

Fideicomiso Fibra UNO and Subsidiaries

Consolidated Financial Statements
for the Years Ended December 31,
2022, 2021 and 2020, and
Independent Auditors' Report
Dated February 28, 2023



Fideicomiso Fibra UNO and Subsidiaries

Independent Auditors' Report and Consolidated Financial Statements for 2022, 2021 and 2020

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Independent Auditors' Report to the Technical Committee and Trustors of Fideicomiso Fibra UNO

Opinion

We have audited the accompanying consolidated financial statements of Fideicomiso Fibra UNO and subsidiaries (Fibra UNO), which comprise the consolidated statements of financial position as of December 31, 2022, 2021 and 2020, and the consolidated statements of operations and other comprehensive income, the consolidated statements of changes in trustors' / beneficiaries' capital and the consolidated statements of cash flows for the years then ended, and notes to consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of Fideicomiso Fibra UNO and Subsidiaries as of December 31, 2022, 2021 and 2020, and their consolidated financial performance and their consolidated cash flows, for the years then ended in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board.

Basis for Opinion

We conducted our audits in accordance with International Standards on Auditing (ISA). Our responsibilities under those standards are further described in the *Independent Auditors' responsibilities for the audit of the consolidated financial statements* section of our report. We are independent of Fibra UNO in accordance with the *International Ethics Standards Board for Accountants' Code of Ethics for Professionals Accountants* (IESBA Code) and with the Ethics Code issued by the Mexican Institute of Public Accountants, A.C. (IMCP Code), and we have fulfilled our other ethical responsibilities in accordance with the IESBA Code and IMCP Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

The Key Audit Matters are those matters that, in our professional judgment, were of most significance in our audit of the 2022 consolidated financial statements and that were selected from those communicated to the Management and the Audit Committee of Fibra UNO, but do not represent all matters discussed with them. These matters have been addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not express a separate opinion on these matters. We have determined that the matters described below are the Key Audit Matters to be communicated in our report.



i. *Valuation of Investment Properties, see Notes 4f and 8*

To determine the fair value of investment properties, Management, with the assistance of independent experts, chooses the valuation techniques it deems most appropriate, given the particular circumstances of each investment property. Relative assumptions for determining the fair values of investment properties include, among others, obtaining the amount of contractual income, the expectation of future market income, renewal rates, maintenance requirements, discount rates that should reflect current market uncertainties, capitalization rates, and recent transaction prices, as well as replacement costs.

The independent valuation firms selected by Fibra UNO have extensive experience in the Mexican real estate market. There may be a risk that, derived from the number of variables to determining the fair value of investment properties, the assumptions and judgments established by the independent valuations, accepted by Fibra UNO's Administration, were not appropriate.

How our audit addressed the Key Audit Matter:

Our procedures were as follows, among others:

- a) We evaluate the capabilities and competencies of external valuation firms, verifying their certifications as valuations; we discussed the scope of their work; we verified that the selected valuation methodologies were in accordance with IFRS; obtained certificates of appraisal (fair value) of all investment properties and; we held meetings with them to validate the key assumptions of their valuations.
- b) We met with the independent appraisers and obtained the global certificate of the appraisal reports for all investment properties and tied out them against the accounting records. Based on a selective sample, with the support of our valuation specialists, we observe such reports and confirm that the valuation method for each selected investment property was carried out in accordance with IAS 40 "Investment Properties" and IFRS 13 "Fair Value Measurement". We involve our valuation specialists to compare the valuations of the investment properties selected in the sample against our market value expectation, as well as review the methodology and valuation assumptions considered by independent appraisers. We use evidence of comparable market transactions and focus in particular on properties where capital value growth and decrement were higher or lower, compared to market rates in a post-pandemic environment.
- c) From a selected sample of investment properties, we tested the information contained in the valuation of the investment property, including lease income, acquisitions, and capital expenditures, comparing them against those recorded by Fibra UNO.

As a result of our procedures, we did not detect matters of relevance that resulted in adjustments to the accompanying consolidated financial statements.

ii. *Tax Compliance to Maintain Real Estate Trust Status (FIBRA), in accordance with the Income Tax Law, see Notes 1 and 17*

To maintain the FIBRA tax regime, Congress through the Tax Administration Service (SAT) has established in articles 187 and 188 of the Income Tax Act in force during 2021, that trusts must distribute at least 95% of their net tax income annually to holders of their Real Estate Stock Certificates (CBFIs), that at least 70% of its Fibra estate is invested in real estate, in rights or credits to collect income from the lease of those assets and the remainder invested in sight investments, in addition to other requirements without such provisions. There is a risk that, in the event of a breach of the provisions of such Articles, Fibra UNO cannot benefit from the tax regime provided for in FIBRAS, so we consider that this compliance is relevant to our audit because it is the main foundation of Fibra UNO's going concern.



How our audit addressed the Key Audit Matter:

Our audit procedures included, among others, the review of Fibra UNO's annual fiscal result and the distribution of at least 95% of its net fiscal result, and the involvement of our tax experts to evaluate compliance with the main requirements of the legislation in force as of December 31, 2022.

We found no breach by Fibra UNO of these requirements of the Income Tax Law, which could have a material effect on the attached consolidated financial statements.

Other Matter

The accompanying consolidated financial statements have been translated into English for the convenience of readers.

Information other than the Consolidated Financial Statements and the Independent Auditors' Report

The Fibra UNO Administration is responsible for the other information. Additional information includes: *i*) the Annual Report, *ii*) the information that will be incorporated into the Annual Report that the Entity is obliged to prepare in accordance with Article 33 Fraction I, subsection b) of Title Four, Chapter One of the General Provisions Applicable to Issuers and other Securities Market Participants in Mexico and the Instructions accompanying those provisions (the Provisions). The Annual Report is expected to be available for reading after the date of this audit report; and *iii*) other additional information, which is a measure not required by IFRS, and has been incorporated for the purpose of providing additional explanation to its investors and principal readers of its consolidated financial statements on the level of leverage, its net debt and borrowing costs, in relation to the ratio of Debt to Value (Loan to Value, "LTV"), at the Debt Service Coverage ratio ("DSCR") and Gross Leasable Area ("GLA"), this information is presented in Note 11, 8 and 18.

Other information is not covered by our opinion on the consolidated financial statements, and we do not express any form of assurance about it.

In connection with our audit of the consolidated financial statements, it is our responsibility to read the Annual Report, when it becomes available, to consider whether the information contained therein is materially consistent with the consolidated financial statements or our knowledge obtained during the audit and does not appear to contain a material misstatement. When we read the Annual Report we will issue the declaration on its reading, required in Article 33 Fraction I, subsection b) numeral 1.2. of the Provisions. Also, and in connection with our audit of the consolidated financial statements, our responsibility is to read and recalculate other additional information, which in this case is the measure not required by IFRS and in doing so consider whether the other information contained therein is materially inconsistent with the consolidated financial statements or with our knowledge obtained during the audit, or that appears to contain a material error. If based on the work we have done, we conclude that there is a material error in the additional information, we would have to report this fact. As of the date of this report, we have nothing to report in this regard.

Responsibilities of Fibra UNO's Management and Audit Committee for the Consolidated Financial Statements

Fibra UNO's Management is responsible for the preparation and fair presentation of the accompanying consolidated financial statements in accordance with IFRS, and for such internal control as Management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.



In preparing the consolidated financial statements, Management is responsible for assessing Fibra UNO's ability to continue as a going concern, disclosing, as applicable, matters, related to going concern and using the going concern basis of accounting unless Management either intends to liquidate Fibra UNO or to cease operations, or has no realistic alternative but to do so.

Members of Fibra UNO's Audit Committee are responsible for the financial information process and are in charge of supervision of the procedures and controls needed to ensure that Fibra UNO's financial information is reliable, useful and accurate.

Independent Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISA will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the consolidated financial statements.

As part of an audit in accordance with ISA, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or override of internal control.
- Obtain and understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Fibra UNO's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- Conclude on the appropriateness of Management's use of the Going Concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on Fibra UNO's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause Fibra UNO to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



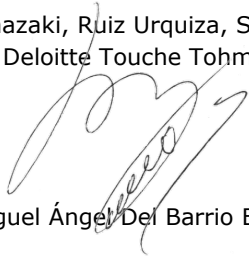
- We obtained sufficient and appropriate audit evidence regarding the financial information of the entities and business activities within Fibra UNO to express an opinion on the consolidated financial statements. We are responsible for the direction, oversight and execution of the audit. We remain solely responsible for our audit opinion.

We communicate to Fibra UNO's Management and its Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during the audit.

We also provide to Fibra UNO's Management and its Audit Committee with a statement that we have complied with the applicable ethics requirements in relation to independence and have communicated to them all relationships and other matters that, may reasonably be expected affect our independence, and where appropriate, the corresponding safeguards.

From the matters communicated with those charged with governance of Fibra UNO, we determine those matters that were of most significance in the audit of the consolidated financial statements as of 2022 and are therefore the Key Audit Matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Galaz, Yamazaki, Ruiz Urquiza, S. C.
Member of Deloitte Touche Tohmatsu Limited



C. P. C. Miguel Ángel Del Barrio Burgos

February 28, 2023



Fideicomiso Fibra UNO and Subsidiaries

Consolidated Statements of Financial Position

As of December 31, 2022, 2021 and 2020

(In thousands of Mexican Pesos)

Assets	Notes	2022	2021	2020
Current assets:				
Cash and cash equivalents	6a	\$ 6,887,111	\$ 6,739,511	\$ 7,746,593
Lease receivables and other accounts receivables	7	9,089,082	4,124,966	3,156,823
Due from related parties	14	153,272	2,845	8,478
Recoverable taxes, mainly Value-Added Tax		965,200	1,145,757	3,294,006
	2a y			
Properties' financial assets	20	231,699	-	-
Derivative financial instruments	11	50,068	-	-
Prepaid expenses		<u>1,759,223</u>	<u>1,989,064</u>	<u>1,030,474</u>
Total current assets		19,135,655	14,002,143	15,236,374
Non-current assets:				
Investments in financial assets	6b	1,324,008	1,256,939	-
Investment properties	8	300,989,567	286,470,312	278,253,392
	2a y			
Properties' financial assets	20	2,513,859	-	-
Investments in associates and joint venture	9	10,679,088	9,957,484	9,510,584
Other accounts receivable	14	1,596,636	1,561,891	1,527,464
Prepaid expenses		762,751	1,066,873	840,301
Derivative financial instruments	11	190,264	1,083,513	1,361,601
Other assets	10	<u>1,120,173</u>	<u>1,222,356</u>	<u>1,324,540</u>
Total non-current assets		<u>319,176,346</u>	<u>302,619,368</u>	<u>292,817,882</u>
Total assets		<u>\$ 338,312,001</u>	<u>\$ 316,621,511</u>	<u>\$ 308,054,256</u>

Liabilities and Trustors' / Beneficiaries' Capital

Short-term liabilities:				
Borrowings	12	\$ 22,959,941	\$ 4,462,865	\$ 2,803,048
Trade accounts payable and accrued expenses	13	6,573,655	4,818,582	4,316,335
Deposits from tenants		135,940	250,055	169,071
Accounts payable from acquisition of investment properties		676,418	624,051	669,636
Income collected in advance		317,493	357,298	336,255
Lease rights		48,600	95,560	92,970
Due to related parties	14	<u>439,799</u>	<u>147,094</u>	<u>274,712</u>
Total short-term liabilities		31,151,846	10,755,505	8,662,027

(Continued)



	Notes	2022	2021	2020
Long-term liabilities:				
Borrowings	12	116,479,110	131,563,333	122,726,810
Accrued liabilities		535,805	449,498	-
Due to related parties	14	-	292,727	292,727
Deposits from tenants		1,354,305	1,095,598	1,103,958
Income collected in advance and lease rights		713,347	565,578	448,726
Derivative financial instruments	11	<u>1,926,580</u>	<u>959,501</u>	<u>1,424,436</u>
Total long-term liabilities		<u>121,009,147</u>	<u>134,926,235</u>	<u>125,996,657</u>
Total liabilities		152,160,993	145,681,740	134,658,684
Trustors' / Beneficiaries' Capital				
Trustors' contributions	16	106,051,073	105,407,873	106,183,896
Retained earnings		73,814,800	58,826,408	61,752,456
CBFIs repurchase reserve		1,407,837	2,396,830	1,593,366
Actuarial valuation effects - benefit plans		7,580	2,984	-
Valuation of derivative financial instruments in cash flow hedges	11	<u>(1,353,376)</u>	<u>(1,003,836)</u>	<u>(996,626)</u>
Controlling interest		179,927,914	165,630,259	168,533,092
Non-controlling interest		<u>6,223,094</u>	<u>5,309,512</u>	<u>4,862,480</u>
Total Trustors' / Beneficiaries' capital		<u>186,151,008</u>	<u>170,939,771</u>	<u>173,395,572</u>
Total liabilities and Trustors' / Beneficiaries' capital		<u>\$ 338,312,001</u>	<u>\$ 316,621,511</u>	<u>\$ 308,054,256</u>

(Concluded)

See accompanying notes which are an integral part of the consolidated financial statements.



Fideicomiso Fibra UNO and Subsidiaries

Consolidated Statements of Operations and Other Comprehensive Income

For the years ending December 31, 2022, 2021 and 2020

(In thousands of Mexican Pesos, except net income per CBFI, which shown in Mexican Pesos)

	Notes	2022	2021	2020
Revenue from:				
Leases	18	\$ 20,979,720	\$ 19,493,975	\$ 18,610,346
Less- Allowance for COVID-19 reliefs		(85,114)	17,297	(1,623,274)
Maintenance		2,076,627	1,905,928	1,926,249
Less- Allowance for COVID-19 reliefs		112,011	175	(162,770)
Dividend on income from fiduciary rights		271,458	358,368	316,745
	2a y			
Interest income from financial assets	20	308,665	-	-
Administration fee	14	<u>237,320</u>	<u>92,967</u>	<u>125,939</u>
		23,900,687	21,868,710	19,193,235
Expenses from:				
Management fees		(920,224)	(882,108)	(860,787)
Operating expenses		(1,321,719)	(1,443,615)	(1,583,795)
Maintenance expenses		(2,683,042)	(2,060,130)	(1,851,136)
Amortization of administrative platform	10	(102,184)	(102,184)	(102,184)
Executive bonus	15	(643,200)	(358,300)	(73,328)
Property tax		(704,456)	(599,815)	(551,161)
Insurance		<u>(371,673)</u>	<u>(343,478)</u>	<u>(281,209)</u>
		(6,746,498)	(5,789,630)	(5,303,600)
Profit on sale of investment properties		873,052	143,373	489,680
Profit generated by payment in kind		97,168	-	-
Interest expense		(8,575,120)	(7,439,371)	(7,882,981)
Interest income		280,541	154,014	306,535
Foreign exchange gain (loss), Net		3,596,716	(2,422,979)	(2,158,947)
Other expenses		(93,827)	(58,697)	(85,225)
Amortization of bank fees and other assets		(238,690)	(219,858)	(229,070)
Fair value (loss) gain on derivative financial instruments	11	(99,986)	353,570	(470,276)
Equity in income (loss) of investments in associates and joint venture	9	686,352	446,900	1,853,283
Adjustment to fair value of investment properties and interests in financial assets	8	<u>10,416,493</u>	<u>(3,026,028)</u>	<u>8,246,600</u>
Consolidated net income for the year		<u>\$ 24,096,888</u>	<u>\$ 4,010,004</u>	<u>\$ 13,959,234</u>

(Continues)



	Notes	2022	2021	2020
Other comprehensive income:				
Items that will not be subsequently reclassified to profit or loss - Gain on actuarial valuation effects		4,596	2,984	-
Items to be subsequently reclassified to profit or loss.				
Gain (loss) in the valuation of financial instruments		<u>(279,868)</u>	<u>133,048</u>	<u>(468,243)</u>
Consolidated comprehensive income for the year		<u>\$ 23,821,616</u>	<u>\$ 4,146,036</u>	<u>\$ 13,490,991</u>
Consolidated net income for the year:				
Controlling interest		\$ 23,642,858	\$ 3,659,538	\$ 12,974,248
Non-controlling interest		<u>454,031</u>	<u>350,466</u>	<u>984,986</u>
		<u>\$ 24,096,889</u>	<u>\$ 4,010,004</u>	<u>\$ 13,959,234</u>
Consolidated comprehensive income for the year:				
Controlling interest		\$ 23,297,914	\$ 3,655,313	\$ 12,589,039
Non-controlling interest		<u>523,703</u>	<u>490,723</u>	<u>901,952</u>
		<u>\$ 23,821,617</u>	<u>\$ 4,146,036</u>	<u>\$ 13,490,991</u>
Controlling interest's basic net income per real estate trust certificates (CBFI) (Mexican Pesos)	16c	<u>\$ 6.3036</u>	<u>\$ 1.0910</u>	<u>\$ 3.4838</u>
Controlling interest's diluted net income per CBFI (Mexican Pesos)	16c	<u>\$ 6.1651</u>	<u>\$ 0.9619</u>	<u>\$ 3.2509</u>

(Concluded)

See accompanying notes which are an integral part of the consolidated financial statements.



Fideicomiso Fibra UNO and subsidiaries

Consolidated Statements of Changes in Trustors' / Beneficiaries' Capital

As of December 31, 2022, 2021 and 2020

(In thousands of Mexican Pesos)

	Notes	Number of CBFIs	Trustors' capital	Retained earnings	CBFIs Repurchase reserve	Other comprehensive income / Valuation of derivative financial instruments	Controlling interest	Non-controlling interest	Total
Balance at the beginning of 2020	16	\$3,928,194,243	\$ 109,935,017	\$ 50,675,000	\$ 2,894,230	\$ (611,417)	\$ 162,892,830	\$ 4,012,038	\$ 166,904,868
Trustors' contributions		21,248,766	73,328	-	-	-	73,328	-	73,328
Distributions to beneficiaries		-	(3,824,449)	(1,896,792)	-	-	(5,721,241)	(51,510)	(5,772,751)
CBFIs Repurchase reserve		(77,027,606)	-	-	(1,300,864)	-	(1,300,864)	-	(1,300,864)
Consolidated comprehensive income for the year		-	-	12,974,248	-	(385,209)	12,589,039	901,952	13,490,991
Balance as of December 31, 2020	16	3,872,415,403	106,183,896	61,752,456	1,593,366	(996,626)	168,533,092	4,862,480	173,395,572
Trustors' contributions		3,259,013	358,300	-	-	-	358,300	-	358,300
Distributions to beneficiaries		-	(1,134,323)	(3,978,919)	-	-	(5,113,242)	(43,692)	(5,156,934)
CBFIs Repurchase reserve		(75,674,417)	-	(2,606,667)	803,464	-	(1,803,203)	-	(1,803,203)
Consolidated comprehensive income for the year		-	-	3,659,538	-	(4,226)	3,655,312	490,724	4,146,036
Balance as of December 31, 2021	16	3,799,999,999	105,407,873	58,826,408	2,396,830	(1,000,852)	165,630,259	5,309,512	170,939,771
Trustors' contributions		28,548,956	643,200	-	-	-	643,200	435,618	1,078,818
Distributions to beneficiaries		-	-	(8,606,343)	-	-	(8,606,343)	(45,739)	(8,652,082)
CBFIs Repurchase reserve		(49,548,955)	-	(48,122)	(988,993)	-	(1,037,115)	-	(1,037,115)
Consolidated comprehensive income for the year		-	-	23,642,857	-	(344,944)	23,297,913	523,703	23,821,616
Balance as of December 31, 2022	16	<u>3,779,000,000</u>	<u>\$ 106,051,073</u>	<u>\$ 73,814,800</u>	<u>\$ 1,407,837</u>	<u>\$ (1,345,796)</u>	<u>\$ 179,927,914</u>	<u>\$ 6,223,094</u>	<u>\$ 186,151,008</u>

See accompanying notes which are an integral part of the consolidated financial statements.



