

Fibra Uno Trust and Subsidiaries

**Interim Consolidated Condensed Financial Statements as of
March 31st, 2025 and December 31st, 2024, and for the three-months
periods ended March 31st, 2025, and 2024**



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Interim Consolidated Condensed Statement of Financial Position
As of March 31st, 2025 and December 31st, 2024
(2025 Figures non-audited, in thousand pesos)

Assets	Notes	31/03/2025	31/12/2024
Currents assets:			
Cash and restricted cash	3	\$ 2,008,573	\$ 4,518,601
Lease receivables from tenants	4	2,458,257	2,392,848
Other accounts receivable	5	380,356	390,269
Accounts receivable - related parties	13	416,688	482,385
Refundable tax, mainly VAT		1,128,719	1,163,161
Properties' financial assets		106,873	127,706
Derivative financial instruments	10	423,362	-
Prepaid expenses		1,169,891	775,186
Other assets		331,731	437,769
Total current assets		8,424,450	10,287,925
Non-current assets:			
Investments in financial assets		675,505	675,505
Investment properties	6	328,040,795	327,172,615
Properties' financial assets		2,937,038	2,891,170
Investments in associates and joint venture	7	10,554,109	10,594,738
Derivative financial instruments	10	1,054	684,777
Intangibles	8	890,259	915,805
Other assets		1,574,636	1,621,203
Total non-current assets		344,673,396	344,555,813
Total assets		353,097,846	354,843,738
Liabilities and Trustors' / Beneficiaries' Capital	Notes	31/03/2025	31/12/2024
Short-term liabilities:			
Borrowings	9	27,225,129	27,172,425
Interest payable		1,638,590	2,689,615
Accounts payable and accrued expenses	11	4,165,872	4,246,344
Helios acquisition consideration payable		3,078,850	5,579,872
Accounts payable due to acquisition of Investment Properties		516,418	516,418
Deposits from tenants		197,295	197,198
Deferred revenues from Leases		342,102	414,708
Lease rights		106,238	123,625
Payables to related parties	13	366,453	292,021
Derivative financial instruments	10	883,723	-
Total short-term liabilities		38,520,670	41,232,226
Long-term liabilities:			
Borrowings	9	123,820,059	121,484,853
Accounts payable and accrued expenses		203,582	262,186
Deposits from tenants		1,605,832	1,580,349
Deferred revenues from leases		559,319	559,062
Derivative financial instruments	10	1,185,720	1,946,025
Total long-term liabilities		127,374,512	125,832,475
Total liabilities		165,895,182	167,064,701
Trustors' / Beneficiaries' Capital			
Trustor's contributions	14	103,780,121	105,623,400
Retained earnings		84,145,524	82,981,184
Valuation of derivative financial instruments		(3,407,000)	(3,527,652)
in cash flow hedges / Actuarial valuation effects-benefit plans			
CBFIs repurchase reserve		1,245,127	1,268,278
Total controlling interest		185,763,772	186,345,210
Non-controlling interest		1,438,892	1,433,827
Total Trustors' / Beneficiaries' capital		187,202,664	187,779,037
Total liabilities and Trustors' / Beneficiaries' capital		\$ 353,097,846	\$ 354,843,738

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

Interim Consolidated Condensed Income Statement
For the three-months periods ending March 31st, 2025 and 2024
(Figures non-audited, in thousand pesos)

	31/03/2025	31/03/2024
Investment property income	\$ 6,756,570	\$ 6,030,202
Maintenance revenues	711,597	634,003
Dividends of fiduciary rights' leases	59,893	53,419
Interest income from financial assets	74,392	74,392
Management fees, income	2,327	31,749
	7,604,779	6,823,765
Management fees, expenses	(245,142)	(254,200)
Administrative expenses	(665,216)	(493,973)
Operating expenses	(975,239)	(840,735)
Property taxes	(205,343)	(193,147)
Insurance	(109,219)	(109,242)
	(2,200,159)	(1,891,297)
Operating income	5,404,620	4,932,468
Interest expense	(3,117,668)	(2,642,217)
Interest revenue	114,346	68,982
Income after financial expenses	2,401,298	2,359,233
Foreign exchange (loss) gain, Net	(706,483)	337,185
Valuation effect on financial instruments	95,124	78,680
Fair value adjustment to investment properties, financial non-current asset and affiliates	(15,595)	83,422
Administrative platform amortization	(25,546)	(25,546)
Amortization of bank and other financial charges	(132,760)	(61,771)
Other income (expenses)	(2,736)	(1,872)
Executive bonus	(27,610)	-
Net consolidated income	\$ 1,585,692	\$ 2,769,331
Other comprehensive results:		
Items that will be subsequently reclassified to results - gain (loss) on valuation of financial instruments	120,652	(31,002)
Consolidated comprehensive income	\$ 1,706,344	\$ 2,738,329
Consolidated net income for the year:		
Controlling interest	1,569,191	2,640,858
Non-controlling interest	16,501	128,473
	\$ 1,585,692	\$ 2,769,331
Consolidated comprehensive income for the year:		
Controlling interest	1,689,843	2,618,626
Non-controlling interest	16,501	119,703
	\$ 1,706,344	\$ 2,738,329

