

Fibra Uno Trust and Subsidiaries

**Interim Consolidated Condensed Financial Statements as of
December 31st, 2024 and 2023, and for the twelve and three-months
periods ended December 31st, 2024, and 2023**



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Interim Consolidated Condensed Statement of Financial Position
As of December 31st, 2024 and 2023
(2024 Figures non-audited, in thousand pesos)

Assets	Notes	31/12/2024	31/12/2023
Currents assets:			
Cash and restricted cash	3.	\$ 4,518,601	\$ 2,826,642
Lease receivables from tenants	4.	2,662,815	3,537,159
Other accounts receivable	5.	390,269	1,680,862
Accounts receivable - related parties	13.	212,418	25,947
Refundable tax, mainly VAT		1,163,160	1,227,392
Properties' financial assets		127,706	336,871
Derivative financial instruments	10.	-	5,586
Prepaid expenses		775,186	764,906
Other assets		437,769	-
Total current assets		10,287,924	10,405,365
Non-current assets:			
Investments in financial assets		675,505	-
Investment properties	6.	327,172,615	312,270,870
Properties' financial assets		2,891,170	2,697,217
Investments in associates	7.	10,594,738	9,892,099
Accounts receivable - related parties	13.	-	1,603,276
Prepaid expenses		-	647,584
Derivative financial instruments	10.	684,777	99,365
Intangibles	8.	915,805	1,017,989
Other assets		1,621,203	-
Total non-current assets		344,555,813	328,228,400
Total assets		354,843,737	338,633,765
Liabilities and trustors' net asset value	Notes	31/12/2024	31/12/2023
Short-term liabilities:			
Borrowings	9.	27,172,425	23,253,195
Interest payable		2,689,615	2,077,945
Accounts payable and accrued expenses	11.	4,246,343	4,543,222
Helios acquisition consideration payable		5,579,872	-
Accounts payable due to acquisition of Investment Properties		516,418	676,418
Deposits from tenants		197,198	151,430
Deferred revenues from Leases		414,708	353,649
Lease rights		123,625	149,280
Payables to related parties	13.	292,021	635,780
Total short-term liabilities		41,232,225	31,840,919
Long-term liabilities:			
Borrowings	9.	121,484,853	105,302,400
Accounts payable and accrued expenses		262,186	587,930
Deposits from tenants		1,580,349	1,390,454
Deferred revenues from leases		559,062	567,908
Derivative financial instruments	10.	1,946,025	4,181,535
Total long-term liabilities		125,832,475	112,030,227
Total liabilities		167,064,700	143,871,146
Net asset value			
Trustor's contributions	14.	106,483,415	106,372,973
Acquisition of Non-Controlling Interest		(860,015)	-
Retained earnings		82,981,184	80,901,128
Valuation of derivative financial instruments in cash flow hedges / Actuarial earnings		(3,527,652)	(1,103,598)
Trust certificates repurchase reserve		1,268,278	1,866,914
Total controlling interest		186,345,210	188,037,417
Non-controlling interest		1,433,827	6,725,202
Total net asset value		187,779,037	194,762,619
Total liabilities and net asset value		\$ 354,843,737	\$ 338,633,765

The attached notes are comprehensive part of the interim consolidated condensed financial statements.

Interim Consolidated Condensed Income Statement
For the twelve and three-months periods ending December 31st, 2024 and 2023
(Figures non-audited, in thousand pesos)

	12 months as of 31/12/2024	3 months as of 31/12/2024	9 months as of 30/09/2024	12 months as of 31/12/2023	3 months as of 31/12/2023	9 months as of 30/09/2023
Investment property income	\$ 25,084,179	\$ 6,615,404	\$ 18,468,775	\$ 22,969,791	\$ 5,966,329	\$ 17,003,462
Reserve for OTIS relieves	(54,439)	49,187	(103,626)	-	-	-
Maintenance revenues	2,663,092	678,090	1,985,002	2,384,602	631,365	1,753,237
Reserve for OTIS relieves	(569)	4,431	(5,000)	-	-	-
Dividends of fiduciary rights' leases	270,631	103,694	166,937	264,895	74,078	190,817
Interest income from financial assets	297,567	74,392	223,175	296,728	74,391	222,337
Management fees, income	64,196	3,291	60,905	141,321	36,839	104,482
	28,324,657	7,528,489	20,796,168	26,057,337	6,783,002	19,274,335
Management fees, expenses	(982,591)	(230,343)	(752,248)	(1,013,934)	(248,208)	(765,726)
Administrative expenses	(2,297,933)	(654,514)	(1,643,419)	(1,619,609)	(491,979)	(1,127,630)
Operating expenses	(3,495,290)	(978,826)	(2,516,464)	(3,109,726)	(891,632)	(2,218,094)
Property taxes	(798,364)	(208,776)	(589,588)	(770,568)	(188,715)	(581,853)
Insurance	(436,992)	(109,266)	(327,726)	(392,232)	(99,462)	(292,770)
	(8,011,170)	(2,181,725)	(5,829,445)	(6,906,069)	(1,919,996)	(4,986,073)
Operating income	20,313,487	5,346,764	14,966,723	19,151,268	4,863,006	14,288,262
Interest expense	(11,078,699)	(2,980,696)	(8,098,003)	(9,975,677)	(2,472,196)	(7,503,481)
Expenses for early termination of financial instruments	-	-	-	(168,927)	-	(168,927)
Interest revenue	276,447	76,369	200,078	253,991	46,473	207,518
Income after financial expenses	9,511,235	2,442,437	7,068,798	9,260,655	2,437,283	6,823,372
Foreign exchange gain (loss), Net	(10,116,900)	(1,437,385)	(8,679,515)	7,454,408	2,830,445	4,623,963
Valuation effect on financial instruments	(128,058)	(98,622)	(29,436)	112,899	(78,152)	191,051
Fair value adjustment to investment properties, financial non-current asset and affiliates	11,188,024	3,121,192	8,066,832	2,164,140	1,043,821	1,120,319
Administrative platform amortization	(102,184)	(25,546)	(76,638)	(102,184)	(25,546)	(76,638)
Amortization of bank and other financial charges	(201,867)	(18,466)	(183,401)	(247,923)	(61,864)	(186,059)
Other income (expenses)	(32,856)	(26,690)	(6,166)	23,970	(638)	24,608
Executive bonus	(110,442)	82,131	(192,573)	(321,900)	(80,475)	(241,425)
Net consolidated income (loss)	\$ 10,006,952	\$ 4,039,051	\$ 5,967,901	\$ 18,344,065	\$ 6,064,874	\$ 12,279,191
Other comprehensive results:						
Items that will be subsequently reclassified to results - gain (loss) on valuation of financial instruments	(2,452,511)	(438,545)	(2,013,966)	220,383	473,764	(253,381)
Amounts that will not be reclassified to results in the future (loss) profit in employee benefits plan valuation effects	8,092	8,092	-	(1,253)	(1,253)	-
Consolidated comprehensive income (loss)	\$ 7,562,533	\$ 3,608,598	\$ 3,953,935	\$ 18,563,195	\$ 6,537,385	\$ 12,025,810
Net consolidated income (loss):						
Controlling interest	9,673,804	4,084,146	5,589,658	17,833,355	5,927,874	11,905,481
Non-controlling interest	333,148	(45,095)	378,243	510,710	137,000	373,710
	\$ 10,006,952	\$ 4,039,051	\$ 5,967,901	\$ 18,344,065	\$ 6,064,874	\$ 12,279,191
Consolidated comprehensive income (loss):						
Controlling interest	7,249,750	3,644,894	3,604,856	18,075,553	6,416,994	11,658,559
Non-controlling interest	312,783	(36,296)	349,079	487,642	120,391	367,251
	\$ 7,562,533	\$ 3,608,598	\$ 3,953,935	\$ 18,563,195	\$ 6,537,385	\$ 12,025,810

The attached notes are comprehensive part of the interim consolidated condensed financial statements.