Fibra UNO and Subsidiaries

Consolidated statements of cash flows

For the years ending December 31, 2022, 2021 and 2020

(In thousands of pesos)

	2022	2021	2020
Operating activities:			
Net consolidated income for the year	\$ 24,096,888	\$ 4,010,004	\$ 13,959,234
Adjustments for non-cash items:			
Fair value adjustments to investment properties	(10,416,493)	3,056,477	(8,246,600)
Share of (profit) loss of investments in associates and joint venture	(686,351)	(477,349)	(1,853,283)
Foreign exchange (gain) loss unearned, net	(2,150,297)	2,413,470	2,220,436
Gain on sale of investment properties	(873,052)	(143,373)	(489,680)
Amortization of administrative platform and bank fees	340,874	322,041	331,254
Executive bonus	643,200	358,300	73,328
Interest income	(280,541)	(154,014)	(306,535)
Interest expense	8,575,120	7,439,371	7,882,981
Loss on actuarial valuation for labor obligations	8,795	2,984	-
Fair value (loss) gain on derivative financial instruments	99,986	353,570	470,276
Total	19,358,129	17,181,481	14,041,411
Changes in working capital:			
(Increase) decrease in:			
Lease receivable	(499,835)	(351,172)	(124,138)
Other accounts receivables	(164,486)	(256,970)	(467,830)
Due from related parties	(3,931)	5,633	33,521
Recoverable taxes, mainly Value-Added Tax	180,557	2,148,248	833,882
Prepaid expenses and other assets	(997,056)	(1,405,020)	109,457
Increase (decrease) in:			
Trade accounts payable and accrued expenses	1,586,948	705,274	498,661
Income collected in advance	61,004	137,895	(121,737)
Deposits from tenants	144,592	75,214	110,497
Due to related parties	(22)	(127,618)	24,144
Net cash flows provided by operating activities	19,665,900	18,112,965	14,937,868
Investing activities:			
Investment in development projects and acquisition expenses	(7,174,575)	(2,115,651)	(4,804,286)
Sale of investment properties	1,067,348	373,402	2,243,202
Acquisition of investment properties	(2,890,000)	(5,318,809)	(6,369,655)
Insurance recovery	264,132	-	-
Capitalized borrowing costs on investment properties	(1,203,179)	(1,286,700)	(1,069,549)

(Continues)



	2022	2021	2020
Investments in financial instruments	-	(1,219,188)	-
Seriousness' deposit and advance payments for the acquisition of investment properties	(150,000)	(2,850,481)	-
Contribution to joint venture	(35,254)	-	-
Loans granted to related parties	(680,000)	-	-
Payments received from loans with related parties	533,504	-	-
Interest collected	<u>280,542</u>	<u>154,014</u>	<u>306,535</u>
Net cash flows used in investing activities	(9,987,482)	(12,263,413)	(9,693,753)
Financing activities:			
Payments on borrowings	(35,309,334)	(18,002,395)	(22,860,608)
Proceeds from borrowings	43,942,323	26,783,360	38,041,843
Derivative financial instruments	(839,506)	(2,569,240)	(759,870)
Distributions to Trustors / Beneficiaries	(8,652,082)	(5,156,934)	(5,772,751)
Wealth contributions	356,278	-	-
CBFIs Repurchase reserve	(1,037,116)	(1,803,203)	(1,300,864)
Interest paid	<u>(7,991,378)</u>	<u>(6,108,222)</u>	<u>(7,888,186)</u>
Net cash flows provided by (used in) financing activities	<u>(9,530,815)</u>	<u>(6,856,634)</u>	<u>(540,436)</u>
Cash and cash equivalents:			
Net (decrease) increase in cash and cash equivalents	147,600	(1,007,082)	4,703,679
Cash and cash equivalents at the beginning of the period	<u>6,739,511</u>	<u>7,746,593</u>	<u>3,042,914</u>
Cash and cash equivalents at the end of the period	<u>\$ 6,887,111</u>	<u>\$ 6,739,511</u>	<u>\$ 7,746,593</u>

(Concluded)

See accompanying notes which are an integral part of the consolidated financial statements.



Fideicomiso Fibra UNO and Subsidiaries

Notes to consolidated financial statements

For the years ending December 31, 2022, 2021 and 2020

(In thousands of pesos)

1. General information, acquisitions and relevant events

a. *General information and activities*

Fideicomiso Fibra UNO (“Fibra UNO”) was established as a real estate investment trust on January 12, 2011, by Fibra Uno Administración, S. A. de C. V. (the “Trustor”) and Deutsche Bank México, S. A., Institución de Banca Múltiple, División Fiduciaria (the “Trustee” or “Deutsche Bank”). On June 29, 2020, Fibra UNO entered into a Trustee substitution agreement with effect from July 1, 2020, appointing Banco Actinver SA, Institución de Banca Múltiple, Grupo Financiero Actinver (“Actinver”) as the new trustee of Fideicomiso Fibra UNO, replacing Deutsche Bank. From that moment, the entity changed its name to Fideicomiso Fibra UNO (“Fibra UNO”). Fibra UNO started operations in March 2011 and was established mainly to acquire and own a variety of real estate properties for the purpose of leasing and developing commercial, industrial and mixed-use properties as well as office buildings and land in the Mexican market.

Fibra UNO, as a real estate investment trust (“FIBRA” for its initials in Spanish), qualifies to be treated as a pass-through entity for Mexican federal income tax purposes. Therefore, all revenue from conducting Fibra UNO’s operations is attributed to the holders (beneficiaries) of its Real Estate Trust Certificates (“CBFIs” for its acronym in Spanish) and Fibra UNO itself is not considered a taxable entity in Mexico according to Mexican Tax Laws and Regulations. In order to maintain FIBRA status, the articles 187 and 188 of the Mexican Income Tax Law have established that FIBRAs must distribute at least annually 95% of its their taxable income to the holders of their CBFIs.

Fibra UNO has entered into the following relevant agreements:

- i. An advisory services agreement with Fibra Uno Administración, S.C. (“Fibra Uno Administración” or the “Advisor”, related party) for the advising and assisting Fibra UNO in establishing and implementing its investment and financial strategies.
- ii. A property management agreement with subsidiaries, F1 Management, S.C. (“F1 Management”), Operadora CVC, S.C. (“Operadora CVC”) and F1 Controladora de Activos, S. C. (“F1 Controladora de Activos”)
- iii. A services agreement with its related party F2 Services, S.C. (“F2 Services”) to perform certain, billing and collection services on behalf of Fibra UNO, subject to its oversight and supervision.
- iv. An agreement for advisory and property management services, related to certain properties, signed with its related party Jumbo Administración, S.A.P.I. de C.V. (“Jumbo Administración”) under similar conditions as the aforementioned agreements.
- v. Two management agreements were signed with Finsa Holding, S.A. de C.V. to manage the daily operations of the portfolio “Vermont” and “Titán”.
- vi. A property management agreement signed with Hines Interest, S.A. de C.V. to manage the daily operations of the portfolio “Maine”.
- vii. A property management agreement signed with Consultora Centro Histórico, S.A. de C.V. to manage the daily operations of the portfolio “Hotel Centro Histórico”.
- viii. A property management agreement signed with Operadora Galgua, S.A. de C.V. to manage the daily operations of the portfolio “Galerías Guadalajara”.



- ix. A services agreement with its subsidiary F1 Administración, S.C. (“F1 Administración”) and Banco Invex, S. A. Institución de Banca Múltiple, Invex Grupo Financiero in its capacity as Trust F/2353 (“Trust F/2353”), to conduct the daily management of the operations of such Trust F/2353; and
- x. A construction services and management agreement with MTK Developers, S.C. (“MTK”) for the construction of the “Mitikah” project.

The address of Fibra UNO is Antonio Dovali Jaime Avenue, No. 70, Tower A 11th floor, Zedec Santa Fe, Álvaro Obregon, Mexico City.

Mitikah Project - On June 27, 2017, Trust 2584 agreement was executed, between Fibra UNO as "Trustor A" and Trust Irrevocable No. F/2353 (Banco INVEX, S. A., Institución de Banca Múltiple, INVEX Grupo Financiero ("Helios"), as "Trustor B" and Banco Actinver, S.A. Institución de Banca Múltiple, Grupo Financiero ("Actinver") as Trustee. The purpose of this Trust is to develop the mixed-use project named "Mitikah", through the commitment of Fibra UNO to contribute to the assets of Trust 2584, the "Buffalo" and "Colorado" portfolios (except for the piece of land known as “The Residential Landmark” mentioned in Note 7c), and the commitment of Trust F/2353 to contribute in cash the necessary financial resources for the completion of the project.

The proceeds of this co-investment, whether as income derived from net income, reimbursement, partial or total divestment of the assets, may be distributed by the Trustee in accordance with the schedules fixed by the Administrator.

On December 22, 2017, Fibra UNO contributed with the "Buffalo" portfolio to the assets of Trust 2584 for \$2,398 million Pesos, for the development of the "Mitikah" project.

Fibra UNO maintains control over Trust 2584, so it consolidates the figures of this Trust; for this reason, the contribution of the Buffalo portfolio to Trust 2584 is shown as of December 31, 2022, 2021 and 2020 in the investment properties category in the attached consolidated financial statements.

As of December 31, 2022, 2021 and 2020, Fibra UNO owns 62% of the assets of Trust 2584, while Trust 2353 owns 38%.

b. **Acquisitions**

Portfolio	Acquisitions date	Acquisition type
Arellano (i)	September 28, 2022	Land
Montero (i)	September 21, 2022	Land
Naves La Teja (ii)	June 22, 2022	Investment properties
Yucatan 21 (iii)	December 15, 2021	Investment properties
Naves La Teja (iv)	November 18, 2021	Investment properties
Land Galerias Guadalajara (v)	March 24, 2021	Investment properties
Memorial (vi)	January 28, 2021	Investment properties
ICEL Group (vii)	December 29, 2020	Investment properties
Uptown Juriquilla (viii)	December 3, 2020	Investment properties
Hercules (ix) (x)	April 12, 2020	Investment properties

- i. On June 22, 2022, Fibra UNO purchased the Warehouses called La Teja, for the amount of \$2,890 million pesos.



- ii. During September 2022, Fibra UNO acquired two land called "Arellano" and "Montero", respectively, as a dation in payment of an account receivable for past due rents. A profit of \$97.2 million pesos was obtained from said operation due to difference between the account receivable and the commercial value of the lands.
- iii. On December 15, 2021, Fibra UNO made the purchase of the property called "Yucatán 21", for the amount of \$27 million pesos.
- iv. On November 18, 2021, Fibra UNO registered the purchase of two industrial buildings that were included as part of the property called "La Teja", for the amount of \$785 million pesos.
- v. On March 24, 2021, Fibra UNO made the purchase of land attached to the property called "Galerías Guadalajara" for the amount of \$ 2.2 million pesos.
- vi. During the first quarter of 2021, Fibra UNO carried out an operation with Grupo Gayosso for the purchase of the property portfolio called "Memorial", which is made up of a total of 16 properties located in various states of the republic, with a GLA of 79,384m2. The total of the operation was for the amount of \$2,192 million pesos. As mentioned in Note 2a and 20, said acquisition was recognized as a financial asset.
- vii. In December 2020, Fibra UNO granted an advance for the development of a University-Hospital in the property called "López Portillo" belonging to the Indiana portfolio, for the amount of \$500 million pesos that are registered in the category of investment properties. The total cost considered for this development is \$1,500 million pesos.
- viii. In December 2020, Fibra UNO made the purchase of the property called "Uptown Juriquilla" for the amount of \$ 1,354 million pesos, consisting of commercial properties in the City of Querétaro.
- ix. Following up on the acquisitions of the Hercules portfolio, during the third quarter of 2020 the purchases of the properties called "San Martín Obispo III" and "Querétaro V (PIQ)" for the amount of \$3,398 million pesos. As part of this acquisition, Fibra UNO assumed a debt of \$514.6 million pesos which includes a derivative instrument to hedge interest rate. As of December 31, 2021 and 2020, the debt is \$483.4 and \$504.2 million pesos, respectively, while the derivative instrument was \$22 and \$7.1 million pesos, respectively.
- x. In the second quarter of 2020, as part of the acquisitions of the group of entities known as Hercules, Fibra UNO made the purchases of the properties called "Tajuelos II", "Guadalajara Park" and "La Presa", for the amount of \$1,118 million pesos. As part of this acquisition, Fibra UNO assumed a debt of \$138.6 million pesos, which includes a derivative instrument to hedge interest rate . As of December 31, 2021 and 2020, the debt is \$128.9 and \$134.4 million pesos, respectively, while the derivative instrument was \$5.9 and \$1.8 million pesos, respectively.

c. ***Important events***

- i. During the fourth quarter of 2022, Fibra UNO hired new loans; on October 7, 2022, it made the disposition of a new loan with BBVA for an amount of \$720 million dollars maturing in September 2027; on October 17, 2022, Fibra UNO made the additional disposition of \$1,000 million pesos to the loan with BBVA, whose initial disposition date was September 22, 2022; on November 22, 2022, it made the disposition of a new loan with Citibanamex for an amount of \$45 million dollars maturing in November 2023. During the fourth quarter of 2022, Fibra UNO, prepaid on October 7, 2022, the credit with Monex, for an amount of \$4,117 million pesos; on this same date, the loan with BBVA was prepaid, for an amount of \$500 million dollars.



- ii.
- iii. During the fourth quarter of 2022, the National Bond (Funo15) was repurchased by 155,856 securities, which is added to the one made in the third quarter of 2022 on the International Bond (Funo50), for 12,410 securities, to those of the second quarter of 2022 on the National Bond (Funo18) and the International Bond (Funo50) for 1,456,265 and 38,211 securities respectively and to that made in the first quarter 2022 on the National Bond (Funo18) for 10,220 securities. During the first quarter of 2021, the repurchase was made on the National Bond (Funo18) for 1,003,999 securities. Finally, in the fourth quarter of 2020, the repurchase was made in the National Bond (Funo18) for 503,000 securities, which is in addition to those made in the third quarter of 2020 on the International Bonds (Funo30 and Funo50) for 7,000 and 3,000 securities respectively. At the end of the fourth quarter of 2022, all such book buybacks were recognized at face value.
- iv. On October 21, 2021, Fibra UNO issued the Sustainable Stock Certificates 21 X and 21-2X for a total amount of \$8,100 million pesos, said issues had a demand for 2.X times the amount issued, which shows the strong interest of the investment market for Fibra UNO debt securities.
- v. On November 8, 2021, Fibra UNO made the advance payment of the entire FUNO 17-2 bond that matured in December 2022. The amount of the prepayment was \$8,100 million pesos, which were taken from the issues of the two sustainable certificates mentioned in the previous paragraph.
- vi. On June 3, 2021, the company Pakeah, S.C. ("Pakeah") was incorporated, in which Fibra UNO has a 99% stake. Pakeah aims to provide professional services in real estate, tourism and hospitality. Pakeah entered into a lease agreement with Fibra UNO dated August 16, 2021, which has a duration of 20 years forced.
- vii. Investment properties sales –
 - a. In December 2022, Fibra UNO closed the sale of some properties that were part of the portfolios called "Titan", "California", "Finsa" and "Maine", which total 269,963 m2 of Gross Profitable Area and 465,765 m2 of land reserves. These transactions had a sale price of \$4,192.2 million pesos and generated a profit of \$597.8 million pesos.
 - b. During the month of September 2022, Fibra UNO closed the sale of some properties that were part of our portfolios called "Azul" and "Rojo", which total 17,418 m2 of Gross Profitable Area. These transactions had a sales price of \$608.3 million pesos and generated profits \$143.4 million pesos.
 - c. During the month of June 2022, Fibra UNO closed the sale of the industrial properties called "Saucito II" and "Saucito III", consisting of several industrial buildings totaling 36,250 m2 of Gross Profitable Area; as well as a land located in the state of Chihuahua of 7,327 m2. Both transactions generated profits of \$131.8 million pesos.
 - d. During December 2021, Fibra UNO closed the sale of the Hospital developed within the property called "Galerías Valle Oriente", located in Nuevo León, with a GLA of 11,000 m2, for a total of \$ 460 million pesos. Considering the development cost and the final sale price, Fibra UNO sold 1.30x above the original cost.
 - e. In March 2021, Fibra UNO closed the sale of the office property called "Corporativo San Mateo" located in the State of Mexico, with a GLA of 5,440 m2, for a total of \$172.5 million pesos. Considering the acquisition price and the final sale price, Fibra UNO sold 1.43x above the original acquisition price.



- f. During March 2021, Fibra UNO closed the sale of a fraction of the land called "Corredor Urbano", located in Querétaro, of 12,544 m2, for a total of \$ 100.9 million pesos.
- g. In December 2020, Fibra UNO closed the sale of four industrial properties located in Reynosa, Ciudad Juárez and Ramos Arizpe, with a combined GLA of 89,945 m2, as well as three lands of 409,525 m2 located in Ciudad Juárez and Reynosa, for a total of USD \$98.8 million, equivalent to \$1,149 million pesos. Considering the acquisition price and the final sale price, Fibra UNO sold 1.7x above the original acquisition price.
- viii. In December 2020, Fibra UNO decided to repay \$6.75 billion and USD \$205 million for the partial disposition of its committed revolving credit facility, linked to the sustainability, which had been arranged in April 2020 with the aim of shoring up the company's balance sheet and cash position given the high degree of uncertainty perceived at the beginning of the COVID-19 pandemic.

2. Basis of presentation

- a. **Reclassification** – As of December 31, 2022, the Management of Fibra UNO carried out a review in the determination and registration of the purchase of the portfolio of investment properties called Memorial held during 2021 (see Note 1b), derived from this review, reevaluated its record and accounting effects. The effect represented the recognition as of December 31, 2022, of a current financial asset of \$231 million and a non-current financial asset of \$2,513 million and a decrease in investment properties for the same amounts, as well as the recognition of interest income from current and non-current financial assets of \$308 million in the income statement ended December 31, 2022 and a decrease in income from leases of that year for the same amount. Fibra UNO determined that it was neither practical nor material to reclassify the previous year.
- b. **Going concern** – For the year ended December 31, 2022, the Fibra UNO Administration has evaluated the Entity's ability to continue as a going concern. As part of Fibra UNO's management analysis, it has concluded that there is no material uncertainty that Fibra UNO will be able to continue as a going concern for the next 12 months.

The accompanying consolidated financial statements have been prepared on the assumption that Fibra UNO will continue to operate as a going concern. As of December 31, 2022, Fibra UNO has a negative working capital of \$12,016,191 due to liabilities exceeding its current assets. The management of Fibra UNO does not foresee problems to meet its obligations to third parties in the next 12 months, Fibra UNO has a committed revolving credit line backed by a syndicate of 11 local and global banks for \$ 21.35 billion pesos, which can be disposed of at any time until June 2025 to strengthen its liquidity position as needed, however, Fibra UNO has other additional tools such as the company's proven access to local and global financial markets, bilateral credit lines for more than 10 billion pesos, as well as a portfolio of virtually unencumbered properties that can be arranged in case Fibra UNO need to sell or give in collateral real estate.

3. Adoption of new and revised International Financial Reporting Standards

- a. **Implementation of new and revised International Financial Reporting Standards ("IFRS" or "IAS") that are mandatory for the current year**

In the current year, Fibra UNO implemented a series of new and modified IFRS, issued by the International Accounting Standards Board ("IASB") which are mandatorily effective for an accounting period that begins on or after January 1, 2022. Their adoption has not had any material impact on the disclosures or the amounts reported in these consolidated financial statements.



- Annual Improvements to IFRS Standards 2018-2020
- Amendments to IFRS 3 - Reference to the Conceptual Framework

b. ***New and amended IFRS standards that are not yet effective***

At the date of authorization of these consolidated financial statements, Fibra UNO has not applied the following new and amended IFRS Standards that have been issued but are not yet in effect:

Amendments to IFRS 10 and IAS 28	<i>Sale or contribution of assets between an investor and its associate or joint venture</i>
Amendments to IAS 1	<i>Classification of liabilities as current or non-current.</i>
Amendments to IAS 1 and IFRS Practice Statement 2	<i>Disclosure of accounting policies</i>
Amendments to IAS 8	<i>Definition of accounting estimates</i>

Management does not expect that the adoption of the above standards to have a material impact on Fibra UNO's consolidated financial statements in future periods.

