



## FIBRA UNO PROVIDES INFORMATION ON QUARTERLY DISTRIBUTION

Mexico City. October 27, 2023.

Fibra Uno (BMV: FUNO11) ("FUNO" or "Fideicomiso Fibra Uno"), the first and largest real estate investment trust in Mexico and Latin America, provides information regarding quarterly distribution for Ps. 2,216.9 million that will be paid on November 9<sup>th</sup>, 2023.

To standardize criteria between the different brokerage firms, below please find the breakdown of the withholding tax calculation for 3Q23 distribution:

Fiscal result distribution	Ps.	Ps. per CBFi
Accumulated income	2,133,039,885	0.5603
Profit from property sales before 4 years	119,806,204	0.0315
3Q23 Distribution	2,252,846,088	0.5917
Withholding tax (ISR) paid on behalf of CBFi holders	35,941,861	0.0094
3Q23 Net distribution	2,216,904,227	0.5823
Effective withholding tax (ISR)	639,911,965	0.1681

Since income tax for Ps. 35.9 million was previously paid for by the company on behalf of its CBFIs holder's, brokers must not withhold income tax (ISR) related to property sales. Therefore, the effective tax rate for 3Q23 distribution is 28.87%, instead of 30%.

### About Fibra Uno.

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

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