



ANNUAL HOLDERS' MEETING

F U N O

2026

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I. AGENDA

- I. Presentation by the Technical Committee of the reports referred to in Article 28, Section IV of the Securities Market Law, as follows: (i) reports of the Audit Committee, the Corporate Practices Committee and the Nominations and Compensation Committee, in accordance with Article 43 of the Securities Market Law; (ii) report of the Technical Committee of the Trust pursuant to Article 172 of the General Corporations Law; (iii) report of the Trust Administrator, pursuant to Article 44, section XI of the Securities Market Law, including the favorable opinion of the Technical Committee thereon; and (iv) report of the transactions and activities in which the Technical Committee participated during the fiscal year ended December 31, 2025, in accordance with the Securities Market Law.
- II. Presentation, discussion and, if applicable, approval of the Trust's audited consolidated financial statements for the fiscal year ended December 31, 2025, and the allocation of results for such fiscal year.
- III. Proposal, discussion and, if applicable, approval of the ratification of Ms. Irma Adriana Gómez Cavazos as an Independent Member of the Technical Committee, subject, if applicable, to the determination of her independence.
- IV. Proposal, discussion and, if applicable, approval of the ratification of Mr. Antonio Hugo Franck Cabrera as an Independent Member of the Technical Committee, subject, if applicable, to the determination of his independence.
- V. Proposal, discussion and, if applicable, approval of the ratification of Mr. Rubén Goldberg Javkin as an Independent Member of the Technical Committee, subject, if applicable, to the determination of his independence.
- V. Proposal, discussion and, if applicable, approval of the ratification of Mr. José Antonio Meade Kuribreña as an Independent Member of the Technical Committee, subject, if applicable, to the determination of his independence.
- VI. Proposal, discussion and, if applicable, approval to accept the resignation of Mr. Herminio Blanco Mendoza as an Independent Member of the Technical Committee, as well as the proposal to appoint Ms. María del Mar Torreblanca as an Independent Member of the Technical Committee, as recommended by the Nominations and Compensation Committee, subject, if applicable, to the determination of her independence.

I. AGENDA

- VIII. Proposal, discussion and, if applicable, approval of the compensation corresponding to the Independent Members of the Technical Committee.
- IX. Reading by the Chairman of the Meeting of the report of the Control Trust regarding the ratification of the proprietary and alternate members of the Technical Committee of the Trust (non-independent).
- X. Proposal and approval of the recommendation of the Nominations and Compensation Committee to align the sustainability KPI (key performance indicator) of the Executive Compensation Plan with financial commitments.
- XI. Appointment of special delegates of the Annual Ordinary General Meeting of Holders.
- XII. Drafting, reading and approval of the minutes of the Annual Ordinary General Meeting of Holders.

II. AVAILABLE INFORMATION

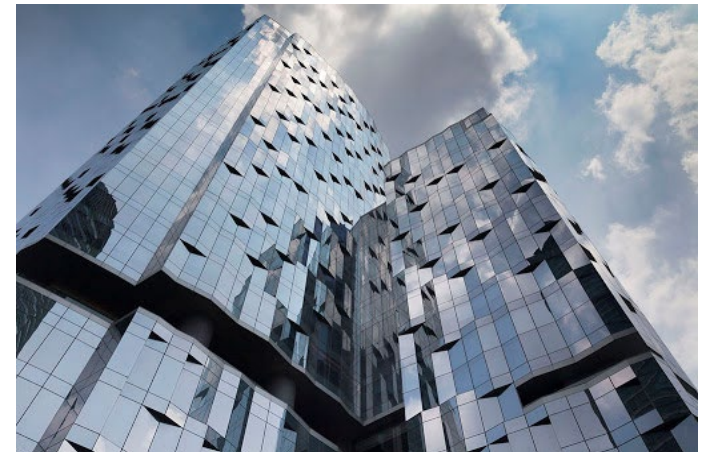
In connection with the first item on the Agenda of the Holders' Meeting, the following documentation attached hereto is hereby made available to the Holders of CBFIs identified with ticker symbol "FUNO 11":

- Reports of the Audit Committee, the Corporate Practices Committee and the Nominations and Compensation Committee, in accordance with Article 43 of the Securities Market Law;
- Report of the Technical Committee of the Trust pursuant to Article 172 of the General Law of Commercial Companies;
- Report of the Trust Administrator, in accordance with Article 44, Section XI of the Securities Market Law, including the favorable opinion of the Technical Committee thereon;
- Report of the transactions and activities in which the Technical Committee participated during the fiscal year ended December 31, 2025, in accordance with the Securities Market Law.



In connection with the second item on the Agenda of the Holders' Meeting, the following documentation attached hereto is hereby made available to the Holders of CBFIs identified with ticker symbol "FUNO 11":

- Audited consolidated financial statements of the Trust for the fiscal year ended December 31, 2025:



In connection with items three through seven on the Agenda of the Holders' Meeting, the following documentation is hereby made available to the Holders of CBFIs identified with ticker symbol "FUNO 11":

Irma Adriana Gómez Cavazos

- She is an Independent Member of our Technical Committee, a member of the Audit Committee and a member of the Nominations and Compensation Committee.
- She holds a Ph.D. in Applied Economics and a Master's degree in Economics from Texas A&M University. She served as Chief Administrative Officer (*Oficial Mayor*) at the Ministry of Public Education (*Secretaría de Educación Pública, SEP*).
- From December 2012 to September 2015, she held the position of Chief Administrative Officer at the Ministry of Environment and Natural Resources (*Secretaría de Medio Ambiente y Recursos Naturales, SEMARNAT*).
- Previously, she was Executive Director of the Commission for Sustainable Development Studies of the Mexican Business Council (*Consejo Coordinador Empresarial*).
- She was Dean of EGADE Business School México at Tecnológico de Monterrey, where she established the Center for Sustainability and Business.
- She also worked at CEMEX as Director of Corporate Affairs for the Americas. She served as a federal government official at the Ministry of Foreign Affairs (*Secretaría de Relaciones Exteriores, SRE*) from 2003 to 2006, where she held the positions of Head of the Economic Relations and International Cooperation Unit and;
- Chief of Staff to the Minister of Foreign Affairs.

Antonio Hugo Franck Cabrera

- He is an Independent Member of the Technical Committee, Chairman of the Corporate Practices Committee and a member of the Nominations and Compensation Committee and the Audit Committee. He has more than 45 years of experience in corporate law, 35 years in financial and securities risk, 30 years in social matters and 25 years in environmental matters. He has advised numerous Mexican and international companies on strategic alliances, M&A.
- He has actively participated in the establishment of several banks and financial groups in Mexico and served as legal advisor to the group of banks that advised the Government of Mexico in the restructuring of public debt from 1982 to 1992. He was a partner at the law firm Jones Day in Mexico.
- He has 21 years of experience in corporate governance and was a member of the Corporate Coordinating Council that developed the first Corporate Governance Code in 2000.
- He has served on the boards of directors of companies such as Coppel, BanCoppel, Farmacias del Ahorro, HSBC Casa de Bolsa, HSBC Seguros, Infraex (infrastructure REIT), Grupo Aeroportuario del Pacífico, Aleatica, Sears Roebuck de México and Grupo Financiero IXE. He is Chairman of the Board of Directors of Circuito Exterior Mexiquense. He has also been a member of the Legislative and Analysis Committee of the Mexican Business Council (*Consejo Coordinador Empresarial*) and a member of the Honor and Justice Commission of the Mexican Bar Association. He has taught Corporate Governance and M&A at Universidad Panamericana and has also been a distinguished academic and lecturer at Escuela Libre de Derecho and Universidad Iberoamericana.
- He holds a law degree from Universidad Iberoamericana and has pursued postgraduate studies in law at the University of Houston and Harvard University.

Rubén Goldberg Javkin

- He is an Independent Member of our Technical Committee, Chairman of our Audit Committee and a member of the Corporate Practices Committee. He is Founding Partner and Chairman of Goldberg, Alerhand y Asociados, S.C., a specialized investment banking advisory firm.
- He has more than 40 years of experience in corporate governance, participating as an independent and direct member on various boards of directors; more than 35 years of experience in social matters through his involvement with different institutions; and more than 10 years in environmental matters.
- He currently serves as Chairman of the Advisory Board of Galileo Investment Management, LLC; Chairman of the Advisory Board of Grupo Assa México, Soluciones Informáticas, S.A. de C.V.; Chairman of the Board of Directors of Disi Operaciones Empresariales, S.A.P.I. de C.V., SOFOM ENR; Independent Member of the Audit Committee and the Board of Directors of Grupo Collado, S.A. de C.V.; and he previously served as Chairman of the Board of Trustees of The American British Cowdray Medical Center, IAP (Centro Médico ABC). He has extensive experience in finance and corporate and investment banking. He was Head of Corporate Banking at Bank of America Mexico, Country Head for Mexico at Wells Fargo Bank, and Vice Chairman of the Board of Directors and CEO of Investment Banking at HSBC. He also served as Chairman of N.M. Rothschild & Sons (Mexico), Chairman of the Board of Directors of N.M. Rothschild (Colombia), Independent Member of the Board of Directors of Banco Bice, S.A. (Santiago, Chile), and Non-Executive Member of the Board of Directors of N.M. Rothschild & Sons Ltd. (London, England).. He holds a degree in Public Accounting from the National Autonomous University of Mexico and an MBA from The Wharton School of the University of Pennsylvania.

Herminio Blanco Mendoza

- He is an Independent Member of our Technical Committee and a member of the Corporate Practices Committee. He holds a degree in Economics from Instituto Tecnológico Autónomo de México (ITAM) and a law degree from Universidad Nacional Autónoma de México (UNAM), as well as a Ph.D. in Economics from Yale University. He was a candidate for the presidency of Mexico in the 2018 national elections. He has held various public offices, including Secretary of Finance and Public Credit from September 2016 to November 2017, Secretary of Social Development from August 2015 to September 2016, and Secretary of Foreign Affairs from December 2012 to August 2015. From September 2011 to November 2012, he served as Secretary of Finance and Public Credit. In January 2011, he assumed the position of Secretary of Energy, which he held until September of that year. He also served as Deputy Secretary of Finance and Public Credit from September 2010 to January 2011 at the Ministry of Finance and Public Credit. Within the same Ministry, he held various positions, including Deputy Secretary of Revenue, Chief of Staff to the Secretary, and Head of Banking and Savings. Additionally, from January 2003 to December 2006, he served as Chief Executive Officer of Financiera Rural, and from May 2002 to January 2003, as Chief Executive Officer of Banco Nacional de Crédito Rural, S.N.C. He also served as Deputy Secretary for Bank Savings Protection at the Institute for the Protection of Bank Savings (IPAB) and as Director General of Financial Planning at the National Commission of the Retirement Savings System (CONSAR).

María del Mar Torreblanca

She holds a degree in Economics from Instituto Tecnológico Autónomo de México (ITAM) and a Master's degree in Applied Mathematics from Columbia University in New York, United States of America. She is a Chartered Financial Analyst (CFA), accredited by the CFA Institute. She is an independent member of the technical committees of XINFRA and Fibra Hotel, and a member of the Investment Committee of the Mexican Fund for the Conservation of Nature. She is Co-founder of Mujeres en Finanzas (MEF). She is a Partner and CEO of Miranda ESG and a Partner at Miranda Investor Relations at Miranda Partners. At UBS, she held positions such as Director, Product Manager for Mexico Real Estate & Construction, and Senior Analyst for Mexico Special Situations, among others.



2026 FIBRA UNO COMMITTEES

	Non Independent Member
	Independent Member

Technical Committee (Current)

#	Name	Alternate Member
1	Moisés El Mann Arazi	Charles El-Mann Fasja
2	André El-Mann Arazi	Charles El-Mann Jafif
3	Max El-Mann Arazi	Charles El-Mann Metta
4	Elías Sacal Micha	Alberto Sacal El-Mann
5	Isidoro Attie Laniado	Eduardo Cherem Harari
6	Abude Attie Dayán	Isaac Attie Laniado
7	Jaime Kababie Sacal	Rafael Kababie Sacal
8	José Antonio Meade Kuribreña	N/A
9	Antonio Hugo Franck Cabrera	N/A
10	Rubén Goldberg Javkin	N/A
11	Herminio Blanco Mendoza (Resigned)	N/A
12	Irma Adriana Gómez Cavazos	N/A

↓ Resignation of Herminio Blanco Mendoza

Technical Committee (Proposed Update 2026)

#	Name	Alternate Member
1	Moisés El Mann Arazi	Charles El-Mann Fasja
2	André El-Mann Arazi	Charles El-Mann Jafif
3	Max El-Mann Arazi	Charles El-Mann Metta
4	Elías Sacal Micha	Alberto Sacal El-Mann
5	Isidoro Attie Laniado	Eduardo Cherem Harari
6	Abude Attie Dayán	Isaac Attie Laniado
7	Jaime Kababie Sacal	Rafael Kababie Sacal
8	José Antonio Meade Kuribreña	N/A
9	Antonio Hugo Franck Cabrera	N/A
10	Rubén Goldberg Javkin	N/A
11	María del Mar Torreblanca	N/A
12	Irma Adriana Gómez Cavazos	N/A

↑ María del Mar Torreblanca is appointed

Audit Committee (Current)

#	Member	Position
1	Rubén Goldberg Javkin	Chairman
2	Herminio Blanco Mendoza	Member
3	Irma Adriana Gómez Cavazos	Member

↓ Resignation of Herminio Blanco Mendoza

▲ Audit Committee (Proposed Update 2026)

#	Member	Position
1	Rubén Goldberg Javkin	Chairman
2	Antonio Hugo Franck Cabrera	Member
3	Irma Adriana Gómez Cavazos	Member

↑ Antonio Hugo Franck is appointed

Corporate Practices Committee (Current)

#	Member	Position
1	Antonio Hugo Franck Cabrera	Chairman
2	José Antonio Meade Kuribreña	Member
3	Rubén Goldberg Javkin	Member

Corporate Practices Committee (Update 2026):

No changes

Nominations and Compensation Committee (Current)

#	Member	Position
1	Herminio Blanco Mendoza	Chairman
2	Antonio Hugo Franck Cabrera	Member
3	Irma Adriana Gómez Cavazos	Member
4	André El-Mann Arazi	Member
5	Isidoro Attie Laniado	Member

↓ Resignation of Herminio Blanco Mendoza

Nominations and Compensation Committee (Updated)

#	Member	Position
1	Rubén Goldberg Javkin	Chairman
2	Antonio Hugo Franck Cabrera	Member
3	Irma Adriana Gómez Cavazos	Member
4	André El-Mann Arazi	Member
5	Isidoro Attie Laniado	Member

↑ Rubén Goldberg is appointed

In connection with the eighth item on the Agenda of the Holders' Meeting, the following documentation is hereby made available to the Holders of CBFIs identified with ticker symbol "FUNO 11":

- The compensation of the Independent Members of the Technical Committee remains unchanged.