4. **Significant accounting policies**

a. ***Declaration of Compliance***

The consolidated financial statements of Fibra UNO and its subsidiaries for the year ended December 31, 2022, 2021 and 2020 have been prepared in accordance with the International Financial Reporting Standards.

b. ***Basis of preparation***

Fibra UNO's consolidated financial statements have been prepared on the historical cost basis, except for investment properties and derivative financial instruments that are measured at fair value, as explained in greater detail in the accounting policies section below.

i. ***Historical cost***

Historical cost is generally based on the fair value of the consideration given in exchange for assets.

ii. ***Fair value***

Fair value is defined as the price that would be received for selling an asset or that would be paid for transferring a liability in an orderly transaction between market participants at the valuation date regardless of whether that price is observable or estimated using another valuation technique directly.

c. ***Cash and cash equivalents***

Cash consists of cash on hand and bank deposits in checking accounts. Cash equivalents are investments in short-term, highly liquid securities that are readily convertible into cash with a maturity of up to three months from the date of acquisition and subject to minor risks of changes in value. Cash is presented at face value and equivalents are valued at fair value.



Investments in securities classified as held at maturity and available for sale are subject to impairment testing and in the face of non-temporary evidence that they will not be fully recovered, the expected impairment is recognized in earnings.

d. ***Basis for consolidation of financial statements***

The consolidated financial statements include those of Fibra UNO, those of its subsidiaries in which it has control and various trusts. Control is obtained when Fibra UNO has the power to govern an entity's financial and operational policies in order to profit from its activities. The shareholding in its assets and/or share capital is shown below:

Entity	Participation			Activity
	2022	2021	2020	
F1 Management, S.C.	99.99%	99.99%	99.99%	Provide management services and support functions necessary to carry out Fibra UNO's business
F1 Controladora de Activos SC	99.99%	99.99%	99.99%	Provide administration services, coordination, supervision and collection to Fibra Uno.
Trust F/00493 "Fashion Mall, Chihuahua"	100.00%	100.00%	100.00%	Leasing a shopping center
Trust 249513 HSBC, Bancomer Center Property	100.00%	100.00%	100.00%	Owner Trust Centro Bancomer
Trust 435/2004 Banking Mifel, Central de Abastos Tultitlán	100.00%	100.00%	100.00%	Leasing of industrial buildings
Trust 547/2005, Banca Mifel Iztapalapa 547	100.00%	100.00%	100.00%	Leasing of industrial buildings
Trust 700/2006 "San José Second Stage"	100.00%	100.00%	100.00%	Leasing of industrial buildings
Trust 1230/2011	100.00%	100.00%	100.00%	Holder of shares and social shares
Trust 909, CI bank Actinver "Espacio Tollocan"	100.00%	100.00%	100.00%	Guarantee Trust for Morado Properties
Trust 2190, CI Bank, Apollo II	100.00%	100.00%	100.00%	MRP Trust – Apollo II
Trust 164- Ve por Mas, Samara	100.00%	100.00%	100.00%	Samara Guarantee Trust
Trust 209, CIBanco, Peninsula Vallarta	100.00%	100.00%	100.00%	Owner Trust Peninsula Vallarta
Trust 1037, Deutsche Bank Kansas	100.00%	100.00%	100.00%	Owner Real Estate Kansas
Trust 1136, Deutsche Bank Kansas	100.00%	100.00%	100.00%	Owner Real Estate Kansas
Operadora CVC, S.C.	100.00%	100.00%	100.00%	Provision of property management services
F1 Administration SC	99.50%	99.50%	99.50%	Provide administrative services for F/2353
MTK Developers, S.A. de C.V.	99.99%	99.99%	99.99%	Provide services for the construction of investment properties
MTK II, S.A. de C.V.	99.99%	99.99%	99.99%	Acquisition and construction of immovable property intended for sale or lease
Trust 2584 "Centro Comercial Mitikah"	62.00%	62.00%	62.00%	Development of the Mitikah complex,
Trust 2304, Actinver Doña Rosa"	100.00%	100.00%	100.00%	Owner of Doña Rosa Trust



Entity	Participation			Activity
	2022	2021	2020	
Trust 1127 "Torre Latino"	77.47%	77.47%	77.47%	Office Leasing
Trust 2500 "Espacio Tollocan"	100.00%	100.00%	100.00%	Shopping center development
Trust 11 "Parque Industrial Querétaro V"	100.00%	100.00%	100.00%	Leasing of industrial buildings
Pakeah, S.C.	99.99%	99.99%	-	Hotel operator
GVO Operadora Hotelera SC	99.99%	99.99%	-	Provide management and operation services for all types of real estate
Cancun HO Operadora SC	99.99%	-	-	Provide management and operation services for all types of real estate
Trust 955, Portal Norte	80.00%	-	-	Construction of Real Estate Development "Project Manager"

Intercompany balances and transactions have been eliminated.

From January 1, 2017, and derived from the second amending agreement to the Trust 1127/2010 (Torre Latino), in which Ecocinemas, S.A. de C.V. (Ecocinemas) as "Fideicomitente A" and Fibra UNO as "Fideicomitente B", will have the right to receive 22.53% and 77.47%, respectively, of the net proceeds of rental income and the eventual proceeds of the sale of Torre Latino; Fibra UNO recorded in its consolidated financial statements the non-controlling interest corresponding to the 22.53% that represents the participation that Ecocinemas has on the equity of Torre Latino.

e. ***Business Combination***

Business acquisitions are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the fair values of the assets transferred to Fibra UNO, less liabilities incurred by Fibra UNO with the prior owners of the acquired company and equity interests issued by Fibra UNO in exchange for control over the acquired company as of the date of acquisition. Acquisition-related costs are recognized in the consolidated statement of operations and other comprehensive income as incurred.

At the date of acquisition, all identifiable assets acquired, and all liabilities assumed are recognized at fair value.

Financial instruments

Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issuance of a financial asset or liability (other than financial assets and liabilities that are recognized at fair value through profit or loss) are added to or deducted from the fair value of the financial assets and liabilities, if any, at the initial recognition. Transaction costs directly attributable to the acquisition of financial assets or liabilities that are recognized at fair value through profit or loss are recognized immediately on profit or loss for the year.

Financial assets

All regular purchases or sales of financial assets are recognized and decommissioned on a trading date. Regular purchases or sales are purchases or sales of financial assets that require the delivery of assets within the deadline established by regulation or usual market practices.

All recognized financial assets are subsequently measured in full, either at amortized cost or fair value, based on the classification of financial assets.



Classification of financial assets

Debt instruments that meet the following conditionals are subsequently measured at amortized cost:

- If the financial asset is held in a business model whose objective is to hold financial assets with the aim of obtaining contractual cash flows; and
- The contractual terms of the financial asset give rise, on specific dates, to cash flows that are only payments of principal and interest on the amount of the principal.

Debt instruments that meet the following conditions are subsequently measured at fair value through other comprehensive income:

- The financial asset is held within a business model whose objective is fulfilled by obtaining contractual cash flows and selling financial assets; and
- The contractual terms of the financial asset give rise, on specific dates, to cash flows that are only payments of principal and interest on the outstanding amount of the principal.

By default, all other financial assets are subsequently measured at fair value through profit or loss.

Amortized cost and effective interest method

The effective interest method is a method for calculating the amortized cost of a debt instrument and for allocating interest income over the relevant period.

The amortized cost of a financial asset is the amount at which the financial asset is measured in the initial recognition minus principal repayments, plus the accumulated amortization using the effective interest method of any difference between that initial amount and the maturity amount, adjusted for any loss. The gross carrying value of a financial asset is the amortized cost of a financial asset before adjusting any provision for losses.

Interest income is recognized using the effective interest method for debt instruments subsequently measured at amortized cost and at fair value through other comprehensive income. For financial assets that have subsequently deteriorated credit, interest income is recognized by applying the effective interest rate to the amortized cost of the financial asset. If in subsequent reporting periods the credit risk in the financial instrument with credit impairment improves, so that the financial asset no longer has credit impairment, interest income is recognized by applying the effective interest rate to the gross carrying amount of the financial asset.

For acquired or originated financial assets that have credit impairment, Fibra UNO recognizes interest income by applying the credit-adjusted effective interest rate to the amortized cost of the financial asset as of its initial recognition. The calculation does not return to the gross basis, even if the credit risk of the financial asset subsequently improves, so that the financial asset no longer has credit impairment.

Interest income is recognized in income and is included in the Interest Income category.

Foreign exchange gains and losses

The carrying value of financial assets denominated in a foreign currency is determined in that foreign currency and converted at the exchange rate at the end of each reporting period.

Impairment of financial assets

Fibra UNO recognizes expected lifetime credit losses for accounts receivable, contract assets and lease receivables. Expected credit losses on these financial assets are estimated using a provisioning matrix based on Fibra UNO's historical experience of credit losses, general economic conditions, and an assessment of both current direction and forecast conditions at the reporting date, including the time value of money where appropriate.



For all other financial instruments, Fibra UNO recognizes expected lifetime credit loss when there has been a significant increase in credit risk since initial recognition. However, if the credit risk in the financial instrument has not increased significantly since the initial recognition, Fibra UNO measures the provision for losses for that financial instrument in an amount equal to the expected 12-month credit loss.

Lifetime expected credit loss represents the expected credit losses that will result from all possible default events over the expected useful life of a financial instrument. In contrast, the 12-month expected credit loss represents the portion of the expected lifetime loss that is expected to result from predetermined events in a financial instrument that are possible within 12 months of the date of the report.

i. Significant increase in credit risk

When assessing whether credit risk in a financial instrument has increased significantly since initial recognition, the risk of a default occurring in the financial instrument on the reporting date is compared with the risk of a default in the financial instrument on the start date. In making this assessment, both reasonable and substantiated quantitative and qualitative information is considered, including historical experience and forward-looking information that is available at no cost or unnecessary effort. The forward-looking information considered includes the future prospects of the industries in which Fibra UNO's debtors operate, obtained from reports by economic experts, financial analysts, government agencies, relevant think tanks and other similar organizations, as well as consideration of various external sources of actual information and projected economic information related to Fibra UNO's core operations.

In particular, the following information is considered when assessing whether credit risk has increased significantly since initial recognition:

- An existing or expected significant impairment in the external (if any) or internal rating of the financial instrument;
- Significant impairment in external market indicators of credit risk for a specific financial instrument, for example, a significant increase in the credit spread, credit default swap for the debtor, or the period of time or extent to which the fair value of a financial asset is less than its amortized cost;
- Existing or expected adverse changes in economic, financial or business conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligation;
- A significant current or expected impairment in the debtor's operating results;
- Significant increases in credit risk in other financial instruments of the same debtor;
- An existing or expected adverse change in the regulatory, economic or technological conditions of the debtor resulting in a significant decrease in the debtor's ability to meet its obligations.

ii. Definition of non-compliance

Fibra UNO considers the following to constitute a default event for internal credit risk management purposes, as historical experience indicates that financial assets are not recoverable when they meet any of the following criteria:

- When the debtor breaches financial agreements;
- information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including Fibra UNO, in full (without regard to any collateral held by Fibra UNO).

Regardless of the above analysis, Fibra UNO considers that default has occurred when a financial asset has more than 360 days of expiration.



iii. Financial assets with credit impairment

A financial asset has credit impairment when one or more events have occurred that have a detrimental impact on the estimated future cash flows of that financial asset. Evidence that a financial asset has credit impairment includes observable data on the following events:

- Significant financial hardship on the part of the issuer or debtor;
- Breach of a contract, such as a breach or an expired event;
- The debtor's lenders, for economic or contractual reasons related to the debtor's financial difficulty, grant the debtor a concession that the lenders would not otherwise consider;
- The debtor is increasingly likely to go bankrupt or some other financial reorganization;
or

iv. Write-off Policy

Fibra UNO writes off a financial asset when there is information indicating that the debtor is in serious financial difficulty and there is no realistic prospect of recovery, for example, when the debtor has been placed in liquidation or has entered bankruptcy proceedings, or in the case of commercial accounts receivable. Decommissioned financial assets may still be subject to compliance activities under Fibra UNO's recovery procedures, considering legal advice where appropriate. Any recovery performed is recognized in results profit and loss.

v. Measurement and recognition of expected credit losses

Measuring expected credit losses is a function of the probability of default, the loss has given default (i.e., the magnitude of the loss if a default exists), and the exposure at default. The assessment of the probability of default and the loss given default is based on historical data adjusted for forward-looking information as described above. Regarding default exposure, for financial assets, this is represented by the gross carrying amount of assets at the reporting date; for financial collateral contracts, the exposure includes the amount stated on the reporting date, along with any additional amounts expected to be earned in the future by default date determined based on historical trend, Fibra UNO's understanding of debtors' specific financial needs, and other forward-looking information.

For financial assets, the expected credit loss is estimated as the difference between all contractual cash flows owed to Fibra UNO under the contract and all cash flows expected to be received, discounted at the original effective interest rate. For a lease receivable, the cash flows used to determine expected credit losses are consistent with the cash flows used in the measurement of the lease receivable in accordance with IFRS 16 Leases.

For a financial collateral contract, where Fibra UNO is obliged to make payments only in the event of default by the debtor in accordance with the terms of the instrument that is guaranteed, the expected loss forecast is the expected payment to reimburse the holder for a loss of credit incurred less any amount that Fibra UNO expects to receive from the holder, the debtor or any other party.

If Fibra UNO has measured the provision for losses for a financial instrument in an amount equal to the expected lifetime credit loss in the previous reporting period, but determines at the current filing date that the conditions for the expected lifetime credit loss are no longer met, Fibra UNO measures the loss margin in an amount equal to expected credit loss 12 months into the date of current reporting, except for assets for which the simplified approach was used.



Fibra UNO recognizes a loss or impairment loss on the profit or loss of all financial instruments with an adjustment corresponding to their carrying amount through a loss provision account, except investments in debt instruments that are measured at fair value through other comprehensive income, for which the provision for losses on other comprehensive income and accumulated in the revaluation reserve of investments, and does not reduce the carrying amount of the financial asset in the statement of financial position.

Write-down of financial assets

Fibra UNO ceases to recognize a financial asset only when the contractual rights to the cash flows of the financial asset expire, and substantially transfers the risks and rewards inherent in the ownership of the financial asset. If Fibra UNO do not transfer or retain substantially all the risks and benefits inherent in the property and continue to retain control of the transferred asset, Fibra UNO will recognize your interest in the asset and the associated obligation for the amounts you would have to pay. If Fibra UNO retain substantially all the risks and benefits inherent in the ownership of a transferred financial asset, Fibra UNO continues to recognize the financial asset and recognizes a collateral loan for the resources received.

In the write-down of a financial asset as a whole, the difference between the carrying amount of the asset and the sum of the consideration received and receivable and the accumulated gain or loss that has been recognized in other comprehensive income are recognized in income.

Other financial liabilities

Other financial liabilities, (including loans and accounts payable), are subsequently valued at amortized cost using the effective interest rate method.

The effective interest rate method is a method of calculating the amortized cost of a financial liability and allocating the financial expense over the relevant period. The effective interest rate is the rate that accurately discounts the estimated cash flows over the expected life of the financial liability or (where appropriate) in a shorter period with the net carrying amount of the financial liability in its initial recognition.

Reduction of financial liabilities

Fibra UNO writes off financial liabilities if, and only if, its obligations are met, canceled or have expired. The difference between the carrying amount of the financial liability written off and the consideration paid and payable is recognized in profit or loss.

f. *Investment properties*

Stabilized investment properties are measured at their fair value. Revaluations of investment properties are made at least once a year, in such a way that the book value does not differ materially from what would have been calculated using fair values at the end of the reporting period.

Properties that are under construction for leasing purposes are recorded at cost less any recognized impairment losses. The cost includes professional fees and, in the case of qualifying assets, the costs for loans capitalized in accordance with Fibra UNO's accounting policy, see Note 4k. Such properties are classified into the appropriate categories of investment properties when they are complete for their planned use.

For properties under development, Fibra UNO's policy consists of recording them at book cost until at least two of the following conditions are met: i) 12 months have elapsed since significant payments for the project have not been made, ii) 12 months have elapsed since the asset was delivered by the supplier, iii) that 12 months have elapsed since the collection of the first rental of the property or iv) that the stabilization of the property is reached, that is, 80% of his occupation.



An item of investment property is derecognized when it is sold or when no future economic benefits are expected to derive from the continued use of the asset. The profit or loss arising from the sale or retirement of an item of investment property is calculated as the difference between the resources received from the sale and the book value of the asset and recognized in profit and loss.

Fibra UNO Management uses its judgment to determine whether the acquisition of an investment property or a portfolio of investment properties constitutes a business combination or the acquisition of an asset. In particular, the following criteria are used:

- (i) The number of land properties and buildings acquired.
- (ii) The extent to which relevant processes have been acquired and in particular the scope of complementary services provided by the acquired entity (among others, strategic process management, operational processes and resource management processes, including, but not limited to, activities such as financial management in relation to the property, significant management of capital investments associated with the real estate, management of the type of contracts entered into and the composition of the tenants, obtaining new leases).
- (iii) The degree to which the acquired entity has incorporated its own personnel to manage the properties and/or to implement processes (including any administrative systems such as in the case of billing, collections, generation of information for the owners in relation to the administration or regarding tenants).

g. ***Investments in associates and joint ventures***

An associate is an entity over which Fibra UNO has significant influence. Significant influence is the power to participate in financial and operational policies over an entity but not have joint control or control over them. Given the nature of certain investments in associates, Fibra UNO has registered its associates under the equity method, see Notes 9.

A joint venture is a contractual arrangement whereby the parties who have joint control of the agreement are entitled to the net assets of the joint venture. Joint control is the contractual agreement to share control in a business, which exists when decisions about relevant activities require the unanimous approval of the parties sharing control.

The results and assets and liabilities of associates or joint ventures are incorporated into the consolidated financial statements using the equity method, except if the investment, or a portion thereof, is classified as held for sale, in which case it is accounted for in accordance with IFRS 5 *Non-Current Assets Held for Sale and Discontinued Operations*.

Under the equity method, investments in associates or joint ventures are initially accounted for in the consolidated statement of financial position at cost and adjusted for post-acquisition changes for Fibra UNO's interest in profit or loss and other comprehensive income of the associate or joint venture. When Fibra UNO's interest in the losses of an associated entity or a joint venture of Fibra UNO exceeds the Entity's interest in that associate or joint venture (which includes the long-term interests that, in substance, form part of Fibra UNO's net investment in the associate or joint venture) Fibra UNO ceases to recognize its participation in the losses. Additional losses are recognized as long as Fibra UNO has entered into any legal or implied obligation or has made payments on behalf of the associate or joint venture.

An investment in an associate or joint venture is recorded using the equity method from the date the investee becomes an associate or joint venture. In the acquisition of the investment in an associate or joint venture, the excess in acquisition cost over Fibra UNO's interest in the net fair value of the assets and liabilities identifiable in the investment is recognized as goodwill, which is included in the carrying amount of the investment. Any excess participation of Fibra UNO in the net fair value of identifiable assets and liabilities at the acquisition cost of the investment, after the revaluation, following its revaluation, is immediately recognized in the results of the period in which the investment was acquired.



The requirements of IAS 36 apply to determine whether an impairment loss needs to be recognized with respect to Fibra UNO's investment in an associate or joint venture. Where necessary, impairment of the total carrying amount of the investment (including goodwill) is tested in accordance with IAS 36 Impairment of Assets as a single asset by comparing its recoverable amount (greater of value in use and fair value less cost of sale) against its carrying amount. Any impairment losses recognized are part of the carrying amount of the investment. Any reversal of such impairment loss is recognized in accordance with IAS 36 to the extent that such recoverable amount of the investment subsequently increases.

