



FUNO® ANNOUNCES 4Q23 DISTRIBUTION.

Mexico City. January 31, 2024.

Fibra Uno (BMV: FUNO11) (“FUNO” or “Fideicomiso Fibra Uno”), the first and largest real estate investment trust in Mexico and Latin America announces that it will pay a **4Q23 cash distribution of Ps. 0.7028 per CBF⁽¹⁾**, equivalent to **Ps. 2,675.8 million**.

FUNO will pay out a cash distribution for Ps. 2,675.8 million, which comes 100% from net taxable income. FUNO will pay its CBF⁽¹⁾ holders a distribution of Ps. 0.7028 per CBF⁽¹⁾ in two installments, the first one in February 9, 2024 of Ps. 0.6058 per CBF⁽¹⁾, and the second one in March 15, 2024 of Ps. 0.0970 per CBF⁽¹⁾.

(1) CBFs eligible for distribution: 3,807,288,235

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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