

Fibra Uno Trust and Subsidiaries

**Interim Consolidated Condensed Financial Statements as of
December 31, 2025, and 2024, and for the twelve and three-months
periods ended December 31, 2025, and 2024**



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Interim Consolidated Condensed Statement of Financial Position
As of December 31, 2025 and 2024
(2025 Figures non-audited, in thousand pesos)

Assets	Notes	31/12/2025	31/12/2024
Currents assets:			
Cash and cash equivalents	3	\$ 13,721,823	\$ 4,470,075
Lease receivables from tenants	4	2,131,587	2,392,848
Other accounts receivable	5	383,369	390,269
Due from related parties	13	747,370	482,385
Refundable tax, mainly VAT		4,412,212	1,163,161
Financial assets from properties		50,101	127,706
Derivative financial instruments	10	940,339	-
Prepaid expenses		1,526,419	775,186
Other assets		491,760	437,769
Available for sale assets		12,358,667	-
Total current assets		36,763,647	10,239,399
Non-current assets:			
Cash and cash equivalents Long-term	3	155,706	48,526
Investments in financial assets		675,505	675,505
Investment properties	6	360,758,353	327,172,615
Financial assets from properties		2,350,461	2,891,170
Investments in associates and joint venture	7	11,843,525	10,594,738
Due from related parties	13	155,927	-
Prepaid expenses		91,209	-
Derivative financial instruments	10	-	684,777
Intangibles	8	813,622	915,805
Other assets		1,233,382	1,621,203
Total non-current assets		378,077,690	344,604,339
Total assets		\$ 414,841,337	\$ 354,843,738
Liabilities and Trustees' / Beneficiaries' Capital	Notes	31/12/2025	31/12/2024
Short-term liabilities:			
Borrowings	9	\$ 11,947,917	\$ 27,172,425
Interest payable		1,691,886	2,689,615
Accounts payable and accrued expenses	11	4,076,567	4,246,344
Helios acquisition consideration payable		693,569	5,579,872
Accounts payable due to acquisition of investment properties		516,418	516,418
Deposits from tenants		269,903	197,198
Deferred revenues from leases		366,284	414,708
Lease rights		107,212	123,625
Due to related parties	13	311,085	292,021
Derivative financial instruments	10	2,063,241	-
Total short-term liabilities		22,044,082	41,232,226
Long-term liabilities:			
Borrowings	9	138,914,573	121,484,853
Accounts payable and accrued expenses		71,040	262,186
Deposits from tenants		1,856,562	1,580,349
Deferred revenues from leases		588,762	559,062
Derivative financial instruments	10	1,858,439	1,946,025
Total long-term liabilities		143,289,376	125,832,475
Total liabilities		165,333,458	167,064,701
Trustees' / Beneficiaries' Capital			
Trustees' contributions	14	102,379,312	105,623,400
Retained earnings		100,285,720	82,981,184
Valuation of derivative financial instruments in cash flow hedges / Actuarial valuation effects-benefit plans		(1,647,475)	(3,527,652)
CBFIs repurchase reserve		1,405,420	1,268,278
Total controlling interest		202,422,977	186,345,210
Non-controlling interest		47,084,902	1,433,827
Total Trustees' / Beneficiaries' capital		249,507,879	187,779,037
Total liabilities and Trustees' / Beneficiaries' capital		\$ 414,841,337	\$ 354,843,738

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 31, 2025 and 2024
(Figures non-audited, in thousand pesos)

	12 months as of 31/12/2025	3 months as of 31/12/2025	9 months as of 30/09/2025	12 months as of 31/12/2024	3 months as of 31/12/2024	9 months as of 30/09/2024
Revenue from:						
Leases of investment property	\$ 27,039,614	\$ 6,990,849	\$ 20,048,765	\$ 25,084,179	\$ 6,615,404	\$ 18,468,775
Reserve for OTIS relieves	-	-	-	(54,439)	49,187	(103,626)
Maintenance	2,890,404	729,667	2,160,737	2,663,092	678,090	1,985,002
Reserve for OTIS relieves	-	-	-	(569)	4,431	(5,000)
Dividends of fiduciary rights' leases	272,119	76,963	195,156	270,631	103,694	166,937
Interest income from financial assets	297,567	74,392	223,175	297,567	74,392	223,175
Management fees	9,114	1,586	7,528	64,196	3,291	60,905
	<u>30,508,818</u>	<u>7,873,457</u>	<u>22,635,361</u>	<u>28,324,657</u>	<u>7,528,489</u>	<u>20,796,168</u>
Expenses from:						
Management fees	(1,056,221)	(300,905)	(755,316)	(982,591)	(230,343)	(752,248)
Administrative expenses	(2,259,224)	(348,389)	(1,910,835)	(2,297,933)	(654,514)	(1,643,419)
Operating expenses	(4,024,249)	(1,093,080)	(2,931,169)	(3,495,290)	(978,826)	(2,516,464)
Property taxes	(829,533)	(210,591)	(618,942)	(798,364)	(208,776)	(589,588)
Insurance	(506,391)	(141,716)	(364,675)	(436,992)	(109,266)	(327,726)
	<u>(8,675,618)</u>	<u>(2,094,681)</u>	<u>(6,580,937)</u>	<u>(8,011,170)</u>	<u>(2,181,725)</u>	<u>(5,829,445)</u>
Operating income	<u>21,833,200</u>	<u>5,778,776</u>	<u>16,054,424</u>	<u>20,313,487</u>	<u>5,346,764</u>	<u>14,966,723</u>
Interest expense	(12,176,474)	(3,099,827)	(9,076,647)	(11,078,699)	(2,980,696)	(8,098,003)
Interest income	328,893	132,396	196,497	276,447	76,369	200,078
Income after financial expenses	<u>9,985,619</u>	<u>2,811,345</u>	<u>7,174,274</u>	<u>9,511,235</u>	<u>2,442,437</u>	<u>7,068,798</u>
Profit on sale of investment properties	52,295	8,178	44,117	-	-	-
Foreign exchange (loss) gain, net	6,769,549	3,168,600	3,600,949	(10,116,900)	(1,437,385)	(8,679,515)
Valuation effect on financial instruments	(185,180)	(281,055)	95,875	(128,058)	(98,622)	(29,436)
Adjustment to fair value of investment properties and investment in associates	11,693,973	11,439,737	254,236	11,188,024	3,121,192	8,066,832
Administrative platform amortization	(102,184)	(25,546)	(76,638)	(102,184)	(25,546)	(76,638)
Amortization of bank and other financial charges	(371,267)	(120,690)	(250,577)	(201,867)	(18,466)	(183,401)
Other income (expenses)	(33,067)	1,174	(34,241)	(32,856)	(26,690)	(6,166)
Executive bonus	(760,415)	(677,584)	(82,831)	(110,442)	82,131	(192,573)
Consolidated net income	<u>\$ 27,049,323</u>	<u>\$ 16,324,159</u>	<u>\$ 10,725,164</u>	<u>\$ 10,006,952</u>	<u>\$ 4,039,051</u>	<u>\$ 5,967,901</u>
Other comprehensive results:						
Items that will be subsequently reclassified to results - gain (loss) on valuation of financial instruments	1,889,972	200,735	1,689,237	(2,452,511)	(438,545)	(2,013,966)
Amounts that will not be reclassified to results in the future (loss) profit in employee benefits plan valuation effects	(6,453)	(6,453)	-	8,092	8,092	-
Consolidated comprehensive income	<u>\$ 28,932,842</u>	<u>\$ 16,518,441</u>	<u>\$ 12,414,401</u>	<u>\$ 7,562,533</u>	<u>\$ 3,608,598</u>	<u>\$ 3,953,935</u>
Consolidated net income:						
Controlling interest	24,456,014	13,783,232	10,672,782	9,673,804	4,084,146	5,589,658
Non-controlling interest	2,593,309	2,540,927	52,382	333,148	(45,095)	378,243
	<u>\$ 27,049,323</u>	<u>\$ 16,324,159</u>	<u>\$ 10,725,164</u>	<u>\$ 10,006,952</u>	<u>\$ 4,039,051</u>	<u>\$ 5,967,901</u>
Consolidated comprehensive income:						
Controlling interest	26,336,191	13,974,172	12,362,019	7,249,750	3,644,894	3,604,856
Non-controlling interest	2,596,651	2,544,269	52,382	312,783	(36,296)	349,079
	<u>\$ 28,932,842</u>	<u>\$ 16,518,441</u>	<u>\$ 12,414,401</u>	<u>\$ 7,562,533</u>	<u>\$ 3,608,598</u>	<u>\$ 3,953,935</u>

