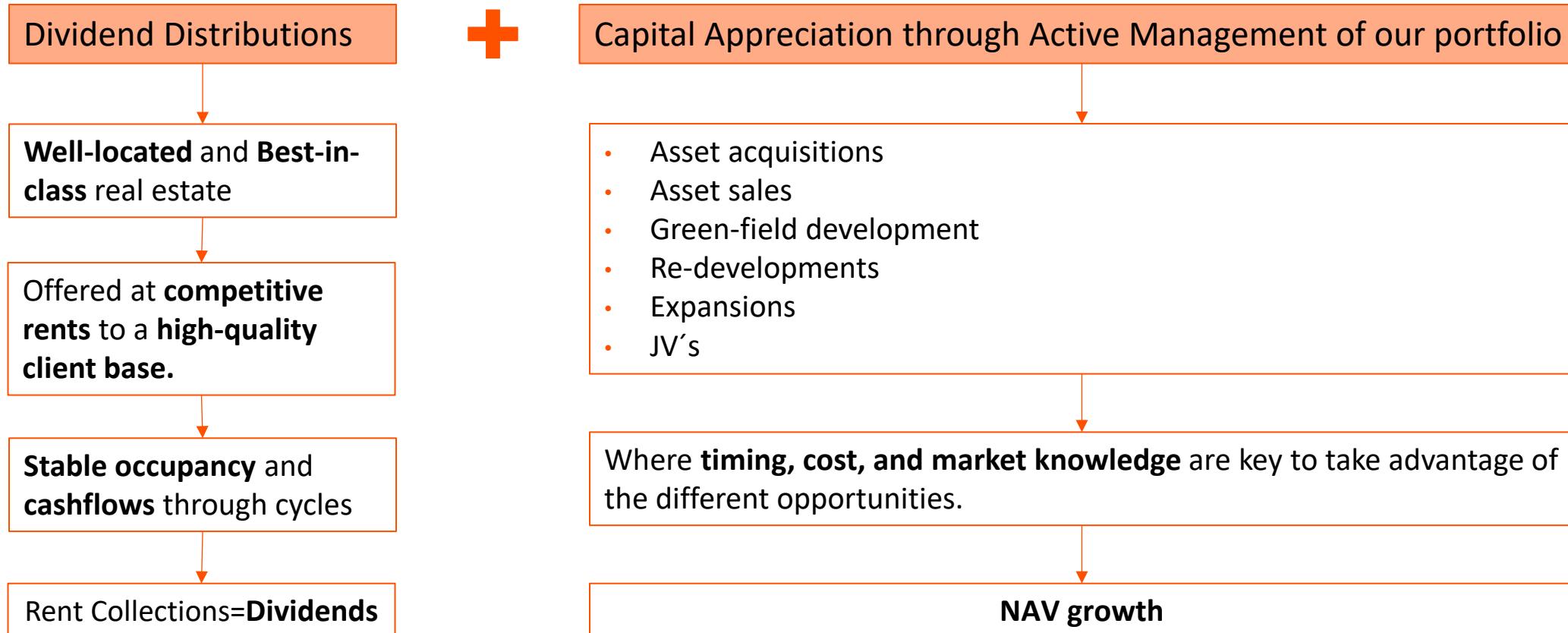




CORPORATE PRESENTATION 1Q25

FUNO'S TOTAL RETURN FOCUS



30%

Total Return Contribution

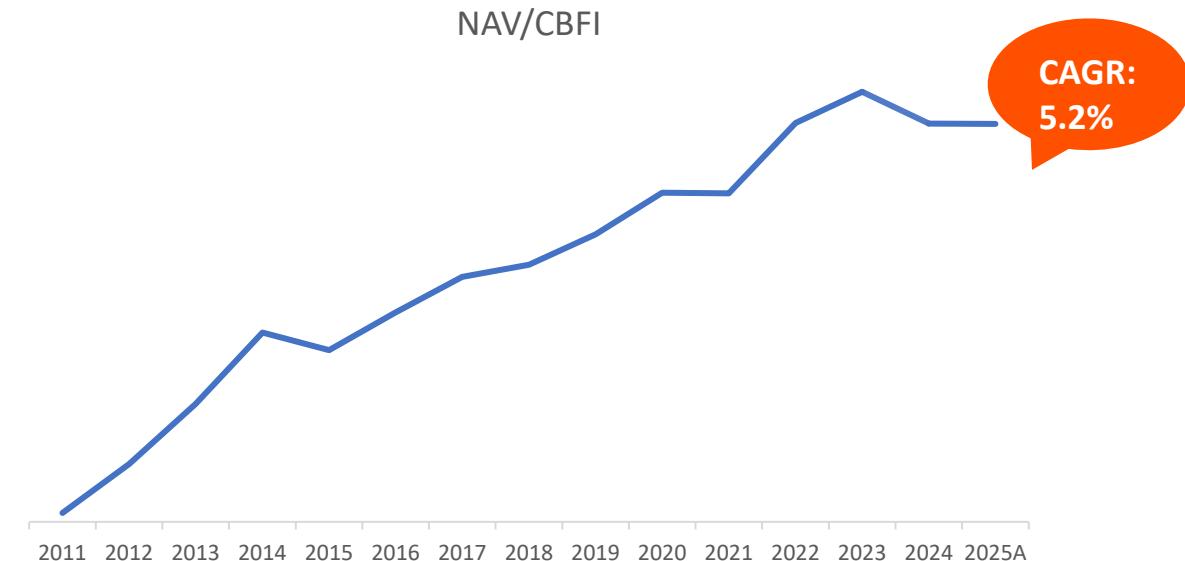
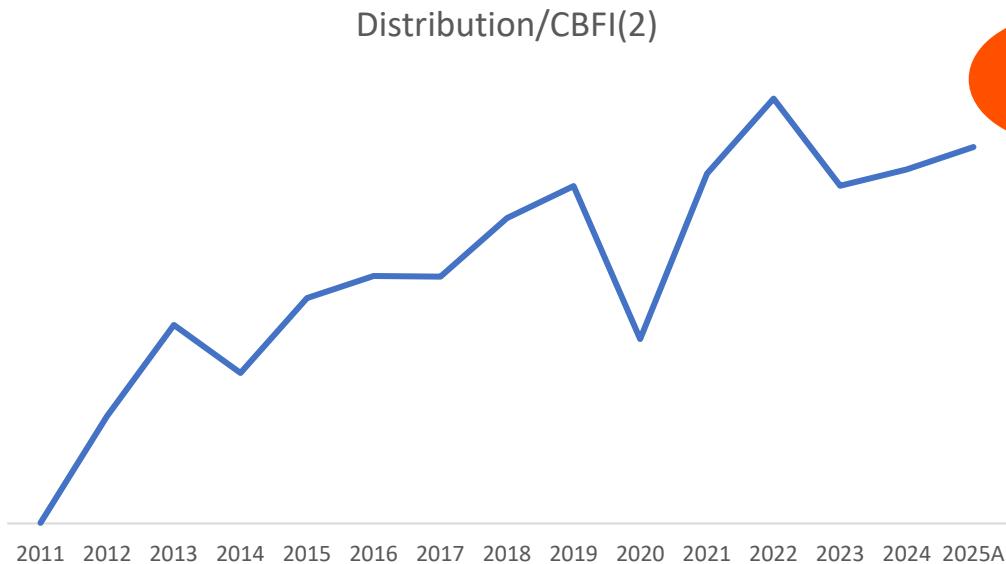
70%

Sustainable Shareholder Value Creation **Over Time**

HISTORY SPEAKS BY ITSELF

We have distributed more than 86 billion pesos or Ps. 26.6⁽¹⁾ per CBFI to our CBFI holders over 57 quarters. Almost equal to our current market cap.

Our NAV per CBFI has grown at a 5.2% CAGR over the last 57 quarters.