Fibra UNO discontinues the use of the equity method from the date the investment ceases to be an associate or joint venture, or when the investment is classified as held for sale. When Fibra UNO maintains the interest in the previously associated or joint venture, the retained investment is measured at fair value at that date and is considered as its fair value at the time of initial recognition in accordance with IFRS 9. The difference between the book value of the associate or joint venture on the date the equity method was discontinued and the fair value attributable to the retained interest and the gain on the sale of a portion of the interest in the associate or joint venture is included in the determination of the profit or loss at the disposal of the associate or joint venture. Additionally, Fibra UNO accounts for all amounts previously recognized in other comprehensive income with respect to that associate or joint venture on the same basis that would be required if that associate or joint venture had directly disposed of the relative assets or liabilities. Therefore, if a gain or loss previously recognized in other comprehensive income by such associate or joint venture has been reclassified to the income statement by disposing of the relative assets or liabilities, Fibra UNO reclassifies the gain or loss of capital to the income statement (as an adjustment for reclassification) when the associate or joint venture is discontinued.

Fibra UNO continues to use the equity method when an investment in an associate becomes an investment in a joint venture or an investment in a joint venture becomes an investment in an associate. There is no revaluation at the fair value of such changes in participation.

When Fibra UNO reduces its interest in an associate or joint venture but Fibra UNO continues to use the equity method, the Entity reclassifies to income the proportion of the gain or loss that had previously been recognized in other comprehensive income in relation to the reduction of its interest in the investment if that profit or loss had been reclassified to the income statement in the disposition of assets or relative liabilities.

When Fibra UNO transacts with its associate or joint venture, the profit or loss resulting from such transactions with the associate or joint venture is recognized in the consolidated financial statements of the Entity only to the extent of the interest in the associate or joint venture that does not relate to Fibra UNO.

Fibra UNO applies IFRS 9, including impairment requirements, to long-term interests in associates or joint ventures to which the equity method does not apply and is part of the investee's net investment. In addition, when applying IFRS 9 to long-term holdings, Fibra UNO does not take into account adjustments to its carrying values, as required by IAS 28.

h. ***Other assets***

1. ***Intangible assets acquired in a business combination***

When an intangible asset is acquired in a business combination and recognized separately from goodwill, its cost will be its fair value at the date of acquisition.

After its initial recognition, an intangible asset acquired in a business combination will be recognized at cost less accumulated depreciation and the accumulated amount of impairment losses, on the same basis as intangible assets acquired separately. The administrative platform is the most significant intangible asset which was acquired in a business combination.



2. *Write-off of intangible assets*

An intangible asset is decommissioned for sale, or when it is not expected to have future economic benefits from its use or disposal. Gains or losses arising from the write-down of an intangible asset, measured as the difference between net income and the carrying amount of the asset, are recognized in income when the asset is written off.

i. *Impairment of tangible and intangible assets*

At the end of each period, Fibra UNO reviews the carrying values of its tangible and intangible assets to determine if there are indications that these assets have suffered any impairment losses. If there is any indication, the recoverable amount of the asset is calculated to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, Fibra UNO estimates the recoverable amount of the cash-generating unit to which that asset belongs. When a reasonable and consistent distribution basis can be identified, corporate assets are also allocated to individual cash-generating units, or else they are allocated to the smaller entity of cash-generating units for which a reasonable and consistent distribution basis can be identified.

Intangible assets with an indefinite useful life or not yet available for use are tested for impairment effects at least annually, and whenever there is an indication that the asset may have deteriorated.

The recoverable amount is the greater of the fair value minus the cost of selling it and the value in use. When evaluating value in use, estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects the market's current assessment of the value of money over time and the specific risks of the asset for which estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. Impairment losses are recognized immediately in profit or loss, unless the asset is recorded at a revalued amount, in which case the impairment loss should be treated as a diminution of the revaluation.

Subsequently, when an impairment loss is reversed, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimated value of its recoverable amount so that the adjusted carrying amount does not exceed the carrying amount that would have been determined if an impairment loss had not been recognized for that asset (or cash-generating unit) in prior years. The reversal of an impairment loss is recognized immediately in earnings, unless the corresponding asset is recognized at a revalued amount, in which case the reversal of the impairment loss is treated as an increase in the revaluation.

j. *Borrowing costs*

Borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets, in this case investment properties, which constitute assets that require a substantial period of time until they are ready for use, are added to the cost of those assets during that time until such time as they are ready for use. The income obtained from the temporary investment of specific loan funds pending to be used in qualifying assets is deducted from the cost of the investment properties to be capitalized. All other borrowing costs are recognized in profit or loss during the period they are incurred.

k. *CBFI-based payments*

1. *Transactions with payments based on Fibra UNO CBFIs*



Transactions with CBFI-based payments settled through equity instruments to Fibra UNO employees are valued at the fair value of the equity instruments as of the date they are granted. Details relating to the determination of the fair value of transactions with CBFI-based payments settled by equity instruments are presented in Note 15.

The fair value determined at the date of granting of payments based on CBFIs settled by equity instruments are recorded as expenses on a straight-line basis during the allotment period, based on the estimate of Fibra UNO of the equity instruments that will eventually be awarded with a corresponding increase in equity. At the end of each period, Fibra UNO revises its estimates of the number of equity instruments waiting to be awarded. The effect of the revision of the original estimates, if any, is recognized in the results of the period so that the accumulated expense reflects the revised estimate, with the corresponding adjustment to the reserve of benefits for liquidable employees through equity instruments.

Transactions with CBFI-based payments settled by equity instruments with third parties providing similar services are measured at the fair value of the goods or services received, except if it is not possible to reliably estimate the fair value of the services received, in which case they are measured at the fair value of the capital instruments granted, to the date on which Fibra UNO obtains the goods or the counterparty provides the service.

In the event of payment transactions based on cash-settling CBFIs, a liability is recognized for the goods or services purchased, initially measured at the fair value of the liability. At the end of each reporting period, until settled, as well as on the settlement date, Fibra UNO reevaluates the fair value of the liability and any change in its fair value is recognized in the results of the period.

1. ***Employee Benefits***

Employee Termination and Retirement Benefits

Contributions to defined contribution retirement benefit plans are recognized as expenses at the time employees have rendered the services that qualify them for contributions.

For defined benefit plans, which include seniority premiums and pensions, their cost is determined using the projected unit credit method, with actuarial valuations occurring at the end of each reporting period. Remeasurements, which include actuarial gains and losses, the effect of changes in the asset floor (if any) and return on the asset plan (excluding interest), are immediately reflected in the consolidated statement of financial position against or credit recognized in other comprehensive income in the period in which they occur. Remeasurements recognized in other comprehensive income are immediately reflected in accumulated earnings and are not reclassified to results. Cost for past services is recognized in results in the period of modification to the plan. Net interest is calculated by applying the discount rate at the beginning of the obligation period to the defined profit asset or liability. Defined benefit costs are classified as follows:

- Cost per service (including the cost of current service, cost of past services, as well as gains and losses from reductions or settlements).
- Net interest income or expenses.
- Remeasurements.

The retirement benefit obligations recognized in the consolidated statement of financial position represent current gains and losses in Fibra UNO's defined benefit plans. Any gains arising from this calculation are limited to the present value of any economic benefits available from future rebates and reductions in plan contributions.



Any indemnification obligation is recognized when Fibra UNO is no longer able to withdraw the indemnity offer and/or when Fibra UNO acknowledges the related restructuring costs.

Short-term employee benefits

A liability for employee benefits with respect to wages and salaries, annual leave, and sick leave in the period of service in which it is rendered is recognized for the amount not discounted by the benefits expected to be paid for that service.

Liabilities recognized for short-term employee benefits are valued at the amount not discounted by the benefits expected to be paid for that service.

Employee profit sharing ("OCT")

The OCT is recorded in the results of the year in which it is caused and is presented under operating expenses in the consolidated statement of income and other comprehensive income.

As of 2014, the OCT is determined based on the tax profit in accordance with section I of Article 9 of the LISR.

m. ***Provisions***

Provisions are recognized when Fibra UNO has a present obligation (whether legal or assumed) as a result of a past event, Fibra UNO will likely have to settle the obligation, and a reliable estimate of the amount of the obligation can be made.

n. ***Tenants' deposits***

Fibra UNO obtains refundable deposits from certain tenants, mainly denominated in pesos, as collateral for lease payments for a certain period. These deposits are accounted for as a financial liability and are initially recognized at market value.

o. ***Rental income***

Leases are classified as financial when the terms of the lease substantially transfer to the lessees the control inherent in the property. All other leases are classified as operating. Properties under an operating lease are included in the investment properties category in the consolidated statement of financial position.

Operating lease income recognized on the accounts is substantially equal to that determined by reducing incentives granted, such as grace periods, and which are recognized in a straight line over the term of the lease, except for contingent rents (such as equities), which are recognized when accruing. The lease term is the non-cancellable period of the contract, including additional periods for which the lessee has the option to extend, when at the beginning of the lease, the Administration has reasonable certainty that the lessee will exercise the option.

Income includes income from reimbursement of operating and other expenses, which is recognized in the period in which the services are rendered.

p. ***Interest income***

Interest income is recognized as accrued and there is a likelihood that economic benefits will flow to Fibra UNO and the amount of income can be reliably valued.



Interest income is recorded on a periodic basis, with reference to the principal and the applicable effective interest rate.

q. ***Income taxes***

As mentioned in Note 1a, Fibra UNO has the tax treatment of FIBRA as it meets the requirements for ISR purposes, and therefore does not recognize provision for income taxes.

r. ***Foreign currency***

Transactions in foreign currency are recorded at the exchange rate in force on the date of their conclusion. Monetary assets and liabilities in foreign currency are valued in local currency at the rate of exchange in effect at the date of the consolidated financial statements. Exchange rate fluctuations are recorded in the results, however, as mentioned in Note 4l, Fibra UNO capitalizes borrowing costs on its developing investment properties.

s. ***Cash Flow Statements***

Fibra UNO presents its consolidated statements of cash flows using the indirect method. Interest in favor is classified as investment cash flows, while charge interest is classified as financing cash flows.

t. ***Derivative financial instruments***

Fibra UNO uses a variety of financial instruments to manage its exposure to volatility risks in interest rates and exchange rates, including *Interest Rate Swaps* and *Cross Currency Swaps*. A more detailed explanation of derivative financial instruments is included in Note 11.

Derivatives are initially recognized at fair value at the date the derivative contract is entered into and subsequently revalued at fair value at the end of the reporting period. The resulting gain or loss is recognized in the results immediately unless the derivative is designated as a hedging instrument, in which case the timeliness of recognition in the results will depend on the nature of the hedging relationship.

A derivative with a positive fair value is recognized as a financial asset, while a derivative with a negative fair value is recognized as a financial liability.

5. Critical accounting judgments and key sources of estimation uncertainty

In applying Fibra UNO's accounting policies, as described in Note 4, Management must make judgments, estimates and assumptions regarding the carrying values of the assets and liabilities in the consolidated financial statements. Relative estimates and assumptions are based on experience and other factors considered relevant. Actual results may differ from these estimates.

Estimates and assumptions are reviewed on a regular basis. Changes to accounting estimates are recognized in the period in which the modification is made and in future periods if the modification affects both the current period and subsequent periods.

a. ***Critical judgments in the application of accounting policies***

The following are critical judgments, other than those involving estimates, made by Management during the process of applying Fibra UNO's accounting policies and having a material effect on the consolidated financial statements.



Business combinations

Management uses its professional judgment to determine whether the acquisition of a property, or a portfolio of properties, represents a business combination or an asset acquisition. In particular, it considers the following criteria:

- i. The number of properties (land and buildings) acquired.
- ii. The extent to which you acquire important processes and the extent to which secondary services are provided by the acquired property (e.g., maintenance, cleaning, security, accounting, other property services, etc.).
- iii. The extent to which the acquired property assigns its own employees to manage the property and/or carry out the processes (including all relevant administrative processes such as billing, collection, and generation of managerial and tenant information).

This determination can have a significant impact on how acquired assets and liabilities are accounted for, both at inception and later. Transactions that occurred during the periods presented in these consolidated financial statements were recorded as acquisitions of assets.

b. ***Key sources of uncertainty in estimates***

Key assumptions regarding the future and other key sources of uncertainty in end-of-period estimates, which have a significant risk of resulting in significant adjustments to the carrying values of assets and liabilities over the next year, are discussed below.

Valuation of investment properties

To estimate the fair value of investment properties, Management, with the help of independent experts, chooses the valuation techniques that it considers most appropriate given the particular circumstances of each investment property. The assumptions related to the estimates of investment properties include obtaining, among others, contractual rents, the expectation of future market rents, renewal rates, maintenance requirements, discount rates that reflect current market uncertainties, cap rates and recent transaction prices, as well as replacement cost. If there is any changes in these assumptions or in regional, national, or international economic conditions, the fair value of investment properties may change substantially.

The valuation techniques have not been modified during 2022, 2021 and 2020. Fibra UNO Management considers that the valuation techniques and critical assumptions used are appropriate to determine the fair value of its investment properties.

Estimate for doubtful accounts receivable

Estimates are used to determine the provisions of doubtful accounts receivable, considering mainly collection arrears and particular conditions of the sectors and tenants of Fibra UNO. The estimate for doubtful accounts receivable is determined based on assumptions of expected losses, default percentages and recovery based on past experience.



6. Cash and cash equivalents

a. The integration of cash and cash equivalents is presented below:

	2022	2021	2020
Cash in banks	\$ 4,671,004	\$ 3,660,591	\$ 6,996,548
Restricted cash:			
Restricted cash and reserve fund for bank loans (1)	476,057	270,234	219,188
Sight investments (2)	<u>1,740,050</u>	<u>2,808,686</u>	<u>530,857</u>
Total cash and restricted cash	<u>\$ 6,887,111</u>	<u>\$ 6,739,511</u>	<u>\$ 7,746,593</u>

- (1) Restricted cash consists of cash in custody between 30 and 90 days in various trusts and its partial use is restricted for the payment of debt service plus interest contracted with Actinver and HSBC. Once the debt service is settled, the remaining funds contained in these accounts will be released and may be used for the operation of Fibra UNO.
- (2) Corresponds to Sight investments less than 3 months old.

b. Investment in financial instruments

Fibra UNO has two debt issuances denominated in UDIS that as of December 31, 2022, amounted to \$6,757 million and have maturities in April 2027 and November 2028, see Note 12; In order to cover the movements of the UDI as well as invest in liquid instruments to improve some debt metrics during the year, Fibra UNO invested in several instruments denominated in UDIS issued by Mexico's Federal Government called Udibonos, it is planned to maintain possession of these instruments until the maturity of the own issues in UDIS. The investment in the financial instrument as of December 31, 2022, and 2021 amounts to \$1,324 and \$1,257 million pesos, respectively.

7. Customer receivables and other receivables

The integration of accounts receivable is presented below:

	2022	2021	2020
Lease receivables	\$ 3,410,344	\$ 3,035,592	\$ 3,046,635
Less-Allowance for COVID-19 Reliefs (1)	-	(113,979)	(943,910)
Allowance for doubtful accounts	<u>(558,712)</u>	<u>(598,071)</u>	<u>(490,355)</u>
	2,851,632	2,323,542	1,612,370
Account receivable from construction in progress (2)	542,745	525,103	838,034
Account receivable from sale of Investment properties	4,762,775	460,000	-
Other accounts receivable	<u>931,930</u>	<u>816,321</u>	<u>706,419</u>
	<u>\$ 9,089,082</u>	<u>\$ 4,124,966</u>	<u>\$ 3,156,823</u>

It corresponds to the discounts for COVID-19 for which the credit notes corresponding to the years 2021 and 2020 have not been issued but which were negotiated and accepted by the tenants and Fibra UNO.

- (1) It corresponds to the discounts for COVID-19 for which the credit notes corresponding to the year 2021 and 2020 have not been issued but which were negotiated and accepted by the tenants and Fibra UNO.



- (2) It corresponds to the account receivable that MTK has with Trust 2585 for the certification of the progress of work of Mitikah.

a. *Rental income receivable and credit risk management*

At the beginning of the contracts, Fibra UNO requires a refundable security deposit from its customers, to guarantee the timely payment of the rent of the commercial leases, which is usually in pesos and consists of two months of rent, which are presented in the category Deposits of the tenants in the consolidated statements of financial position. In addition, depending on the characteristics of the commercial properties, Fibra UNO may require a non-refundable deposit. Alternatively, Fibra UNO requires bonds and other guarantees from its customers. For anchor customers and other high credit quality customers, the above guarantees may not be required.

On a combined basis and considering only the figures during 2022, 2021 and 2020, Walmart, ICEL University, WeWork and Banco Santander, represent 16.86%, 16.40% and 16.64% of rental income, respectively.

In addition, individual properties comprising the combined properties may be subject to credit risk concentrations.

Fibra UNO estimates an impairment provision under the expected loss methodology described in IFRS 9 *Financial instruments* for expected non-recoverable receivables. The estimate consists of 100% of overdue accounts over 360 days old and an expected loss percentage calculated by Management for all accounts receivable less than 360 days old. The estimate for doubtful accounts receivable is reviewed periodically.

b. *Age of accounts receivable*

Currently, Fibra UNO maintains monthly collection levels practically the same as its monthly billing period; business and trading practices allow Fibra UNO to maintain its accounts receivable with collection seniority of approximately 55, 40 and 44 days as of December 31, 2022, 2021 and 2020, respectively.

8. Investment properties

Fair value	2022	2021	2020
Investment properties for lease	\$ 279,564,519	\$ 261,851,129	\$ 259,124,074
Investment properties under construction, improvements, advances and costs for capitalizable loans to investment properties	16,531,225	17,281,241	14,361,100
Security deposit and/advance payments for the acquisition of investment properties	550,000	2,850,481	-
Territorial reservations	1,569,443	1,536,061	1,577,818
Investment properties developed on rights of third parties (1)	<u>2,774,380</u>	<u>2,951,400</u>	<u>3,190,400</u>
	<u>\$ 300,989,567</u>	<u>\$ 286,470,312</u>	<u>\$ 278,253,392</u>



- (1) The investment properties developed on third-party rights correspond to constructions erected by Fibra UNO on Federal land for which an amount is paid for the use of such land that typically ranges from 20 to 50 years. Said lands cannot be sold accordance with the laws of the Mexican Republic as they are in protected federal protected areas.

	Guy	Number of properties	2022	2021	2020
Balances at the beginning of the period			\$ 286,470,312	\$ 278,253,392	\$ 259,485,461
Procurement:					
Industrial buildings La Teja	Industrial	1	2,890,000	-	-
Arellano	Terrain	1	72,233	-	-
Montero	Terrain	1	89,457	-	-
Memorial	Commercial	16	-	2,192,000	-
Yucatan 21	Terrain	1	-	27,000	-
industrial building la Teja	Industrial	1	-	785,000	-
Guadalajara Galleries	Terrain	1	-	2,290	-
ICEL Group	Commercial	1	-	-	500,000
Hercules	Industrial	5	-	-	4,515,655
Uptown Juriquilla	Commercial	1	-	-	1,354,573
Low:					
El Saucito II	Industrial	1	(100,450)	-	-
El Saucito III	Industrial	1	(161,950)	-	-
Chihuahua	Terrain	1	(802)	-	-
Azul Portfolio Properties	Commercial	4	(90,735)	-	-
Rojo Portfolio Properties	Commercial	19	(374,194)	-	-
Finsa Portfolio Properties	Industrial	3	(555,040)	-	-
California Portfolio Properties	Industrial	4	(522,573)	-	-
Maine Portfolio Properties	Industrial	1	(296,600)	-	-
Titan Portfolio Properties	Industrial	8	(2,013,508)	-	-
Titan Portfolio Properties	Terrain	11	(94,658)	-	-
Titan Portfolio Properties	Bureau	1	(111,996)	-	-
San Mateo Corporate	Bureau	1	-	(145,500)	-
Querétaro Urban Corridor	Terrain	1	-	(80,722)	-
Valle Oriente Galleries	Bureau	1	-	(354,607)	-
Titan Portfolio Properties	Terrain	4	-	-	(262,808)
Titan Portfolio Properties	Industrial	2	-	-	(342,180)
California Santa Maria Park	Industrial	1	-	-	(1,148,534)
Construction in progress, improvements, advances and costs for capitalizable loans to investment properties			7,926,316	5,997,455	5,904,625
Security deposit and/or advances for the acquisition of investment properties (see Note 1d)			(2,300,481)	2,850,481	-
Adjustments to the fair value of investment properties			<u>10,164,236</u>	<u>(3,056,477)</u>	<u>8,246,600</u>
Balances at the end of the period			<u>\$ 300,989,567</u>	<u>\$ 286,470,312</u>	<u>\$ 278,253,392</u>

The fair value of the properties was obtained mainly through the application of the Discounted Cash Flows and Historical Investment Costs applied based on Fibra UNO's valuation policy. In this sense, the Cost Method was used for all those properties that were under development as of December 31, 2022, 2021 and 2020, as well as those non-stabilized properties and territorial reserves.

