 |
| Total non-current assets | | 340,861,435 | 328,228,400 |
| Total assets | | 350,750,846 | 338,633,765 |

Financial Information

Balance Sheet

Figures in thousand pesos

| Liabilities and trustors' net asset value | Notes | 30/09/2024 | 31/12/2023 |
|---|-------|-----------------------|-----------------------|
| Short-term liabilities: | | | |
| Borrowings | 9. | 21,300,596 | 23,253,195 |
| Accounts payable and accrued expenses | 11. | 5,828,233 | 6,621,167 |
| Accounts payable due to acquisition of Investment Properties | | 516,418 | 676,418 |
| Deposits from tenants | | 155,176 | 151,430 |
| Deferred revenues from Leases | | 310,621 | 353,649 |
| Lease rights | | 133,390 | 149,280 |
| Payables to related parties | 13. | 1,096,986 | 635,780 |
| Total short-term liabilities | | 29,341,420 | 31,840,919 |
| Long-term liabilities: | | | |
| Borrowings | 9. | 123,711,369 | 105,302,400 |
| Accounts payable and accrued expenses | | 333,574 | 587,930 |
| Deposits from tenants | | 1,574,101 | 1,390,454 |
| Deferred revenues from leases | | 561,127 | 567,908 |
| Derivative financial instruments | 10. | 2,552,557 | 4,181,535 |
| Total long-term liabilities | | 128,732,728 | 112,030,227 |
| Total liabilities | | 158,074,148 | 143,871,146 |
| Net asset value | | | |
| Beneficiaries' capital | 14. | 106,565,546 | 106,372,973 |
| Retained earnings | | 80,764,967 | 80,901,128 |
| Valuation of derivative financial instruments in cash flow hedges / Actuarial earnings | | (3,088,400) | (1,103,598) |
| Trust certificates repurchase reserve | | 1,402,940 | 1,866,914 |
| Total controlling interest | | 185,645,053 | 188,037,417 |
| Non-controlling interest | | 7,031,645 | 6,725,202 |
| Total net asset value | | 192,676,698 | 194,762,619 |
| Total liabilities and net asset value | | \$ 350,750,846 | \$ 338,633,765 |

Financial Information

Income Statement

Figures in thousand pesos

| | 9 months as of 30/09/2024 | 3 months as of 30/06/2024 | 6 months as of 30/06/2024 | 9 months as of 30/09/2023 | 3 months as of 30/06/2023 | 6 months as of 30/06/2023 |
|---|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| Investment property income | \$ 18,468,775 | \$ 6,334,592 | \$ 12,134,183 | \$ 17,003,462 | \$ 5,654,198 | \$ 11,349,264 |
| Reserve for OTIS relieves | (103,626) | 5,000 | (108,626) | - | - | - |
| Maintenance revenues | 1,985,002 | 688,237 | 1,296,765 | 1,753,237 | 606,658 | 1,146,579 |
| Reserve for OTIS relieves | (5,000) | (5,000) | - | - | - | - |
| Dividends of fiduciary rights' leases | 166,937 | 59,204 | 107,733 | 190,817 | 79,295 | 111,522 |
| Interest income from financial assets | 223,175 | 74,391 | 148,784 | 222,337 | 74,392 | 147,945 |
| Management fees, income | 60,905 | 4,008 | 56,897 | 104,482 | 33,569 | 70,913 |
| | 20,796,168 | 7,160,432 | 13,635,736 | 19,274,335 | 6,448,112 | 12,826,223 |
| Management fees, expenses | (752,248) | (242,241) | (510,007) | (765,726) | (260,237) | (505,489) |
| Administrative expenses | (1,643,419) | (588,731) | (1,054,688) | (1,127,630) | (369,314) | (758,316) |
| Operating expenses | (2,516,464) | (851,598) | (1,664,866) | (2,218,094) | (758,793) | (1,459,301) |
| Property taxes | (589,588) | (198,366) | (391,222) | (581,853) | (191,628) | (390,225) |
| Insurance | (327,726) | (109,242) | (218,484) | (292,770) | (98,154) | (194,616) |
| | (5,829,445) | (1,990,178) | (3,839,267) | (4,986,073) | (1,678,126) | (3,307,947) |
| Operating income | 14,966,723 | 5,170,254 | 9,796,469 | 14,288,262 | 4,769,986 | 9,518,276 |
| Interest expense | (8,098,003) | (2,834,306) | (5,263,697) | (7,503,481) | (2,483,855) | (5,019,626) |
| Expenses for early termination of financial instruments | - | - | - | (168,927) | (168,927) | - |
| Interest revenue | 200,078 | 68,767 | 131,311 | 207,518 | 57,811 | 149,707 |
| Income after financial expenses | 7,068,798 | 2,404,715 | 4,664,083 | 6,823,372 | 2,175,015 | 4,648,357 |

