

# **FIBRA UNO Trust and Subsidiaries**

**Interim Consolidated Condensed Financial Statements as of  
September 30th, 2022, December 31st, 2021, and for the nine and  
three-months periods ended September 30th, 2022, and 2021**



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## **FIBRA UNO Trust and subsidiaries**

### **Interim Consolidated Condensed Financial Statements as of September 30th, 2022, December 31st, 2021, and for the nine and three-months periods ended September 30th, 2022, and 2021**

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**Interim Consolidated Condensed Statement of Financial Position**  
**As of September 30th, 2022 and December 31st, 2021**  
**(2022 Figures non-audited, in thousand of Pesos)**

Assets	Notes	30/09/2022	31/12/2021
<b>Currents assets:</b>			
Cash and restricted cash	3.	\$ 4,878,639	\$ 6,739,511
Lease receivables from tenants, net	4.	2,767,296	2,323,542
Other accounts receivable	5.	2,503,960	1,801,424
Loans receivables		235,000	-
Accounts Receivable - Related Parties	14.	4,777	2,845
Refundable tax, mainly VAT		882,805	1,145,757
Short term pre-paid expenses		2,022,034	1,989,064
<b>Total current assets</b>		<b>13,294,511</b>	<b>14,002,143</b>
<b>Non-current assets:</b>			
Long Term Financial Instruments Investments	6.	1,309,952	1,256,939
Investment properties	7.	298,778,029	286,470,312
Investments in Associates	8.	10,175,179	9,957,484
Other accounts receivable		1,561,891	1,561,891
Long term pre-paid expenses		762,750	1,066,873
Derivative Financial Instruments	11.	481,677	1,083,513
Other assets, net	9.	1,145,718	1,222,356
<b>Total non-current assets</b>		<b>314,215,196</b>	<b>302,619,368</b>
<b>Total assets</b>		<b>327,509,707</b>	<b>316,621,511</b>
<b>Liabilities and trustors' Net Asset Value</b>	<b>Notes</b>	<b>30/09/2022</b>	<b>31/12/2021</b>
<b>Short-term liabilities:</b>			
Borrowings	10.	17,330,953	4,462,865
Accounts payable and accrued expenses	12.	5,168,097	4,818,582
Accounts payable due to acquisition of Investment Properties		784,051	624,051
Deposits from tenants		250,055	250,055
Deferred revenues from Leases		324,171	357,298
Lease rights		118,384	95,560
Payables to related parties	14.	283,896	147,094
<b>Total short-term liabilities</b>		<b>24,259,607</b>	<b>10,755,505</b>
<b>Long-term liabilities:</b>			
Borrowings	10.	123,755,823	131,563,333
Accounts payable		565,429	449,498
Payable to related parties		292,727	292,727
Deposits from tenants		1,210,912	1,095,598
Deferred revenues from Leases		608,729	565,578
Derivative Financial Instruments	11.	1,677,711	959,501
<b>Total long-term liabilities</b>		<b>128,111,331</b>	<b>134,926,235</b>
<b>Total liabilities</b>		<b>152,370,938</b>	<b>145,681,740</b>
<b>Net Asset Value</b>			
Beneficiaries' capital	15.	105,625,673	105,407,873
Retained earnings		63,557,350	58,826,408
Valuation of derivative financial instruments on cash flow hedging		(1,286,331)	(1,003,836)
Effect of valuation on Employee benefit plan		2,984	2,984
Trust certificates repurchase reserve		1,268,277	2,396,830
<b>Total Controlling interest</b>		<b>169,167,953</b>	<b>165,630,259</b>
<b>Non-controlling interest</b>		<b>5,970,816</b>	<b>5,309,512</b>
<b>Total Net Asset Value</b>		<b>175,138,769</b>	<b>170,939,771</b>
<b>Total liabilities and Net Asset Value</b>		<b>\$ 327,509,707</b>	<b>\$ 316,621,511</b>

The attached notes are comprehensive part of the interim consolidated condensed financial statements.

