



FUNO[®] ANNOUNCES 3Q25 DISTRIBUTION

Mexico City, México, November 10, 2025

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 **3Q25 cash distribution of Ps. 0.6050 per CBFi⁽¹⁾**, equivalent to **Ps. 2,305.4 million**, 100% of which corresponds to fiscal result.

(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.

FUNO CONTACTS

MEXICO

Jorge Pigeon
Tel: +52 (55) 4170-7070
investor@fibrauno.mx

MEDIA

Francisco Galindo
Tel: +52 (55) 5062 8250
fgalindo@zimat.com.mx

funo.mx

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