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

**Interim Consolidated Condensed Statement of Changes in Trustors'/ Beneficiaries' Capital
For the twelve-months periods ending December 31, 2025 and 2024
(Figures non-audited, in thousand pesos)**

	Trustors' capital	Retained earnings	Other comprehensive income / Valuation of derivative financial instruments	CBFIs repurchase reserve	Controlling interest	Non-controlling interest	Total
Balance as of December 31, 2024	\$ 105,623,400	\$ 82,981,184	\$ (3,527,652)	\$ 1,268,278	\$ 186,345,210	\$ 1,433,827	\$ 187,779,037
Trustors' contributions	760,415	-	-	-	760,415	41,272,663	42,033,078
Distributions to beneficiaries	(1,870,890)	(6,815,360)	-	-	(8,686,250)	(51,852)	(8,738,102)
Dilution due to the effect of Joint Ventures	(2,133,613)	-	-	-	(2,133,613)	2,133,613	-
CBFIs repurchase reserve	-	(336,118)	-	137,142	(198,976)	(300,000)	(498,976)
Consolidated comprehensive income	-	24,456,014	1,880,177	-	26,336,191	2,596,651	28,932,842
Balance as of December 31, 2025	\$ 102,379,312	\$ 100,285,720	\$ (1,647,475)	\$ 1,405,420	\$ 202,422,977	\$ 47,084,902	\$ 249,507,879
Balance as of December 31, 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 a 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 31, 2024	\$ 105,623,400	\$ 82,981,184	\$ (3,527,652)	\$ 1,268,278	\$ 186,345,210	\$ 1,433,827	\$ 187,779,037

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 31, 2025 and 2024
(Figures 2025 non-audited, in thousands of pesos)

	31/12/2025	Fourth quarter 2025 transactions	30/09/2025	31/12/2024
Operating activities:				
Net Consolidated income of the period	\$ 27,049,323	\$ 16,324,159	\$ 10,725,164	\$ 10,006,952
Adjustments to non-cash items:				
Adjustment to the fair value of investment properties, financial assets of properties and investments in associates	(11,693,973)	(11,439,737)	(254,236)	(11,188,024)
Unrealized exchange effects	(6,441,963)	(2,292,868)	(4,149,095)	10,059,819
Gain on sale of investment properties	(52,295)	(8,178)	(44,117)	-
Amortizations and provisions for expenses	1,625,063	(173,444)	1,798,507	1,310,280
Executive Bonus	760,415	677,584	82,831	110,442
Interest income	(328,893)	(132,396)	(196,497)	(276,447)
Interest expense	12,176,474	3,099,827	9,076,647	11,078,699
Effect of actuarial valuation for labor obligations	(6,453)	(6,453)	-	8,092
Effect of valuation on derivative financial instruments	185,180	281,055	(95,875)	128,058
Other non-cash transactions	4,145	176	3,969	9,929
Total	23,277,023	6,329,725	16,947,298	21,247,800
Changes in working capital:				
(Increase) decrease in:				
Lease receivables	(461,635)	(108,384)	(353,251)	(1,183,247)
Other accounts receivable	(173,650)	(146,570)	(27,080)	335,844
Accounts receivable – related parties	(534,953)	(308,080)	(226,873)	5,896
Recoverable taxes, mainly VAT	(3,180,811)	(3,357,646)	176,835	98,673
Prepaid expenses and other assets	(1,145,902)	114,215	(1,260,117)	265,778
Increase (decrease) in:				
Trade accounts payable and accrued expenses	(814,690)	139,391	(954,081)	(990,562)
Rents collected in advance	(18,724)	79,063	(97,787)	52,214
Lease rights	(16,413)	4,205	(20,618)	(25,655)
Deposits from tenants	348,917	315,308	33,609	235,664
Due from related parties	(24,560)	(286,667)	262,107	(483,762)
Net cash flow provided by operating activities	17,254,602	2,774,560	14,480,042	19,558,643
Investment Activities:				
Investments in project development	(3,062,044)	(1,596,107)	(1,465,937)	(1,722,791)
Advances and Acquisitions of investment properties	(651,381)	(651,381)	-	-
Insurance recovery	530,225	255,368	274,857	36,201
Acquisition of Investments in Financial Instruments from LP	-	300,000	(300,000)	-
Investment property sales	26,667	26,667	-	178,466
Cost of loans capitalized on investment properties	(648,239)	(111,394)	(536,845)	(1,696,688)
Investments in associates	(9,488)	(1)	(9,487)	(28,616)
Helios Consideration	(5,000,000)	-	(5,000,000)	(863,044)
Interest charged	328,893	132,396	196,497	276,447
Net cash flow used in investing activities	(8,485,367)	(1,644,452)	(6,840,915)	(3,820,025)
Financing Activities:				
Payments on borrowings	(66,773,362)	(15,090,294)	(51,683,068)	(27,869,914)
Proceeds from borrowings	75,552,579	16,664,211	58,888,368	32,689,901
Derivative financial instruments	(957,684)	(289,423)	(668,261)	(1,585,567)
Trustors' contributions	15,341,770	15,341,770	-	-
Distributions to Trustors / Beneficiaries	(8,926,343)	(2,508,804)	(6,417,539)	(8,249,778)
Issuance costs	(1,086,958)	(1,086,958)	-	-
Repurchase of CBFIs	(198,974)	-	(198,974)	-
Interest paid	(12,361,335)	(3,154,010)	(9,207,325)	(9,031,301)
Net cash flow used in financing activities	589,693	9,876,492	(9,286,799)	(14,046,659)
Cash and cash equivalents:				
Net (decrease) increase in cash and cash equivalents	9,203,222	10,910,613	(1,707,391)	1,643,433
Long-term restricted cash	155,706	95,987	59,719	48,526
Cash and Cash equivalents at the beginning of the period	4,518,601	-	4,518,601	2,826,642
Cash and cash equivalents at the end of the period	\$ 13,877,529	\$ 11,006,600	\$ 2,870,929	\$ 4,518,601

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

As of year-end 2025, Fibra UNO's sources of financing include national and international bond issuances, access to mortgage loans, revolving credit line, and a revolving credit line committed.

As of December 2025, Fibra Uno had \$7,632 million pesos available under its revolving credit facilities, as well as \$13,500 million pesos and \$410 million US dollars available under its revolving credit line committed.

Management does not consider the business to be subject to seasonality in its financing requirements.

Leverage decreased from 42.1% as of the fourth quarter of 2024 to 36.6% as of the fourth quarter of 2025.

The debt service coverage ratio increased from 1.12 as of the fourth quarter of 2024 to 2.60 as of the fourth quarter of 2025.

The Company's treasury investment policy is to invest in securities issued by the Mexican Federal Government and registered with the National Securities Registry.

The main changes in balance sheet accounts are primarily concentrated in short-term and long-term loans.

The change in short-term loans is mainly attributable to the payment of bilateral credit lines through the issuance of new long-term debt.

The change in long-term loans is primarily attributable to the incurrence of new debt and the contribution of debt resulting from the consolidation of Fibra NEXT.

Notes to the Interim Consolidated Condensed Financial Statements

**For the twelve and three-month periods ended December 31, 2025, and 2024.
(2025 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 12, 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 29, 2018, Fibra Uno entered into a Fiduciary Institution substitution agreement, effective as of July 1, 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 31, 2025.

