

Fibra Uno Trust and Subsidiaries

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



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

Assets	Notes	31/03/2024	31/12/2023
Currents assets:			
Cash and restricted cash	3.	\$ 1,793,657	\$ 2,826,642
Lease receivables from tenants	4.	3,634,836	3,537,159
Other accounts receivable	5.	1,724,056	1,680,862
Accounts receivable - related parties	13.	28,508	25,947
Refundable tax, mainly VAT		1,177,013	1,227,392
Properties' financial assets		350,790	336,871
Derivative financial instruments	10.	44,353	5,586
Prepaid expenses		2,074,959	764,906
Total current assets		10,828,172	10,405,365
Non-current assets:			
Investment properties	6.	313,557,105	312,270,870
Properties' financial assets		2,761,954	2,697,217
Investments in associates	7.	9,896,867	9,892,099
Accounts receivable - related parties	13.	1,603,276	1,603,276
Prepaid expenses		-	647,584
Derivative financial instruments	10.	22,873	99,365
Other assets	8.	992,443	1,017,989
Total non-current assets		328,834,518	328,228,400
Total assets		339,662,690	338,633,765
Liabilities and trustors' net asset value	Notes	31/03/2024	31/12/2023
Short-term liabilities:			
Borrowings	9.	13,699,852	23,253,195
Accounts payable and accrued expenses	11.	6,599,594	6,621,167
Accounts payable due to acquisition of Investment Properties		676,418	676,418
Deposits from tenants		151,127	151,430
Deferred revenues from Leases		356,482	353,649
Lease rights		140,590	149,280
Payables to related parties	13.	849,448	635,780
Total short-term liabilities		22,473,511	31,840,919
Long-term liabilities:			
Borrowings	9.	115,078,382	105,302,400
Accounts payable and accrued expenses		557,543	587,930
Deposits from tenants		1,423,036	1,390,454
Deferred revenues from leases		548,970	567,908
Derivative financial instruments	10.	4,769,637	4,181,535
Total long-term liabilities		122,377,568	112,030,227
Total liabilities		144,851,079	143,871,146
Net asset value			
Beneficiaries' capital	14.	106,372,973	106,372,973
Retained earnings		81,043,076	80,901,128
Valuation of derivative financial instruments in cash flow hedges / Actuarial earnings		(1,125,830)	(1,103,598)
Trust certificates repurchase reserve		1,690,016	1,866,914
Total controlling interest		187,980,235	188,037,417
Non-controlling interest		6,831,376	6,725,202
Total net asset value		194,811,611	194,762,619
Total liabilities and net asset value		\$ 339,662,690	\$ 338,633,765

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

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

	31/03/2024	31/03/2023
Investment property income	\$ 6,030,202	\$ 5,651,028
Maintenance revenues	634,003	562,155
Dividends of fiduciary rights' leases	53,419	55,031
Interest income from financial assets	74,392	75,666
Mangement fees, income	31,749	33,711
	6,823,765	6,377,591
Management fees, expenses	(254,200)	(241,756)
Administrative expenses	(493,973)	(372,066)
Operating expenses	(840,735)	(714,893)
Property taxes	(193,147)	(194,025)
Insurance	(109,242)	(96,465)
	(1,891,297)	(1,619,205)
Operating income	4,932,468	4,758,386
Interest expense	(2,642,217)	(2,506,607)
Interest revenue	68,982	95,206
Income after financial expenses	2,359,233	2,346,985
Foreign exchange gain (loss), Net	337,185	4,175,661
Valuation effect on financial instruments	78,680	108,058
Fair value adjustment to investment properties, financial non-current asset and affiliates	83,422	230,021
Administrative platform amortization	(25,546)	(25,546)
Amortization of bank and other financial charges	(61,771)	(60,974)
Other income (expenses)	(1,872)	(1,361)
Executive bonus	-	(103,500)
Net consolidated income (loss)	\$ 2,769,331	6,669,344
Other comprehensive results:		
Items that will be subsequently reclassified to results - gain (loss) on valuation of financial instruments	(31,002)	235,974
Consolidated comprehensive income (loss)	\$ 2,738,329	6,905,318
Net consolidated income (loss):		
Controlling interest	2,640,858	6,543,899
Non-controlling interest	128,473	125,445
	\$ 2,769,331	6,669,344
Consolidated comprehensive income (loss):		
Controlling interest	2,618,626	6,776,644
Non-controlling interest	119,703	128,674
	\$ 2,738,329	6,905,318

