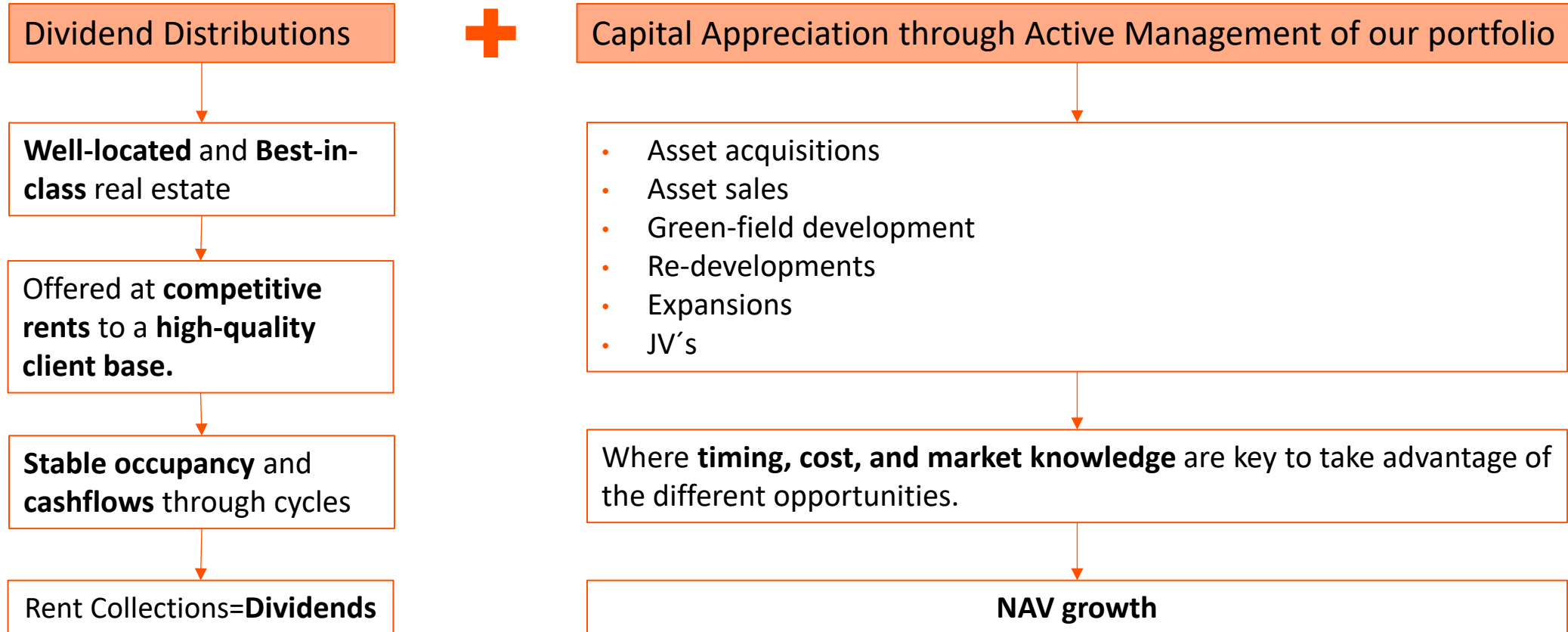




CORPORATE
PRESENTATION

2Q24

FUNO'S TOTAL RETURN FOCUS



30%

Total Return Contribution

70%

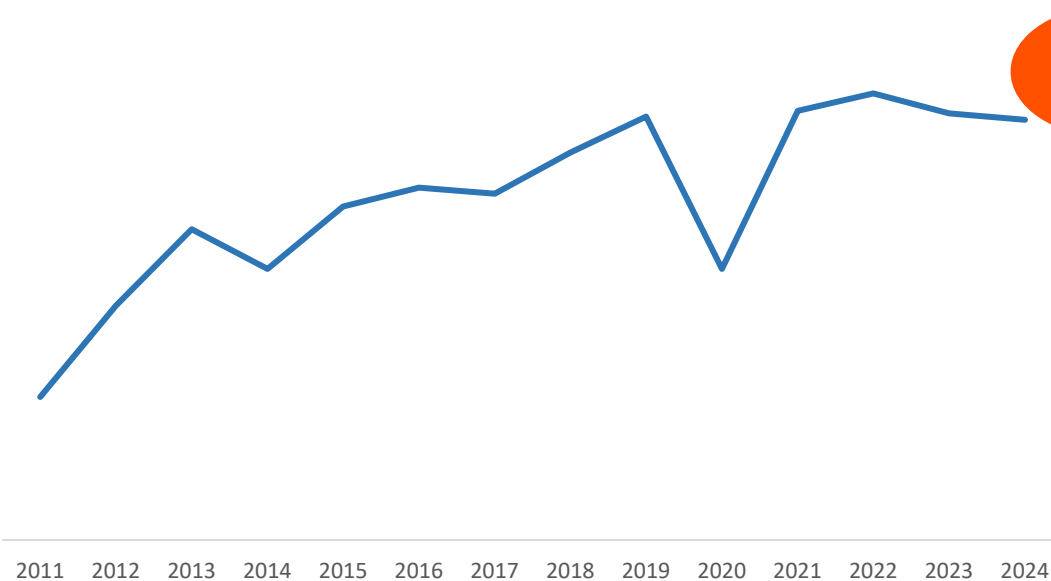
Sustainable Shareholder Value Creation Over Time

HISTORY SPEAKS BY ITSELF

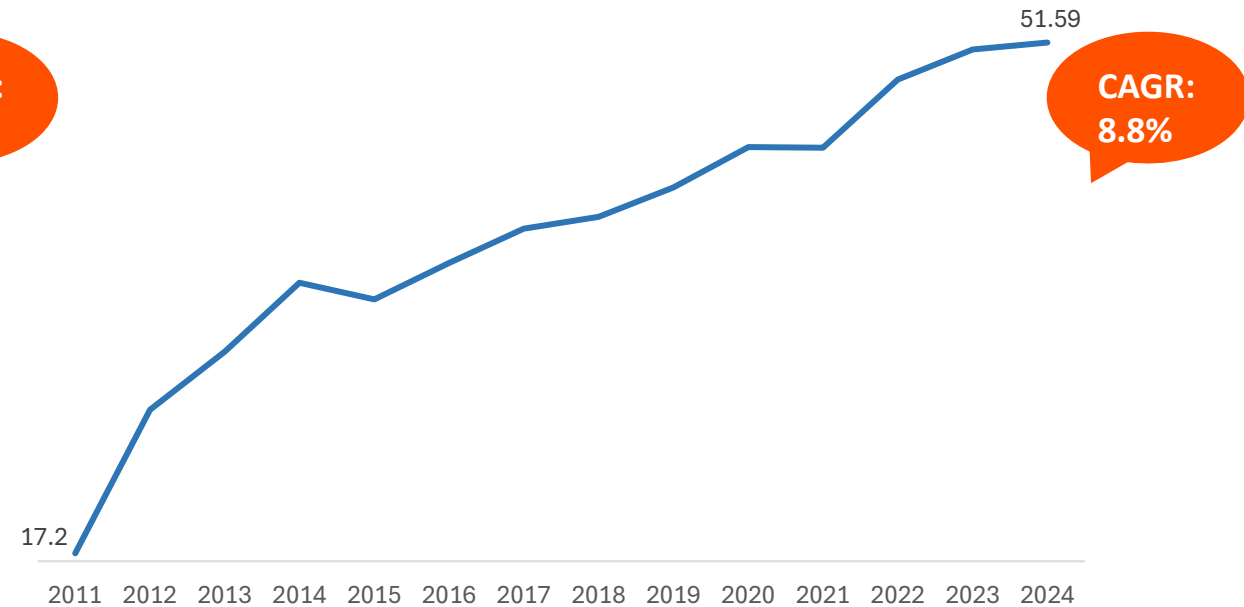
We have distributed more than 83 billion pesos or Ps. 25.3⁽¹⁾ per CBFi to our CBFi holders over 13 years. Almost equal to our current market cap.

Our NAV per CBFi has grown at a 7.8% CAGR over 13 years, while the average inflation was 4.47% over the same period.