Since January 1, 2025, the most important events and transactions to understand the situation of Fideicomiso Fibra Uno and its subsidiaries to date are:

1. Spin-off of the industrial portfolio and acquisition of the Jupiter portfolio

During November 2025, Fibra Uno contributed its industrial portfolio, consisting of 182 properties, land reserves, and other related rights and liabilities, in exchange for certificates equivalent to a 60.7% stake in Trust 2401 (“NEXT Properties”), retaining acquisition rights. On the other hand, Trust 7401 (“Fibra NEXT”) contributed the proceeds from its two public offerings of CBFIs, and the Jupiter portfolio, consisting of 18 properties (with minority investors in at least two of them), as well as other related rights and liabilities, in exchange for certificates equivalent to a 39.3% stake in NEXT Properties, retaining acquisition rights.

Simultaneously, contractual agreements were entered into whereby Fibra Uno assumes control of Fibra NEXT, which, among other things, consist of the right to appoint the majority of the members of its Technical Committee and the execution of a service agreement by Fibra Uno, which would expose it to variable returns from Fibra NEXT’s operations. In turn, Fibra Uno assigns the rights of first offer (ROFO) and first refusal (ROFR) with respect to the industrial portfolio contributed.

Fibra NEXT will in turn maintain control over the Technical Committee of NEXT Properties, as it will be able to appoint the members of that committee. Fibra NEXT will be exposed

To evaluate the transactions described above, Fibra UNO's management has performed the asset concentration test established in IFRS 3 - Business Combinations, which came into effect on January 1, 2020, to determine the type of contribution transferred to Fibra UNO. Based on its assessments, Fibra UNO's management concluded that the contribution of the Jupiter Portfolio, as well as all the assets and liabilities described above, qualify as asset acquisitions as a result of the asset concentration test. To perform this test, the following was considered: a) The contribution excludes most of the operating assets and liabilities of the original contributors; that is, cash, accounts receivable and payable, and taxes will remain with the original investor and will not be transferred to Fibra Uno, b) the fair value of the gross assets acquired will include any consideration transferred (plus the fair value of any noncontrolling interest and the fair value of any previously held interest) that exceeds the fair value of the identifiable net assets acquired. The fair value of the gross assets acquired can normally be determined as the total obtained by adding the fair value of the consideration transferred (plus the fair value of any non-controlling interest and the fair value of any previously held interest) to the fair value of the liabilities assumed (other different of deferred tax liabilities), c) a single identifiable asset shall include any asset or group of assets that would be recognized and measured as a single identifiable asset in a business combination, d) if a tangible asset is added, and cannot be physically separated and used separately from another tangible asset (or from an underlying asset subject to a lease, as defined in IFRS 16 - Leases), without incurring a significant cost or decrease in utility or fair value for either asset (e.g., land and buildings), such assets shall be considered a single identifiable asset, e) when assessing whether assets are similar, Fibra

UNO shall consider the nature of each identifiable asset and the risks associated with managing and generating results from the assets (i.e., the characteristics of the risk).

Likewise, for the purposes of accounting for the aforementioned contributions, which are considered transactions under common control, Fibra UNO and its subsidiaries used the carrying amounts of the transferred assets and liabilities, which in the case of investment properties corresponds to their fair value.

As a result of the transactions described above, as of November 2025, Fibra Uno incorporated the following effects into its consolidated financial statements:

Current assets	14,000,000
Investment properties and other	31,840,000
Short -term liabilities	220,000
Long -term liabilities	4,350,000
Non-Controlling interest	41,270,000

2. During the fourth quarter of 2025, Fibra UNO made a disposition with Banco BBVA México, S.A. for \$10 billion pesos, effective October 1, 2025, with a maturity of 4 years and 11 months. The proceeds were used to prepay several short-term bilateral credit lines. Additionally, two dispositions were made: one with Banco Scotiabank Inverlat, S.A. for \$760 million pesos, effective October 27, 2025, and another with Banco Santander México, S.A. for \$740 million pesos, effective October 28, 2025, both with short-term maturities. On December 8, 2025, Fibra UNO made a disposition with Banco del Bajío, S.A. for \$150 million pesos, also with short-term maturity. Finally, on December 10, 2025, a disbursement was made with Banco BBVA México, S.A. for \$1,300 million pesos and on December 19, 2025, another disbursement was made with Banco Mercantil del Norte, S.A. for \$1,050 million pesos, both with short-term maturities.
3. On December 1, 2025, Fibra UNO transferred to NEXT Properties the debt corresponding to Trust 2304 (Doña Rosa), with Metlife México, S.A. as the counterparty, for an amount of \$733 million pesos. Also on that same date, Fibra UNO made an additional transfer to Next Properties of debt belonging to the Titán portfolio for \$750 million US dollars. Subsequently, Fibra UNO settled the credit line with Banco Citi México, S.A. for \$45 million US dollars.
4. On December 3, 2025, the early cancellation of \$1,875 million US dollars corresponding to the FUNO 2030, FUNO 2032, FUNO 2034, FUNO 2037, FUNO 2044 and FUNO 2050 international bonds was carried out through an exchange with the holders for new NEXT Properties international bonds for \$1,885 million US dollars, distributed in several NEXT 2030, NEXT 2032, NEXT 2034, NEXT 2044 and NEXT 2050 issues. The face value of the NEXT 2032 international bond is formed by the face value of the FUNO 2032 and FUNO 2037 international bonds, plus an additional issue for a value of \$9.8 million US dollars.
5. On December 10, 2025, the early settlement of the Bond Forward operation was carried out on the following Bonds: 7,000 securities on the International Bond (FUNO 2030), 11,200 securities on the

International Bond (FUNO 2044) and 57,361 securities on the International Bond (FUNO 2050), for more details, see Derivatives Note.

6. On December 10, 2025, the repurchase of 57,361 securities on the International Bond (FUNO 2050), 7,000 securities on the International Bond (FUNO 2030) and 11,200 securities on the International Bond (FUNO 2044) was carried out, thus leaving a total accumulated in repurchases of 75,561 securities or their equivalent in face value, \$75.5 million US dollars, for all our International Bonds.
7. During the fourth quarter of 2025, NEXT Properties received from Fibra NEXT, through a transfer, certain loans linked to properties in the Jupiter II portfolio: i) a loan with Banco Nacional de Comercio Exterior, S.N.C. for \$1,844 million pesos was received, with a maturity of 5 years and 3 months, disbursement date of November 21, 2025, and associated with various properties in the Jupiter II portfolio; ii) in the same way, two loans with Banco Mercantil del Norte, S.A. were received, one for \$526 million pesos with a maturity of 5 years and 4 months and another for \$509 million pesos with a maturity of 11 years and 7 months, both dated November 24, 2025, and associated with the property called Santín; and iii) two loans were also received from Banco BBVA México, S.A., one for \$12.3 million US dollars and another for \$982.8 million pesos, both dated November 24, 2025, with a maturity of 3 years and 6 months, associated with Atizapán Park and Tultepark properties.
8. On December 1, 2025, NEXT Properties received debt from Fibra UNO and Metlife México, S.A. for \$733 million pesos, corresponding to Trust 2304 (Doña Rosa), with maturity of 3 years. Also on that same date, NEXT Properties received a loan from Banco BBVA México, S.A. for \$750 million US dollars, belonging to the Titán portfolio, with a maturity of 1 year and 9 months. Subsequently, on December 4, 2025, NEXT Properties drawdown \$145 million US dollars from Banco Citi México, S.A., with a short-term maturity. Finally, on December 8, 2025, NEXT Properties received another loan from Banco BBVA México, S.A. for \$1,450 million pesos, also with a short-term maturity.
9. On December 3, 2025, Next Properties issued new international bonds with different maturities: NEXT 2030, NEXT 2032, NEXT 2034, NEXT 2044, and NEXT 2050, for a total amount of \$1,885 million US dollars, resulting from an exchange of Fibra UNO bonds corresponding to the international bonds FUNO 2030, FUNO 2032, FUNO 2034, FUNO 2037, FUNO 2044, and FUNO 2050. In the case of the FUNO 2037 series, 50% of the bond was consolidated into the NEXT 2032 series through the issuance of an additional notional amount equivalent to \$9.8 million US dollars.
10. On Nov 11, 2025, Fibra Uno made the payment of distributions to the holders of Real Estate Trust Stock Certificates which in its entirety corresponds to net fiscal result. The total amount of the distribution was \$2,305 million pesos, corresponding to the third quarter of 2025.
11. At the end of November, NEXT successfully completed the consolidation of properties within Next Properties, a joint venture between NEXT and FUNO, comprised of: 18 properties from the Jupiter Portfolio, contributed by NEXT at an approximate value of Ps. 32 mil millions, and 182 properties from the FUNO Industrial Portfolio contributed by FUNO at an approximate value of Ps. 116 mil millions, along with a land reserve of approximately 1 million m2 that complements its growth capacity.