Financial Information

Income Statement

Figures in thousand pesos

| | 9 months as of 30/09/2024 | 3 months as of 30/06/2024 | 6 months as of 30/06/2024 | 9 months as of 30/09/2023 | 3 months as of 30/06/2023 | 6 months as of 30/06/2023 |
|--|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| Foreign exchange gain (loss), Net | (8,679,515) | (4,539,017) | (4,140,498) | 4,623,963 | (2,555,496) | 7,179,459 |
| Valuation effect on financial instruments | (29,436) | (9,192) | (20,244) | 191,051 | 154,803 | 36,248 |
| Fair value adjustment to investment properties, financial non-current asset and affiliates | 8,066,832 | 1,270,364 | 6,796,468 | 1,120,319 | 73,380 | 1,046,939 |
| Administrative platform amortization | (76,638) | (25,546) | (51,092) | (76,638) | (25,546) | (51,092) |
| Amortization of bank and other financial charges | (183,401) | (60,202) | (123,199) | (186,059) | (64,278) | (121,781) |
| Other income (expenses) | (6,166) | (7,367) | 1,201 | 24,608 | 202,888 | (178,280) |
| Executive bonus | (192,573) | (64,191) | (128,382) | (241,425) | (34,425) | (207,000) |
| Net consolidated income (loss) | \$ 5,967,901 | \$ (1,030,436) | \$ 6,998,337 | \$ 12,279,191 | \$ (73,659) | \$ 12,352,850 |
| Other comprehensive results: | | | | | | |
| Items that will be subsequently reclassified to results - gain (loss) on valuation of financial instruments | (2,013,966) | (1,133,261) | (880,705) | (253,381) | (648,971) | 395,590 |
| Amounts that will not be reclassified to results in the future (loss) profit in employee benefits plan valuation effects | - | - | - | - | - | - |
| Consolidated comprehensive income (loss) | \$ 3,953,935 | \$ (2,163,697) | \$ 6,117,632 | \$ 12,025,810 | \$ (722,630) | \$ 12,748,440 |
| Net consolidated income (loss): | | | | | | |
| Controlling interest | 5,589,658 | (1,158,732) | 6,748,390 | 11,905,481 | (200,646) | 12,106,127 |
| Non-controlling interest | 378,243 | 128,296 | 249,947 | 373,710 | 126,987 | 246,723 |
| | \$ 5,967,901 | \$ (1,030,436) | \$ 6,998,337 | \$ 12,279,191 | \$ (73,659) | \$ 12,352,850 |
| Consolidated comprehensive income (loss): | | | | | | |
| Controlling interest | 3,604,856 | (2,280,128) | 5,884,984 | 11,658,559 | (847,953) | 12,506,512 |
| Non-controlling interest | 349,079 | 116,431 | 232,648 | 367,251 | 125,323 | 241,928 |
| | \$ 3,953,935 | \$ (2,163,697) | \$ 6,117,632 | \$ 12,025,810 | \$ (722,630) | \$ 12,748,440 |

Financial Information

Cash Flow

Figures in thousand pesos

| | 30/09/2024 | 30/09/2023 |
|---|---------------------|----------------------|
| Operating activities: | | |
| Net Consolidated income of the period | \$ 5,967,901 | \$ 12,279,191 |
| Adjustments to non-cash items: | | |
| Adjustment to the fair value of investment properties, financial assets of properties and investments in associates | (8,066,832) | (1,120,319) |
| Unrealized exchange effects | 8,561,623 | (4,298,902) |
| Amortizations and provisions for expenses | 2,079,940 | 1,513,830 |
| Executive Bonus | 192,573 | 241,425 |
| Interest income | (200,078) | (207,518) |
| Expenses for early termination of financial instruments | - | 168,927 |
| Interest expense | 8,098,003 | 7,503,481 |
| Effect of valuation on derivative financial instruments | 29,436 | (191,051) |
| Other non-cash transactions | 10,470 | (42,101) |
| Total | 16,673,036 | 15,846,963 |
| Changes in working capital: | | |
| (Increase) decrease in: | | |
| Lease receivables | (590,928) | (466,876) |
| Other accounts receivable | (78,131) | (74,465) |
| Accounts receivable – related parties | (70,442) | (1,605) |
| Recoverable taxes, mainly VAT | 188,722 | 298,207 |
| Prepaid expenses and other assets | (1,200,618) | (1,887,840) |
| Increase (decrease) in: | | |
| Trade accounts payable and accrued expenses | (834,445) | 157,311 |
| Rents collected in advance | (49,808) | (154,721) |
| Lease rights | (15,891) | 105,623 |
| Deposits from tenants | 187,393 | 16,410 |
| Due from related parties | 443,408 | (59,947) |
| Net cash flow provided by operating activities | 14,652,296 | 13,779,060 |