**Interim Consolidated Condensed Income Statement**  
**For the nine and three-months periods ending September 30th, 2022 and 2021**  
**(Figures in thousand Pesos non-audited)**

	9 months as of 30/09/2022	3 months as of 30/09/2022	6 months as of 30/06/2022	9 months as of 30/09/2021	3 months as of 30/09/2021	6 months as of 30/06/2021
Investment property income	\$ 15,738,910	\$ 5,376,831	\$ 10,362,079	\$ 14,200,449	\$ 4,768,810	\$ 9,431,639
Reserve for Covid relieves	(85,114)	-	(85,114)	105,479	22,421	83,058
Maintenance revenues	1,521,034	518,592	1,002,442	1,411,089	483,684	927,405
Reserve for Covid relieves	112,011	-	112,011	(27,095)	(8,269)	(18,826)
Dividends of fiduciary rights' leases	195,872	42,877	152,995	292,409	103,149	189,260
Management fees, income	186,412	80,127	106,285	68,292	25,791	42,501
	<b>17,669,125</b>	<b>6,018,427</b>	<b>11,650,698</b>	<b>16,050,623</b>	<b>5,395,586</b>	<b>10,655,037</b>
Management fees, expenses	(667,835)	(220,830)	(447,005)	(668,583)	(222,499)	(446,084)
Administrative expenses	(1,043,937)	(298,859)	(745,078)	(1,156,908)	(333,816)	(823,092)
Operating expenses	(1,875,531)	(660,839)	(1,214,692)	(1,372,543)	(466,975)	(905,568)
Property taxes	(527,103)	(176,854)	(350,249)	(449,390)	(150,373)	(299,017)
Insurance	(274,809)	(96,849)	(177,960)	(254,498)	(88,284)	(166,214)
	<b>(4,389,215)</b>	<b>(1,454,231)</b>	<b>(2,934,984)</b>	<b>(3,901,922)</b>	<b>(1,261,947)</b>	<b>(2,639,975)</b>
<b>Operating income</b>	<b>13,279,910</b>	<b>4,564,196</b>	<b>8,715,714</b>	<b>12,148,701</b>	<b>4,133,639</b>	<b>8,015,062</b>
Interest expense	(6,202,330)	(2,286,417)	(3,915,913)	(5,617,674)	(1,851,980)	(3,765,694)
Interest revenue	184,736	66,158	118,578	120,325	12,194	108,131
<b>Income after financial expenses</b>	<b>7,262,316</b>	<b>2,343,937</b>	<b>4,918,379</b>	<b>6,651,352</b>	<b>2,293,853</b>	<b>4,357,499</b>
Gain on sale of investment properties	275,227	143,432	131,795	47,181	-	47,181
Foreign exchange (loss) gain, Net	429,530	(1,578,695)	2,008,225	(1,806,764)	(2,310,825)	504,061
Valuation effect on financial instruments	(37,160)	106,203	(143,363)	(213,152)	(372,097)	158,945
Fair value adjustment to investment properties and affiliates	3,907,499	3,418,559	488,940	(3,579,718)	12,609	(3,592,327)
Gain on buy of investment properties	97,169	97,169	-	-	-	-
Administrative platform amortization	(76,638)	(25,546)	(51,092)	(76,638)	(25,546)	(51,092)
Amortization of bank and other financial charges	(179,711)	(59,866)	(119,845)	(159,579)	(56,793)	(102,786)
Other expenses	(92,378)	13,203	(105,581)	(935)	(10,921)	9,986
Executive bonus	(217,800)	(72,600)	(145,200)	(219,750)	(69,000)	(150,750)
<b>Net Consolidated (loss) income</b>	<b>\$ 11,368,054</b>	<b>\$ 4,385,796</b>	<b>\$ 6,982,258</b>	<b>\$ 641,997</b>	<b>\$ (538,720)</b>	<b>\$ 1,180,717</b>
Other comprehensive results:						
Items that will be subsequently reclassified to results - (loss) gain on valuation of financial instruments	(206,486)	(155,176)	(51,310)	48,267	(661,701)	709,968
<b>Consolidated comprehensive (loss) income</b>	<b>\$ 11,161,568</b>	<b>\$ 4,230,620</b>	<b>\$ 6,930,948</b>	<b>\$ 690,264</b>	<b>\$ (1,200,421)</b>	<b>\$ 1,890,685</b>
Net Consolidated (loss) income:						
Controlling interest	11,107,312	4,315,827	6,791,485	512,363	(611,421)	1,123,784
Non-controlling interest	260,742	69,969	190,773	129,634	72,701	56,933
	<b>\$ 11,368,054</b>	<b>\$ 4,385,796</b>	<b>\$ 6,982,258</b>	<b>\$ 641,997</b>	<b>\$ (538,720)</b>	<b>\$ 1,180,717</b>
Consolidated comprehensive (loss) income:						
Controlling interest	10,824,817	4,148,313	6,676,504	449,022	(1,290,271)	1,739,293
Non-controlling interest	336,751	82,307	254,444	241,242	89,850	151,392
	<b>\$ 11,161,568</b>	<b>\$ 4,230,620</b>	<b>\$ 6,930,948</b>	<b>\$ 690,264</b>	<b>\$ (1,200,421)</b>	<b>\$ 1,890,685</b>

