



FUNO ANNOUNCES THE PAYMENT OF SHORT-TERM DEBT FOR \$10 BILLION PESOS THROUGH A LONG-TERM UNSECURED SYNDICATED LOAN.

Mexico City, October 1, 2025

Fibra Uno (BMV: FUNO11) (“FUNO” or “Fideicomiso F/1401”), the first and largest real estate investment trust in Latin America, informs that today, it carried out the prepayment of short-term bank loans for Ps. \$10 billion, through the contracting of a 5-year syndicated unsecured loan, with the possibility of extending it up to 7 years, at a rate of TIIEF + 195 bps.

With this neutral debt refinancing, FUNO continues to extend the maturity profile of its debt. The average new life of our debt is 8.5 years, and short-term maturities represent 3.6% of our total debt.

Eleven financial institutions participated in this transaction, and it was 1.5 times oversubscribed.

At FUNO, we are proud to have the support of banks that believe in our business and the financial strength of our company.

About Fibra Uno. Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) is the first and largest FIBRA in the Mexican market. It operates and develops a wide range of properties for lease, mainly in the industrial, commercial and office segments. June 30, 2025, FUNO® had a portfolio of 614 properties totaling more than 11.1 million m2 with a presence in all states of the Mexican Republic. The strategy of the Fibra Uno Trust focuses on having the best locations, properties of the highest quality and with diversification of segments, geographies and tenants. In addition, FUNO®'s management team has more than 35 years of experience in development and operation in all segments of the real estate sector.

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