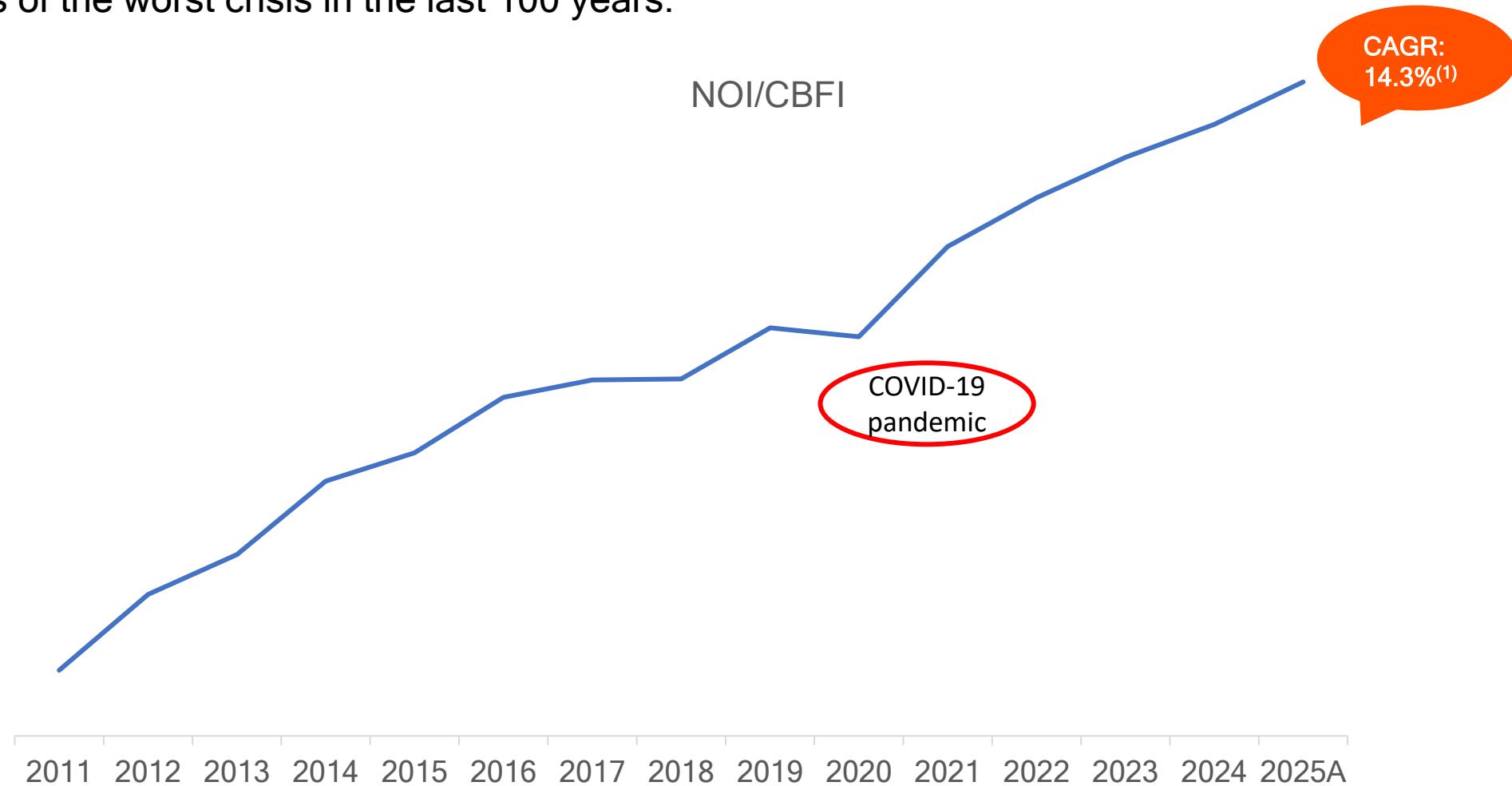


Dividend + **NAV growth** = **Total Return**

(1) As of 1Q25 (2) CAGR for 2020,2021, 2022,2023,2024,2025A Distribution = AFFO

HISTORY SPEAKS BY ITSELF

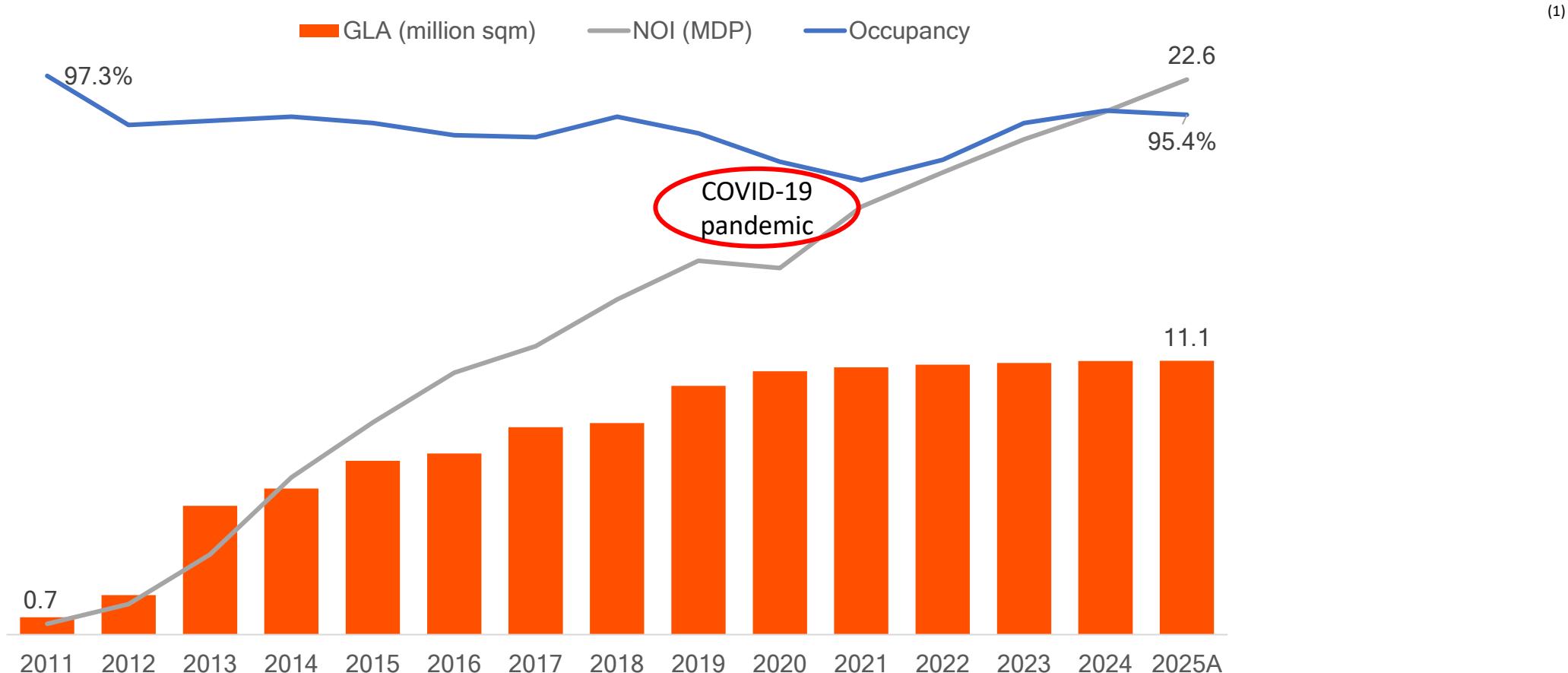
Our NOI per CBFI has grown over 5x since IPO, at a compound annual growth rate of 14.3%, even considering the effects of the worst crisis in the last 100 years.



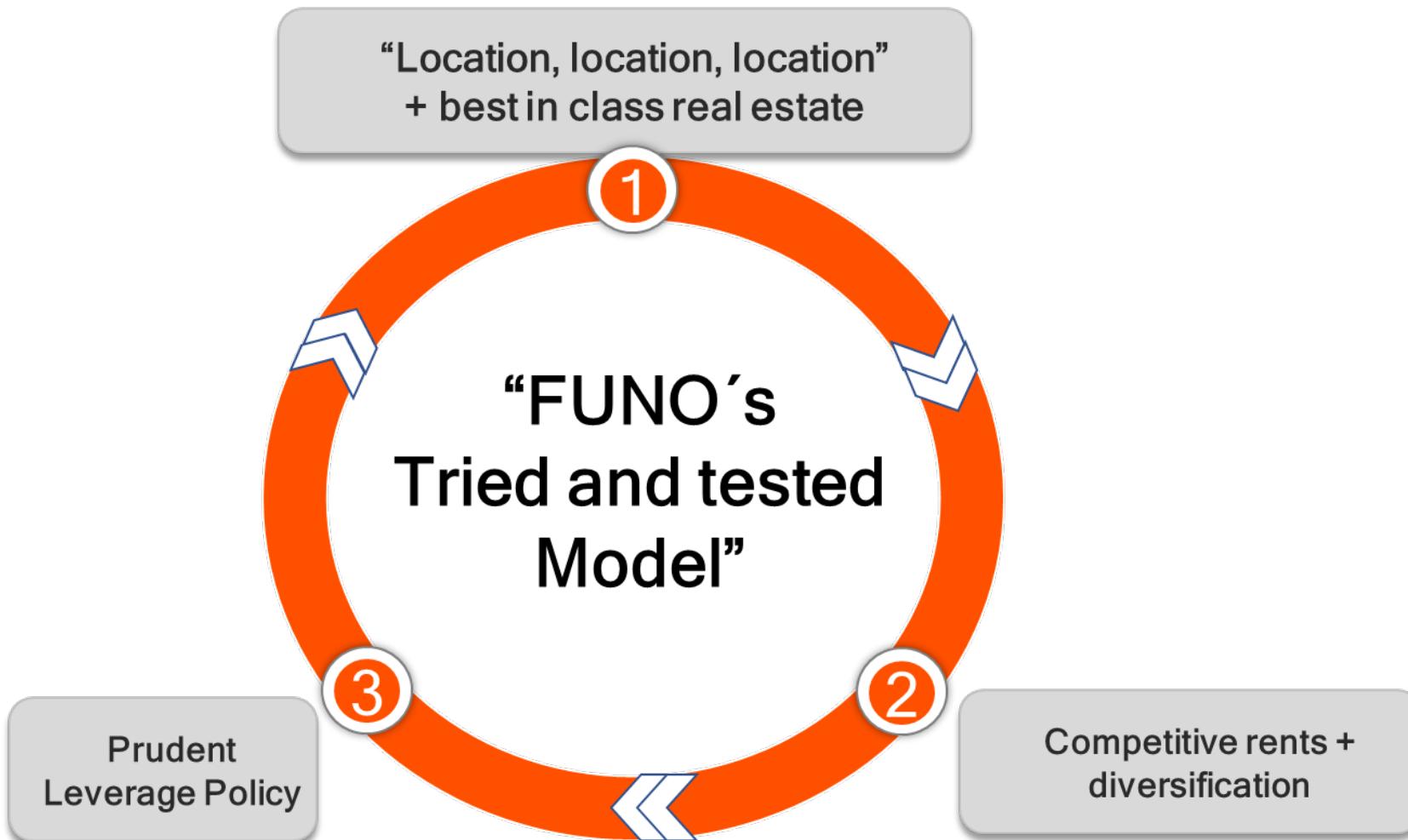
(1) Annualized NOI as of 1Q25

HISTORY SPEAKS BY ITSELF

- Stable and healthy occupancy rate **through the cycle**.
- NOI remained **stable during the cycle** and continued to grow even considering the pandemic, asset sales, and GLA stabilization.



COUNTER-CYCLICAL BUSINESS MODEL



FUNO AT A GLANCE

Fibra uno is the **largest, fully integrated, total return focus** real estate company in Mexico and Latin America, designed with a **counter-cyclical** business model.