The attached notes are comprehensive part of the interim consolidated condensed financial statements.

**Interim Consolidated Condensed Statement of Changes in Shareholders Equity**  
**For the nine-months periods ending September 30th, 2022 and 2021**  
**(Figures in thousand Pesos non-audited)**

	Equity	Retained earnings	Derivatives Financial Instruments Reserve from Cash Flow Hedging	Actuarial Earnings	Trust certificates repurchase reserve	Total controlling interest	Total non-controlling interest	Total
<b>Balance as of December 31st, 2021</b>	<b>\$ 105,407,873</b>	<b>\$ 58,826,408</b>	<b>\$ (1,003,836)</b>	<b>\$ 2,984</b>	<b>\$ 2,396,830</b>	<b>\$ 165,630,259</b>	<b>\$ 5,309,512</b>	<b>\$ 170,939,771</b>
Trustor's contributions	217,800	-	-	-	-	217,800	356,278	574,078
Distributions to beneficiaries	-	(6,467,807)	-	-	-	(6,467,807)	(31,725)	(6,499,532)
Trust certificates repurchase reserve	-	91,437	-	-	(1,128,553)	(1,037,116)	-	(1,037,116)
Consolidated net comprehensive income	-	11,107,312	(282,495)	-	-	10,824,817	336,751	11,161,568
<b>Balance as of September 30th, 2022</b>	<b>\$ 105,625,673</b>	<b>\$ 63,557,350</b>	<b>\$ (1,286,331)</b>	<b>\$ 2,984</b>	<b>\$ 1,268,277</b>	<b>\$ 169,167,953</b>	<b>\$ 5,970,816</b>	<b>\$ 175,138,769</b>
<b>Balance as of December 31st, 2020</b>	<b>\$ 106,183,896</b>	<b>\$ 61,752,456</b>	<b>\$ (996,626)</b>	<b>\$ -</b>	<b>\$ 1,593,366</b>	<b>\$ 168,533,092</b>	<b>\$ 4,862,480</b>	<b>\$ 173,395,572</b>
Trustor's contributions	219,750	-	-	-	-	219,750	-	219,750
Distributions to beneficiaries	(853,123)	(2,854,119)	-	-	-	(3,707,242)	(31,667)	(3,738,909)
Trust certificates repurchase reserve	-	(2,796,946)	-	-	998,401	(1,798,545)	-	(1,798,545)
Consolidated net comprehensive income	-	512,363	(63,341)	-	-	449,022	241,242	690,264
<b>Balance as of September 30th, 2021</b>	<b>\$ 105,550,523</b>	<b>\$ 56,613,754</b>	<b>\$ (1,059,967)</b>	<b>\$ -</b>	<b>\$ 2,591,767</b>	<b>\$ 163,696,077</b>	<b>\$ 5,072,055</b>	<b>\$ 168,768,132</b>

The attached notes are comprehensive part of the interim consolidated condensed financial statements.

