



FUNO[®] INFORMS ON THE SUCCESSFUL CARVE-OUT OF ITS INDUSTRIAL ASSETS

Mexico City, México, December 18, 2025

Fibra Uno (BMV: FUNO11) (“FUNO” or “Fideicomiso Fibra Uno”), the first and largest real estate investment trust in Mexico and Latin America informs that, as of this date, it has successfully completed the carve-out of all of its industrial assets through a Joint Venture (Next Properties) with Fibra NEXT, crystallizing the value of its industrial portfolio. The transaction included the following components:

- Contribution of **182 industrial properties** at an asset value of ~Ps. \$116 billion.
- Transfer of **bank debt** and **bond exchange** for ~Ps. \$53 billion.
- The above results in a **Net Asset Value** of FUNO’s Industrial Assets of ~ Ps. \$63 billion

As a result of these assets and debt contributions, **FUNO[®] now holds a ~61 % ownership stake in Next Properties (the JV)**. Under this structure, FUNO[®] will continue to receive the cash flows generated by its industrial portfolio, which will now be operated through the JV.

After this transaction, FUNO’s consolidated metrics look as follows:

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Total Assets⁽¹⁾: ~ Ps. \$410 billion

Total Debt: ~ Ps. \$155 billion

LTV: ~38 %

Net Debt / EBITDA: ~6.16x (LTM) / ~5.59x (4Q25 Annualized)

Additionally, this transaction **enhances FUNO's strategic positioning** in an environment of robust demand for logistics and manufacturing space. It also **accelerates expected cash-flow growth from the industrial portfolio** and strengthens the company's ability to **capitalize on new opportunities driven by the strong momentum of the consumer sector**—one of the key growth engines within the logistics market.

(1) Includes the consolidation of 100% of Jupiter's portfolio.

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 September 30th, 2025, Fibra Uno had a portfolio of 586 properties that totaled approximately 120 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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