



FUNO[®] ANNOUNCES THE ACQUISITION OF MITIKAH'S ENTIRE PROJECT

Mexico City, México, September 3, 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 on August 29, it accomplished the acquisition of 100% Helios CKD for a total of Ps. 7 billion. Most of this amount will be paid in three instalments over the next 12 months.

This acquisition closes a cycle of high-value creation for our investors. It materializes a tangible example of a real estate approach, not exclusively financial, that characterizes and differentiates our business model. This would not have been possible without the support of the AFORES that participated in the project, whom we would like to thank for their trust in FUNO, for being our strategic partners on this occasion, and for making this great project possible.

This value creation cycle began in 2013 when FUNO acquired the Colorado portfolio, known as Centro Bancomer. Likewise, in 2015, FUNO acquired the Buffalo portfolio, which together formed the land to develop Mitikah. After purchasing the land, FUNO's advisor and management redesigned the Mitikah project until it became what is now a reality: Phase One of the project is known as Latin America's most iconic real estate development, which includes an Office Tower, a Doctor's Office Tower, a Shopping Center, and a Condominium building. A second phase includes Centro Bancomer's building and the potential to develop up to 100 thousand additional sqm, as well as a park with green and recreational open areas for the community.

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For further details regarding the transaction, we invite you to a special conference call with our CEO and management team next Thursday September 5, 2024, at 11am Mexico City time.

Connection details below:

Conference Link

Access Code: 121095

Mexico City

🕒 11:00 hrs
☎ +52 55 1168 9973

New York

🕒 13:00 hrs
☎ +52 55 1168 9973

London

🕒 17:00 hrs
☎ +44 203 984 9844

São Paulo

🕒 14:00 hrs
☎ +52 55 1168 9973

About Fibra Uno.

Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) is the first and largest FIBRA (REIT) in the Mexican market. It operates and develops a wide range of real estate assets for leasing, mainly in the industrial, retail and office segments. As of June 30th, 2024, FUNO[®] had a portfolio of 613 properties that totaled approximately 119.2 million sq. ft. with footprint on all states of Mexico. Fibra Uno's strategy focuses in having the best locations, high-quality assets and geographic, segment and tenant diversification. Furthermore, FUNO[®] management team has more than 35 years of expertise in development and operation of all segments of the real estate industry.

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