In connection with the ninth item on the Agenda of the Holders' Meeting, the following documentation is hereby made available to the Holders of CBFIs identified with ticker symbol "FUNO 11":

Member	Alternate
Moisés El-Mann Arazi	Charles El-Mann Fasja
André El-Mann Arazi	Charles El-Mann Jafif
Max El-Mann Arazi	Charles El-Mann Metta
Abude Attié Dayán	Isaac Attie Laniado
Isidoro Attié Laniado	Eduardo Cherem Harari
Elías Sacal Micha	Alberto Sacal El-Mann
Jaime Kababie Sacal	Rafael Kababie Sacal

Secretary Non-Member
Alejandro Chico Pizarro

The biographies of the (non-independent) members of the Technical Committee of the Trust are available on the official website: <https://funo.mx/>

In connection with the tenth item on the Agenda of the Holders' Meeting, the following documentation is hereby made available to the Holders of CBFIs identified with ticker symbol "FUNO 11":

FFO per CBFI

Δ bps over Inflation	Plan Coverage
100	20%
200	40%
300	60%
400	80%
500	100%

Dividend per CBFI

Δ bps over Inflation	Plan Coverage
0	20%
50	40%
100	60%
150	80%
200	100%

CBFI Price Growth

Δ vs previous close	Plan Coverage
1%	10%
5%	50%
10%	100%
15%	150%
20%	200%

ESG Metric

Annual compliance %	Plan Coverage
80%	20%
90%	40%
100%	60%
110%	80%
120%	100%

Align the Sustainability KPI of the LTI with Financing Objectives

- The Nominations and Compensation Committee recommends aligning the sustainability KPI of FUNO's Compensation Plan with the KPIs established in the SLBs (sustainability-linked bonds) and in sustainability-linked credit facilities.

This is intended to ensure consistency with our public financing commitments and with our investors.

Percentage of GLA certified under LEED, BOMA or EDGE	
Year	Financing Objectives
2023	12.70%
2024	16.90%
2025	18.43%
2026	22.90%
2027	26.60%
2028	30.30%
2029	34.00%
2030	37.70%
2031	39.10%
2032	40.50%
2033	41.90%
2034	43.30%
2035	45.10%



CONTACT:

F U N O

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Exhibits

- (i) Audit Committee report;
- (ii) Corporate Practices Committee report;
- (iii) Nominations and Compensation Committee report, in accordance with Article 43 of the Securities Market Law;
- (iv) Technical Committee reports of the Trust, pursuant to Article 172 of the General Corporations Law;
- (v) Report of the Trust Administrator, in accordance with Article 44, Section XI of the Securities Market Law, including the favorable opinion of the Technical Committee thereon;
- (vi) Report of the transactions and activities in which the Technical Committee participated during the fiscal year ended December 31, 2025, in accordance with the Securities Market Law;
- (vii) Audited consolidated financial statements of the Trust for the fiscal year ended December 31, 2025.

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Mexico City, Mexico, on February 25, 2026

ANNUAL REPORT OF THE AUDIT COMMITTEE OF FIDEICOMISO FIBRA UNO (THE “TRUST”), IDENTIFIED WITH NUMBER 1401, ENTERED INTO BY BANCO ACTINVER, S.A., INSTITUCIÓN DE BANCA MÚLTIPLE, GRUPO FINANCIERO ACTINVER, IN ITS CAPACITY AS TRUSTEE (THE “TRUSTEE”).

In compliance with the provisions of Article 43, section II, of the Securities Market Law and Section 9.2.3 of the Trust, we hereby present to the Technical Committee of the Trust the report of the activities carried out by this Audit Committee during the period from January 1 to December 31, 2025 (the “**Review Period**”), in order for it to be submitted, in due course, to the consideration of the General Annual Ordinary Meeting of Holders of Real Estate Trust Certificates (*Certificados Bursátiles Fiduciarios Inmobiliarios*, “**CBFIs**”) with ticker symbol “FUNO11”, to be held on [*April 30, 2026].

Regarding the Review Period, we report the following:

- a) No deficiencies or material deviations were found to report on the figures and/or operating results of the Trust, nor of the Trust Administrator, F1 Management, S.C. (“**Trust Administrator**”). The foregoing, taking into account the opinion of Galaz, Yamazaki, Ruiz, Urquiza, SC, external auditor of the Trust (the “**External Auditor**”), which is attached to this report as Exhibit A (the “**External Auditor’s Opinion**”), and the opinions, reports and communications issued by the internal auditors and independent experts who provided their services in favor of the Trust during the Review Period.
- b) At a meeting held on February 25, 2025, at 9:00 a.m., this Audit Committee resolved as follows:
 - (i) o approve in all respects the minutes of the Audit Committee meetings dated October 24 and November 20, 2024;
 - (ii) To acknowledge receipt of and approve the Internal Auditor’s report of the Trust regarding the Accounting Closing Process and financial reporting for the period from September 1 to December 31, 2024;
 - (iii) To acknowledge receipt of and approve the Internal Auditor’s report of the Trust regarding the progress and results of the Audit Program, as well as the report on the Trust Administrator’s undertakings;
 - (iv) To approve the internal audit program for fiscal year 2025, as presented at such meeting;
 - (v) To inform and recommend to the Trust’s Technical Committee the approval of the internal audit program for fiscal year 2025;
 - (vi) To acknowledge receipt of the report and opinion issued by the External Auditor in connection with the limited review of the figures for the period from October 1 to December 31, 2024;

[TRANSLATION]

- (vii) To recommend to the Trust's Technical Committee the approval of the financial statements for the period from October 1 to December 31, 2024.
 - (viii) To acknowledge receipt of and approve the analysis and comparison of the Trust's actual results against the budgeted results for the period from October 1 to December 31, 2024;
 - (ix) To acknowledge receipt of and approve the analysis of the External Auditor's independence in accordance with the General Regulations applicable to Entities and Issuers supervised by the National Banking and Securities Commission that engage External Audit services for Basic Financial Statements, also known as the *Circular Única de Auditores Externos* ("**CUAE**");
 - (x) To acknowledge receipt of the corresponding report from the Administrator regarding:
 - (x) (i) various consultations on matters related to the administration of the Trust; (ii) transfer pricing studies and opinions; (iii) determination of the value of derivatives; and (iv) green bond report (the "**Additional Services**"); and (y) those services related to the limited review of financial information that may be requested from the External Auditor from time to time, if such review is required for the issuance of financial instruments and/or any other instruments, securities or titles by the Trust, as well as services required to comply with the guidelines of the CUAE (the "**Potential Services**"), which were engaged on behalf of the Trust with the External Auditor during such quarter;
 - (xi) To approve and ratify the actions carried out by the Administrator with respect to the engagement of Additional Services and Potential Services provided by the External Auditor, for the period from October 1 to December 31, 2024;
 - (xii) To acknowledge receipt of the progress updates to the Remediation Plan presented to this Audit Committee on April 22, 2024, regarding the External Auditor's observations pursuant to Article 15 of the CUAE for fiscal year 2023; and
 - (xiii) To acknowledge receipt of the Administrator's report regarding the status of the Trust's accounts receivable.
- c) At a meeting held on February 25, 2025, at 10:30 a.m., this Audit Committee resolved as follows:
- (i) To approve the presentation by the External Auditor regarding the content of the Trust's audited consolidated financial statements for the period from January 1 to December 31, 2024, and to recommend to the Trust's Technical Committee the approval of such audited consolidated financial statements and the external audit report;
 - (ii) To approve in all respects the annual report of the Audit Committee, which includes the references and observations regarding the activities in which the Audit Committee was involved during the period from January 1 to December 31, 2024, such report

[TRANSLATION]

having been prepared in accordance with the guidelines set forth in Article 43, Section II, of the Securities Market Law; and

- (iii) To take note of (a) the presentation by the External Auditor regarding the communications issued in accordance with Articles 15 and 35 of the CUAE; as well as (b) the statement issued by the Trust's officers in accordance with Article 32 of the CUAE;

d) At a meeting held on April 25, 2025, this Audit Committee resolved as follows:

- (i) To approve in all respects the two sets of minutes of the Audit Committee meetings dated February 25, 2025;
- (ii) To acknowledge receipt of and approve the Internal Auditor's report of the Trust regarding the Accounting Closing Process and financial reporting for the period from January 1 to February 28, 2025;
- (iii) To acknowledge receipt of and approve the Internal Auditor's report of the Trust regarding the progress and results of the Audit Program, as well as the report on the Trust Administrator's undertakings;
- (iv) To acknowledge receipt of the report and opinion issued in connection with the limited review by the External Auditor corresponding to the figures for the period from January 1 to March 31, 2025;
- (v) To recommend to the Trust's Technical Committee the approval of the financial statements for the period from January 1 to March 31, 2025;
- (vi) To acknowledge receipt of and approve the analysis and comparison of the Trust's actual results against the budgeted results for the period from January 1 to March 31, 2025;
- (vii) To acknowledge receipt of and approve the analysis of the External Auditor's independence in accordance with the CUAE;
- (viii) To acknowledge receipt of the Administrator's report regarding the Additional Services and Potential Services engaged on behalf of the Trust with the External Auditor during such quarter;
- (ix) To approve and ratify the actions carried out by the Administrator with respect to the engagement of Additional Services and Potential Services provided by the External Auditor, for the period from January 1 to March 31, 2025.
- (x) To acknowledge receipt of the Remediation Plan regarding the External Auditor's observations pursuant to Article 15 of the CUAE for fiscal year 2024, as presented to this Audit Committee on February 25, 2025;

[TRANSLATION]

- (xi) To recommend to the Technical Committee the ratification of the engagement of the External Auditor, Galaz, Yamazaki, Ruiz Urquiza, S.C., in connection with the provision of external audit services for basic financial statements, as well as the issuance of the corresponding External Audit Report, on a quarterly basis in accordance with the budget presented to this Audit Committee, with the understanding that such engagement would be subject to the Administrator satisfactorily concluding the relevant negotiations; and
 - (xii) To recommend to the Technical Committee (x) the authorization for the Administrator to engage the following services from the External Auditor: (i) various consultations and reports regarding matters related to the administration of the Trust; (ii) transfer pricing studies and opinions; (iii) determination of the value of derivatives; and (iv) green bond report (the “**Additional Services**”), with the obligation of the Administrator to report quarterly to the Audit Committee on the progress in the engagement of such Additional Services; (b) the pre-authorization for the Administrator to engage the Potential Services from the External Auditor, consisting of the limited review of financial information that may be requested, if required for the issuance of financial instruments and/or any other instruments, securities or titles by the Trust, as well as services required to comply with the guidelines of the CUAE (the “**Potential Services**”), with the obligation of the Administrator to request from the Audit Committee the definitive engagement of such Potential Services only if they are required; and (c) the pre-authorization for the Administrator to engage potential services from the External Auditor and its parent, Deloitte Touche Tohmatsu Limited, as well as other firms worldwide belonging to its organization, related to limited review services of financial information for the project involving the segregation of real estate assets with an industrial purpose or use, with the obligation of the Administrator to request from the Audit Committee the definitive engagement of such potential services only if they are required.
- e) At a meeting held on July 22, 2025, this Audit Committee resolved as follows:
- (i) To approve in all respects the minutes of the Audit Committee meeting dated April 25, 2025;
 - (ii) To acknowledge receipt of and approve the Internal Auditor’s report of the Trust regarding the Accounting Closing Process and financial reporting for the period from March 1 to May 31, 2025;
 - (iii) To acknowledge receipt of and approve the Internal Auditor’s report of the Trust regarding the progress and results of the Audit Program, as well as the report on the Trust Administrator’s undertakings;
 - (iv) To acknowledge receipt of the report and opinion issued in connection with the limited review by the External Auditor corresponding to the figures for the period from April 1 to June 30, 2025;

[TRANSLATION]

- (v) To recommend to the Trust's Technical Committee the approval of the financial statements for the period from April 1 to June 30, 2025;
 - (vi) To acknowledge receipt of and approve the analysis and comparison of the Trust's actual results against the budgeted results for the period from April 1 to June 30, 2025, as presented at such meeting;
 - (vii) To acknowledge receipt of and approve the analysis of the External Auditor's independence in accordance with the CUAE;
 - (viii) To acknowledge receipt of the corresponding report from the Administrator regarding the Additional Services and Potential Services engaged on behalf of the Trust with the External Auditor during such quarter;
 - (ix) To approve and ratify the actions carried out by the Administrator with respect to the engagement of Additional Services and Potential Services provided by the External Auditor, for the period from April 1 to June 30, 2025;
 - (x) To acknowledge receipt of the progress updates to the Remediation Plan presented to this Audit Committee on April 25, 2025, regarding the External Auditor's observations pursuant to Article 15 of the CUAE for fiscal year 2024;
 - (xi) To acknowledge receipt of the Administrator's report regarding the status of the Trust's accounts receivable as of June 30, 2025; and
 - (xii) To acknowledge receipt of the Administrator's report regarding the status of cybersecurity systems, artificial intelligence and data usage.
- f) At a meeting held on October 23, 2025, this Audit Committee resolved as follows:
- (i) To approve in all respects the minutes of the Audit Committee meeting dated July 22, 2025;
 - (ii) To acknowledge receipt of and approve the Internal Auditor's report of the Trust regarding the Accounting Closing Process and financial reporting for the period from June 1 to August 31, 2025;
 - (iii) To acknowledge receipt of and approve the Internal Auditor's report of the Trust regarding the progress and results of the Audit Program, as well as the report on the Trust Administrator's undertakings;
 - (iv) To acknowledge receipt of the analysis, enterprise risk assessment and Risk Map prepared by the Internal Auditor for fiscal year 2025; as well as to take note of the Internal Auditor's presentation and recommendations regarding areas of opportunity within the Trust's businesses and the action plans aimed at mitigating their occurrence or impact;

[TRANSLATION]

- (v) To acknowledge receipt of the report and opinion issued in connection with the limited review by the External Auditor corresponding to the figures for the period from July 1 to September 30, 2025;
- (vi) To approve the External Audit Plan for fiscal year 2025;
- (vii) To recommend to the Trust's Technical Committee the approval of the financial statements for the period from July 1 to September 30, 2025;
- (viii) To acknowledge receipt of and approve the analysis and comparison of the Trust's actual results against the budgeted results for the period from July 1 to September 30, 2025;
- (ix) To acknowledge receipt of and approve the analysis of the External Auditor's independence in accordance with the CUAE;
- (x) To acknowledge receipt of the corresponding report from the Administrator regarding the Additional Services and Potential Services engaged on behalf of the Trust with the External Auditor during such quarter;
- (xi) To approve and ratify the actions carried out by the Administrator with respect to the engagement of Additional Services and Potential Services provided by the External Auditor, for the period from July 1 to September 30, 2025; and
- (xii) To acknowledge receipt of the progress updates to the Remediation Plan presented to the Audit Committee on April 25, 2025, regarding the External Auditor's observations pursuant to Article 15 of the CUAE for fiscal year 2024;

In preparing this Report, the opinion of the Trust Administrator, F1 Management, S.C., has been considered, which has stated that there are no differences of opinion with respect thereto.