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

Interim Consolidated Condensed Statement of Changes in Shareholders Equity
For the three-months periods ending March 31st, 2024 and 2023
(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	-	-	-	-	-	-	-
Distributions to beneficiaries	-	(2,675,808)	-	-	(2,675,808)	(13,529)	(2,689,337)
CBFIs repurchase reserve	-	176,898	-	(176,898)	-	-	-
Consolidated comprehensive income	-	2,640,858	(22,232)	-	2,618,626	119,703	2,738,329
Balance as of March 31st, 2024	\$ 106,372,973	\$ 81,043,076	\$ (1,125,830)	\$ 1,690,016	\$ 187,980,235	\$ 6,831,376	\$ 194,811,611
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	103,500	-	-	-	103,500	66,347	169,847
Distributions to beneficiaries	-	(4,182,516)	-	-	(4,182,516)	(14,037)	(4,196,553)
Trust certificates repurchase reserve	-	(136,499)	-	136,499	-	-	-
Consolidated net comprehensive income	-	6,543,899	232,745	-	6,776,644	128,674	6,905,318
Balance as of March 31st, 2023	\$ 106,154,573	\$ 76,039,684	\$ (1,113,051)	\$ 1,544,336	\$ 182,625,542	\$ 6,404,078	\$ 189,029,620

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

Interim Consolidated Condensed Statement of Cash Flow
For the three-month periods ending March 31st, 2024 and 2023
(Figures non-audited, in thousands of pesos)

	31/03/2024	31/03/2023
Operating activities:		
Net Consolidated income of the period	\$ 2,769,331	\$ 6,669,344
Adjustments to non-cash items:		
Adjustment to the fair value of investment properties, financial assets of properties and investments in associates	(83,422)	(230,021)
Unrealized exchange effects	47,205	(3,700,019)
Amortizations and provisions for expenses	758,687	767,338
Executive Bonus	-	103,500
Interest income	(68,982)	(95,206)
Interest expense	2,642,217	2,506,607
Effect of valuation on derivative financial instruments	(78,680)	(108,058)
Other non-cash transactions	776	476
Total	5,987,132	5,913,961
Changes in working capital:		
(Increase) decrease in:		
Lease receivables	(217,640)	(35,095)
Other accounts receivable	(43,194)	(13,754)
Accounts receivable – related parties	(2,561)	(246)
Recoverable taxes, mainly VAT	50,379	545,227
Prepaid expenses and other assets	(1,127,370)	(642,881)
Increase (decrease) in:		
Trade accounts payable and accrued expenses	(251,246)	(482,287)
Rents collected in advance	(16,104)	2,510
Lease rights	(8,690)	33,661
Deposits from tenants	32,279	(9,824)
Due from related parties	199,931	32,398
Net cash flow provided by operating activities	4,602,916	5,343,670
Investment Activities:		
Investments in project development	(674,047)	(1,766,700)
Advances and Acquisitions of investment properties	-	(50,000)
Insurance recovery	2,830	2,670
Cost of loans capitalized on investment properties	(551,047)	(438,987)
Payment of loans granted to related parties	-	146,496
Interest charged	68,982	95,206
Net cash flow used in investing activities	(1,153,282)	(2,011,315)
Financing Activities:		
Payments on borrowings	(13,488,971)	(11,246,582)
Proceeds from borrowings	14,914,901	11,200,000
Derivative financial instruments	(406,793)	(268,567)
Distributions to Trustors / Beneficiaries	(2,689,340)	(4,196,553)
Interest paid	(2,812,416)	(2,635,848)
Net cash flow used in financing activities	(4,482,619)	(7,147,550)
Cash and cash equivalents:		
Net increase (decrease) in cash and cash equivalents	(1,032,985)	(3,815,195)
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	\$ 1,793,657	\$ 3,071,916

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

Notes to the Interim Consolidated Condensed Financial Statements

For the three-month periods ended March 31st, 2024, and 2023, and for the year ended December 31st, 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 ("CBFi", 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 CBFi 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. An advisory and services agreement with Administradora y Operadora Profesional de Inmuebles, S.A. (related party) with similar characteristics to those previously mentioned, focused on certain properties.

- v. Two property management agreements with Finsa Holding, S.A. de C.V. in order to manage the daily operation of the portfolios “Vermont” and “Titan”.
- vi. A management agreement with Consultora Centro Histórico, S.A. de C.V. in order to manage the daily operation of the building known as Hotel Centro Histórico;
- vii. A management agreement with Operadora Galgua, S.A. de C.V. in order to manage the daily operation of the property known as Galerías Guadalajara;
- viii. 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, and
- ix. A Service Agreement with MTK Developers, S.A. de C.V. (Indirect Subsidiary) for the construction of the Mitikah project.
- x. Services agreement with Parks Mantenimiento, S.C., for maintenance, supervision and administration services certain leased spaces.

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

Important events as of March 31st, 2024.

For the economic outlook for 2024, the IMF (International Monetary Fund) point out that the global economic recovery from the COVID-19 pandemic, Russia’s invasion of Ukraine, and the cost-of-living crisis is proving surprisingly resilient. Inflation is falling faster than expected from its 2022 peak, with a smaller-than-expected toll on employment and activity.