12. On Aug 11, 2025, Fibra Uno made the payment of distributions to the holders of Real Estate Trust Stock Certificates which in its entirety corresponds to net fiscal result. The total amount of the distribution was \$2,169 million pesos, corresponding to the second quarter of 2025.
13. During the third quarter of 2025, Fibra UNO unified two credit lines with Banorte, one for \$2,000 million pesos and another for \$1,000 million pesos, dated August 22, 2025. Additionally, two dispositions were made, one with Scotiabank for \$240 million pesos and another one with Santander for \$240 million pesos, both dated August 29, 2025. On August 12, 2025, Fibra UNO made an assignment of rights with Bancomext for \$1,862 million pesos, consisting of two credit lines, one with HSBC for \$1,402 million pesos and another one with Sabadell for \$460 million pesos. Likewise, on August 26, 2025, Fibra UNO refinanced the credit line with BBVA (Mitikah Trust 2584) for \$9,500 million pesos, with a new maturity date of August 26, 2030. With the proceeds obtained, the credit line with Santander (Mitikah Trust 2584) was settled on August 28, 2025, for \$7,175 million pesos. Finally, on July 1st, 2025, the unsecured loan with Scotiabank was settled for \$10 million pesos.

On July 1st, 2025, Fibra UNO completed the sale of the remaining balance accumulated from repurchases, totaling 7,361 securities on the International Bond (FUNO 2050). For further details, see the Derivatives section.

14. On June 30, 2025, a Bond Forward transaction was carried out on the following Bonds that were previously repurchased: 7,000 securities on the International Bond (FUNO 2030), 11,200 securities on the International Bond (FUNO 2044) and 50,000 securities on the International Bond (FUNO 2050). For further details, see the Derivatives section.
15. On May 9, 2025, Fibra Uno made the payment of distributions to the holders of Real Estate Trust Stock Certificates. The total amount of the distribution was \$2,111.7 million pesos, corresponding to the first quarter of 2025 which in its entirety corresponds to net fiscal result.
16. During the second quarter of 2025, Fibra UNO made a disposition with Banorte for \$1,000 million pesos on May 7; a disposition was made with Banco Santander for \$500 million pesos on May 7. On May 30, 2025, Fibra UNO issued a sustainability-linked unsecured bond in international markets with two tranches; the first one for \$3,700 million pesos maturing on May 2028, and the second for \$9,000 million pesos maturing on May 2032. With the resources obtained, on May 30, 2025, the early settlement of the National Bonds were made (FUNO 15 and FUNO 21-2X) for a total amount of \$12,700 millions pesos. Finally, as of June 30, 2025, the lines with Arrendadora Actinver for \$250 millions pesos, with Banco Actinver for \$350 millions pesos and with Scotiabank for \$190 millions pesos were settled.
17. On February 10, 2025, Fibra Uno made the payment of distributions to the Real Estate Trust Stock Certificates holders. The total amount of the distribution was \$2,100 million pesos corresponding to the fourth quarter of 2024. \$1,870.9 million pesos corresponds to capital refund, and \$229.1 million pesos corresponds to the net fiscal result.
18. During the first quarter of 2025, on January 16, Fibra UNO issued two sustainability-linked unsecured bonds in international markets; one bond for \$500 million US dollars maturing in January 2032, and another bond for \$300 million US dollars maturing in January 2037. With the resources obtained, on February 24, the early settlement of the International Bond (FUNO 2026) for \$800 million US dollars

was made. Fibra UNO made an additional drawdown with Banco Santander (Mitikah Trust 2584) for \$2,200 million pesos. Finally, as of March 31, 2025, our International Bonds have accumulated repurchases of 75,561 securities, or its equivalent face value of \$75.56 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 31, 2024, 2023 and 2022, 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 31, 2024, have been reclassified in certain items to facilitate comparability with the presentation being used in 2025.

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	
		31/12/2025	31/12/2024	31/12/2025	31/12/2024	31/12/2025	31/12/2024
Fid. /1127 Torre Reforma Latino	Office	22.53%	22.53%	\$ 72,418	\$ 74,811	\$ 960,526	\$ 939,959
Fid. /2584 Mitikah (ii)	Mixed-use	0.00%	0.00%	-	262,291	-	-
Fid. /955 Portal Norte (iii)	Mixed-use	20.00%	20.00%	31,004	(3,954)	524,873	493,868
Total				\$ 103,422	\$ 333,148	\$ 1,485,399	\$ 1,433,827

- i. Starting on January 1, 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 27, 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 August 29, 2024, Fibra Uno reported, 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 31, 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	31/12/2025	31/12/2024
Assets	\$ 171,090	\$ 175,293
Investment properties	4,203,593	4,106,117
Liabilities	111,361	109,378
Total net asset value	4,263,322	4,172,032
Fibra Uno controlling interest	3,302,796	3,232,073
Non-controlling interest	960,526	939,959
Profit of the year	321,431	332,049
Profit of the year attributable to the Controlling interest	249,013	257,238
Profit of the year attributable to the Non-controlling interest	<u>\$ 72,418</u>	<u>\$ 74,811</u>
Trust 2584	31/12/2025	31/12/2024
Assets	\$ 6,972,733	\$ 2,304,906
Investment properties	20,777,987	19,955,097
Liabilities	11,373,856	7,187,113
Total net asset value	16,376,864	15,072,890
Fibra Uno controlling interest	16,376,864	15,072,890
Profit of the year	1,162,118	1,145,354
Profit of the year attributable to the Controlling interest	1,162,118	883,063
Profit of the year attributable to the Non-controlling interest	<u>\$ -</u>	<u>\$ 262,291</u>
Trust 955	31/12/2025	31/12/2024
Assets	\$ 518,443	\$ 516,201
Investment properties	4,519,084	4,141,783
Liabilities	2,413,163	2,188,642
Total net asset value	2,624,364	2,469,342
Fibra Uno controlling interest	2,099,491	1,975,474
Non-controlling interest	524,873	493,868
Profit (loss) of the year	155,022	(19,771)
Profit (loss) of the year attributable to the controlling interest	124,018	(15,817)
Profit (loss) of the year attributable to the non-controlling interest	<u>\$ 31,004</u>	<u>\$ (3,954)</u>

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:

Amendments to IFRS 9 and IFRS 7	<i>Amendments to the Classification and Measurement of Financial Instruments.</i>
Annual Improvements to IFRS Standards – Cycle 11	<i>Amendments to IFRS 1 First-time Adoption of International Financial Reporting Standards, IFRS 7 Financial Instruments: Disclosures and its accompanying implementation guidance, IFRS 9 Financial Instruments, IFRS 10 Consolidated Financial Statements, and IAS 7 Statement of Cash Flows.</i>

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 cash equivalents

	31/12/2025	31/12/2024
Cash and bank deposits	\$ 12,258,335	\$ 2,391,111
Investments on demand	715,725	1,903,063
Restricted cash:		
Restricted cash and reserve funds for bank loans	747,763	175,901
	\$ 13,721,823	\$ 4,470,075
Restricted cash and reserve funds for bank loans	\$ 155,706	\$ 48,526

Regarding long-term restricted cash, it should be noted that, as of the date of publication of these financial statements, there are three lines of credit that, under contractual stipulations, must have a Reserve Fund. The restricted cash balance is comprised of the Reserve Funds for the loans with Metlife México, S.A., with a balance of \$17.8 million pesos; Banco Nacional de Comercio Exterior, S.N.C., with a balance of \$45.5 million pesos; and Banco Mercantil del Norte, S.A., with a balance of \$28.2 million pesos. These Reserve Funds are structured as follows, according to the contractual arrangements Next Properties maintains with each bank:

- a) Banco Mercantil del Norte, S.A.: Next Properties agrees to maintain a Reserve Fund balance, which is determined by adding two principal payment dates and two interest payment dates, both immediately following the determination date.
- b) Banco Nacional de Comercio Exterior, S.N.C.: Next Properties agree to maintain a minimum balance of \$39 million pesos with the lender throughout the loan term.
- c) Metlife México, S.A.: NEXT Properties must deposit with the lender a minimum balance equivalent to two months of principal and interest payments on the loan.