Interim Consolidated Condensed Statement of Changes in Shareholders Equity
For the twelve and three-months periods ending December 31st, 2024 and 2023
(2024 Figures non-audited, in thousand pesos)

	Equity	Retained earnings	Derivatives financial instruments reserve from cash flow hedging / Actuarial earnings	Trust certificates repurchase reserve	Total controlling interest	Total non-controlling interest	Total
Balance as of December 31st, 2023	\$ 106,372,973	\$ 80,901,128	\$ (1,103,598)	\$ 1,866,914	\$ 188,037,417	\$ 6,725,202	\$ 194,762,619
Trustor's contributions	110,442	-	-	-	110,442	-	110,442
Distributions to beneficiaries	-	(8,192,384)	-	-	(8,192,384)	(57,395)	(8,249,779)
Acquisition of Non-Controlling Interest	(860,015)	-	-	-	(860,015)	(5,546,763)	(6,406,778)
CBFIs repurchase reserve	-	598,636	-	(598,636)	-	-	-
Consolidated comprehensive income	-	9,673,804	(2,424,054)	-	7,249,750	312,783	7,562,533
Balance as of December 31st, 2024	\$ 105,623,400	\$ 82,981,184	\$ (3,527,652)	\$ 1,268,278	\$ 186,345,210	\$ 1,433,827	\$ 187,779,037
Balance as of December 31st, 2022	\$ 106,051,073	\$ 73,814,800	\$ (1,345,796)	\$ 1,407,837	\$ 179,927,914	\$ 6,223,094	\$ 186,151,008
Trustor's contributions	321,900	-	-	-	321,900	64,381	386,281
Distributions to beneficiaries	-	(10,287,950)	-	-	(10,287,950)	(49,915)	(10,337,865)
Trust certificates repurchase reserve	-	(459,077)	-	459,077	-	-	-
Consolidated net comprehensive income	-	17,833,355	242,198	-	18,075,553	487,642	18,563,195
Balance as of December 31st, 2023	\$ 106,372,973	\$ 80,901,128	\$ (1,103,598)	\$ 1,866,914	\$ 188,037,417	\$ 6,725,202	\$ 194,762,619

The attached notes are comprehensive part of the interim consolidated condensed financial statements.

Interim Consolidated Condensed Statement of Cash Flow
For the twelve-month periods ending December 31st, 2024 and 2023
(In thousands of Pesos, unaudited 2024 figures)

	31/12/2024	31/12/2023
Operating activities:		
Net Consolidated income of the period	\$ 10,006,952	\$ 18,344,065
Adjustments to non-cash items:		
Adjustment to the fair value of investment properties, financial assets of properties and investments in associates	(11,188,024)	(2,164,140)
Unrealized exchange effects	10,059,819	(7,728,395)
Amortizations and provisions for expenses	1,310,280	1,939,689
Executive Bonus	110,442	321,900
Interest income	(276,447)	(253,991)
Expenses for early termination of financial instruments	-	168,927
Interest expense	11,078,699	9,975,677
Effect of actuarial valuation for labor obligations	8,092	(1,253)
Effect of valuation on derivative financial instruments	128,058	(112,899)
Other non-cash transactions	9,929	(41,150)
Total	21,247,800	20,448,430
Changes in working capital:		
(Increase) decrease in:		
Lease receivables	(1,183,247)	(852,321)
Other accounts receivable	335,844	278,407
Accounts receivable – related parties	5,896	(19,171)
Recoverable taxes, mainly VAT	98,673	325,808
Prepaid expenses and other assets	265,778	(1,672,245)
Increase (decrease) in:		
Trade accounts payable and accrued expenses	(990,562)	(236,884)
Rents collected in advance	52,214	(109,283)
Lease rights	(25,655)	100,680
Deposits from tenants	235,664	51,639
Due from related parties	(483,762)	172,087
Net cash flow provided by operating activities	19,558,643	18,487,147
Investment Activities:		
Investments in project development	(1,722,791)	(5,945,415)
Advances and Acquisitions of investment properties	-	(50,000)
Insurance recovery	36,201	139,185
Early settlement of financial instruments	-	1,167,462
Investment property sales	178,466	3,608,683
Cost of loans capitalized on investment properties	(1,696,688)	(1,867,316)
Investments in associates	(891,660)	(15,594)
Payment of loans granted to related parties	-	146,496
Interest charged	276,447	253,991
Net cash flow used in investing activities	(3,820,025)	(2,562,508)
Financing Activities:		
Payments on borrowings	(27,869,914)	(28,224,313)
Proceeds from borrowings	32,689,901	28,051,638
Derivative financial instruments	(1,585,567)	(1,389,577)
Trustors' contributions	-	143,722
Distributions to Trustors / Beneficiaries	(8,249,778)	(10,292,848)
Interest paid	(9,031,301)	(8,273,730)
Net cash flow used in financing activities	(14,046,659)	(19,985,108)
Cash and cash equivalents:		
Net increase (decrease) in cash and cash equivalents	1,691,959	(4,060,469)
Cash and Cash equivalents at the beginning of the period	2,826,642	6,887,111
Cash and cash equivalents at the end of the period	\$ 4,518,601	\$ 2,826,642

The attached notes are comprehensive part of the unaudited condensed consolidated interim financial statements .

Notes to the Interim Consolidated Condensed Financial Statements

**For the twelve and three-month periods ended December 31st, 2024 and 2023.
(2024 Figures non-audited; in thousands of mexican pesos except for CBFi numbers)**

1. General information, acquisitions and important events

General Information and activities

Trust Fibra Uno ("Fibra Uno") was established as a real estate investment trust (Mexican REIT) on January 12th, 2011, by Fibra Uno Administración, SA de CV, (the "Trustor") and Deutsche Bank México, SA, Institución de Banca Múltiple, División Fiduciaria y Subsidiarias ("Deutsche Bank México") as Trustee. Fibra Uno began operations in March 2011 and was incorporated mainly to purchase and own real estate properties in order to lease and develop commercial, industrial and mixed-use properties, as well as office buildings and land, in the Mexican Real Estate Market.

On June 29th, 2018, Fibra Uno entered into a Fiduciary Institution substitution agreement, effective as of July 1st, 2018, appointing Banco Actinver SA, Institución de Banca Múltiple, Grupo Financiero Actinver (Actinver) as the new Trustee Institution of the Fideicomiso Fibra Uno, replacing Deutsche Bank México, SA, Institución de Banca Múltiple (Deutsche Bank). Consequently, the name of Fibra Uno has changed to Fideicomiso Fibra Uno (Banco Actinver, S.A. Institución de Banca Múltiple, Grupo Financiero Actinver).

Fibra Uno, as a real-estate investment trust ("FIBRA", by its Spanish acronym), qualifies to be treated as a transparent entity in Mexico for the purposes of the Statutory Income Tax Law ("LISR", by its Spanish acronym). Therefore, all net tax income generated by Fibra Uno's operations are attributed to the holders of its Real Estate Investment Trust Certificates ("CBFIs", by its Spanish acronym) for tax purposes, and therefore Fibra Uno is not subject to Income Tax in Mexico. To maintain FIBRA's status, the Mexican Congress of the Union, through the Mexican Internal Revenue Services ("SAT", by its Spanish acronym), has established in the articles 187 and 188 of the Statutory Mexican Income Tax Law that the FIBRAs must distribute no less than 95% of their net tax income on annual basis to the holders of the CBFIs issued.

Fibra Uno has entered into the following agreements for the development of its operations:

- i. An advisory agreement with Fibra Uno Administración, S.C. ("Fibra Uno Administración or the Advisor") (Related Party) where such Advisor provides advisory services to Fibra Uno in structuring and implementing its financial investments and strategies;
- ii. A property management agreement with F1 Management, S.C. ("F1 Management"), Operadora CVC, S.C. ("Operadora CVC") and F1 Controladora de Activos, S.C. ("F1 Controladora") (subsidiary companies) in order to manage the daily operations of Fibra Uno;
- iii. A Service Agreement with F2 Services, S.C. ("F2 Services") (Related Party) in order to carry out certain billing and collection services on behalf of Fibra Uno, subject to supervision and monitoring by Fibra Uno;
- iv. A Service Agreement between F1 Administración, S.C. (F1 Administración - subsidiary company) and Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, acting as Trustee for the Trust F/2353 (Trust F/2353) in order to manage the daily operation of Trust F/2353.

The tax address of Fibra Uno is Av. Antonio Dovalí Jaime No.70, Tower A Floor 11, Colonia Zedec Santa Fe, Alcaldía Álvaro Obregón, Mexico City.

Important events as of December 31st, 2024.