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

Interim Consolidated Condensed Statement of Changes in Trustors'/ Beneficiaries' Capital
For the three-months periods ending March 31st, 2025 and 2024
(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 31st, 2024	\$ 105,623,400	\$ 82,981,184	\$ (3,527,652)	\$ 1,268,278	\$ 186,345,210	\$ 1,433,827	\$ 187,779,037
Trustors' 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 31st, 2025	\$ 103,780,121	\$ 84,145,524	\$ (3,407,000)	\$ 1,245,127	\$ 185,763,772	\$ 1,438,892	\$ 187,202,664
Balance as of December 31st, 2023	\$ 106,372,973	\$ 80,901,128	\$ (1,103,598)	\$ 1,866,914	\$ 188,037,417	\$ 6,725,202	\$ 194,762,619
Distributions to beneficiaries	-	(2,675,808)	-	-	(2,675,808)	(13,529)	(2,689,337)
CBFIs repurchase reserve	-	176,898	-	(176,898)	-	-	-
Consolidated comprehensive income	-	2,640,858	(22,232)	-	2,618,626	119,703	2,738,329
Balance as of March 31st, 2024	\$ 106,372,973	\$ 81,043,076	\$ (1,125,830)	\$ 1,690,016	\$ 187,980,235	\$ 6,831,376	\$ 194,811,611

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

Interim Consolidated Condensed Statement of Cash Flow
For the three-month periods ending March 31st, 2025 and 2024
(Figures non-audited, in thousands pesos)

	31/03/2025	31/03/2024
Operating activities:		
Net Consolidated income of the period	\$ 1,585,692	\$ 2,769,331
Adjustments to non-cash items:		
Adjustment to the fair value of investment properties, financial assets of properties and investments in associates	15,595	(83,422)
Unrealized exchange effects	511,945	47,205
Amortizations and provisions for expenses	789,140	758,687
Executive Bonus	27,610	-
Interest income	(114,346)	(68,982)
Interest expense	3,117,668	2,642,217
Effect of valuation on derivative financial instruments	(95,124)	(78,680)
Other non-cash transactions	979	776
Total	5,839,159	5,987,132
Changes in working capital:		
(Increase) decrease in:		
Lease receivables	(15,514)	(217,640)
Other accounts receivable	9,914	(43,194)
Accounts receivable – related parties	(204,270)	(2,561)
Recoverable taxes, mainly VAT	34,442	50,379
Prepaid expenses and other assets	(727,516)	(1,127,370)
Increase (decrease) in:		
Trade accounts payable and accrued expenses	39,180	(251,246)
Rents collected in advance	(72,350)	(16,104)
Lease rights	(17,387)	(8,690)
Deposits from tenants	25,579	32,279
Due from related parties	(1,384)	199,931
Net cash flow provided by operating activities	4,909,853	4,602,916
Investment Activities:		
Investments in project development	(693,880)	(674,047)
Insurance recovery	4,953	2,830
Cost of loans capitalized on investment properties	(197,366)	(551,047)
Helios Consideration	(2,501,022)	-
Interest charged	114,346	68,982
Net cash flow used in investing activities	(3,272,969)	(1,153,282)
Financing Activities:		
Payments on borrowings	(21,277,411)	(13,488,971)
Proceeds from borrowings	23,658,368	14,914,901
Derivative financial instruments	(233,266)	(406,793)
Distributions to Trustors / Beneficiaries	(2,111,434)	(2,689,340)
Repurchase of CBFIs	(198,891)	-
Interest paid	(3,984,278)	(2,812,416)
Net cash flow used in financing activities	(4,146,912)	(4,482,619)
Cash and cash equivalents:		
Net increase (decrease) in cash and cash equivalents	(2,510,028)	(1,032,985)
Cash and Cash equivalents at the beginning of the period	4,518,601	2,826,642
Cash and cash equivalents at the end of the period	\$ 2,008,573	\$ 1,793,657

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

Notes to the Interim Consolidated Condensed Financial Statements

For the three-month periods ended March 31st, 2025 and 2024, and for the year ended December 31st, 2024.

(2025 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 ("CBFIs", 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 CBFIs issued.

Fibra Uno has entered into the following agreements for the development of its operations:

- i. An advisory agreement with Fibra Uno Administración, S.C. ("Fibra Uno Administración or the Advisor") (Related Party) where such Advisor provides advisory services to Fibra Uno in structuring and implementing its financial investments and strategies;
- ii. 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;
- iii. A Service Agreement with F2 Services, S.C. ("F2 Services") (Related Party) in order to carry out certain billing and collection services on behalf of Fibra Uno, subject to supervision and monitoring by Fibra Uno;
- iv. 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 31st, 2025.

Since January 1st, 2025, the most important events and transactions to understand the situation of Fideicomiso Fibra Uno and its subsidiaries to date are:

1. On February 10th, 2025, Fibra Uno has made the payment of distributions to the Real Estate Trust Stock Certificates holders. The total amount of the distribution was \$2,100 million pesos corresponding to the fourth quarter of 2024. \$1,870.9 million pesos corresponds to capital refund, and \$229.1 million pesos corresponds to the net fiscal result.
2. During the first quarter of 2025, on January 16th, Fibra UNO issued two sustainability-linked unsecured bonds in international markets; one bond for \$500 million US dollars maturing in January 2032, and another bond for \$300 million US dollars maturing in January 2037. With the resources obtained, on February 24th, the early settlement of the International Bond (FUNO 2026) for \$800 million US dollars was made. Fibra UNO made an additional drawdown with Banco Santander (Mitikah Trust 2584) for \$2,200 million pesos. Finally, as of March 31st, 2025, our International Bonds have accumulated repurchases of 75,561 securities, or its equivalent face value of \$75.56 million US dollars.

2. Basis of presentation

a) Basis of presentation

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 31st, 2024, 2023 and 2022, which are prepared according to the IFRS. The profits/losses of the period do not necessarily indicate the profits/losses 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 31st, 2024, have been reclassified in certain items to facilitate comparability with the presentation being used in 2025.

d) Valuation of Investment properties

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. For the closing of each fiscal year, Fibra UNO's Administration relies on independent specialized firms to value its stabilized investment properties using the income, cost and market approaches. Consequently, the attached financial statements include the detailed valuation of your investment properties at fair value, estimated by our independent specialists.