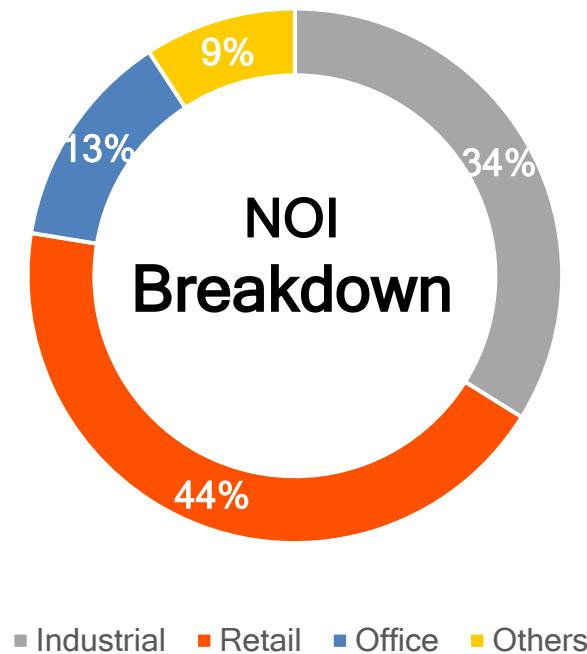
GLA: 120,002,532 sqft

614 operations

95.4% occupancy

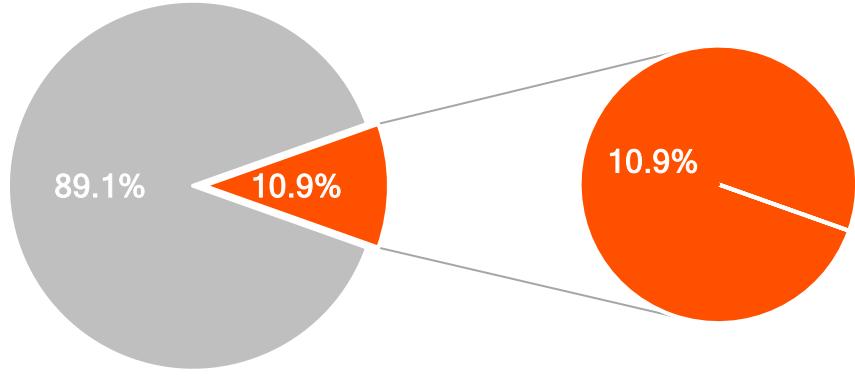
3.9 years (Avg. Term)

13.7 million sqft (Land bank)

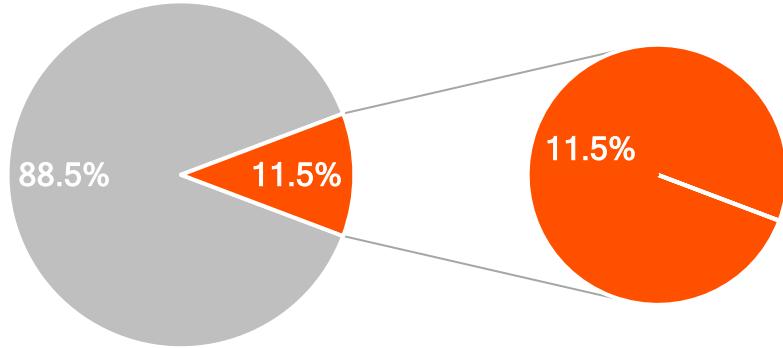


MARKET SHARE

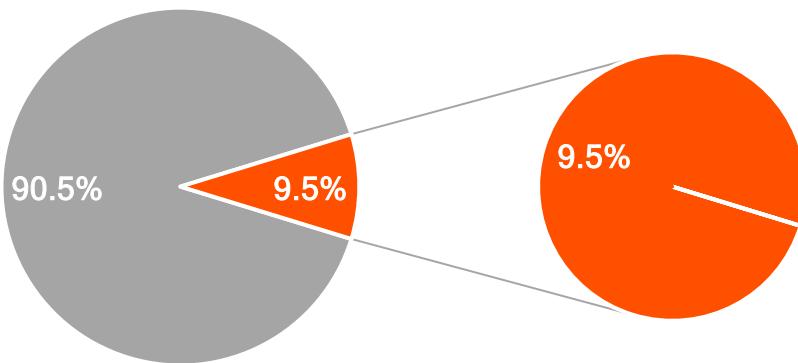
OFFICE⁽¹⁾



RETAIL⁽²⁾



INDUSTRIAL⁽³⁾



■ Market ■ FUNO

Sources:

1) Colliers Mexico City, Monterrey, Guadalajara, and Queretaro Office market reports as of 4Q24.

2) Colliers retail market report 1H24.

3) CBRE Mexico Industrial Market Report as of 1Q25.

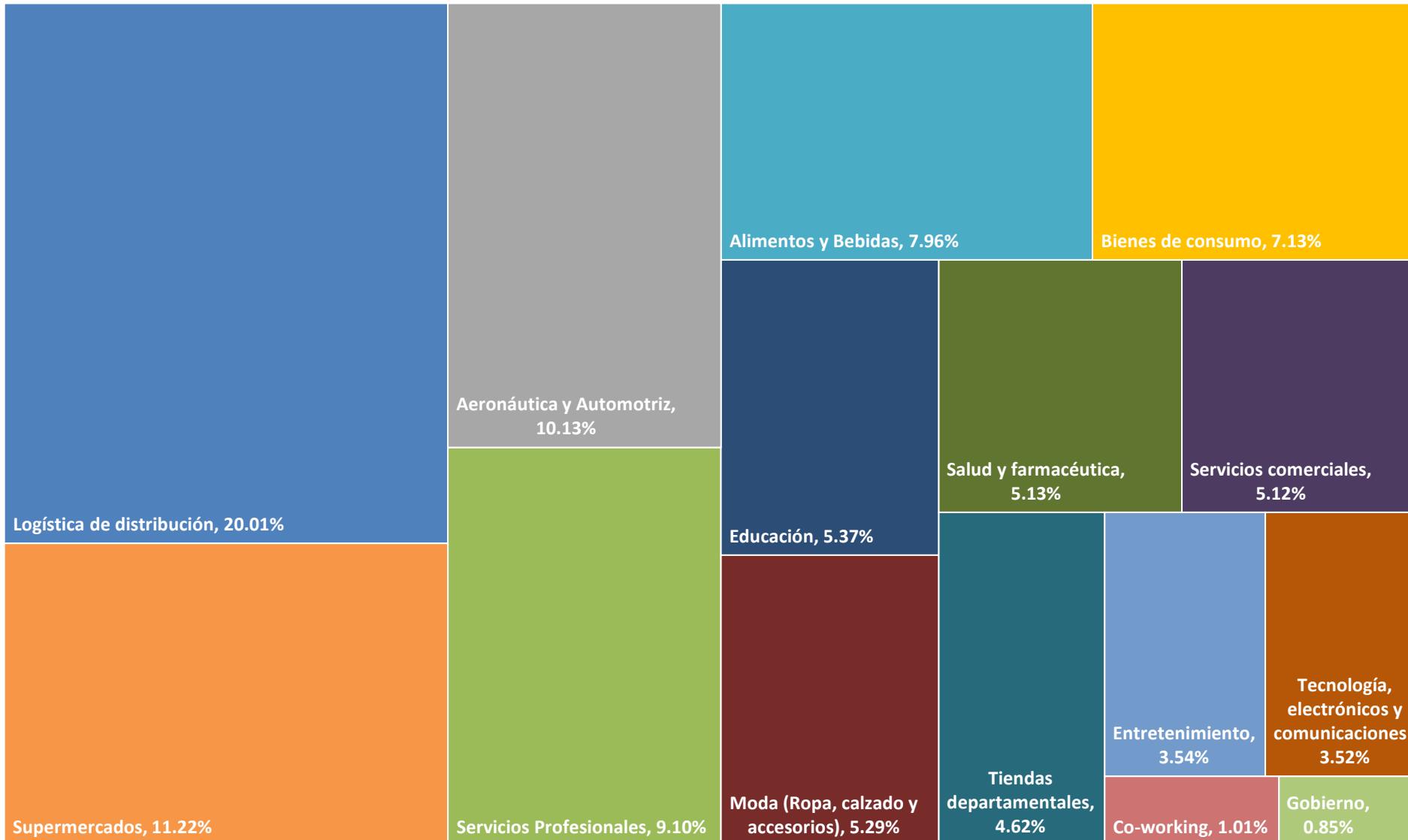
TOP TENANTS

FUNO's portfolio is highly diversified not only by geography but also by quantity and type of tenants. It comprises over 2,900 tenants who cherish their key locations, the quality of their buildings, and their relationship with their real estate partner.

Top	Sector	ABR %
1	Retail	7.5%
2	Education	3.5%
3	Commercial Bank	2.4%
4	Co-Working Space	1.5%
5	Services	1.4%
6	Department Stores	1.4%
7	Government Entity	1.3%
8	Entertainment	1.3%
9	Restaurants	1.2%
10	Consumer Goods	0.8%
Total		22.6%



