

Fibra Uno Trust and Subsidiaries

**Interim Consolidated Condensed Financial Statements as of
March 31, 2026 and December 31, 2025, and for the three-months
periods ended March 31, 2026, and 2025**



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Interim Consolidated Condensed Statement of Financial Position
As of March 31, 2026 and December 31, 2025
(2025 Figures non-audited, in thousand pesos)

Assets	Notes	31/03/2026	31/12/2025
Currents assets:			
Cash and cash equivalents	3	\$ 13,100,173	\$ 13,721,823
Lease receivables	4	2,773,596	2,131,586
Other accounts receivable	5	653,826	383,371
Due from related parties	13	739,741	747,369
Recoverable taxes, mainly VAT		4,254,735	4,412,212
Financial assets from properties		260,274	50,101
Derivative financial instruments	10	-	940,339
Prepaid expenses		2,318,074	1,526,419
Other assets		411,522	491,760
Asset held for sale		-	12,358,667
Total current assets		24,511,941	36,763,647
Non-current assets:			
Restricted Cash	3	159,796	155,706
Investments in financial assets		675,505	675,505
Investment properties	6	361,811,053	360,758,353
Financial assets from properties		1,782,784	2,350,461
Investments in associates and joint venture	7	11,711,193	11,843,525
Due from related parties	13	237,953	155,927
Prepaid expenses		1,179	91,209
Intangible assets, net	8	788,076	813,622
Other assets		1,177,695	1,233,382
Total non-current assets		378,345,234	378,077,690
Total assets		\$ 402,857,175	\$ 414,841,337
Liabilities and Trustors' / Beneficiaries' Capital			
Short-term liabilities:			
Borrowings	9	\$ 12,880,267	\$ 11,947,917
Interest payable		1,780,906	1,691,886
Accounts payable and accrued expenses	11	4,487,214	4,076,567
Helios consideration payable		693,569	693,569
Accounts payable due to acquisition of investment properties		516,418	516,418
Deposits from tenants		188,507	269,903
Income collected in advance		404,780	366,284
Lease rights		111,915	107,212
Due to related parties	13	536,199	311,085
Derivative financial instruments	10	-	2,063,241
Total short-term liabilities		21,599,775	22,044,082
Long-term liabilities:			
Borrowings	9	137,648,943	138,914,573
Accrued liabilities		71,370	71,040
Deposits from tenants		1,988,975	1,856,562
Income collected in advance and lease rights		575,471	588,762
Derivative financial instruments	10	3,014,336	1,858,439
Total long-term liabilities		143,299,095	143,289,376
Total liabilities		164,898,870	165,333,458
Trustors' / Beneficiaries' Capital			
Trustors' contributions	14	101,261,287	102,379,312
Retained earnings		89,709,225	100,285,720
Valuation of derivative financial instruments in cash flow hedges / Actuarial valuation effects-benefit plans		(1,791,007)	(1,647,475)
CBFIs repurchase reserve		1,518,937	1,405,420
Total controlling interest		190,698,442	202,422,977
Non-controlling interest		47,259,863	47,084,902
Total Trustors' / Beneficiaries' capital		237,958,305	249,507,879
Total liabilities and Trustors' / Beneficiaries' capital		\$ 402,857,175	\$ 414,841,337

The accompanying notes are an integral part of the consolidated financial statements

**Interim Consolidated Condensed Statements of Income and Other Comprehensive Income
For the three-months periods ending March 31, 2026 and 2025
(Figures non-audited, in thousand pesos)**

	31/03/2026	31/03/2025
Revenue from:		
Leases of investment property	\$ 7,118,178	\$ 6,756,570
Maintenance	740,165	711,597
Dividends on income from fiduciary rights	78,428	59,893
Interest income from financial assets	70,410	74,392
Management fees	-	2,327
	<u>8,007,181</u>	<u>7,604,779</u>
Expenses from:		
Management fees	-	(245,142)
Corporate and administrative expenses	(560,015)	(665,216)
Maintenance expenses	(1,183,394)	(975,239)
Property taxes	(207,910)	(205,343)
Insurance	(130,059)	(109,219)
	<u>(2,081,378)</u>	<u>(2,200,159)</u>
Operating income	<u>5,925,803</u>	<u>5,404,620</u>
Interest expense	(2,948,522)	(3,117,668)
Interest income	224,153	114,346
Income after financial expenses	<u>3,201,434</u>	<u>2,401,298</u>
Profit on sale of financial assets from properties	82,500	-
Foreign exchange gain (loss), net	(1,093,412)	(706,483)
Valuation effect on financial instruments	177,750	95,124
Adjustment to fair value of investments in associates and property-related financial assets	(169,727)	(15,595)
Administrative platform amortization	(25,546)	(25,546)
Amortization of bank and other financial charges	(60,229)	(132,760)
Other (expenses) income, net	(8,515)	(2,736)
Executive bonus	(124,076)	(27,610)
Consolidated net income for the period	<u>\$ 1,980,179</u>	<u>\$ 1,585,692</u>
Other comprehensive results:		
Items that will be subsequently reclassified to results - Gain (loss) in valuation of derivate financial instruments	(62,144)	120,652
Consolidated comprehensive income	<u>\$ 1,918,035</u>	<u>\$ 1,706,344</u>
Consolidated net income for the period:		
Controlling interest	1,372,386	1,569,191
Non-controlling interest	607,793	16,501
	<u>\$ 1,980,179</u>	<u>\$ 1,585,692</u>
Consolidated comprehensive income for the period:		
Controlling interest	1,228,854	1,689,843
Non-controlling interest	689,181	16,501
	<u>\$ 1,918,035</u>	<u>\$ 1,706,344</u>

