



FUNO® AND AXO® ACHIEVE THE WORLD'S FIRST LEED® O+M V5 BETA CERTIFICATION FOR A LOGISTICS CENTER.

Mexico City, Mexico, February 20th, 2025.

- Axo®'s logistics center in TLALNEPARK IV NAVE 2 is the first industrial project in the world to obtain LEED® O+M V5 Beta certification, at Gold level.
- Mexico is the sixth country with the most certified area with over 2.2 million sqm, of which FUNO represents 38% of it.

Fibra Uno (FUNO), the first and largest real estate investment trust in Mexico and Latin America, and Axo®, a leading multi-brand and multi-channel company in the field of fashion, accessories, footwear and personal care, and distributors of more than 50 internationally recognized brands in Mexico, Chile, Peru and Uruguay through physical and online stores, in *the full-price and off-price formats*, report that Industrial Warehouse 2 of the TLALNEPARK IV complex, which is owned by Fibra Uno, is the first industrial project in the world that has obtained the LEED® Gold Operations and Maintenance (O+M): Existing Buildings Version 5 Beta certification.

The LEED® (Leadership in Energy and Environmental Design) certification was possible thanks to the fact that in recent years in TLALNEPARK IV NAVE 2, actions have been implemented to reduce water consumption. The project has a comprehensive recycling program, which currently allows more than 90% of non-organic waste to be recycled and reused. In addition, in search of excellence, organic waste composting programs were incorporated, as well as educational programs on environmental matters.

In addition to these important achievements, the measures to reduce the carbon footprint of Axo®'s logistics center stand out. A decarbonization plan aimed at reducing both energy consumption and direct emissions was also applied. We substituted lighting for LED technology, and it is projected that at the end of this substitution a 33% decrease in energy consumption will be achieved.

In order to reduce possible leaks of refrigerants with atmospheric ozone destruction potential (ODP) and global warming potential (GWP), an annual maintenance and reporting program was implemented to monitor compliance, as well as other initiatives and programs aligned with the LEED O+M v5 Beta categories.

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Globally, there are 151 industrial warehouses that have the O+M Gold Level certification; in Mexico there are only six, of which TLALNEPARK IV NAVE 2 is the first and only industrial project globally in LEED® O+M version 5 Beta.

The commitment to sustainability that Axo® and FUNO share is reflected in this joint achievement, which reinforces their dedication to implementing actions that benefit the environment through sustainable building. This collaboration demonstrates that it is possible to align the economic and environmental benefits of sustainability initiatives to the benefit of both parties.

About Fideicomiso 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. As of June 30, 2024, FUNO® had a portfolio of 613 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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