



FUNO® INFORMS ON 4Q25 DISTRIBUTION

Mexico City, México, February 9, 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 today, it paid its CBFI holders a **4Q25 cash distribution of Ps. 0.6700 per CBFI⁽¹⁾**, equivalent to **Ps. 2,553.1 million**, out of which Ps. \$1,311.0 million o Ps. \$0.3440 per CBFI⁽¹⁾ corresponds to fiscal result, and Ps. \$1,242.1 million o Ps. \$0.3260 per CBFI⁽¹⁾ corresponds to capital reimbursement.

(1) CBFIs eligible for distribution: 3,810,649,852

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, 2025, Fibra Uno had a portfolio of 586 properties that totaled approximately 120 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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