FFO/CBFi



NAV/CBFi

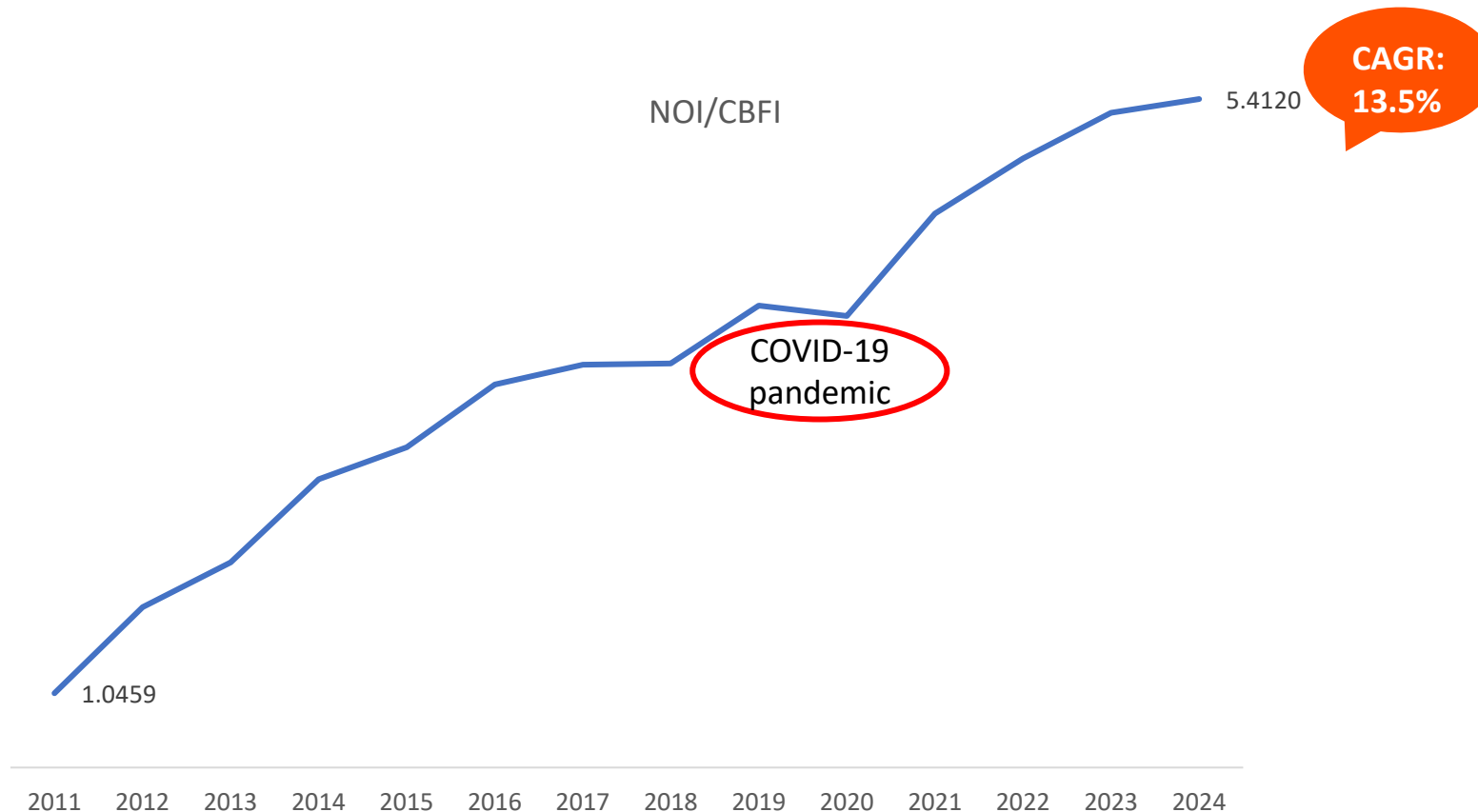


Dividend + NAV growth = Total Return

(1) As of 2Q24 (2) Average dividend yield: Average distribution over average NAV.

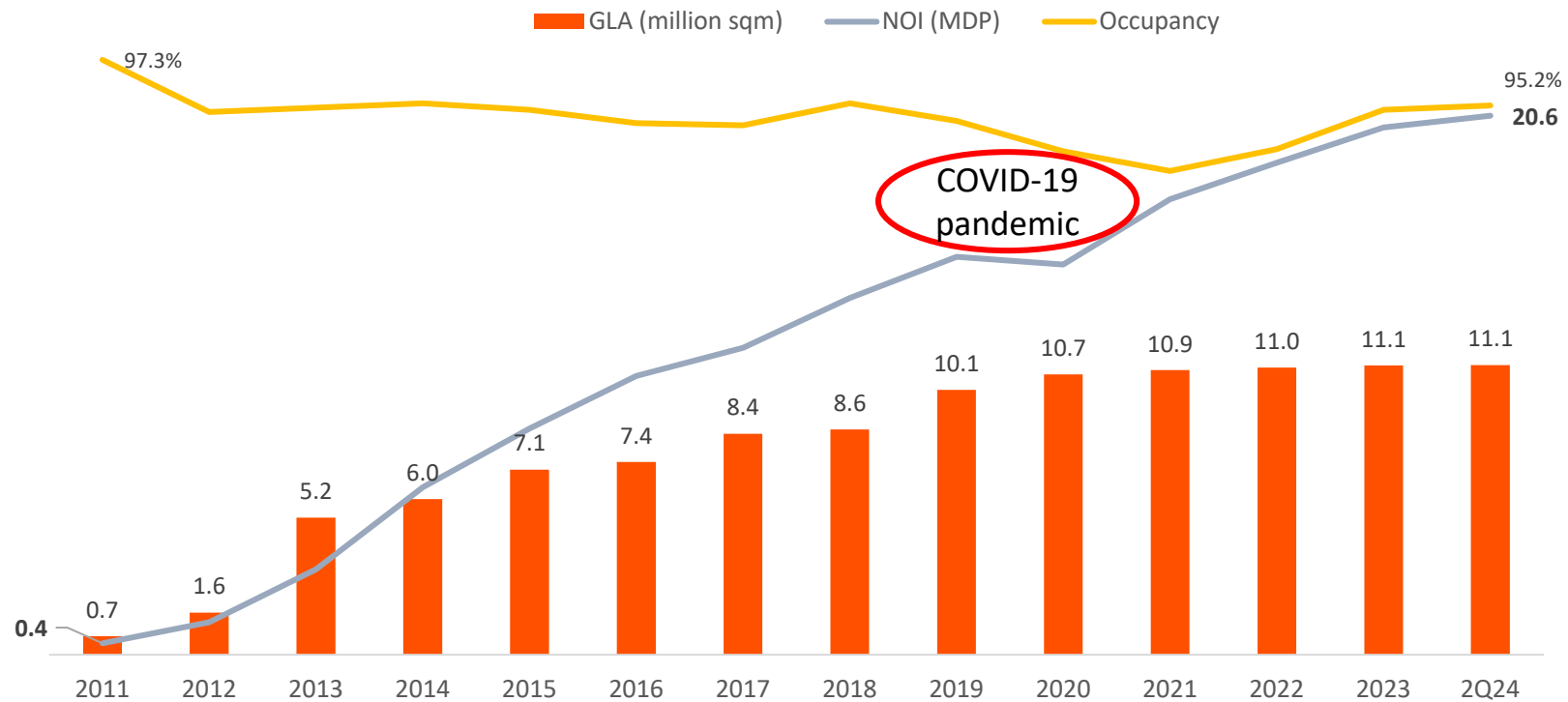
HISTORY SPEAKS BY ITSELF

Our NOI per CBFi has grown over 5x since IPO, at a compound annual growth rate of 13.5%, even considering the effects of the worst crisis in the last 100 years.

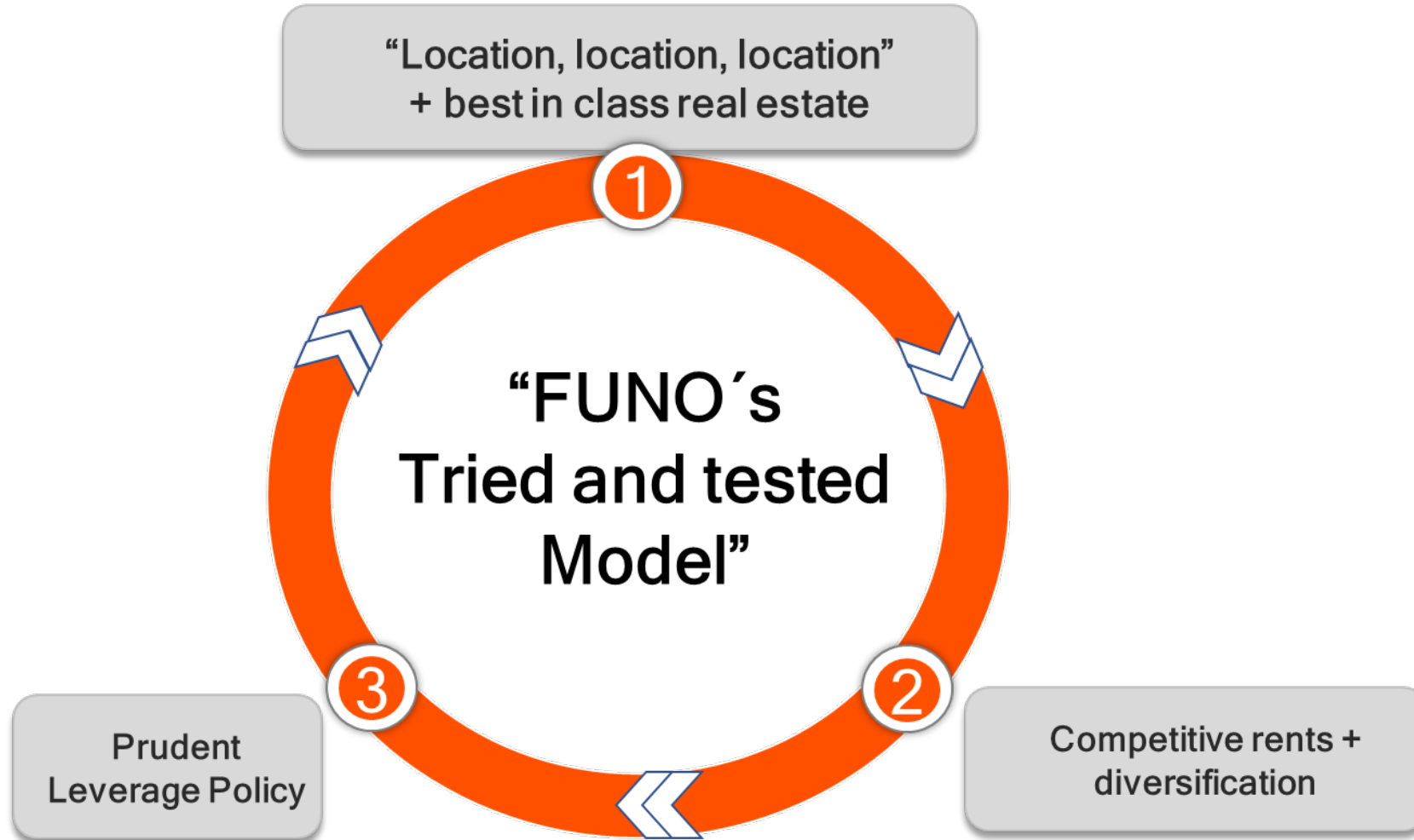


HISTORY SPEAKS BY ITSELF

- Stable and healthy occupancy rate **through the cycle**.
- NOI remained **stable during the cycle** and continued to grow even considering the pandemic, asset sales, and GLA stabilization. Growing at 8.4% CAGR since year end 2020.



COUNTER-CYCLICAL BUSINESS MODEL



FUNO AT A GLANCE

Fibra uno is the **largest, fully integrated, total return focus** real estate company in Mexico and Latin America, designed with a **counter-cyclical** business model.