On the other hand, for the other properties (which also represent a percentage greater than 95% of the total value of Fibra UNO) the Discounted Cash Flow method was applied. For the application of this methodology, Fibra UNO used different assumptions taking into consideration the occupation, location, type of property, segment, remaining lease term, quality of tenants, open and competitive market prices with similar properties in terms of use and type, income in dollars or pesos (or a combination of both), country risk, inflation, among others.



The revenue approach suggests that it is possible to quantify expected future profits, specifically in the form of free cash flows. This approach considers two steps. The first is to define an estimate of free cash flows, which are expected to be generated as a result of owning a property or group of properties. The second step is to discount these flows at an appropriate discount rate to estimate their present value.

It is worth mentioning that the discount rate used should reflect not only the value of money over time, but also the risk associated with the particular property.

In general, the main assumptions used in the application of the Discounted Cash Flow methodology are described below:

- a. **Operating Assumptions** - Fibra UNO carried out the projection of its flows for a period of 10 years in which it considered the current situation of each property with respect to the contracts in force at the end of the fourth quarter 2022 and its probability of renewal at expiration, the available square meters and its future commercialization, as well as the reimbursement of maintenance expenses of each of its tenants. To estimate operating expenses, Fibra UNO takes into consideration the expenses related to the maintenance of each of the properties, as well as expenses not related to the daily operation such as the payment of property tax and insurance. Finally, and based on the needs of each property, an estimate of capitalizable expenses is made, which correspond to significant improvements that can be depreciated over time.
- b. **Discount Rate** - To determine the discount rate Fibra UNO uses the Weighted Average Cost of Capital (WACC) methodology which aims to reflect the cost of the different sources of financing of Fibra UNO. To determine the cost of debt, the weighted cost of debt in both dollars and pesos, that Fibra UNO currently has, was considered. To determine the cost of capital, the Asset Valuation Model is used (better known in the English language as "CAPM" - Capital Asset Pricing Model) for which market variables were used and adjusted with specific risks identified for each of the properties. Finally, Fibra UNO took into consideration its capital structure at the end of 2022 to determine the debt/capital cost ratio. It is important to mention that an increase in the discount rate would result in a lower fair value of Fibra UNO's investment properties, while a decrease would have the opposite effect.
- c. **Perpetuity / Capitalization Rate** - To determine the exit value at the end of the afore mentioned 10 years of projection, Fibra UNO uses a commonly accepted methodology in the financial field in the valuation of real estate. This methodology corresponds to the capitalization method which estimates the value of a property based on the application of a Market Capitalization Rate applied to the Net Operating Income (net income from operating costs and expenses) of the last projection year. Cap. Rates are determined by property and vary according to the reality of each property according to its geographical location, type of property, occupancy, observed demand for the lease of spaces, quality of tenants, the current situation of the local economy, the functional currency of leases (dollars, weights or a combination of both), as well as the Cap. Rates observed in the private market for similar real estate transactions.

As a result of the estimate of the fair value of investment properties, the value per profitable square meter (GLA) in pesos as of December 31, 2022, 2021 and 2020 is as follows:

	2022	2021	2020
GLA (M2)	\$ 10,987,299	\$ 10,881,062	\$ 10,931,402
Value of Investment Properties	<u>300,989,567</u>	<u>286,470,312</u>	<u>278,253,392</u>
Average price per M2 of Investment Ownership	<u>\$ 27,394</u>	<u>\$ 26,327</u>	<u>\$ 25,455</u>



Fair value fluctuation in investment properties of the period is recognized in the state consolidated results under the heading "Fair Value Adjustment of Investment Properties".

All investment properties of Fibra UNO are held under freehold.

Fibra UNO Management relies on valuations conducted by independent experts with relevant qualifications and experience in the locations and categories of the investment properties it maintains.

Borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets, in this case investment properties, which constitute assets that require a substantial period of time until they are ready for use, are added to the cost of those assets during that time until such time as they are ready for use. The income obtained from the temporary investment of specific loan funds pending to be used in qualifying assets is deducted from the cost of the investment properties to be capitalized. All other borrowing costs are recognized in profit or loss during the period they are incurred. As of December 31, 2022, 2021 and 2020, capitalized interest amounts to \$1,203 million, \$1,287 million and \$1,070 million, respectively, and the annual capitalization rate determined in accordance with IAS 23 *Borrowing costs* was 9.05%, 8.04% and 10.86%, respectively.

9. Investments in associates and joint venture

	%				
	participation	2022	2021	2020	
Deutsche Bank (México), S. A. Fideicomiso F/004 ("Torre Mayor") (1)	70%	\$ 5,520,270	\$ 5,277,918	\$ 5,073,428	
Fideicomiso Torre Diana F/00892 (CI Banco, S. A., Institución de Banca Múltiple, división Fiduciaria) ("Torre Diana") (2)	50%	3,104,338	2,710,892	2,465,047	
IXE Banco, S.A. F/1446 ("Antea Querétaro") (3)	40%	<u>2,054,480</u>	<u>1,968,674</u>	<u>1,972,109</u>	
		<u>\$ 10,679,088</u>	<u>\$ 9,957,484</u>	<u>\$ 9,510,584</u>	

- (1) The Torre Mayor Trust owns a corporate office building located in Mexico City known as "Torre Mayor", which consists of a 55-story building that includes offices, shops, restaurants, and parking. The Torre Mayor Trust obtains income from the lease of spaces in Torre Mayor. Fibra UNO makes decisions regarding the control of the operation and its administration unanimously with Union Investment Real Estate (the other shareholder), so Torre Mayor is considered a joint venture based on the contractual agreements of the Trust.
- (2) The Torre Diana Trust owns a corporate office building located in Mexico City known as "Torre Diana", which consists of a 33-story building that includes offices, commercial areas, and parking. The Torre Diana Trust obtains income from the lease of spaces in Torre Diana.
- (3) The Trust carries out its operations in the Antea Shopping Center in Querétaro and obtains its income from the lease of spaces in the Shopping Center. Antea has 187 commercial spaces and receives more than 13 million people annually.



Fibra UNO decided to register these investments under the participation method, as established by IFRS, given its nature.

Summary financial information of investments in associates and joint business as of December 31, 2022:

	Mayor Tower	Diana Tower	Antea Queretaro	Combined
Leases	\$ 553,361	\$ 444,639	\$ 483,046	\$ 1,481,046
Operating expenses	<u>372,123</u>	<u>152,918</u>	<u>177,601</u>	<u>702,642</u>
	181,238	291,721	305,445	778,404
Comprehensive result of financing and others expense	2,230	67,684	(38,307)	31,607
Fair value adjustment to properties of investment	<u>112,116</u>	<u>386,900</u>	<u>166,760</u>	<u>665,776</u>
Net income	295,584	746,305	433,898	1,475,787
Percentage of participation	<u>70%</u>	<u>50%</u>	<u>40%</u>	<u>-</u>
Participation in the result of investments in associates and joint venture	<u>\$ 206,909</u>	<u>\$ 373,153</u>	<u>\$ 173,559</u>	<u>\$ 753,621</u>
Current assets	<u>\$ 167,681</u>	<u>\$ 247,153</u>	<u>\$ 397,412</u>	<u>\$ 812,246</u>
Long-term assets	<u>\$ 12,523,687</u>	<u>\$ 8,816,982</u>	<u>\$ 5,539,079</u>	<u>\$ 26,879,748</u>
Current liabilities	<u>\$ 3,396,518</u>	<u>\$ 28,437</u>	<u>\$ 280,052</u>	<u>\$ 3,705,007</u>
Long-term liabilities	<u>\$ 1,408,750</u>	<u>\$ 2,827,022</u>	<u>\$ 520,237</u>	<u>\$ 4,756,009</u>
Trustors' equity	<u>\$ 7,886,100</u>	<u>\$ 6,208,676</u>	<u>\$ 5,136,202</u>	<u>\$ 19,230,978</u>
Percentage of participation	<u>70%</u>	<u>50%</u>	<u>40%</u>	<u>-</u>
<u>Participation in the equity of the joint venture</u>	<u>\$ 5,520,270</u>	<u>\$ 3,104,338</u>	<u>\$ 2,054,480</u>	<u>\$ 10,679,088</u>

10. Other assets

	2022	2021	2020
Administrative platform (1)	\$ 2,043,674	\$ 2,043,674	\$ 2,043,674
Implementation fees	440,800	440,800	440,800
Others (2)	30,000	30,000	30,000
Accumulated amortization (2)	<u>(1,394,301)</u>	<u>(1,292,118)</u>	<u>(1,189,934)</u>
	<u>\$ 1,120,173</u>	<u>\$ 1,222,356</u>	<u>\$ 1,324,540</u>

- (1) The acquired administrative platform includes personnel, technology, and processes; and annual amortization as of December 31, 2022, 2021 and 2020 amounts to \$102,184.
- (2) The accumulated amortization is integrated by the amortization of administrative platform, advice for implementation and the amortization of other expenses. The latter two concepts have been fully amortized. Its presentation in the consolidated statement of cash flows is reflected individually within the concept of amortizations of the platform and commissions.



11. Financial instruments

Financial Instruments categories.

	2022	2021	2020
<i>Financial assets:</i>			
Cash and cash equivalents	\$ 6,887,111	\$ 6,739,511	\$ 7,746,593
Investments in financial instruments	1,324,008	1,256,939	-
Rents receivable from customers and other accounts receivable	6,253,418	4,311,913	3,753,437
Accounts receivable from related parties	1,749,908	1,564,736	1,535,942
Advance payments	2,521,975	3,055,938	1,870,775
Properties' Financial Asset	2,745,558	-	-
Derivatives designated for short term hedge	50,068	-	-
Derivatives designated for long term hedge	190,264	1,083,513	1,361,601
<i>Financial liabilities:</i>			
Accounts payable	\$ 5,591,119	\$ 5,479,411	\$ 4,585,671
Accounts payable to related parties	439,799	147,094	274,712
Loans (Amortized cost)	139,592,930	135,804,744	125,579,877
Tenant Deposits	1,490,245	1,345,653	1,273,029
Derivatives designated for short term hedge	-	39,974	93,339
Derivatives designated for long term hedge	1,926,580	919,527	1,331,097

According with IFRS 9, the following categories were established for the active financial instruments mentioned in the box above:

- Investments in financial instruments: Amortized cost.
 - Establishing a business model of holding assets to obtain contractual cash flows.
- Derivative financial instruments designated in hedges: FVTPL.
 - Depending on the type of hedge the change in the fair value of the derivative goes to the other comprehensive income or income statement.

Wealth Management

Fibra UNO manages its capital to ensure it will continue as a going concern, while maximizing returns to its shareholders through the optimization of debt and equity balances.

The capital of Fibra UNO consists of debt and capital of the Trustors. The objectives of capital management are to manage wealth to ensure that operating funds are available to maintain consistency and sustainability of distributions to Trustors and fund the costs of loans and the required equity expenses, as well as provide the necessary resources for the acquisition of new properties.



Several financial ratios related to debt, equity and distributions are used to ensure equity adequacy and monitor equity requirements. The main financial ratios used are the Loan to Value ratio ("LTV"), calculated as the outstanding balance of debt between total assets, and the Debt Service Coverage Ratio, DSCR, which is calculated as the operating profit between debt service. These indicators help Fibra UNO to assess whether the level of debt it holds is sufficient to provide adequate cash flows for distributions to CBFIs holders, to cover flows for investments, and to assess the need to raise funds for further expansion.

The Fibra UNO policy and to comply with the FIBRAS regulation issued by the National Banking and Securities Commission establishes additional restrictions and approvals for financing that exceeds the maximum and minimum resulting amount between 50% of LTV and 1.0 of DSCR, respectively. For the periods ended December 31, 2022, 2021 and 2020 the LTV and DSCR ratios of Fibra UNO were 41.5%, 43.09% and 45.13% and 1.2, 1.87 and 1.52 times, respectively.

Financial Risk Management

The objective of financial risk management is to meet financial expectations, results of operations and cash flows that maximize the listing price of CBFIs, also to ensure the ability to make distributions to CBFIs holders and to satisfy any future debt obligations.

The function of the Fibra UNO Technical Committee is, among others, to coordinate access to national financial markets, monitor and manage financial risks related to Fibra UNO's operations through internal risk reports that analyze exposures by degree and magnitude of risks. These risks include Market Risk (including Foreign Exchange Risk and Interest Rate Risk), Credit Risk and Liquidity Risk.

Fibra UNO seeks to minimize the effects of these risks by using derivative financial instruments to hedge risk exposures. The use of financial derivatives is governed by Fibra UNO's policies approved by the Technical Committee, which provide written principles on Market Risk, Credit Risk and Liquidity Risk. Internal auditors regularly review compliance with policies and exposure limits. Fibra UNO does not subscribe to or trade financial instruments, including derivative financial instruments, for speculative purposes.

Market Risk Management

Market Risk is defined as the expected potential losses due to changes in risk factors such as interest rates, exchange rates and price indices, among others. Fibra UNO's activities mainly expose it to the financial risks of changes in interest rates and foreign currency. Fibra UNO obtains financing under different conditions, either from third parties or related parties, usually variable interest rates are exposed to changes in market rates. Financing negotiated in dollars exposes Fibra UNO to fluctuations in the exchange rate between that currency and its functional currency, the Mexican peso. However, Fibra UNO has a natural coverage of the financing in dollars derived from the lease contracts also stipulated in US dollars, flows with which it serves the debts contracted in that currency.

Fibra UNO subscribes derivative financial instruments (for hedging purposes) to manage the exposure to foreign exchange and interest rate risk, including:

- Foreign Currency Swap Contracts (*CCS* to hedge foreign exchange risk arising from the issuance of foreign currency debt in US dollars).
- Interest Rate Swap Contracts (*IRS* to cover the rate arising from bank liabilities held at a variable rate *TIE*).

Market Risk exposures are assessed through sensitivity analysis, which include domestic and foreign rate impacts and exchange rate impacts. Although there have been changes in Fibra UNO's exposure to Market Risk, management believes that they do not affect how these risks are managed and valued.



Interest Rate Risk Management

Fibra UNO maintains financing at mixed and variable rates, mainly THIE, and Secured Overnight Funding Rate (Term SOFR 1M). The decision to acquire debt at variable rates is based on market conditions when the debt is contracted. Fibra UNO prepares a sensitivity analysis of future projected cash flows to establish a maximum financing change and keep projects profitable.

Interest Rate Sensitivity Analysis

The sensitivity analysis shown below has been determined based on interest rate exposure as of the reporting period. For variable-rate liabilities, the analysis was prepared assuming that the amount of liabilities at the end of the period was consistent throughout the year. An increase or decrease of 100 basis points in domestic interest rates and about 60 basis points in foreign rates is used to report risk internally to key management personnel and represents management's assessment to reasonably measure potential changes to interest rates.

If national interest rates had a change of 100 basis points up or down and all other variables remained constant, the result of the year of Fibra UNO for the period ended December 31, 2022, would have an increase or (decrease), for its liabilities in national variable rate, of approximately 136.3 and (136.3) million Mexican pesos respectively.

If foreign interest rates had a change of about 60 basis points up or down and all other variables remained constant, the result of the year of Fibra UNO for the period ended December 31, 2022, would have an increase or (decrease), for its liabilities in foreign variable rate, of approximately 20.2 and (20.2) million Mexican pesos respectively.

Likewise, if the national interest rate had a change of 100 basis points up or down, the foreign interest rate had a change of 50 basis points up or down and all other variables remained constant as of December 31, 2022, it would have a (decrease) increase of approximately (552.3) million and 272.5 million Mexican pesos in results for Cross Currency Swaps. In the case of Interest Rate Swaps (IRS) if the interest rate had a change of 100 basis points up or down and all other variables remained constant as of December 31, 2022, it would have an increase (decrease) of approximately 90.6 million and (54.1) million Mexican pesos.

Foreign Exchange Risk Management

Fibra UNO conducts transactions denominated in US dollars, therefore, it is exposed to exchange rate fluctuations between the exchange rate of the Mexican peso and the US dollar.

- a. The monetary position in foreign currency as of December 31 is:

	2022	2021	2020
Thousands of US dollars:			
Monetary assets	312,548	165,568	339,256
Monetary liabilities	<u>(4,630,981)</u>	<u>(4,368,550)</u>	<u>(4,061,364)</u>
Short position	<u>(4,318,433)</u>	<u>(4,202,982)</u>	<u>(3,722,108)</u>
Equivalent in thousands of pesos	<u>\$ (83,839,362)</u>	<u>\$ (86,512,080)</u>	<u>\$ (74,200,967)</u>

- b. The exchange rates, in pesos, in effect at the date of the consolidated financial statements and at the date of their issuance are as follows:

	December 31, 2022	December 31, 2021	December 31, 2020	February 28, 2022
Pesos per U.S. dollar	<u>\$ 19.4143</u>	<u>\$ 20.5835</u>	<u>\$ 19.9352</u>	<u>\$ 18.4077</u>



Foreign Currency Sensitivity Analysis

In the Administration's view, there is no real exchange risk since debt service on dollar loans is partially covered by income denominated in that currency.

If the exchange rates had a variation of 1 peso per US dollar or UDI up or down and all other variables remained constant, the result of the year of Fibra UNO for the period ended December 31, 2022, in terms of interest paid, would have an increase or (decrease), for its liabilities in foreign currency, of approximately 281.3 and (281.3) million Mexican pesos respectively. Now, in terms of Notional, if exchange rates had a fluctuation of 1 peso per US dollar or UDI up or down and all other variables remained constant, the result for the period ended December 31, 2022, in terms of liabilities in foreign currency would have an increase or (decrease) of approximately 5,036.8 and (5,036.8) million Mexican pesos respectively.

Likewise, if the exchange rate had a variation of 1 peso per US dollar up or down and all other variables remained constant, the result of the year of Fibra UNO for the period ended December 31, 2022, would have an increase (decrease), for Cross Currency Swaps, of approximately 775.6 and (775.6) million Mexican pesos respectively.