**Interim Consolidated Condensed Statement of Cash Flow**  
**For the nine-months periods ending September 30th, 2022 and 2021**  
**(Unaudited Figures in thousand of Pesos)**

	30/09/2022	30/09/2021
<b>Operating activities:</b>		
<b>Net Consolidated income of the period</b>	<b>\$ 11,368,054</b>	<b>\$ 641,997</b>
Adjustments to non-cash items:		
Equity method in (income) loss of investments in associates	(3,907,500)	3,579,718
Unrealized exchange effect	394,794	1,716,425
Gain on sale of investment properties	(275,227)	(47,181)
Amortization of Prepaid expenses	1,054,532	236,219
Executive Bonus	217,800	219,750
Interest income	(184,736)	(120,325)
Interest expense	6,202,330	5,617,674
Effect of valuation on derivative financial instruments	37,162	213,152
Other non-cash transactions	(57,878)	-
Total	14,849,331	12,057,429
Working capital changes:		
(increase) Decrease on:		
Lease receivable	(508,275)	(1,080,865)
Other accounts receivables	(94,176)	119,775
Due to related parties	(1,932)	4,110
Recoverable taxes, manily VAT	262,952	1,330,084
Prepaid expenses and other assets	(950,983)	(978,519)
Increase (decrease) on:		
Trade accounts payable and accrued expenses	425,881	(1,255,611)
Deferred revenues	10,023	70,463
Key money	22,824	-
Deposits from tenants	115,314	100,152
Due from related parties	136,802	100,521
<b>Net cashflow provided by operating activities</b>	<b>14,267,761</b>	<b>10,467,539</b>
<b>Investment Activities</b>		
Investment in development projects	(5,555,585)	(3,216,173)
Investment properties acquisitions	(2,940,000)	(3,689,915)
Insurance Recovery	257,772	-
Acquisition of Investments in Financial Instruments to LP	-	(1,219,188)
Sale of investment properties	458,988	273,403
Interest expenses capitalized in Investment properties	(950,080)	(823,710)
Trustee rights purchase, (investment) and returns on affiliated	(35,252)	-
Interest collected	184,736	120,325
<b>Net cashflow used in investing activities</b>	<b>(8,579,421)</b>	<b>(8,555,258)</b>
<b>Financing Activities</b>		
Payments on borrowings	(15,986,631)	(7,351,316)
Proceeds from borrowings	22,499,126	11,383,360
Loans receivables	(235,000)	-
Derivative financial instruments	601,954	540,842
Trustor's contributions in cash	356,278	100
Distributions to Trustors / Beneficiaries	(6,499,532)	(3,738,909)
Repurchase of CBFIs	(1,037,116)	(1,798,545)
Interest paid	(7,248,291)	(5,192,041)
<b>Net cashflow used in financing activities</b>	<b>(7,549,212)</b>	<b>(6,156,509)</b>
Cash and cash equivalents:		
Net increase in cash and cash equivalents	(1,860,872)	(4,244,228)
Cash and Cash equivalents at the beginning of the period	6,739,511	7,746,593
<b>Cash and cash equivalents at the end of the period</b>	<b>\$ 4,878,639</b>	<b>\$ 3,502,365</b>

The attached notes are comprehensive part of the interim consolidated condensed financial statements.

## Notes to the Interim Consolidated Condensed Financial Statements

**For the nine and three-month periods ended September 30th, 2022, and 2021, and for the Year ended December 31st, 2021.**

**(2022 Figures non-audited; in Thousands of Mexican Pesos except for CBFi numbers)**

### 1. General information, acquisitions and relevant events

#### General Information and activities

Trust FIBRA UNO ("Fibra UNO") was established as a real estate investment trust (Mexican REIT) on January 12th, 2011, by Fibra UNO Administración, SA de CV, (the "Trustor") and Deutsche Bank México, SA, Institución de Banca Múltiple, División Fiduciaria y Subsidiarias ("Deutsche Bank México") as Trustee. Fibra UNO began operations in March 2011 and was incorporated mainly to purchase and own real estate properties in order to lease and develop commercial, industrial and mixed-use properties, as well as office buildings and land, in the Mexican Real Estate Market.

