



## FIBRA UNO ANNOUNCES THE SUCCESSFUL ISSUANCE OF SENIOR UNSECURED GREEN BOND IN THE INTERNATIONAL MARKETS FOR A TOTAL OF US. \$600 MILLION

Mexico City. February 7, 2024.

Fibra Uno (BMV: FUNO11) (“FUNO®” or “Fideicomiso Fibra Uno”), the first and largest real estate investment trust in Mexico and Latin America announces that today, it successfully placed **the first senior unsecured green bond** issued by a Mexican REIT in the 144a/RegS markets for Us. \$600 million. An amount equal to the issuance will be used to finance eligible green projects in accordance with FUNO’s sustainable framework.

This is a debt neutral transaction, as FUNO expects to prepay in full the 2024 bond that matures in December 2024. This bond was issued at par with a coupon of 7.375% and a final bullet maturity of ten years in February 2034. We are pleased to continue to receive the trust of our investors as reflected in an oversubscribed book of over 2 times.

With this issuance, FUNO reaffirms its commitment to its environmental performance towards at Net Zero portfolio, the strength of its creditworthiness, and the trust of its investors in Mexico, the company, and its business model.

The issuance is rated BBB- by Fitch and Baa2 by Moody's, with rating watch evolving and negative outlook respectively.

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### About Fibra Uno.

Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) is the first and largest FIBRA (REIT) in the Mexican market. It operates and develops a wide range of real estate assets for leasing, mainly in the industrial, retail and office segments. As of September 30th, 2023, Fibra Uno had a portfolio of 613 operations that totaled approximately 11 million sqm with footprint on all states of Mexico. Fibra Uno's strategy focuses in having the best locations, high-quality assets and geographic, segment and tenant diversification. Furthermore, FUNO® management team has more than 30 years of expertise in development and operation of all segments of the real estate industry.

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