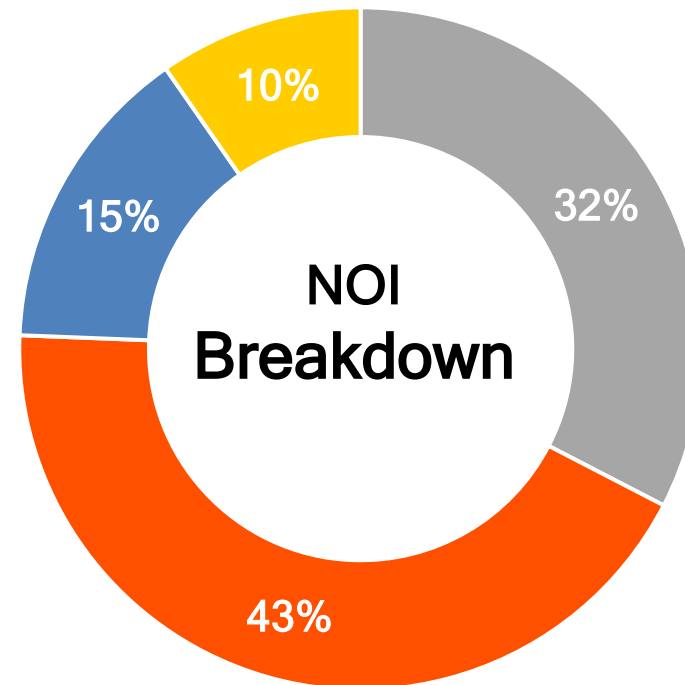
GLA: 119,217,127 sqft

613 operations

95.2% occupancy

4.0 years (Avg. Term)

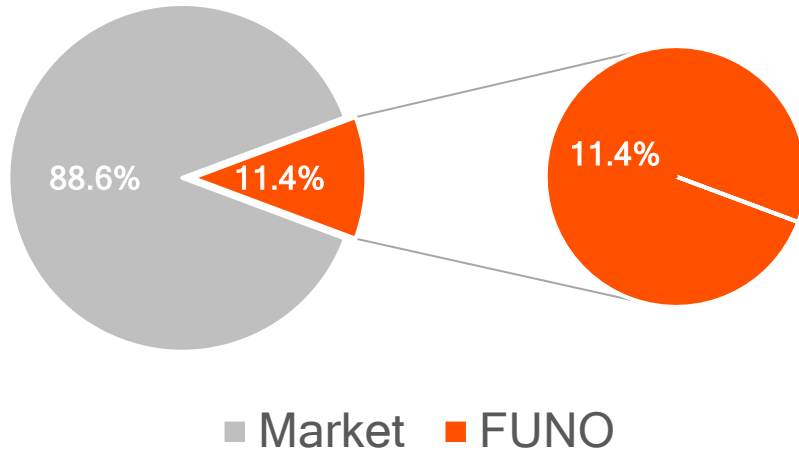
13.9 million sqft (Land bank)



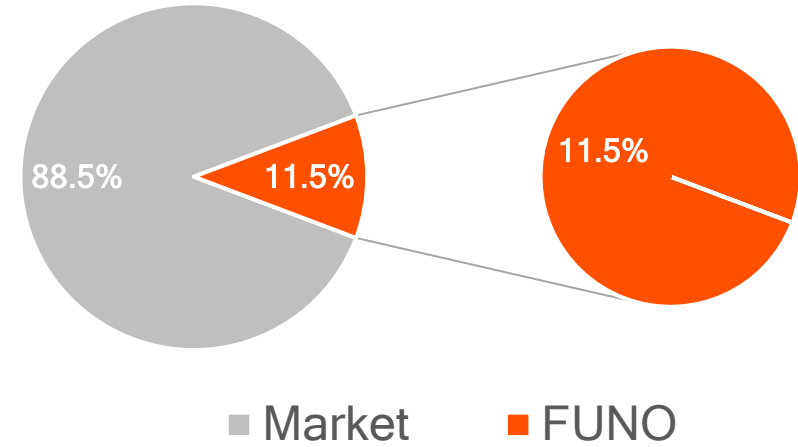
■ Industrial ■ Retail ■ Office ■ Others

MARKET SHARE

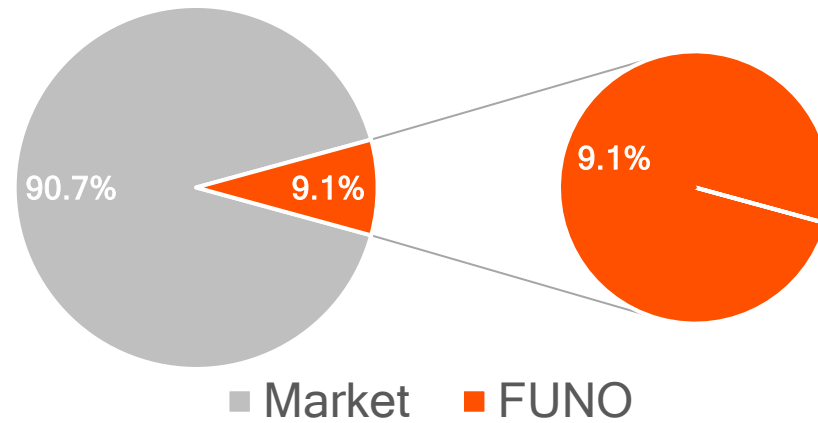
OFFICE⁽¹⁾
(million sqft)



RETAIL⁽²⁾
(million sqft)



INDUSTRIAL⁽¹⁾
(million sqft)



Source: FUNO, Colliers, and CBRE.

1) Class A+, and A for Office and Industrial spaces. As of 2Q24.

2) Colliers total retail inventory as of 2Q24. FUNO retail as of 2Q24

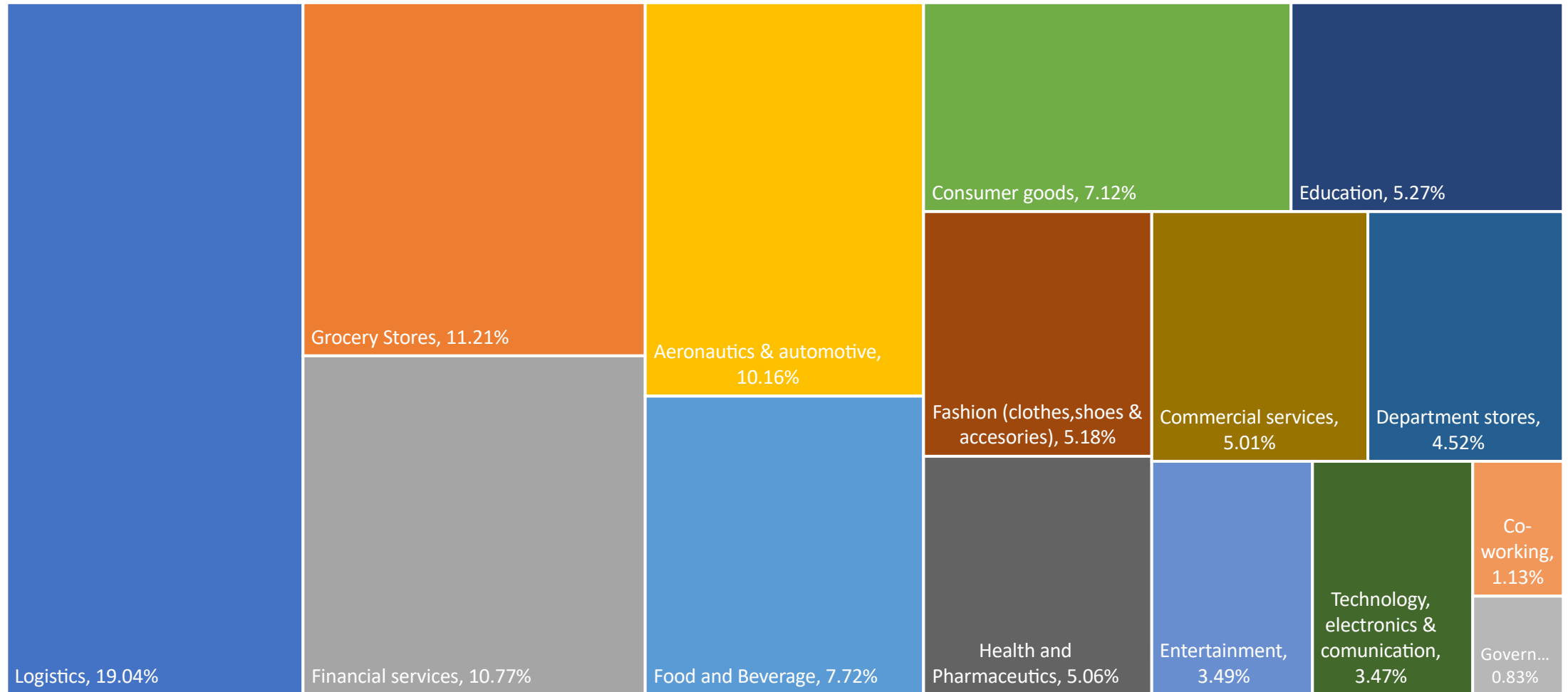
TOP TENANTS

FUNO's portfolio is highly diversified not only by geography but also by quantity and type of tenants. It comprises over 2,900 tenants who cherish their key locations, the quality of their buildings, and their relationship with their real estate partner.