Since January 1st, 2024, the most important events and transactions to understand the situation of Fideicomiso Fibra Uno and its subsidiaries to date are:

1. On November 11th, 2024, Fibra Uno made payment of distributions to the holders of Real Estate Trust Stock Certificates. The total amount of the distribution was \$2,002 million pesos, corresponding to the third quarter of 2024 which in its entirety corresponds to net fiscal result.
2. During the fourth quarter of 2024, Fibra Uno, made a disposition with Banco Actinver for \$350 million pesos; a disposition with Arrendadora Actinver for \$250 million pesos, both, dated November 8th. Finally, as of December 31 2024, we have an accumulated repurchase position of 75,561 securities or its equivalent in face value of 75.65 million US dollars, for our International Bonds.
3. On September 3rd, Fibra Uno reported that, on August 29th, the purchase of 100% of CKD Helios was made for a total amount of \$7 billion pesos, which will be paid mostly through 3 exhibitions over the next 12 months.
4. During the third quarter of 2024, Fibra Uno made a disposition with Banco del Bajío for \$950 million pesos on September 11th; with these funds, the loan with Bank of America for \$600 million pesos and with Actinver for \$350 million pesos were settled. On the other hand, we sold 8,140 securities on the International Bond (Funo2026), 25,100 securities on the International Bond (Funo30) and 8,725 securities on the International Bond (Funo50) leaving a total accumulated repurchase position of 75,561 securities or its equivalent in face value of 75.6 million US dollars, for our International Bonds.
5. On August 9th, 2024, Fibra Uno made payment of distributions to the holders of Real Estate Trust Stock Certificates. The total amount of the distribution was \$1,979.8 million pesos, corresponding to the second quarter of 2024 which in its entirety corresponds to net fiscal result.
6. On May 8th, 2024, Fibra Uno made the payment of distributions to the holders of Real Estate Trust Stock Certificates. The total amount of the distribution was \$1,534.2 million pesos, corresponding to the first quarter of 2024 which in its entirety corresponds to the net fiscal result.
7. During the second quarter of 2024, Fibra Uno made an additional disposition with Santander (Mitikah Trust 2584) for \$875 million pesos on April 25th; two additional dispositions were made with Inbursa (Portal Norte Trust 955) for \$200 million pesos on May 3rd and \$100 million pesos on June 4th. Fibra Uno also sold 30,000 securities on the International Bond (Funo2026), 25,000 securities on the International Bond (Funo30), leaving an accumulated repurchase position of 117,526 securities or its equivalent in face value of 117.5 million US dollars, for our International Bonds.
8. As of March 31st, 2024, Fibra Uno made payments of distributions to the holders of Real Estate Trust Stock Certificates. The total amount of the distribution was \$2,675.8 million pesos and corresponds to

the fourth quarter of 2023. The payment was made in two exhibitions: the first on February 9th and the second on March 15th.

9. During the first quarter of 2024, Fibra Uno made a disposition with Bank of America for an amount of \$600 million pesos on February 7th, an additional provision of the credit with Actinver for an amount of \$350 million pesos on February 9th. On February 13th, Fibra Uno issued an unsecured International Green bond (Funo2034) in international markets for an amount of 600 million US dollars maturing in February 2034. On February 22nd, the natural maturity of the mortgage loan with Monex was settled for an amount of \$559 million pesos. On February 29th, an additional drawdown was made with Inbursa (Portal Norte Trust 955) for \$100 million pesos. On March 15th, the early settlement of the International Bond (Funo2024) was carried out for an amount of 600 million US dollars. Finally on March 26th, an additional drawdown of the syndicated loan with BBVA was made for an amount of 30 million US dollars.

2. Basis of presentation

a) Basis of presentation

The interim consolidated condensed financial statements have been prepared in accordance with IAS 34 "Interim Financial Reports". Fibra Uno applied the same accounting policies in its interim as well as in its annual financial statements.

Fibra Uno's Management considers that all the ordinary and recurring adjustments necessary for an adequate presentation of the interim consolidated condensed financial statements were included.

Certain information and disclosures normally included in the annual financial statements, which are prepared according to the International Financial Reporting Standards ("IFRS"), have been condensed or omitted according to the standard of interim financial reports. These interim consolidated condensed financial statements must be read in conjunction with the annual consolidated financial statements of Fibra Uno and their respective disclosures for the years that ended on December 31st, 2023, 2022 and 2021, which are prepared according to the IFRS. The profits/losses of the period do not necessarily indicate the profits/losses of the year.

b) Seasonality

Fibra Uno's Management does not consider that the business is subject to material seasonal fluctuations.

c) Reclassifications

The consolidated financial statements for the year ended December 31st, 2023, have been reclassified in certain items to facilitate comparability with the presentation being used in 2024.

d) Valuation of Investment properties

For the interim condensed consolidated financial statements, Management makes its best estimate of the fair value of investment properties before the end of the quarter, applying global factors, mainly

inflation and the exchange rate of Pesos against the US Dollar. For the closing of each fiscal year, Fibra UNO's Administration relies on independent specialized firms to value its stabilized investment properties using the income, cost and market approaches. Consequently, the attached financial statements include the detailed valuation of your investment properties at fair value, estimated by our independent specialists.

For properties under development, Fibra Uno's policy consists of registering them at book cost until 12 months have elapsed since significant payments for the project have not been made and at least one more of the following: i) 12 months have elapsed. that the asset be delivered by the supplier, ii) that 12 months have elapsed since the collection of the first rental of the property or iii) that the stabilization of the property is reached, that is, 80% of its occupation.

e) Details of subsidiaries controlled and those having a significant non-controlling interest.

The following table shows the details of subsidiaries controlled by Fibra Uno that have material non-controlling interests:

Subsidiarie name	Type	Owner ship and voting rights over the non-controlling interest		Profit (loss) from the non controlling interest		Non- controlling interest	
		31/12/2024	31/12/2023	31/12/2024	31/12/2023	31/12/2024	31/12/2023
Fid. /1127 Torre Reforma Latino (i)	Oficina	22.53%	22.53%	\$ 74,811	\$ 51,269	\$ 939,959	\$ 922,543
Fid. /2584 Mitikah (ii)	Mixto	0.00%	38.00%	262,291	461,178	-	5,304,836
Fid. /955 Portal Norte (iii)	Mixto	20.00%	20.00%	(3,954)	(1,737)	493,868	497,823
Total				\$ 333,148	\$ 510,710	\$ 1,433,827	\$ 6,725,202

- i. Starting on January 1st, 2016, and derived from the second amendment to Trust agreement 1127/2010 (Torre Reforma Latino), in which the following percentages of ownership and information are stipulated:

Name	Description	% of Ownership
Ecocinemas, S.A. de C.V. (Ecocinemas)	Trustor/Beneficiary A	22.53%
Fibra Uno	Trustor/Beneficiary B	77.47%

The percentage of ownership of each of the Trustor / Beneficiaries will be over the net lease income and the eventual sale's collection of Trust 1127/10 (Torre Reforma Latino); Fibra Uno registered in its interim consolidated condensed financial statements the 100% of the figures of the Trust 1127/2010 (Torre Reforma Latino) including the minority interest corresponding to 22.53% that represents the participation that Ecocinemas has in the net asset value of Trust 1127/10 (Torre Reforma Latino) and presents it on the caption Non-controlling interest in the interim consolidated condensed income statement meanwhile the Net Asset Value of the Trustor / Beneficiary A is presented in the interim consolidated condensed statement of financial position in the caption Non-controlling interest.

- ii. On June 27th, 2016, Trust agreement number 2584 was entered into between:

Name	Description	% Of Ownership
Fibra Uno	Trustor/Beneficiary A	62.00%
Fideicomiso 2353; Trustor / Banco INVEX, S. A. Institución de Banca Múltiple, INVEX Grupo Financiero	Trustor/Beneficiary B	38.00%

The purpose of this Trust is to develop the mixed-use project called “Mitikah” through Fibra Uno’s commitment to add to the net asset value of Trust 2584 the portfolios “Buffalo” and “Colorado” except for the portion of land known as “Residential Landmark”, and Trust 2353’s commitment to provide the necessary cash resources for the execution of the project. Fibra Uno registered in its interim consolidated condensed financial statements the 100% of the figures of the Trust 2584 including the minority interest corresponding to 38.00% that represents the interest that Trust 2353 has in the net asset value of the mixed-use project called Mitikah and it is presented on the caption Non-controlling interest in the interim consolidated condensed income statement meanwhile the Net Asset Value of the Trustor / Beneficiary B is presented in the interim consolidated condensed statement of financial position in the caption Non-controlling interest.

On September 3rd, Fibra Uno reported that, on August 29th, the purchase of 100% of CKD Helios was made for a total amount of \$7 billion pesos, which will be paid mostly through 3 exhibitions over the next 12 months. Through this purchase, FUNO has managed to acquire the 38% which corresponded to the Non-Controlling participation in Trust 2584.

As a result, the new participations with respect to the Trust 2584 remain as follows:

Name	Description	% Of Ownership
Fibra Uno	Fideicomitente/Fideicomisario A	100%
Fideicomiso 2353; fungiendo como Fiduciario, Banco INVEX, S.A., Institución de Banca Múltiple, INVEX Grupo Financiero	Fideicomitente/Fideicomisario B	0%

- iii. On March 31st, 2022, Fibra Uno closed a strategic alliance with AXA Seguros for the development of the Portal Norte mixed-use project located in Satélite in the municipality of Naucalpan, State of Mexico. The total investment of the project will come from the contributions of Fibra Uno and AXA Seguros according to the following:

Name	Description	% Of Ownership
Fibra Uno	Trustor/Beneficiary A	80.00%
AXA Seguros SA de CV	Trustor/Beneficiary B	20.00%

The summary of financial information of each of the subsidiaries controlled by Fibra Uno, in which it has a significant controlling interest is presented below before intercompany eliminations.