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	
		31/03/2025	31/12/2024	31/03/2025	31/12/2024	31/03/2025	31/12/2024
Fid. /1127 Torre Reforma Latino	Oficina	22.53%	22.53%	\$ 11,863	\$ 74,811	\$ 940,387	\$ 939,959
Fid. /2584 Mitikah (ii)	Mixto	0.00%	0.00%	-	262,291	-	-
Fid. /955 Portal Norte (iii)	Mixto	20.00%	20.00%	4,638	(3,954)	498,505	493,868
Total				\$ 16,501	\$ 333,148	\$ 1,438,892	\$ 1,433,827

- 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 June 27th, 2016, Trust agreement number 2584 was entered into between:

Name	Description	% Of Ownership
Fibra Uno	Trustor/Beneficiary A	62.00%
Fideicomiso 2353; Trustor / Banco INVEX, S. A. Institución de Banca Múltiple, INVEX Grupo Financiero	Trustor/Beneficiary B	38.00%

The purpose of this Trust is to develop the mixed-use project called "Mitikah" through Fibra Uno's commitment to add to the net asset value of Trust 2584 the portfolios "Buffalo" and "Colorado" except for the portion of land known as "Residential Landmark", and Trust 2353's commitment to provide the necessary cash resources for the execution of the project. Fibra Uno registered in its interim consolidated condensed financial statements the 100% of the figures of the Trust 2584 including the minority interest corresponding to 38.00% that represents the interest that Trust 2353 has in the net asset value of the mixed-use project called Mitikah and it is presented on the caption Non-controlling interest in the interim consolidated condensed income statement meanwhile the Net Asset Value of the Trustor / Beneficiary B is presented in the interim consolidated condensed statement of financial position in the caption Non-controlling interest.

On September 3rd, Fibra Uno reported that, on August 29th, the purchase of 100% of CKD Helios was made for a total amount of \$7 billion pesos, which will be paid mostly through 3 exhibitions over the next 12 months. Through this purchase, FUNO has managed to acquire the 38% which corresponded to the Non-Controlling participation in Trust 2584.

As a result, the new participations with respect to the Trust 2584 remain as follows:

Name	Description	% Of Ownership
Fibra Uno	Fideicomitente/Fideicomisario A	100%
Fideicomiso 2353; fungiendo como Fiduciario, Banco INVEX, S.A., Institución de Banca Múltiple, INVEX Grupo Financiero	Fideicomitente/Fideicomisario B	0%

- iii. 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

	31/03/2025	31/12/2024
Assets	\$ 191,121	\$ 175,293
Investment properties	4,105,783	4,106,117
Liabilities	122,971	109,378
Total net asset value	4,173,933	4,172,032
Fibra Uno controlling interest	3,233,546	3,232,073
Non-controlling interest	940,387	939,959
Profit of the year	52,654	332,049
Profit of the year attributable to the controlling interest	40,791	257,238
Profit of the year attributable to the non-controlling interest	\$ 11,863	\$ 74,811

Trust 2584

	31/03/2025	31/12/2024
Assets	\$ 4,552,531	\$ 2,304,906
Investment properties	19,980,869	19,955,097
Liabilities	9,105,005	7,187,113
Total net asset value	15,428,395	15,072,890
Fibra Uno controlling interest	15,428,395	15,072,890
Profit of the year	141,833	1,145,354
Profit of the year attributable to the controlling interest	141,833	883,063
Profit of the year attributable to the non-controlling interest	\$ -	\$ 262,291

Trust 955

	31/03/2025	31/12/2024
Assets	\$ 556,502	\$ 516,201
Investment properties	4,309,975	4,141,783
Liabilities	2,373,951	2,188,642
Total net asset value	2,492,526	2,469,342
Fibra Uno controlling interest	1,994,021	1,975,474
Non-controlling interest	498,505	493,868
Profit (loss) of the year	23,188	(19,771)
Profit (loss) of the year attributable to the controlling interest	18,551	(15,817)
Profit (loss) of the year attributable to the non-controlling interest	\$ 4,638	\$ (3,954)

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:

Amendments to IAS 21	Lack of Exchangeability
IFRS 18	Presentation and Disclosures in Financial Statements
IFRS S1	General Requirements for Disclosure of Sustainability-related Financial Information
IFRS S2	Climate-related 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 restricted cash	31/03/2025	31/12/2024
Cash and bank deposits	\$ 1,167,943	\$ 2,391,111
Investments on demand	592,502	1,903,062
Restricted cash:		
Restricted cash and reserve funds for bank loans	248,128	224,428
	\$ 2,008,573	\$ 4,518,601

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 recently 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 \$13.5 billion, 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).

4. Lease receivables from tenants			31/03/2025	31/12/2024
Lease receivables			\$ 3,603,492	\$ 3,335,101
Preventive allowance for doubtful accounts			(1,145,235)	(942,253)
			<u>\$ 2,458,257</u>	<u>\$ 2,392,848</u>
5. Other accounts receivable			31/03/2025	31/12/2024
Account receivable from sale of Investment properties			\$ 203,557	\$ 203,557
Other accounts receivable			176,799	186,712
			<u>\$ 380,356</u>	<u>\$ 390,269</u>
6. Investment properties			31/03/2025	31/12/2024
Fair value:				
Investment completed			\$ 314,210,547	\$ 312,902,582
Investment in development			9,263,260	9,710,915
Land reserves			1,533,618	1,533,618
Rights over properties with operating leases			3,033,370	3,025,500
			<u>\$ 328,040,795</u>	<u>\$ 327,172,615</u>
6a. Investment Properties	Type	Properties	31/03/2025	31/12/2024
Balance at the beginning of the period			\$ 327,172,615	\$ 312,270,870
Disposals:				
California Apodaca II	Industrial	1	-	(101,903)
Construction in process, improvements, prepayments and capitalized financial costs			868,180	4,120,279
Fair value adjustments to investment properties			-	10,883,369
Balance at the end of the period			<u>\$ 328,040,795</u>	<u>\$ 327,172,615</u>

From January 1st to March 31st 2025, Fibra Uno has capitalized loan costs for \$197 million pesos.