Also, the IMF mentions that in Latin America and the Caribbean, growth is projected to decline from an estimated 2.5% in 2023 to 1.9% in 2024. Among other major economies in the region, there are upgrades of 0.6% for Mexico, largely due to carryover effects from stronger-than-expected domestic demand and higher-than-expected growth in large trading-partner economies in 2023.

On the other hand, the National Institute of Statistics and Geography (INEGI) reported that, as of March 2024, the accumulated inflation in 2024 was 1.28% and the general annual inflation was 4.42%. Compared to 2023, inflation as of March 2023 was 1.51%, while annual inflation was 6.85 percent.

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

1. As of March 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 for \$2,675.8 million 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.
2. During the first quarter of 2024, Fibra Uno made a disposition with BOFA 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 green bond 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 provision 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 closing of each year, Fibra UNO's Administration relies on independent specialized firms to value its stabilized investment properties using the income, cost and market approaches. 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. Consequently, the accompanying financial statements include a detailed estimate of its investment properties at fair value.

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-contrilling interest		Profit (loss) from the non controlling interest		Non- controlling interest	
		31/03/2024	31/12/2023	31/03/2024	31/12/2023	31/03/2024	31/12/2023
Fid. /1127 Torre Latino (i)	Offices	22.53%	22.53%	\$ 12,213	\$ 51,269	\$ 921,225	\$ 922,543
Fid. /2584 Mitikah (ii)	Mixed	38.00%	38.00%	117,818	461,178	5,413,886	5,304,836
Fid. /955 Satellite (iii)	Mixed	20.00%	20.00%	(1,558)	(1,737)	496,265	497,823
Total				\$ 128,473	\$ 510,710	\$ 6,831,376	\$ 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 Torre Latino; Fibra Uno registered in its interim consolidated condensed financial statements the 100% of the figures of the Trust 1127/2010 including the minority interest corresponding to 22.53% that represents the participation that Ecocinemas has in the net asset value of 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.

- 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 each of the subsidiary controlled Fibra Uno in which has a significant controlling interest is presented below before intercompany eliminations.

Trust 1127

	31/03/2024	31/12/2023
Assets	\$ 211,256	\$ 186,457
Investment Properties	3,999,267	3,999,570
Liabilities	121,642	91,296
Total Net Asset Value	4,088,881	4,094,731
Fibra Uno Controlling interest	3,167,656	3,172,188
Non-controlling interest	921,225	922,543
Profit of the year	54,208	227,558
Profit of the year attributable to the controlling interest	41,995	176,289
Profit of the year attributable to the non-controlling interest	\$ 12,213	\$ 51,269

Trust 2584

	31/03/2024	31/12/2023
Assets	\$ 1,151,127	\$ 1,086,770
Investment Properties	19,165,921	18,987,551
Liabilities	6,069,980	6,114,225
Total Net Asset Value	14,247,068	13,960,096
Fibra Uno Controlling interest	8,833,182	8,655,260
Non-controlling interest	5,413,886	5,304,836
Profit of the year	310,048	1,213,627
Profit of the year attributable to the controlling interest	192,230	752,449
Profit of the year attributable to the non-controlling interest	\$ 117,818	\$ 461,178

Trust 955

	31/03/2024	31/12/2023
Assets	\$ 424,477	\$ 448,479
Investment Properties	3,693,920	3,575,066
Liabilities	1,637,074	1,534,432
Total Net Asset Value	2,481,323	2,489,113
Fibra Uno Controlling interest	1,985,058	1,991,290
Non-controlling interest	496,265	497,823
Loss of the year	(7,790)	(8,686)
Loss of the year attributable to the controlling interest	(6,232)	(6,949)
Loss of the year attributable to the non-controlling interest	\$ (1,558)	\$ (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	31/03/2024	31/12/2023
Cash and bank deposits	\$ 827,846	\$ 1,113,244
Investments on demand	144,124	893,169
Restricted cash:		
Restricted cash and reserve funds for bank loans	821,687	820,229
	\$ 1,793,657	\$ 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	31/03/2024	31/12/2023
Lease receivables	\$ 4,377,865	\$ 4,162,074
Preventive allowance for doubtful accounts	(743,029)	(624,915)
	\$ 3,634,836	\$ 3,537,159

5. Other accounts receivable	31/03/2024	31/12/2023
Receivable construction cost	\$ 13,427	\$ 4,178
Administration fee	807,406	784,807
Properties sale debtors	570,575	570,575
Other accounts receivable	332,648	321,302
	\$ 1,724,056	\$ 1,680,862

6. Investment properties	31/03/2024	31/12/2023
Fair value:		
Investment completed	\$ 284,335,822	\$ 283,999,164
Investment in development	24,163,067	23,223,836
Seriousness deposit and/or advance payments for the acquisition of investment properties	600,000	600,000
Land reserves	1,569,470	1,569,470
Rights over properties with operating leases	2,888,746	2,878,400
	<u>\$ 313,557,105</u>	<u>\$ 312,270,870</u>

6a. Investment Properties	31/03/2024	31/12/2023
Balance at the beginning of the period	\$ 312,270,870	\$ 300,989,567
Construction in process, improvements, prepayments and capitalized financial costs	1,286,235	8,559,751
Seriousness deposit and/or advance payments for the acquisition of investment properties	-	50,000
Fair value adjustments to investment properties	-	2,671,552
Balance at the end of the period	<u>\$ 313,557,105</u>	<u>\$ 312,270,870</u>

For the period from January 1st to March 31st, 2024, Fibra Uno has capitalized loan costs for \$551 million pesos.

