



SUMMONS TO THE GENERAL ORDINARY HOLDERS' MEETING OF REAL ESTATE TRUST CERTIFICATES ISSUED BY BANCO ACTINVER, S.A., INSTITUCIÓN DE BANCA MÚLTIPLE, GRUPO FINANCIERO ACTINVER, ACTING AS TRUSTEE IN TRUST 1401 "FIDEICOMISO FIBRA UNO", WITH TICKER SYMBOL "FUNO11" TO BE HELD ON OCTOBER 9, 2023.

Pursuant to the provisions of Articles 64 Bis 1 and 68 of the Mexican Securities Market Law; 217, 218, 219, 220 and 221 of the General Law of Credit Instruments and Operations (*Ley General de Títulos y Operaciones de Crédito*); and Clause 8.1 of the Fibra Uno Trust, the Holders of the Real Estate Trust Certificates (*Certificados Bursátiles Fiduciarios Inmobiliarios*, "CBFIs"), with ticker symbol "FUNO11", issued by the Fibra Uno Trust (the "Holders"), are hereby summoned to the ORDINARY GENERAL HOLDERS' MEETING to be held at 9:00 a.m., on October 9, 2009, at Avenida Antonio Dovalí Jaime 70, Torre B, 11th floor, colonia Zedec Santa Fe, Alcaldía Álvaro Obregón, zip code 01210, Mexico City, Mexico, to discuss and resolve the matters contained in the following:

AGENDA

- I. Analysis, discussion and, if applicable, approval to (a) initiate processes that could potentially culminate in an internalization of the real estate services that today, and since our formation, are provided in an outsourced manner by Fibra Uno Administración, S.C. (the "Advisor") and F2 Services, S.C. (the "Real Estate Representative"), through the acquisition of such entities or their assets, in an optimal manner; (b) to constitute and fully empower an Ad Hoc Committee, comprised exclusively of independent members of our Technical Committee, to offer to, and negotiate with, the owners of our Advisor and Real Estate Representative, and, if applicable, to consummate such internalization of real estate services; (c) establish a quantitative range for making an offer and initiating negotiations with the owners of our Real Estate Advisor and Representative for the internalization based on the analysis and valuation of the external advisor retained by the Corporate Practices Committee, which is attached to the meeting materials that are the subject of this Summons.
- II. Presentation, discussion and, if applicable, approval to initiate a process of segregation of our real estate assets with industrial vocation or use to be contributed to a newly created vehicle that directly or through co-investments, carries out the issuance of real estate trust certificates to be used in an initial public offering, as well as the corresponding registration in the Mexican Securities Registry (*Registro Nacional de Valores*) in charge of the Mexican Banking and Securities Commission (*Comisión Nacional Bancaria y de Valores*) and its subsequent public offering.
- III. Appointment of special delegates of the Ordinary General Holders' Meeting.
- IV. Drafting, reading and approval of the Minutes of the Ordinary General Holders' Meeting.

Pursuant to Article 221 of the General Law of Credit Instruments and Operations, in order to attend the General Ordinary Holders' Meeting, the Holders must present the admission cards corresponding to their CBFIs, issued by the Common Representative, for which reason the Holders must first present them at the offices of CIBanco, S.A., Institución de Banca Múltiple (formerly The Bank of New York Mellon, S.A.), located at Plaza Campos Elíseseos Uno, Mariano Escobedo 595, 8th floor, Colonia Polanco V Sección, Alcaldía Miguel Hidalgo, Mexico City, Mexico, Institución de Banca Múltiple), located at Plaza Campos Elíseseos Uno, Mariano Escobedo 595 piso 8, Colonia Polanco V Sección, Alcaldía Miguel Hidalgo, postal code 11560, Mexico City, to the attention of Mónica Jiménez Labora Sarabia, Delegada Fiduciaria de dicha institución and/or José Pablo Agis Reyes and/or Eréndira Morales Villanueva (mjimenezlabora@cibanco.com and/or jagis@cibanco.com and/or ermoraes@cibanco.com telephones 5550633978; and/or 5550633959 and/or 5550633900 ext. 3983), the securities or the respective certificates of deposit issued by S.D. Indeval Institución para el Depósito de Valores, S.A. de C.V., in accordance with the terms of the applicable provisions of the Mexican Securities Market Law, between the hours of 9:00 a.m. and 6:00 p.m., Monday through Friday, from the date of publication of this Summons and until at least one business day prior to the date set for the Ordinary General Holders' Meeting. Upon delivery of the certificates, the respective attendance passes will be issued, including the name of the Holder and the number of the CBFIs they represent, without which they will not be able to participate in the Ordinary General Holders' Meeting.



The Holders may be represented at the General Ordinary Holders' Meeting by proxies that prove their personality by means of a power of attorney or by any other form of power of attorney granted in accordance with law, that meet the requirements established in Article 49 section III of the Mexican Securities Market Law.

The documentation related to each of the items on the Agenda will be made available to the Holders and the general public on the business day following the publication of this Summons, at the Trust's offices, located at Avenida Antonio Dovalí Jaime 70, Torre B, 11th floor, Colonia Zedec Santa Fe, Alcaldía Álvaro Obregón, postal code 01210, Mexico City, Mexico, and may also be consulted on the Trust's website: www.funomx.com.

Mexico City, Mexico, September 8, 2023.



Common Representative of the CBFI Holders
CIBanco, S.A., Institución de Banca Múltiple

Mónica Jiménez Labora Sarabia
Fiduciary Delegate

Cristina Reus Medina
Fiduciary Delegate