The accompanying notes are an integral part of the consolidated financial statements

**Interim Consolidated Condensed Statement of Changes in Trustors'/ Beneficiaries' Capital
For the three-months periods ending March 31, 2026 and 2025
(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, 2025	\$ 102,379,312	\$ 100,285,720	\$ (1,647,475)	\$ 1,405,420	\$ 202,422,977	\$ 47,084,902	\$ 249,507,879
Trustors' contributions	124,075	-	-	-	124,075	14,298	138,373
Distributions to beneficiaries	(1,242,100)	(1,311,035)	-	-	(2,553,135)	(528,518)	(3,081,653)
Other capital accounts	-	(10,524,329)	-	-	(10,524,329)	-	(10,524,329)
CBFIs repurchase reserve	-	(113,517)	-	113,517	-	-	-
Consolidated comprehensive income	-	1,372,386	(143,532)	-	1,228,854	689,181	1,918,035
Balance as of March 31, 2026	\$ 101,261,287	\$ 89,709,225	\$ (1,791,007)	\$ 1,518,937	\$ 190,698,442	\$ 47,259,863	\$ 237,958,305
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
Trustor's contributions	27,611	-	-	-	27,611	-	27,611
Distributions to beneficiaries	(1,870,890)	(229,110)	-	-	(2,100,000)	(11,436)	(2,111,436)
CBFIs repurchase reserve	-	(175,741)	-	(23,151)	(198,892)	-	(198,892)
Consolidated comprehensive income	-	1,569,191	120,652	-	1,689,843	16,501	1,706,344
Balance as of March 31, 2025	\$ 103,780,121	\$ 84,145,524	\$ (3,407,000)	\$ 1,245,127	\$ 185,763,772	\$ 1,438,892	\$ 187,202,664

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

Interim Consolidated Condensed Statement of Cash Flow
For the three months periods ending March 31, 2026 and 2025
(Figures non-audited, in thousands of pesos)

	31/03/2026	31/03/2025
Operating activities:		
Net Consolidated income of the period	\$ 1,980,179	\$ 1,585,692
Adjustments to non-cash items:		
Adjustment to the fair value of investment properties, financial assets of properties and investments in associates	169,727	15,595
Unrealized exchange effects	1,211,396	511,945
Profit on sale of financial assets of properties	(82,500)	-
Amortizations and provisions for expenses	826,754	789,140
Executive Bonus	124,076	27,610
Interest income	(224,153)	(114,346)
Interest expense	2,948,522	3,117,668
Effect of valuation on derivative financial instruments	(177,750)	(95,124)
Other non-cash transactions	2,583	979
Total	<u>6,778,834</u>	<u>5,839,159</u>
Changes in working capital:		
(Increase) decrease in:		
Lease receivables	(816,815)	(15,514)
Other accounts receivable	(48,052)	9,914
Accounts receivable – related parties	7,629	(204,270)
Recoverable taxes, mainly VAT	157,475	34,442
Prepaid expenses and other assets	(868,037)	(727,516)
Increase (decrease) in:		
Trade accounts payable and accrued expenses	(747,307)	39,180
Rents collected in advance	25,204	(72,350)
Lease rights	4,702	(17,387)
Deposits from tenants	51,017	25,579
Due from related parties	206,935	(1,384)
Net cash flow provided by operating activities	<u>4,751,585</u>	<u>4,909,853</u>
Investment Activities:		
Investments in project development	(304,719)	(693,880)
Advances and Acquisitions of investment properties	(741,867)	-
Insurance recovery	1,101	4,953
Sale of financial assets of properties	352,000	-
Cost of loans capitalized on investment properties	(56,791)	(197,366)
Investments in associates	(7,365)	-
Helios Consideration	-	(2,501,022)
Interest charged	224,153	114,346
Net cash flow used in investing activities	<u>(533,488)</u>	<u>(3,272,969)</u>
Financing Activities:		
Payments on borrowings	(1,542,044)	(21,277,411)
Proceeds from borrowings	2,480,000	23,658,368
Derivative financial instruments	(37,482)	(233,266)
Distributions to Trustors / Beneficiaries	(3,081,653)	(2,111,434)
Repurchase of CBFIs	-	(198,891)
Restricted deposit	(4,089)	-
Interest paid	(2,654,479)	(3,984,278)
Net cash flow used in financing activities	<u>(4,839,747)</u>	<u>(4,146,912)</u>
Cash and cash equivalents:		
Net (decrease) increase in cash and cash equivalents	(621,650)	(2,510,028)
Cash and Cash equivalents at the beginning of the period	13,721,823	4,518,601
Cash and cash equivalents at the end of the period	<u>\$ 13,100,173</u>	<u>\$ 2,008,573</u>

See accompanying notes, which are an integral part of the consolidated financial statements

As of the end of the first quarter of 2026, Fibra UNO's sources of financing are: domestic and international bond issuances, access to mortgage loans, access to revolving credit lines, and a committed revolving credit line.