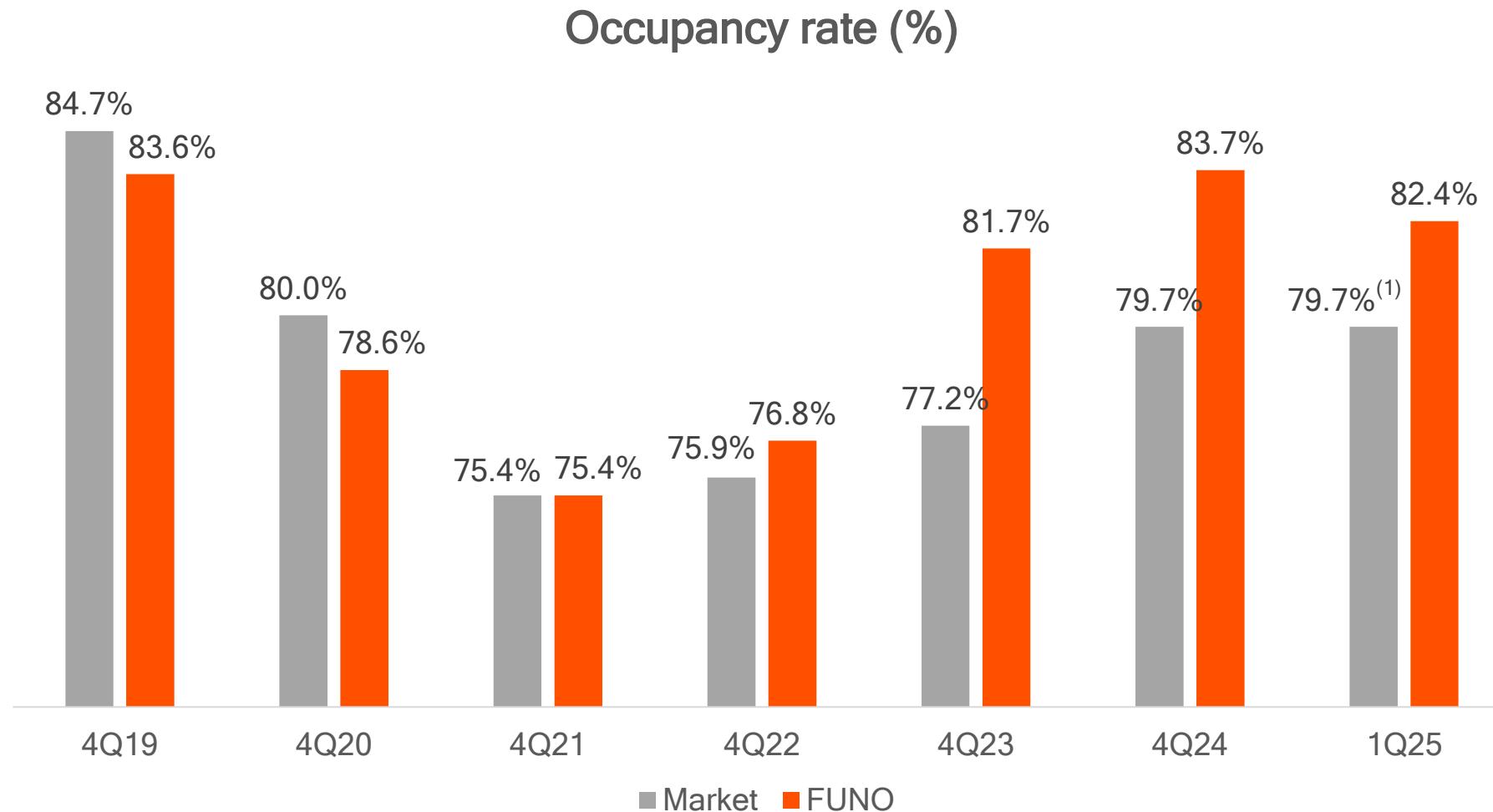
PORTFOLIO DIVERSIFICATION BY INDUSTRY





OFFICE SEGMENT

OFFICE MARKET

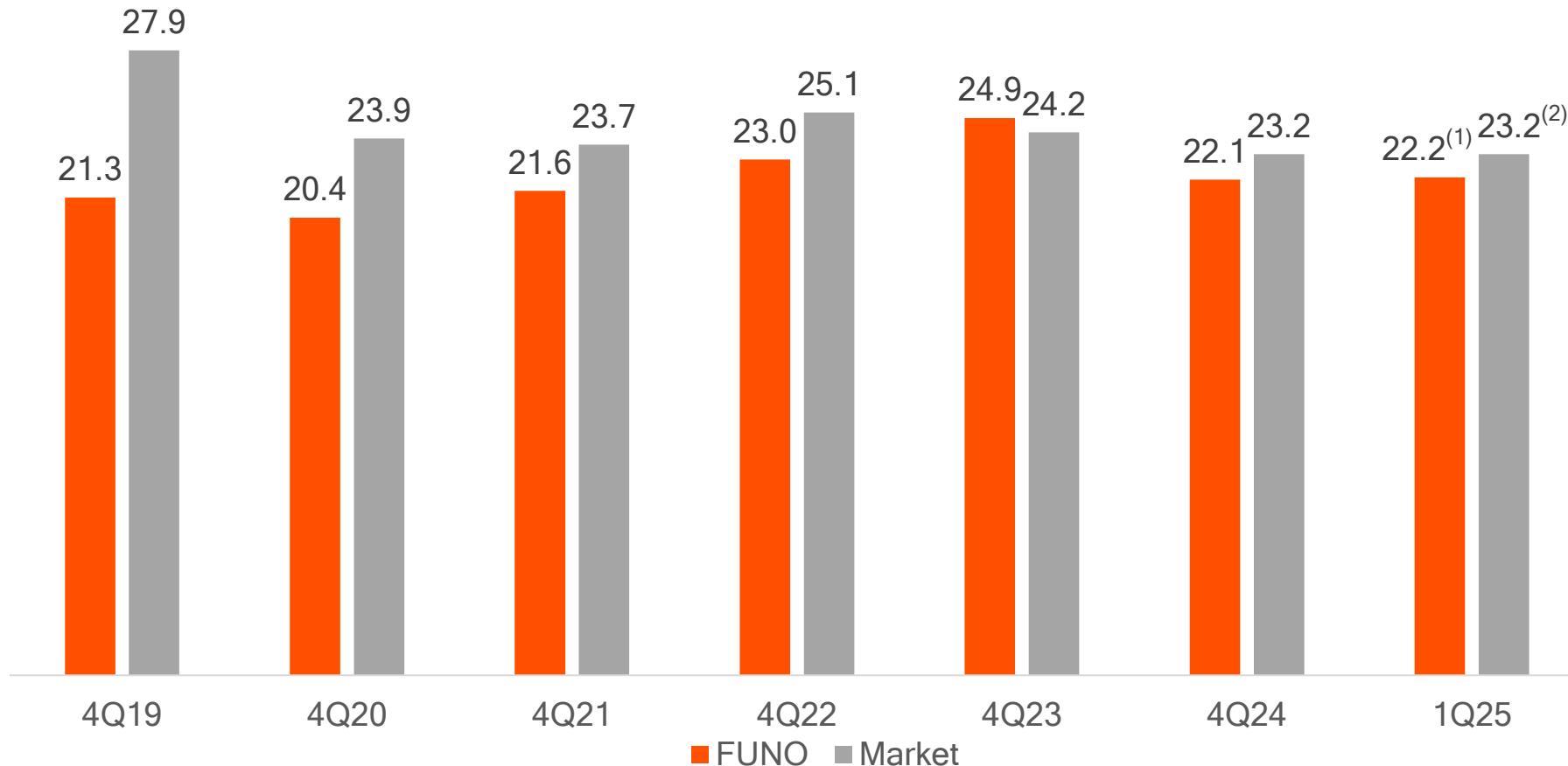


Source Colliers, Mexico City, Monterrey, Guadalajara, and Queretaro's Office market as of 4Q24.

(1) Market data corresponds to 4Q24

OFFICE MARKET

Average Rent (Us/sqft/yr)



Source Colliers, Mexico City, Monterrey, Guadalajara, and Queretaro's Office market as of 4Q24.

(1) FX= 20.77.

(2) Market data corresponds to 4Q24

TOP TENANTS - OFFICE

Fibra Uno's office portfolio has irreplaceable buildings on prime locations which are one of the main attractions to our tenants.

Top	Sector	ABR %
1	Co-Working Space	8.0%
2	Commercial Bank	7.6%
3	Government Entity	7.2%
4	Government Entity	3.1%
5	Commercial Bank	2.8%
6	Commercial Bank	2.2%
7	Services	1.5%
8	Government Entity	1.3%
9	Services	1.3%
10	Logistics	1.1%
<hr/>		
Total		36.0%



Deloitte.