Top	Sector	ARB %
1	Retail	7.9%
2	Education	3.7%
3	Commercial Bank	2.6%
4	Co-Working Space	2.5%
5	Services	1.5%
6	Government Entity	1.4%
7	Entertainment	1.4%
8	Restaurants	1.4%
9	Department Stores	1.1%
10	Logistics	0.8%
Total		24.3%



PORTFOLIO DIVERSIFICATION BY INDUSTRY

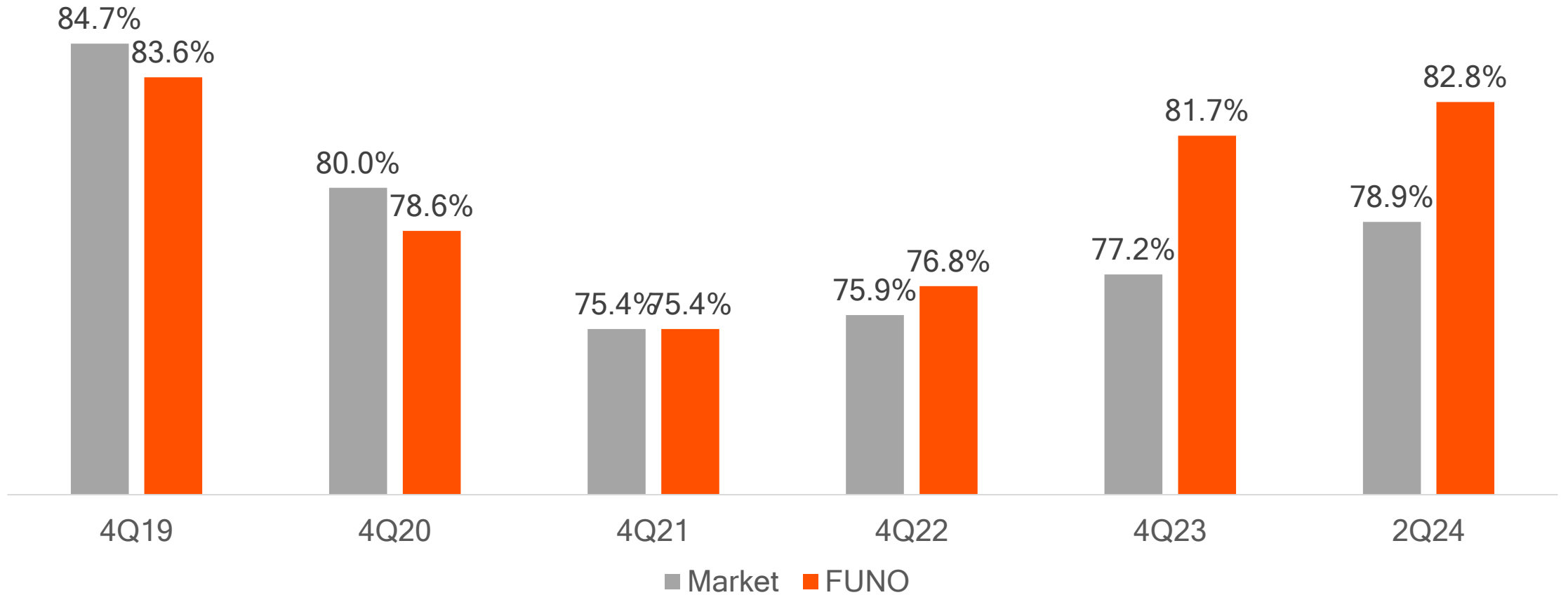


A photograph of a modern glass skyscraper with a grid-like facade. The building is partially obscured by a large, semi-transparent orange geometric shape on the left side. The text 'OFFICE SEGMENT' is overlaid in white, bold, sans-serif font, underlined, across the middle of the image.

OFFICE SEGMENT

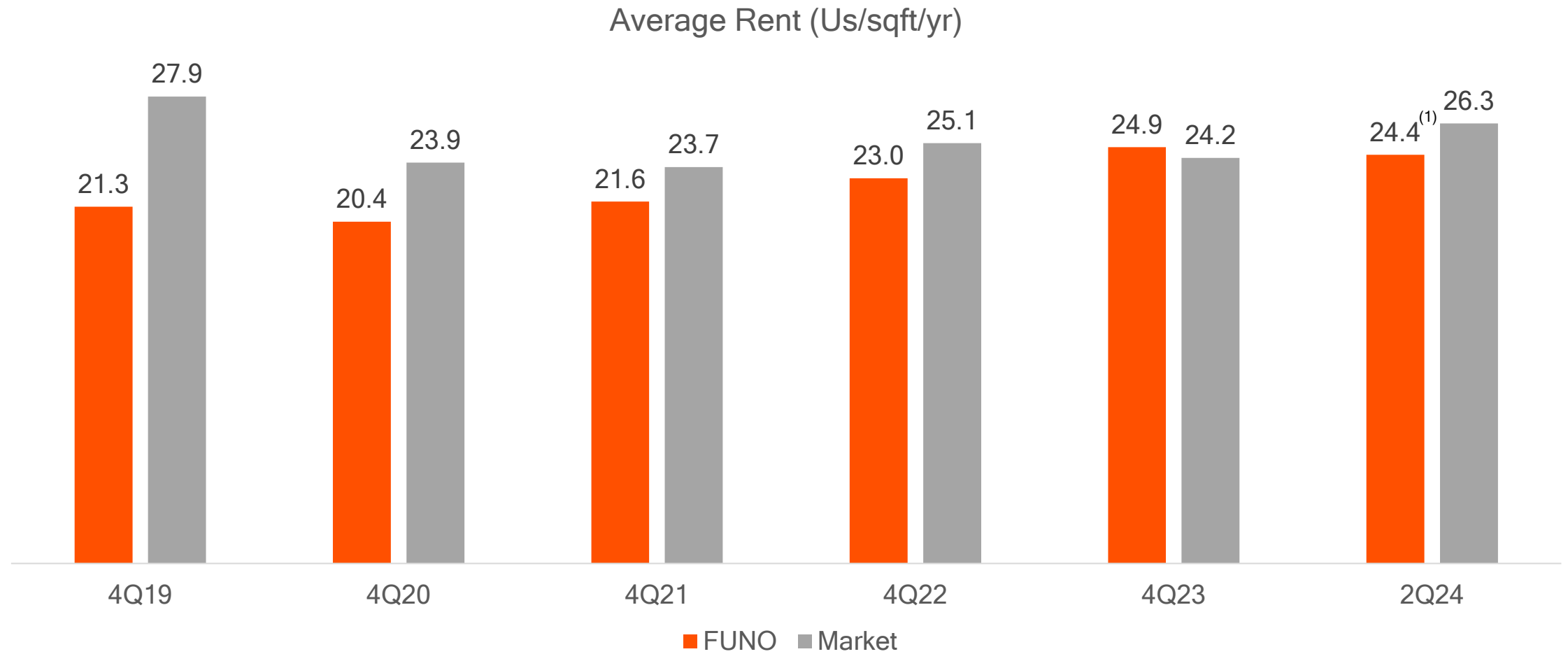
OFFICE MARKET

Occupancy rate (%)



Source: FUNO and Colliers, Office Class A/A+. As of 2Q24.

OFFICE MARKET



Source: Colliers, Office Class A/A+. As of 2Q24
(1) Mainly due to FX appreciation and its effect on USD rents.

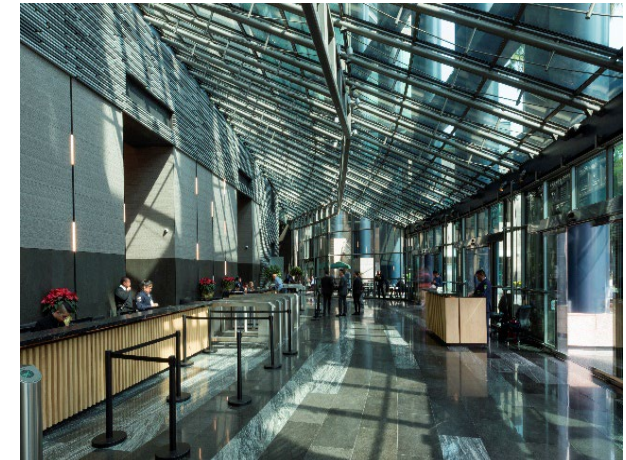
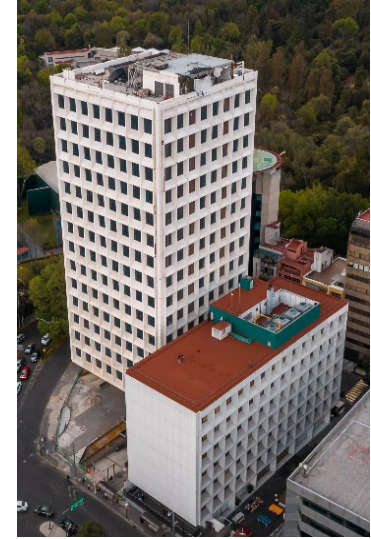
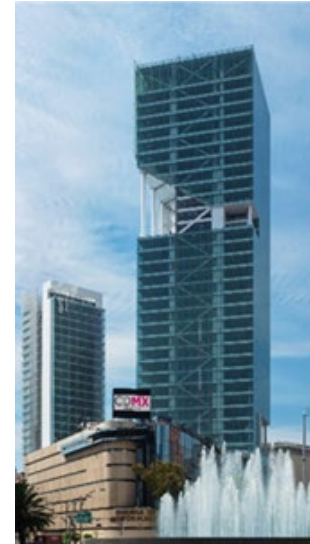
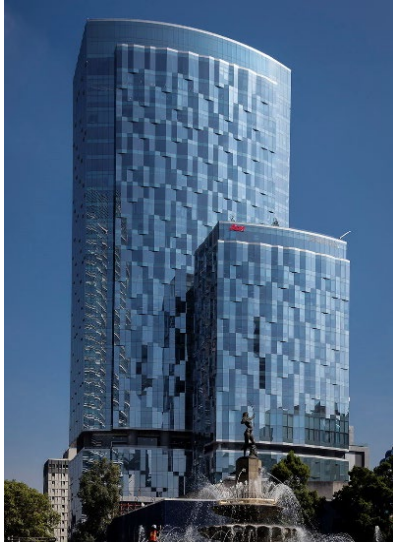
TOP TENANTS - OFFICE

Fibra Uno's office portfolio has irreplaceable buildings on prime locations which are one of the main attractions to our tenants.