7. Investments in associates and joint venture	% ownership	31/03/2025	31/12/2024
Torre Mayor	70%	\$ 4,962,222	\$ 4,986,098
Torre Diana	50%	2,792,443	2,785,029
Antea Querétaro	40%	2,433,444	2,457,611
Others	30%	366,000	366,000
		<u>\$ 10,554,109</u>	<u>\$ 10,594,738</u>

As of March 31st, 2025, and 2024, fair value effect recorded in investments in associates was for (\$40.6) million pesos and \$4.7 million pesos, respectively, and it's shown in the interim condensed consolidated statements of comprehensive income under the caption of Fair value adjustment to investment properties, financial non-current asset and affiliates.

8. Intangible	31/03/2025	31/12/2024
Administrative platform (a)	\$ 2,043,674	\$ 2,043,674
Advisory for the structuring of the real estate vehicle	30,000	30,000
Accumulated amortization	<u>(1,183,415)</u>	<u>(1,157,869)</u>
	<u>\$ 890,259</u>	<u>\$ 915,805</u>

- (a) The acquired administrative platform includes personnel, technology and processes, and the annual amortization amounts as of March 31st, 2025, and 2024 was \$25.5 million pesos for both periods.

9. Borrowings

Type	Institution	Summary of loans balance as of March 31st, 2025					
		Currency	Interest rate	Initial Date	Maturity	Balance MXN	Balance USD
Unsecured	Citibanamex	USD	SOFR + 0.85%	Nov-24	May-25	\$ -	45,000
Unsecured	BBVA **	USD	SOFR + 2.10%	Oct-22	Sep-27	-	750,000
Bond	International**	USD	4.87%	Jun-19	Jan-30	-	768,000
Bond	International	USD	7.70%	Jan-25	Jan-32	-	500,000
Bono	International	USD	7.38%	Feb-24	Feb-34	-	600,000
Bond	International	USD	8.25%	Jan-25	Jan-37	-	300,000
Bond	International	USD	6.95%	Jan-14	Jan-44	-	688,800
Bond	International**	USD	6.39%	Jun-19	Jan-50	-	817,639
Unsecured	Santander II	MXN	TIIE + 0.98%	Jan-25	Apr-25	\$ 150,000	-
Unsecured	Scotiabank III	MXN	TIIE + 0.99%	Jan-25	Apr-25	250,000	-
Unsecured	Scotiabank I	MXN	TIIE + 0.99%	Jan-25	Apr-25	1,550,000	-
Unsecured	Santander I	MXN	TIIE + 0.98%	Feb-25	May-25	1,850,000	-
Unsecured	Citibanamex I	MXN	TIIE + 0.95%	Nov-24	May-25	2,350,000	-
Unsecured	Scotiabank II	MXN	TIIE + 0.99%	Feb-25	May-25	200,000	-
Unsecured	Actinver I	MXN	TIIE + 1.80%	Jun-24	Jun-25	600,000	-
Unsecured	Banorte I	MXN	TIIE + 0.83%	Mar-25	Jul-25	2,000,000	-
Bond	National (FUNO 15)	MXN	6.99%	Feb-15	Jul-25	7,484,414	-
Unsecured	BBVA II	MXN	TIIE + 0.87%	Feb-25	Aug-25	200,000	-
Unsecured	Banco del Bajío	MXN	TIIE + 0.95%	Feb-25	Aug-25	950,000	-
Unsecured	BBVA I	MXN	TIIE + 0.87%	Mar-25	Sep-25	2,900,000	-
Bond	National (FUNO 21-2X)	MXN	TIIE + 0.90%	Oct-21	Oct-25	5,200,000	-
Unsecured	Actinver II	MXN	TIIE + 2.50%	Nov-24	Nov-25	350,000	-
Unsecured	Arrendadora Actinver I	MXN	TIIE + 2.50%	Nov-24	Nov-25	250,000	-
Mortgage	HSBC Samara	MXN	TIIE + 2.75%	Sep-23	Sep-26	1,431,653	-
Mortgage	Sabadell Samara	MXN	TIIE + 2.75%	Dec-23	Sep-26	468,466	-
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 21X)	MXN	8.98%	Oct-21	Oct-28	2,900,000	-
Mortgage	Metlife, Mexico	MXN	11.58%	Nov-23	Dec-28	734,679	-
Mortgage	Santander - Mitikah Trust 2584 **	MXN	TIIE + 2.85%	Mar-22	Feb-29	7,175,000	-
Mortgage	Inbursa - Portal Norte Trust 955	MXN	TIIE + 2.85%	Jul-23	Jun-30	1,500,000	-
Bond	National (FUNO 23L)	MXN	11.30%	Mar-23	Feb-33	4,970,000	-
Bond	National (FUNO 16U)	*UDIS	4.60%	Apr-16	Apr-27	3,856,221	-
Bond	National (FUNO 13U)	*UDIS	5.09%	Dec-13	Nov-28	3,585,217	-
Balance as of March 31st, 2025						\$ 60,935,249	\$ 4,469,439
Foreign exchange rate as of March 31st, 2025							20.3182
Dollar balance in pesos equivalent						\$	90,810,955
Balance as of March 31st, 2025 in pesos equivalent						\$	151,746,204
Short-term loans							27,351,501
Short-term transaction costs							(126,372)
						\$	27,225,129
Long-term loans							124,394,703
Long-term transaction costs							(508,557)
Debt's fair value							(66,088)
						\$	123,820,059

* As of March 31st, 2025, the market value of the UDI was 8.421934 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 Note 10.