This restricted cash belongs to the long-term structure since this balance must be maintained until the duration of each of the loans and all these loans have a long-term maturity date.

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 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 \$13,500 million, 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

	31/12/2025	31/12/2024
Lease receivables	\$ 3,355,068	3,335,101
Preventive allowance for doubtful accounts	<u>(1,223,481)</u>	<u>(942,253)</u>
	\$ 2,131,587	2,392,848

5. Other accounts receivable

	31/12/2025	31/12/2024
Account receivable from sale of Investment properties	\$ 110,575	\$ 203,557
Other accounts receivable	<u>272,794</u>	<u>186,712</u>
	\$ 383,369	\$ 390,269

6. Investment properties

	31/12/2025	31/12/2024
Fair value:		
Investment completed	\$ 350,626,774	\$ 312,902,582
Investment in development	4,976,152	9,710,915
Seriousness deposit and/or advance payments for the acquisition of investment properties	420,000	-
Land reserves	1,577,077	1,533,618
Rights over properties with operating leases	<u>3,158,350</u>	<u>3,025,500</u>
	\$ 360,758,353	\$ 327,172,615

6a. Investment properties

	Type	Properties	31/12/2025	31/12/2024
Balance at the beginning of the period			\$ 327,172,615	\$ 312,270,870
Acquisitions:				
Jupiter I	Industrial	9	14,405,822	-
Jupiter II	Industrial	9	15,920,049	-
Doña Rosa II	Industrial	1	219,970	-
Disposals:				
California Apodaca II	Industrial	1	-	(101,903)
Altamira	Land	1	(36,440)	-
Inventory for Sale				
Individuales	Comercial	1	(1,173,800)	-
Samara	Mixto	1	(5,538,523)	-
Midtown Jalisco	Comercial	1	(5,646,344)	-
Construction in process, improvements, prepayments and capitalized financial costs			3,790,065	4,120,279
Seriousness deposit and/or advance payments for the acquisition of investment properties			420,000	-
Fair value adjustments to investment properties			11,224,939	10,883,369
Balance at the end of the period			\$ 360,758,353	\$ 327,172,615

From January 1 to December 31, 2025, Fibra Uno has capitalized loan costs for \$648 million pesos.

7. Investments in associates and joint venture

	% ownership	31/12/2025	31/12/2024
Torre Mayor	70%	\$ 5,557,826	\$ 4,986,098
Torre Diana	50%	3,326,339	2,785,029
Antea Querétaro	40%	2,656,360	2,457,611
Others	49%	303,000	366,000
		\$ 11,843,525	\$ 10,594,738

As of december 31, 2025 and 2024, fair value effect recorded in investments in associates was for \$999 million pesos and \$308 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 on-current asset and affiliates.

8. Intangible

	31/12/2025	31/12/2024
Administrative platform (a)	\$ 2,043,674	\$ 2,043,674
Advisory for the structuring of the real estate vehicle	30,000	30,000
Accumulated amortization	(1,260,052)	(1,157,869)
	\$ 813,622	\$ 915,805

- (a) The acquired administrative platform includes personnel, technology and processes, and the annual amortization amounts as of December 31, 2025, and 2024 was \$102.1 million pesos for both periods.

9. Borrowings

Type	Institution	Summary of loans balance as of December 31, 2025						
		Currency	Interest rate	Initial Date	Maturity	Balance MXN	Balance USD	
FUNO								
Bond	International**	USD	4.87%	jun-19	jan-30	\$ -	380,503	
Bond	International	USD	7.70%	jan-25	jan-32	-	346,001	
Bond	International	USD	7.38%	feb-24	feb-34	-	300,100	
Bond	International	USD	8.25%	jan-25	jan-37	-	54,026	
Bond	International	USD	6.95%	jan-14	jan-44	-	338,800	
Bond	International**	USD	6.39%	jun-19	jan-50	-	380,139	
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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 25L)	MXN	TIIEF + 1.25%	may-25	may-28	3,700,000	-	
Bond	National (FUNO 21X)	MXN	8.98%	oct-21	oct-28	2,900,000	-	
Bond	National (FUNO 25-2L)	MXN	11.36%	may-25	may-32	9,000,000	-	
Bond	National (FUNO 23L)	MXN	11.30%	mar-23	feb-33	4,970,000	-	
Mortgage	Inbursa - Portal Norte Trust 955	MXN	TIIE + 2.85%	jul-23	jun-30	1,500,000	-	
Mortgage	Bancomext - Samara	MXN	TIIEF + 1.50%	aug-25	jul-30	1,856,427	-	
Mortgage	BBVA - Mitikah Trust 2584 **	MXN	TIIEF + 1.99%	aug-25	aug-30	9,472,680	-	
Unsecured	Santander	MXN	TIIE + 0.90%	oct-25	jan-26	740,000	-	
Unsecured	Scotiabank I	MXN	TIIE + 0.99%	oct-25	jan-26	760,000	-	
Unsecured	BBVA II	MXN	TIIEF + 1.17%	dec-25	mar-26	1,300,000	-	
Unsecured	Banorte I	MXN	TIIE + 0.83%	dec-25	apr-26	1,050,000	-	
Unsecured	Banco del Bajío	MXN	TIIE + 0.95%	nov-25	may-26	200,000	-	
Unsecured	Banco del Bajío II	MXN	TIIE + 0.95%	dec-25	jun-26	150,000	-	
Unsecured	Actinver	MXN	TIIEF + 1.80%	jun-25	jun-26	200,000	-	
Unsecured	BBVA - Apolo	MXN	TIIEF + 1.95%	oct-25	sep-30	10,000,000	-	
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Bond	National (FUNO 16U)	*UDIS	4.60%	apr-16	apr-27	\$ 3,967,693	-	
Bond	National (FUNO 13U)	*UDIS	5.09%	dec-13	nov-28	3,688,855	-	
NEXT								
Bond	International	USD	4.87%	dec-25	jan-30	\$ -	387,497	
Bond	International	USD	7.70%	dec-25	jan-32	-	409,781	
Bond	International	USD	7.38%	dec-25	feb-34	-	299,900	
Bond	International	USD	6.95%	dec-25	jan-44	-	350,000	
Bond	International	USD	6.39%	dec-25	jan-50	-	437,500	
Unsecured	Citi México	USD	SOFR + 0.80%	dec-25	jun-26	-	145,000	
Unsecured	BBVA - Titán **	USD	SOFR + 2.10%	dec-25	sep-27	-	750,000	
Mortgage	BBVA - Atizapán II	USD	SOFR + 2.35%	nov-25	may-29	-	12,284	
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Mortgage	Metlife - Doña Rosa	MXN	11.58%	dec-25	dec-28	\$ 732,148	-	
Mortgage	BBVA - Atizapán I **	MXN	TIIE + 1.85%	nov-25	may-29	982,750	-	
Mortgage	Bancomext - Júpiter	MXN	TIIE + 1.35%	nov-25	feb-31	1,839,972	-	
Mortgage	Banorte - Santin I	MXN	TIIE + 2.50%	nov-25	mar-31	518,310	-	
Mortgage	Banorte - Santin II **	MXN	TIIEF + 2.60%	nov-25	jun-37	508,235	-	
Unsecured	BBVA I	MXN	TIIEF + 1.17%	dec-25	mar-26	1,450,000	-	
						Balance as of December 31, 2025	\$ 69,516,670	\$ 4,591,531
						Foreign exchange rate as December 31, 2025		17.9667
						US Dollars balance expressed in its equivalent Pesos as of December 31, 2025	\$	82,494,667
						Total Balance as of December 31, 2025	\$	152,011,337
						Short-term loans	12,125,429	
						Short-term transaction costs	(177,511)	
							\$	11,947,917
						Long-term loans	139,885,908	
						Long-term transaction costs	(969,444)	
						Debt's fair value	(1,892)	
							\$	138,914,573

* As of December 31, 2025, the market value of the UDI was 8.665387 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 section 10.