I hereby certify that this report was presented to and approved by the Audit Committee and by the Technical Committee of Fideicomiso Fibra Uno, at their meetings held on February 25, 2026, for submission to the Annual Ordinary General Meeting of Holders of Fideicomiso Fibra Uno, scheduled to be held on [*April 30, 2026].

Secretary of the meetings of the Audit Committee and the Technical Committee of
Fideicomiso Fibra Uno held on February 25, 2026.

Alejandro Chico Pizarro

[TRANSLATION]

Mexico City, Mexico, on February 25, 2026

ANNUAL REPORT OF THE PRACTICES COMMITTEE OF FIDEICOMISO FIBRA UNO (THE “TRUST”), IDENTIFIED WITH NUMBER 1401, ENTERED INTO BY BANCO ACTINVER, S.A., INSTITUCIÓN DE BANCA MÚLTIPLE, GRUPO FINANCIERO ACTINVER, IN ITS CAPACITY AS TRUSTEE (THE “TRUSTEE”).

In compliance with the provisions of Article 43, section I, of the Securities Market Law and Section 9.3.3 of the Trust, we hereby present to the Technical Committee of the Trust the report of the activities carried out by this Practices Committee (the “**Practices Committee**”) during the period from January 1 to December 31, 2025 (the “**Review Period**”), in order for it to be submitted, in due course, to the consideration of the General Annual Ordinary Meeting of Holders of Real Estate Trust Certificates (*Certificados Bursátiles Fiduciarios Inmobiliarios*, “**CBFIs**”) with ticker symbol “FUNO11”, to be held on [*April 30, 2026].

With respect to the Review Period, the following is reported:

- a) No observations were made regarding the performance of the activities carried out by the relevant officers of the Trust during the Review Period.
- b) The activities carried out by (i) the Technical Committee; (ii) the Administrator (F1 Management, S.C.); (iii) the Advisor (Fibra Uno Administración, S.C.); and (iv) the Real Estate Manager (F2 Services, S.C.) of the Trust, in our opinion, were performed truthfully, reasonably, sufficiently and in a manner satisfactory to the Trust.
- c) At the Practices Committee meeting held on February 25, 2025, the following resolutions were adopted: (i) to ratify the approval in all respects of the minutes of the Practices Committee meeting dated February 22, 2024; and (ii) to approve in all respects the annual report of the Practices Committee, which includes the references and observations regarding the activities in which the Practices Committee was involved during the period from January 1 to December 31, 2024.
- d) At the Practices Committee meeting held on July 22, 2025, the following resolutions were adopted (i) to ratify the approval in all respects of the minutes of the Practices Committee meeting dated February 25, 2025; and (ii) to recommend to the Technical Committee the carrying out of the divestment and the corresponding sale of a certain real property located in the municipality of Altamira, State of Tamaulipas, which as of that date formed part of the real estate portfolio identified as Kansas.
- e) No compensation packages or overall remuneration of the individuals referred to in Article 28, Section III, subsection (d) of the Securities Market Law have been approved or recommended by this Practices Committee, as such authority is vested in the Trust’s Nominations and Compensation Committee.
- f) No waivers have been granted pursuant to the provisions of Article 28, Section III, subsection (f) of the Securities Market Law, given that, to the best of the knowledge of this Practices Committee, during the Review Period, none of the members of the Technical Committee,

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directors, officers or any person with decision-making authority within the Trust took advantage of business opportunities for themselves or for the benefit of third parties that corresponded to the Trust or to the legal entities it controls or in which it has significant influence.

In preparing this Report, the opinion of the Trust Administrator, F1 Management, S.C., has been considered, which has stated that there are no differences of opinion.

I hereby certify that this report was presented to and approved by the Practices Committee and by the Technical Committee of Fideicomiso Fibra Uno, at their meetings held on February 25, 2026, for submission to the Annual Ordinary General Meeting of Holders of Fideicomiso Fibra Uno, scheduled to be held on [*April 30, 2026].

Secretary of the meetings of the Practices Committee and the Technical Committee of Fideicomiso Fibra Uno, held on February 25, 2026.

Alejandro Chico Pizarro

[TRANSLATION]

Mexico City, Mexico, on February 26, 2026

ANNUAL REPORT OF THE NOMINATIONS AND COMPENSATION COMMITTEE OF FIDEICOMISO FIBRA UNO (THE “TRUST”), IDENTIFIED WITH NUMBER 1401, ENTERED INTO BY BANCO ACTINVER, S.A., INSTITUCIÓN DE BANCA MÚLTIPLE, GRUPO FINANCIERO ACTINVER, IN ITS CAPACITY AS TRUSTEE (THE “TRUSTEE”).

In compliance with the provisions of Article 43 of the Securities Market Law and in accordance with the terms of the Trust, we hereby submit to the Technical Committee of the Trust the report of this Nominations and Compensation Committee (the “**Nominations and Compensation Committee**”) for the period from January 1 to December 31, 2025 (the “**Review Period**”), in order for it to be submitted, in due course, for consideration by the Annual Ordinary General Meeting of Holders of Real Estate Trust Certificates (*Certificados Bursátiles Fiduciarios Inmobiliarios*, “**CBFIs**”) identified with ticker symbol “FUNO11”, to be held on [*April 30, 2026].

With respect to the Review Period, the following is reported:

- a) The actions of the members of the Technical Committee, the Practices Committee and the Audit Committee of the Trust during the Review Period, in our opinion, were performed truthfully, reasonably, sufficiently and in a manner satisfactory to the Trust.
- b) At the Nominations and Compensation Committee meeting held on February 25, 2025, the following resolutions were adopted:
 - (i) To ratify the approval, in all respects, of the minutes of the Nominations and Compensation Committee meeting dated February 22, 2024;
 - (ii) To approve in all respects the annual report of the Nominations and Compensation Committee, which includes the references and observations regarding the activities in which this Nominations and Compensation Committee was involved during the fiscal year from January 1 to December 31, 2024, such report having been prepared in accordance with the guidelines set forth in Article 43 of the Securities Market Law;
 - (iii) To recommend to the Technical Committee the approval of the implementation framework of the Executive Compensation Plan (“**PEC**”) among the employees, officers, executives and collaborators of the entities responsible for the direction, administration, operation and advisory of the Trust; and, consequently,
 - (iv) To recommend to the Technical Committee the issuance of 19,036,441 (nineteen million thirty-six thousand four hundred forty-one) CBFIs (equivalent to 10% of the PEC), in order to allocate 5,330,204 (five million three hundred thirty thousand two hundred four) CBFIs to be issued and placed into circulation for subsequent distribution among the beneficiaries of the plan to comply with the PEC framework, with no CBFIs pending recovery from prior years, leaving a total of 13,706,237 (thirteen million seven hundred six thousand two hundred thirty-seven) CBFIs available for future recovery, which may subsequently be placed

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into circulation in the manner and at such time as determined by the Technical Committee and/or through the persons designated by such committee, in accordance with the Holders' Meetings dated April 4, 2014 and April 26, 2024, and the PEC guidelines;

- (v) To recommend to the Technical Committee that it approve requesting authorization from the National Banking and Securities Commission for the update of the registration of the CBFIs identified with ticker symbol FUNO 11 in the National Securities Registry (*Registro Nacional de Valores*, "**RNV**");
 - (vi) To recommend to the Technical Committee, for purposes of implementing the foregoing resolutions and in the event that such Technical Committee approves the foregoing recommendations, to authorize and instruct the Trustee to submit all applications, carry out all procedures and obtain all authorizations from any authorities and entities, including the National Banking and Securities Commission, S.D. Indeval Institución para el Depósito de Valores, S.A. de C.V. ("**Indeval**"), the Bolsa Mexicana de Valores, S.A.B. de C.V. ("**BMV**") and/or any other act that may be necessary and/or convenient, including without limitation: (a) the update of the registration of the CBFIs in the RNV; (b) their listing on the BMV for trading thereon; and (c) the exchange of the global certificate representing the CBFIs currently outstanding, deposited with Indeval, for another representing all CBFIs, including those issued by the Trustee to comply with the PEC.
- c) At the Nominations and Compensation Committee meeting held on October 23, 2025, the following resolutions were adopted:
- (i) To ratify the approval in all respects of the minutes of the Nominations and Compensation Committee meeting dated February 25, 2025;
 - (ii) To recommend to the Technical Committee of the Trust the acceptance of the resignation submitted by Mr. Herminio Blanco Mendoza as an Independent Member of the Technical Committee, as well as Member of the Audit Committee and Chairman of the Nominations and Compensation Committee of the Trust, expressing appreciation for his loyal service and releasing him from any liability arising from the performance of his duties, granting him the broadest release permitted by law;
 - (iii) To recommend to the Technical Committee the appointment of Mr. Antonio Hugo Franck Cabrera as a new Member of the Audit Committee and Mr. Rubén Goldberg Javkin as the new Chairman of the Nominations and Compensation Committee, both Independent Members of the Technical Committee, in substitution of Mr. Herminio Blanco Mendoza. The designation of the individual who will replace Mr. Herminio Blanco Mendoza in his capacity as Independent Member of the Technical Committee shall remain pending until such time as a suitable replacement is determined, subject to the approval of the Technical Committee and the subsequent acceptance and ratification by the Holders'

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Meeting, in compliance with the independence requirements set forth under applicable law and as provided in the Trust.

- d) At the Nominations and Compensation Committee meeting held on December 17, 2025, the following resolutions were adopted:
- (i) To approve in all respects the minutes of the Nominations and Compensation Committee meeting dated October 23, 2025;
 - (ii) With the unanimous vote of the Independent Members of this Nominations and Compensation Committee, to approve the granting of an extraordinary compensation in favor of the executives and officers of the Trust equivalent to 0.50% (zero point fifty percent) of the Transaction Value, in the terms presented and approved at such meeting;
 - (iii) To approve and authorize the Trust Administrator, in the terms presented at such meeting, to determine the beneficiary individuals and the individual amounts of the extraordinary compensation, as well as the corresponding payment dates and method, with respect to the executives who participated in the Trust's Special Projects.

In preparing this Report, the opinion of the Trust Administrator, F1 Management, S.C., has been considered, which has stated that there are no differences of opinion.

I hereby certify that this report was presented to and approved by the Nominations and Compensation Committee and by the Technical Committee of Fideicomiso Fibra Uno, at their meetings held on February 25, 2026, for submission to the Annual Ordinary General Meeting of Holders of Fideicomiso Fibra Uno, scheduled to be held on [*April 30, 2026].

Secretary of the meetings of the Nominations and Compensation Committee and the Technical Committee of Fideicomiso Fibra Uno, held on February 25, 2026.

Alejandro Chico Pizarro

Mexico City, Mexico, on February 26, 2026

ANNUAL REPORT OF F1 MANAGEMENT, S.C., AS ADMINISTRATOR OF FIDEICOMISO FIBRA UNO (THE “TRUST”), ENTERED INTO BY BANCO ACTINVER, S.A., INSTITUCIÓN DE BANCA MÚLTIPLE, GRUPO FINANCIERO ACTINVER, AS TRUSTEE, PURSUANT TO THE TERMS OF ARTICLE 44 SECTION XI OF THE SECURITIES MARKET LAW.

In compliance with the provisions of Article 44, section XI, of the Securities Market Law, F1 Management, S.C. as Administrator (the “**Trust Administrator**”) of the Fideicomiso Fibra Uno, identified with number 1401 (the “**Trust**” or “**Fibra Uno**”), entered into by Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, as trustee (the “**Trustee**”), submits for the consideration of the Technical Committee of the Trust the report that reflects the activities conducted by the Trust Administrator during the period from January 1 to December 31, 2024 (the “**Review Period**”), in order to inform the General Annual Ordinary Meeting of Holders (the “**Holder**”) of Real Estate Trust Certificates (*Certificados Bursátiles Fiduciarios Inmobiliarios*, “**CBFIs**”) with ticker symbol “FUNO11” to be held on April 30, 2026.

This information should not be considered as a guide or primary reference for making investments in our CBFIs, as such investments carry risks, and the risks associated with investing in the stock market should be carefully considered. We strongly advise you to thoroughly read, analyze, and assess the Risk Factors outlined in the Offering Memorandum of each issuance of CBFIs.

I. Mission, Vision and Objectives.

The Trust was created on January 10, 2011, as the first and only one of its kind in Mexico to operate in the domestic and foreign stock markets, its main mission being the acquisition, development and operation of a wide and diverse range of real estate, to provide long-term returns, mainly from the lease of the real estate acquired, in a synchronous manner with the marketing and logistics strategies of the main clients of the Trust, seeking to be, in short, the ideal means to receive contributions or make acquisitions of assets of other participants in the income-generating real estate industry in Mexico.

During the Review Period, the Trust had an outstanding performance in the operation of real estate portfolios, achieving the main objective of offering an attractive yield in favor of the Holders of CBFIs, and expanding its presence in the national and foreign stock markets.

Our main vision is to position ourselves as the most important holder and developer of income-generating real estate in Mexico, diversified into various segments, such as industrial, commercial, office, tourist and mixed-use, through growth driven by settlers’ contributions, our contributions to a joint venture (Next Properties¹) with Fibra NEXT², and acquisitions of real estate portfolios and their capitalization into the Trust estate.

¹ Irrevocable Trust identified with number 2401 and named Next Properties, for which Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver acts as trustee.

² Irrevocable Trust identified with number 7401 and named Fibra Next, for which Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver acts as trustee.

[TRANSLATION]

The main objective of the Trust is to maximize the cash flow generated by our operations, achieve sustained long-term growth and provide attractive returns to the Holders, mainly through the potential appreciation in the value of our real estate and the distribution of stable returns to the Holders.

II. Main Activities and Projects of the Trust.

With respect to the Review Period, real estate divestments were carried out in Mexico, pursuant to which certain non-strategic assets were disposed of, thereby consolidating the Trust's estate, in accordance with the following sections:

2.1. Acquisition of property, disposals and real estate investments.

Acquisitions.

No acquisitions were carried out during the Review Period.

Disposals.

