

[TRANSLATION FOR INFORMATIONAL PURPOSES ONLY]



FIBRA UNO ANNOUNCES THE ISSUANCE OF A SUSTAINABILITY LINKED BOND FOR Ps. 1,500 MILLION AND THE PAYMENT OF FUNO 13-2 BOND FOR Ps. 3,120 MILLION

Mexico City. December 4, 2023.

Fibra Uno (BMV: FUNO11) (“FUNO” or “Fideicomiso Fibra Uno”), the first and largest real estate investment trust in Mexico and Latin America announces that on Friday, December 1st, it carried out a sustainability linked bond issuance in the local market for Ps. 1,500 million, corresponding to the FUNO 23-3L bond at a floating rate of TIE plus 95 bps and a maturity of 3 years.

In addition, FUNO announces the payment of the FUNO 13-2 bond for Ps. 3,120 million, which matured today.

About Fibra Uno.

Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) is the leading and largest FIBRA (REIT) in the Mexican market. With a primary focus on the industrial, retail, and office segments, Fibra Uno operates and develops a diverse portfolio of real estate assets for leasing. As of September 30, 2023, Fibra Uno boasts an impressive collection of 613 operations, encompassing approximately 11 million square meters, spanning across all states of Mexico. Guided by a strategic vision, Fibra Uno emphasizes securing prime locations, maintaining high-quality assets, and ensuring geographic, segment, and tenant diversification. Furthermore, the management team at FUNO® brings over 30 years of experience in the development and operation of all sectors within the real estate industry.

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