



FIBRA UNO ANNOUNCES SUCCESSFUL REFINANCING WITH A NEW US \$750 MILLION SUSTAINABLE CREDIT FACILITY

Mexico City. October 21st, 2022.

Fibra Uno (BMV: FUNO11) (“FUNO®” or “Fideicomiso Fibra Uno”), the first and largest real estate investment trust in Mexico and Latin America announces that on October 7th, 2022 it successfully completed the refinancing of two existing bank credit with a new syndicated sustainability linked credit facility with a final maturity on September 2029. The new credit is a senior unsecured credit facility with a final maturity of 7 years. For the first 5 years of the credit, it will remain as a senior unsecured credit line, which will convert to a secured credit facility after year five should the credit remain outstanding.

The existing financings linked to the Titan and Vermont portfolios, were for US \$500 million and Ps. 4,117 million, and had final maturities in November of 2023 and June of 2024 respectively. The new credit facility is for US \$720 million, can be increased to US \$750 million and has a final maturity on September 2029 at a rate of SOFR + 225 bps.

A total of 8 relationship banks participated in this loan, with BBVA acting as structuring and sustainability agent. The sustainability linked credit focuses on a KPI of EDGE Certified square meters of GLA.

At FUNO® we are committed with sustainability in our business and have therefore committed to certify 1.2 million square meters of GLA over the next 5 to 7 years. “We chose this KPI because it encompasses our main environmental commitments; when certifying a property, a third party verifies and validates the implementation of our policies, energy efficiency, hydric efficiency and proper waste management.” said Ana Karen Mora, Director of Sustainability at Fibra Uno.

Additionally, “With this refinancing we take an important step forward in our always active, and ongoing liability management process. The strength of our operations and the quality of our property enabled our management team to successfully refinance the two old credits with this new longer-term credit, despite working under a market with heightened volatility” commented Jorge Pigeon, Vice President of Investor Relations and Capital Markets at FUNO®.

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 June 30th, 2022, Fibra Uno had a portfolio of 633 properties that totaled approximately 11 million sqm 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 30 years of expertise in development and operation of all segments of the real estate industry.

FUNO CONTACTS

MEXICO

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

MEDIA

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

MEMBER OF
**Dow Jones
Sustainability Indices**
In Collaboration with RobecoSAM