A.- Pursuant to purchase agreements entered into during the Review Period, the Trust disposed of the properties described in this section, having obtained the authorization of the Trust's corporate bodies, such as the Technical Committee and, as applicable, the Practices Committee, which are authorized to approve the disposals of the properties described below:

Property	Gross Leasable Area (GLA) (sqm)	Disposal value excluding VAT (Amounts in MXN)	Date of disposal	Payment method for the disposal
Land located in the Municipality of Altamira, State of Tamaulipas, acquired by the Trust as part of the Kansas portfolio.	Land (undeveloped), with an approximate area of 122,031 sqm	Ps. \$100,000,000.00 ³	Third quarter of 2025 ⁴	An amount of Ps \$20,000,000.00 was paid on the date of execution of the public deed formalizing the purchase and sale, and the remaining amount, i.e., Ps. \$80,000,000.00, is to be paid in 12 equal and consecutive monthly installments of Ps. \$6,666,666.66, with the first installment payable within 30 calendar days following the date of execution thereof.
Total	0 m² (GLA)	Ps. \$100,000,000.00		

B.- During December 2025, the segregation of all of the Trust's industrial assets (as well as the associated debt – see Section 2.3 below) was carried out, with a right of reacquisition, through the formation of a joint venture (Next Properties) with Fibra NEXT. As a result thereof, the Trust obtained an approximately 61% interest in Next Properties, provided that the Trust will consolidate Fibra NEXT, which in turn will consolidate Next Properties, and will continue to receive the cash flows generated by the industrial properties now operated by such vehicle.

³ No Value Added Tax (VAT) was triggered, as the property is a land parcel without improvements.

⁴ The formalization of this transaction was carried out by means of a public deed dated November 13, 2025.

2.2. Status of the Real Estate and Lease Portfolio.

As of December 31, 2025, the Trust's Property Portfolio consisted of 605 properties, representing approximately 12,558,565 sqm (twelve million five hundred fifty-eight thousand five hundred sixty-five square meters) of total leasable area, with an approximate occupancy rate of 95.5% (ninety-five point five percent).

As of December 31, 2025, the Trust had the following properties and occupancy rates⁵:

- 2.2.1. 201 industrial properties, representing approximately 7.5 million sqm (seven point five million square meters) of leasable area (approximately 60.1% of the Real Estate Portfolio⁶), which reported an occupancy rate of approximately 97.7% (ninety-seven point seven percent) as of December 31, 2025;
- 2.2.2. 130 retail properties, representing approximately 3.0 million sqm (three million square meters) of leasable area (approximately 23.8% of the Real Estate Portfolio), which reported an occupancy rate of approximately 93.7% (ninety-three point seven percent) as of December 31, 2025;
- 2.2.3. 74 office properties, representing approximately 1.2 million sqm (one point two million square meters) of leasable area (approximately 9.2% of the Real Estate Portfolio), which reported an occupancy rate of 82.9% (eighty-two point nine percent) as of December 31, 2025; and
- 2.2.4. 200 properties classified as "other" (hotels, bank branches, university campuses, hospitals), representing approximately 0.87 million sqm (zero point eighty-seven million square meters) of leasable area (approximately 6.9% of the Real Estate Portfolio), which reported an occupancy rate of 99.3% (ninety-nine point three percent) as of December 31, 2025.

Additionally, as of December 31, 2025, 5.9% of the occupied gross leasable area was under renewal. The average lease expirations by occupied gross leasable area are 12.1% in 2026, 13.9% in 2027, 15.2% in 2028, 14.5% in 2029, and 38.4% in subsequent years.

2.3. Issuance of Real Estate Trust Certificates (CBFIs).

At a meeting of the Trust's Technical Committee held on February 25, 2025, it was resolved to implement the Executive Compensation Plan (the "ECP") for the benefit of the Trust's executives, employees, and collaborators, with the purpose of establishing basic guidelines for the implementation of such ECP scheme. Accordingly, a structure was put in place based on the results achieved during the fiscal year ended December 31, 2024, in order to allocate to the ECP a total of 5,330,204 (five million three hundred thirty thousand two hundred four) CBFIs to be made outstanding and distributed among the beneficiaries of the ECP, which correspond exclusively to the ECP for fiscal year 2024, in accordance with the guidelines established by the Holders' Meeting dated April 4, 2014 and April 26,

⁶ The "Real Estate Portfolio" includes properties directly owned by the Trust, as well as those owned by the Next Properties trust, which is consolidated by Fibra NEXT, which in turn is consolidated by Fibra Uno.

[TRANSLATION]

2024, as well as the ECP guidelines, considering that a total of 13,706,237 (thirteen million seven hundred six thousand two hundred thirty-seven) CBFIs would remain available for future recovery.

Accordingly, the Trust approved the issuance of 5,330,204 (five million three hundred thirty thousand two hundred four) CBFIs to comply with the ECP for employees, officers, and collaborators of the entities entrusted with the management, administration, operation, and advisory of the Trust, to be placed into circulation on such dates as determined by the Administrator.

Debt Issuance and Loan Repayment.

As of December 31, 2025, we had total consolidated debt of Ps. \$152,011.3 million, of which Ps. \$16,427.8 million was secured. As of such date, 60.8% of our debt was denominated in Pesos and 39.2% was denominated in U.S. Dollars. The foregoing figures take into account the effect of the derivative financial instruments we had in place as of December 31, 2025.⁷

We believe that we are in a good position to obtain and use additional financing to grow our business. We intend to finance future acquisitions and developments using the remaining amounts of our credit facilities combined with the issuance of debt and equity in the stock markets, mortgage loans and financing from local and international banks.

In accordance with the terms of our Trust, debt financing may not exceed the minimum amount resulting from 50% of the LTV (ratio calculated as the amount of the unpaid balance of the debt divided by the estimated value of the total assets of the Trust Estate as of the calculation date) and 1.2x DSCR (debt service coverage ratio defined as the operating profit of the Trust in a given period, divided by the sum of the interest corresponding to the same reference period of the incurred financing and repayments scheduled during said period without taking into account the payment at maturity). These calculations are measured prior to the incurrence of any new debt or the assumption of pre-existing debt related to the acquisition of any asset. As of December 31, 2025, our leverage level was approximately 37.8%, our secured debt leverage level was 4.0%, our debt service coverage ratio was approximately 1.74x, and the ratio of unencumbered asset value to unsecured debt was approximately 271.8%.

Credit Facilities and Other Obligations

FUNO Debt

Actinver Credit Facility

On June 15, 2022, we entered into a loan agreement with Banco Actinver, S.A. Institución de Banca Múltiple, Grupo Financiero Actinver ("**Actinver**"), as lender (the "**Actinver I Credit Facility**"). The Actinver I Credit Facility provided us with an unsecured facility in an aggregate amount of up to Ps. \$200 million for a 12-month period. Such facility contemplates an annual 28-day TIIE rate plus 180 basis points.

On September 29, 2022, we entered into an agreement with Actinver as lender (the "**Actinver II Credit**

⁷ As a result of the segregation of all of the Trust's industrial assets and the formation of a joint venture (Next Properties) with Fibra NEXT, the Trust consolidates the debt of Next Properties, as detailed in this section.

[TRANSLATION]

Facility). The Actinver II Credit Facility provided us with an unsecured credit facility for an aggregate amount of up to Ps. \$400 million effective as of September 22, 2023. Said current facility provides for an annual rate of 28-day TIE plus 180 basis points.

On June 15, 2023, we renewed Actinver I Credit Facility and Actinver II Credit Facility into a unified unsecured credit facility (the "**Actinver Credit Facility**") in the amount of Ps. \$600 million, with Actinver, as lender, with a maturity date of June 13, 2025, and an annual interest rate of 28-day TIE plus 180 basis points.

On June 13, 2025, we renewed the Actinver Credit Facility in the amount of Ps. \$600 million, with a maturity date of June 12, 2026, and an annual interest rate of 28-day TIE plus 180 basis points.

As of December 31, 2025, the Actinver Credit Facility had an outstanding balance of Ps. \$200 million.

Banorte Credit Facility

On August 30, 2021, we entered into a credit agreement with Banco Mercantil del Norte, S.A., Institución de Banca Múltiple, Grupo Financiero Banorte ("**Banorte**" and the "**Banorte Credit Facility**"), which was renewed on December 14, 2023 in the amount of Ps. \$1,750 million, with a new maturity date of April 12, 2024 and an interest rate equal to 28-day TIE plus 83 basis points.

On November 7, 2023, we borrowed an additional amount of Ps. \$250 million under the Banorte Credit Facility with a maturity date of February 6, 2024, and an interest rate of 28-day TIE plus 83 basis points.

On May 31, 2024, we renewed the Banorte Credit Facility for an amount of Ps. \$2,000 million, with a new maturity date of August 29, 2024, and an interest rate of 28-day TIE plus 83 basis points. On August 29, 2024, we renewed the Banorte Credit Facility for an amount of Ps. \$2,000 million, with a new maturity date of December 10, 2024, and an interest rate of 28-day TIE plus 83 basis points. On November 8, 2024, we renewed the Banorte Credit Facility for an amount of Ps. \$2,000 million with a new maturity date of March 7, 2025.

On March 7, 2025, we renewed the Banorte Credit Facility in the amount of Ps. \$2,000 million, with a new maturity date of July 4, 2025 and an interest rate equal to 28-day TIE plus 83 basis points. On July 4, 2025, we renewed the Banorte Credit Facility in the amount of Ps. \$2,000 million, with a new maturity date of August 22, 2025 and an interest rate equal to 28-day TIE plus 83 basis points.

On August 22, 2025, we renewed and increased the Banorte Credit Facility to an amount of Ps. \$3,000 million, with a new maturity date of December 19, 2025 and an interest rate equal to 28-day TIE plus 83 basis points.

On December 19, 2025, we renewed the Banorte Credit Facility in the amount of Ps. \$1,050 million, with a new maturity date of April 17, 2026 and an interest rate equal to 28-day TIE plus 83 basis points.

As of December 31, 2025, the Banorte Credit Facility had an outstanding balance of Ps. \$1,050 million.

Scotiabank Credit Facility

[TRANSLATION]

On July 31, 2020, we entered into a credit agreement with Scotiabank Inverlat, S.A., Institución de Banca Múltiple, Grupo Financiero Scotiabank Inverlat (“**Scotiabank**”), as lender (the “**Scotiabank Credit Facility**”). The Scotiabank Credit Facility provided us with an unsecured credit facility in an aggregate amount of up to Ps. \$2,000 million.

On November 18, 2022, we drew down Ps. \$1,800 million, with a maturity date of February 16, 2023, and an annual interest rate equal to 28-day TIIE plus 85 basis points (the “**First Scotiabank Drawdown**”).

On February 16, 2023, we renewed the First Scotiabank Drawdown in the amount of Ps. \$1,800 million, with a maturity date of May 17, 2023, and an annual interest rate equal to 28-day TIIE plus 93 basis points.

On May 12, 2023, we extended the maturity of the Scotiabank Credit Facility to July 31, 2026.

On May 17, 2023, we renewed the First Scotiabank Drawdown in the amount of Ps. \$1,550 million, with a maturity date of August 15, 2023, and an annual interest rate equal to 28-day TIIE plus 97 basis points.

On August 15, 2023, we renewed the First Scotiabank Drawdown in the amount of Ps. \$1,550 million, with a maturity date of November 13, 2023, and an annual interest rate equal to 28-day TIIE plus 97 basis points.

On November 13, 2023, we renewed the First Scotiabank Drawdown in the amount of Ps. \$1,550 million, with a new maturity date of February 9, 2024, and an annual interest rate equal to 28-day TIIE plus 97 basis points.

On February 9, 2024, we renewed the First Scotiabank Drawdown in the amount of Ps. \$1,550 million, with a new maturity date of May 9, 2024, and an annual interest rate equal to 28-day TIIE plus 99 basis points.

On May 9, 2024, we renewed the First Scotiabank Drawdown in the amount of Ps. \$1,550 million, with a new maturity date of August 7, 2024, at the same interest rate.

On August 7, 2024, we renewed the First Scotiabank Drawdown in the amount of Ps. \$1,550 million, with a new maturity date of November 5, 2024, at the same interest rate.

On November 5, 2024, we renewed the First Scotiabank Drawdown in the amount of Ps. \$1,550 million, with a new maturity date of January 31, 2025, at the same interest rate.

On January 31, 2025, we renewed the First Scotiabank Drawdown in the amount of Ps. \$1,550 million, with a new maturity date of April 30, 2025, at the same interest rate.

On April 30, 2025, we renewed the First Scotiabank Drawdown in the amount of Ps. \$1,550 million, with a new maturity date of July 29, 2025, at the same interest rate.

On July 29, 2025, we renewed the First Scotiabank Drawdown in the amount of Ps. \$1,550 million, with a new maturity date of October 27, 2025, at the same interest rate.

[TRANSLATION]

On October 27, 2025, we renewed the First Scotiabank Drawdown in the amount of Ps. \$760 million, with a new maturity date of January 23, 2026, at the same interest rate.

As of December 31, 2025, the Scotiabank Credit Facility had an outstanding balance of Ps. \$760 million.

Santander Credit Facility

On May 18, 2023, we entered into an unsecured credit agreement with Banco Santander México, S.A., Institución de Banca Múltiple, Grupo Financiero Santander ("**Santander**"), as lender, and its amendment agreements dated April 29, 2024 and February 11, 2025, in an aggregate amount of Ps. \$2,900 million (the "**Santander Credit Facility**"). During the term of the Santander Credit Facility, amounts may be drawn in one or more drawdowns; provided that each drawdown has its own repayment date and is assigned a specific interest rate.

On August 5, 2025, we drew down Ps. \$500 million under the Santander Credit Facility (the "**Third Santander Drawdown**"), with a maturity date of November 3, 2025, and an annual interest rate equal to 28-day TIIE plus 98 basis points.

On August 29, 2025, we drew down Ps. \$240 million under the Santander Credit Facility (the "**Fourth Santander Drawdown**"), with a maturity date of November 27, 2025, and an annual interest rate equal to 28-day TIIE plus 98 basis points.

On October 28, 2025, we consolidated the Third and Fourth Santander Drawdowns into a single drawdown and renewed it in the amount of Ps. \$740 million, with a new maturity date of January 23, 2026, and an annual interest rate equal to 28-day TIIE plus 90 basis points.

As of December 31, 2025, the Santander Credit Facility had an outstanding balance of Ps. \$740 million.

BBVA I Credit Facility

On September 9, 2022, we entered into a credit agreement with BBVA México, S.A., Institución de Banca Múltiple, Grupo Financiero BBVA México ("**BBVA México**") (the "**BBVA I Credit Facility**").

On March 21, 2023, we renewed the BBVA I Credit Facility in the amount of Ps. \$1,800 million (the "**First BBVA I Drawdown**"), with a new maturity date of September 20, 2023, and an annual interest rate equal to 28-day TIIE plus 87 basis points.