7. Investments in Associates	% ownership	31/03/2024	31/12/2023
Torre Mayor	70%	\$ 5,073,621	5,031,472
Torre Diana	50%	2,652,419	2,655,377
Antea Querétaro	40%	2,170,827	2,205,250
		<u>\$ 9,896,867</u>	<u>9,892,099</u>

As of March 31st, 2024, and 2023, fair value effect recorded in investments in associates is (\$4.7) million pesos and \$(162.5) million pesos, respectively, and it's shown at interim condensed consolidated statements of comprehensive income under the caption of Fair value adjustment to investment properties, financial non-current asset and affiliates.

8. Other assets, Net	31/03/2024	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>(1,081,231)</u>	<u>(1,055,685)</u>
	<u>\$ 992,443</u>	<u>\$ 1,017,989</u>

- (a) The acquired administrative platform includes personnel, technology and processes, and the annual amortization as of March 31st, 2024, and 2023 amounts \$25.5 million pesos for both periods.

9. Borrowings

Type	Institution	Summary of loans balance as of March 31st, 2024					
		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%	Dec-15	Jan-26	-	761,860
Unsecured	BBVA **	USD	SOFR + 2.10%	Oct-22	Sep-27	-	750,000
Bond	International	USD	4.87%	Jun-19	Jan-30	-	717,900
Bono	Internacional	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	-	808,914
Unsecured	Banorte I	MXN	TIIE + 0.83%	dic-23	abr-24	\$ 1,750,000	-
Unsecured	Santander II	MXN	TIIE + 1.00%	feb-24	may-24	150,000	-
Unsecured	Scotiabank III	MXN	TIIE + 0.99%	feb-24	may-24	250,000	-
Unsecured	Scotiabank I	MXN	TIIE + 0.99%	feb-24	may-24	1,550,000	-
Unsecured	Santander I	MXN	TIIE + 1.00%	feb-24	may-24	1,850,000	-
Unsecured	Citibanamex	MXN	TIIE + 0.95%	nov-23	may-24	1,750,000	-
Unsecured	Scotiabank II	MXN	TIIE + 0.99%	feb-24	may-24	200,000	-
Unsecured	Banorte II	MXN	TIIE + 0.83%	feb-24	may-24	250,000	-
Unsecured	Actinver I	MXN	TIIE + 1.80%	jun-23	jun-24	600,000	-
Unsecured	Actinver III	MXN	TIIE + 2.50%	mar-24	jun-24	350,000	-
Unsecured	Citibanamex	MXN	TIIE + 0.95%	dic-23	jun-24	600,000	-
Unsecured	BBVA II	MXN	TIIE + 0.87%	feb-24	ago-24	200,000	-
Unsecured	BOFA	MXN	TIIE + 1.00%	feb-24	ago-24	600,000	-
Unsecured	BBVA	MXN	TIIE + 0.87%	mar-24	sep-24	2,900,000	-
Bond	Nacional (FUNO 15)	MXN	6.99%	feb-15	jul-25	7,484,414	-
Bond	Nacional (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	1,510,089	-
Mortgage	Sabadell Samara	MXN	TIIE + 2.75%	dic-23	sep-26	494,131	-
Bond	Nacional (FUNO 23-3L)	MXN	TIIE + 0.95%	dic-23	nov-26	1,500,000	-
Bond	Nacional (FUNO 23-2L)	MXN	TIIE + 0.95%	mar-23	mar-27	1,730,000	-
Bond	Nacional (FUNO 17)	MXN	9.20%	dic-17	nov-27	4,799,600	-
Bond	Nacional (FUNO 21X)	MXN	8.98%	oct-21	oct-28	2,900,000	-
Mortgage	Santander - Mitikah Fid. 2584 **	MXN	TIIE + 2.85%	mar-22	nov-28	4,100,000	-
Mortgage	Metlife, Mexico	MXN	11.58%	nov-23	dic-28	737,729	-
Mortgage	Inbursa - Portal Norte Fid. 955	MXN	TIIE + 2.85%	jul-23	jun-30	1,200,000	-
Bond	Nacional (FUNO 23L)	MXN	11.30%	mar-23	feb-33	4,970,000	-
Bond	Nacional (FUNO 16U)	*UDIS	4.60%	abr-16	abr-27	3,716,441	-
Bond	Nacional (FUNO 13U)	*UDIS	5.09%	dic-13	nov-28	3,455,261	-
Balance as of March 31st, 2024						\$ 56,797,665	\$ 4,372,474
Foreign exchange rate as of March 31st, 2024							16.7032
Dollar balance in pesos equivalent							\$ 73,034,308
Balance as of December 31st, 2023 in Pesos equivalent						\$	129,831,973
Short-term loans							(13,699,852)
Long-term loans							116,132,121
Transaction costs							(709,242)
Debt's fair value							(344,497)
						\$	115,078,382