Derivative Financial Instruments (Cross Currency Swap Contracts)

During the current year, Fibra UNO did not trade new Cross Currency Swap contracts. Currently, there are 17 Cross Currency Swaps, 7 of which cover principal and interest being designated as fair value hedge ("FV") and the remaining Cross Currency Swaps cover only principal being designated as cash flow ("CF"). The following table details the Cross Currency Swap contracts in force at the end of the reporting period:

No.	Counterparty	Notional USD (thousands)	Notional MXN (thousands)	Maturity	Active Rate	Passive Rate	Fair asset value (Fair liability value)	Type of Hedge
1	BBVA Bancomer	50,000	\$ 944,750	Jan 30, 2026	5.25%	TIIE 28 + 3.34%	\$ 3,396	FV
2	BBVA Bancomer	60,000	1,113,000	Jan 30, 2026	5.25%	TIIE 28 + 3.49%	22,000	FV
3	BBVA Bancomer	40,000	739,000	Jan 30, 2026	5.25%	TIIE 28 + 3.59%	15,945	FV
4	BBVA Bancomer	50,000	944,750	Jan 30, 2026	0.00%	TIIE 28 - 2.77%	(4,513)	CF
5	HSBC	75,000	1,527,750	Jan 30, 2026	5.25%	TIIE 28 + 3.06%	(92,072)	FV
6	Santander	50,000	980,000	Jan 30, 2026	5.25%	TIIE 28 + 2.80%	(16,316)	FV
7	Santander	25,000	508,663	Jan 30, 2026	5.25%	TIIE 28 + 3.09%	(30,870)	FV
8	Santander	50,000	958,000	Jan 30, 2026	0.00%	TIIE 28 - 2.60%	(22,509)	CF
9	Santander	50,000	958,000	Jan 30, 2026	5.25%	TIIE 28 + 3.51%	(11,533)	FV
10	Santander	50,000	1,125,000	Jan 30, 2026	0.00%	TIIE 28 - 3.33%	(147,357)	CF
11	Santander	25,000	562,500	Jan 30, 2026	0.00%	TIIE 28 - 3.46%	(71,883)	CF
12	Santander	25,000	562,500	Jan 30, 2026	0.00%	TIIE 28 - 3.64%	(69,203)	CF
13	Goldman S.	50,000	1,125,000	Jan 30, 2026	0.00%	TIIE 28 - 3.62%	(140,203)	CF
14	Goldman S.	50,000	1,125,000	Jan 30, 2026	0.00%	TIIE 28 - 3.46%	(144,876)	CF
15	Goldman S.	75,000	1,687,500	Jan 30, 2026	0.00%	TIIE 28 - 3.20%	(228,157)	CF
16	Goldman S.	75,000	1,687,500	Jan 30, 2026	0.00%	TIIE 28 - 3.33%	(222,629)	CF
17	Citibanamex	200,000	3,998,000	Jan 15, 2050	0.00%	TIIE 28 - 4.72%	(724,457)	CF
	Total	<u>1,000,000</u>	<u>\$ 20,546,913</u>				<u>\$ (1,885,237)</u>	

During the period, hedges, both cash flow and fair value, were highly effective in hedging exchange rate exposure. As a result of this hedge, the carrying amount of the \$800 million International Bond with maturity January 30, 2026, was adjusted to \$148,153 Mexican pesos as of December 31, 2022, which were recognized in the results along with the fair value of the CCS designated as fair value. For cash flow hedging, changes associated with the exchange rate were reclassified from the OCI account to results.



The derivative financial instrument that covers a portion of the principal (\$200 million) of the \$875 million US International Bond, maturing January 15, 2050, grants the Counterparty the right to terminate the swap without future payments due by the Entity or the Counterparty if there is a credit event with respect to Fibra UNO. It is by this right of the Counterparty, that the Notional of the derivative financial instrument considering the probability of survival as of January 15, 2050, is \$2 million as of December 31, 2022; however, this amount is expected to increase to \$200 million in line with the change in the probability of survival. The valuation of the transaction reflects this link to Fibra UNO's credit quality and the conditional nature of the Counterparty's obligation to make payments to Fibra UNO under the transaction.

Interest Rate Swap Contracts

Fibra UNO has interest Rate Swaps to hedge its exposure to variable rate generated by liabilities in pesos. These derivatives have been designated as cash flow hedges:

No.	Counterparty	Notional MXN (thousands)	Maturity	Active Rate	Passive Rate	Fair asset value	Type of Hedge
1	HSBC	\$ 1,489,957	15-Sep-23	TIEE 28	7.73%	\$ 34,813	CF
2	HSBC	652,901	15-Sep-23	TIEE 28	7.73%	15,255	CF
3	HSBC	1,267,659	Feb 23, 24	TIEE 28	4.96%	36,048	CF
4	BBVA Bancomer	269,086	30-Aug-24	TIEE 28	8.38%	7,419	CF
5	BBVA Bancomer	327,970	30-Aug-24	TIEE 28	8.40%	9,002	CF
6	BBVA Bancomer	327,970	30-Aug-24	TIEE 28	7.85%	11,684	CF
7	BBVA Bancomer	269,086	30-Aug-24	TIEE 28	7.85%	9,519	CF
8	Santander	327,970	30-Aug-24	TIEE 28	8.40%	9,002	CF
9	Santander	269,086	30-Aug-24	TIEE 28	8.38%	7,419	CF
10	Santander	269,086	30-Aug-24	TIEE 28	7.85%	9,519	CF
11	Santander	327,970	30-Aug-24	TIEE 28	7.85%	11,684	CF
12	HSBC	269,086	30-Aug-24	TIEE 28	8.38%	7,418	CF
13	HSBC	327,970	30-Aug-24	TIEE 28	8.40%	9,001	CF
14	HSBC	327,970	30-Aug-24	TIEE 28	7.85%	11,684	CF
15	HSBC	<u>269,086</u>	30-Aug-24	TIEE 28	7.85%	<u>9,524</u>	CF
	Total	\$ <u>6,992,853</u>				<u>198,991</u>	
					Current portion	<u>(50,068)</u>	
						\$ <u>148,923</u>	

Credit Risk Management

Credit Risk refers to the risk that a counterparty will breach its contractual obligations resulting in a financial loss to Fibra UNO. Mostly, Fibra UNO's revenue is derived from rental income from commercial properties. As a result, their performance depends on their ability to collect rent from tenants and tenants' ability to make rent payments. Income and funds available for distribution would be adversely affected if a significant number of tenants, or any of the primary tenants, fail to make rent payments when due or close their businesses or file for bankruptcy.

As of December 31, 2022, 2021 and 2020, the top 10 tenants are equivalent to approximately 24.50%, 23.40% and 21.33% of the total area for generated rents, respectively, and represent approximately 24.90%, 24.50% and 25.69%, respectively, of the income base attributable to the portfolio.



In addition, a single tenant occupies as of December 31, 2022, 952,014 m2 of 10,987,299 m2 of the profitable area of the Fibra UNO portfolio, representing approximately 9.30% of the total profitable area and approximately 8.00% of the rental income; as of December 31, 2021, a single tenant occupies 898,774 m2 of 11,103,674 m2 of the profitable area of the Fibra UNO portfolio, representing approximately 9.00% of the total profitable area and approximately 7.40% of the rental income; as of December 31, 2020, a single tenant occupies 943,990 m2 of 10,931,402 m2 of the profitable area of the Fibra UNO portfolio, representing approximately 8.73% of the total profitable area and approximately 7.70% of the rental income.

Fibra UNO has adopted a policy of only negotiating with solvent counterparties and obtaining sufficient guarantees when appropriate, which attempts to mitigate the risk of losses due to non-collection.

Credit Risk is generated by cash balances and cash equivalents, accounts receivable, accounts receivable from related parties and derivative financial instruments. The maximum exposure to Credit Risk is shown in the statement of financial position.

With respect to the derivative financial instruments in force as of December 31, 2022, a Credit Value Adjustment (CVA) was determined for the counterparties with which said instruments are contracted of \$203.4 million pesos, which were recognized in the result of the year of Fibra UNO.

The Credit Value Adjustment (CVA) begins with the calculation of different variables, such as the Potential Future Exposure -PFE- (This variable consists of taking the 95% confidence percentile of a group of simulations of the possible fair values that the derivative may have), the Expected Positive Exposure -EPE (Average of the PFE taking only those scenarios in which Fibra UNO has a Credit Risk), the Expected Negative Exposure -ENE-, (Average of the PFE taking only those scenarios in which the Counterparty runs a Credit Risk).

The EPE, is the one that in the end, multiplied by i) the Probability of Default on the valuation date, ii) the Recovery Rate and iii) the Discount Factor, gives us the Credit Value Adjustment (CVA).

Impairment of Financial Assets

Credit Risk is the risk that one of the counterparties to the financial instrument causes a financial loss to another Entity by breaching an obligation. Fibra UNO is subject to Credit Risk primarily for financial instruments relating to cash and temporary investments, loans and receivables and derivative financial instruments. To minimize Credit Risk in the areas of cash, temporary investments, and derivative financial instruments, Fibra UNO only engages with solvent parties of recognized reputation and high credit quality.

To manage Credit Risk, in the case of loans and accounts receivable with tenants, Fibra UNO considers that the risk is limited. Fibra UNO provisions an estimate of uncollectible accounts under the expected losses model in compliance with IFRS 9.

Under IFRS 9, provisions for losses are measured using one of the following bases:

General Model - It is recognized in three stages that reflect the potential variation in the credit quality of the asset, taking into account the significant increase in Credit Risk, as well as objective evidence of impairment.

Simplified Model - The expected lifetime loss of the instrument is recognized if they contain a significant financial component, rather than the three stages.

The measurement over lifetime applies if the Credit Risk of a financial asset at the date of presentation has increased significantly since the initial recognition and the measurement of expected credit losses of 12 months applies if this risk has not increased. Fibra UNO can determine that the Credit Risk of a financial asset has not increased significantly if the asset has a low Credit Risk at the filing date. However, the measurement of expected lifetime credit losses is always applicable for commercial receivables and contract assets without a significant financing component; Fibra UNO has chosen to apply this policy to commercial accounts receivable and contract assets with a significant financing component.

Fibra UNO measures the estimates of losses due to commercial accounts receivable and contract assets always for an amount equal to the expected credit losses during the lifetime.



Additionally, reasonable and sustainable information that is relevant and available without undue cost or effort is considered. This includes quantitative and qualitative information and analysis, based on the historical experience of Fibra UNO and an informed credit assessment including that referring to the future.

Measuring Expected Credit Losses

Expected credit losses are not discounted using the effective interest rate of the financial asset, since accounts receivable are generally short-term and do not charge interest. It is worth mentioning that the maximum period considered when estimating expected credit losses is the maximum contractual period during which Fibra UNO is exposed to Credit Risk.

Financial Assets with Credit Impairment

Fibra UNO considers as evidence that a financial asset has credit impairment when it includes the following observable data:

- Significant financial difficulties observed in portfolio arrears groups;
- Various default periods and identifying non-compliance for more than 360 days;
- The restructuring of accounts or advances by the client on terms that the client would not otherwise consider;
- It is becoming likely that one segment of the portfolio will go bankrupt or another form of financial reorganization.

Presentation of the estimate for expected credit losses in the statement of financial position

Loss estimates for financial assets measured at amortized cost are deducted from the gross carrying amount of the assets. Whereas, in the case of fair value debt instruments with changes in other comprehensive income, the loss estimate is charged to income and loss and recognized in other comprehensive income.

Punishments

The gross carrying amount of a financial asset is punished (partially or completely) to the extent that there is no realistic possibility of recovery. This is generally the case when Fibra UNO determines that the debtor has no assets or sources of income that could generate sufficient cash flows to pay the amounts subject to the punishment. However, the financial assets that are punished may be subject to legal action in order to comply with Fibra UNO's procedures for the recovery of amounts owed.

Government

Based on FUNO's history, most government sector receivables are overdue, but it is known that the government always meets its obligations. Once an analysis of the Government accounts receivable has been carried out, it is decided that all Government accounts receivable, for more than 1 year, will be reserved at 100%. That is why, in the end, for our calculation of reserves, the total amount of accounts receivable of the Government sector to more than 1 year, at 100%, must be included.

Impairment (Financial Assets and Contract Assets) - IFRS 9

As of December 31, 2022, the maximum exposure to Credit Risk for commercial debtors and other receivables and/or subsidiaries was as follows:

The following is a summary of Fibra UNO's exposure to the Credit Risk of accounts receivable to customers subject to impairment:



Consolidated portfolio In thousands of pesos	Amount in books		
	Dec 31, 2022	Dec 31, 2021	Dec 31, 2020
Total	\$ <u>1,306,730</u>	\$ <u>1,408,563</u>	\$ <u>1,311,411</u>

The following is a summary of Fibra UNO's exposure to the Credit Risk of commercial debtors and contract assets.

Exposure in thousands of Pesos	December 31, 2022		December 31, 2021		December 31, 2020	
	No deterioration	With deterioration	No deterioration	With deterioration	No deterioration	With deterioration
Accounts receivable	\$ 560,233	\$ 746,497	\$ 1,002,603	\$ 405,960	\$ 1,040,436	\$ 270,975
Total		\$ 1,306,730		\$ 1,408,563		\$ 1,311,411
Provision		\$ 544,640		\$ 458,192		\$ 308,601

Comparative information of the year

An analysis of the credit quality of trade debtors that were neither past due nor impaired and the age of overdue but not impaired trade debtors as of December 31, 2022, 2021 and 2020 is presented below.

In thousands of pesos	December 31, 2022	December 31, 2021	December 31, 2020
Current and expired 0 and 30 days	\$ 130,458	\$ 165,350	\$ 283,890
Expired between 31 and 60 days	61,427	106,230	232,461
Expired between 61 and 90 days	46,825	99,095	212,225
Expired between 91 and 120 days	32,186	77,665	100,284
Expired between 121 and 150 days	37,240	63,920	-
Expired between 151 and 180 days	33,467	67,535	-
Expired between 181 and 210 days	23,764	63,092	-
Expired between 211 and 240 days	29,193	59,296	-
Expired between 241 and 270 days	30,992	53,725	-
Expired between 271 and 300 days	25,818	64,116	82,356
Expired between 301 and 330 days	29,736	70,762	53,219
Expired between 331 and 360 days	46,929	65,406	70,613
Expired between 361 and 390 days	<u>32,198</u>	<u>46,411</u>	<u>5,388</u>
Total debtors Commercial without deterioration	\$ <u>560,233</u>	\$ <u>1,002,603</u>	\$ <u>1,040,436</u>

Assessment for Corporate Customers as of December 31, 2022, 2021 and 2020

Fibra UNO performs the estimation of the different factors to apply an expected loss model. The probability of default ("PD") is estimated using the Roll Rates (RR) methodology, which analyzes historical portfolio information and calculates the percentage of customers or amounts that moved from one late state to another late state in a given time. First, the probabilities of movements from one stage of recent lag to the next stage are determined, then the probability that the balance observed in a stage or lag ends up in the stage defined as Objective Evidence of Impairment is determined. To do this, the probabilities observed in each lag subsequent to the observed one are multiplied. Finally, the average of each stage or lag is determined based on the calculated estimates and these would be the probabilities to be used in the model for each stage.



Bucket	December 31, 2022	December 31, 2021	December 31, 2020
Current and expired 0 and 30 days	8.18%	7.42%	6.27%
Expired between 31 and 60 days	15.94%	14.83%	14.05%
Expired between 61 and 90 days	22.82%	20.90%	19.90%
Expired between 91 and 120 days	29.38%	27.15%	26.36%
Expired between 121 and 150 days	36.36%	34.09%	33.60%
Expired between 151 and 180 days	42.51%	40.61%	40.30%
Expired between 181 and 210 days	49.90%	48.48%	48.73%
Expired between 211 and 240 days	55.71%	54.58%	55.07%
Expired between 241 and 270 days	62.32%	61.20%	61.23%
Expired between 271 and 300 days	70.96%	69.41%	69.68%
Expired between 301 and 330 days	78.58%	77.85%	79.26%
Expired between 331 and 360 days	85.24%	85.21%	87.63%
Expired between 361 and 390 days	94.91%	94.90%	95.76%
Expired more than 390 days	100.00%	100.00%	100.00%

Fibra UNO carried out the review of each of the clients with a balance greater than +360 days after the Objective Evidence and their situation one year later. According to its status, the level of recovery obtained on the balance was determined and the historical loss given default ("LGD") was determined. The severity of the historical loss at the end of December 2022 amounts to 55.89%. Under the IFRS 9 standard, it is assumed that a financial asset with more than 90 days of default must be considered as overdue or in default, however, FUNO has decided to use as Objective Evidence the balances of arrears greater than 360 days.

Bucket	Balance as of December 31, 2022	PD	LGD	Provisions as of December 31, 2022
0-30	\$ 130,458	8.18%	55.89%	\$ 5,962
31-60	61,427	15.94%	55.89%	5,471
61-90	46,825	22.82%	55.89%	5,971
91-120	32,186	29.38%	55.89%	5,285
121-150	37,240	36.36%	55.89%	7,568
151-180	33,467	42.51%	55.89%	7,952
181-210	23,764	49.90%	55.89%	6,627
211-240	29,193	55.71%	55.89%	9,088
241-270	30,992	62.32%	55.89%	10,794
271-300	25,818	70.96%	55.89%	10,239
301-330	29,736	78.58%	55.89%	13,059
331-360	46,929	85.24%	55.89%	22,355
361-390	32,198	94.91%	55.89%	17,078
+390	<u>746,497</u>	100.00%	55.89%	<u>417,191</u>
Total	<u>\$ 1,306,730</u>		Total	<u>\$ 544,640</u>

Bucket	Balance as of December 31, 2021	PD	LGD	Provisions as of December 31, 2021
0-30	\$ 165,350	7.42%	55.86%	\$ 6,854
31-60	106,230	14.83%	55.86%	8,800
61-90	99,095	20.90%	55.86%	11,572
91-120	77,665	27.15%	55.86%	11,780
121-150	63,920	34.09%	55.86%	12,174
151-180	67,535	40.61%	55.86%	15,320
181-210	63,092	48.48%	55.86%	17,087
211-240	59,296	54.58%	55.86%	18,081
241-270	53,725	61.20%	55.86%	18,367
271-300	64,116	69.41%	55.86%	24,862
301-330	70,762	77.85%	55.86%	30,774
331-360	65,406	85.21%	55.86%	31,133
361-390	46,411	94.90%	55.86%	24,604
+390	<u>405,960</u>	100.00%	55.86%	<u>226,784</u>
Total	<u>\$ 1,408,563</u>		Total	<u>\$ 458,192</u>



Bucket	Balance as of December 31, 2020	PD	LGD	Provisions as of December 31, 2020
0-30	\$ 283,890	6.27%	55.43%	\$ 9,866
31-60	232,461	14.05%	55.43%	18,099
61-90	212,225	19.90%	55.43%	23,416
91-120	100,284	26.36%	55.43%	14,654
121-150	-	33.60%	55.43%	-
151-180	-	40.30%	55.43%	-
181-210	-	48.73%	55.43%	-
211-240	-	55.07%	55.43%	-
241-270	-	61.23%	55.43%	-
271-300	82,356	69.68%	55.43%	31,812
301-330	53,219	79.26%	55.43%	23,383
331-360	70,613	87.63%	55.43%	34,302
361-390	5,387	95.76%	55.43%	2,859
+390	<u>270,976</u>	100.00%	55.43%	<u>150,210</u>
Total	<u>\$ 1,311,411</u>		Total	<u>\$ 308,601</u>

Movements in the estimate for impairment related to sales debtors and contract assets (accounts receivable)

The movement in the impairment estimate related to sales debtors and other receivables during the year was as follows.

	Amount
Balance as of January 1, 2020	\$ 200,517
Year adjustment	108,084
Additional provision increase	167,153
Government provision increase	<u>14,601</u>
Balance as of December 31, 2020	<u>490,355</u>
Year adjustment	149,591
Additional provision (application)	(67,153)
Government provision increase	<u>25,279</u>
Balance as of December 31, 2021	<u>598,072</u>
Year adjustment	86,448
Additional provision (application)	(100,000)
Government provision (application)	<u>(25,808)</u>
Balance as of December 31, 2022	<u>\$ 558,712</u>

As of December 31, 2022, we have a provision of accounts receivable of \$544,640 and a government provision of \$14,072, which gives us a total provision of accounts receivable on the balance sheet of \$558,712.

Liquidity Risk Management

Liquidity Risk represents the risk that Fibra UNO encounters difficulties in meeting its obligations associated with financial liabilities that are settled through the delivery of cash or other financial assets. The ultimate responsibility for liquidity risk management is based on the Committee.



Trust Technician, who has established an appropriate framework for the management of Liquidity Risk for the Administration of short, medium, and long-term financing, as well as liquidity management requirements. Fibra UNO manages Liquidity Risk by maintaining adequate reserves, monitoring projected and actual cash flows of income, and reconciling the maturity profiles of financial assets and liabilities. The Treasury department monitors the maturities of liabilities to schedule the respective payments. The following table details Fibra UNO's outstanding maturities for its non-derivative financial liabilities according to payment periods.