On September 20, 2023, we renewed the First BBVA I Drawdown in the amount of Ps. \$1,800 million, with a new maturity date of March 19, 2024, and an annual interest rate equal to 28-day TIIE plus 87 basis points.

On December 1, 2023, we drew down an additional amount of Ps. \$1,100 million under the BBVA I Credit Facility (the "**Third BBVA I Drawdown**"), with a maturity date of March 19, 2024, and an annual interest rate equal to 28-day TIIE plus 87 basis points.

On March 19, 2024, we consolidated the First and Third BBVA I Drawdowns into a single First BBVA

[TRANSLATION]

I Drawdown and renewed it in the amount of Ps. \$2,900 million, with a new maturity date of September 19, 2024, and an annual interest rate equal to 28-day TIE plus 87 basis points.

On September 17, 2024, we renewed the First BBVA I Drawdown in the amount of Ps. \$2,900 million, with a new maturity date of March 18, 2025, and an annual interest rate equal to 28-day TIE plus 87 basis points.

On March 18, 2025, we renewed the First BBVA I Drawdown in the amount of Ps. \$2,900 million, with a new maturity date of September 15, 2025, with no change in the interest rate. On September 15, 2025, we renewed the First BBVA I Drawdown in the amount of Ps. \$2,900 million, with a new maturity date of December 11, 2025, and an annual interest rate equal to 28-day TIEF plus 117 basis points.

On December 8, 2025, we made the Fourth BBVA I Drawdown in the amount of Ps. \$1,450 million, with a maturity date of March 6, 2026, and an annual interest rate equal to 28-day TIEF plus 117 basis points.

On December 10, 2025, a debt assumption agreement was entered into pursuant to which the Trust assigned to Next Properties the debt corresponding to the Fourth BBVA I Drawdown.

On December 10, 2025, we renewed the First BBVA I Drawdown in the amount of Ps. \$1,300 million, with a new maturity date of March 10, 2026, and an annual interest rate equal to 28-day TIEF plus 117 basis points.

As of December 31, 2025, the BBVA I Credit Facility had an outstanding balance of Ps. \$1,300 million.

BanBajío Credit Facility

On August 28, 2024, we entered into a credit agreement with Banco del Bajío, S.A., Institución de Banca Múltiple ("**BanBajío**") (the "**BanBajío Credit Facility**"). On September 11, 2024, we made a drawdown in the amount of Ps. \$950 million, with an annual interest rate equal to 28-day TIE plus 95 basis points and a maturity date of March 10, 2025. On February 28, 2025, we renewed the BanBajío Credit Facility in the amount of Ps. \$950 million, with a new maturity date of August 27, 2025, with no change in the interest rate. On August 18, 2025, we renewed the BanBajío Credit Facility in the amount of Ps. \$950 million, with a new maturity date of November 14, 2025, with no change in the interest rate.

On November 14, 2025, we renewed the BanBajío Credit Facility in the amount of Ps. \$200 million, with a new maturity date of May 13, 2026, with no change in the interest rate.

On December 8, 2025, we drew down an additional Ps. \$150 million under the BanBajío Credit Facility, with a maturity date of June 5, 2026, and an annual interest rate equal to 28-day TIE plus 95 basis points.

As of December 31, 2025, the BanBajío Credit Facility had an outstanding balance of Ps. \$350 million.

Loans Assumed in Connection with the Acquisition of the Samara Portfolio

In connection with the acquisition of the Samara Portfolio, we entered into two credit facilities with

[TRANSLATION]

HSBC México, S.A., Institución de Banca Múltiple, Grupo Financiero HSBC (“**HSBC México**”), bearing an annual interest rate equal to 28-day TIE plus 200 basis points (the “**HSBC Samara Credit Facility**”). The loan under this credit facility was required to be repaid prior to September 15, 2023.

On September 15, 2023, we renewed the HSBC Samara Credit Facility in the amount of Ps. \$2,051.0 million, with a new maturity date of September 15, 2026, and an annual interest rate equal to 28-day TIE plus 275 basis points.

On December 14, 2023, HSBC México assigned to Banco Sabadell, S.A., Institución de Banca Múltiple (“**Sabadell**”), a principal amount of Ps. \$500.0 million, with a maturity date of September 15, 2026, and an interest rate equal to 28-day TIE plus 275 basis points (the “**Sabadell Samara Credit Facility**” and, together with the HSBC Samara Credit Facility, the “**Samara Credit Facilities**”), leaving the HSBC Samara Credit Facility with an outstanding balance of Ps. \$1,472.2 million.

On August 6, 2025, we entered into a new secured credit agreement with Bancomext, Banco Nacional de Comercio Exterior, S.N.C., Institución de Banca de Desarrollo (“**Bancomext**”), in an aggregate principal amount of up to Ps. \$2,500 million, bearing interest at a rate equal to TIEF plus 150 basis points (the “**Bancomext Samara Credit Facility**”).

On August 12, 2025, we made drawdowns under two tranches of the Bancomext Samara Credit Facility in the amounts of Ps. \$1,402.9 million and Ps. \$459.1 million, respectively.

As of December 31, 2025, the Bancomext Samara Credit Facility had an outstanding balance of Ps. \$1,856.4 million.

Mitikah Syndicated Credit Facility

On March 18, 2022, Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, acting as trustee of trust F/2584, one of the Mitikah co-investment vehicles and a subsidiary of Helios, entered into a secured green syndicated credit facility with Santander, BBVA Bancomer, S.A. (now BBVA México), HSBC México, Actinver, Sab Capital, S.A. de C.V., Banregio Grupo Financiero and Intercam Banco, S.A. (“**Banregio**”), in an aggregate principal amount of Ps. \$6,000 million (the “**First Mitikah Syndicated Credit Facility**”).

On July 20, 2023 and April 25, 2024, we made additional drawdowns in the amounts of Ps. \$100 million and Ps. \$875 million, respectively, with a maturity date of November 18, 2028, and an annual interest rate equal to 28-day TIE plus 285 basis points.

On August 26, 2025, we entered into a new secured green syndicated credit facility with BBVA México, Scotiabank, Banco Multiva, S.A., Institución de Banca Múltiple, Grupo Financiero Multiva (“**Multiva**”), Banregio, Banorte and HSBC México, in an aggregate principal amount of Ps. \$9,500 million (the “**Mitikah Syndicated Credit Facility**”).

On August 28, 2025, we drew down the full amount of the Mitikah Syndicated Credit Facility, with a maturity date of August 26, 2030, and an annual interest rate equal to 28-day TIEF plus 199 basis points. A portion of the proceeds from such drawdown was used to fully repay the First Mitikah Syndicated Credit Facility.

[TRANSLATION]

During the fourth quarter of 2025, we made an additional principal repayment under the Mitikah Syndicated Credit Facility in the amount of Ps. \$720 thousand.

As of December 31, 2025, the Mitikah Syndicated Credit Facility had an outstanding balance of Ps. \$9,472.7 million.

Apolo Syndicated Credit Facility

On September 26, 2025, we entered into a sustainability-linked credit facility with BBVA México, Banorte, Scotiabank, Actinver, BanBajío, Multiva, HSBC México, Banca Mifel, S.A., Institución de Banca Múltiple, Grupo Financiero Mifel (“**Mifel**”), Banco Monex, S.A., Institución de Banca Múltiple, Monex Grupo Financiero (“**Monex**”) and Banco Sabadell, S.A., Institución de Banca Múltiple (“**Sabadell**”), in an aggregate principal amount of Ps. \$10,000 million (the “**Apolo Syndicated Credit Facility**”), with a maturity date of September 26, 2030, and an annual interest rate equal to 28-day TIEF plus an applicable margin of 195 basis points. The applicable margin may range between 175 and 215 basis points. The Apolo Syndicated Credit Facility includes the option to extend its maturity date by up to two additional one-year periods.

On October 1, 2025, we drew down the full amount of the Apolo Syndicated Credit Facility.

As of December 31, 2025, the Apolo Syndicated Credit Facility had an outstanding balance of Ps. \$10,000 million.

Inbursa Credit Facility

On June 5, 2023, we entered into a secured credit agreement with Banco Inbursa, S.A., Institución de Banca Múltiple, Grupo Financiero Inbursa, in an aggregate principal amount of Ps. \$1,200 million, bearing an annual interest rate equal to 28-day TIE plus 285 basis points, and with a maturity date of June 5, 2030.

On July 5, 2023, we made the first drawdown under the Inbursa Credit Facility in the amount of Ps. \$500 million.

On September 19, 2023, we made the second drawdown under the Inbursa Credit Facility in the amount of Ps. \$300 million.

On October 12, 2023, we made the third drawdown under the Inbursa Credit Facility in the amount of Ps. \$200 million.

On December 7, 2023, we made the fourth drawdown under the Inbursa Credit Facility in the amount of Ps. \$100 million.

On February 29, 2024, we made the fifth drawdown under the Inbursa Credit Facility in the amount of Ps. \$100 million.

On May 3, 2024, we made the sixth drawdown under the Inbursa Credit Facility in the amount of Ps. \$200 million, increasing the original aggregate principal amount to Ps. \$1,400 million.

[TRANSLATION]

On June 4, 2024, we made the seventh drawdown under the Inbursa Credit Facility in the amount of Ps. \$100 million, increasing the original aggregate principal amount to Ps. \$1,500 million.

As of December 31, 2025, the Inbursa Credit Facility had an outstanding balance of Ps. \$1,500 million.

Sustainability-Linked Credit Facility

On July 23, 2019, we entered into the first sustainability-linked revolving credit facility in Latin America (the “**Sustainability-Linked Credit Facility**”) in an aggregate amount of Ps. \$21,350 million (including a tranche of up to Ps. \$13,500 million and another of up to USD 410 million), with a five-year term and an interest rate linked to our credit rating and to our performance under an environmental indicator consisting of the electricity consumption intensity of the managed assets, expressed in kWh per square meter of occupied space in our portfolio.

Santander acts as administrative agent, BBVA México acts as sustainability agent, and Bank of America, N.A., Banamex, JPMorgan Chase Bank, N.A., Scotiabank, Goldman Sachs Bank USA, HSBC México, Credit Suisse AG Cayman Islands Branch, Sabadell, and Industrial and Commercial Bank of China México, S.A. act as the syndicate banks.

On April 7, 2020, we made drawdowns under the Sustainability-Linked Credit Facility of: (i) Ps. \$6,736.5 million, bearing an annual interest rate equal to 28-day TIIE plus a margin of 125 basis points, and (ii) USD 204.59 million, bearing an annual interest rate equal to LIBOR plus 125 basis points. On December 17, 2020, we repaid the total outstanding balance.

On July 23, 2023, the maturity date of both tranches was extended to July 23, 2026.

As of December 31, 2025, availability under the Sustainability-Linked Credit Facility amounted to Ps. \$13,500 million and USD 410 million, bearing interest at a rate equal to 28-day TIIE plus an applicable margin ranging between 125 and 200 basis points for the Peso tranche, and SOFR plus an applicable margin ranging between 125 and 200 basis points for the U.S. Dollar tranche.

Next Properties Debt Consolidated by FUNO

Citi México Credit Facility

On December 4, 2025, we negotiated and entered into, on behalf of Next Properties, a credit agreement with Banco Citi México, S.A., Institución de Banca Múltiple, Grupo Financiero Citi México (“**Citi México**”) (the “**Citi México Credit Facility**”), in an amount of USD \$145 million, bearing an annual interest rate equal to SOFR plus 80 basis points.

As of December 31, 2025, the Citi México Credit Facility had an outstanding balance of USD \$145 million.

BBVA II Credit Facility

On December 10, 2025, a debt assumption agreement was entered into pursuant to which the Trust assigned to Next Properties the debt corresponding to the Fourth BBVA I Drawdown (the “**BBVA II Credit Facility**”).

[TRANSLATION]

As of December 31, 2025, the BBVA II Credit Facility had an outstanding balance of Ps. \$1,450 million.

Loans Assumed in Connection with the Acquisition of the Frimax Portfolio

In connection with the acquisition of the Frimax Portfolio (Doña Rosa), two loans with Metlife México, S.A. ("**Metlife**") were assumed, for a total amount of Ps. \$799 million. On November 27, 2023, we renewed the loan in the amount of Ps. \$738.7 million, with a new maturity date of December 1, 2028, and a fixed annual interest rate of 11.58%.

On October 15, 2025, a notice was delivered to Metlife informing it of the contribution of the Trust's properties to Next Properties.

As of December 31, 2025, the Metlife Loan had an outstanding balance of Ps. \$732.1 million.

Titán and Vermont Syndicated Credit Facility

On September 9, 2022, we entered into a sustainability-linked syndicated credit agreement with BBVA México, acting as administrative agent, sustainability agent and collateral agent, together with Scotiabank, Banorte, Sabadell, Sab Capital, S.A. de C.V., JPMorgan Chase Bank, N.A. and Banco Monex, S.A., in an aggregate principal amount of up to USD \$750 million (the "**Titán and Vermont Syndicated Credit Facility**").

On December 1, 2025, a debt assumption agreement was entered into pursuant to which the Trust assigned to Next Properties the debt under the Titán and Vermont Syndicated Credit Facility.

As of December 31, 2025, the Titán and Vermont Syndicated Credit Facility had an outstanding balance of USD \$750 million.

Atizapán Park and Tultepark Credit Facility

On November 25, 2025, Next Properties assumed a term loan agreement with BBVA México in connection with the contribution of properties to such trust, in two tranches: (i) Ps. \$982.75 million, bearing an annual interest rate equal to 91-day TIIE plus a margin of 185 basis points, and (ii) USD \$12.3 million, bearing an annual interest rate equal to SOFR plus 235 basis points (the "**Atizapán Park and Tultepark Credit Facility**"). Both tranches have a maturity date of May 30, 2029.

As of December 31, 2025, the Atizapán Park and Tultepark Credit Facility had an outstanding balance of Ps. \$982.75 million and USD \$12.3 million.

Bancomext Credit Facility

On November 24, 2025, Next Properties assumed a secured mortgage loan agreement with Banco Nacional de Comercio Exterior, S.N.C., Institución de Banca de Desarrollo ("**Bancomext**"), in connection with the contribution of properties to such trust⁸, in the amount of Ps. \$1,843.7 million, bearing an annual interest rate equal to 28-day TIIE plus a margin of 135 basis points, and with a

⁸ The properties contributed to Next Properties are those identified as "Barrientos II" and "Chiquihuite" in the Municipality of Tlalnepanitla, "Lerma Park III" in the Municipality of Lerma, "Coacalco" in the Municipality of Coacalco de Berriozábal, "Los Reyes" in Los Reyes, Municipality of La Paz, and "Tultipark III" in the Municipality of Tultepec, all located in the State of Mexico.

