



SHAREHOLDERS SUPPORT MANAGEMENT'S PROPOSALS WITH UNANIMOUS APPROVAL OF ALL ITEMS ON THE AGENDA AND A RECORD HIGH QUORUM OF 89%

Mexico City. October 9th, 2023.

Fibra Uno (BMV: FUNO11) ("FUNO" or "Fideicomiso Fibra Uno"), the leading and largest real estate investment trust in Mexico and Latin America announces that today, our CBFIs holders unanimously approved the proposal to initiate the processes for the potential Internalization of FUNO's "Real Estate Services Advisor", Fibra Uno Administración S.C., and the "Representation Services Company", F2 Services S.C., within a value range of Ps. 9,500 million to Ps. 10,500 million, or its equivalent in any other legal tender in any jurisdiction, and the constitution of an *Ad Hoc* committee, 100% independent and with proven experience and professionalism, so this *Ad Hoc* committee presents the owners of the entities an offer to internalize their services, carries out vigorous negotiations and even has the express right to reject the terms and conditions of a potential internalization if, at their discretion, this does not serve Fibra Uno Trust's best interests.

We are proud to highlight that, not out of obligation but out of conviction, this proposal was voluntarily submitted to our CBFIs holders' meeting, and independent legal and financial advisors were hired. In addition, the highest and strictest international corporate governance standards were applied, and the foundations were laid to continue applying in the subsequent steps of a potential internalization; even similar to standards of an "entire fairness", recognized by the Delaware courts.

For the above, FUNO made available to shareholders, with sufficient advance notice, an information brochure, so that they could cast their vote in an informed manner, and no type of pressure was exerted on them. Fibra Uno, once again reiterates its commitment to transparency and respect for its shareholders and the investing public in general.

Likewise, CBFIs holders unanimously approved to carry out the segregation of the portfolio of properties with industrial use or vocation, or the rights over said properties of the "Industrial Assets" trust, in order to take advantage of the proximity of Mexico with its main trading partner – the United States of America – and the phenomenon of relocation of production and distribution to our country known as nearshoring. Said segregation would include, among other things, the following acts: (i) the contribution of the industrial assets

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to a newly created vehicle, whose main purpose will be to carry out investments or co-investments, including with related-parties; (ii) within the parameters authorized in the Trust and the applicable current legislation, obtain, process and contract new financing and debt with financial institutions on Mexico and abroad; (iii) subject to the required authorizations, the transfer or assignment of the corresponding debt, a proportional part of the debt securities issued by the Trust, placed in Mexico or abroad, as well as bond debt linked to the Industrial Assets and its accessories; (iv) the issuance, through a vehicle known as “Real Estate Investment Trusts” or “REITS”, with real estate trust stock certificates, and their registration in the National Securities Registry, listed on the Mexican Stock Exchange (Bolsa Mexicana de Valores, S.A.B. de C.V.), its public offering in Mexico and, if necessary, its public or private offering in the United States of America and other countries in accordance with Rule 144a and Regulation S of said Securities Act of 1933, and the applicable provisions of the rest of the countries in which the offer is made in other foreign markets.

These proposals were resolved by the informed vote of the majority of the minority of our CBFH holders, since the representatives of the holders who could have a conflict of interest, including the control trust (as defined in the Fibra Uno Trust), decided to abstain from deliberating, being present and expressing their vote.

The CBFHs holders meeting had a **record high quorum** with **89%** and **100% approval** of those present was obtained for all points on the agenda. Fibra Uno’s management team thanks all its investors for the support granted.

About Fibra Uno.

Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) is the leading and largest FIBRA (REIT) in the Mexican market. With a primary focus on the industrial, retail, and office segments, Fibra Uno operates and develops a diverse portfolio of real estate assets for leasing. As of June 30, 2023, Fibra Uno boasts an impressive collection of 613 operations, encompassing approximately 11 million square meters, spanning across all states of Mexico. Guided by a strategic vision, Fibra Uno emphasizes securing prime locations, maintaining high-quality assets, and ensuring geographic, segment, and tenant diversification. Furthermore, the management team at FUNO ® brings over 30 years of experience in the development and operation of all sectors within the real estate industry.

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