Type	Institution	Summary of loans balance as of December 31st, 2024					
		Currency	Interest rate	Initial Date	Maturity	Balance MXN	Balance USD
Unsecured	Citibanamex	USD	SOFR + 0.85%	Nov-24	May-25	\$ -	45,000
Bond	International **	USD	5.25%	Dec-15	Jan-26	-	800,000
Unsecured	BBVA **	USD	SOFR + 2.10%	Oct-22	Sep-27	-	750,000
Bond	International	USD	4.87%	Jun-19	Jan-30	-	768,000
Bono	International	USD	7.38%	Feb-24	Feb-34	-	600,000
Bond	International	USD	6.95%	Jan-14	Jan-44	-	688,800
Bond	International**	USD	6.39%	Jun-19	Jan-50	-	817,639
Unsecured	Santander II	MXN	TIIE + 0.98%	Oct-24	Jan-25	\$ 150,000	-
Unsecured	Scotiabank III	MXN	TIIE + 0.99%	Oct-24	Jan-25	250,000	-
Unsecured	Scotiabank I	MXN	TIIE + 0.99%	Nov-24	Jan-25	1,550,000	-
Unsecured	Santander I	MXN	TIIE + 0.98%	Nov-24	Feb-25	1,850,000	-
Unsecured	BBVA II	MXN	TIIE + 0.87%	Aug-24	Feb-25	200,000	-
Unsecured	Scotiabank II	MXN	TIIE + 0.99%	Nov-24	Feb-25	200,000	-
Unsecured	Banorte I	MXN	TIIE + 0.83%	Nov-24	Mar-25	2,000,000	-
Unsecured	Banco del Bajío	MXN	TIIE + 0.95%	Sep-24	Mar-25	950,000	-
Unsecured	BBVA I	MXN	TIIE + 0.87%	Sep-24	Mar-25	2,900,000	-
Unsecured	Citibanamex	MXN	TIIE + 0.95%	Nov-24	May-25	2,350,000	-
Unsecured	Actinver I	MXN	TIIE + 1.80%	Jun-24	Jun-25	600,000	-
Bond	National (FUNO 15)	MXN	6.99%	Feb-15	Jul-25	7,484,414	-
Bond	National (FUNO 21-2X)	MXN	TIIE + 0.90%	Oct-21	Oct-25	5,200,000	-
Unsecured	Actinver II	MXN	TIIE + 2.50%	Nov-24	Nov-25	350,000	-
Unsecured	Arrendadora Actinver	MXN	TIIE + 2.50%	Nov-24	Nov-25	250,000	-
Mortgage	HSBC Samara	MXN	TIIE + 2.75%	Sep-23	Sep-26	1,452,314	-
Mortgage	Sabadell Samara	MXN	TIIE + 2.75%	Dec-23	Sep-26	475,226	-
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	-
Mortgage	National (FUNO 21X)	MXN	8.98%	Oct-21	Oct-28	2,900,000	-
Mortgage	Santander - Mitikah Trust 2584 **	MXN	TIIE + 2.85%	Mar-22	Nov-28	4,975,000	-
Mortgage	Metlife, Mexico	MXN	11.58%	Nov-23	Dec-28	735,475	-
Mortgage	Inbursa - Portal Norte Trust 955	MXN	TIIE + 2.85%	Jul-23	Jun-30	1,500,000	-
Bond	National (FUNO 23L)	MXN	11.30%	Mar-23	Feb-33	4,970,000	-
Bond	National (FUNO 16U)	*UDIS	4.60%	Apr-16	Apr-27	3,819,121	-
Bond	National (FUNO 13U)	*UDIS	5.09%	Dec-13	Nov-28	3,550,725	-
Balance as of December 31st, 2024						\$ 58,691,875	\$ 4,469,439
Foreign exchange rate as of December 31st, 2024							20.2683
Dollar balance in pesos equivalent						\$	90,587,930
Balance as of December 31st, 2024 in pesos equivalent						\$	149,279,805
Short-term loans							27,342,934
Short-term transaction costs							(170,509)
						\$	27,172,425
Long-term loans							121,936,871
Long-term transaction costs							(465,285)
Debt's fair value							13,267
						\$	121,484,853

* As of December 31st, 2024, the market value of the UDI was 8.340909 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 Note 10.

The debt establishes certain covenants, which have been fully complied as of March 31st, 2025, and December 31st, 2024, 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 2025	Fair Value (Derivative) March 2025	Fair Value (Debt) December 2024	Fair Value (Derivative) December 2024
1	Int. Bond 775 USD (1)	Cash Flow	January-2026	5,625,000	(64,635)	(64,587)	(17,356)	(17,266)
2	Int. Bond 775 USD (1)	Cash Flow	January-2026	944,750	(10,317)	(10,311)	(2,227)	(2,213)
3	Int. Bond 775 USD (1)	Cash Flow	January-2026	944,750	(10,317)	(10,311)	(2,227)	(2,213)
4	Int. Bond 775 USD (1)	Cash Flow	January-2026	1,113,000	(12,154)	(12,147)	(2,624)	(2,607)
5	Int. Bond 775 USD (1)	Cash Flow	January-2026	739,000	(8,070)	(8,065)	(1,742)	(1,731)
6	Titán II (2)	Cash Flow	September-2027	11,903,256	(131,522)	(125,770)	(16,331)	(9,752)
7	Titán II (2)	Cash Flow	September-2027	594,504	759	719	6,238	6,176
8	Mitikah (2)	Cash Flow	November-2028	2,000,000	(34,519)	(33,028)	37,422	36,981
9	Mitikah (3)	Cash Flow	February-2029	1,000,000	(10,098)	(9,268)	-	-
Total				24,864,260	(280,873)	(272,768)	1,152	7,375