As of the end of March 2026, there are Ps. \$6,542 million in unused revolving credit lines, as well as Ps. \$13,500 million and \$410 million US Dollars in committed revolving credit lines.

Furthermore, Fibra UNO's management does not consider the business to be subject to seasonality in its financing requirements.

The debt ratio at the end of the first quarter of 2025 decreased from 43.0% to 37.6% at the end of the first quarter of 2026. Conversely, the debt service coverage ratio at the end of the first quarter of 2025 increased from 1.14 to 2.63 at the end of the first quarter of 2026.

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

The main changes in the balance sheet accounts are concentrated primarily in the Short- and Long-Term Loans and Derivative Financial Instruments categories.

The change in Derivative Financial Instruments is due to the natural maturity of a set of derivatives in January 2026 and the acquisition of a new derivative. On the other hand, the reason for the change in Short-Term Loans is primarily due to new dispositions and the reclassification of balances from Long-Term to Short-Term corresponding to a National Bond nearing maturity. Finally, the reason for the change in Long-Term Loans is primarily due to the reclassification of balances from Long-Term to Short-Term corresponding to the aforementioned National Bond.

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Notes to the Interim Consolidated Condensed Financial Statements

For the three-month periods ended March 31, 2026 and 2025, and for the year ended December 31, 2025.

(2026 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. 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;
- ii. 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 March 31, 2026.

Since January 1, 2026, the most important events and transactions to understand the situation of Fideicomiso Fibra Uno and its subsidiaries to date are:

1. During the first quarter of 2026, Fibra UNO made a disbursement with Banco Mercantil del Norte, S.A. for \$1,000 million pesos, dated February 6, 2026 and with short-term maturity.
2. During the first quarter of 2026, NEXT Properties renewed its credit line with Banco BBVA México, S.A. for \$1,450 million pesos with an initial maturity date of March 6, 2026 to June 4, 2026.
3. On of March, NEXT Properties acquired a industrial property called "Calopark" located in the state of Quintana Roo. The acquisition price is approximately Ps. \$710 million. This asset has a gross leasable area (GLA) of approximately 50,000 m² and is 100% occupied.
4. On Feb 9, 2026, Fibra Uno made the payment of distributions to the holders of Real Estate Trust Stock Certificates corresponding to Capital refund and fiscal result of \$1,242 and \$1,311, respectively. The total amount of the distribution was \$2,553 million pesos, corresponding to the fourth quarter of 2025.
5. On January 1, 2026, the internalization agreement was executed through the transfer of certain properties and the termination of real estate advisory and representation services, along with the related commissions. The assets used as payment include Samara (taking into account the debt associated with the property), MidTown Jalisco, and Montes Urales 620, with a composition of 60% office space, 34% retail space, and 6% hotel space.

2. Basis of presentation

a) Basis of preparation

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, 2025, 2024 and 2023, which are prepared according to the IFRS. The results of the period do not necessarily indicate the results 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, 2025, have been reclassified in certain items to facilitate comparability with the presentation being used in 2026.

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-controlling interest		Profit (loss) from the non controlling interest		Non- controlling interest	
		31/03/2026	31/12/2025	31/03/2026	31/12/2025	31/03/2026	31/12/2025
Fid. /1127 Torre Reforma Latino (i)	Office	22.53%	22.53%	\$ 13,589	\$ 72,418	\$ 960,734	\$ 960,526
Fid. /955 Portal Norte (ii)	Mixed-use	20.00%	20.00%	2,006	31,004	526,879	524,873
Total				\$ 15,595	\$ 103,422	\$ 1,487,613	\$ 1,485,399

- 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 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 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 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	31/03/2026	31/12/2025
Assets	\$ 179,055	\$ 171,090
Investment properties	4,204,913	4,203,593
Liabilities	119,723	111,361
Total net asset value	4,264,245	4,263,322
Fibra Uno controlling interest	3,303,511	3,302,796
Non-controlling interest	960,734	960,526
Profit of the year	60,315	321,431
Profit of the year attributable to the Controlling interest	46,726	249,013
Profit of the year attributable to the Non-controlling interest	\$ 13,589	\$ 72,418

Trust 955	31/03/2026	31/12/2025
Assets	\$ 512,578	\$ 518,443
Investment properties	4,523,538	4,519,084
Liabilities	2,401,721	2,413,163
Total net asset value	2,634,395	2,624,364
Fibra Uno controlling interest	2,107,516	2,099,491
Non-controlling interest	526,879	524,873
Profit of the year	10,031	155,022
Profit of the year attributable to the controlling interest	8,025	124,018
Profit of the year attributable to the non-controlling interest	<u>\$ 2,006</u>	<u>\$ 31,004</u>

Since November 2025, Fibra UNO consolidates Fibra NEXT, whose control was obtained through contractual agreements, including the possibility of appointing the majority of the members of its Technical Committee and the signing of a Service Contract that exposes FUNO to variable returns.