Top	Sector	ABR %
1	Co-Working Space	13.2%
2	Commercial Bank	8.2%
3	Government Entity	7.7%
4	Government Entity	3.2%
5	Commercial Bank	2.3%
6	Commercial Bank	2.0%
7	Services	1.5%
8	Government Entity	1.4%
9	Services	1.3%
10	Government Entity	1.1%
Total		41.7%



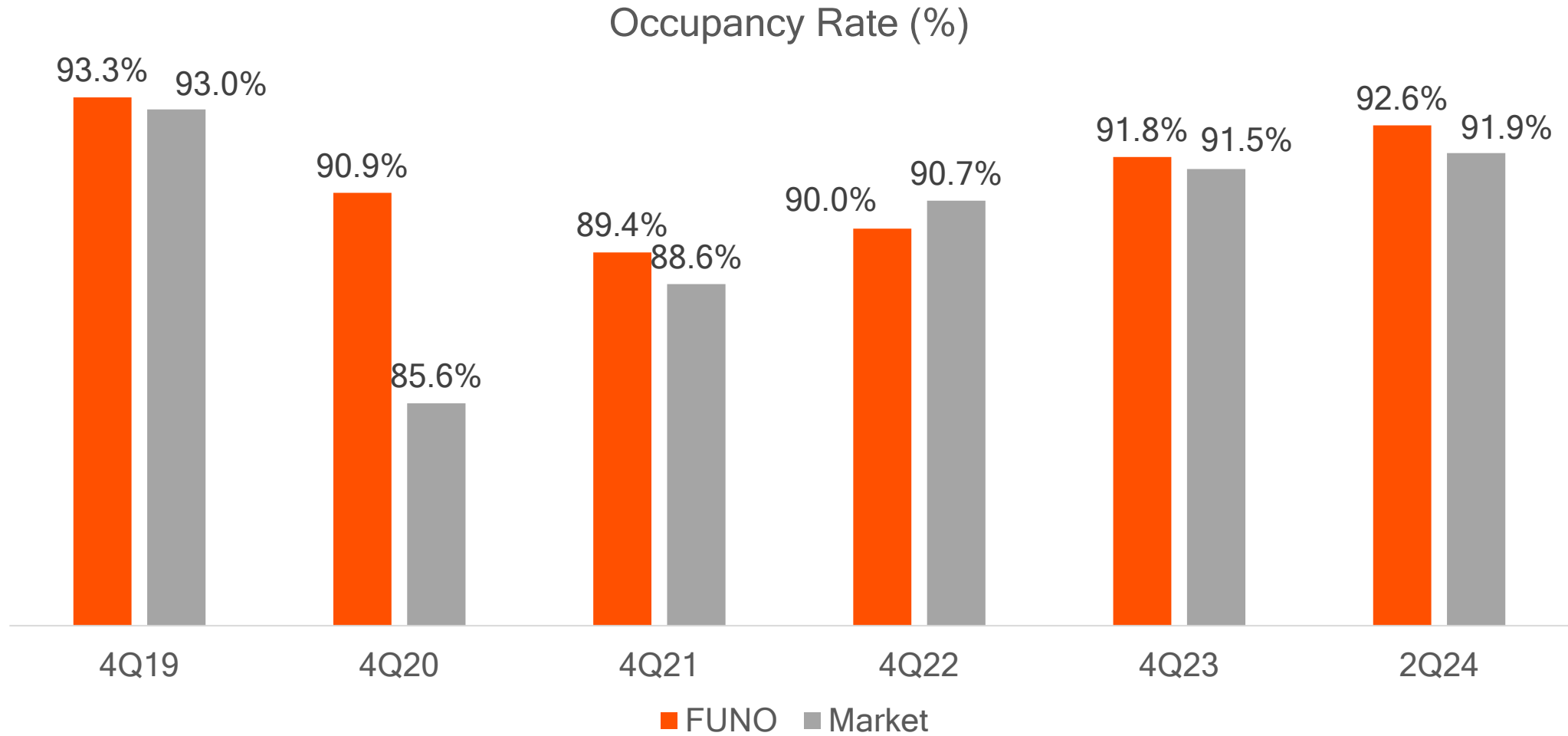
FUNO'S OFFICE PORTFOLIO



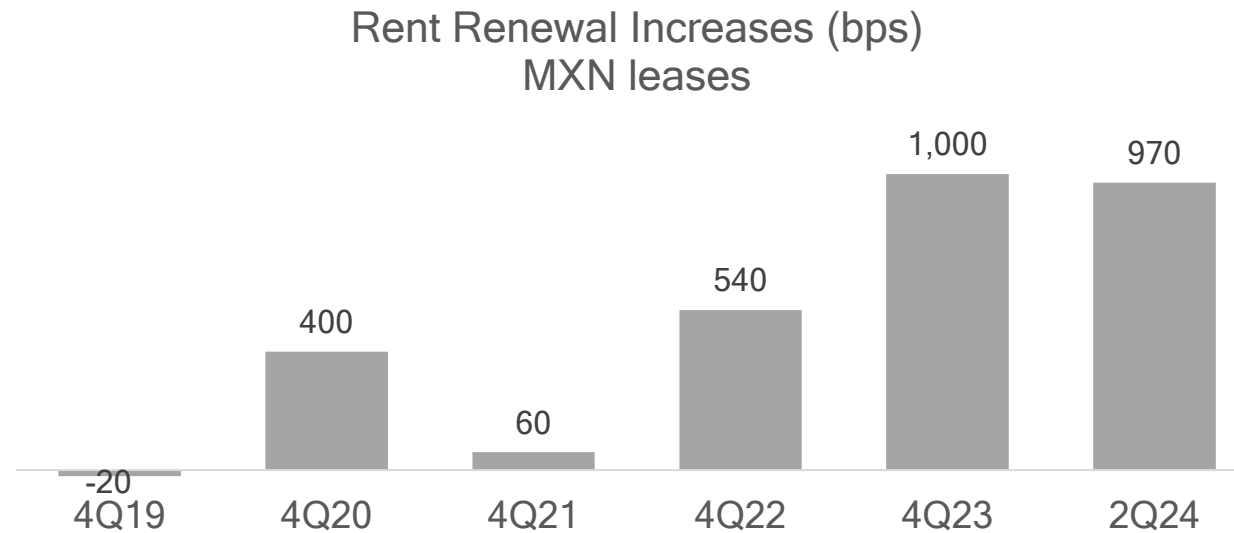
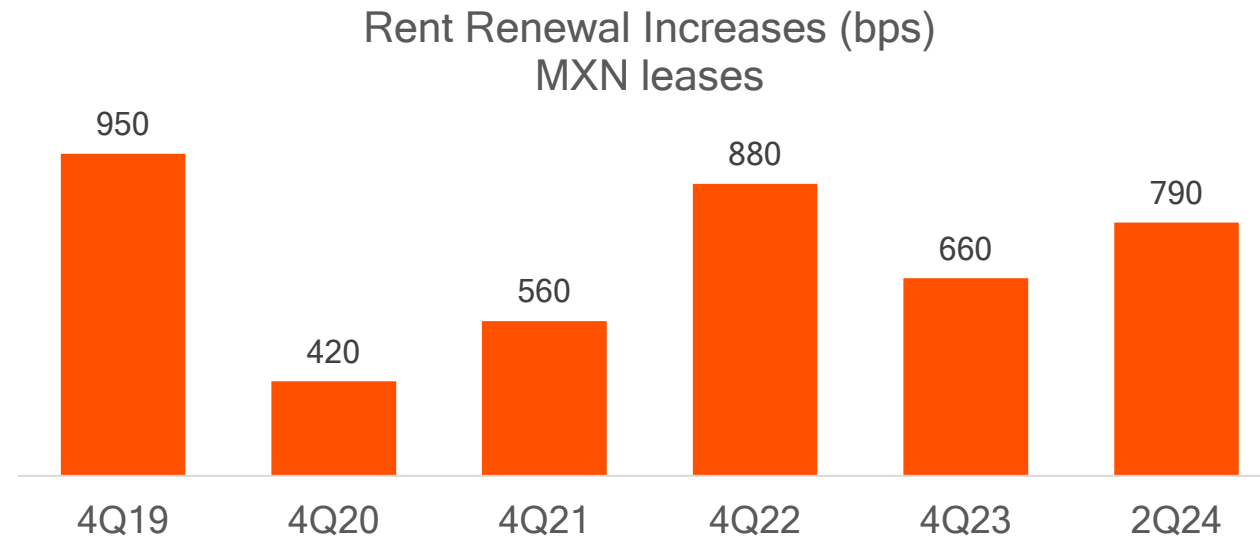


RETAIL SEGMENT

RETAIL MARKET



RETAIL MARKET



TOP TENANTS - RETAIL

Fibra Uno's retail portfolio is highly diversified, not only by geography but also by quantity and type of tenants.

Top	Sector	ABR%
1	Retail	17.9%
2	Entertainment	3.5%
3	Restaurants	2.7%
4	Department Stores	2.0%
5	Services	1.8%
6	Commercial Bank	1.8%
7	Department Stores	1.8%
8	Department Stores	1.7%
9	Entertainment	1.6%
10	Entertainment	1.2%
Total		36.0%