[TRANSLATION]

maturity date of February 22, 2031 (the "**Bancomext Credit Facility**").

As of December 31, 2025, the Bancomext Credit Facility had an outstanding balance of Ps. \$1,840 million.

Santín Credit Facilities

On November 24, 2025, Next Properties acquired 50% of the settlor and beneficiary rights in Trust No. 3336, whose underlying asset is 50% of the property identified as "Santín." In connection with such transfer, Next Properties assumed its proportional share of: (i) a term loan secured by a mortgage originally entered into with Banorte on December 3, 2020, in an aggregate principal amount of up to Ps. \$1,275 million, under which two drawdowns were made in the amounts of Ps. \$675 million and Ps. \$38.4 million; and (ii) a term credit agreement dated March 14, 2025, in an aggregate principal amount of up to Ps. \$561.6 million.

As of December 31, 2025, the first credit facility had an outstanding balance of Ps. \$526.3 million, bearing an annual interest rate equal to 28-day TIEF plus a margin of 250 basis points, and with a maturity date of March 13, 2031; and the second credit facility had an outstanding balance of Ps. \$509.6 million, bearing an annual interest rate equal to 28-day TIE plus 260 basis points, and with a maturity date of June 13, 2037 (collectively, the "**Santín Credit Facilities**").

As of December 31, 2025, the Santín Credit Facilities had an aggregate outstanding balance of Ps. \$1,026.5 million.

Debt Certificates

On December 16, 2013, we carried out an offering of long-term trust certificates (*certificados bursátiles fiduciarios*) in an aggregate amount of Ps. \$8.5 billion, as follows: (i) Ps. \$4.4 billion were issued at an interest rate equal to 28-day TIE plus 80 basis points, maturing on June 10, 2019 (FUNO 13) (this issuance was prepaid on December 15, 2017); (ii) Ps. \$2.0 billion were issued at a fixed rate of 8.40%, maturing on December 4, 2023 (FUNO 13-2); and (iii) 425.7 million UDIs, equivalent to approximately Ps. \$2.1 billion, were issued at a fixed rate of 5.09% (denominated in UDIs), maturing on November 27, 2028 (FUNO 13U).

On April 14, 2016, we carried out an offering of long-term trust certificates in an aggregate amount of Ps. \$4.5 billion, as follows: (i) Ps. \$1.12 billion constituted a reopening of the FUNO 13-2 issuance; (ii) Ps. \$883.75 million were issued at an interest rate equal to TIE plus 65 basis points, maturing on April 11, 2019 (FUNO 16) (this issuance was prepaid on April 13, 2018); and (iii) 457,878,300 UDIs, equivalent to approximately Ps. \$2.5 billion, were issued at a fixed rate of 4.60% (denominated in UDIs), maturing on April 1, 2027 (FUNO 16U).

On December 11, 2017, Fibra Uno carried out an offering of long-term trust certificates (*certificados bursátiles fiduciarios*) in an aggregate amount of Ps. \$7,100.00 million, as follows: (i) FUNO 17 in the amount of Ps. \$1,000.00 million, bearing a fixed interest rate of 9.20% and maturing on November 29, 2027; and (ii) FUNO 17-2 in the amount of Ps. \$6,100.00 million, bearing a variable interest rate equal to 28-day TIE plus 85 basis points, with a maturity date of December 5, 2022, which was prepaid on November 8, 2021.

[TRANSLATION]

On September 18, 2018, we carried out an offering of long-term trust certificates in an aggregate amount of Ps. \$9.2 billion, as follows: (i) Ps. \$3.8 billion constituted a reopening of the FUNO 17 issuance, which now has a total outstanding amount of Ps. \$4.8 billion; and (ii) Ps. \$5.4 billion were issued at an interest rate equal to 28-day TIIE plus 83 basis points, maturing on April 25, 2023 (FUNO 18).

On October 21, 2021, Fibra Uno carried out an offering of long-term trust certificates (certificados bursátiles fiduciarios) in an aggregate amount of Ps. \$8,100 million, as follows: (i) Ps. \$2,900 million corresponded to the FUNO 21X issuance, bearing a fixed interest rate of 8.98% and maturing on October 12, 2028; and (ii) Ps. \$5,200 million corresponded to the FUNO 21-2X issuance, bearing a variable interest rate equal to 28-day TIIE plus 90 basis points, with a maturity date of October 16, 2025 (this issuance was prepaid on May 30, 2025).

During the fourth quarter of 2020, the first quarter of 2021, the first quarter of 2022 and the second quarter of 2022, we repurchased FUNO 18 trust certificates for an aggregate amount of Ps. \$297.3 million.

During the fourth quarter of 2022, we repurchased FUNO 15 trust certificates for an aggregate amount of Ps. \$15.6 million, which now has a total outstanding amount of Ps. \$7,484.4 million.

On March 9, 2023, we carried out an offering of sustainability-linked trust certificates in an aggregate amount of Ps. \$6,700 million, as follows: (i) Ps. \$4,970 million corresponded to the FUNO 23L issuance, bearing a fixed rate, with a 10-year maturity and a cost equal to the 10-year M-Bono yield plus 195 basis points; and (ii) Ps. \$1,730 million corresponded to the FUNO 23-2L issuance, bearing a variable rate, with a 4-year term, at an interest rate equal to TIIE plus 95 basis points.

On December 1, 2023, we carried out an offering of sustainability-linked trust certificates corresponding to the FUNO 23-3L issuance in an amount of Ps. \$1,500 million, bearing a variable interest rate equal to 28-day TIIE plus 95 basis points, with a 3-year term.

On May 30, 2025, we carried out an offering of sustainability-linked trust certificates in an aggregate amount of Ps. \$12,700 million, as follows: (i) Ps. \$3,700 million corresponded to the FUNO 25L issuance, bearing an annual interest rate equal to 28-day TIEF plus 125 basis points, with a maturity date of May 26, 2028; and (ii) Ps. \$9,000 million corresponded to the FUNO 25-2L issuance, bearing a fixed interest rate of 11.36%, with a maturity date of May 21, 2032.

As of December 31, 2025, the trust certificates issued on December 16, 2013, April 14, 2016, December 11, 2017, September 18, 2018, October 21, 2021, March 9, 2023, December 1, 2023, and May 30, 2025 remained outstanding. As of such date, the total aggregate amount of such outstanding debt certificates was Ps. \$36.3 billion.

Senior Notes

On January 30, 2014, we carried out the offering of Senior Notes in international markets in an aggregate amount of USD 1,000,000,000.00 (one billion US Dollars 00/100) as follows: (i) Senior Notes due December 15, 2024, in an amount of USD 600,000,000.00 (six hundred million US Dollars 00/100) at a 5.25% fixed rate; and (ii) Senior Notes due January 30, 2044, in an amount of USD 400,000,000.00 (four hundred million US Dollars 00/100) at a 6.95% fixed rate.

[TRANSLATION]

On June 8 and December 31, 2016, respectively, we carried out the offering of Senior Notes in international markets in an aggregate amount of USD 500,000,000.00 (five hundred million Dollars 00/100). Said offering was carried out through: (i) the reopening in an amount of USD 200,000,000.00 (two hundred million US Dollars 00/100) of the Senior Notes at a 5.25% rate due on January 30, 2026, with an ending balance of USD 500,000,000.00 (five hundred million US Dollars 00/100); (ii) and the reopening in an amount of USD 300,000,000.00 (three hundred million US Dollars 00/100) of the Senior Notes at 6.95% due January 30, 2044, with an ending the balance of USD 700,000,000.00 (seven hundred million US Dollars 00/100).

On June 28, 2019, we carried out the offering of Senior Notes in international markets in an aggregate amount of USD 1,000,000,000.00 (one billion US Dollars 00/100). Said placement was carried out through: (i) the issuance of Senior Notes in an amount of USD 400,000,000.00 (four hundred million US Dollars 00/100) at 4.869% due January 15, 2030; and (ii) the issuance of Senior Notes in an amount of USD 600,000,000.00 (six hundred million US Dollars 00/100) at 6.390% due January 15, 2050.

On July 15, 2020, we carried out the offering of Senior Notes in international markets in an aggregate amount of USD 650,000,000.00 (six hundred and fifty million US Dollars 00/100). Said offering was carried out through: (i) the reopening in an amount of USD 375,000,000.00 (three hundred and seventy-five million US Dollars 00/100) of the issuance of the Senior Notes at 4.869% due January 15, 2030, with an ending balance of USD 775,000,000.00 (seven hundred and seventy-five million US Dollars 00/100); and (ii) the reopening in an ending of USD 275,000,000.00 (two hundred and seventy-five million US Dollars 00/100) of the issuance of the Senior Notes at 6.390% due January 15, 2050, with an ending balance of USD 875,000,000.00 (eight hundred and seventy-five million US Dollars 00/100).

In September 2020, we carried out the repurchase of Senior Notes (relating to the issuance at 4.869% due January 15, 2030, and the issuance at 6.390% due January 15, 2050) in international markets in an aggregate amount of USD 10,000,000 (ten million Dollars 00/100) with an ending balance of USD 768,000,000.00 (seven hundred and sixty-eight million US Dollars 00/100) and USD 872,000,000.00 (eight hundred and seventy-two million US Dollars 00/100).

During the second and third quarters of 2022, we repurchased Senior Notes (corresponding to the issuance with a rate of 6.390% maturing on January 15, 2050) in international markets for an amount of USD 50,621,000.00 (Fifty million six hundred twenty-one thousand Dollars 00/100), with the balance of said issuance ending at USD 821,379,000.00 (Eight hundred twenty-one million three hundred seventy-nine thousand Dollars 00/100).

On February 13, 2024, we completed the offering and placement of Senior Green Notes in international markets for a total of USD 600,000,000 (Six hundred million Dollars 00/100). This offering corresponds to Senior Notes with an interest rate of 7.38% and a 10-year maturity.

On January 23, 2025, we carried out an issuance of Senior Sustainability-Linked Notes in the international markets in an aggregate amount of USD \$800 million. Such issuance consisted of: (i) USD \$500 million of Senior Notes bearing an interest rate of 7.70% and maturing on January 23, 2032 (the "Senior Sustainability-Linked Notes Due 2032"); and (ii) USD \$300 million of Senior Notes bearing an interest rate of 8.25% and maturing on January 23, 2037 (the "**Senior Sustainability-Linked Notes**

[TRANSLATION]

Due 2037”).

On November 7, 2025, the Trust announced an exchange offer with respect to the following Senior Notes: Senior Notes due 2030, Senior Sustainability-Linked Notes due 2032, Senior Green Notes due 2034, Senior Sustainability-Linked Notes due 2037, Senior Notes due 2044 and Senior Notes due 2050, in exchange for certain notes issued by the Next Properties trust.

During December 2025, we carried out repurchases of USD \$7 million of Senior Notes due 2030, USD \$11.2 million of Senior Notes due 2044 and USD \$57.4 million of Senior Notes due 2050.

As of December 31, 2025, as part of the exchange, the outstanding balances of the Senior Notes that remain at the Trust are detailed below:

<i>Senior Notes Due 2030</i>	USD 380,503,000
<i>Senior Sustainability-Linked Notes Due 2032</i>	USD 346,001,000
<i>Senior Green Notes Due 2034</i>	USD 300,100,000
<i>Senior Sustainability-Linked Notes Due 2037</i>	USD 54,026,000
<i>Senior Notes Due 2044</i>	USD 338,800,000
<i>Senior Notes Due 2050</i>	USD 380,139,000
Total	USD 1,799,569,000

As of December 31, 2025, as part of the exchange, Next Properties maintains the following outstanding balances under its Senior Notes:

<i>Senior Notes Due 2030</i>	USD 387,497,000
<i>Senior Sustainability-Linked Notes Due 2032</i>	USD 409,781,000
<i>Senior Green Notes Due 2034</i>	USD 299,900,000
<i>Senior Notes Due 2044</i>	USD 350,000,000
<i>Senior Notes Due 2050</i>	USD 437,500,000
Total	USD 1,884,678,000

As of December 31, 2025, six Senior Notes issuances remained outstanding (including five reopenings and five repurchases on the dates previously mentioned), dated January 30, 2014, June 28, 2019, February 13, 2024, and January 23, 2025. Additionally, the Trust carried out an exchange of Senior Notes with Next Properties during December 2025. As of December 31, 2025, the total aggregate amount of Senior Notes was USD 3,684.2 million, equivalent in Pesos as of such date to Ps. \$66.2 billion.

The indentures (“**Indentures**”) governing the Senior Notes and Debt Notes include provisions that, among other things, limit the amount of debt we can incur and permit us to consolidate, merge with, or transfer all or substantially all of our assets to other entities, subject to the fulfillment of specific conditions. These Indentures and Debt Notes impose a maximum total leverage ratio of 60% and a secured debt leverage ratio of 40%. Furthermore, they require a debt service coverage ratio of 1.5x to 1.0x on a pro forma basis following the acquisition of additional debt. Additionally, the Indentures and Debt Notes stipulate that, at all times, our total unencumbered assets must be no less than 150% of the aggregate principal amount of our unsecured debt. The Indentures governing the Senior Notes

[TRANSLATION]

also include standard events of default, as typically found in such transactions.

We intend to maintain our debt levels at a level where we are able to operate in an efficient and flexible manner that allows us to compete adequately and implement our growth and business plan. We plan to finance acquisitions with the most advantageous sources of capital available, which may include borrowings on loans, debt assumption of acquired properties, proceeds from debt and equity issuances and the issuance of CBFIs as payment for property acquisition.

The issuance of Debt Notes, in the domestic and foreign markets, to date has been satisfactory, achieving the active participation of various prominent foreign investors, thus obtaining the necessary funds to comply with the purpose of the Trust, including the restructuring of debts of the Trust, the partial payment of the Real Estate acquired by the Trust, and in general, the obtaining of sufficient working capital to maintain the sustained growth of the Trust.

2.4. Projects of the Trust.

As a result of the good development of the Trust's business strategy, various investment and development projects have been detected in real estate portfolios, which include industrial, commercial, tourist, office and other mixed-use properties, which we believe have or will have the potential to generate attractive returns and the appreciation of the Trust Estate in the long term.

The Trust seeks to acquire or develop properties that are characterized by being located in privileged locations, in neglected markets or, in markets with a high population density, always with the objective that the design and quality of the real estate product that is intended to be acquired or developed, allows an optimal and flexible use of the property.