Type	Institution	Summary of loans balance as of December 31, 2024						
		Currency	Interest rate	Initial Date	Maturity	Balance MXN	Balance USD	
Bond	International **	USD	5.25%	dec-15	jan-26	\$ -	800,000	
Bond	International	USD	4.87%	jun-19	jan-30	-	768,000	
Bond	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	Citibanamex	USD	SOFR + 0.85%	nov-24	may-25	-	45,000	
Unsecured	BBVA - Titán**	USD	SOFR + 2.10%	oct-22	sep-27	-	750,000	
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	-	
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	-	
Bond	National (FUNO 23L)	MXN	11.30%	mar-23	feb-33	4,970,000	-	
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	-	
Mortgage	Santander - Mitikah Trust 2584 **	MXN	TIIE + 2.85%	mar-22	nov-28	4,975,000	-	
Mortgage	Metlife - Doña Rosa	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	-	
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	-	
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	-	
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 31, 2024	\$ 58,691,875	\$ 4,469,439
						Foreign exchange rate as of December 31, 2024		20,2683
						US Dollars balance expressed in its equivalent Pesos as of December 31, 2024	\$ 90,587,930	
						Total Balance as of December 31, 2024	\$ 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 31, 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 section 10.

The debt establishes certain covenants, which have been fully complied as of December 31, 2025, and December 31, 2024, 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, four types of derivatives have been contracted, two of them currently active: Interest Rate Swap (IRS), Cross Currency Swap (CCS), and Bond Forwards. 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 2025	Fair Value (Derivative) December 2025	Fair Value (Debt) September 2025	Fair Value (Derivative) September 2025
1	Int. Bond 775 USD (1)	Cash Flow	January-2026	5,625,000	(12,477)	(12,477)	(42,907)	(42,908)
2	Int. Bond 775 USD (1)	Cash Flow	January-2026	944,750	(2,039)	(2,038)	(6,986)	(6,922)
3	Int. Bond 775 USD (1)	Cash Flow	January-2026	944,750	(2,039)	(2,038)	(6,986)	(6,922)
4	Int. Bond 775 USD (1)	Cash Flow	January-2026	1,113,000	(2,402)	(2,401)	(8,230)	(8,155)
5	Int. Bond 775 USD (1)	Cash Flow	January-2026	739,000	(1,595)	(1,594)	(5,464)	(5,415)
6	Titán II (2)	Cash Flow	September-2027	11,903,256	(161,613)	(158,770)	(172,621)	(136,863)
7	Titán II (2)	Cash Flow	September-2027	594,504	(2,859)	(2,776)	(2,696)	(1,617)
8	Mitkah (3)	Cash Flow	November-2028	2,000,000	(59,009)	(58,037)	(75,342)	(74,262)
9	Mitkah (3)	Cash Flow	November-2028	1,000,000	(23,750)	(23,221)	(33,376)	(32,750)
10	Atizapán (4)	Cash Flow	May 2029	700,000	(29,177)	(28,659)	-	-
11	Atizapán (4)	Cash Flow	May 2029	140,000	(4,480)	(4,312)	-	-
12	Santín (5)	Cash Flow	April 2031	514,323	(11,753)	(11,066)	-	-
			Total	26,218,583	(313,192)	(307,389)	(354,608)	(315,814)

The commitment-coverage relationship is described below:

- (1) International Bond for \$775 million US Dollars and \$700 million US Dollars, with semiannual interest payments at a fixed rate of 4.87% and 6.95%; maturing in January 2030 and January 2044 respectively:
 - 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 \$9,473 million pesos at variable rate of TIEF plus 1.99% and maturity date in August 2030:
- 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%.
 - Structure of 1 derivative whose objective is to transform all the variable flows for interest payments into flows at a fixed rate of 8.29%.
- (4) Mortgage Credit secured by the Atizapán and Tultepark properties and amounts drawn down for \$1,203 million pesos at variable rates of TIEE and TERM SOFR 1M plus a spread of 1.85% for pesos and 2.35% for US dollars and maturity date in May 2029:
- Structure of 1 derivative whose objective is to transform all the variable flows for interest payments into flows at a fixed rate of 9.12%.
 - Structure of 1 derivative whose objective is to transform all the variable flows for interest payments into flows at a fixed rate of 8.55%.
- (5) Mortgage Credit secured by the Santín properties and amounts drawn down for \$1,206 million pesos at variable rates of TIEE and TIEF plus a spread of 2.50% and 2.60% respectively, with maturity dates in March 2031 and June 2037 respectively:
- Structure of 1 derivative whose objective is to transform all the variable flows for interest payments into flows at a fixed rate of 8.30%.

Cross Currency Swap (CCS)

#	Commitment	Hedge	Maturity	Initial Amount (In thousands USD)	Initial Amount (In thousands MXP)	Fair Value (Debt) December 2025	Fair Value (Derivative) December 2025	Fair Value (Debt) September 2025	Fair Value (Derivative) September 2025
1	Int. Bond 775 USD (1)	Fair Value	January-2026	50,000	944,750	(27,376)	(27,366)	(26,570)	(26,285)
2	Int. Bond 775 USD (1)	Fair Value	January-2026	60,000	1,113,000	(12,226)	(12,221)	(11,488)	(11,400)
3	Int. Bond 775 USD (1)	Fair Value	January-2026	40,000	739,000	(5,204)	(5,202)	(4,867)	(4,844)
4	Int. Bond 775 USD (1)	Fair Value	January-2026	75,000	1,527,750	(151,685)	(151,629)	(150,407)	(150,285)
5	Int. Bond 775 USD (1)	Fair Value	January-2026	50,000	980,000	(64,061)	(64,037)	(67,045)	(66,997)
6	Int. Bond 775 USD (1)	Fair Value	January-2026	25,000	508,663	(50,901)	(50,882)	(52,989)	(52,947)
7	Int. Bond 775 USD (1)	Fair Value	January-2026	50,000	958,000	(42,522)	(42,506)	(46,900)	(46,872)
8	Int. Bond 775 USD (1)	Cash Flow	January-2026	50,000	944,750	(45,979)	(45,962)	(31,092)	(30,657)
9	Int. Bond 775 USD (1)	Cash Flow	January-2026	50,000	958,000	(61,217)	(61,195)	(51,471)	(51,431)
10	Int. Bond 775 USD (1)	Cash Flow	January-2026	50,000	1,125,000	(227,562)	(227,479)	(215,677)	(215,480)
11	Int. Bond 775 USD (1)	Cash Flow	January-2026	25,000	562,500	(113,723)	(113,681)	(107,608)	(107,509)
12	Int. Bond 775 USD (1)	Cash Flow	January-2026	25,000	562,500	(113,637)	(113,595)	(107,266)	(107,168)
13	Int. Bond 775 USD (1)	Cash Flow	January-2026	50,000	1,125,000	(225,150)	(225,150)	(206,402)	(206,394)
14	Int. Bond 775 USD (1)	Cash Flow	January-2026	50,000	1,125,000	(225,309)	(225,309)	(207,020)	(207,012)
15	Int. Bond 775 USD (1)	Cash Flow	January-2026	75,000	1,687,500	(338,333)	(338,332)	(311,965)	(311,904)
16	Int. Bond 775 USD (1)	Cash Flow	January-2026	75,000	1,687,500	(338,145)	(338,145)	(311,234)	(311,173)
17	Int. Bond 775 USD (1)	Fair Value	January-2026	(370,000)	(7,653,872)	940,389	940,339	865,251	864,872
18	Int. Bond 875 USD (2)	Cash Flow	January-2050	200,000	3,998,000	(935,795)	(846,590)	(875,212)	(787,229)
19	Int. Bond 875 USD (2)	Cash Flow	January-2050	200,000	3,430,000	(318,899)	(294,280)	(171,616)	(151,722)
20	Int. Bond 875 USD (2)	Cash Flow	January-2050	100,000	2,044,000	(119,970)	(106,651)	(44,587)	(32,426)
21	Int. Bond 875 USD (2)	Cash Flow	January-2050	100,000	2,019,000	(103,035)	(92,022)	(27,692)	(17,915)
22	Int. Bond 875 USD (2)	Cash Flow	January-2050	100,000	2,037,000	(69,867)	(62,863)	7,460	(47,030)
23	Int. Bond 875 USD (2)	Cash Flow	January-2050	100,000	1,686,750	(195,971)	(169,194)	(130,210)	(105,349)
Total				1,230,000	24,109,790	(2,846,178)	(2,673,952)	(2,286,607)	(2,185,157)