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:

Amendment to IFRS 9 and IFRS 7	Amendments to the classification and measurement of financial instruments
Annual Improvements to IFRS Accounting Standards- Volume 11	Amendments to IFRS 1 First-time Adoption of International Financial Reporting Standards, IFRS 7 Financial Instruments: Disclosures and its accompanying Guidance on the Implementation of IFRS 7, IFRS 9 Financial Instruments, IFRS 10 Consolidated Financial Statements and IAS 7 Statement of Cash Flows.
Amendments to IFRS 9 and IFRS 7	Contracts Referencing Nature-dependent Electricity.
IFRS 18	Presentation and Disclosure in Financial Statements
IFRS 19	Subsidiaries without Public Accountability: Disclosures.

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

	31/03/2026	31/12/2025
Cash and bank deposits	\$ 11,221,578	\$ 12,258,335
Investments on demand	1,775,454	715,725
Restricted cash:		
Restricted cash and reserve funds for bank loans	103,141	747,763
Total cash and restricted cash	\$ 13,100,173	\$ 13,721,823
Restricted cash and reserve funds for bank loans	\$ 159,796	\$ 155,706

Regarding short-term cash reserves for bank loans, it should be noted that, as of the date of publication of these consolidated financial statements, Fibra Uno has two relevant lines of credit that, under contractual stipulation, must have a Reserve Fund. The balance of restricted cash is mostly comprised of the Reserve Funds for the loans with Banco Santander México, S.A. de C.V., with a balance of \$36.3 million pesos, and with Banco Ve por Más, S.A. de C.V., with a balance of \$61.5 million pesos. These Reserve Funds are structured as follows, according to the contractual arrangement with each bank:

- Banco Santander México, S.A. de C.V.: It is obligated to maintain a Reserve Fund balance, which is determined by adding three debt service payment dates, including interest and principal.
- Banco Ve por Más, S.A. C.V.: Obliges the creditor to maintain a balance equivalent to two months of principal payments plus interest.

Regarding long-term cash reserves for bank loans, it should be noted that, as of the date of publication of these financial statements, there are a total of 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 \$29 million pesos. These Reserve Funds are structured as follows, according to the contractual arrangements Next Properties maintains with each bank:

- Banco Mercantil del Norte, S.A.: 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.
- Banco Nacional de Comercio Exterior, S.N.C.: Agrees to maintain a minimum balance of \$39 million pesos with the lender throughout the loan term.
- Metlife México, S.A.: Must deposit with the lender a minimum balance equivalent to two months of principal and interest payments on the loan.

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).

As of March 31, 2026, the long-term restricted cash, also includes the resources corresponding to employee benefits plan in the amount of \$67.4 million pesos. These are placed in Banca Actinver, S.A.

4. Lease receivables from tenants

	31/03/2026	31/12/2025
Lease receivables	\$ 4,152,174	3,355,067
Preventive allowance for doubtful accounts	(1,378,578)	(1,223,481)
	\$ 2,773,596	2,131,586

5. Other accounts receivable

	31/03/2026	31/12/2025
Account receivable from sale of Investment properties	\$ 212,550	\$ 110,575
Other accounts receivable	441,276	272,796
	\$ 653,826	\$ 383,371

6. Investment properties

	31/03/2026	31/12/2025
Fair value:		
Investment completed	\$ 351,594,829	\$ 350,880,296
Investment in development	5,125,192	4,794,932
Seriousness deposit and/or advance payments for the acquisition of investment properties	420,000	420,000
Land reserves	1,504,775	1,504,775
Rights over properties with operating leases	3,166,257	3,158,350
	\$ 361,811,053	\$ 360,758,353

6a. Investment properties

Investment properties	Type	Properties	31/03/2026	31/12/2025
Balance at the beginning of the period			\$ 360,758,353	\$ 327,172,615
Acquisitions:				
Calopark	Industrial	1	741,867	-
Jupiter I	Industrial	9	-	14,405,822
Jupiter II	Industrial	9	-	15,733,761
Doña Rosa II	Industrial	1	-	219,970
Disposals:				
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			310,833	3,790,065
Seriousness deposit and/or advance payments for the acquisition of investment properties			-	420,000
Fair value adjustments to investment properties			-	11,411,227
Balance at the end of the period			\$ 361,811,053	\$ 360,758,353

From January 1 to March 31, 2026, Fibra Uno has capitalized loan costs for \$57 million pesos.

7. Investments in associates and join venture

	% ownership	31/03/2026	31/12/2025
Torre Mayor	70%	\$ 5,489,970	\$ 5,557,826
Torre Diana	50%	3,313,237	3,326,339
Antea Querétaro	40%	2,604,986	2,656,360
Others	49%	303,000	303,000
		\$ 11,711,193	\$ 11,843,525

As of March 31, 2026 and 2025, fair value effect recorded in investments in associates was for \$(139.6) million pesos and \$(40.6) million pesos, respectively, and it's shown in the interim condensed consolidated statements of comprehensive income under the caption adjustment to fair value of investments in associates and property-related financial assets.