During 2025, several of the Company's strategic projects were executed. Beginning with the creation of a joint venture with Fibra NEXT called NEXT Properties, in which the Trust contributed its industrial-focused portfolio, as well as half of the curve of its international bonds, and in return received approximately 61% of the trust interests, while Fibra NEXT received approximately 39%. In accordance with the agreements entered into by the parties, Fibra NEXT will consolidate and control the NEXT Properties vehicle, while Fibra Uno will consolidate and control Fibra NEXT. During the last quarter of 2025, the contribution of one month of operations of the joint venture was reflected, and starting in the first quarter of 2026, the full consolidation and contribution thereof will be reflected.

Additionally, during November 2025, the implementation of the internalization of the real estate advisory and management agreement was announced, which became effective on January 1, 2026. The consideration for such internalization was paid 100% in assets at 1.0x NAV, using assets from the office segment (60%), retail (34%), and the "Other" segment (6%). Accordingly, as of the first quarter of 2026, the financial impact thereof will be reflected in our financial statements. Likewise, together with the ownership of the Samara property, the associated debt was transferred, which as of December 2025 had an outstanding balance of Ps. \$1,856.4 million.

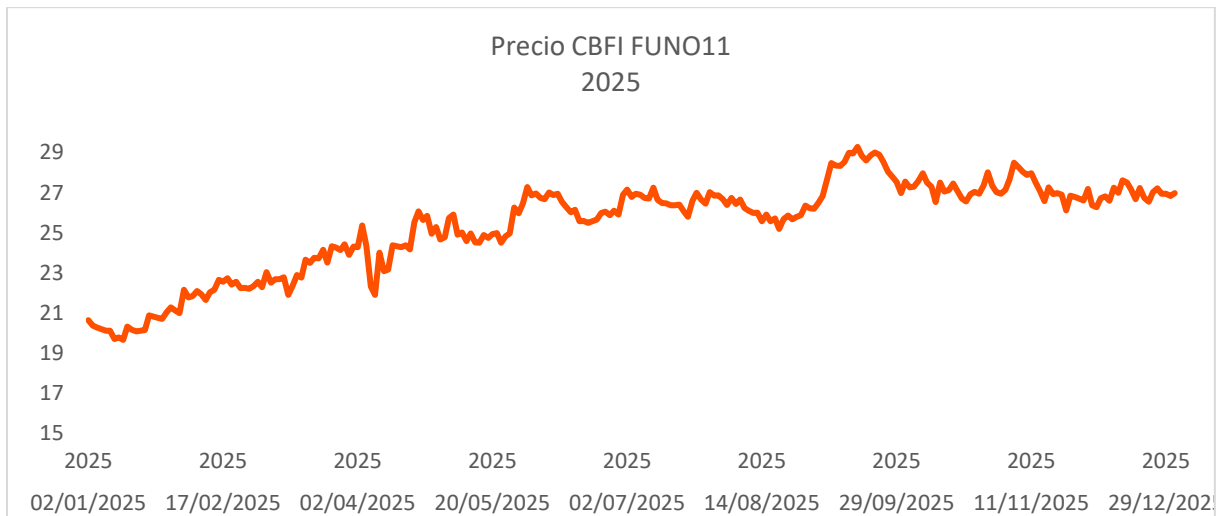
Another strategic objective achieved during 2025 was the acquisition of 100% of the Mitikah project. During the year, the final payment was made to complete the acquisition of the 32% interest in the CKD held by the Afores, in the amount of Ps. \$7,000 million. As a result, Fibra Uno became the owner of 100% of one of the Company's most iconic and emblematic projects, while simultaneously

generating value for FUNO's shareholders and the CKD partners.

III. Summary of the Performance of the CBFIs Issued by the Trust in the Securities Market.

The notes issued by the Trust are CBFIs, registered in the Securities Section of the National Securities Registry. Said securities began trading on the Mexican Stock Exchange in March 2011. The Trust does not have other securities registered in the National Securities Registry.

The following table shows the performance of the CBFIs in the Stock Market:



IV. Distribution of Dividends.

The Trust executes its transactions under the taxation regime applicable to a FIBRA, in accordance with Articles 187 and 188 of the Income Tax Law (Ley del Impuesto Sobre la Renta, "LISR"). For the FIBRA taxation regime to be applied to the Trust, at least 95% of the Trust's Tax Result will be distributed annually, and at least 70% of its assets will be invested in real estate, among other requirements.

The Tax Result of the Trust during fiscal year 2025 was calculated considering the cumulative income obtained during said fiscal year, minus the authorized deductions and decreasing the workers' profit-sharing.

Distributions were declared at 95% of the Tax Result on a pro rata basis among the Holders, in compliance with the requirements provided in the Trust, including the authorization by the Technical Committee of (i) the financial statements on which said Distributions were based; and (ii) the amount and payment terms of the Cash Distribution.

Cash Distributions were made on a quarterly basis and it is estimated that this practice will continue as long as there are proceeds available for this purpose according to the operation and management of the accounts, income, investments and expenses of the Trust. The Technical Committee of the

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Trust has the power to determine the distribution policy, and if necessary, change it.

The following table shows the Cash Distributions made in the four quarters of 2025:

Period	Declared Dividends
2025	
First quarter	\$0.5550 M.N. per CBFi outstanding
Second quarter	\$0.5700 M.N. per CBFi outstanding
Third quarter	\$0.6050 M.N. per CBFi outstanding
Fourth quarter	\$0.6700 M.N. per CBFi outstanding

The delivery conditions of the Cash Distributions were determined by the Technical Committee, considering, among other factors, the following:

- The Trust's actual operating results;
- The level of retained cash flows;
- The terms and conditions of any financing;
- CAPEX requirements for the Trust's properties;
- The Trust's taxable income;
- Distribution delivery requirements under Applicable Law;
- The Trust's operating expenses; and
- Various factors that the Technical Committee may consider important, including the amount of distributions made by similar companies.

The estimated available cash to make the Cash Distributions could be higher than the minimum distribution required by the applicable legislation. However, under certain circumstances, the Trust would have to pay Cash Distributions in excess of the cash available in order to meet the minimum distribution requirements under the applicable law and for this, the proceeds obtained by the Trust from future equity and debt issuances, sale of assets or financing to make such Cash Distributions, which was not necessary during the Review Period. The Trust cannot ensure that the distribution policy will not be changed in the future.

V. Factors that may influence future results of operations.

Rental income. Our income comes mainly from the rents we receive from our tenants under the Lease Agreements. The amount of income generated by the lease of the properties that constitute the Trust's portfolio depends mainly on the ability to maintain the occupancy rates of the currently leased space; lease currently available space; lease the space that is available at the expiration of the Lease Agreements; and through the expansion or construction of Properties. As of December 31, 2024, the properties in the Trust's portfolio had an occupancy rate of 95.6% (ninety-five point six percent). The amount of rental income also depends on the ability to collect rents from tenants under the Lease Agreements, and our ability to maintain or increase rents. Positive or negative trends in the businesses of our tenants or in the geographic areas in which our assets are located could also affect our rental income in future years. In addition, the increase in rental income will also depend in part on our ability to acquire additional assets that meet the eligibility criteria, and our ability to expand the GLA of the

Trust properties.

As of December 31, 2025, the development of Phase 2 of Mitikah is on hold until further notice.

Expiration of the lease. The ability to re-lease space subject to expiring leases will affect our results of operations and will be affected by competitive and economic conditions in our markets, as well as the attractiveness of the Trust's individual properties.

Market conditions. We intend to seek investment opportunities throughout Mexico. Positive or negative changes in conditions in these markets will affect our overall performance. If there is a future economic slowdown or regional recession that affects our target markets or the real estate industry, our ability to renovate or re-lease space, and the ability of our tenants to meet their commitments under the Lease Agreements, will be adversely affected, as with respect to bankruptcy or delinquency of the tenant, adversely affecting our ability to maintain or increase rents. We believe that our market objectives are characterized by the attractiveness of the demographics and the fundamental characteristics of the property.

Competitive environment. We compete with other owners, developers and operators of industrial, commercial and office real estate in Mexico, many of whom have properties with similar characteristics to ours in the same markets in which our properties are located. In the future, competition may cause us to decrease our ability to acquire property on favorable terms or not be able to acquire it at all. In addition, competition may affect the occupancy and rates of our properties, and therefore our financial results, and we may be pressured to reduce our rents below what we currently charge or offer substantial reductions, lease improvements, early termination rights or renewal options favorable to the lessee to maintain them to the extent the Lease Agreements expire.

Operating, Administration, Property and Insurance Expenses. Our operating, administration, property and insurance expenses generally consist of administration, maintenance and repair expenses, property taxes, insurance, electricity and other operating expenses. Most of the maintenance and repair expenses are covered by the tenants through periodic maintenance fees. We also incur expenses related to corporate administration, public information and compliance with the various provisions of applicable law. The increase or decrease of such operating expenses will have an impact on our overall performance.

Market value adjustments in investment properties and investment trust rights. Investment properties acquired and improvements to leased premises are recorded at acquisition cost, including transaction costs related to the acquisition of Assets. Investment properties acquired in exchange for CBFIs are valued at fair value. Under the IFRS, investment properties are valued at fair value, and are determined by independent appraisers and recorded at the following times: (i) when a factor that impacts the value of the investment property is detected, and (ii) at least once in each 12-month period from the acquisition of the investment properties. Fair value gains and losses are recorded under "Fair value adjustments of investment properties – net" in income in the period in which they are incurred. During 2025, an adjustment to the fair value of investment properties and investments in trust rights was recorded for Ps. \$11,439.7 million. Changes in the

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market cost of our investment properties could have a significant impact on our results of operations. Also, we expect that, as seen in previous economic crises, depreciation of the Mexican Peso will translate into a revaluation of properties in proportion to said currency depreciation in the medium term. The change will depend, among other factors, on the cash flow generated by the properties over time, the increase in the replacement cost of assets, and the valuation of transactions of comparable assets in the market.

This report was presented and approved, in its entirety, by the Technical Committee of the Fibra Uno Trust, executed by Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, in its capacity as Trustee, at its meeting held on February 25, 2026, recommending its approval to the General Annual Ordinary Holders' Meeting of Fideicomiso Fibra Uno, scheduled to be held on [April 30, 2026].

Secretary of the Meeting of the Technical Committee of
Fideicomiso Fibra Uno, held on February 25, 2026.

Alejandro Chico Pizarro

Mexico City, Mexico, on February 25, 2026

ANNUAL REPORT OF THE TECHNICAL COMMITTEE OF FIDEICOMISO FIBRA UNO (THE “TRUST”), IDENTIFIED WITH NUMBER 1401, ENTERED INTO BY BANCO ACTINVER, S.A., INSTITUCIÓN DE BANCA MÚLTIPLE, GRUPO FINANCIERO ACTINVER, IN ITS CAPACITY AS TRUSTEE (THE “TRUSTEE”).

In compliance with the provisions of Article 28, section IV, subsection (e) of the Securities Market Law, and Section 9.1.24 of the Trust, this report on the transactions and activities in which this Technical Committee participated during the period from January 1 to December 31, 2025 (the “**Review Period**”) is hereby submitted, for consideration by the Annual Ordinary General Meeting of Holders of Real Estate Trust Certificates (*Certificados Bursátiles Fiduciarios Inmobiliarios*, “**CBFIs**”) identified with ticker symbol “FUNO11”, to be held on [*April 30, 2026].

With respect to the Review Period, the following is reported:

- a) At the Technical Committee meeting held on January 31, 2025, the following resolutions were adopted:
- (i) To approve in all respects the minutes of the Technical Committee meeting dated October 24, 2024;
 - (ii) To declare a Cash Distribution in favor of the Holders of the CBFIs, corresponding to the fourth quarter of 2024, in the amount of Ps. \$2,100,000,000.00 (two billion one hundred million Pesos 00/100, Mexican currency); equivalent to Ps. \$0.5513 per CBFIs entitled to distribution, for a total of 3,808,986,724 (three billion eight hundred eight million nine hundred eighty-six thousand seven hundred twenty-four) CBFIs, of which Ps. \$0.0601 per CBFIs corresponds to earnings through taxable income and Ps. \$0.4912 per CBFIs corresponds to Return of Capital, for the period from October 1 to December 31, 2024, provided that such resolution was adopted with the favorable vote of all Independent Members;
 - (iii) To instruct the Trustee of the Trust to make the payment of the Cash Distribution declared in favor of the Holders of the CBFIs on February 10, 2025;
 - (iv) To approve the calendar for the regular meetings to be held by the Technical Committee during 2025 and to take due note that such calendar may be modified during such year and that additional meetings may be convened if necessary for the proper functioning of the Technical Committee and the Trust; and
 - (v) To approve the sustainability strategy entitled “Carbon Neutral” for the gradual reduction of greenhouse gas emissions in the Trust’s Real Estate Assets through the target year 2050.
- b) At the Technical Committee meeting held on February 25, 2025, at 12:00 p.m., the following resolutions were adopted:
- (i) To approve in all respects the minutes of the Technical Committee meeting dated January 31, 2025;
 - (ii) To acknowledge receipt of the Audit Committee’s report regarding the review of the Trust’s financial statements for the fourth quarter of fiscal year 2024, as well as its recommendation for approval by the Technical Committee;
 - (iii) To approve in their entirety the Trust’s financial statements for the period from October 1 to December 31, 2024, as well as the Taxable Income in the amount of Ps. \$2,100,000,000.00 (two billion one hundred million Pesos 00/100, Mexican currency);