Trust 1127

	31/12/2024	31/12/2023
Assets	\$ 175,293	\$ 186,457
Investment Properties	4,106,117	3,999,570
Liabilities	109,378	91,296
Total Net Asset Value	4,172,032	4,094,731
Fibra Uno Controlling interest	3,232,073	3,172,188
Non-controlling interest	939,959	922,543
Profit of the year	332,049	227,558
Profit of the year attributable to the controlling interest	257,238	176,289
Profit of the year attributable to the non-controlling interest	\$ 74,811	\$ 51,269

Trust 2584

	31/12/2024	31/12/2023
Assets	\$ 2,304,906	\$ 1,086,770
Investment Properties	19,955,097	18,987,551
Liabilities	7,187,113	6,114,225
Total Net Asset Value	15,072,890	13,960,096
Fibra Uno Controlling interest	15,072,890	8,655,260
Non-controlling interest	-	5,304,836
Profit of the year	1,145,354	1,213,627
Profit of the year attributable to the controlling interest	883,063	752,449
Profit of the year attributable to the non-controlling interest	\$ 262,291	\$ 461,178

Trust 955

	31/12/2024	31/12/2023
Assets	\$ 516,201	\$ 448,479
Investment Properties	4,141,783	3,575,066
Liabilities	2,188,642	1,534,432
Total Net Asset Value	2,469,342	2,489,113
Fibra Uno Controlling interest	1,975,474	1,991,290
Non-controlling interest	493,868	497,823
Profit (loss) of the year	(19,771)	(8,686)
Profit (loss) of the year attributable to the controlling interest	(15,817)	(6,949)
Profit (loss) of the year attributable to the non-controlling interest	\$ (3,954)	\$ (1,737)

f) New IFRS reviewed and issued but not mandatory yet.

At the authorization date of these Financial Statements, Fibra Uno has not applied the following new and revised IFRS that have been issued but are not mandatory yet:

IFRS 10 e IAS 28 (amendments)	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture
Amendments to IAS 1	Classification of Liabilities as Current or Non-current
Amendments to IAS 1	Disclosure of accounting policies
Amendments to IAS 7	Supplier finance arrangements
Amendments to IFRS 16	Lease Liability in a Sale and Leaseback

Fibra Uno's Management does not expect that the adoption of these standards will have a material impact in the consolidated condensed financial statements in future periods.

3. Cash and restricted cash	31/12/2024	31/12/2023
Cash and bank deposits	\$ 2,391,111	\$ 1,113,244
Investments on demand	1,903,062	893,169
Restricted cash:		
Restricted cash and reserve funds for bank loans	224,428	820,229
	\$ 4,518,601	\$ 2,826,642

For a better analysis of Fibra Uno's liquidity situation, it should be considered that at the date of these financial statements there is a Revolving Credit Line Committed and Linked to Sustainability, said line is backed and has a contractual commitment of ten National and International Banking Institutions, it allows Fibra Uno to make dispositions under the line with a maturity date of July 2026, given that its extension for two years was recently approved and notified by Fibra Uno in July 2023. Additionally, the last drawdown may be made up to one month prior to the maturity date. The Line has two tranches by currency, pesos and U.S. dollars, each with the following conditions:

1. For the line in pesos, the amount available amounts to \$13.5 billion, at a variable rate linked to the TIIE and a margin of 1.25%.
2. For the line in US Dollars, the amount available amounts to \$410 million, at a variable rate linked to SOFR1M and a margin of 1.25%.

The applicable margin in both currencies may decrease or increase by 0.05%, depending on the performance in terms of sustainability (KPI's).

4. Lease receivables from tenants	31/12/2024	31/12/2023
Lease receivables	\$ 3,605,068	\$ 4,162,074
Preventive allowance for doubtful accounts	(942,253)	(624,915)
	\$ 2,662,815	\$ 3,537,159

5. Other accounts receivable	31/12/2024	31/12/2023
Receivable construction cost	\$ -	\$ 4,178
Administration fee	-	784,807
Properties sale debtors	203,557	570,575
Other accounts receivable	186,712	321,302
	<u>\$ 390,269</u>	<u>\$ 1,680,862</u>

6. Investment properties	31/12/2024	31/12/2023
Fair value:		
Investment completed	\$ 312,902,582	\$ 283,999,164
Investment in development	9,710,915	23,223,836
Seriousness deposit and/or advance payments for the acquisition of investment properties	-	600,000
Land reserves	1,533,618	1,569,470
Rights over properties with operating leases	3,025,500	2,878,400
	<u>\$ 327,172,615</u>	<u>\$ 312,270,870</u>

6a. Investment Properties	Type	Properties	31/12/2024	31/12/2023
Balance at the beginning of the period			\$ 312,270,870	\$ 300,989,567
Disposals:				
California Apodaca II	Industrial	1	(101,903)	-
Construction in process, improvements, prepayments and capitalized financial costs			4,120,279	8,559,751
Seriousness deposit and/or advance payments for the acquisition of investment properties			-	50,000
Fair value adjustments to investment properties			10,883,369	2,671,552
Balance at the end of the period			<u>\$ 327,172,615</u>	<u>\$ 312,270,870</u>

For the period from January 1st to December 31st, 2024, Fibra Uno has capitalized loan costs for \$1,696 million pesos

7. Investments in Associates	% ownership	31/12/2024	31/12/2023
Torre Mayor	70%	\$ 4,986,098	5,031,472
Torre Diana	50%	2,785,029	2,655,377
Antea Querétaro	40%	2,457,611	2,205,250
Others	30%	366,000	-
		<u>\$ 10,594,738</u>	<u>9,892,099</u>

As of December 31st, 2024, and 2023, fair value effect recorded in investments in associates was for \$308 million pesos and (\$802.5) million pesos, respectively, and it's shown in the interim condensed consolidated statements of comprehensive income under the caption of Fair value adjustment to investment properties, financial non-current asset and affiliates.

In December 2024, Fibra Uno acquired a 30% stake in an entity for \$366 million pesos as payment in kind for an account receivable.

8. Intangibles	31/12/2024	31/12/2023
Administrative platform (a)	\$ 2,043,674	\$ 2,043,674
Advisory for the structuring of the real estate vehicle	30,000	30,000
Accumulated amortization	<u>(1,157,869)</u>	<u>(1,055,685)</u>
	<u>\$ 915,805</u>	<u>\$ 1,017,989</u>

- (a) The acquired administrative platform includes personnel, technology and processes, and the annual amortization amounts as of December 31st, 2024, and 2023 are \$102.2 million pesos for both periods.