INDITEX

ZARA ZARA HOME

Bershka oysho

Pull and Bear Massimo Dutti

Kiddys Class

UTERQÜE

El Palacio de Hierro

SOY TOTALMENTE PALACIO®



FUNO'S RETAIL PORTFOLIO

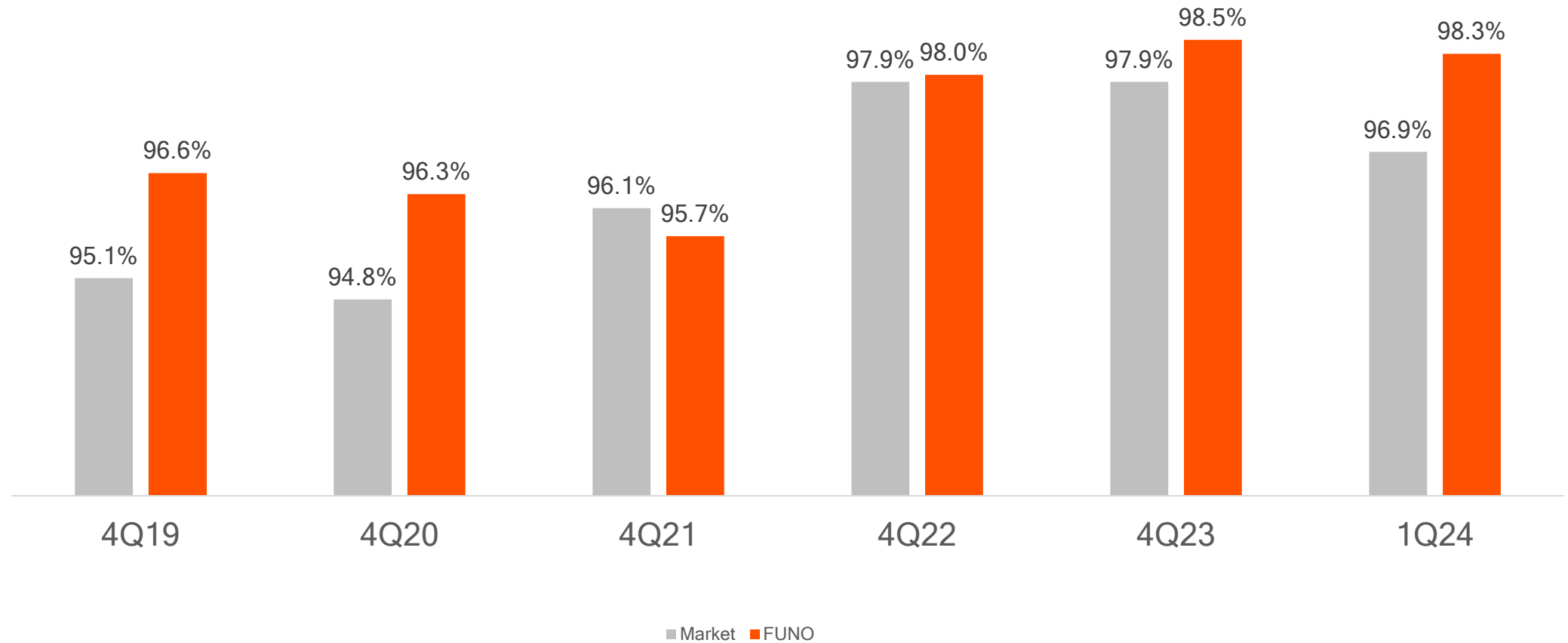


A photograph of an industrial street scene. The left side of the image is overlaid with a semi-transparent orange triangle, and the right side is overlaid with a semi-transparent black triangle. The text 'INDUSTRIAL SEGMENT' is centered across the middle of the image, underlined. The background shows a long row of industrial buildings with large windows and roll-up doors. Several cars and motorcycles are parked along the street.

INDUSTRIAL SEGMENT

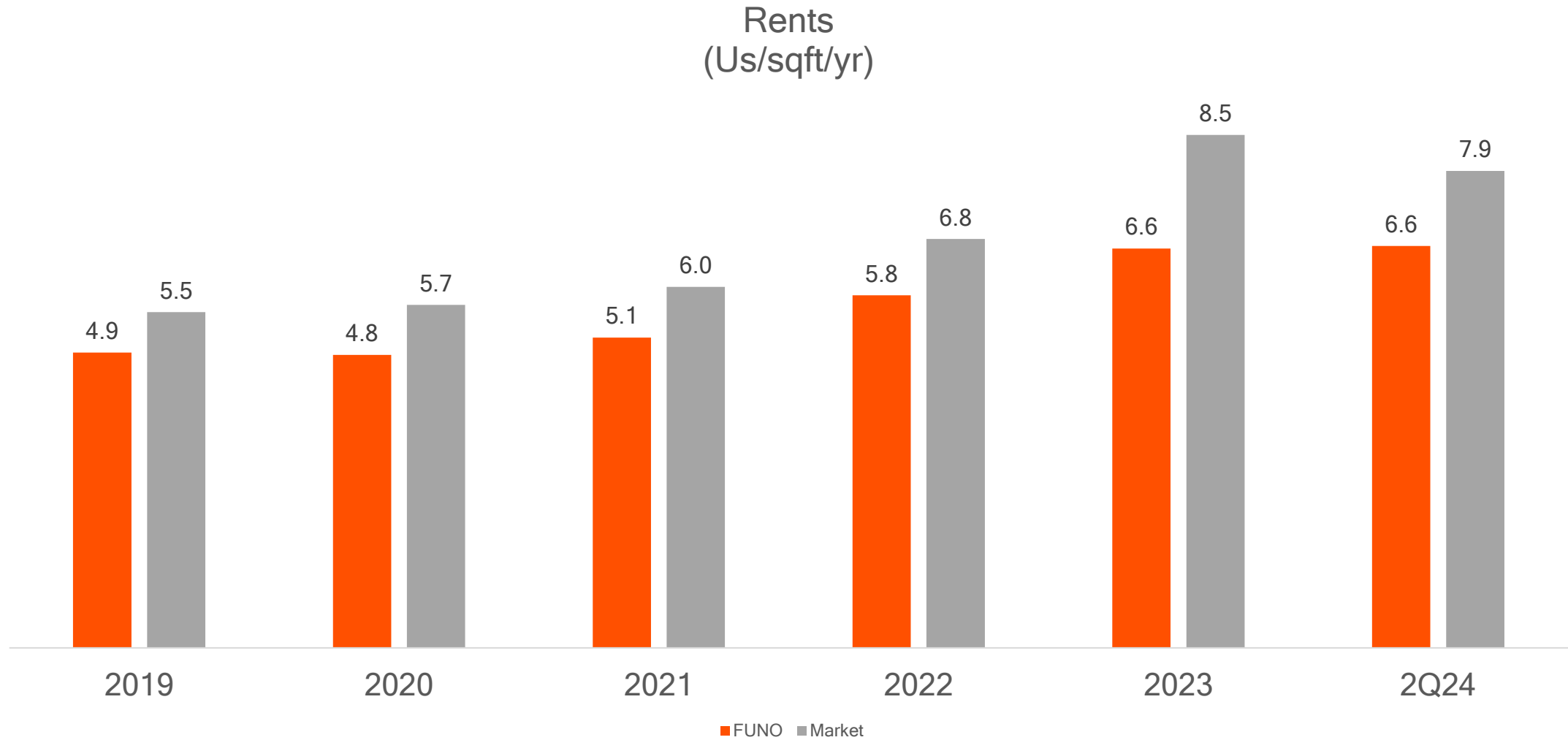
INDUSTRIAL MARKET

Occupancy rate



Source: FUNO and CBRE Industrial Class A as of 2Q24.

INDUSTRIAL MARKET

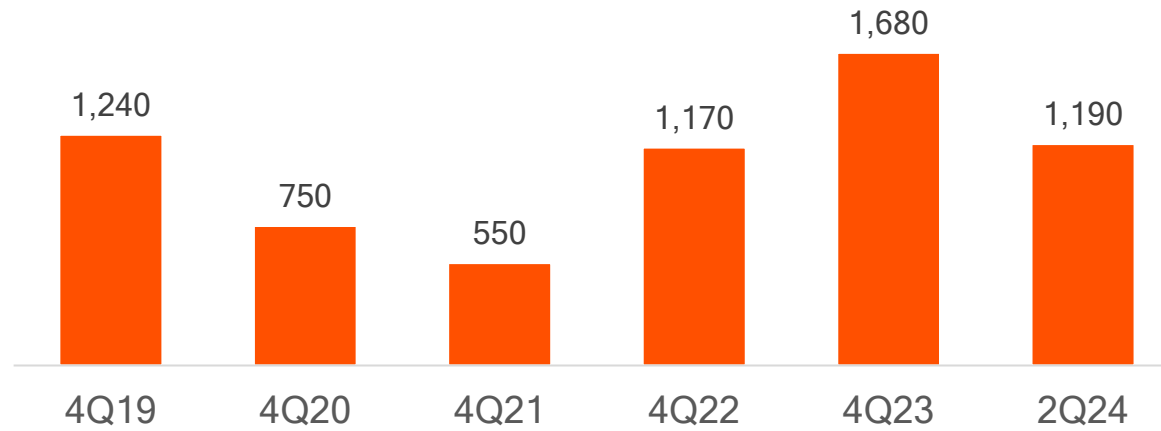


Source: CBRE and FUNO as of 2Q24.

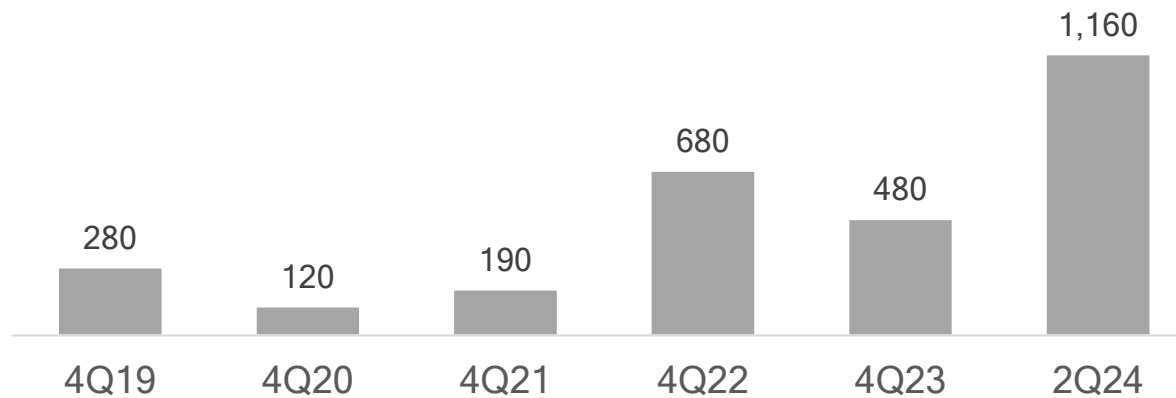
1)FUNO's industrial average rents exclude business parks.

INDUSTRIAL MARKET

Renewal Rent Increases (bps)
MXN leases



Renewal Rent Increases (bps)
USD leases



TOP TENANTS - INDUSTRIAL

Fibra Uno's industrial portfolio has over 500 tenants who cherish their proximity to main highways, roads and connection points to the whole country.