	Less than a year	From 1 to 5 years	More than 5 years	Total as of 31 December 2022
December 31, 2022				
Accounts Payable and Rentals charged in advance	\$ 7,567,566	\$ 1,249,152	\$ -	\$ 8,816,718
Accounts payable to related parties	147,072	292,727	-	439,799
Loans denominated in Pesos	22,240,289	24,943,679	-	47,183,968
Tenant deposits	<u>135,940</u>	<u>1,354,305</u>	<u>-</u>	<u>1,490,245</u>
Total in pesos	<u>\$ 30,090,867</u>	<u>\$ 27,839,863</u>	<u>\$ -</u>	<u>\$ 57,930,730</u>
Loans denominated in Dollars	<u>\$ 873,643</u>	<u>\$ 41,158,316</u>	<u>\$ 44,446,691</u>	<u>\$ 86,478,650</u>
Loans denominated in UDIS	<u>\$ -</u>	<u>\$ 6,756,550</u>	<u>\$ -</u>	<u>\$ 6,756,550</u>

The value of the UDI as of December 31, 2022, was \$7.646804 pesos per UDI.

	Less than a year	From 1 to 5 years	More than 5 years	Total as of 31 December 2021
December 31, 2021				
Accounts Payable	\$ 5,799,931	\$ 1,015,076	\$ -	\$ 6,815,007
Accounts payable to related parties	147,094	292,727	-	439,821
Loans denominated in Pesos	4,622,898	35,270,033	2,900,000	42,792,931
Tenant deposits	<u>250,055</u>	<u>1,095,598</u>	<u>-</u>	<u>1,345,653</u>
Total in pesos	<u>\$ 10,819,978</u>	<u>\$ 37,673,434</u>	<u>\$ 2,900,000</u>	<u>\$ 51,393,412</u>
Loans denominated in Dollars	<u>\$ -</u>	<u>\$ 39,108,650</u>	<u>\$ 48,165,390</u>	<u>\$ 87,274,040</u>
Loans denominated in UDIS	<u>\$ -</u>	<u>\$ 3,254,706</u>	<u>\$ 3,025,975</u>	<u>\$ 6,280,681</u>

The value of the UDI as of December 31, 2021, was \$7.108233 pesos per UDI.

	Less than a year	From 1 to 5 years	More than 5 years	Total as of 31 December 2020
December 31, 2020				
Accounts Payable	\$ 5,322,226	\$ 448,726	\$ -	\$ 5,770,952
Accounts payable to related parties	274,712	292,727	-	567,439
Loans denominated in Pesos	2,600,000	33,446,398	4,799,600	40,845,998
Tenant deposits	<u>-</u>	<u>1,273,029</u>	<u>-</u>	<u>1,273,029</u>
Total en pesos	<u>\$ 8,196,938</u>	<u>\$ 35,460,880</u>	<u>\$ 4,799,600</u>	<u>\$ 48,457,418</u>
Loans denominated in Dollars	<u>\$ -</u>	<u>\$ 31,896,320</u>	<u>\$ 46,648,368</u>	<u>\$ 78,544,688</u>
Loans denominated in UDIS	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,836,563</u>	<u>\$ 5,836,563</u>



The value of the UDI as of December 31, 2020, was \$6.605597 pesos per UDI.

As of December 31, 2022, 2021 and 2020, interest payable in future periods in accordance with current debt contracts and conditions amounts to \$76,090 million, \$80,442 million, and \$83,214 million, respectively, and shall be considered in addition to the amounts indicated in the maturity table.

Level of Fair Value Hierarchy in Financial Instruments

Fair value of financial instruments measured to Market and FVTPL on a recurring basis:

Financial assets/ Financial liabilities	Fair value at			Hierarchy of the Fair Value	Valuation technique(s) and main input data
	31/12/22	31/12/21	31/12/20		
1) Investments in government securities and adjusted investments in active markets (see Note 6a)	\$ <u>1,740,050</u>	\$ <u>2,808,686</u>	\$ <u>530,857</u>	Level 1	Market value. The fair value of investments is measured with quoted prices (not identical).
2) Cross Currency Swaps (hedge purposes)	\$ <u>(1,885,237)</u>	\$ <u>261,488</u>	\$ <u>1,361,601</u>	Level 2	Discounted cash flow. Future cash flows are estimated based on forward interest rates (based on yield curves observable at the end of the reporting period) and contractual interest rates, discounted at a rate that reflects the risk of credit from various counterparties.
3) Interest Rate Swaps (hedge purposes)	\$ <u>198,991</u>	\$ <u>137,477</u>	\$ <u>(1,424,436)</u>	Level 2	Discounted cash flow. Future cash flows are estimated based on forward interest rates (from the yield curves observable at the end of the reporting period) and contractual interest rates, discounted at a rate reflecting the risk of credit from various counterparties.

Fair value of financial instruments registered at amortized cost

The carrying values of accounts receivable, accounts payable and other financial assets and liabilities (including accounts payable/receivable to related parties and advance payments) are short-term and, in some cases, interest at rates linked to market indicators. Therefore, Fibra UNO considers that the carrying values of the financial assets and liabilities recognized at amortized cost in the financial statements approximate their fair value. Tenant's deposits approximate fair value as the discount rate used to estimate their fair value at initial recognition has not changed significantly.

The following table presents amortized costs and fair value of loans:

	December 31, 2022		December 31, 2021		December 31, 2020	
	Amortized Cost	Fair Value	Amortized Cost	Fair Value	Amortized Cost	Fair Value
Senior notes	\$ 35,362,874	\$ 34,377,027	\$ 35,051,562	\$ 35,140,404	\$ 34,757,462	\$ 36,183,767
Issuance of debt in stock certificates	72,913,156	67,344,996	76,982,290	88,153,426	69,043,920	79,800,217
Santander	-	-	1,820,000	1,815,646	1,320,000	1,362,124
Santander	4,000,000	3,717,683	-	-	-	-
HSBC	2,142,857	2,184,920	2,280,000	2,248,177	2,417,143	2,421,130
Metlife	747,865	735,061	756,568	747,510	765,264	798,837
Actinver	-	-	100,000	101,187	100,000	101,223
Actinver	200,000	202,842	-	-	-	-
HSBC	-	-	4,153,150	4,043,934	4,198,425	4,189,737
Titan	-	-	10,291,750	10,549,428	9,436,350	11,034,883
Titan II	14,019,480	15,629,150	-	-	-	-



	December 31, 2022		December 31, 2021		December 31, 2020	
	Amortized Cost	Fair Value	Amortized Cost	Fair Value	Amortized Cost	Fair Value
PIQ	462,630	428,536	483,420	473,545	504,210	506,916
La Prensa	123,368	114,276	128,912	126,278	134,456	135,178
Santander	-	-	-	-	500,000	502,916
Actinver	-	-	-	-	500,000	502,934
ScotiaBank	-	-	-	-	500,000	502,050
Actinver	-	-	-	-	500,000	502,505
ScotiaBank	-	-	-	-	500,000	501,595
Santander	2,500,000	2,522,191	2,500,000	2,510,529	-	-
ScotiaBank	1,800,000	1,808,777	1,800,000	1,804,533	-	-
Actinver	400,000	407,842	-	-	-	-
Scotiabank	200,000	201,816	-	-	-	-
Banorte	2,000,000	2,019,138	-	-	-	-
Citi II	876,218	879,915	-	-	-	-
Citi I	2,000,000	2,026,078	-	-	-	-
BBVA Bancomer	2,000,000	2,004,816	-	-	-	-
	<u>\$ 141,748,448</u>	<u>\$ 136,605,064</u>	<u>\$ 136,347,652</u>	<u>\$ 147,714,597</u>	<u>\$ 125,177,230</u>	<u>\$ 139,046,012</u>

As of December 31, 2022, 2021 and 2020, transaction cost (under the effective interest rate method) amounts to \$828,672, \$829,241, and \$719,617 respectively (see Note 12).

Valuation techniques and assumptions applied for fair value purposes

- The fair value of financial assets and liabilities with standard terms and conditions traded in liquid active markets are determined by reference to market-quoted prices (including quoted redeemable notes, bills of exchange, debentures, life bonds and government bonds), which are considered Level 1.
- The fair value of other financial assets and liabilities (excluding those described above) are determined in accordance with generally accepted pricing models, which are based on the analysis of discounted cash flows using current market observable transaction prices and quotations for similar instruments. In particular, the fair value of long-term debt, which is calculated only for purposes of the above disclosure and not for the accounting record of the debt, which is considered Measurement Level 2, as described below, was determined using a discounted cash flow model, using estimates of current market rates based on observable TIE curves and an estimated credit spread using observable credits. in similar entities, which is adjusted as needed.
- Financial instruments that are measured after their initial fair value recognition are grouped into 3 levels, based on the degree to which fair value is observable:
- Level 1 fair value valuations are those derived from quoted (unadjusted) prices in active markets for identical assets or liabilities;
- Level 2 fair value valuations are those derived from inputs other than quoted prices included within Level 1, which are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and
- Level 3 Fair value valuations are those derived from valuation techniques that include inputs for assets or liabilities, which are not based on observable market information (unobservable indicators).



12. Loans

Loan summary as of December 31, 2022							
*Type	Institution	Currency	Interest Rate	Maturity	Balance MXN	Balance USD	
Unsecured	Citibanamex	USD	SOFR + 0.80%	Nov-23	\$ -	\$ 45,000	
Bond	International	USD	5.25%	Dec-24	-	600,000	
Bond	International	USD	5.25%	Jan-26	-	800,000	
Unsecured	BBVA Bancomer	USD	SOFR + 2.15%	Sep-27	-	720,000	
Bond	International	USD	4.87%	Jan-30	-	768,000	
Bond	International	USD	6.95%	Jan-44	-	700,000	
Bond	International	USD	6.39%	Jan-50	-	821,379	
Unsecured	Scotiabank	MXN	TIEE + 0.85%	Feb-23	1,800,000	-	
Unsecured	Banorte	MXN	TIEE + 0.83%	Mar-23	2,000,000	-	
Unsecured	Scotiabank	MXN	TIEE + 0.85%	Mar-23	200,000	-	
Unsecured	Santander	MXN	TIEE + 1.00%	Mar-23	2,500,000	-	
Unsecured	BBVA Bancomer	MXN	TIEE + 0.87%	Mar-23	2,000,000	-	
Bond	National (FUNO 18)	MXN	TIEE + 0.83%	Apr-23	5,103,052	-	
Unsecured	Actinver	MXN	TIEE + 1.80%	Jun-23	200,000	-	
Mortgage	HSBC	MXN	TIEE + 2.00%	Sep-23	2,142,857	-	
Unsecured	Actinver II	MXN	TIEE + 1.80%	Sep-23	400,000	-	
Unsecured	Citibanamex	MXN	TIEE + 0.95%	Nov-23	2,000,000	-	
Mortgage	Metlife, Mexico	MXN	7.92%	Dec-23	243,089	-	
Mortgage	Metlife, Mexico	MXN	7.92%	Dec-23	504,057	-	
Bond	National (FUNO 13-2)	MXN	8.40%	Dec-23	3,120,900	-	
Mortgage	Monex - La Presa	MXN	TIEE + 2.25%	Feb-24	123,368	-	
Mortgage	Monex - PIQ	MXN	TIEE + 2.25%	Feb-24	462,630	-	
Bond	National (FUNO 15)	MXN	6.99%	Jul-25	7,484,414	-	
Bond	National (21-2X)	MXN	TIEE + 0.90%	Oct-25	5,200,000	-	
Bond	National (FUNO 17)	MXN	9.20%	Nov-27	4,799,600	-	
Bond	National (21X)	MXN	8.98%	Oct-28	2,900,000	-	
Mortgage	Santander	MXN	TIEE + 2.85%	Nov-28	4,000,000	-	
Bond	National (FUNO 16U)	UDIS	4.60%	Apr-27	3,501,306	-	
Bond	National (FUNO 13U)	UDIS	5.09%	Nov-28	<u>3,255,244</u>	<u>-</u>	
Unpaid balances as of December 31, 2022					<u>\$ 53,940,517</u>	<u>\$ 4,454,379</u>	
Exchange rate as of December 31, 2022						<u>19,4143</u>	
Balance of dollars in equivalent pesos						86,478,650	
Unpaid balances as of December 31, 2022 in equivalent pesos						140,419,167	
Short-term loans						<u>(22,959,941)</u>	
Total long-term loans						117,459,226	
Transaction costs						(828,672)	
Debt's Fair value by hedge accounting for derivatives						<u>(151,444)</u>	
					<u>\$ 116,479,110</u>		

* Mortgage loans are pledged with investment properties, which are shown in Note 8.



Loan summary as of December 31, 2021						
*Type	Institution	Currency	Interest Rate	Maturity	Balance MXN	Balance USD
Unsecured	BBVA Bancomer	USD	LIBOR + 1.95%	Nov-23	\$ -	\$ 500,000
Bond	International	USD	5.25%	Dec-24	-	600,000
Bond	International	USD	5.25%	Jan-26	-	800,000
Bond	International	USD	4.87%	Jan-30	-	768,000
Bond	International	USD	6.95%	Jan-44	-	700,000
Bond	International	USD	6.39%	Jan-50	-	872,000
Unsecured	Scotiabank	MXN	TIIE + 0.85%	Feb-22	1,800,000	-
Unsecured	Santander	MXN	TIIE + 0.70%	Mar-22	2,500,000	-
Unsecured	Actinver	MXN	TIIE + 1.80%	Jun-22	100,000	-
Bond	National (FUNO 18)	MXN	TIIE + 0.83%	Apr-23	5,250,381	-
Mortgage	HSBC	MXN	TIIE + 2.00%	Sep-23	2,280,000	-
Mortgage	Metlife, Mexico	MXN	7.92%	Dec-23	246,074	-
Mortgage	Metlife, Mexico	MXN	7.92%	Dec-23	510,494	-
Bond	National (FUNO 13-2)	MXN	8.40%	Dec-23	3,120,900	-
Mortgage	Monex - La Presa	MXN	TIIE + 2.25%	Feb-24	128,912	-
Mortgage	Monex - PIQ	MXN	TIIE + 2.25%	Feb-24	483,420	-
Mortgage	HSBC	MXN	TIIE + 2.15%	Jun-24	4,153,150	-
Mortgage	Santander	MXN	TIIE + 3.00%	Aug-24	1,820,000	-
Bond	National (FUNO 15)	MXN	6.99%	Jul-25	7,500,000	-
Bond	National (21-2X)	MXN	TIIE + 0.90%	Oct-25	5,200,000	-
Bond	National (FUNO 17)	MXN	9.20%	Nov-27	4,799,600	-
Bond	National (21X)	MXN	8.98%	Oct-28	2,900,000	-
Bond	National (FUNO 16U)	UDIS	4.60%	Apr-27	3,254,706	-
Bond	National (FUNO 13U)	UDIS	5.09%	Nov-28	3,025,975	-
Unpaid balances as of December 31, 2021					\$ 49,073,612	4,240,000
Exchange rate as of December 31, 2021						20.5835
Balance of dollars in equivalent pesos						\$ 87,274,040
Unpaid balances as of December 31, 2021 in equivalent pesos						136,347,652
Short-term loans						(4,462,865)
Total long-term loans						131,884,787
Transaction costs						(829,241)
Debt's Fair value by hedge accounting for derivatives						507,787
					\$ 131,563,333	

Loan summary as of December 31, 2020						
*Type	Institution	Currency	Interest Rate	Maturity	Balance MXN	Balance USD
Bond	National (FUNO 18)	MXN	8.95%	Apr-23	\$ 5,350,381	-
Bond	International	USD	6.39%	Jan-50	-	872,000
Bond	International	USD	4.87%	Jan-30	-	768,000
Mortgage	HSBC	MXN	TIIE+2.15%	Jun-24	4,184,025	-
Mortgage	Santander	MXN	TIIE+2.60%	Nov-25	1,320,000	-
Unsecured	Santander	MXN	TIIE+1.75%	Mar-21	500,000	-
Unsecured	Actinver	MXN	TIIE+2.65%	Jun-21	100,000	-
Bond	National (FUNO 17-2)	MXN	TIIE+0.85%	Dec-22	8,100,000	-
Bond	National (FUNO 17)	MXN	9.20%	Nov-27	4,799,600	-
Mortgage	HSBC	MXN	TIIE+2.00%	Sep-23	2,417,143	-
Mortgage	Metlife, Mexico	MXN	7.92%	Dec-23	248,829	-



Loan summary as of December 31, 2020						
*Type	Institution	Currency	Interest Rate	Maturity	Balance MXN	Balance USD
Bond	National (FUNO 16U)	UDIS	4.60%	Apr-27	3,024,560	-
Bond	International	USD	5.25%	Jan-26	-	500,000
Mortgage	Metlife, Mexico	MXN	7.92%	Dec-23	516,435	-
Bond	National (FUNO 15)	MXN	6.99%	Jul-25	7,500,000	-
Bond	International	USD	5.25%	Dec-24	-	600,000
Bond	International	USD	6.95%	Jan-44	-	700,000
Bond	National (FUNO 13-2)	MXN	8.40%	Dec-23	3,120,900	-
Bond	National (FUNO 13U)	UDIS	5.09%	Dec-28	2,812,003	-
Unsecured	BBVA Bancomer	USD	LIBOR + 1.85%	Nov-23	-	500,000
Unsecured	Citibanamex	MXN	TIE+1.50%	Apr-21	500,000	-
Unsecured	Citibanamex	MXN	TIE+1.50%	Apr-21	500,000	-
Unsecured	Scotiabank	MXN	TIE+0.95%	Jun-21	500,000	-
Unsecured	Scotiabank	MXN	TIE+0.95%	Jun-21	500,000	-
Mortgage	Monex - PIQ	MXN	TIE+2.25%	Feb-24	504,210	-
Mortgage	Monex - La Presa	MXN	TIE+2.25%	Feb-24	134,456	-
					\$ 46,632,542	3,940,000
Unpaid balances as of December 31, 2020						
Exchange rate as of December 31, 2020						19.9352
						\$ 78,544,688
Balance of dollars in equivalent pesos						
Unpaid balances as of December 31, 2020 in equivalent pesos						\$ 125,177,230
Short-term loans						(2,803,048)
Total long-term loans						122,374,182
Transaction costs						(719,617)
Debt's Fair value by hedge accounting for derivatives						1,072,245
						\$ 122,726,810

The financial debt establishes certain covenants, which have been met as of the date of issuance of these consolidated financial statements. The most important are described below:

- Fibra UNO is obliged to pay, on or in advance of the due date, property tax and other contributions.
- Maintain in good operating condition all its useful goods and assets that are necessary for the proper operation of its business, except for normal use and wear and tear.
- Maintain with insurers of recognized prestige insurance on their insurable assets, in amounts against risks customary in the real estate industry and for sums insured sufficient to replace or repair the damages.
- Debt service coverage ratio (Net Operating Income -NOI- between Debt Service) greater than 1.5.