9. Borrowings

Type	Institution	Summary of loans balance as of December 31st, 2024					
		Currency	Interest rate	Initial Date	Maturity	Balance MXN	Balance USD
Unsecured	Citibanamex	USD	SOFR + 0.85%	Nov-24	May-25	\$ -	45,000
Bond	International **	USD	5.25%	Dec-15	Jan-26	-	800,000
Unsecured	BBVA **	USD	SOFR + 2.10%	Oct-22	Sep-27	-	750,000
Bond	International	USD	4.87%	Jun-19	Jan-30	-	768,000
Bono	International	USD	7.38%	Feb-24	Feb-34	-	600,000
Bond	International	USD	6.95%	Jan-14	Jan-44	-	688,800
Bond	International**	USD	6.39%	Jun-19	Jan-50	-	817,639
Unsecured	Santander II	MXN	TIIE + 0.98%	Oct-24	Jan-25	\$ 150,000	-
Unsecured	Scotiabank III	MXN	TIIE + 0.99%	Oct-24	Jan-25	250,000	-
Unsecured	Scotiabank I	MXN	TIIE + 0.99%	Nov-24	Jan-25	1,550,000	-
Unsecured	Santander I	MXN	TIIE + 0.98%	Nov-24	Feb-25	1,850,000	-
Unsecured	BBVA II	MXN	TIIE + 0.87%	Aug-24	Feb-25	200,000	-
Unsecured	Scotiabank II	MXN	TIIE + 0.99%	Nov-24	Feb-25	200,000	-
Unsecured	Banorte I	MXN	TIIE + 0.83%	Nov-24	Mar-25	2,000,000	-
Unsecured	Banco del Bajío	MXN	TIIE + 0.95%	Sep-24	Mar-25	950,000	-
Unsecured	BBVA I	MXN	TIIE + 0.87%	Sep-24	Mar-25	2,900,000	-
Unsecured	Citibanamex	MXN	TIIE + 0.95%	Nov-24	May-25	2,350,000	-
Unsecured	Actinver I	MXN	TIIE + 1.80%	Jun-24	Jun-25	600,000	-
Bond	National (FUNO 15)	MXN	6.99%	Feb-15	Jul-25	7,484,414	-
Bond	National (FUNO 21-2X)	MXN	TIIE + 0.90%	Oct-21	Oct-25	5,200,000	-
Unsecured	Actinver II	MXN	TIIE + 2.50%	Nov-24	Nov-25	350,000	-
Unsecured	Arrendadora Actinver	MXN	TIIE + 2.50%	Nov-24	Nov-25	250,000	-
Mortgage	HSBC Samara	MXN	TIIE + 2.75%	Sep-23	Sep-26	1,452,314	-
Mortgage	Sabadell Samara	MXN	TIIE + 2.75%	Dec-23	Sep-26	475,226	-
Bond	National (FUNO 23-3L)	MXN	TIIE + 0.95%	Dec-23	Nov-26	1,500,000	-
Bond	National (FUNO 23-2L)	MXN	TIIE + 0.95%	Mar-23	Mar-27	1,730,000	-
Bond	National (FUNO 17)	MXN	9.20%	Dec-17	Nov-27	4,799,600	-
Mortgage	National (FUNO 21X)	MXN	8.98%	Oct-21	Oct-28	2,900,000	-
Mortgage	Santander - Mitikah Trust 2584 **	MXN	TIIE + 2.85%	Mar-22	Nov-28	4,975,000	-
Mortgage	Metlife, Mexico	MXN	11.58%	Nov-23	Dec-28	735,475	-
Mortgage	Inbursa - Portal Norte Trust 955	MXN	TIIE + 2.85%	Jul-23	Jun-30	1,500,000	-
Bond	National (FUNO 23L)	MXN	11.30%	Mar-23	Feb-33	4,970,000	-
Bond	National (FUNO 16U)	*UDIS	4.60%	Apr-16	Apr-27	3,819,121	-
Bond	National (FUNO 13U)	*UDIS	5.09%	Dec-13	Nov-28	3,550,725	-
Balance as of December 31st, 2024						\$ 58,691,875	\$ 4,469,439
Foreign exchange rate as of December 31st, 2024							20.2683
Dollar balance in pesos equivalent						\$	90,587,930
Balance as of December 31st, 2024 in pesos equivalent						\$	149,279,805
Short-term loans							27,342,934
Short-term transaction costs							(170,509)
						\$	27,172,425
Long-term loans							121,936,871
Long-term transaction costs							(465,285)
Debt's fair value							13,267
						\$	121,484,853

-* As of December 31st, 2024, the market value of the UDI was 8.340909 pesos. The amounts shown in the previous table of loans referring to issues in UDIs are already expressed in Mexican pesos.

** These financial commitments have hedges through Derivatives, see Note 10.

Type	Institution	Summary of loans balance as of December 31st, 2023					
		Currency	Interest rate	Initial Date	Maturity	Balance MXN	Balance USD
Unsecured	Citibanamex	USD	SOFR + 0.80%	Nov-23	May-24	-	\$ 45,000
Bond	International	USD	5.25%	Jan-14	Dec-24	-	586,600
Bond	International **	USD	5.25%	Dec-15	Jan-26	-	761,860
Unsecured	BBVA	USD	SOFR + 2.10%	Oct-22	Sep-27	-	720,000
Bond	International	USD	4.87%	Jun-19	Jan-30	-	717,900
Bond	International	USD	6.95%	Jan-14	Jan-44	-	688,800
Bond	International**	USD	6.39%	Jun-19	Jan-50	-	808,914
Unsecured	Santander II	MXN	TIIE + 1.00%	Nov-23	Feb-24	\$ 150,000	-
Unsecured	BBVA II	MXN	TIIE + 0.87%	Nov-23	Feb-24	200,000	-
Unsecured	Banorte II	MXN	TIIE + 0.83%	Nov-23	Feb-24	250,000	-
Unsecured	Scotiabank III	MXN	TIIE + 0.97%	Nov-23	Feb-24	250,000	-
Unsecured	Scotiabank I	MXN	TIIE + 0.97%	Nov-23	Feb-24	1,550,000	-
Unsecured	Santander I	MXN	TIIE + 1.00%	Nov-23	Feb-24	1,850,000	-
Mortgage	MONEX- La Presa **	MXN	TIIE + 2.25%	Oct-20	Feb-24	117,824	-
Mortgage	MONEX- PIQ **	MXN	TIIE + 2.25%	Oct-20	Feb-24	441,840	-
Unsecured	Scotiabank II	MXN	TIIE + 0.97%	Nov-23	Feb-24	200,000	-
Unsecured	BBVA I	MXN	TIIE + 0.87%	Sep-23	Mar-24	2,900,000	-
Unsecured	Banorte I	MXN	TIIE + 0.83%	Dec-23	Apr-24	1,750,000	-
Unsecured	Citibanamex I	MXN	TIIE + 0.95%	Nov-23	May-24	1,750,000	-
Unsecured	Actinver	MXN	TIIE + 1.80%	Jun-23	Jun-24	600,000	-
Unsecured	Citibanamex II	MXN	TIIE + 0.95%	Dec-23	Jun-24	600,000	-
Bond	National (FUNO 15)	MXN	6.99%	Feb-15	Jul-25	7,484,414	-
Bond	National (FUNO 21-2X)	MXN	TIIE + 0.90%	Oct-21	Oct-25	5,200,000	-
Mortgage	HSBC Samara	MXN	TIIE + 2.75%	Sep-23	Sep-26	1,528,024	-
Mortgage	Sabadell Samara	MXN	TIIE + 2.75%	Dec-23	Sep-26	500,000	-
Bond	National (FUNO 23-3L)	MXN	TIIE + 0.95%	Dec-23	Nov-26	1,500,000	-
Bond	National (FUNO 23-2L)	MXN	TIIE + 0.95%	Mar-23	Mar-27	1,730,000	-
Bond	National (FUNO 17)	MXN	9.20%	Dec-17	Nov-27	4,799,600	-
Bond	National (FUNO 21X)	MXN	8.98%	Oct-21	Oct-28	2,900,000	-
Mortgage	Santander - Mitikah Trust 2584 **	MXN	TIIE + 2.85%	Mar-22	Nov-28	4,100,000	-
Mortgage	Metlife, Mexico	MXN	11.58%	Nov-23	Dec-28	738,439	-
Mortgage	Inbursa - Portal Norte Trust 955	MXM	TIIE + 2.85%	Jul-23	Jun-30	1,100,000	-
Bond	National (FUNO 23L)	MXN	11.30%	Mar-23	Feb-33	4,970,000	-
Bond	National (FUNO 16U)	*UDIS	4.60%	Apr-16	Apr-27	3,654,602	-
Bond	National (FUNO 13U)	*UDIS	5.09%	Dec-13	Nov-28	3,397,768	-
Balance as of December 31st, 2023						\$ 56,212,511	\$ 4,329,074
Foreign exchange rate as of December 31st, 2023							16.9220
Dollar balance in pesos equivalent						\$	73,256,590
Balance as of December 31st, 2023 in pesos equivalent						\$	129,469,101
Short-term loans							23,401,046
Short-term transaction costs							(147,851)
						\$	23,253,195
Long-term loans							106,068,055
Long-term transaction costs							(526,226)
Debt's fair value							(239,429)
						\$	105,302,400

* As of December 31st, 2023, the market value of the UDI was 7.981602 pesos. The amounts shown in the previous table of loans referring to issues in UDIs are already expressed in mexican pesos.

** These financial commitments have hedges through Derivatives, see Note 10.

The debt establishes certain covenants, which have been fully complied as of December 31st, 2024, and December 31st, 2023, as described below:

- Fibra Uno is obliged to pay, on or before the due date, the property tax and other contributions from its properties.
- Keep in good operating conditions all its useful goods and assets that are necessary for the proper operation of its business, except for normal wear and tear.
- Maintain insurance on its insurable assets with insurance companies of recognized prestige, in amounts against standard risks in the real estate industry and for sums insured sufficient to replace or repair the damage.

- Do not reduce the debt service coverage ratio (Net Operating Income (NOI) divided by Debt Service) below 1.5 times.

10. Derivative Financial Instruments

Fibra Uno has several derivatives that have the objective of partially limiting the market risk either due to movements in interest rates and / or exchange rates, which may affect the costs and values of its financial commitments.

In the case of Fibra Uno and its commitments, two types of derivatives have been contracted: Interest Rate Swap (IRS) and Cross Currency Swap (CCS). Once the acceptable risk analysis for the Entity's operation has been carried out, it has been decided to contract the mentioned derivatives to hedge the market risk according to its desired risk level.