- (1) International Bond for \$775 million US Dollars and \$700 million US Dollars, with semiannual interest payments at a fixed rate of 4.87% and 6.95%; maturing in January 2030 and January 2044 respectively:
- a. Structure of 7 derivatives with two objectives:

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- 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, 2025: 7.3489%).
 - b. Structure of 9 derivatives that aims to:
 - i. Partially covers 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. In return, 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, 2025: 7.3489%).
 - c. Structure of 1 derivative that aims to:
 - i. Reduce the coverage of the International Bond by guaranteeing the sale of 370 million US Dollars at an exchange rate of 20.6900 pesos per US Dollar. In return, Fibra Uno receives from the counterparty monthly the amount resulting from multiplying the notional amount in pesos by an annual compounded rate of TIEF minus spread of 0.3500% (TIEF as of December 31, 2025: 7.3000%).
- (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 aims 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. In return, 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, 2025: 7.3489%).
 - b. Structure of 1 derivative that aims 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. In return, 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, 2025: 7.3489%).
 - c. Structure of 1 derivative that aims 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. In return, 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, 2025: 7.3489%).

- d. Structure of 3 derivatives that aims 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 300 million US Dollars at a weighted average exchange rate of 20.3339 pesos per US Dollar. In return, Fibra Uno undertakes to pay the counterparty semiannually, starting in the second half of 2028, the amount resulting from multiplying the notional amount in pesos by an annual rate of TIEF minus weighted average spread of 5.6701% (TIEF as of December 31, 2025: 7.3000%).

Bond Forward

Below is a breakdown of the derivative's fair value position for both the Currency Forwards and Bond Forwards:

#	Derivative	Strike Price	Maturity	Final Exchange (In thousands)	Final Exchange (In thousands)	Fair Value (Derivative) December 2025	Fair Value (Derivative) September 2025
1	Currency Forward	20.65	June-2027	6,855 USD	(141,558) MXN	-	(4,435)
2	Currency Forward	20.65	June-2027	9,808 USD	(202,542) MXN	-	(6,347)
3	Currency Forward	20.65	June-2027	41,523 USD	(857,453) MXN	-	(26,929)
4	Currency Forward	20.63	June-2027	6,152 USD	(126,933) MXN	-	(3,900)
5	Bond Forward (FUNO 2030)	97.93%	June-2027	7,000 USD	(6,855) USD	-	1,221
6	Bond Forward (FUNO 2044)	87.57%	June-2027	11,200 USD	(9,808) USD	-	7,551
7	Bond Forward (FUNO 2050)	83.05%	June-2027	50,000 USD	(41,523) USD	-	972
8	Bond Forward (FUNO 2050)	83.57%	June-2027	7,361 USD	(6,152) USD	-	(656)
Total						-	(32,523)

During the fourth quarter of 2025, this structure was settled in advance. The objective of this transaction was to agree with the counterparty on the exchange rate and bond price conditions for a contract to exchange a certain number of our International Bonds FUNO 2030, FUNO 2044, and FUNO 2050.

- Structure of 4 currency forwards (1, 2, 3 and 4) whose exchange will be their equivalent in pesos.
- Structure of 4 forwards (5, 6, 7 and 8) based on the number of bonds and maturity date of June 2027.

Now, the derivatives fair value according to their nature in the Balance Sheet as of December 31, 2025, amounts to a liability of \$3,921,680 and an asset of \$940,339.

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 \$1.9 million pesos as of December 31, 2025, 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 consider 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 2025	Fair Value (Derivative) December 2025	Fair Value (Debt) December 2024	Fair Value (Derivative) December 2024
1	Int. Bond 775 USD	Cash Flow	January-2026	5,625,000	(12,477)	(12,477)	(17,356)	(17,266)
2	Int. Bond 775 USD	Cash Flow	January-2026	944,750	(2,039)	(2,038)	(2,227)	(2,213)
3	Int. Bond 775 USD	Cash Flow	January-2026	944,750	(2,039)	(2,038)	(2,227)	(2,213)
4	Int. Bond 775 USD	Cash Flow	January-2026	1,113,000	(2,402)	(2,401)	(2,624)	(2,607)
5	Int. Bond 775 USD	Cash Flow	January-2026	739,000	(1,595)	(1,594)	(1,742)	(1,731)
6	Titán II	Cash Flow	September-2027	11,903,256	(161,613)	(158,770)	(16,331)	(9,752)
7	Titán II	Cash Flow	September-2027	594,504	(2,859)	(2,776)	6,238	6,176
8	Mitikah	Cash Flow	November-2028	2,000,000	(59,009)	(58,037)	37,422	36,981
9	Mitikah	Cash Flow	November-2028	1,000,000	(23,750)	(23,221)	-	-
10	Atizapán	Cash Flow	May 2029	700,000	(29,177)	(28,659)	-	-
11	Atizapán	Cash Flow	May 2029	140,000	(4,480)	(4,312)	-	-
12	Santín	Cash Flow	April 2031	514,323	(11,753)	(11,066)	-	-
Total				26,218,583	(313,192)	(307,389)	1,152	7,375

Cross Currency Swap (CCS)

