FUNO® ANNOUNCES SUCCESSFUL RETAP OF ITS GREEN LOCAL BOND "FUNO 26-2V" FOR Ps. 1.5 BILLION

Mexico City, México, September 17, 2026.

Fibra Uno (BMV: FUNO11) ("FUNO" o "Fideicomiso F/1401"), the first and largest real estate investment trust in Mexico and Latin America announces that, on September 15th, it successfully completed the reopening of its unsecured bond FUNO 26-2V, issued in the domestic market for Ps. 1.5 billion at a fixed spread of MBONO + 170 bps, maturing in July 2036. The proceeds will be used to repay outstanding liabilities.

Fitch Ratings and HR Ratings rated the issuance AAA(mex) and AAA, respectively.

FUNO® thanks its investors for their continued trust and support.

About Fibra Uno.
Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) is the first and largest FIBRA (REIT) in the Mexican market. It operates and develops a wide range of real estate assets for leasing, mainly in the industrial, retail and office segments. As of June 30th, 2026, Fibra Uno had a portfolio of 599 properties that totaled approximately 134.5 million sq. ft. with footprint on all states of Mexico. Fibra Uno's strategy focuses in having the best locations, high-quality assets and geographic, segment and tenant diversification. Furthermore, FUNO® management team has more than 35 years of expertise in the development and operation of all segments of the real estate industry.

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