Derivatives for Fibra Uno

First, a detail of the entire position, fair value of the derivative and fair value of the debt is shown, both from the IRS (Interest Rate Swap) portfolio and the CCS (Currency Swap) portfolio:

Interest Rate Swap (IRS)

#	Commitment	Hedge	Maturity	Initial Amount (In thousands MXP)	Fair Value (Debt) December 2024	Fair Value (Derivative) December 2024	Fair Value (Debt) September 2024	Fair Value (Derivative) September 2024
1	Int. Bond 800 USD (1)	Cash Flow	January-2026	5,625,000	(17,356)	(17,266)	(34,003)	(33,717)
2	Int. Bond 800 USD (1)	Cash Flow	January-2026	944,750	(2,227)	(2,213)	(4,875)	(4,821)
3	Int. Bond 800 USD (1)	Cash Flow	January-2026	944,750	(2,227)	(2,213)	(4,875)	(4,821)
4	Int. Bond 800 USD (1)	Cash Flow	January-2026	1,113,000	(2,624)	(2,607)	(5,743)	(5,680)
5	Int. Bond 800 USD (1)	Cash Flow	January-2026	739,000	(1,742)	(1,731)	(3,814)	(3,771)
6	Titán II (2)	Cash Flow	September-2027	11,903,256	(16,331)	(9,752)	(297,317)	(286,347)
7	Titán II (2)	Cash Flow	September-2027	594,504	6,238	6,176	(5,235)	(4,906)
8	Mitkah (3)	Cash Flow	November-2028	2,000,000	37,422	36,981	(8,912)	(6,704)
Total				23,864,260	1,152	7,375	(364,774)	(350,767)

The commitment-coverage relationship is described below:

- (1) International Bond for \$800 million US Dollars with semiannual interest payments at a fixed rate of 5.25% maturing in January 2026:
 - Structure of 5 derivatives that aim to:
 - i. Transform variable flows and spread (4 of the 5 derivatives) from the floating cash flow paid in pesos of the Cross Currency Swaps that cover the same International Bond (5 that cover Notional and 3 that cover both Notional and Coupons) into fixed flows in pesos at a weighted average rate of 10.6675%.
- (2) Syndicated Loan for the Titán and Vermont portfolio for drawn amounts of \$750 million US Dollars at a variable rate TERM SOFR 1M plus spread of 2.10% and maturity date in September 2027:
 - Structure of 1 derivative with Notional of \$720 million US Dollars that aims to transform all variable flows for interest payments into flows at a fixed rate of 6.13% (4.03% of the derivative plus 2.10% for the fixed financial commitment).
 - Structure of 1 derivative with Notional of \$30 million US Dollars that aims to transform all variable flows for interest payments into flows at a fixed rate of 5.70% (3.60% of the derivative plus 2.10% for the fixed financial commitment).

(3) Mortgage Credit for the Mitikah Project for amounts drawn down for \$4,975 million pesos at variable rate of TIIE plus variable spread (between 2.85% and 2.90%) and maturity date in November 2028:

- Structure of 1 derivative whose objective is to transform all the variable flows for interest payments into flows at a fixed rate of 8.81% plus a variable spread (between 2.85% and 2.90%).

Cross Currency Swap (CCS)

#	Commitment	Hedge	Maturity	Initial Amount (In thousands USD)	Initial Amount (In thousands MXP)	Fair Value (Debt) December 2024	Fair Value (Derivative) December 2024	Fair Value (Debt) September 2024	Fair Value (Derivative) September 2024
1	Int. Bond 800 USD (1)	Fair Value	January-2026	50,000	944,750	95,085	94,817	19,240	19,023
2	Int. Bond 800 USD (1)	Fair Value	January-2026	60,000	1,113,000	133,828	133,471	42,604	42,317
3	Int. Bond 800 USD (1)	Fair Value	January-2026	40,000	739,000	91,566	91,323	30,609	30,413
4	Int. Bond 800 USD (1)	Fair Value	January-2026	75,000	1,527,750	32,377	32,115	(81,308)	(80,423)
5	Int. Bond 800 USD (1)	Fair Value	January-2026	50,000	980,000	64,387	64,164	(12,986)	(12,746)
6	Int. Bond 800 USD (1)	Fair Value	January-2026	25,000	508,663	11,453	11,366	(27,732)	(27,460)
7	Int. Bond 800 USD (1)	Fair Value	January-2026	50,000	958,000	80,137	79,888	1,460	1,225
8	Int. Bond 800 USD (1)	Cash Flow	January-2026	50,000	944,750	75,147	74,900	17,457	17,260
9	Int. Bond 800 USD (1)	Cash Flow	January-2026	50,000	958,000	59,806	59,576	(664)	(514)
10	Int. Bond 800 USD (1)	Cash Flow	January-2026	50,000	1,125,000	(94,794)	(94,195)	(152,980)	(151,583)
11	Int. Bond 800 USD (1)	Cash Flow	January-2026	25,000	562,500	(46,681)	(46,382)	(75,618)	(74,924)
12	Int. Bond 800 USD (1)	Cash Flow	January-2026	25,000	562,500	(45,621)	(45,323)	(74,328)	(73,638)
13	Int. Bond 800 USD (1)	Cash Flow	January-2026	50,000	1,125,000	(90,261)	(89,897)	(145,277)	(144,635)
14	Int. Bond 800 USD (1)	Cash Flow	January-2026	50,000	1,125,000	(92,189)	(91,823)	(147,627)	(146,974)
15	Int. Bond 800 USD (1)	Cash Flow	January-2026	75,000	1,687,500	(142,754)	(142,248)	(226,888)	(225,857)
16	Int. Bond 800 USD (1)	Cash Flow	January-2026	75,000	1,687,500	(140,475)	(139,973)	(224,111)	(223,085)
17	Int. Bond 875 USD (2)	Cash Flow	January-2050	200,000	3,998,000	(1,273,386)	(1,112,790)	(1,054,313)	(932,728)
18	Int. Bond 875 USD (2)	Cash Flow	January-2050	200,000	3,430,000	(140,004)	(92,989)	132,613	(39,501)
19	Int. Bond 875 USD (2)	Cash Flow	January-2050	100,000	1,686,750	(86,893)	(54,623)	42,404	(67,722)
Total				1,300,000	25,663,663	(1,509,272)	(1,268,623)	(1,937,445)	(2,091,552)

(1) International Bond for \$800 million US Dollars with semiannual interest payments at a fixed rate of 5.25% maturing in January 2026:

- a. Structure of 7 derivatives with two objectives:
 - i. Partially cover the payment of the principal of the international bond in the event of a possible depreciation of the peso, by guaranteeing the purchase of 350 million US Dollars at a weighted average exchange rate of 19.3738 pesos per US Dollar.
 - ii. Transform fixed flows for interest payments in US Dollars at a rate of 5.25% into variable flows in pesos at an annual rate of TIIE plus weighted average spread of 3.3224% (4 of the 7 derivatives), and a fixed rate of 9.87% plus weighted average spread of 3.1383% for the rest (TIIE as of December 31, 2024: 10.2440%).

- b. Structure of 9 derivatives that aim to:
 - i. Partially cover the payment of the principal of the International Bond in the event of a possible depreciation of the peso by guaranteeing the purchase of 450 million US Dollars at a weighted average exchange rate of 21.8244 pesos per US Dollar. As consideration, Fibra Uno undertakes to pay the counterparty every month the amount resulting from multiplying the notional amount in pesos by an annual rate of TIIE minus weighted average spread of 3.2871% (5 of the 9 derivatives), and a fixed rate of 9.87% minus weighted average spread of 3.1883% for the rest (TIIE as of December 31, 2024: 10.2440%).

(2) International Bond for \$875 million US Dollars with semiannual interest payments at a fixed rate of 6.39% maturing in January 2050:

- a. Structure of 1 derivative that aim to:
 - i. Partially cover the payment of the principal of the International Bond in the event of a possible depreciation of the peso by guaranteeing the purchase of 200 million US Dollars at an exchange rate of 19.9900 pesos per US Dollar. As consideration, Fibra

Uno undertakes to pay the counterparty every month the amount resulting from multiplying the notional amount in pesos by an annual rate of TIIE minus 4.7200% (TIIE as of December 31, 2024: 10.2440%).

- b. Structure of 1 derivative that aim to:
 - i. Partially cover the payment of the principal of the International Bond in the event of a possible depreciation of the peso by guaranteeing the purchase of 200 million US Dollars at an exchange rate of 17.1500 pesos per US Dollar. As consideration, Fibra Uno undertakes to pay the counterparty semiannually, starting in the second half of 2027, the amount resulting from multiplying the notional amount in pesos by an annual rate of TIIE minus 4.9000% ((TIIE as of December 31, 2024: 10.2440%).
- c. Structure of 1 derivative that aim to:
 - i. Partially cover the payment of the principal of the International Bond in the event of a possible depreciation of the peso by guaranteeing the purchase of 100 million US Dollars at an exchange rate of 16.8675 pesos per US Dollar. As consideration, Fibra Uno undertakes to pay the counterparty semiannually, starting in the first half of 2028, the amount resulting from multiplying the notional amount in pesos by an annual rate of TIIE minus 4.2950% (TIIE as of December 31, 2024: 10.2440%).