#	Commitment	Hedge	Maturity	Initial Amount (In thousands USD)	Initial Amount (In thousands MXP)	Fair Value (Debt) December 2025	Fair Value (Derivative) December 2025	Fair Value (Debt) December 2024	Fair Value (Derivative) December 2024
1	Int. Bond 775 USD	Fair Value	January-2026	50,000	944,750	(27,376)	(27,366)	95,085	94,817
2	Int. Bond 775 USD	Fair Value	January-2026	60,000	1,113,000	(12,226)	(12,221)	133,828	133,471
3	Int. Bond 775 USD	Fair Value	January-2026	40,000	739,000	(5,204)	(5,202)	91,566	91,323
4	Int. Bond 775 USD	Fair Value	January-2026	75,000	1,527,750	(151,685)	(151,629)	32,377	32,115
5	Int. Bond 775 USD	Fair Value	January-2026	50,000	980,000	(64,061)	(64,037)	64,387	64,164
6	Int. Bond 775 USD	Fair Value	January-2026	25,000	508,663	(50,901)	(50,882)	11,453	11,366
7	Int. Bond 775 USD	Fair Value	January-2026	50,000	958,000	(42,522)	(42,506)	80,137	79,888
8	Int. Bond 775 USD	Cash Flow	January-2026	50,000	944,750	(45,979)	(45,962)	75,147	74,900
9	Int. Bond 775 USD	Cash Flow	January-2026	50,000	958,000	(61,217)	(61,195)	59,806	59,576
10	Int. Bond 775 USD	Cash Flow	January-2026	50,000	1,125,000	(227,562)	(227,479)	(94,794)	(94,195)
11	Int. Bond 775 USD	Cash Flow	January-2026	25,000	562,500	(113,723)	(113,681)	(46,681)	(46,382)
12	Int. Bond 775 USD	Cash Flow	January-2026	25,000	562,500	(113,637)	(113,595)	(45,621)	(45,323)
13	Int. Bond 775 USD	Cash Flow	January-2026	50,000	1,125,000	(225,150)	(225,150)	(90,261)	(89,897)
14	Int. Bond 775 USD	Cash Flow	January-2026	50,000	1,125,000	(225,309)	(225,309)	(92,189)	(91,823)
15	Int. Bond 775 USD	Cash Flow	January-2026	75,000	1,687,500	(338,333)	(338,332)	(142,754)	(142,248)
16	Int. Bond 775 USD	Cash Flow	January-2026	75,000	1,687,500	(338,145)	(338,145)	(140,475)	(139,973)
17	Int. Bond 775 USD	Fair Value	January-2026	(370,000)	(7,653,872)	940,389	940,339	-	-
18	Int. Bond 875 USD	Cash Flow	January-2050	200,000	3,998,000	(935,795)	(846,590)	(1,273,386)	(1,112,790)
19	Int. Bond 875 USD	Cash Flow	January-2050	200,000	3,430,000	(318,899)	(294,280)	(140,004)	(92,989)
20	Int. Bond 875 USD	Cash Flow	January-2050	100,000	2,044,000	(119,970)	(106,651)	-	-
21	Int. Bond 875 USD	Cash Flow	January-2050	100,000	2,019,000	(103,035)	(92,022)	-	-
22	Int. Bond 875 USD	Cash Flow	January-2050	100,000	2,037,000	(69,867)	(62,863)	-	-
23	Int. Bond 875 USD	Cash Flow	January-2050	100,000	1,686,750	(195,971)	(169,194)	(86,893)	(54,623)
Total				1,230,000	24,109,790	(2,846,178)	(2,673,952)	(1,509,272)	(1,268,623)

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) and the TIIE Funding Rate (TIIEF). The capital gain or loss of this portfolio will then depend on the current movement and expectations of the TIIE and TIIEF.

On the other hand, for the Currency Swap portfolio, Fibra Uno pays flows at a variable rate, linked to the TIIE or TIIEF 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, the TIIEF and the exchange rate.

11. Accounts payable and accrued expenses

	31/12/2025	31/12/2024
Accrued expenses and other accounts payables	\$ 2,134,496	\$ 2,339,452
Suppliers	1,942,071	1,906,892
	\$ 4,076,567	\$ 4,246,344

12. Payments based on CBFIs

Costs related to the executive's long-term compensation plan (LTI) based on the granting of CBFIs, considering the twelve-month period ended December 31, 2025, and 2024, were \$760,4 million pesos and \$110.4 pesos, respectively.

During 2025 and 2024 derived from the program, 5,330,204 CBFIs and 7,169,829 CBFIs, were put into circulation, respectively.

13. Transactions and balances with related parties

	31/12/2025	Fourth quarter 2025 transactions	31/09/2025	31/12/2024	Fourth quarter 2024 transactions	30/09/2024
Subject services to Internalization process in course (1)						
Fibra Uno Administración, S.C.						
Honorarios de adquisición capitalizados 3% (1)						
Administration fee 0.5% (2)	\$ 1,440,438	\$ 723,053	\$ 717,385	\$ 932,688	\$ 255,848	\$ 676,840
F2 Services, S.C.						
Services rendered (3)	629,609	226,036	403,572	491,838	120,402	371,436
	<u>\$ 2,070,047</u>	<u>\$ 949,089</u>	<u>\$ 1,120,958</u>	<u>\$ 1,424,526</u>	<u>\$ 376,250</u>	<u>\$ 1,048,276</u>
Revenues:						
Income from commissions(4)	\$ 9,114	\$ 1,586	\$ 7,528	\$ 12,069	\$ (48,085)	\$ 60,154
Leases to Hotel Operators and others (5)	993,662	478,219	515,443	668,649	337,122	331,528
	<u>\$ 1,002,776</u>	<u>\$ 479,805</u>	<u>\$ 522,971</u>	<u>\$ 680,718</u>	<u>\$ 289,037</u>	<u>\$ 391,681</u>
Disbursements:						
Work management (6)	\$ 819,122	\$ 44,659	\$ 774,463	\$ 816,277	\$ 55,335	\$ 760,943
Maintenance, Administration and others (7)	1,120,678	147,774	972,903	943,292	214,196	729,096
	<u>\$ 1,939,800</u>	<u>\$ 192,434</u>	<u>\$ 1,747,366</u>	<u>\$ 1,759,569</u>	<u>\$ 269,530</u>	<u>\$ 1,490,039</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-subsubsidiary 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 25, 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 23, 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.

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

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.

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 oversighting 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:

	31/12/2025	31/12/2024
Receivable from:		
Hotel operators	\$ 386,489	\$ 270,086
Related parties for other transactions of property acquisition	175,544	-
Banco ve por mas, S.A. Fideicomiso 303	88,011	-
Fid Queretaro 1487/2012	35,615	-
Fid 838/2007 Guadalajara	16,378	-
Operadora Mexicana Allux S.A. de C.V.	16,010	35
Allux Media S.A. de C.V.	13,968	30
Nearshoring Experts & Technology S.C.	-	198,527
Others	15,355	13,707
	\$ 747,370	\$ 482,385
Long term receivable to:		
Related parties for other transactions of property acquisition	\$ 155,927	\$ -
	31/12/2025	31/12/2024
Payables to:		
Operadora Mexicana Allux S.A. de C.V.	\$ 57,480	\$ 21,040
Parks Concentradora, S.A. de C.V.	71,457	48,000
Fibra Uno Administración, S.C.	59,013	83,258
Fundación Funo A.C.	58,049	38,850
Parks Mantenimiento, S.C.	31,355	54,872
Coordinadora de Inmuebles Industriales S.A. de C.V.	30,063	31,836
Others	3,668	14,166
	\$ 311,085	\$ 292,021

14. Trustees equity

- i. Fibra Uno's equity consist of the contribution of one thousand pesos, the amount of net resources from CBFI issues and the contributions of investment properties made to the trust equity paid with CBFIs.
- ii. As of December 31, 2025 and December 31, 2024, there are 3,810,649,852 and 3,814,458,064 CBFIs in circulation, respectively.
- iii. In addition, Fibra NEXT's equity consist of the proceeds from the IPO and Follow On, their returns, and the Jupiter I and II portfolio.

Distributions

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

Distribution dates	Net Tax result	Capital refund distribution	Total distributed
Nov 11, 2025	\$ 2,305,443	\$ -	\$ 2,305,443
Aug 11, 2025	2,169,032	-	2,169,032
May 9, 2025	2,111,775	-	2,111,775
Feb 10, 2025	229,110	1,870,890	2,100,000
Total as of December 31, 2025	\$ 2,340,885	\$ 1,870,890	\$ 8,686,250
Nov 11, 2024	\$ 2,002,591	\$ -	\$ 2,002,591
Aug 9, 2024	1,979,790	-	1,979,790
May 9, 2024	1,534,195	-	1,534,195
March 15, 2024	369,449	-	369,449
February 9, 2024	2,306,359	-	2,306,359
Total as of December 31, 2024	\$ 8,192,384	\$ -	\$ 8,192,384

As of December 31, 2025, Fibra Uno made the payment of distributions to the holders of Real Estate Trust Stock Certificates for an amount of \$8,686 million pesos which \$2,100 million pesos corresponds to distributions for the fourth quarter of 2024. Of the total distributions, \$1,871 million pesos corresponds to Capital refund and \$6,815 million pesos to fiscal result.

Reserve for repurchase of CBFIs.

As of December 31, 2025, the Reserve for the repurchase of CBFIs authorized by the Committee on July 22, 2020, includes 52,071,884 CBFIs at a closing price on this date of 26.99, which is equivalent to \$1,405,420,149 pesos. At the end of the third quarter of 2025, Fibra Uno has repurchased 9,138,416 CBFIs, equivalent to \$198,974,561 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 February 25, 2026.
