

[TRANSLATION FOR INFORMATIONAL PURPOSES ONLY]



## FIBRA UNO DEFERS FIBRA NEXT'S IPO

Mexico City, November 29, 2023.

Fibra Uno (BMV:FUNO11) (“FUNO” or “Fideicomiso Fibra Uno”), the leading and largest real estate investment trust in Mexico and Latin America announces that we are not pricing Fibra Next’s IPO at this time.

Fibra Next’s offering remains well oversubscribed with strong global demand across all regions and investor demographics. While we could price a full-sized offering in the range, Fibra Next is focused on going public with the broadest possible shareholder base – including key shareholders of Fibra Uno, Afores, and international institutions.

Fibra Uno is opting not to price Fibra Next’s IPO at this time, and instead defer pricing until a Fibra wrapper is confirmed. Fibra Uno continues with its commitment to keep its investors informed and will revert in the near-term with an update.

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### 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 September 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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