8. Intangible assets

	31/03/2026	31/12/2025
Administrative platform (a)	\$ 2,043,674	\$ 2,043,674
Advisory for the structuring of the real estate vehicle	30,000	30,000
Accumulated amortization	(1,285,598)	(1,260,052)
	\$ 788,076	\$ 813,622

(a) The acquired administrative platform includes personnel, technology and processes. The amortization amounts as of March 31, 2026, and 2025 were \$25.5 million pesos for both periods.

9. Borrowings

Type	Institution	Summary of loans balance as of March 31, 2026						
		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	BBVA - Mitikah Trust 2584 **	MXN	TIIEF + 1.99%	aug-25	aug-30	9,440,380	-	
Unsecured	Banorte I	MXN	TIIE + 0.83%	dec-25	apr-26	1,050,000	-	
Unsecured	Scotiabank I	MXN	TIIE + 0.99%	jan-26	apr-26	760,000	-	
Unsecured	Santander	MXN	TIIEF + 0.90%	feb-26	may-26	740,000	-	
Unsecured	Banco del Bajío	MXN	TIIE + 0.95%	nov-25	may-26	200,000	-	
Unsecured	Banorte II	MXN	TIIE + 0.83%	feb-26	jun-26	1,000,000	-	
Unsecured	Banco del Bajío II	MXN	TIIE + 0.95%	dec-25	jun-26	150,000	-	
Unsecured	BBVA II	MXN	TIIEF + 1.17%	mar-26	jun-26	1,300,000	-	
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	\$ 4,022,603	-	
Bond	National (FUNO 13U)	*UDIS	5.09%	dec-13	nov-28	3,739,907	-	
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	-	12,213	
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Mortgage	Metlife - Doña Rosa	MXN	11.58%	dec-25	dec-28	\$ 731,255	-	
Mortgage	BBVA - Atizapán I **	MXN	TIIE + 1.85%	nov-25	may-29	977,000	-	
Mortgage	Bancomext - Júpiter	MXN	TIIE + 1.35%	nov-25	feb-31	1,832,824	-	
Mortgage	Banorte - Santin I	MXN	TIIE + 2.50%	nov-25	mar-31	506,130	-	
Mortgage	Banorte - Santin II **	MXN	TIIEF + 2.60%	nov-25	jun-37	505,691	-	
Unsecured	BBVA I	MXN	TIIEF + 1.17%	dec-25	jun-26	1,450,000	-	
						Balance as of March 31, 2026	\$ 68,705,390	\$ 4,591,460
						Foreign exchange rate as March 31, 2026		18.0667
						US Dollars balance expressed in its equivalent Pesos as of March 31, 2026	\$ 82,952,521	
						Total Balance as of March 31, 2026	\$ 151,657,911	
						Short-term loans	13,063,778	
						Short-term transaction costs	(183,511)	
							\$ 12,880,267	
						Long-term loans	138,594,133	
						Long-term transaction costs	(945,190)	
						Debt's fair value	-	
							\$ 137,648,943	

* As of March 31, 2026, the market value of the UDI was 8.785311 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.

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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
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						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 8.665387pesos. 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 March 31, 2026, and December 31, 2025, 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 2026	Fair Value (Derivative) March 2026	Fair Value (Debt) December 2025	Fair Value (Derivative) December 2025
1	Int. Bond 775 USD	Cash Flow	January-2026	5,625,000	-	-	(12,477)	(12,477)
2	Int. Bond 775 USD	Cash Flow	January-2026	944,750	-	-	(2,039)	(2,038)
3	Int. Bond 775 USD	Cash Flow	January-2026	944,750	-	-	(2,039)	(2,038)
4	Int. Bond 775 USD	Cash Flow	January-2026	1,113,000	-	-	(2,402)	(2,401)
5	Int. Bond 775 USD	Cash Flow	January-2026	739,000	-	-	(1,595)	(1,594)
6	Titán II (1)	Cash Flow	September-2027	11,903,256	(96,921)	(94,628)	(161,613)	(158,770)
7	Titán II (1)	Cash Flow	September-2027	594,504	(785)	(719)	(2,859)	(2,776)
8	Mitkah (2)	Cash Flow	November-2028	2,000,000	(44,587)	(43,289)	(59,009)	(58,037)
9	Mitkah (2)	Cash Flow	November-2028	1,000,000	(16,000)	(15,263)	(23,750)	(23,221)
10	Atizapán (3)	Cash Flow	May 2029	700,000	(19,923)	(19,551)	(29,177)	(28,660)
11	Atizapán (3)	Cash Flow	May 2029	300,000	(5,961)	(5,845)	(4,480)	(4,312)
12	Santín (4)	Cash Flow	April 2031	514,323	(3,747)	(3,185)	(11,753)	(11,066)
			Total	17,012,083	(187,925)	(182,480)	(313,192)	(307,389)

The commitment-coverage relationship is described below:

- (1) 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).
- (2) Mortgage Credit for the Mitikah Project for amounts drawn down for \$9,440 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%.
- (3) Mortgage Credit secured by the Atizapán and Tultepark properties for amounts drawn down equivalent to \$1,198 million pesos as of the end of March at variable rates of TIE 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%.
- (4) Mortgage Credit secured by the Santín properties and amounts drawn down for \$1,012 million pesos at variable rates of TIE 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) March 2026	Fair Value (Derivative) March 2026	Fair Value (Debt) December 2025	Fair Value (Derivative) December 2025
1	Int. Bond 775 USD	Fair Value	January-2026	50,000	944,750	-	-	(27,376)	(27,366)
2	Int. Bond 775 USD	Fair Value	January-2026	60,000	1,113,000	-	-	(12,226)	(12,221)
3	Int. Bond 775 USD	Fair Value	January-2026	40,000	739,000	-	-	(5,204)	(5,202)
4	Int. Bond 775 USD	Fair Value	January-2026	75,000	1,527,750	-	-	(151,685)	(151,629)
5	Int. Bond 775 USD	Fair Value	January-2026	50,000	980,000	-	-	(64,061)	(64,037)
6	Int. Bond 775 USD	Fair Value	January-2026	25,000	508,663	-	-	(50,901)	(50,882)
7	Int. Bond 775 USD	Fair Value	January-2026	50,000	958,000	-	-	(42,522)	(42,506)
8	Int. Bond 775 USD	Cash Flow	January-2026	50,000	944,750	-	-	(45,979)	(45,962)
9	Int. Bond 775 USD	Cash Flow	January-2026	50,000	958,000	-	-	(61,217)	(61,195)
10	Int. Bond 775 USD	Cash Flow	January-2026	50,000	1,125,000	-	-	(227,562)	(227,479)
11	Int. Bond 775 USD	Cash Flow	January-2026	25,000	562,500	-	-	(113,723)	(113,681)
12	Int. Bond 775 USD	Cash Flow	January-2026	25,000	562,500	-	-	(113,637)	(113,595)
13	Int. Bond 775 USD	Cash Flow	January-2026	50,000	1,125,000	-	-	(225,150)	(225,150)
14	Int. Bond 775 USD	Cash Flow	January-2026	50,000	1,125,000	-	-	(225,309)	(225,309)
15	Int. Bond 775 USD	Cash Flow	January-2026	75,000	1,687,500	-	-	(338,333)	(338,332)
16	Int. Bond 775 USD	Cash Flow	January-2026	75,000	1,687,500	-	-	(338,145)	(338,145)
17	Int. Bond 775 USD	Fair Value	January-2026	(370,000)	(7,653,872)	-	-	940,389	940,339
18	Int. Bond 775 USD (1)	Cash Flow	January-2029	275,000	5,684,250	(1,100,711)	(1,064,515)	-	-
19	Int. Bond 875 USD (2)	Cash Flow	January-2050	200,000	3,998,000	(981,440)	(893,049)	(935,795)	(846,587)
20	Int. Bond 875 USD (2)	Cash Flow	January-2050	200,000	3,430,000	(373,604)	(349,262)	(318,899)	(294,280)
21	Int. Bond 875 USD (2)	Cash Flow	January-2050	100,000	2,044,000	(142,710)	(129,982)	(119,970)	(106,651)
22	Int. Bond 875 USD (2)	Cash Flow	January-2050	100,000	2,019,000	(125,042)	(115,024)	(103,035)	(92,022)
23	Int. Bond 875 USD (2)	Cash Flow	January-2050	100,000	2,037,000	(90,714)	(85,715)	(69,867)	(62,863)
24	Int. Bond 875 USD (2)	Cash Flow	January-2050	100,000	1,686,750	(221,739)	(194,309)	(195,971)	(169,194)
			Total	1,075,000	20,899,000	(3,035,960)	(2,831,856)	(2,846,178)	(2,673,949)

-
- (1) International Bond for \$775 million US Dollars, with semiannual interest payments at a fixed rate of 4.87%; maturing in January 2030:
- a. Structure of 1 derivative with two objectives:
 - i. Partially hedge the principal payment of the international bond in the event of a potential peso depreciation, by guaranteeing the purchase of 275 million US Dollars at an exchange rate of 20.6700 pesos per US dollar.
 - ii. Transform fixed interest payments in US dollars at a rate of 0.00% into fixed payments in pesos at a fixed rate of 0.00% less a spread of 0.0650%.
- (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 March 31, 2026: 7.0272%).
 - 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 March 31, 2026: 7.0272%).
 - 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 March 31, 2026: 7.0272%).
 - 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 TIIEF minus weighted average spread of 5.6701% (TIIEF as of March 31, 2026: 6.9400%).

Now, the derivatives fair value according to their nature in the Balance Sheet as of March 31, 2026, amounts to a liability of \$3,014,336.