The commitment-coverage relationship is described below:

- International Bond for \$775 million US Dollars and \$700 million US Dollars, with semiannual interest payments at a fixed rate of 4.87% and 6.95%; maturing in January 2030 and January 2044 respectively:
 - Structure of 5 derivatives that aim to:
 - Transform variable flows and spread (4 of the 5 derivatives) from the floating cash flow paid in pesos of the Cross Currency Swaps that cover the same International Bond (5 that cover Notional and 3 that cover both Notional and Coupons) into fixed flows in pesos at a weighted average rate of 10.6675%.
- 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).
- Mortgage Credit for the Mitikah Project for amounts drawn down for \$7,175 million pesos at variable rate of TIIE plus variable spread (between 2.85% and 2.90%) and maturity date in February 2029:

- 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% plus a variable spread (between 2.85% and 2.90%).
- 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% plus a variable spread (between 2.85% and 2.90%).

Cross Currency Swap (CCS)

#	Commitment	Hedge	Maturity	Initial Amount (In thousands USD)	Initial Amount (In thousands MXP)	Fair Value (Debt) March 2025	Fair Value (Derivative) March 2025	Fair Value (Debt) December 2024	Fair Value (Derivative) December 2024
1	Int. Bond 775 USD (1)	Fair Value	January-2026	50,000	944,750	69,661	69,514	95,085	94,817
2	Int. Bond 775 USD (1)	Fair Value	January-2026	60,000	1,113,000	103,535	103,336	133,828	133,471
3	Int. Bond 775 USD (1)	Fair Value	January-2026	40,000	739,000	71,512	71,376	91,566	91,323
4	Int. Bond 775 USD (1)	Fair Value	January-2026	75,000	1,527,750	(5,861)	(5,770)	32,377	32,115
5	Int. Bond 775 USD (1)	Fair Value	January-2026	50,000	980,000	28,777	28,663	64,387	64,164
6	Int. Bond 775 USD (1)	Fair Value	January-2026	25,000	508,663	(6,085)	(6,055)	11,453	11,366
7	Int. Bond 775 USD (1)	Fair Value	January-2026	50,000	958,000	46,070	45,940	80,137	79,888
8	Int. Bond 775 USD (1)	Cash Flow	January-2026	50,000	944,750	64,246	64,114	75,147	74,900
9	Int. Bond 775 USD (1)	Cash Flow	January-2026	50,000	958,000	40,537	40,419	59,806	59,576
10	Int. Bond 775 USD (1)	Cash Flow	January-2026	50,000	1,125,000	(118,291)	(118,091)	(94,794)	(94,195)
11	Int. Bond 775 USD (1)	Cash Flow	January-2026	25,000	562,500	(58,562)	(58,482)	(46,681)	(46,382)
12	Int. Bond 775 USD (1)	Cash Flow	January-2026	25,000	562,500	(57,748)	(57,649)	(45,621)	(45,323)
13	Int. Bond 775 USD (1)	Cash Flow	January-2026	50,000	1,125,000	(104,360)	(104,169)	(90,261)	(89,897)
14	Int. Bond 775 USD (1)	Cash Flow	January-2026	50,000	1,125,000	(105,871)	(105,678)	(92,189)	(91,823)
15	Int. Bond 775 USD (1)	Cash Flow	January-2026	75,000	1,687,500	(162,308)	(162,096)	(142,754)	(142,248)
16	Int. Bond 775 USD (1)	Cash Flow	January-2026	75,000	1,687,500	(160,523)	(160,312)	(140,475)	(139,973)
17	Int. Bond 875 USD (2)	Cash Flow	January-2050	200,000	3,998,000	(1,047,239)	(920,412)	(1,273,386)	(1,112,790)
18	Int. Bond 875 USD (2)	Cash Flow	January-2050	200,000	3,430,000	(23,210)	335	(140,004)	(92,989)
19	Int. Bond 875 USD (2)	Cash Flow	January-2050	100,000	2,044,000	29,659	(47,406)	-	-
20	Int. Bond 875 USD (2)	Cash Flow	January-2050	100,000	2,019,000	46,329	(31,839)	-	-
21	Int. Bond 875 USD (2)	Cash Flow	January-2050	100,000	1,686,750	(44,644)	(17,997)	(86,893)	(54,623)
Total				1,500,000	29,726,663	(1,394,396)	(1,372,259)	(1,509,272)	(1,268,623)

(1) International Bond for \$775 million US Dollars and \$700 million US Dollars, with semiannual interest payments at a fixed rate of 4.87% and 6.95%; maturing in January 2030 and January 2044 respectively:

- Structure of 7 derivatives with two objectives:
 - 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 350 million US Dollars at a weighted average exchange rate of 19.3738 pesos per US Dollar.
 - Transform fixed flows for interest payments in US Dollars at a rate of 5.25% into variable flows in pesos at an annual rate of TIIE plus weighted average spread of 3.3224% (4 of the 7 derivatives), and a fixed rate of 9.87% plus weighted average spread of 3.1383% for the rest (TIIE as of March 31, 2025: 9.2604%).

- Structure of 9 derivatives that aim to:
 - 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 450 million US Dollars at a weighted average exchange rate of 21.8244 pesos per US Dollar. As consideration, 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 weighted average spread of 3.2871% (5 of the 9 derivatives), and a fixed rate of 9.87% minus weighted average spread of 3.1883% for the rest (TIIE as of March 31, 2025: 9.2604%).

(2) International Bond for \$875 million US Dollars with semiannual interest payments at a fixed rate of 6.39% maturing in January 2050:

- Structure of 1 derivative that aim to:
 - 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. As consideration, 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, 2025: 9.2604%).

