FUNO® ANNOUNCES SUCCESSFUL ISSUANCE OF SENIOR UNSECURED GREEN BONDS IN THE LOCAL MARKET FOR PS. 7,500 MILLION

Mexico City, México, August 10, 2026

Fibra Uno (BMV: FUNO11) ("FUNO" or "Fideicomiso Fibra Uno"), the first and largest real estate investment trust in Mexico and Latin America announces that on Friday, August 7, 2026, it successfully completed the public offering and placement of two senior unsecured green bonds in the Mexican domestic market, for an aggregate amount of Ps. 7.5 billion.

The proceeds will be used to refinance existing debt. Of the total amount, Ps. 4.3 billion correspond to the 26V-2V bond, at a fixed interest rate of MBONO + 170 bps (equivalent to a fixed rate of 10.81%) and maturing in July 2036; while Ps. 3.2 billion correspond to the 26V bond, at a floating interest rate of TIIE + 85 bps and maturing in August 2029. Following these issuances, the new weighted average maturity of our debt is 7.6 years.

Fibra Uno is also pleased to announce that the order book exceeded Ps. 18.0 billion, representing an oversubscription of 2.5x.

With this green issuance, FUNO® reaffirms its ESG leadership within the industry, as well as the strength of its credit profile and the confidence that investors in Mexico continue to place in the Company and its business model. The issuance received ratings of AAA(mex) and HR AAA from Fitch Ratings and HR Ratings, respectively.

FUNO® would like to thank all the authorities and team members whose support and collaboration made this issuance possible.

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 June 30th, 2026, Fibra Uno had a portfolio of 599 properties that totaled approximately 134.5 million sq. ft. 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 35 years of expertise in the development and operation of all segments of the real estate industry.

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