During the period, cash flow hedges were highly effective in hedging the foreign exchange exposure. 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 Counterpart the right to terminate the swap with no future payments due by the Company or the Counterpart 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 Counterpart'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) March 2026	Fair Value (Derivative) March 2026	Fair Value (Debt) December 2025	Fair Value (Derivative) December 2025
1	Int. Bond 775 USD	Cash Flow	January-2026	5,625,000	-	-	(12,477)	(12,477)
2	Int. Bond 775 USD	Cash Flow	January-2026	944,750	-	-	(2,039)	(2,038)
3	Int. Bond 775 USD	Cash Flow	January-2026	944,750	-	-	(2,039)	(2,038)
4	Int. Bond 775 USD	Cash Flow	January-2026	1,113,000	-	-	(2,402)	(2,401)
5	Int. Bond 775 USD	Cash Flow	January-2026	739,000	-	-	(1,595)	(1,594)
6	Titán II	Cash Flow	September-2027	11,903,256	(96,921)	(94,628)	(161,613)	(158,770)
7	Titán II	Cash Flow	September-2027	594,504	(785)	(719)	(2,859)	(2,776)
8	Mitikah	Cash Flow	November-2028	2,000,000	(44,587)	(43,289)	(59,009)	(58,037)
9	Mitikah	Cash Flow	November-2028	1,000,000	(16,000)	(15,263)	(23,750)	(23,221)
10	Atizapán	Cash Flow	May 2029	700,000	(19,923)	(19,551)	(29,177)	(28,659)
11	Atizapán	Cash Flow	May 2029	300,000	(5,961)	(5,845)	(4,480)	(4,312)
12	Santín	Cash Flow	April 2031	514,323	(3,747)	(3,185)	(11,753)	(11,066)
Total				17,012,083	(187,925)	(182,480)	(313,192)	(307,389)

Cross Currency Swap (CCS)

#	Commitment	Hedge	Maturity	Initial Amount (In thousands USD)	Initial Amount (In thousands MXP)	Fair Value (Debt) March 2026	Fair Value (Derivative) March 2026	Fair Value (Debt) December 2025	Fair Value (Derivative) December 2025
1	Int. Bond 775 USD	Fair Value	January-2026	50,000	944,750	-	-	(27,376)	(27,366)
2	Int. Bond 775 USD	Fair Value	January-2026	60,000	1,113,000	-	-	(12,226)	(12,221)
3	Int. Bond 775 USD	Fair Value	January-2026	40,000	739,000	-	-	(5,204)	(5,202)
4	Int. Bond 775 USD	Fair Value	January-2026	75,000	1,527,750	-	-	(151,685)	(151,629)
5	Int. Bond 775 USD	Fair Value	January-2026	50,000	980,000	-	-	(64,061)	(64,037)
6	Int. Bond 775 USD	Fair Value	January-2026	25,000	508,663	-	-	(50,901)	(50,882)
7	Int. Bond 775 USD	Fair Value	January-2026	50,000	958,000	-	-	(42,522)	(42,506)
8	Int. Bond 775 USD	Cash Flow	January-2026	50,000	944,750	-	-	(45,979)	(45,962)
9	Int. Bond 775 USD	Cash Flow	January-2026	50,000	958,000	-	-	(61,217)	(61,195)
10	Int. Bond 775 USD	Cash Flow	January-2026	50,000	1,125,000	-	-	(227,562)	(227,479)
11	Int. Bond 775 USD	Cash Flow	January-2026	25,000	562,500	-	-	(113,723)	(113,681)
12	Int. Bond 775 USD	Cash Flow	January-2026	25,000	562,500	-	-	(113,637)	(113,595)
13	Int. Bond 775 USD	Cash Flow	January-2026	50,000	1,125,000	-	-	(225,150)	(225,150)
14	Int. Bond 775 USD	Cash Flow	January-2026	50,000	1,125,000	-	-	(225,309)	(225,309)
15	Int. Bond 775 USD	Cash Flow	January-2026	75,000	1,687,500	-	-	(338,333)	(338,332)
16	Int. Bond 775 USD	Cash Flow	January-2026	75,000	1,687,500	-	-	(338,145)	(338,145)
17	Int. Bond 775 USD	Fair Value	January-2026	(370,000)	(7,653,872)	-	-	940,389	940,339
18	Int. Bond 775 USD	Cash Flow	January-2029	275,000	5,684,250	(1,100,711)	(1,064,515)	-	-
19	Int. Bond 875 USD	Cash Flow	January-2050	200,000	3,998,000	(981,440)	(893,049)	(935,795)	(846,587)
20	Int. Bond 875 USD	Cash Flow	January-2050	200,000	3,430,000	(373,604)	(349,262)	(318,899)	(294,280)
21	Int. Bond 875 USD	Cash Flow	January-2050	100,000	2,044,000	(142,710)	(129,982)	(119,970)	(106,651)
22	Int. Bond 875 USD	Cash Flow	January-2050	100,000	2,019,000	(125,042)	(115,024)	(103,035)	(92,022)
23	Int. Bond 875 USD	Cash Flow	January-2050	100,000	2,037,000	(90,714)	(85,715)	(69,867)	(62,863)
24	Int. Bond 875 USD	Cash Flow	January-2050	100,000	1,686,750	(221,739)	(194,309)	(195,971)	(169,194)
Total				1,075,000	20,899,000	(3,035,960)	(2,831,856)	(2,846,178)	(2,673,949)

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 receives flows at a fixed rate.

11. Accounts payable and accrued expenses

	31/03/2026	31/12/2025
Accrued expenses and other accounts payables	\$ 2,037,820	\$ 2,116,444
Suppliers	2,449,394	1,960,123
	<u>\$ 4,487,214</u>	<u>\$ 4,076,567</u>

12. Payments based on CBFIs

For the three-month period ended March 31, 2026 and 2025 the costs related to the executive's long-term compensation plan (LTI) were \$124 million pesos and \$27.6 pesos, respectively.