Aon



L'ORÉAL



wework

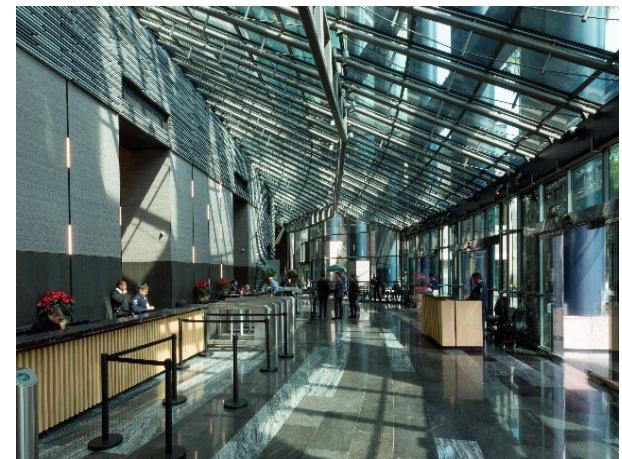
Uber



volaris



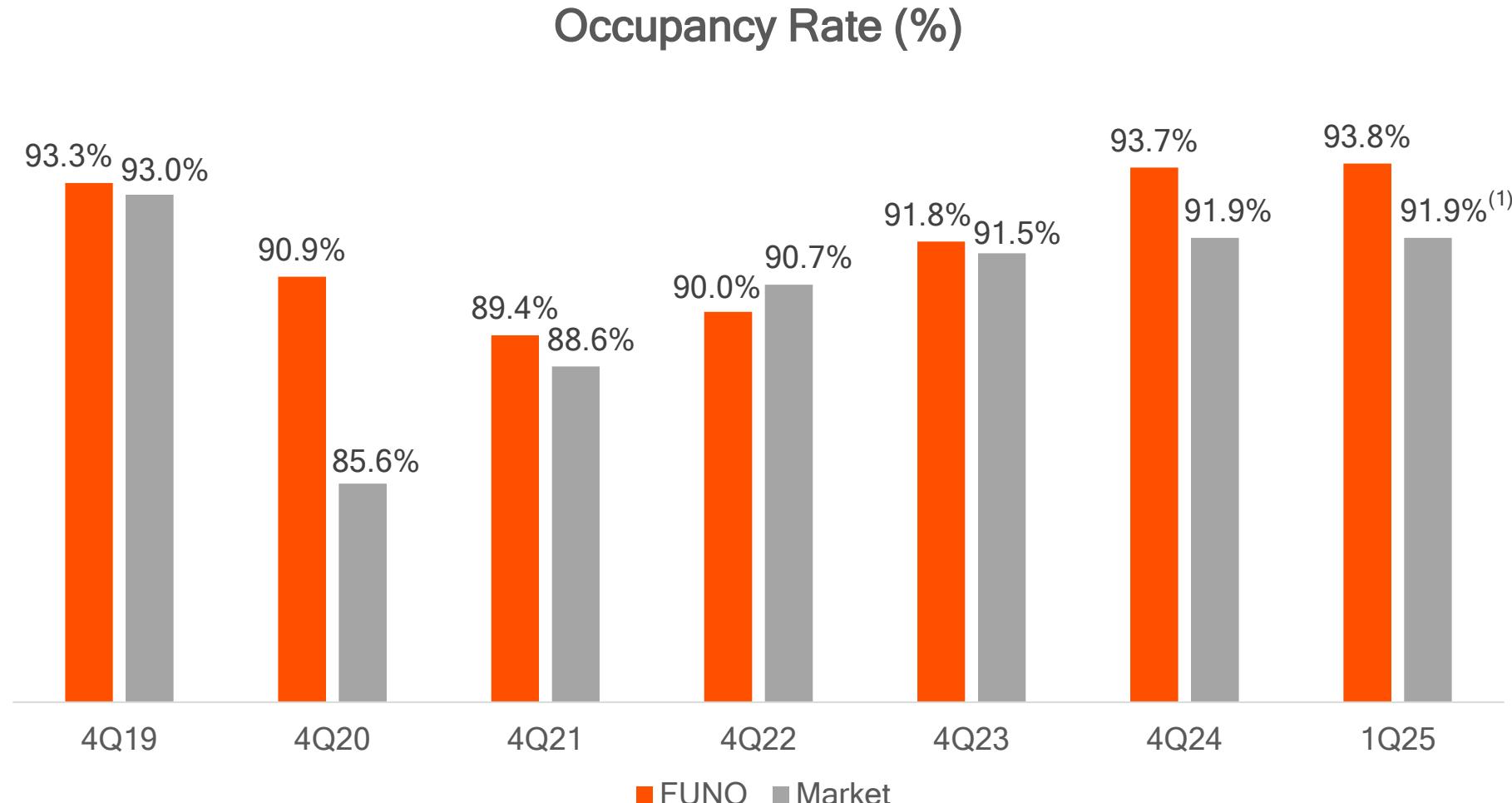
FUNO'S OFFICE PORTFOLIO





RETAIL SEGMENT

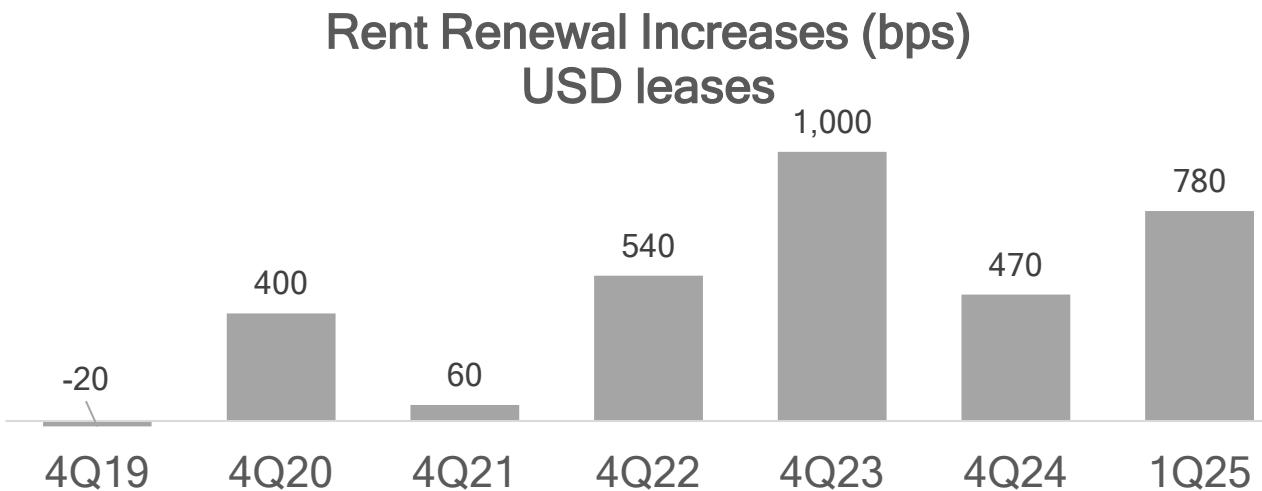
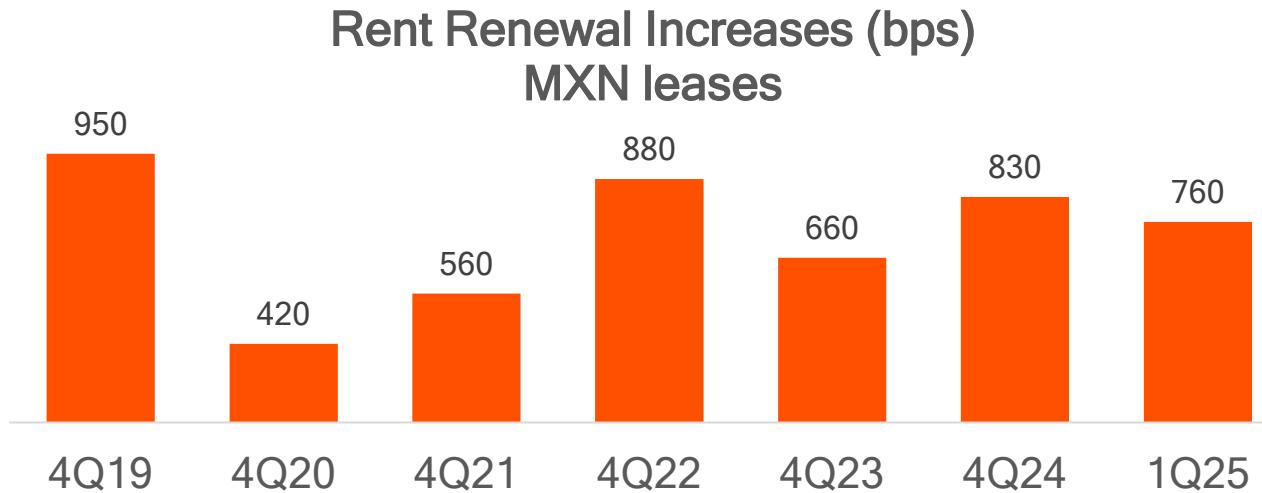
RETAIL MARKET



Source: FUNO (4Q24) and Colliers, Mexican Retail Market Report 1H24.

(1) Market data corresponds to 4Q24

RETAIL MARKET



TOP TENANTS - RETAIL

Fibra Uno's retail portfolio is highly diversified, not only by geography but also by quantity and type of tenants.

Top	Sector	ABR%
1	Retail	17.5%
2	Entertainment	3.4%
3	Department Stores	2.6%
4	Restaurants	2.4%
5	Entertainment	1.9%
6	Commercial Bank	1.9%
7	Department Stores	1.8%
8	Department Stores	1.6%
9	Entertainment	1.6%
10	Entertainment	1.0%
<hr/>		
Total		35.7%