Now, the derivatives fair value according to their nature in the Balance Sheet as of December 31, 2024, amounts to a liability of \$1,946,025 and an asset of \$684,777.

During the period, both cash flow and fair value hedges were highly effective in hedging the foreign exchange exposure. As a result of this hedge, the book value of the loan in dollars was adjusted to \$(13,267) pesos as of December 31, 2024, which was recognized in the results together with the fair value of the designated CCS fair value hedge. For the cash flow hedges, the changes associated with the exchange rate were reclassified from OCI to results. The first CCS (2), which hedges a portion (\$200 million) of the USD principal on the International Bond due January 15, 2050, provides the Counterpart the right to terminate the swap with no future payments due by the Company or the Counterpart if there is a credit event with respect to Fibra Uno. It is because of this right of the Counterparty that the Notional of the derivative considers the probability of survival as of January 15, 2050 and changes until it reaches \$200 million US Dollars. The valuation of the transaction reflects this linkage to the creditworthiness of Fibra Uno and the conditional nature of the Counterpart's obligation to make payments to Fibra Uno under the transaction.

On the other hand, if we take into account the accumulated movement of the year of both portfolios, we have the following:

Interest Rate Swap (IRS)

#	Commitment	Hedge	Maturity	Initial Amount (In thousands MXP)	Fair Value (Debt) December 2024	Fair Value (Derivative) December 2024	Fair Value (Debt) December 2023	Fair Value (Derivative) December 2023
1	Hércules (PIQ)	Cash Flow	February-2024	-	-	-	4,411	4,410
2	Hércules (La Presa)	Cash Flow	February-2024	-	-	-	1,176	1,176
3	Mitikah	Cash Flow	August-2024	-	-	-	5,671	5,667
4	Mitikah	Cash Flow	August-2024	-	-	-	4,603	4,600
5	Mitikah	Cash Flow	August-2024	-	-	-	4,603	4,600
6	Mitikah	Cash Flow	August-2024	-	-	-	5,671	5,667
7	Mitikah	Cash Flow	August-2024	-	-	-	5,671	5,667
8	Mitikah	Cash Flow	August-2024	-	-	-	4,603	4,600
9	Mitikah	Cash Flow	August-2024	-	-	-	6,804	6,799
10	Mitikah	Cash Flow	August-2024	-	-	-	5,483	5,479
11	Mitikah	Cash Flow	August-2024	-	-	-	5,483	5,479
12	Mitikah	Cash Flow	August-2024	-	-	-	6,804	6,799
13	Mitikah	Cash Flow	August-2024	-	-	-	6,804	6,799
14	Mitikah	Cash Flow	August-2024	-	-	-	5,483	5,479
15	Int. Bond 800 USD	Cash Flow	January-2026	5,625,000	(17,356)	(17,266)	-	-
16	Int. Bond 800 USD	Cash Flow	January-2026	944,750	(2,227)	(2,213)	-	-
17	Int. Bond 800 USD	Cash Flow	January-2026	944,750	(2,227)	(2,213)	-	-
18	Int. Bond 800 USD	Cash Flow	January-2026	1,113,000	(2,624)	(2,607)	-	-
19	Int. Bond 800 USD	Cash Flow	January-2026	739,000	(1,742)	(1,731)	-	-
20	Titán II	Cash Flow	September-2027	11,903,256	(16,331)	(9,752)	-	-
21	Titán II	Cash Flow	September-2027	594,504	6,238	6,176	-	-
22	Mitikah	Cash Flow	November-2028	2,000,000	37,422	36,981	-	-
Total				23,864,260	1,152	7,375	73,270	73,221

Cross Currency Swap (CCS)

#	Commitment	Hedge	Maturity	Initial Amount (In thousands USD)	Initial Amount (In thousands MXP)	Fair Value (Debt) December 2024	Fair Value (Derivative) December 2024	Fair Value (Debt) December 2023	Fair Value (Derivative) December 2023
1	Int. Bond 800 USD	Fair Value	January-2026	50,000	944,750	95,085	94,817	(134,844)	(132,545)
2	Int. Bond 800 USD	Fair Value	January-2026	60,000	1,113,000	133,828	133,471	(142,753)	(140,384)
3	Int. Bond 800 USD	Fair Value	January-2026	40,000	739,000	91,566	91,323	(93,383)	(91,854)
4	Int. Bond 800 USD	Fair Value	January-2026	75,000	1,527,750	32,377	32,115	(313,329)	(307,485)
5	Int. Bond 800 USD	Fair Value	January-2026	50,000	980,000	64,387	64,164	(160,217)	(158,411)
6	Int. Bond 800 USD	Fair Value	January-2026	25,000	508,663	11,453	11,366	(102,902)	(101,341)
7	Int. Bond 800 USD	Fair Value	January-2026	50,000	958,000	80,137	79,888	(149,956)	(148,708)
8	Int. Bond 800 USD	Cash Flow	January-2026	50,000	944,750	75,147	74,900	(126,444)	(124,198)
9	Int. Bond 800 USD	Cash Flow	January-2026	50,000	958,000	59,806	59,576	(142,149)	(140,822)
10	Int. Bond 800 USD	Cash Flow	January-2026	50,000	1,125,000	(94,794)	(94,195)	(286,935)	(280,452)
11	Int. Bond 800 USD	Cash Flow	January-2026	25,000	562,500	(46,681)	(46,382)	(142,100)	(138,896)
12	Int. Bond 800 USD	Cash Flow	January-2026	25,000	562,500	(45,621)	(45,323)	(140,077)	(136,899)
13	Int. Bond 800 USD	Cash Flow	January-2026	50,000	1,125,000	(90,261)	(89,897)	(280,029)	(276,747)
14	Int. Bond 800 USD	Cash Flow	January-2026	50,000	1,125,000	(92,189)	(91,823)	(283,707)	(280,381)
15	Int. Bond 800 USD	Cash Flow	January-2026	75,000	1,687,500	(142,754)	(142,248)	(434,086)	(428,955)
16	Int. Bond 800 USD	Cash Flow	January-2026	75,000	1,687,500	(140,475)	(139,973)	(429,739)	(424,663)
17	Int. Bond 875 USD	Cash Flow	January-2050	200,000	3,998,000	(1,273,386)	(1,112,790)	(991,858)	(868,794)
18	Int. Bond 875 USD	Cash Flow	January-2050	200,000	3,430,000	(140,004)	(92,989)	169,218	31,729
19	Int. Bond 875 USD	Cash Flow	January-2050	100,000	1,686,750	(86,893)	(54,623)	-	-
Total				1,300,000	25,663,663	(1,509,272)	(1,268,623)	(4,185,290)	(4,149,806)

In general terms, for the Interest Rate Swap portfolio, Fibra Uno pays flows at a fixed rate while it receives flows at a variable rate. This rate is linked to the TIIE (Interbank Equilibrium Interest Rate). The capital gain or loss of this portfolio will then depend on the current movement and expectations of the TIIE.

On the other hand, for the Currency Swap portfolio, Fibra Uno pays flows at a variable rate, linked to the TIIE and receives flows at a fixed rate, but in US Dollars. The capital gain or loss of this portfolio will then depend on the current movement and expectations of the TIIE and the exchange rate.

11. Accounts payable and Accrued Expenses	31/12/2024	31/12/2023
Accrued expenses and other accounts payables	2,339,451	2,240,188
Suppliers	1,906,892	2,303,034
	\$ 4,246,343	\$ 4,543,222

12. Payments based in CBFIs

Costs related to the executive's long-term compensation plan (LTI) based on the granting of CBFIs as of December 31st, 2024 and 2023, were \$110.4 million pesos and \$321.9 million pesos, respectively

In addition, considering the three-month period ended December 31st, 2024, and 2023, the costs associated with this plan were (\$82.1) million pesos and \$80.4 million pesos, respectively.

During 2024 and 2023, derived from the program, 7,169,829 CBFIs and 28,288,235 CBFIs, were put into circulation, respectively.