* As of March 31st, 2024, the market value of the UDI was 8.116657 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	MXN	TIIE + 0.97%	Nov-23	Feb-24	1,550,000	-
Unsecured	Santander	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	MXN	TIIE + 0.87%	Sep-23	Mar-24	2,900,000	-
Unsecured	Banorte	MXN	TIIE + 0.83%	Dec-23	Apr-24	1,750,000	-
Unsecured	Citibanamex	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	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 (23,253,195)
							Long-term loans 106,215,906
							Transaction costs (674,077)
							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 March 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) March 2024	Fair Value (Derivative) March 2024	Fair Value (Debt) December 2023	Fair Value (Derivative) December 2023
1	Hércules (PIQ) (1)	Cash Flow	February-2024	513,512	-	-	4,411	4,410
2	Hércules (La Presa) (1)	Cash Flow	February-2024	138,320	-	-	1,176	1,176
3	Mitkah (2)	Cash Flow	August-2024	57,436	3,722	3,721	5,671	5,667
4	Mitkah (2)	Cash Flow	August-2024	52,564	3,014	3,013	4,603	4,600
5	Mitkah (2)	Cash Flow	August-2024	52,564	3,014	3,014	4,603	4,600
6	Mitkah (2)	Cash Flow	August-2024	57,436	3,722	3,721	5,671	5,667
7	Mitkah (2)	Cash Flow	August-2024	57,436	3,722	3,721	5,671	5,667
8	Mitkah (2)	Cash Flow	August-2024	52,564	3,014	3,014	4,603	4,600
9	Mitkah (2)	Cash Flow	August-2024	57,436	4,463	4,462	6,804	6,799
10	Mitkah (2)	Cash Flow	August-2024	52,564	3,589	3,588	5,483	5,479
11	Mitkah (2)	Cash Flow	August-2024	52,564	3,589	3,588	5,483	5,479
12	Mitkah (2)	Cash Flow	August-2024	57,436	4,463	4,462	6,804	6,799
13	Mitkah (2)	Cash Flow	August-2024	57,436	4,463	4,462	6,804	6,799
14	Mitkah (2)	Cash Flow	August-2024	52,564	3,589	3,588	5,483	5,479
15	Int. Bond 800 USD (3)	Cash Flow	January-2026	5,625,000	3,721	3,735	-	-
16	Int. Bond 800 USD (3)	Cash Flow	January-2026	944,750	1,655	1,651	-	-
17	Int. Bond 800 USD (3)	Cash Flow	January-2026	944,750	1,655	1,651	-	-
18	Int. Bond 800 USD (3)	Cash Flow	January-2026	1,113,000	1,950	1,945	-	-
19	Int. Bond 800 USD (3)	Cash Flow	January-2026	739,000	1,295	1,291	-	-
20	Titán II (4)	Cash Flow	September-2027	11,903,256	13,738	12,599	-	-
Total				22,581,588	68,378	67,226	73,270	73,221

The commitment-coverage relationship is described below:

- (1) Mortgage Loan associated with two of the properties within the group known as Hercules for an amount of \$560 million pesos at variable rate TIIE plus 2.20% and expiration date February 2024:
 - Structure of 2 derivatives whose objective is to transform all the variable flows for interest payments into flows at an average fixed rate of 7.1550% (4.9550% for the derivatives plus 2.20% for the fixed financial commitment).

- (2) Mortgage Credit for the development of the Mitikah Project for amounts drawn down for \$4,100 million pesos at variable rate of TIIE plus variable spread (between 2.85% and 2.90%) and maturity date in November 2028:
- Structure of 12 derivative financial instruments whose objective is to transform all the variable flows for interest payments into flows at an average fixed rate of 8.12% for the derivatives plus a variable spread (between 2.85% and 2.90%).
- (3) 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 derivative financial instruments that aim to:
 - Transform variable flows and spread of the leg 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%.
- (4) 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 financial instrument 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 financial instrument plus 2.10% for the fixed financial commitment).