FUNO'S RETAIL PORTFOLIO

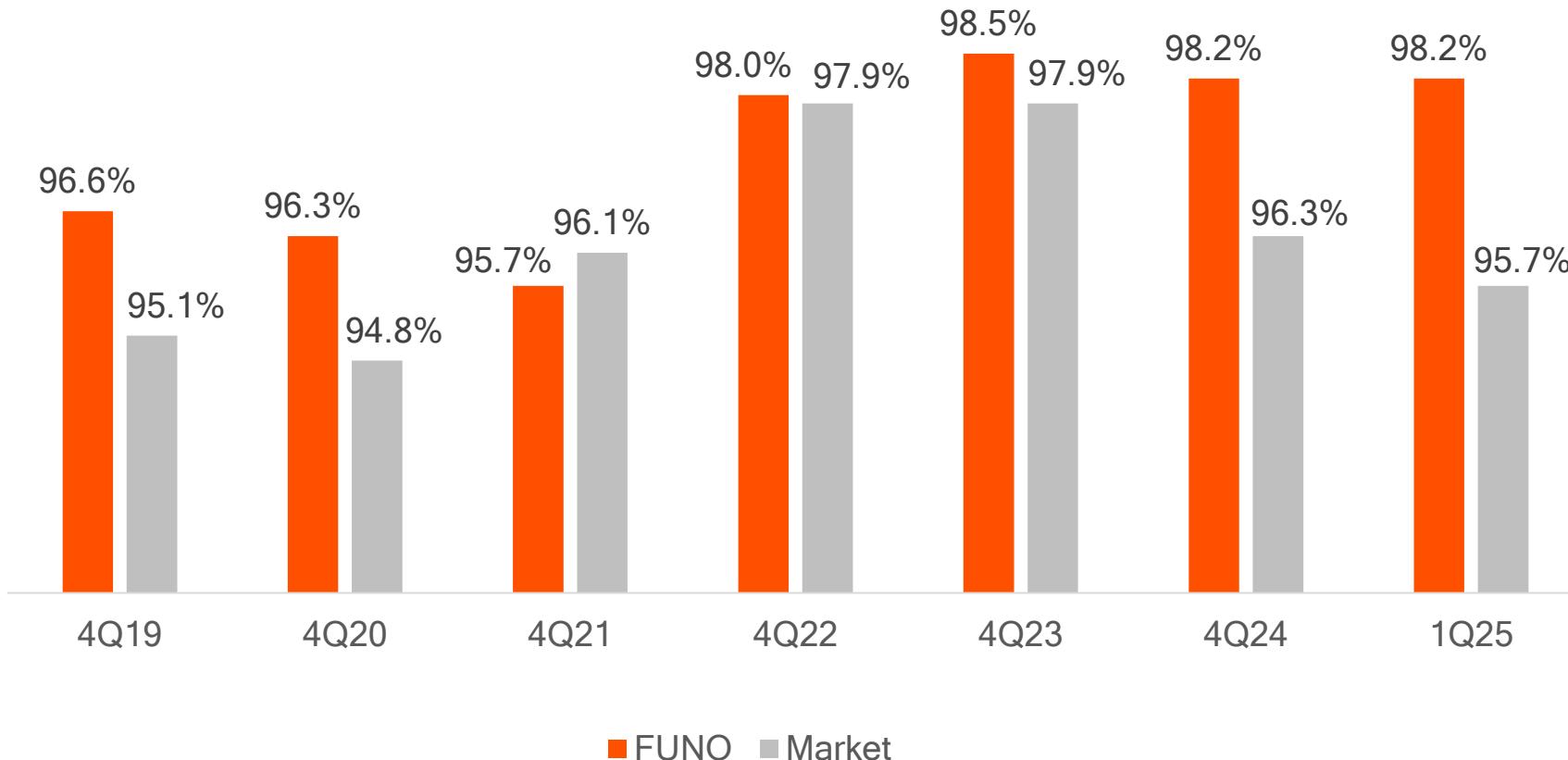




INDUSTRIAL SEGMENT

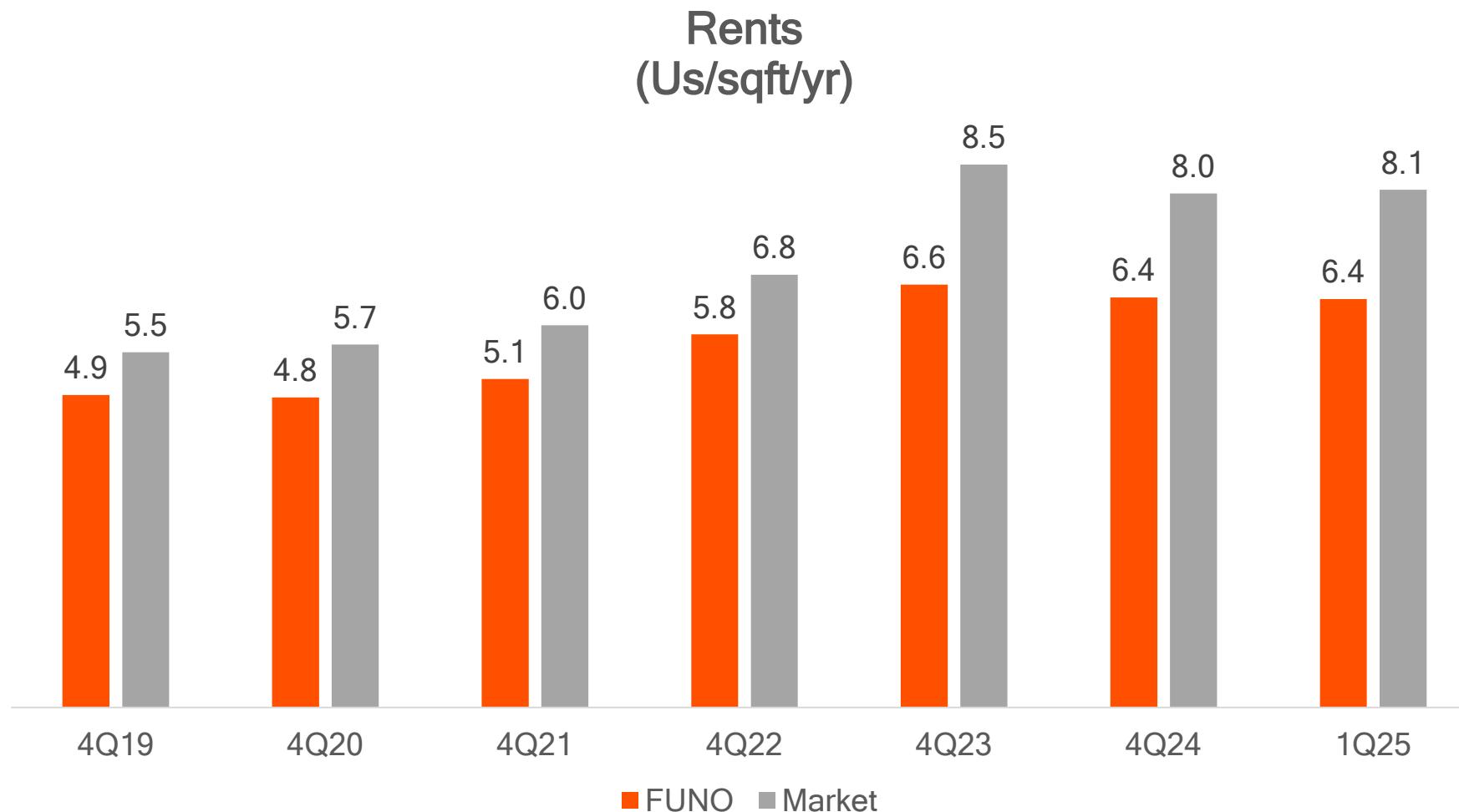
INDUSTRIAL MARKET

Occupancy rate



Source: CBRE Mexico Industrial Market Report as of 1Q25

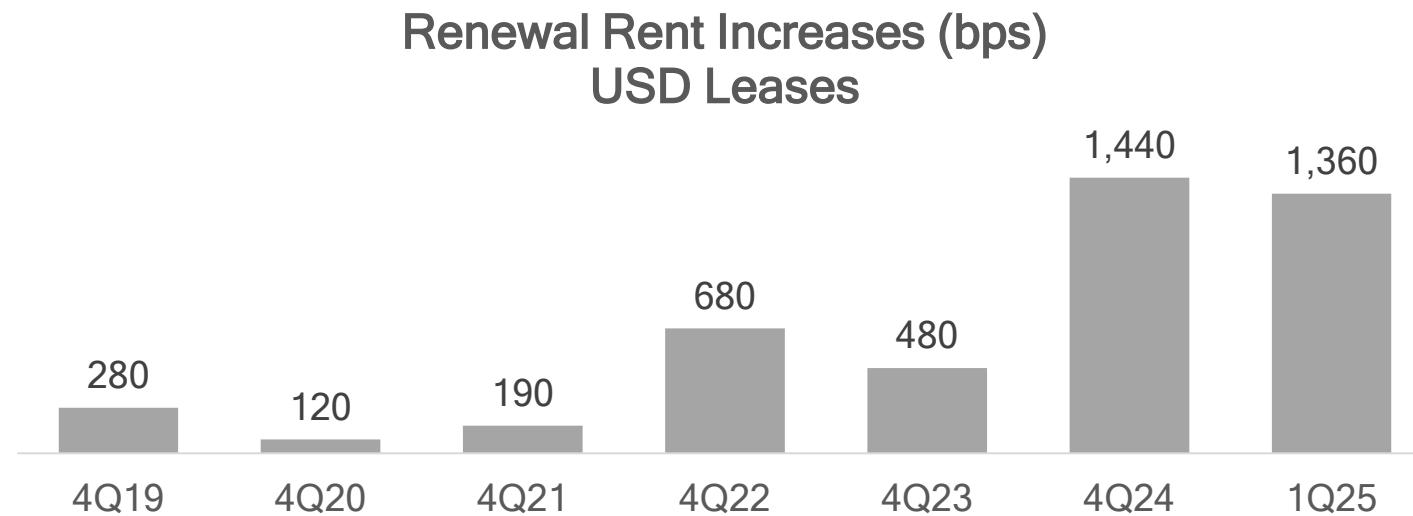
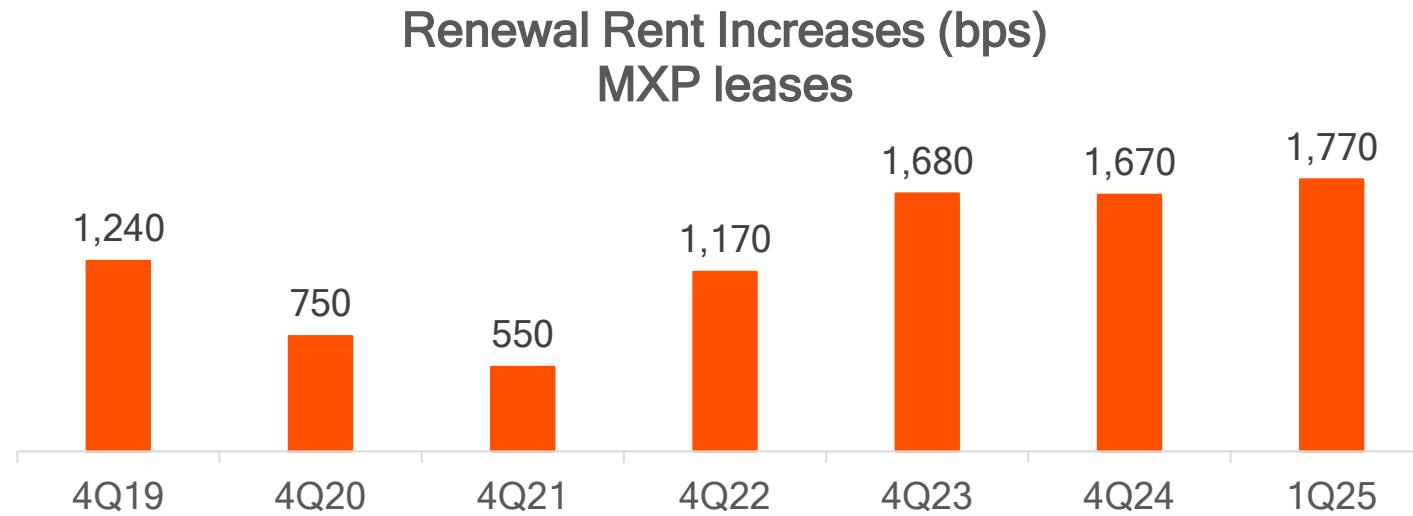
INDUSTRIAL MARKET



Source: CBRE Mexico Industrial Market Report as of 1Q25

1)FUNO's industrial average rents exclude business parks. FX 1Q25: 20.77 MXN per USD.

