

[TRANSLATION FOR INFORMATIONAL PURPOSES ONLY]



FUNO[®] ANNOUNCES THE EXTENSION OF ITS COMMITTED SUSTAINABILITY LINKED REVOLVING CREDIT FACILITY FOR US. 1.2 BILLION

Mexico City. August 30th, 2023.

Fibra Uno (BMV: FUNO11) (“FUNO” or “Fideicomiso Fibra Uno”), the leading and largest real estate investment trust in Mexico and Latin America announces the extension of its committed sustainability linked revolving credit facility for two more years. The previous maturity date was July 23rd, 2024; with the new maturity date on July 23rd, 2026, approximately three years from now.

The revolving credit facility is dual currency and maintains the same amounts for Ps. 13,500 million and Us. 410 million; equivalent to Us. 1.2 billion considering an exchange rate of Ps. 17.00 per USD.

For the ESG-related KPI, we selected to certify 18% of the gross leasable area in the next 24 months. To this end, we have committed to obtaining the certification of our properties at the gold and platinum levels, which are the highest of LEED, BOMA and EDGE. These certifications are granted by GBCI, USGBC, IFC and BOMA, independent international institutions specializing in sustainable infrastructure.

We selected this indicator because, with a single indicator, we cover different objectives such as energy efficiency, reducing, recycling and reusing water consumption and the use of non-toxic and less polluting materials in our properties; at the same time as implementing solid waste separation practices and accessibility through different transportation alternatives.

FUNO CONTACTS

MEXICO

Jorge Pigeon
T : +52 (55) 4170-7070
investor@fibrauno.mx

MEDIA

Francisco Galindo
T : +52 (55) 5062 8250
fgalindo@zimat.com.mx

MEMBER OF
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“With this extension we ensure we cover all of our short-term refinancing needs, and we can continue working on our deleveraging plan. I would also like to thank all the participant banks: Santander, BBVA, Bank of America, JP Morgan, Citibanamex, Scotiabank, Goldman Sachs, HSBC, Sabadell, and ICBC, for their continued support of FUNO.”, said Jorge Pigeon, Capital Markets and IR VP for FUNO.

About Fibra Uno.

Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) is the leading and largest FIBRA (REIT) in the Mexican market. With a primary focus on the industrial, retail, and office segments, Fibra Uno operates and develops a diverse portfolio of real estate assets for leasing. As of June 30, 2023, Fibra Uno boasts an impressive collection of 613 operations, encompassing approximately 11 million square meters, spanning across all states of Mexico. Guided by a strategic vision, Fibra Uno emphasizes securing prime locations, maintaining high-quality assets, and ensuring geographic, segment, and tenant diversification. Furthermore, the management team at FUNO ® brings over 30 years of experience in the development and operation of all sectors within the real estate industry.

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