Cross Currency Swap (CCS)

#	Commitment	Hedge	Maturity	Initial Amount (in thousands USD)	Initial Amount (in thousands MXP)	Fair Value (Debt) March 2024	Fair Value (Derivative) March 2024	Fair Value (Debt) December 2023	Fair Value (Derivative) December 2023
1	Int. Bond 800 USD (1)	Fair Value	January-2026	50,000	944,750	(170,668)	(168,778)	(134,844)	(132,545)
2	Int. Bond 800 USD (1)	Fair Value	January-2026	60,000	1,113,000	(185,553)	(183,690)	(142,753)	(140,384)
3	Int. Bond 800 USD (1)	Fair Value	January-2026	40,000	739,000	(121,786)	(120,594)	(93,383)	(91,854)
4	Int. Bond 800 USD (1)	Fair Value	January-2026	75,000	1,527,750	(367,112)	(361,227)	(313,329)	(307,485)
5	Int. Bond 800 USD (1)	Fair Value	January-2026	50,000	980,000	(192,716)	(190,815)	(160,217)	(158,411)
6	Int. Bond 800 USD (1)	Fair Value	January-2026	25,000	508,663	(118,652)	(117,095)	(102,902)	(101,341)
7	Int. Bond 800 USD (1)	Fair Value	January-2026	50,000	958,000	(181,310)	(179,976)	(149,956)	(148,708)
8	Int. Bond 800 USD (1)	Cash Flow	January-2026	50,000	944,750	(150,673)	(148,764)	(126,444)	(124,198)
9	Int. Bond 800 USD (1)	Cash Flow	January-2026	50,000	958,000	(161,802)	(160,294)	(142,149)	(140,822)
10	Int. Bond 800 USD (1)	Cash Flow	January-2026	50,000	1,125,000	(308,295)	(301,816)	(286,935)	(280,452)
11	Int. Bond 800 USD (1)	Cash Flow	January-2026	25,000	562,500	(152,923)	(149,729)	(142,100)	(138,896)
12	Int. Bond 800 USD (1)	Cash Flow	January-2026	25,000	562,500	(151,112)	(147,939)	(140,077)	(136,899)
13	Int. Bond 800 USD (1)	Cash Flow	January-2026	50,000	1,125,000	(307,688)	(307,044)	(280,029)	(276,747)
14	Int. Bond 800 USD (1)	Cash Flow	January-2026	50,000	1,125,000	(310,983)	(310,330)	(283,707)	(280,381)
15	Int. Bond 800 USD (1)	Cash Flow	January-2026	75,000	1,687,500	(474,113)	(473,121)	(434,086)	(428,955)
16	Int. Bond 800 USD (1)	Cash Flow	January-2026	75,000	1,687,500	(470,219)	(469,231)	(429,739)	(424,663)
17	Int. Bond 875 USD (2)	Cash Flow	January-2050	200,000	3,998,000	(1,060,530)	(943,934)	(991,858)	(868,794)
18	Int. Bond 875 USD (2)	Cash Flow	January-2050	200,000	3,430,000	(54,475)	(19,205)	169,218	31,729
19	Int. Bond 875 USD (2)	Cash Flow	January-2050	100,000	1,686,750	(51,264)	(16,055)	-	-
Total				1,300,000	25,663,663	(4,991,874)	(4,769,637)	(4,185,290)	(4,149,806)

- (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 7 derivatives with two objectives:
 - 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 an average exchange rate of 19.3716 pesos per US Dollar.
 - Transform fixed flows for interest payments in US Dollars at a rate of 5.25% into variable flows in pesos at an average rate of TIIE plus 3.3700% (3 of the 7 derivatives), and a fixed rate of 9.87% plus average spread of 3.1333% for the rest (TIIE as of March 31st, 2024: 11.2475%).
 - 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 an average exchange rate of 19.7877 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 average annual rate of TIIE minus 3.2750% (5 of the 9 derivatives), and a fixed rate of 9.87% minus average spread of 3.2563% for the rest (TIIE as of March 31st, 2024: 11.2475%).
- (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 19.9915 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 average annual rate of TIIE minus 4.7200% (TIIE as of March 31st, 2024: 11.2475%).
 - 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 monthly, starting in the second half of 2027, the amount resulting from multiplying the notional amount in pesos by an average annual rate of TIIE minus 4.9000% (TIIE as of March 31st, 2024: 11.2475%).
 - 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 monthly, the amount resulting from multiplying the notional amount in pesos by an average annual rate of TIIE minus 4.2950% (TIIE as of March 31st, 2024: 11.2475%).

Now, the derivatives fair value according to their nature in the Balance Sheet as of March 31st, 2024, amounts to a liability of \$4,769,637 and an asset of \$67,226.