13. Transactions and balances with related parties

	31/03/2026	31/03/2025
Subject services to Internalization process in course		
Fibra Uno Administración, S.C. Administration fee 0.5% (1)	\$ 60,040	\$ 232,481
F2 Services, S.C. Services rendered (2)	48,964	134,037
	<u>\$ 109,004</u>	<u>\$ 366,518</u>
Revenues:		
Income from commissions(3)	\$ -	\$ 2,327
Leases to Hotel Operators and others (4)	139,887	88,515
	<u>\$ 139,887</u>	<u>\$ 90,842</u>
Expenses:		
Construction management fees (5)	\$ 459,348	\$ 274,098
Maintenance, management and others (6)	376,946	365,614
	<u>\$ 836,294</u>	<u>\$ 639,712</u>

1. As of December 2025, Fibra Uno use to pay an annual fee equivalent to 0.5% of its net assets, plus applicable Value Added Tax (VAT), in exchange for advisory services, as well as 3% of the purchase price of properties acquired from third parties.

2. As of December 2025, Fibra Uno use to pay to F2 Services a monthly fee equivalent to 2% of the rent collected from its properties, plus applicable VAT, in exchange for administrative services.

In June 2025, Fibra Uno informed its shareholders that it had signed an agreement to internalize its advisory and representation advisory contracts. On January 1, 2026, compliance with this agreement was realized through the transfer of three investment properties and the associated debts. The assets to be used as payment are the

following: Samara (considering the debt on the property), MidTown Jalisco, and Montes Urales 620; which contain a mix of 60% office space, 34% retail space, and 6% hotel space.

3. In accordance with the provisions of the service contract between F1 Administration, S.C. (F1 Administration-subsidiary 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 through a Holders meeting on June 23, 2023, 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.

4. 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.

5. Construction management. Fibra Uno engages specialized companies in the construction of properties acting as the general contractor scheme. These related entities are responsible, based on budgets and constructions timelines, for developing the construction and modification or expansion of properties through the construction management. The operation involves a payment of work advances to the administrator, who parallelly subcontracts to specialist companies during the different construction milestones and, based on work in turn estimates, the resources are released to subcontractors. The master contractor charges a construction management fee 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.

6. Maintenance major repairs. The entity major repairing engage specialized companies in the procurement, 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 recurring operational maintenance.

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

Balances with related parties are:

	31/03/2026	31/12/2025
Receivable from:		
Hotel operators	\$ 334,714	\$ 386,489
Banco Ve por Mas, S.A. Fideicomiso 303	178,143	88,011
Fid Queretaro 1487/2012	20,952	35,615
Fid 838/2007 Guadalajara	15,478	16,378
Operadora Mexicana Allux S.A. de C.V.	105	16,010
Allux Media S.A. de C.V.	52	13,968
Related parties for other transactions of property acquisition	-	175,544
Others	190,297	15,354
	\$ 739,741	\$ 747,369

Non-current receivable to:

Related parties for other transactions of property acquisition	\$ 237,953	\$ 155,927
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	31/03/2026	31/12/2025
Payables to:		
Parks Concentradora, S.A. de C.V.	\$ 202,890	\$ 71,457
Fundación Funo A.C.	75,140	58,049
Controladora Hotelera POH S.A. de C.V.	52,200	-
Operadora Mexicana Allux S.A. de C.V.	48,064	57,480
Parks Mantenimiento, S.C.	46,103	31,355
Parks Hospitality Guadalajara S.A. de C.V.	30,160	-
Coordinadora de Inmuebles Industriales S.A. de C.V.	30,063	30,063
Operadora de Hoteles Samara, S.A. de C.V.	20,880	-
PRK Industrial S.A. de C.V.	17,072	-
Fibra Uno Administración, S.C.	36	59,013
Others	13,591	3,668
	\$ 536,199	\$ 311,085

14. Trustors'/ Beneficiaries' Capital

- i. The capital of Fibra Uno consists of the contribution of one thousand pesos plus the amount of resources from CBFIs issuances.
- ii. As of the periods of March 31, 2026 and 2025, there are 3,810,649,852 CBFIs in circulation, for both periods.

Distributions

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

Distribution dates	Fiscal result distribution	Capital refund distribution	Total distributed
Feb 9, 2026	\$ 1,311,035	\$ 1,242,100	\$ 2,553,135
Total as of March 31, 2026	\$ 1,311,035	\$ 1,242,100	\$ 2,553,135
Nov 10, 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	\$ 6,815,360	\$ 1,870,890	\$ 8,686,250

As of March 31, 2026, Fibra Uno has made the payment of distributions to the holders of Real Estate Trust Stock Certificates for an amount of \$2,553 million pesos that corresponds to distributions for the fourth quarter of 2025. Of the total distributions, \$1,242 million pesos corresponds to Capital refund and \$1,311 million pesos corresponds to fiscal result.

CBFIs repurchase reserve.

As of March 31, 2026, the repurchase reserve of CBFIs authorized by the Committee on July 22, 2020, includes 52,071,884 CBFIs at a closing price on this date of 29.17, which is equivalent to \$1,518,936,856 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, Finance VP, according to the approval of the Technical Committee on April 27, 2026.