- b. Structure of 1 derivative that aim 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. As consideration, 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, 2025: 9.2604%).
- c. Structure of 1 derivative that aim 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. As consideration, 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, 2025: 9.2604%).
- d. Structure of 2 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 200 million US Dollars at a weighted average exchange rate of 20.3158 pesos per US Dollar. As consideration, 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 TIEF minus weighted average spread of 5.5748% (TIEF as of March 31, 2025: 9.0500%).

Now, the derivatives fair value according to their nature in the Balance Sheet as of March 31, 2025, amounts to a liability of \$2,069,443 and an asset of \$424,416.

During the period, both cash flow and fair value hedges were highly effective in hedging the foreign exchange exposure. As a result of this hedge, the book value of the loan in dollars was adjusted to \$66,088 pesos as of March 31, 2025, which was recognized in the results together with the fair value of the designated CCS fair value hedge. 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 Counterparty 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 take into account 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 2025	Fair Value (Derivative) March 2025	Fair Value (Debt) December 2024	Fair Value (Derivative) December 2024
1	Int. Bond 775 USD	Cash Flow	January-2026	5,625,000	(64,635)	(64,587)	(17,356)	(17,266)
2	Int. Bond 775 USD	Cash Flow	January-2026	944,750	(10,317)	(10,311)	(2,227)	(2,213)
3	Int. Bond 775 USD	Cash Flow	January-2026	944,750	(10,317)	(10,311)	(2,227)	(2,213)
4	Int. Bond 775 USD	Cash Flow	January-2026	1,113,000	(12,154)	(12,147)	(2,624)	(2,607)
5	Int. Bond 775 USD	Cash Flow	January-2026	739,000	(8,070)	(8,065)	(1,742)	(1,731)
6	Titán II	Cash Flow	September-2027	11,903,256	(131,522)	(125,770)	(16,331)	(9,752)
7	Titán II	Cash Flow	September-2027	594,504	759	719	6,238	6,176
8	Mitikah	Cash Flow	November-2028	2,000,000	(34,519)	(33,028)	37,422	36,981
9	Mitikah	Cash Flow	February-2029	1,000,000	(10,098)	(9,268)	-	-
Total				24,864,260	(280,873)	(272,768)	1,152	7,375

Cross Currency Swap (CCS)

#	Commitment	Hedge	Maturity	Initial Amount (In thousands USD)	Initial Amount (In thousands MXP)	Fair Value (Debt) March 2025	Fair Value (Derivative) March 2025	Fair Value (Debt) December 2024	Fair Value (Derivative) December 2024
1	Int. Bond 775 USD	Fair Value	January-2026	50,000	944,750	69,661	69,514	95,085	94,817
2	Int. Bond 775 USD	Fair Value	January-2026	60,000	1,113,000	103,535	103,336	133,828	133,471
3	Int. Bond 775 USD	Fair Value	January-2026	40,000	739,000	71,512	71,376	91,566	91,323
4	Int. Bond 775 USD	Fair Value	January-2026	75,000	1,527,750	(5,861)	(5,770)	32,377	32,115
5	Int. Bond 775 USD	Fair Value	January-2026	50,000	980,000	28,777	28,663	64,387	64,164
6	Int. Bond 775 USD	Fair Value	January-2026	25,000	508,663	(6,085)	(6,055)	11,453	11,366
7	Int. Bond 775 USD	Fair Value	January-2026	50,000	958,000	46,070	45,940	80,137	79,888
8	Int. Bond 775 USD	Cash Flow	January-2026	50,000	944,750	64,246	64,114	75,147	74,900
9	Int. Bond 775 USD	Cash Flow	January-2026	50,000	958,000	40,537	40,419	59,806	59,576
10	Int. Bond 775 USD	Cash Flow	January-2026	50,000	1,125,000	(118,291)	(118,091)	(94,794)	(94,195)
11	Int. Bond 775 USD	Cash Flow	January-2026	25,000	562,500	(58,582)	(58,482)	(46,681)	(46,382)
12	Int. Bond 775 USD	Cash Flow	January-2026	25,000	562,500	(57,748)	(57,649)	(45,621)	(45,323)
13	Int. Bond 775 USD	Cash Flow	January-2026	50,000	1,125,000	(104,360)	(104,169)	(90,261)	(89,897)
14	Int. Bond 775 USD	Cash Flow	January-2026	50,000	1,125,000	(105,871)	(105,678)	(92,189)	(91,823)
15	Int. Bond 775 USD	Cash Flow	January-2026	75,000	1,687,500	(162,308)	(162,096)	(142,754)	(142,248)
16	Int. Bond 775 USD	Cash Flow	January-2026	75,000	1,687,500	(160,523)	(160,312)	(140,475)	(139,973)
17	Int. Bond 875 USD	Cash Flow	January-2050	200,000	3,998,000	(1,047,239)	(920,412)	(1,273,386)	(1,112,790)
18	Int. Bond 875 USD	Cash Flow	January-2050	200,000	3,430,000	(23,210)	335	(140,004)	(92,989)
19	Int. Bond 875 USD	Cash Flow	January-2050	100,000	2,044,000	29,659	(47,406)	-	-
20	Int. Bond 875 USD	Cash Flow	January-2050	100,000	2,019,000	46,329	(31,839)	-	-
21	Int. Bond 875 USD	Cash Flow	January-2050	100,000	1,686,750	(44,644)	(17,997)	(86,893)	(54,623)
Total				1,500,000	29,726,663	(1,394,396)	(1,372,259)	(1,509,272)	(1,268,623)

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). The capital gain or loss of this portfolio will then depend on the current movement and expectations of the TIIE.

On the other hand, for the Currency Swap portfolio, Fibra Uno pays flows at a variable rate, linked to the TIIE and receives flows at a fixed rate, but in US Dollars. The capital gain or loss of this portfolio will then depend on the current movement and expectations of the TIIE and the exchange rate.