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 344,497 pesos as of March 31st, 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 Counterparty the right to terminate the swap with no future payments due by the Company or the Counterparty 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 Counterparty'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) March 2024	Fair Value (Derivative) March 2024	Fair Value (Debt) December 2023	Fair Value (Derivative) December 2023
1	Hércules (PIQ)	Cash Flow	February-2024	513,512	-	-	4,411	4,410
2	Hércules (La Presa)	Cash Flow	February-2024	138,320	-	-	1,176	1,176
3	Mitikah	Cash Flow	August-2024	57,436	3,722	3,721	5,671	5,667
4	Mitikah	Cash Flow	August-2024	52,564	3,014	3,013	4,603	4,600
5	Mitikah	Cash Flow	August-2024	52,564	3,014	3,014	4,603	4,600
6	Mitikah	Cash Flow	August-2024	57,436	3,722	3,721	5,671	5,667
7	Mitikah	Cash Flow	August-2024	57,436	3,722	3,721	5,671	5,667
8	Mitikah	Cash Flow	August-2024	52,564	3,014	3,014	4,603	4,600
9	Mitikah	Cash Flow	August-2024	57,436	4,463	4,462	6,804	6,799
10	Mitikah	Cash Flow	August-2024	52,564	3,589	3,588	5,483	5,479
11	Mitikah	Cash Flow	August-2024	52,564	3,589	3,588	5,483	5,479
12	Mitikah	Cash Flow	August-2024	57,436	4,463	4,462	6,804	6,799
13	Mitikah	Cash Flow	August-2024	57,436	4,463	4,462	6,804	6,799
14	Mitikah	Cash Flow	August-2024	52,564	3,589	3,588	5,483	5,479
15	Int. Bond 800 USD	Cash Flow	January-2026	5,625,000	3,721	3,735	-	-
16	Int. Bond 800 USD	Cash Flow	January-2026	944,750	1,655	1,651	-	-
17	Int. Bond 800 USD	Cash Flow	January-2026	944,750	1,655	1,651	-	-
18	Int. Bond 800 USD	Cash Flow	January-2026	1,113,000	1,950	1,945	-	-
19	Int. Bond 800 USD	Cash Flow	January-2026	739,000	1,295	1,291	-	-
20	Titán II	Cash Flow	September-2027	11,903,256	13,738	12,599	-	-
Total				22,581,588	68,378	67,226	73,270	73,221

Cross Currency Swap (CCS)

#	Commitment	Hedge	Maturity	Initial Amount (In thousands USD)	Initial Amount (In thousands MXP)	Fair Value (Debt) March 2024	Fair Value (Derivative) March 2024	Fair Value (Debt) December 2023	Fair Value (Derivative) December 2023
1	Int. Bond 800 USD	Fair Value	January-2026	50,000	944,750	(170,668)	(168,778)	(134,844)	(132,545)
2	Int. Bond 800 USD	Fair Value	January-2026	60,000	1,113,000	(185,553)	(183,690)	(142,753)	(140,384)
3	Int. Bond 800 USD	Fair Value	January-2026	40,000	739,000	(121,786)	(120,594)	(93,383)	(91,854)
4	Int. Bond 800 USD	Fair Value	January-2026	75,000	1,527,750	(367,112)	(361,227)	(313,329)	(307,485)
5	Int. Bond 800 USD	Fair Value	January-2026	50,000	980,000	(192,716)	(190,815)	(160,217)	(158,411)
6	Int. Bond 800 USD	Fair Value	January-2026	25,000	508,663	(118,652)	(117,095)	(102,902)	(101,341)
7	Int. Bond 800 USD	Fair Value	January-2026	50,000	958,000	(181,310)	(179,976)	(149,956)	(148,708)
8	Int. Bond 800 USD	Cash Flow	January-2026	50,000	944,750	(150,673)	(148,764)	(126,444)	(124,198)
9	Int. Bond 800 USD	Cash Flow	January-2026	50,000	958,000	(161,802)	(160,294)	(142,149)	(140,822)
10	Int. Bond 800 USD	Cash Flow	January-2026	50,000	1,125,000	(308,295)	(301,816)	(286,935)	(280,452)
11	Int. Bond 800 USD	Cash Flow	January-2026	25,000	562,500	(152,923)	(149,729)	(142,100)	(138,896)
12	Int. Bond 800 USD	Cash Flow	January-2026	25,000	562,500	(151,112)	(147,939)	(140,077)	(136,899)
13	Int. Bond 800 USD	Cash Flow	January-2026	50,000	1,125,000	(307,688)	(307,044)	(280,029)	(276,747)
14	Int. Bond 800 USD	Cash Flow	January-2026	50,000	1,125,000	(310,983)	(310,330)	(283,707)	(280,381)
15	Int. Bond 800 USD	Cash Flow	January-2026	75,000	1,687,500	(474,113)	(473,121)	(434,086)	(428,955)
16	Int. Bond 800 USD	Cash Flow	January-2026	75,000	1,687,500	(470,219)	(469,231)	(429,739)	(424,663)
17	Int. Bond 875 USD	Cash Flow	January-2050	200,000	3,998,000	(1,060,530)	(943,934)	(991,858)	(868,794)
18	Int. Bond 875 USD	Cash Flow	January-2050	200,000	3,430,000	(54,475)	(19,205)	169,218	31,729
19	Int. Bond 875 USD	Cash Flow	January-2050	100,000	1,686,750	(51,264)	(16,055)	-	-
Total				1,300,000	25,663,663	(4,991,874)	(4,769,637)	(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	31/03/2024	31/12/2023
Interest payable	\$ 1,487,031	\$ 2,077,945
Accrued expenses and other payables	2,302,369	2,240,187
Suppliers	2,810,194	2,303,035
	<u>\$ 6,599,594</u>	<u>\$ 6,621,167</u>