Top	Sector	ABR %
1	Logistics	2.5%
2	Consumer goods	2.4%
3	Retail	2.3%
4	Consumer goods	1.9%
5	Logistics	1.7%
6	Consumer goods	1.4%
7	Retail	1.3%
8	Consumer goods	1.3%
9	Manufacturing	1.2%
10	Consumer goods	1.2%
Total		17.2%



FUNO'S INDUSTRIAL PORTFOLIO



WHAT ABOUT NEXT?

The Carve out of our industrial portfolio continues to be our priority.

- Our Objective is to carve-out our industrial portfolio into an internalized pure-play industrial vehicle.
- The vehicle will be able to develop the available land bank as long as capital for development is available to NEXT.
- We can do this through:
 - The IPO of a FIBRA:
 - We continue to work with the authorities to register the vehicle in the National REITS Registry.
 - The IPO of a Non-FIBRA vehicle:
 - With the potential to grow the vehicle with the benefit of reinvesting its cash flow generation, as it is not obligated to distribute dividends.
 - Implies a change in fiscal regime.
 - Other strategic alternatives.

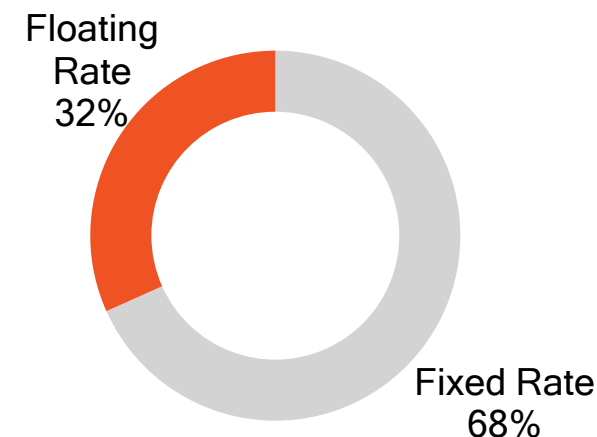
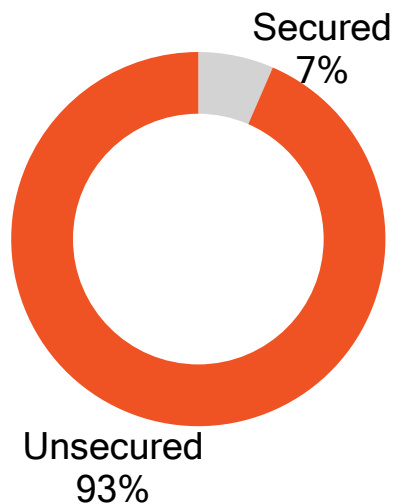
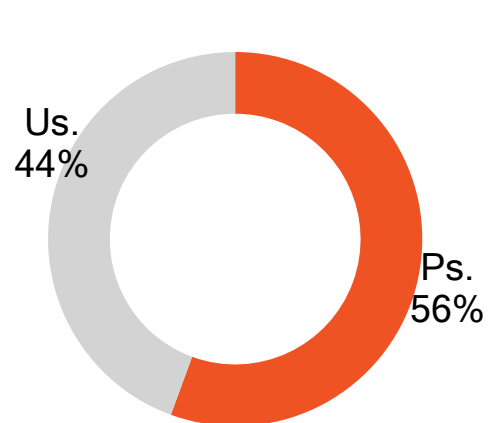
DEBT PROFILE

DEBT PROFILE AS OF TODAY

- Average Life of Debt: 7.6 years
- Average Cost of Debt⁽¹⁾: 9.62%
- LTV 2Q24: 41%
- DSCR: 1.6x
- Net debt/EBITDA⁽²⁾: 6.8x
- Sustainability linked RCF for Ps. 13.5 billion + Us. 410 million

• CREDIT RATING

International		Outlook
MOODY'S	Baa3	Stable
FitchRatings	BBB-	Watch Evolving
Local		
FitchRatings	AAA (Mx)	
 HR Ratings	Credit Rating Agency	AAA (Mx)

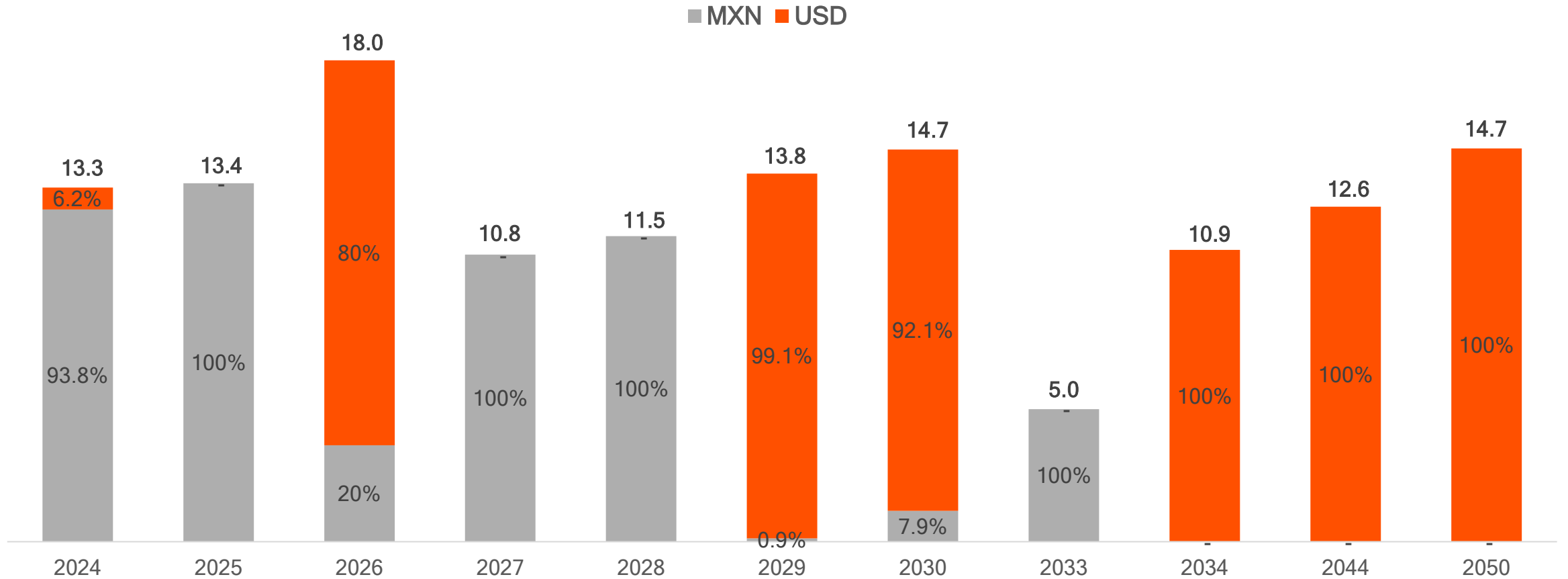


(1) Includes the effect of financial derivatives after bond 2024 refinancing.

(2) YTD

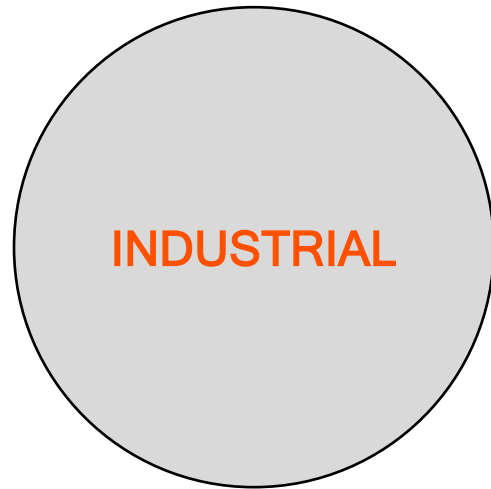
MATURITY PROFILE

Figures in million pesos

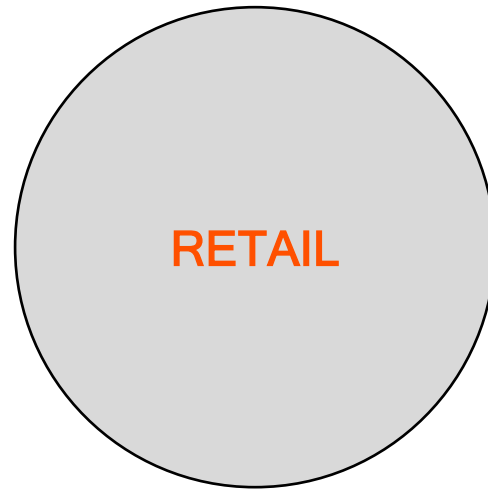


NEARSHORING'S IMPACT ON FUNO'S PORTFOLIO

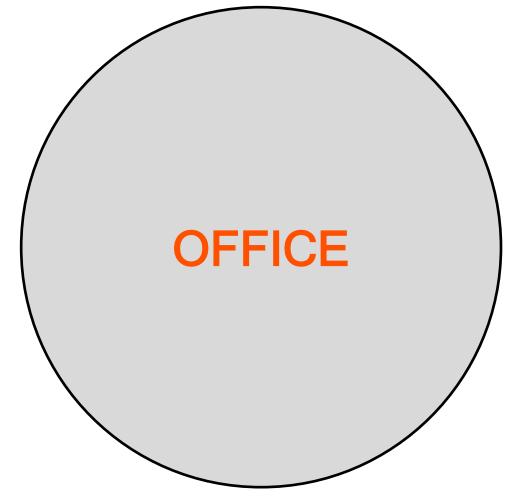
Given the diversification of FUNO's portfolio, the impact of nearshoring will drive all of FUNO's segments



New manufacturing companies relocating to Mexico to serve the needs of the North American market

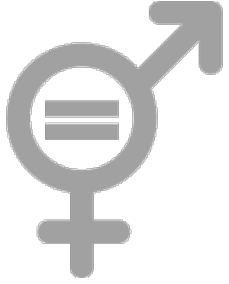


Growing cities will require more retail centers and shopping malls to meet the basic needs of their population

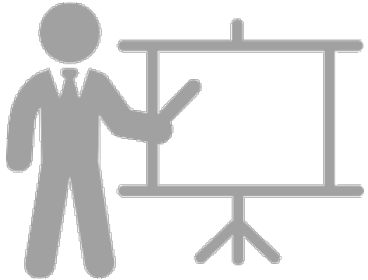
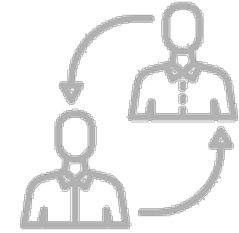


New companies entering Mexico will require space to manage their businesses (local offices)

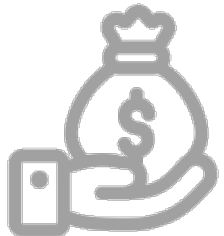
GOVERNANCE 2024



- Board refreshment and C-Suite succession plan
- Internalization of the Advisor



- Increase by 20% Gender Diversity at the Board Level
- Training Board Members on ESG matters



- New compensation plan to be presented in 2024, will include ESG criteria.