Financial Information

Cash Flow

Figures in thousand pesos

| | 30/09/2024 | 30/09/2023 |
|---|---------------------|---------------------|
| Investment Activities: | | |
| Investments in project development | (1,617,254) | (4,809,136) |
| Advances and Acquisitions of investment properties | - | (50,000) |
| Insurance recovery | 31,763 | 18,639 |
| Early settlement of financial instruments | - | 1,167,462 |
| Investment property sales | - | 3,608,683 |
| Cost of loans capitalized on investment properties | (1,413,815) | (1,322,853) |
| Investments in associates | (1,250,003) | (15,594) |
| Payment of loans granted to related parties | - | 146,496 |
| Interest charged | 200,078 | 207,518 |
| Net cash flow used in investing activities | (4,049,231) | (1,048,785) |
| Financing Activities: | | |
| Payments on borrowings | (23,842,679) | (20,872,146) |
| Proceeds from borrowings | 28,089,901 | 19,501,638 |
| Derivative financial instruments | (1,175,080) | (880,742) |
| Trustors' contributions | - | 143,722 |
| Distributions to Trustors / Beneficiaries | (6,232,431) | (8,023,862) |
| Interest paid | (7,600,984) | (6,822,395) |
| Net cash flow used in financing activities | (10,761,273) | (16,953,785) |
| Cash and cash equivalents: | | |
| Net increase (decrease) in cash and cash equivalents | (158,208) | (4,223,510) |
| Cash and Cash equivalents at the beginning of the period | 2,826,642 | 6,887,111 |
| Cash and cash equivalents at the end of the period | \$ 2,668,434 | \$ 2,663,601 |

Upcoming Results

Report

Fourth quarter 2024
First quarter 2025
Second quarter 2025
Third quarter 2025

Date

Tentatively, February 25, 2025
Tentatively, April 24, 2025
Tentatively, July 24, 2025
Tentatively, October 28, 2024

Glossary:

NOI:

The net operating income is calculated by subtracting from the total income: operating expenses, maintenance expenses, property tax, insurance and non-recurring expenses; it excludes financial revenues/expenses and the management fee.

FFO:

Funds from operations are calculated by eliminating the effects of items that do not require cash, and adding/ subtracting to the net consolidated income of the following: 1) Fair value adjustment; 2) foreign exchange rate variation; 3) valuation effect of financial instruments; 4) banking commissions amortization; 5) provision for executive bonus; 6) amortization of the administrative platform; 7) non-controlling participation; and 8) non-recurring items.

AFFO:

AFFO is obtained by adjusting the FFO when adding/ subtracting 1) the gain in the sale of investment properties and subtracting 2) maintenance CAPEX.

Net Asset Value (NAV):

“Fair Market Value” of all assets in the company. Including, but not limited to all properties after liabilities and obligations are subtracted. For the valuation of Investment Properties, we use rent capitalization, replacement cost and comparable transactions. In addition, properties under development and land reserves are valued at cost.

Fair Value of Investment Properties:

Determined once a year by an independent appraiser. This study considers three main methodologies in the valuation process: 1) property replacement cost; 2) value of comparable transactions; and 3) rent capitalization. Each category has its own weighted average depending on the specific condition of each of the properties (they are not equally weighted).

Fair value adjustment:

The result on the variation of the fair value of investment properties during the period.

Interest Capitalization:

The allocation of the of interest of the period that corresponds to the part of debt used for development.

Available funds for distribution:

For FUNO available funds for distribution equals AFFO of the period, even though the legal requirement equals to 95% of the fiscal exercise.

Glossary:

Developments:

Projects under construction.

Properties in Operation:

Refers to properties that are part of the operating portfolio. Including the properties in the “*In Service*” category.

Number of operations:

Defines the different uses in a single property based on the business segment. The company has mixed-use properties and requires different operators for convenience/efficiency. Samara is a good example, in which there is a corporate office operator and another for the shopping center and hotel.

Leasing Spreads:

Considers the change in rent per square meter of contracts that were modified, due to a contract renewal; changing the conditions of the agreement and considering only fixed rent.

Constant Properties:

Compares the revenue performance, price per square meter, GLA and constant occupancy over time. In terms of revenues and price per square meter, they are considered fixed + variable rents.

Properties “*In Service*” or transition:

With the goal of adding more transparency to the disclosure of occupancy at the properties, we have incorporated a new classification.

Properties will be considered *In Service* if they meet the following criteria:

1. Properties under development that were completed during the reported quarter.
2. Properties in operation that saw their occupancy interrupted, affecting said occupancy at a rate greater than 75% due to renovations to be completed in a period greater than a year.
3. Properties acquired during the quarter with occupancy levels below 25%.

Note: Properties under development with construction completion dates that have *pre-leasing* equal or greater than 90% (i.e. Built to suit) will be accounted for directly as properties in operation.

The stabilization period per segment is as follows:

- Industrial: 12 months
- Retail: 18 months
- Office: 24 months

After the above-mentioned period, properties will be automatically considered properties in operation.