INDUSTRIAL MARKET



TOP TENANTS - INDUSTRIAL

Fibra Uno's industrial portfolio has over 500 tenants who cherish their proximity to main highways, roads and connection points to the whole country.

Top	Sector	ABR %
1	Consumer goods	2.3%
2	Logistics	2.2%
3	Retail	2.1%
4	Consumer goods	1.8%
5	Logistics	1.7%
6	Logistics	1.4%
7	Manufacturing	1.3%
8	Consumer goods	1.2%
9	Retail	1.2%
10	Consumer goods	1.2%
<hr/>		
Total		16.4%



FUNO'S INDUSTRIAL PORTFOLIO



NEXT UPDATE

- The Carve-out of our industrial portfolio into an internalized pure-play industrial FIBRA vehicle remains our strategic objective.
- Keeping with our fiduciary duty, we have continued to work on all the necessary steps to achieve this objective, pending market conditions.

DEBT PROFILE

DEBT PROFILE AS OF TODAY⁽¹⁾

- Average Life of Debt: 8.0 years
- Average Cost of Debt⁽²⁾: 8.81%
- LTV 1Q25: 43.2%
- DSCR: 1.72x
- Fully available Sustainability linked RCF for Ps. 13.5 billion + Us. 410 million

• CREDIT RATING

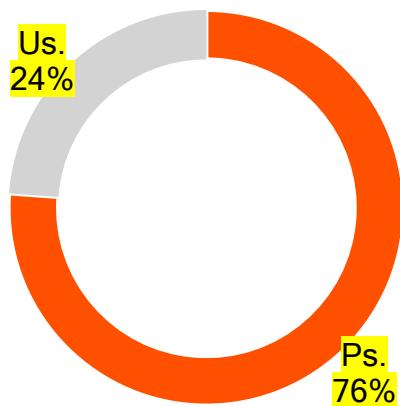
International	Outlook
MOODY's	Baa3
FitchRatings	BBB-
Local	
FitchRatings	AAA (Mx)



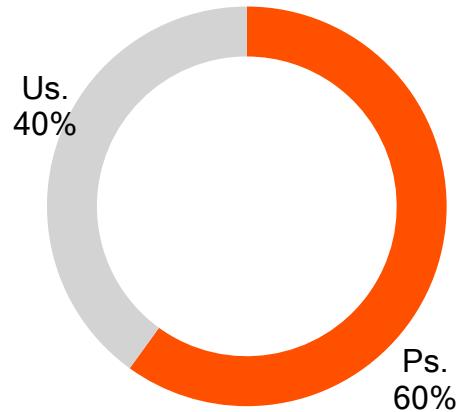
Credit Rating Agency

AAA (Mx)

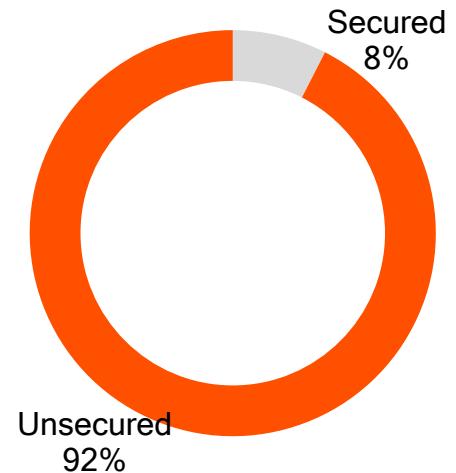
Leases Breakdown by Currency



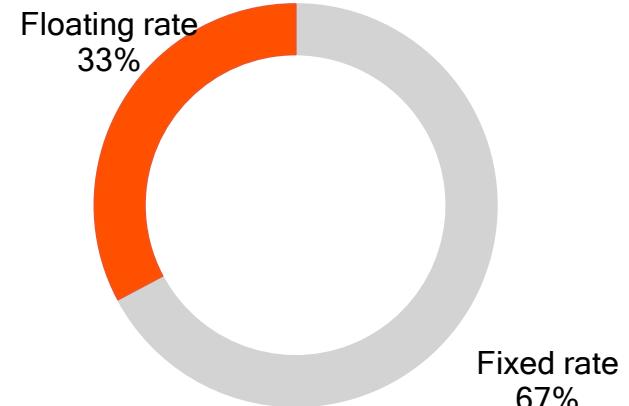
Ps. vs Us.



Secured vs Unsecured



Fixed Rate vs Floating Rate

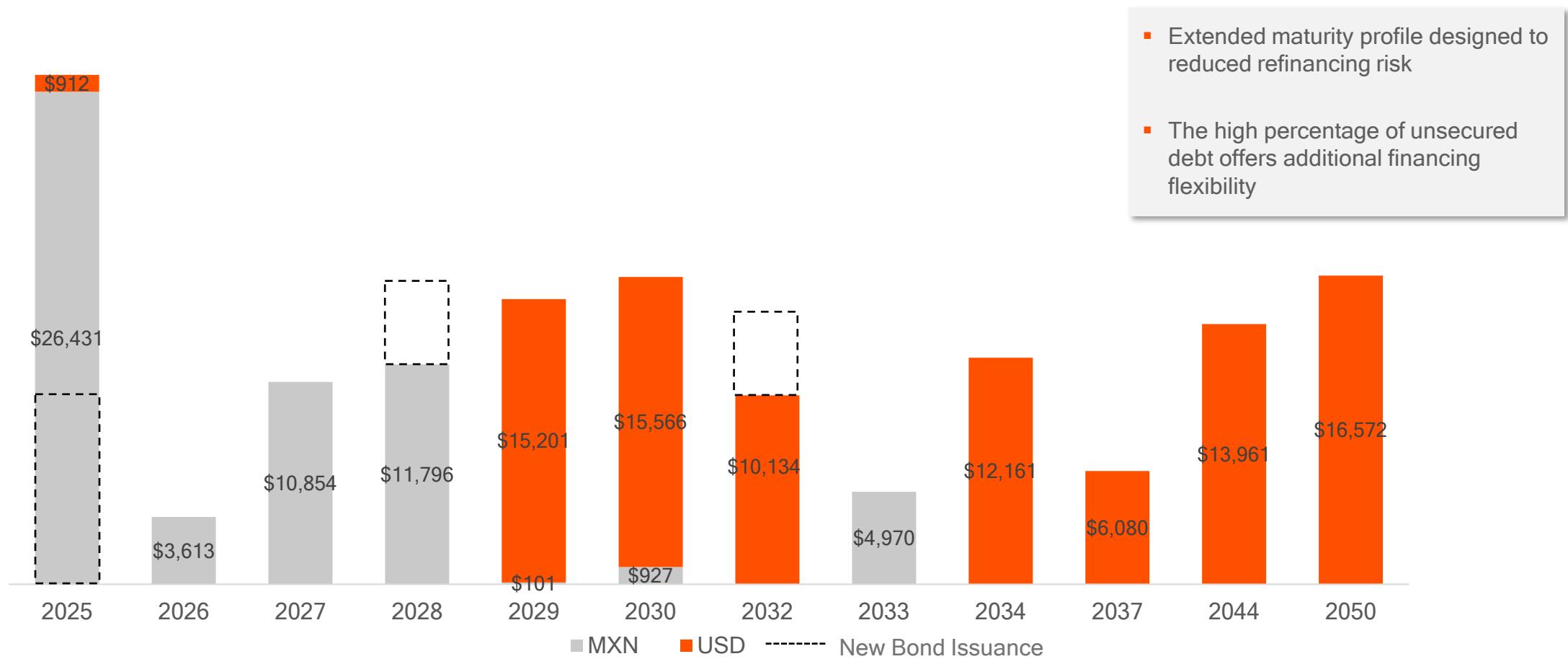


(1) March 2025

(2) Includes the effect of financial derivatives.

MATURITY PROFILE⁽¹⁾

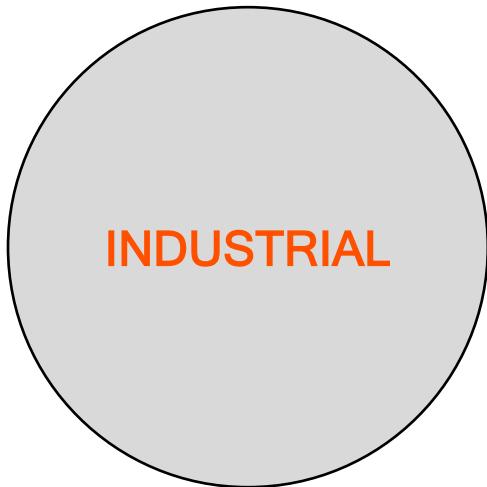
We continue to work on refinancing the short-term debt to extend our maturity profile.



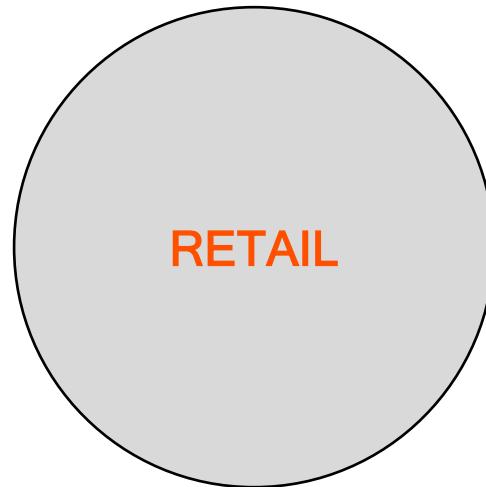
(1) As of March 2025.