11. Accounts payable and accrued expenses	31/03/2025	31/12/2024
Accrued expenses and other accounts payables	\$ 2,203,444	\$ 2,339,452
Suppliers	1,962,428	1,906,892
	\$ 4,165,872	\$ 4,246,344

12. Payments based in CBFIs

Costs related to the executive's long-term compensation plan (LTI) based on the granting of CBFIs, considering the three-month period ended March 31st, 2025, and 2024, were \$27.6 million pesos and \$0 pesos, respectively.

During 2025 and 2024 derived from the plan, 0 CBFIs and 7,169,829 CBFIs, were put into circulation, respectively.

13. Transactions and balances with related parties	31/03/2025	31/03/2024
Subject services to Internalization process in curse (1)		
Fibra Uno Administración, S.C.		
Administration fee 0.5% (2)	\$ 232,481	\$ 241,475
F2 Services, S.C.		
Services rendered (3)	134,037	113,494
	<u>\$ 366,518</u>	<u>\$ 354,969</u>
Revenues:		
Income from commissions(4)	\$ 2,327	\$ 31,634
Leases to Hotel Operators and others (5)	88,515	83,729
	<u>\$ 90,842</u>	<u>\$ 115,363</u>
Disbursments:		
Work management (6)	\$ 274,098	\$ 252,204
Maintenance, Administration and others (7)	365,614	258,486
	<u>\$ 639,712</u>	<u>\$ 510,690</u>

1. At holders assembly on September 2023, the internalization process mentioned previously was approved, which has not been concluded.

2. Fibra Uno pays an annual fee equivalent to 0.5% of the Equity plus the corresponding Value Added Tax (VAT), in exchange for advisory services and 3% on the purchase value of real estate acquired from third parties.

3. Fibra Uno pays F2 Services a monthly fee equivalent to 2% of the rent collected from its properties, plus the corresponding VAT in exchange for administrative services.

4. 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 25th, 2023, the annual commission has been reduced to 0.625%, in accordance with an agreement that took place during the ordinary and extraordinary holders assembly held on June 23rd, 2023 with the presence of representatives of F1 Administración, S.C. as trustor and administrator of the Trust F/2353 and Banco INVEX, S.A., Institución de Banca Múltiple, INVEX Grupo Financiero in its capacity as Trustee of the mentioned Trust. In addition, F1 Administración, 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 29th, 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.

5. 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.

6. Construction administration. Fibra Uno uses specialized companies in the construction of properties acting as the general contractor scheme. These related parties are responsible, based on budgets and work chronology, for developing the construction and overseeing the modification or expansion of properties through the construction administration activity. The operation consists of the payment of work advances to the administrator, who parallelly subcontracts to specialist companies during the different construction milestones and, based on work progress estimates, the resources are released to subcontractors. The general contractor charges commissions for construction administration 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.

7. Maintenance expenses. The entity uses specialized companies in the preservation, 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 routine and day-to-day maintenance executed.

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

Balances with related parties are:

	31/03/2025	31/12/2024
Receivable to:		
Fideicomiso Fibra Next	\$ 266,544	\$ 198,527
Parks Concentradora, S.A. de C.V.	2,440	4,775
Fibra Uno Administración, S.C.	821	772
F2 Services, S.C	642	620
Coordinadora de Inmuebles Industriales S.A. de C.V.	140	139
Hotel operators	136,162	269,967
Others	9,939	7,585
	\$ 416,688	\$ 482,385

	31/03/2025	31/12/2024
Payables to:		
Fibra Uno Administración, S.C.	\$ 75,747	\$ 83,258
Parks Mantenimiento, S.C.	58,543	54,872
Parks Concentradora, S.A. de C.V.	48,652	48,000
Fundación Funo A.C.	55,820	38,850
Coordinadora de Inmuebles Industriales S.A. de C.V.	30,063	31,835
Operadora Mexicana Allux S.A. de C.V.	78,289	21,040
Others	19,339	14,166
	\$ 366,453	\$ 292,021

14. Trustees Equity

- Fibra Uno's equity consists of the contribution of one thousand pesos, the amount of the net resources from CBFI issues and the contributions of investment properties made to the trust equity paid with CBFIs.
- As of March 31st, 2025 and December 31st 2024, there are 3,805,319,648 and 3,814,458,064 CBFIs in circulation, respectively.

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 10th, 2025	\$ 229,110	\$ 1,870,890	\$ 2,100,000
Total as of March 31st, 2025	\$ 229,110	\$ 1,870,890	\$ 2,100,000
Nov 11th, 2024	\$ 2,002,591	\$ -	\$ 2,002,591
Aug 9th, 2024	1,979,790	-	1,979,790
May 9th, 2024	1,534,195	-	1,534,195
March 15th, 2024	369,449	-	369,449
February 9th, 2024	2,306,359	-	2,306,359
Total as of December 31st, 2024	\$ 8,192,384	\$ -	\$ 8,192,385

As of March 31st, 2025, Fibra Uno has made the payment of distributions to the holders of Real Estate Trust Stock Certificates. The total amount of the distribution was \$2,100 million pesos corresponding to the fourth quarter of 2024. \$1,870.9 million pesos corresponds to capital refund and \$229.1 million pesos corresponds to the net fiscal result.

Reserve for repurchase of CBFIs.

As of March 31st, 2025, the Reserve for the repurchase of CBFIs authorized by the Committee on July 22nd, 2020, includes 52,071,884 CBFIs at a closing price on this date of 23.91, which is equivalent to \$1,245,126,687

pesos. At the end of the first quarter of 2025, Fibra Uno repurchased 9,138,416 CBFIs, equivalent to \$198,891,365 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, Vice President of Finance of Fibra Uno, according to the approval of the Technical Committee on April 25th, 2025.