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- (iv) To ratify in all respects the resolutions adopted at the Technical Committee meeting held on January 31, 2025, regarding the Cash Distribution in favor of the Holders of the CBFIs issued by the Trust, corresponding to the period from October 1 to December 31, 2024;
 - (v) To acknowledge receipt of the report on the successful issuance of two (2) senior sustainability-linked notes in an aggregate amount of USD \$800,000,000.00 (eight hundred million Dollars 00/100, lawful currency of the United States of America): (i) the 2032 Notes with a maturity of seven (7) years in an amount of USD \$500,000,000.00 (five hundred million Dollars 00/100, lawful currency of the United States of America); and (ii) the 2037 Notes with a maturity of twelve (12) years in an amount of USD \$300,000,000.00 (three hundred million Dollars 00/100, lawful currency of the United States of America), issued by the Trust on January 16, 2025; and
 - (vi) To approve and ratify each and every action carried out by the Administrator in connection with the issuance of the 2032 Notes and the 2037 Notes, as reported at such meeting.
- c) At the Technical Committee meeting held on February 25, 2025, at 12:30 p.m., the following resolutions were adopted:
- (i) To approve in their entirety the Trust's audited consolidated financial statements for the fiscal year from January 1 to December 31, 2024, and the external audit report, in the terms presented and discussed at the meeting;
 - (ii) To approve in all respects the reports submitted to this Technical Committee of the Trust, consisting of: (a) the reports of the Audit Committee, the Corporate Practices Committee and the Nominations and Compensation Committee of the Trust, in accordance with Article 43 of the Securities Market Law; (b) the report of the Technical Committee of the Trust regarding the principal accounting policies and criteria and reporting practices followed in the preparation of the financial information; (c) the report of the Trust Administrator, in accordance with Article 44, Section XI of the Securities Market Law, together with the favorable opinion of the Technical Committee regarding such report; and (d) the report of the Technical Committee of the Trust regarding the activities and transactions in which it participated during the fiscal year ended December 31, 2024, in accordance with the Securities Market Law;
 - (iii) To approve the implementation framework of the Executive Compensation Plan ("**PEC**"), for its application among the employees, officers, executives and collaborators of the entities responsible for the direction, administration, operation and advisory of the Trust;
 - (iv) To approve that the number of CBFIs to be issued shall be 19,036,441 (nineteen million thirty-six thousand four hundred forty-one) CBFIs (equivalent to 10% of the PEC), in order to allocate 5,330,204 (five million three hundred thirty thousand two hundred four) CBFIs to be issued and placed into circulation for subsequent distribution among the beneficiaries and to comply with the PEC framework, with no CBFIs pending recovery from prior years, leaving a total of 13,706,237 (thirteen million seven hundred six thousand two hundred thirty-seven) CBFIs available for future recovery, which shall subsequently be placed into circulation in the manner and at such time as determined by the Administrator, all in accordance with the Holders' Meetings dated April 4, 2014 and April 26, 2024, and the PEC guidelines;
 - (v) To approve requesting authorization from the National Banking and Securities Commission for the update of the registration of the CBFIs identified with ticker symbol FUNO 11 in the National Securities Registry (*Registro Nacional de*

Valores, "RNV");

- (vi) To approve and instruct the Trustee to submit all applications, carry out all procedures and obtain all authorizations from any authorities and entities, including the National Banking and Securities Commission, S.D. Indeval Institución para el Depósito de Valores, S.A. de C.V. ("Indeval"), the Bolsa Mexicana de Valores, S.A.B. de C.V. ("BMV") and/or any other act that may be necessary and/or convenient, including without limitation: (a) the update of the registration of the CBFIs in the RNV; (b) their listing on the BMV for trading thereon; and (c) the exchange of the global certificate representing the CBFIs currently outstanding, deposited with Indeval, for another representing all CBFIs, including those to be issued by the Trustee to comply with the PEC;
 - (vii) To ratify and approve each and every action carried out by Mr. Alejandro Chico Pizarro during the performance of his duties as Secretary (non-member) of the Technical Committee, releasing him from any liability arising from the performance of his position and granting him the broadest release permitted by law; and
 - (viii) To ratify the appointment of Mr. Alejandro Chico Pizarro as Secretary (non-member) of the Technical Committee of the Trust, with the understanding that he shall remain in such position during fiscal year 2025 and until such time as he is removed or resigns and is replaced by his successor, expressing appreciation for his loyal service and releasing him from any liability that he may have incurred in connection with the performance of his duties during the period from January 1 to December 31, 2024.
- d) At the Technical Committee meeting held on April 25, 2025, the following resolutions were adopted:
- (i) To approve in all respects the two sets of minutes of the Technical Committee meetings dated February 25, 2025.
 - (ii) To acknowledge receipt of the Audit Committee's report regarding the review of the Trust's financial statements for the first quarter of fiscal year 2025, as well as its recommendation that such financial statements be approved.
 - (iii) To approve in their entirety the Trust's financial statements for the period from January 1 to March 31, 2025, as well as the Taxable Income in the amount of Ps. \$2,111,775,000.00 (two billion one hundred eleven million seven hundred seventy-five thousand Pesos 00/100, Mexican currency).
 - (iv) To declare a Cash Distribution in favor of the Holders of the CBFIs in the total amount of Ps. \$2,111,775,000.00 (two billion one hundred eleven million seven hundred seventy-five thousand Pesos 00/100, Mexican currency), equivalent to Ps. \$0.55495337983 per CBFI entitled to distribution, for a total of 3,805,319,648 (three billion eight hundred five million three hundred nineteen thousand six hundred forty-eight) CBFIs, corresponding to earnings through taxable income for the period from January 1 to March 31, 2025; such resolution having been adopted with the favorable vote of all Independent Members.
 - (v) To instruct the Trustee of the Trust to make the payment of the Cash Distribution declared in favor of the Holders of the CBFIs on May 9, 2025.
 - (vi) To approve the Audit Committee's recommendation to the Technical Committee, based on the budget presented to the members of the Technical Committee, to proceed with the engagement by the Administrator of the audit firm Galaz, Yamazaki, Ruiz Urquiza, S.C. in connection with the provision of external audit services for Basic Financial Statements, as well as the issuance of the

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corresponding External Audit Report, on a quarterly basis, with the understanding that such engagement shall be subject to the Administrator satisfactorily concluding the relevant negotiations.

- (vii) To pre-authorize the provision of Additional Services by the External Auditor based on historical information, such as: (i) various consultations and reports regarding matters related to the administration of the Trust; (ii) transfer pricing studies and opinions; (iii) determination of the value of derivatives; and (iv) green bond report, in accordance with the documentation presented at the meeting and with the understanding that such engagement shall be subject to the Administrator satisfactorily concluding the relevant negotiations.
 - (viii) To authorize and approve, on a prior basis, the engagement of Potential Services that may be provided by the External Auditor, which include: the limited review of quarterly financial information that may be requested from the External Auditor, if such review is required for the issuance of financial instruments and/or any other instruments, securities or titles by the Trust; services required to comply with the guidelines of the CUAE; as well as other services that may potentially be provided by the External Auditor and its parent, Deloitte Touche Tohmatsu Limited, and other firms worldwide belonging to its organization, all under the supervision and direction of the same External Auditor, related to limited review services of financial information for the project involving the segregation of real estate assets with an industrial purpose or use. In order to maintain control over the engagement of such Potential Services, the Administrator shall request from the Audit Committee approval for the execution of the corresponding agreement for each of the Potential Services requested by the Administrator from the External Auditor, and shall have the obligation to report quarterly to the Audit Committee on any Potential Services that may have been engaged with the External Auditor. Such resolution shall be subject to the Administrator satisfactorily concluding the relevant negotiations.
- e) By unanimous resolutions adopted outside a meeting of the Technical Committee, dated July 7, 2025, such committee resolved as follows:
- (i) To approve recommending to the Holders' Meeting the removal of CIBanco, S.A., Institución de Banca Múltiple ("**CIBanco**") as Common Representative of the Holders of CBFIs, in consideration of the interests of such Holders and based on the considerations presented, and in order to avoid any operational restrictions on the Holders;
 - (ii) To approve proposing to the Holders' Meeting the designation of Altor Casa de Bolsa, S.A. de C.V. ("**Altor**") as the new Common Representative of the Holders of the CBFIs of Fibra Uno, based on the prior assessment carried out on such brokerage firm, also approving that the Special Delegates appointed pursuant to these resolutions submit such proposal to the Holders' Meeting so that it may resolve to designate Altor as the new Common Representative of the Holders of CBFIs of FUNO;
 - (iii) To approve proposing to the Holders' Meeting that it designate and/or delegate its powers to negotiate, both with CIBanco and with Altor, the execution of the agreements, contracts and/or any other acts and documents necessary and/or convenient to implement: (i) the removal of CIBanco as the outgoing Common Representative; and (ii) the appointment of Altor as the incoming Common Representative, including, without limitation, the corresponding substitution agreement, as well as any related public or private acts and/or documents, so that Altor becomes a party to the Trust and is subrogated to the obligations and rights corresponding to the Common Representative, in accordance with Article Seven of the Trust and Applicable Law; and

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- (iv) To approve recommending to the Holders' Meeting that the Administrator be designated so that, through its attorneys-in-fact, and in the event that the Holders' Meeting approves the update of the registration of the CBFIs in the National Securities Registry maintained by the National Banking and Securities Commission, it carries out the update, substitution and exchange of the certificate representing the issuance of CBFIs before S.D. Indeval Institución para el Depósito de Valores, S.A. de C.V., and any related procedures, including without limitation before the Bolsa Mexicana de Valores, so that such procedures are conducted through such Administrator.
- f)** At the Technical Committee meeting held on July 22, 2025, the following resolutions were adopted:

 - (i) To approve in all respects the minutes of the Technical Committee meeting dated April 25, 2025;
 - (ii) To acknowledge receipt of the Audit Committee's report regarding the review of the Trust's financial statements for the second quarter of fiscal year 2025, as well as its recommendation for the approval of the financial statements for the period from April 1 to June 30, 2025;
 - (iii) To approve in their entirety the Trust's financial statements for the period from April 1 to June 30, 2025, as well as the Taxable Income in the amount of Ps. \$2,169,032,199.36 (two billion one hundred sixty-nine million thirty-two thousand one hundred ninety-nine Pesos 36/100, Mexican currency);
 - (iv) To declare a Cash Distribution in favor of the Holders of the CBFIs in the total amount of Ps. \$2,169,032,199.36 (two billion one hundred sixty-nine million thirty-two thousand one hundred ninety-nine Pesos 36/100, Mexican currency), equivalent to Ps. \$0.5700 per CBFIs entitled to distribution, for a total of 3,805,319,648 (three billion eight hundred five million three hundred nineteen thousand six hundred forty-eight) CBFIs, all of which Ps. \$0.5700 per CBFIs corresponds to earnings through taxable income for the period from April 1 to June 30, 2025, it being understood that such resolution was adopted with the favorable vote of all Independent Members;
 - (v) To instruct the Trustee of the Trust to make the payment of the Cash Distribution declared in favor of the Holders of the CBFIs on August 11, 2025;
 - (vi) To accept the waiver made in this act by the Relevant Adhering Settlers of the preferential right to acquire a certain real property subject to the Divestment, located in the Municipality of Altamira, State of Tamaulipas;
 - (vii) To carry out the Divestment, with the favorable vote of all Independent Members, for the purpose of disposing of the Divested Property to one of the Relevant Families, at an approximate price of Ps. \$100,000,000.00 (one hundred million Pesos 00/100, Mexican currency), with the favorable opinion of the Practices Committee regarding the terms of such Divestment;
 - (viii) To approve that the Special Delegates appointed at this meeting may agree, as applicable, on modifications, adjustments and additions to the price with the potential purchasers of the Divested Property, with the understanding that such changes shall not exceed 5% (five percent) of the price approved at the meeting;
- g)** At the Technical Committee meeting held on October 23, 2025, the following resolutions were adopted:

 - (i) To approve in all respects the minutes of the Technical Committee meeting dated

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July 22, 2025;

- (ii) To acknowledge receipt of the Audit Committee's report regarding the review of the Trust's financial statements for the third quarter of fiscal year 2025, as well as its recommendation for the approval of the financial statements for the period from July 1 to September 30, 2025;
- (iii) To approve in their entirety the Trust's financial statements for the period from July 1 to September 30, 2025, as well as the Taxable Income in the amount of Ps. \$2,305,443,160.46 (two billion three hundred five million four hundred forty-three thousand one hundred sixty Pesos 46/100, Mexican currency);
- (iv) To declare a Cash Distribution in favor of the Holders of the CBFIs in the total amount of Ps. \$2,305,443,160.46 (two billion three hundred five million four hundred forty-three thousand one hundred sixty Pesos 46/100, Mexican currency), equivalent to Ps. \$0.6050 per CBFIs entitled to distribution, for a total of 3,810,649,852 (three billion eight hundred ten million six hundred forty-nine thousand eight hundred fifty-two) CBFIs, all of which Ps. \$0.6050 per CBFIs corresponds to earnings through taxable income for the period from July 1 to September 30, 2025, it being understood that such resolution was adopted with the favorable vote of all Independent Members;
- (v) To instruct the Trustee of the Trust to make the payment of the Cash Distribution declared in favor of the Holders of the CBFIs on November 10, 2025;
- (vi) To accept the resignation submitted by Mr. Herminio Blanco Mendoza as an Independent Member of the Technical Committee, as well as Member of the Audit Committee and Chairman of the Nominations Committee of the Trust, expressing appreciation for his loyal service and releasing him from any liability arising from the performance of his duties, granting him the broadest release permitted by law;
- (vii) To accept the appointment of Mr. Antonio Hugo Franck Cabrera as a new Member of the Audit Committee and Mr. Rubén Goldberg Javkin as the new Chairman of the Nominations and Compensation Committee, both of whom are currently Independent Members of this Technical Committee, in substitution of Mr. Herminio Blanco Mendoza.
- (viii) As a result of the foregoing resolutions, the Trust's Committees were integrated as follows:

Audit Committee	
Name	Title
Rubén Goldberg Javkin	Chair
Antonio Hugo Franck Cabrera	Member
Irma Adriana Gómez Cavazos	Member
Corporate Practices Committee	
Name	Title
Antonio Hugo Franck Cabrera	Chair
José Antonio Meade Kuribreña	Member
Rubén Goldberg Javkin	Member
Nominations and Compensation Committee	
Name	Title
Rubén Goldberg Javkin	Chair
Antonio Hugo Franck Cabrera	Member
Irma Adriana Gómez Cavazos	Member
André El-Mann Arazi	Member
Isidoro Attie Laniado	Member

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- (ix) To acknowledge receipt of the Administrator's report regarding the status of the segregation of the Industrial Assets to be contributed by the Trust to Fibra Next and/or to any subsidiary trust of Fibra Next;
- (x) To ratify the individuals who currently hold positions as members and their respective alternates within the technical committee of Fibra Next, as presented at such meeting, with effect as of the date on which the Trust satisfies the condition of maintaining, directly or indirectly, an ownership interest equal to or greater than 15% (fifteen percent) of the total trust beneficiary rights of Next Properties; and
- (xi) To approve that the Special Delegates appointed at the meeting notify the trustee and/or the administrator of Fibra Next of the resolutions adopted by this Technical Committee and the ratification of the individuals who currently hold positions as members and their respective alternates within the technical committee of Fibra Next.

The transactions and activities in which this Technical Committee participated during the Review Period and described in this report were carried out in accordance with applicable law, observing the provisions set forth in the rules established in the Trust's bylaws. Such transactions and activities were adopted at the Technical Committee meetings held on the dates indicated in this Report, the corresponding minutes and exhibits of which are recorded in the Technical Committee's Minute Book of the Trust.

I hereby certify that this report was presented to and approved by the Technical Committee of Fideicomiso Fibra Uno, at its meeting held on February 25, 2026, for submission to the Annual Ordinary General Meeting of Holders of Fideicomiso Fibra Uno, scheduled to be held on [*April 30, 2026].

Secretary of the meeting of the Technical Committee of Fideicomiso Fibra Uno,
held on February 25, 2026.

Alejandro Chico Pizarro