12. Payments based in CBFIs

Costs related to the executive's long-term compensation plan (LTI) based on the granting of CBFIs as of March 31st, 2024, and December 31st, 2023, were \$0.00 pesos and \$321.9 million pesos, respectively.

Also, considering the three-month period ended March 31st, 2024, and 2023, the costs associated with this plan were \$0.00 pesos and \$103.5 million pesos, respectively.

During 2024 and 2023, derived from the program, 0 CBFIs and 28,288,235 CBFIs, were put into circulation, respectively.

13. Transactions and balances with related parties	31/03/2024	31/12/2023
Revenues:		
F1 Administración, S.C.		
Management fees (5)	\$ 15,103	\$ 65,563
Leasing fees	1,033	4,562
Asset Management Fees	15,498	63,816
Expenses:		
Fibra Uno Administración, S.C.		
Administration fees 0.5% (1)	241,475	958,668
Parks Concentradora S.A. de C.V.		
Capitalized services rendered (6)	248,100	1,540,514
Services rendered (6)	2,056	28,314
F2 Services, S.C.		
Services rendered (2)	113,494	466,719
Parks Mantenimiento, S.C.		
Services rendered (3)	190,771	643,313
Capitalized services rendered (3)	31,479	357,344
Administradora y Operadora Profesional de Inmuebles, S.A. de C.V.		
Property management services (4)	18,227	41,306

1. 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.

2. 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.
3. Fibra Uno entered a service agreement with Parks Mantenimiento, S.C., by which maintenance services will be provided to the properties and paid as they accrue. Additionally Fibra Uno held a major maintenance services contract for supervision and administration of necessary adaptations for leased spaces, by which fees will be paid based on the actual services provided.
4. Fibra Uno entered a consultancy and services agreement with Administradora y Operadora Profesional de Inmuebles, S.A. de C.V. and Operadora Jumbo, S.A. de C.V., for which it will pay an equivalent amount to (i) 1.5% of the collected income from the portfolio "Morado", and (ii) 0.25% per year of investment property contribution, quarterly payable in arrears.
5. In accordance with the provisions of the service contract between F1 Administration, S.C. (F1 Administration-subsidary 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.
As of 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.
6. Fibra Uno has celebrated construction contracts with Parks Concentradora in which fees will be paid based on the progress of each construction. Additionally Fibra Uno has a contract for coordinating and supervising all the activities necessary for the efficient administration of the properties, a fee equivalent to 2% of rents from the Turbo Portfolio is considered.

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

Balances with related parties are:

	31/03/2024	31/12/2023
Receivable to:		
Parks Concentradora, S.A. de C.V.	3,479	3,812
Coordinadora de Inmuebles Industriales, S.A. de C.V.	419	419
F2 Services, S.C.	619	598
Fibra UNO Administración, S.C.	21,701	20,033
Others	2,290	1,085
	\$ 28,508	\$ 25,947
Long term receivable to:		
Fideicomiso 2585	\$ 1,603,276	\$ 1,603,276

	31/03/2024	31/12/2023
Payable to:		
Fideicomiso 2585	\$ 653,542	\$ 493,542
Fibra UNO Administración, S.C.	1,916	72
Coordinadora de Inmuebles Industriales, S.A. de C.V.	24,084	24,084
Parks Concentradora, S.A. de C.V.	36,478	41,636
Parks Mantenimiento, S.C.	61,187	37,577
Parks Mantenimiento, S.C.	2,745	-
Administradora y operadora profesional de inmuebles S.A. de C.V.	22,870	8,512
Others	46,626	30,357
	\$ 849,448	\$ 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 March 31st, 2024, and December 31st, 2023, there are 3,807,288,235 CBFIs in circulation in both periods.

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
March 15th, 2024	369,449	-	369,449
February 9th, 2024	2,306,359	-	2,306,359
Total as of March 31st, 2024	\$ 2,675,808	\$ -	\$ 2,675,808
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 March 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 \$2,675.8 million and corresponds to 4Q23 period. That payment was made in two exhibitions; the first on February 9th and the second on March 15th.

Reserve for repurchase of CBFIs.

As of March 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 27.61, which is equivalent to \$1,690,016,383 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. 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 April 22nd, 2024.