RECENT ESG ACCOMPLISHMENTS

1 Sustainable Finance Mechanisms Us. \$3,600 million.

2 Member of the S&P Sustainability Yearbook

3 S&P recognized FUNO® as top best 15% worldwide on ESG practices.



5 SBTi approved and NET ZERO commitment by 2050.

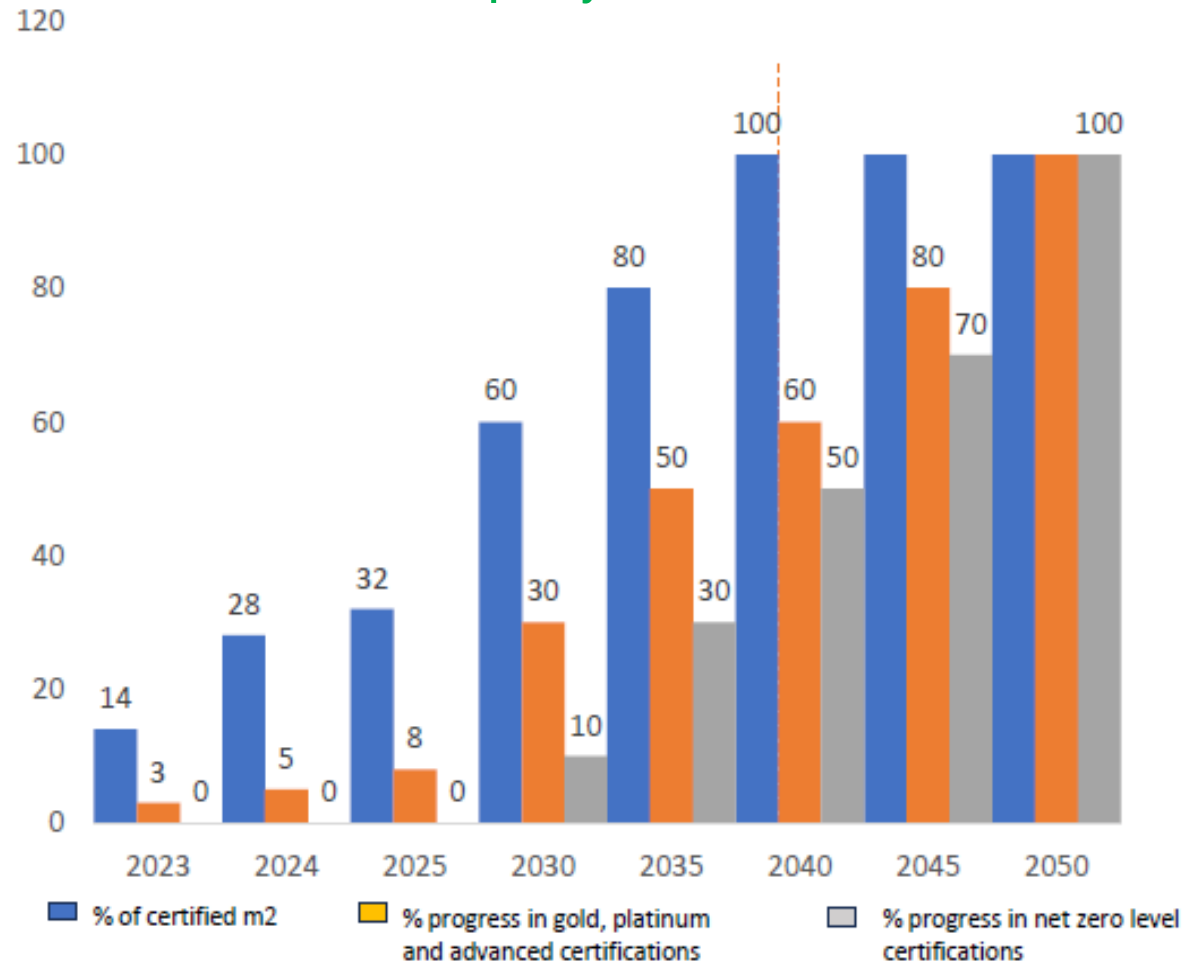
4 Accomplished 5/6 environmental KPI



NET ZERO STRATEGY 2050



Property Certifications



By 2040 the entire portfolio must be certified EDGE or LEED



By 2050 the entire portfolio Will be certified LEED ZERO or EDGE ZERO.



Requires retrofittings, energy and water efficiency investments, acquisition of renewable energies and ecosystem conservation strategies.

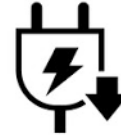
(1) The EDGE certification includes embedded carbon.

ESG HIGHLIGHTS

- ~13 million sqft certified (Including LEED, BOMA, Well and Edge)



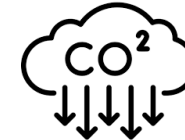
- We have reduced our energy consumption by 59% since 2



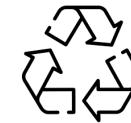
- We have reduced our water consumption by 70% since 2017.



- We have reduced our emissions into the atmosphere by 69% since 2017.



- We recycle 17% of the waste generated in our properties throughout the country.

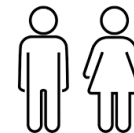


- We have invested 739.5 million pesos in social projects for our communities.

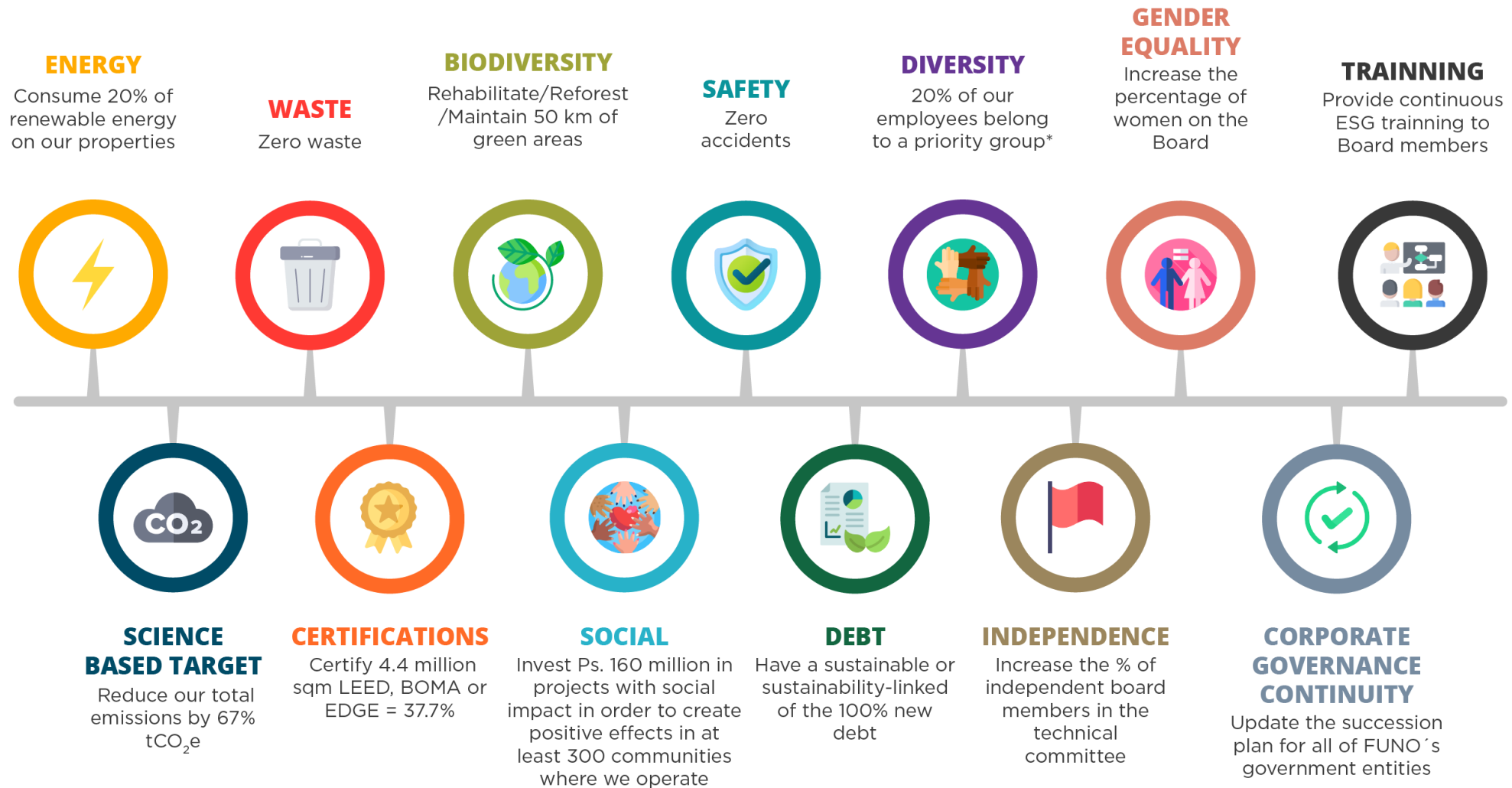


- We have supported 192 civil society organizations.

- At FUNO, 31% of our collaborators are women and 69% are men.



2030 ESG STRATEGY



* People with disabilities, single parents, LGBTQ+, indigenous groups, migrants.