13. Transactions and balances with related parties	31/12/2024	31/12/2023
Subject services to Internalization process in curse (1)		
Fibra Uno Administración, S.C.		
Administration fee 0.5% (2)	\$ 932,688	958,668
F2 Services, S.C.		
Services rendered (3)	491,838	466,719
	<u>\$ 1,424,526</u>	<u>1,425,387</u>
Revenues:		
Income from commissions(4)	\$ 12,069	133,941
Leases to Hotel Operators and others (5)	668,649	545,663
	<u>\$ 680,718</u>	<u>679,604</u>
Disbursments:		
Work management (6)	\$ 816,277	1,172,626
Maintenance, Administration and others (7)	943,292	893,733
	<u>\$ 1,759,569</u>	<u>2,066,359</u>

1. At holders assembly on September 2023, the internalization process mentioned previously was approved, which has not been concluded.

2. Fibra Uno pays an annual fee equivalent to 0.5% of the Equity plus the corresponding Value Added Tax (VAT), in exchange for advisory services and 3% on the purchase value of real estate acquired from third parties.

3. Fibra Uno pays F2 Services a monthly fee equivalent to 2% of the rent collected from its properties, plus the corresponding VAT in exchange for administrative services.

4. In accordance with the provisions of the service contract between F1 Administration, S.C. (F1 Administration- subsidiary company) and Banco INVEX, S.A., Institución de Banca Múltiple, INVEX Grupo Financiero in its capacity as Trustee of Trust F/2353 (Trust F/2353) for the Mitikah's project development, F1 Administración shall be entitled to receive (i) an annual equivalent commission to 1.25%, plus the corresponding VAT, on the Maximum Amount of the Issuance of Trust F/2353 and (ii) after the Investment Period and any extension thereof, at 1.25%, plus VAT corresponding, on the Total Amount Invested of the Trust F/2353.

Since June 25th, 2023, the annual commission has been reduced to 0.625%, in accordance with an agreement that took place during the ordinary and extraordinary holders assembly held on June 23rd, 2023 with the presence of representatives of F1 Administración, S.C. as trustor and administrator of the Trust F/2353 and Banco INVEX, S.A., Institución de Banca Múltiple, INVEX Grupo Financiero in its capacity as Trustee of the mentioned Trust. In addition, F1 Administración, is entitled to receive as a retribution, regard each Trust 2353 vehicle investment, the equivalent to 3% of the Total Investment Cost as Develop.

According on services contract held between F1 Administración, S.C. and Trust 955 Portal Norte, by the “Portal Norte” project, F1 Administración will receive, by administration tasks, treasury, obtaining financing, normative compliance, accounting information preparation and monitoring report, an annual fee of 1.25% about the contributed resources amount (or resources amount that should be contributed) by the Trustor B (AXA Seguros, S.A de C.V.) depending on its participation percent. When the construction period concludes, fee will down to 0.75%. In addition, F1 Administración, is entitled to receive the equivalent retribution to 3% of the Total Investment Cost as a Development fee.

Since August 29th, 2024, Trust Fibra Uno has bought the 100% of Trust 2353 (CKD Helios).

5. Income to hotel operators. They correspond to revenue generated by leases to related parties in different locations in Mexico to hotel operators which are contemplated under contracts of use of brand with international and local hotel chains.

6. Construction administration. Fibra UNO uses specialized companies in the construction of properties acting as the general contractor scheme. These related parties are responsible, based on budgets and work chronology, for developing the construction and overseeing the modification or expansion of properties through the construction administration activity. The operation consists of the payment of work advances to the administrator, who parallelly subcontracts to specialist companies during the different construction milestones and, based on work progress estimates, the resources are released to subcontractors. The general contractor charges commissions for construction administration based on market conditions on the advance payments received and disbursements during the construction. In addition, these related parties participate in the execution of remodeling projects or overhauls to existing properties owned by FUNO.

7. Maintenance expenses. The entity uses specialized companies in the preservation, conservation and maintenance of some of the properties operated by Fibra UNO. Based on annual budgets, pre-agreed upon and authorized by FUNO, maintenance work is disbursed and delegated to contractors who provide the work on site with the approval of Fibra UNO. Many of this work is in turn invoiced to the tenants, when the contract includes reimbursement for the routine and day-to-day maintenance executed.

These transactions are always carried out at market prices and are covered by the corresponding contracts between the parties.

Balances with related parties are:

	31/12/2024	31/12/2023
Receivable to:		
Fideicomiso Fibra Next	\$ 198,527	\$ -
Parks Concentradora, S.A. de C.V.	4,775	3,812
Fibra Uno Administración, S.C.	772	20,033
F2 Services, S.C	620	598
Coordinadora de Inmuebles Industriales S.A. de C.V.	139	419
Others	7,585	1,085
	\$ 212,418	\$ 25,947
Hotel operators (a)	\$ 269,967	\$ 220,874
Long term receivable to:		
Fideicomiso 2585	\$ -	\$ 1,603,276

(a) This balance is found in the "Lease receivables from tenants" item.

	31/12/2024	31/12/2023
Payables to:		
Fibra Uno Administración, S.C.	\$ 83,258	\$ 72
Parks Mantenimiento, S.C.	54,872	37,577
Parks Concentradora, S.A. de C.V.	48,000	41,636
Fundación Funo A.C.	38,850	29,880
Coordinadora de Inmuebles Industriales S.A. de C.V.	31,835	24,084
Operadora Mexicana Allux S.A. de C.V.	21,040	-
Compañías relacionadas con Mitikah	-	493,542
Others	14,166	8,989
	\$ 292,021	\$ 635,780

14. Trustees Equity

- Fibra Uno's equity consists of the contribution of one thousand pesos, the amount of the net resources from CBFIs issues and the contributions of investment properties made to the trust equity paid with CBFIs.
- As of December 31st, 2024 and 2023, there are 3,814,458,064 and 3,807,288,235 CBFIs in circulation, respectively.

Distributions

Fibra Uno's Technical Committee has approved and paid distributions to the holders of the CBFIs (trustees) as follows:

Distribution dates	Gross Tax result	Taxes	Net Tax result
Nov 11th, 2024	\$ 2,002,591	\$ -	\$ 2,002,591
Aug 9th, 2024	1,979,790	-	1,979,790
May 9th, 2024	1,534,195	-	1,534,195
March 15th, 2024	369,449	-	369,449
February 9th, 2024	2,306,359	-	2,306,359
Total as of December 31st, 2024	\$ 8,192,384	\$ -	\$ 8,192,384
November 9th, 2023	\$ 2,252,846	\$ 35,942	\$ 2,216,904
August 9th, 2023	2,175,153	-	2,175,153
May 9th, 2023	1,632,419	161,887	1,470,532
March 15th, 2023	587,303	-	587,303
February 10th, 2023	3,640,229	45,016	3,595,213
Total as of December 31st, 2023	\$ 10,287,950	\$ 242,845	\$ 10,045,105

As of December 31st, 2024, Fibra Uno has made the payment of distributions to the holders of Real Estate Trust Stock Certificates. The total amount of the distribution was \$8,192 million pesos which \$2,675.8 million pesos corresponds to the fourth quarter of 2023 period.

Reserve for repurchase of CBFIs.

As of Diciembre 31st, 2024, the Reserve for the repurchase of CBFIs authorized by the Committee on July 22nd, 2020, includes 61,210,300 CBFIs at a closing price on this date of 20.72, which is equivalent to \$1,268,277,416 pesos.

15. Commitments

Neither the Trustor nor its assets are subject to any type of legal action, except those derived from its operations and routine activities.

16. Subsequent events

On February 10th, 2025, Fibra Uno has made the payment of distributions to the Real Estate Trust Stock Certificates holders, corresponding to the fourth quarter of 2024. The total amount of the distribution was \$2,100 million pesos. \$1,870.9 million pesos corresponds to capital refund, and \$229.1 million pesos corresponds to the net fiscal result.

On February 7th, 2025, the second payment for the acquisition of Helios was made, for an amount of \$2,501 million pesos; for which on February 5th, 2025, \$2,200 million pesos were available with Santander.

On January 31st, 2025, an entity related to the Trust received confirmation from the authorities regarding the criteria, stating that if a successful initial public offering is executed, it may be considered a Real Estate Trust according to the tax provisions of Articles 187 and 188 of the LISR. This is related to the process of segregation of the industrial assets of Fibra UNO.

On January 16th, 2025, Fibra Uno issued two unsecured bonds linked to sustainability in the international market; the first one for 500 million US dollars, with an annual rate of 7.70% and maturing in January 2032; the other one for 300 million US dollars, with an annual rate of 8.25% and maturing in January 2037. With these funds, on February 24th, 2025, the early settlement of the International Bond (Funo2026) was carried out for an amount of 800 million US dollars and original maturity in January 2026.

17. Approval of financial statements

The attached interim condensed consolidated financial statements and their notes were authorized for issuance by Mr. Fernando Álvarez Toca, Vice President of Finance of Fibra Uno, according to the approval of the Technical Committee on February 25th, 2025.
