



FIBRA UNO ANNOUNCES THE SIGNING OF A BINDING INTERNALIZATION AGREEMENT OF ITS REAL ESTATE ADVISORY AND REPRESENTATION CONTRACTS

Mexico City, June 17, 2025

Fibra Uno (FUNO), the first and largest real estate investment trust in Latin America, informs its shareholders that, in response to recommendations from its investors, it has signed an agreement to internalize its advisory and representation contracts. The members of the Ad-Hoc Committee and their advisors have reached binding agreements with the owners of said contracts, which contemplate a total consideration of \$10,467.9 million pesos, payable with real estate assets owned by FUNO® at 1.0x net asset valuation. The payment considers real estate assets as the currency with a valuation of 1.0x book value.

The assets to be used as payment are the following: Samara (considering the debt on the property), MidTown Jalisco, and Montes Urales 620; which contain a mix of 60% office space, 34% retail space, and 6% hotel space. This transaction, in addition to meeting market expectations, reflects the advisor's absolute confidence in the value of FUNO's real estate assets.

FUNO® will maintain the cashflow from the properties until the closing date and cancellation of commissions will take place.

As usual for this type of transaction, it is subject to authorization from the Mexican Antitrust Commission, as well as certain conditions stipulated by FUNO®, which primarily includes an orderly transition period, a business audit, the execution of secondary agreements evidencing the transfer of the business, including the hiring of key personnel, the transfer of trademarks and rights, as well as contracts related to the continuity of the business itself. We will work diligently to ensure the closing of the transaction occurs during 2025.

FUNO reiterates its commitment to keeping its investors informed about this matter.

About Fibra Uno. Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) is the first and largest FIBRA in the Mexican market. It operates and develops a wide range of properties for lease, mainly in the industrial, commercial and office segments. As of March 31, 2025, FUNO® had a portfolio of 614 properties totaling more than 11.1 million m2 with a presence in all states of the Mexican Republic. The strategy of the Fibra Uno Trust focuses on having the best locations, properties of the highest quality and with diversification of segments, geographies and tenants. In addition, FUNO's management team has more than 35 years of experience in development and operation in all segments of the real estate sector.

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