The maturities of the long-term portion of this liability as of December 31, 2022, are:

Year	Amount
2024	\$ 12,208,244
2025	12,684,414
2026	15,531,440
2027 and later years	77,035,128
	\$ 117,459,226

The following is a reconciliation of obligations for funding activities:

	Opening balance 2022	Provisions	Payments	Variation Exchange	Final balance as of December 31, 2022
Loans	\$ 136,347,652	\$ 43,942,323	\$ (35,309,334)	\$ (4,561,474)	\$ 140,419,167



13. Accrued liabilities and miscellaneous creditors

The integration of the balance of this account is shown below:

	2022	2021	2020
Interest payable	\$ 2,079,079	\$ 2,222,202	\$ 2,019,351
Value-added tax payable	1,259,583	23,932	6,893
Accumulated expenses	1,041,834	805,983	564,556
Creditors for work progress	972,782	601,241	706,802
Suppliers	<u>1,220,377</u>	<u>1,165,224</u>	<u>1,018,733</u>
	<u>\$ 6,573,655</u>	<u>\$ 4,818,582</u>	<u>\$ 4,316,335</u>

14. Balances and transactions with related parties

The balances and transactions between Fibra UNO and its subsidiaries, which are related parties, have been removed in consolidation and not disclosed in this note.

a. *The transactions with related parties were as follows:*

	2022	2021	2020
Revenue:			
F1 Administración, S.C.:			
Administration fee 1.25% (1)	<u>\$ 83,647</u>	<u>\$ 68,096</u>	<u>\$ 108,574</u>
Leasing fee (5)	<u>\$ 91,353</u>	<u>\$ 8,884</u>	<u>\$ 7,393</u>
Asset management fee	<u>\$ 60,431</u>	<u>\$ -</u>	<u>\$ -</u>
Expense:			
Fibra UNO Administración, S.C.:			
Acquisition fees capitalized 3% (2)	<u>\$ 45,000</u>	<u>\$ 65,760</u>	<u>\$ -</u>
Management fees 0.5% (2)	<u>\$ 859,693</u>	<u>\$ 825,227</u>	<u>\$ 794,629</u>
Coordinadora de Inmuebles Industriales, S.A. de C.V.			
Services capitalized (6)	<u>\$ 41,571</u>	<u>\$ 870,779</u>	<u>\$ 1,080,417</u>
Operadora Jumbo, S.A. de C.V.:			
Management Services Real Estate (4)	<u>\$ 54,335</u>	<u>\$ 51,173</u>	<u>\$ 55,064</u>
F2 Services, S.C.:			
Services (3)	<u>\$ 443,566</u>	<u>\$ 394,329</u>	<u>\$ 346,632</u>
Parks Mantenimiento, S.C.			
Services (7)	<u>\$ 502,386</u>	<u>\$ 439,911</u>	<u>\$ 390,625</u>



- (1) F1 Administración, S.C. charges an management fee equivalent to 1.25% of the maximum investment amount.
- (2) Fibra UNO pays an annual fee equivalent to 0.5% of the assets and 3% on the value of the properties acquired or contributed from third parties, in exchange for advisory services.
- (3) Fibra UNO pays a monthly fee equivalent to 2% of the rents collected from its properties, in exchange for administrative services.
- (4) Fibra UNO pays for real estate management services, 3% of the monthly income effectively charged for rent, uses of spaces (Kiosks or Islands) administration and maintenance fees, advertising fee and income for parking and services of the Real Estate of the Purple Portfolio.
- (5) F1 Administración, S.C. charges the Trust 2584 a Leasing fee equivalent to 4% on the amount of the contracts of said concept.
- (6) Fibra UNO pays a fee for Brokerage services, which are calculated as a percentage of the total revenue represented by the signed contract.
- (7) Fibra UNO pays for Maintenance activities so that its properties continue in the same conditions of use as the day they were put into operation.

The aforementioned operations are documented through contracts valid for five years and renewable, likewise, all transactions have been carried out at market values.

b. ***Balances with related parties are:***

	2022	2021	2020
Receivable:			
Fibra Uno Administración SC	\$ 3,386	\$ -	\$ -
Trust 2585	146,496	-	-
Other	<u>3,390</u>	<u>2,845</u>	<u>8,478</u>
	<u>\$ 153,272</u>	<u>\$ 2,845</u>	<u>\$ 8,478</u>
Receivable in the long term:			
Fideicomiso 2585 (1)	<u>\$ 1,596,636</u>	<u>\$ 1,561,891</u>	<u>\$ 1,527,464</u>
Payable:			
Trust 2585 (1)	\$ 292,727	\$ -	\$ -
Fibra UNO Administration, S.C.	5,260	69,835	165,384
Coordinadora de Inmuebles Industriales, S.A. de C.V.	46,124	25,369	20,963
Jumbo Administración, SAPI de C.V.		-	35,272
Operadora Jumbo, S.A. of C.V.	49,543	8,505	9,662
Parks Concentradora, S.A. de C.V..	8,672	8,662	11,358
Parks Desarrolladora, S.A. de C.V.		-	-
Parks Mantenimiento, S.C.	20,957	21,228	21,151
Other	<u>16,516</u>	<u>13,495</u>	<u>10,922</u>
	<u>\$ 439,799</u>	<u>\$ 147,094</u>	<u>\$ 274,712</u>
To be paid in the long term:			
Trust 2585 (2)	<u>\$ -</u>	<u>\$ 292,727</u>	<u>\$ 292,727</u>



- (1) As mentioned in Note 1d, Fibra UNO sold to Trust 2585 a section of land from the "Mitikah" complex for residential tower construction purposes. Trust 2585 is responsible for constructing and disposing of a tower of housing units that will be built in that portion of Mitikah destined for the residential tower and whose estimated completion date will be April 2024. The final sale price of the aforementioned portion of land for residential purposes is based on a series of variables at the end of the work including the market value at the date of sale of the properties. As of December 31, 2022, Fibra UNO has estimated the value of the residential land portion. As of December 31, 2022, 2021 and 2020 at \$1,596,636, \$1,561,891 and \$1,527,464, respectively, which are presented as other long-term receivables in the accompanying consolidated statements of financial position.
- (2) Seriousness deposit received for perpetual rights for the use of the Mitikah parking lot, which will be applied when the project is completed.

15. CBFi-based payments

At the annual Trustors' Committee Meeting on April 4, 2014, an executive long-term compensation plan was authorized based on the granting of 162,950,664 10-year liquidable CBFIs and granting no more than 10% of the plan per year, except in cases where 10% had not been granted in previous years. Up to 20% per year may be granted.

Fibra UNO records as an expense on a straight-line basis during the grant period an estimate of the CBFIs that will eventually be delivered. At the end of the year Fibra UNO revises its estimate of the number and amount of CBFIs that are expected to be awarded.

The compensation costs of this plan as of December 31, 2022, 2021 and 2020 were \$643,200; \$358,300 and \$73,328, respectively. During 2022, 2021 and 2020 derived from this program, 28,548,956 were put into circulation; 3,259,013 and 21,248,766 CBFIs, respectively.

16. Trustors' / Beneficiaries' Capital

Contributions

- a. The patrimony of Fibra UNO consists of the contribution of one thousand pesos plus the amount of resources from CBFIs issues.
- b. As of December 31, 2022, 2021 and 2020 there are:

Number of CBFIs	2022	2021	2020
In circulation	<u>3,779,000,000</u>	<u>3,799,999,999</u>	<u>3,872,415,403</u>
In treasury	<u>1,287,974,585</u>	<u>1,316,523,541</u>	<u>1,420,058,926</u>

- c. *Distributions*

The Technical Committee of Fibra UNO has approved and paid distributions of Fiscal Results and Capital Reimbursement, to the holders of the CBFIs as follows:

Date of distributions 2022	Amount
November 9	\$ 2,138,536
August 9	1,978,804
May 10	1,907,942
February 9	<u>2,581,061</u>
Total as of December 31, 2022	<u>\$ 8,606,343</u>



2021	Amount
November 10	\$ 1,406,000
August 10	1,258,180
May 11	1,247,712
February 11	<u>1,201,350</u>
Total as of December 31, 2021	<u>\$ 5,113,242</u>
2020	Amount
November 8	\$ 1,158,998
August 9	1,103,722
May 9	1,140,887
February 8	<u>2,317,634</u>
Total as of December 31, 2020	<u>\$ 5,721,241</u>

Net income per core CBFI was calculated by dividing the net income for the period of controlling interest by the weighted average of CBFIs with economic rights amounting to 3,811,698,627; 3,811,698,627 and 3,315,476,432 CBFIs for 2022, 2021 and 2020, respectively, and the net income per diluted CBFI considers the dilutive events, as if they had occurred from the issuance of the CBFIs with these characteristics, and whose weighted average amounts to 5,130,434,330; 5,130,434,330 and 5,247,400,582 CBFIs, respectively.

During 2022, 2021 and 2020 Fibra UNO did not issue CBFIs for the acquisition of investment properties.

d. **Repurchase of CBFIs**

At the Shareholders' Meeting held on October 16, 2015, the creation of the share repurchase reserve for an amount of \$4,895,099 was approved. On July 22, 2020, the Technical Committee approved the update of the CBFIs program to 263,461,278 CBFIs, equivalent to 5% of the CBFIs issued on that date; at the end of 2021 and 2020 the reserve was revalued at the year-end price for the CBFI. As of December 31, 2022, 2021 and 2020, the total number of repurchased CBFIs amounts to 49,548,955, 75,674,417 and 77,027,606 CBFIs equivalent to \$1,037,116, \$1,803,203 and \$1,300,864, respectively.

The transactions took place as follows:

- a. During the first quarter of 2022, Fibra UNO repurchased 20,999,999 CBFIs in the domestic market for a total amount equivalent to \$451,645.
- b. During the second quarter of 2022, Fibra UNO repurchased 6,166,863 CBFIs in the domestic market for a total amount equivalent to \$122,095.
- c. During the third quarter of 2022, Fibra UNO repurchased 22,382,093 CBFIs in the domestic market for a total amount equivalent to \$463,374.
- d. During the first quarter of 2021, Fibra UNO repurchased 54,342,487 CBFIs in the domestic market for a total amount equivalent to \$1,283,446.
- e. During the second quarter of 2021, Fibra UNO repurchased 18,072,917 CBFIs in the domestic market for a total amount equivalent to \$446,887.
- f. During the third quarter of 2021, Fibra UNO repurchased 3,259,013 CBFIs in the domestic market for a total amount equivalent to \$72,870.
- g. During the third quarter of 2020, Fibra UNO repurchased 53,727,420 CBFIs in the domestic market for a total amount equivalent to \$911,429.
- h. During the fourth quarter of 2020, Fibra UNO repurchased 23,300,186 CBFIs in the domestic market for a total amount equivalent to \$389,435.



17. Income taxes

In order to meet the requirements of FIBRA's fiscal stimulus, pursuant to Articles 187 and 188 of the LISR, Fibra UNO must distribute at least 95% of the Fiscal Result annually to the holders of the CBFIs. There are temporary and permanent differences between the accounting result shown in the accompanying consolidated financial statements and the fiscal result that serves as the basis for making distributions to CBFIs holders. Therefore, the Administration performs a reconciliation between both bases to determine the amount to be distributed. The most relevant differences correspond to: (i) the adjustment for the valuation of investment properties, (ii) the annual adjustment for fiscal inflation and (iii) tax depreciation.

As of December 31, 2022, 2021 and 2020, Fibra UNO has made total distributions of \$8,606,342, \$5,113,242 and \$5,721,241, respectively, of which \$8,606,342, \$3,978,919 and \$1,962,640 are part of the Fiscal Result, with this at the end of 2022, 2021 and 2020 fiscal years, the Fibra UNO Administration has distributed at least 95% of the Fiscal Result to the holders of the CBFIs.

18. Rental income

As of December 31, 2022, the value of minimum lease payments is documented with existing operating lease receivables:

Year	Retail	Industrial	Office	Other	Total
Less than a year	\$ 56,009	\$ 5,007	\$ 52,827	\$ 328	\$ 114,172
From one to 5 years	519,281	448,113	183,815	29,733	1,180,942
More than 5 years	<u>121,867</u>	<u>149,697</u>	<u>105,475</u>	<u>124,333</u>	<u>501,372</u>
	<u>\$ 697,157</u>	<u>\$ 602,817</u>	<u>\$ 342,117</u>	<u>\$ 154,394</u>	<u>\$ 1,796,486</u>

As of December 31, 2021, the value of the minimum lease payments is documented with existing operating lease receivables:

Year	Retail	Industrial	Office	Other	Total
Less than a year	\$ 165,006	\$ 75,543	\$ 42,594	\$ 2,484	\$ 285,627
From one to 5 years	336,192	351,010	147,663	21,347	856,212
More than 5 years	<u>112,718</u>	<u>141,081</u>	<u>154,348</u>	<u>116,214</u>	<u>524,361</u>
	<u>\$ 613,916</u>	<u>\$ 567,634</u>	<u>\$ 344,605</u>	<u>\$ 140,045</u>	<u>\$ 1,666,200</u>

As of December 31, 2020, the value of minimum lease payments is documented with existing operating lease receivables:

Year	Retail	Industrial	Office	Other	Total
Less than a year	\$ 97,219	\$ 9,760	\$ 113,089	\$ 1,707	\$ 221,775
From one to 5 years	404,552	360,480	175,332	29,139	969,503
More than 5 years	<u>144,939</u>	<u>119,863</u>	<u>97,990</u>	<u>105,853</u>	<u>468,645</u>
	<u>\$ 646,710</u>	<u>\$ 490,103</u>	<u>\$ 386,411</u>	<u>\$ 136,699</u>	<u>\$ 1,659,923</u>

Leases reflect terms ranging from one to twenty years.

The following information presents Fibra UNO's lease income based on geographic area and industry.



a. *Revenue by geographic area*

State	Revenue		
	2022	2021	2020
Ciudad de México	\$ 5,486,387	\$ 5,641,825	\$ 6,462,146
México	4,966,982	4,435,922	3,746,800
Jalisco	2,474,640	1,984,513	1,500,729
Nuevo León	1,899,669	1,628,763	1,561,105
Quintana Roo	1,329,233	1,194,132	1,050,895
Chihuahua	797,865	748,833	748,311
Querétaro	585,591	558,202	367,838
Tamaulipas	570,371	565,374	582,688
Baja California	290,086	272,149	264,284
Chiapas	270,249	264,650	228,682
Coahuila	238,381	231,186	325,423
Guanajuato	237,512	208,162	172,059
Hidalgo	205,885	187,718	185,165
Yucatán	180,199	174,917	160,065
Veracruz	173,317	174,704	162,459
Sonora	163,752	158,669	146,959
Guerrero	160,199	161,216	135,615
Aguascalientes	159,603	159,946	136,214
Puebla	132,773	123,917	134,121
Nayarit	122,745	111,389	96,988
Tlaxcala	91,446	74,869	68,758
Baja California Sur	88,225	69,467	59,187
Zacatecas	61,642	60,414	62,604
Morelos	58,657	66,439	41,275
Tabasco	55,801	54,381	43,380
Oaxaca	45,492	46,222	35,536
San Luis Potosí	39,787	40,585	37,483
Durango	32,723	38,355	39,591
Sinaloa	28,664	27,637	26,973
Colima	25,802	23,764	23,438
Michoacán	4,178	3,915	1,915
Campeche	1,864	1,740	1,660
Less- Allowance for COVID-19 Reliefs	<u>(85,114)</u>	<u>17,297</u>	<u>(1,623,274)</u>
	<u>\$ 20,894,606</u>	<u>\$ 19,511,272</u>	<u>\$ 16,987,072</u>

b. *Revenues by industry*

Shopping centers

As of December 31, 2022, 2021 and 2020, the portfolio is comprised of 131, 149 and 148, properties respectively, with a stabilized portfolio.

Industrial

As of December 31, 2022, 2021 and 2020, the portfolio is comprised of 180, 197 and 192, properties respectively, with a stabilized portfolio.



Offices

As of December 31, 2022, 2021 and 2020, the portfolio is comprised of 84, 93 and 100, properties respectively, with a stabilized portfolio.

Other

As of December 31, 2022, 2021 and 2020, the portfolio is comprised of 201, 222 and 206, properties respectively, with a stabilized portfolio.

2022			
Use of property	Value of properties of Investment	Gross Leasable Area (GLA)	Rental income
Shopping center	\$ 127,708,911	\$ 2,998,374	\$ 8,413,623
Industrial	89,555,279	6,000,323	7,220,334
Office	47,464,198	1,134,240	3,095,172
Other	36,261,179	854,362	2,250,591
Less- Allowance For COVID-19 Reliefs	-	-	(85,114)
	<u>\$ 300,989,567</u>	<u>\$ 10,987,299</u>	<u>\$ 20,894,606</u>

2021			
Use of property	Value of properties of Investment	Gross Leasable Area (GLA)	Rental income
Shopping center	\$ 112,613,515	2,861,848	\$ 7,958,956
Industrial	84,928,403	6,029,871	6,462,831
Office	54,246,991	1,143,419	2,981,184
Other	34,681,403	845,924	2,091,004
Less- Allowance for COVID-19 Reliefs	-	-	17,297
	<u>\$ 286,470,312</u>	<u>10,881,062</u>	<u>\$ 19,511,272</u>

2020			
Use of property	Value of properties of Investment	Gross Leasable Area (GLA)	Rental income
Shopping center	\$ 114,470,714	\$ 2,852,981	\$ 7,687,661
Industrial	81,526,445	5,788,744	6,225,051
Office	47,729,897	1,312,033	3,294,474
Other	34,526,336	767,240	1,403,162
Less- Allowance for COVID-19 Reliefs	-	-	(1,623,276)
	<u>\$ 278,253,392</u>	<u>\$ 10,720,998</u>	<u>\$ 16,987,072</u>

19. Commitments and contingencies

- Fibra UNO, as its assets, are not subject to any legal action other than those of routine and its activity.



- b. Fibra UNO sold to Trust 2585 a plot of land from the "Mitikah" complex for residential tower construction purposes. Trust 2585 is responsible for constructing and disposing of a tower of housing units that will be built in that portion of Mitikah destined for the residential tower and whose estimated completion date will be April 2024. The final sale price of the aforementioned portion of land for residential purposes is based on a series of variables at the end of the work. As of December 31, 2022, 2021 and 2020, Fibra UNO has estimated the value of the residential land portion at \$1,596,636, \$1,561,891 and \$1,527,464, respectively, which is presented as other long-term accounts receivable in the attached consolidated statements of financial position.
- c. As mentioned in Note 14, Fibra UNO received a deposit of seriousness from Trust 2585 corresponding to the perpetual rights for the use of the Mitikah parking lot, which will be applied when the project ends.
- d. During 2020, five of six properties were acquired in the industrial segment that are part of the group of properties called "Hercules", it is estimated that the acquisition will be completed one hundred percent during 2023.

20. Properties' financial assets

As mentioned in Note 2a, during 2022, Fibra UNO revalued the accounting effects of the acquisition of the Memorial portfolio made in 2021. As part of the conclusion of the administration of Fibra UNO, according to the *IFRS 16 - Leases* control of the asset is restricted by Fibra UNO, because it is limited in its ability to redirect the use of the asset and obtain substantially all of its remaining benefits, even though it may have physical possession of the investment property asset, so according to the *IFRS 16 – Leases* Fibra UNO recognized a financial asset (account receivable) which was agreed with the *IFRS 9 - Financial Instruments* It is valued at amortized cost. The amortized cost as of December 31, 2022 was \$2,745,558, which has a current portion of \$231,699.

21. Information by segments

Fibra UNO's core business is the ownership and operation of properties that house shopping centers and offices. Fibra UNO reviews the operational and financial information of each property individually and, consequently, each property represents an individual operating segment. Fibra UNO evaluates financial performance using the property's net operating income, which is comprised of rental and maintenance income, less operating expenses. Fibra UNO has no operations outside of Mexico. Therefore, Fibra UNO has added its properties in a reportable segment as the properties share similar long-term economic characteristics and have other similarities, including the fact that they are operated using consistent business strategies, are located in the main areas of the Mexican Republic and have similar tenant mix characteristics. Note 18 shows the revenue per income from Fibra UNO leases based on geographic area and industry.

22. Transactions that do not require flow

The main transactions that do not require cash flows and that are disclosed in other notes correspond to the acquisition of investment properties through the issuance of CBFIs, and the assignment of CBFIs to employees of Fibra UNO under the executive bonus program.

23. Subsequent events

On February 2, 2023, Fibra UNO reported that it will carry out a cash distribution of \$ 4,182.5 million, which corresponds entirely to fiscal results. Fibra UNO will pay its holders the distribution of 1.1068 by CBFIs in two exhibitions, the first one on February 10, 2023 for 0.9514 for CBFI, and the second one on March 15, 2023 for 0.1554 for CBFIs.



24. Approval of consolidated financial statements

The accompanying consolidated financial statements as of December 31, 2022 were authorized for issuance on February 28, 2023, by the Fibra UNO Audit Committee; consequently, these do not reflect the events that occurred after that date, and are subject to the approval of the Ordinary General Assembly of Holders of Real Estate Trust Certificates of Fibra UNO, who may decide to modify the attached consolidated financial statements.

The consolidated financial statements as of December 31, 2021 and 2020 were approved by the Fibra UNO Audit Committee on February 21, 2022 and March 8, 2021, respectively, and approved by the Holders Assembly on April 28, 2022 and April 30, 2021, respectively.

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