NEARSHORING'S IMPACT ON FUNO'S PORTFOLIO

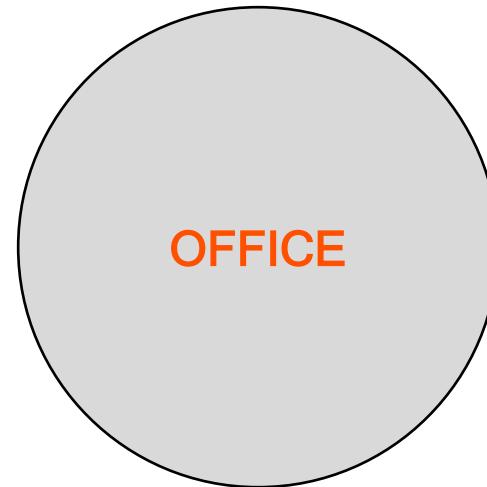
Given the diversification of FUNO's portfolio, the impact of nearshoring will drive all of FUNO's segments



New manufacturing companies relocating to Mexico to serve the needs of the North American market

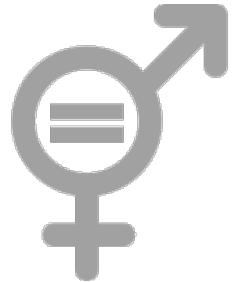


Growing cities will require more retail centers and shopping malls to meet the basic needs of their population

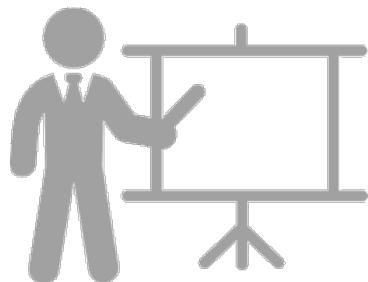


New companies entering Mexico will require space to manage their businesses (local offices)

GOVERNANCE 2025



- Board refreshment and C-Suite succession plan
- Internalization of the Advisor



- Increase by 20% Gender Diversity at the Board Level



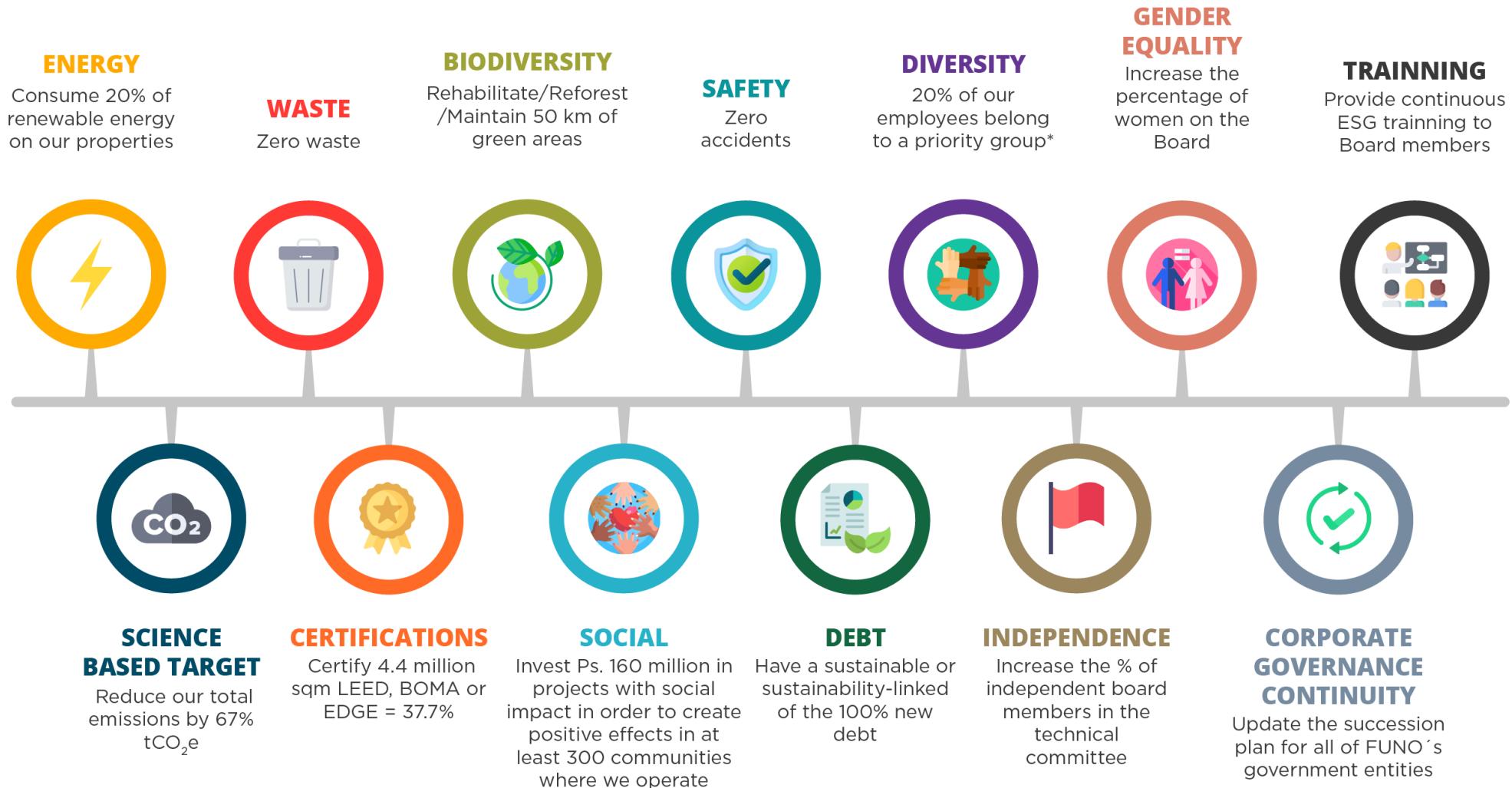
- Training Board Members on ESG matters



- New compensation plan approved in 2024 now include ESG criteria.



2030 ESG STRATEGY

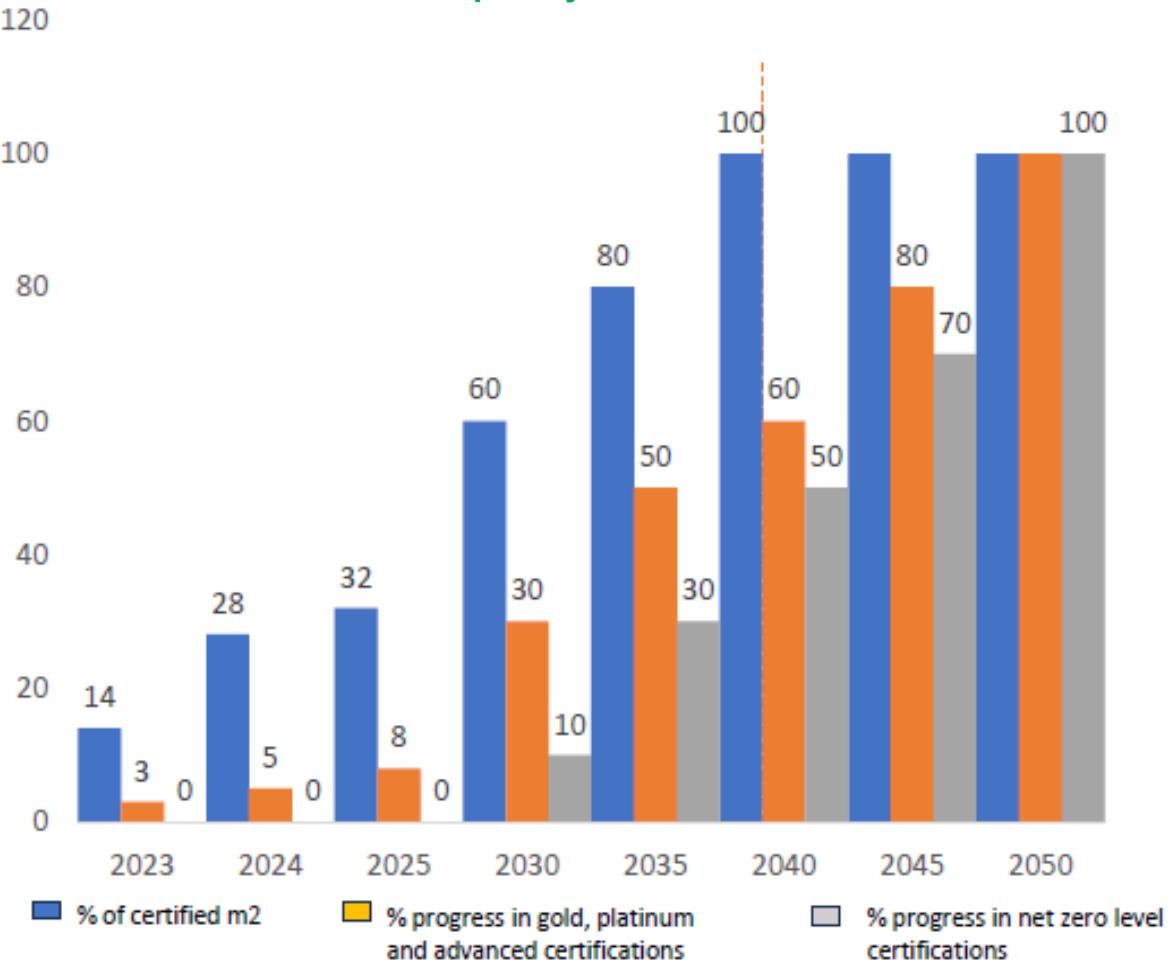


* People with disabilities, single parents, LGBTQ+, indigenous groups, migrants.

NET ZERO STRATEGY 2050



Property Certifications



- By 2040 the entire portfolio must be certified EDGE or LEED
- By 2050 the entire portfolio Will be certified LEED ZERO or EDGE ZERO.
- Requires retrofittings, energy and water efficiency investments, acquisition of renewable energies and ecosystem conservation strategies.

(1) The EDGE certification includes embedded carbon.

RECENT ESG ACCOMPLISHMENTS

1 Sustainable Finance Mechanisms ~Us. 3.5 bn

2 Member of the S&P Sustainability Yearbook

3 S&P recognized FUNO® as top best 15% worldwide on ESG practices.



5 SBTi approved and NET ZERO commitment by 2050.

4 MSCI ESG RATINGS
CCC B BB BBB A AA AAA