On June 29th, 2018, Fibra UNO entered into a Fiduciary Institution substitution agreement, effective as of July 1st, 2018, appointing Banco Actinver SA, Institución de Banca Múltiple, Grupo Financiero Actinver (Actinver) as the new Trustee Institution of the Fideicomiso Fibra UNO, replacing Deutsche Bank México, SA, Institución de Banca Múltiple (Deutsche Bank). Consequently, the name of Fibra UNO has changed to Fideicomiso Fibra UNO (Banco Actinver, S.A. Institución de Banca Múltiple, Grupo Financiero Actinver).

Fibra UNO, as a real-estate investment trust ("FIBRA", by its Spanish acronym), qualifies to be treated as a transparent entity in Mexico for the purposes of the Statutory Income Tax Law ("LISR", by its Spanish acronym). Therefore, all net tax income generated by the operations of Fibra UNO are attributed to the holders of its Real Estate Investment Trust Certificates ("CBFIs", by its Spanish acronym) for tax purposes, and therefore Fibra UNO is not subject to Income Tax in Mexico. To maintain FIBRA's status, the Mexican Congress of the Union, through the Mexican Internal Revenue Services ("SAT", by its Spanish acronym), has established in the articles 187 and 188 of the Statutory Mexican Income Tax Law that the FIBRAs must distribute no less than 95% of their net tax income on annual basis to the holders of the CBFIs issued.

Fibra UNO has entered into the following agreements for the development of its operations:

- i. An advisory agreement with Fibra UNO Administración, S.C. ("Fibra UNO Administración or the Advisor") (Related Party) where such Advisor provides advisory services to Fibra UNO in structuring and implementing its financial investments and strategies;
- ii. A property management agreement with F1 Management, S.C. ("F1 Management"), Operadora CVC, S.C. ("Operadora CVC") and F1 Controladora de Activos, S.C. ("F1 Controladora") (subsidiary companies) in order to manage the daily operations of Fibra UNO;
- iii. A Service Agreement with F2 Services, S.C. ("F2 Services") (Related Party) in order to carry out certain billing and collection services on behalf of Fibra UNO, subject to supervision and monitoring by Fibra UNO;
- iv. An advisory and services agreement with Operadora Jumbo, S.A. de C.V. ("Operadora Jumbo") (related party) with similar characteristics to those previously mentioned, focused on certain properties.

- v. Two property management agreements with Finsa Holding, S.A. de C.V. in order to manage the daily operation of the portfolios "Vermont" and "Titan";
- vi. A property management agreement with Hines Interest, S.A. de C.V. in order to manage the daily operation of the portfolio "Maine";
- vii. A management agreement with Consultora Centro Histórico, S.A. de C.V. in order to manage the daily operation of the building known as Hotel Centro Histórico;
- viii. A management agreement with Operadora Galgua, S.A. de C.V. in order to manage the daily operation of the property known as Galerías Guadalajara;
- ix. A Service Agreement between F1 Administración, S.C. (F1 Administración - subsidiary company) and Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, acting as Trustee for the Trust F/2353 (Trust F/2353) in order to manage the daily operation of Trust F/2353, and
- x. A Service Agreement with MTK Developers, S.A. de C.V. (Indirect Subsidiary) for the construction of the Mitikah project.

The tax address of Fibra UNO is Av. Antonio Dovali Jaime No.70, Tower A Floor 11, Colonia Zedec Santa Fe, Alcaldía Álvaro Obregón, Mexico City.

### **Important events upon the third quarter of 2022.**

As of December 31st, 2021, date of the last annual report, available for consultation at [https://funo.mx/site\\_media/uploads/documentos/reporte-anual2021.pdf](https://funo.mx/site_media/uploads/documentos/reporte-anual2021.pdf), the most significant events and transactions to understand the situation of the company to date are:

1. During the second quarter of 2022, Mexico's Gross Domestic Product (GDP) grew by 0.9% compared to the previous quarter according to figures published by the National Institute of Statistics and Geography (INEGI). Compared to the same quarter last year, the jump was 1.9%. Industrial and manufacturing activities were the ones that led the economic impulse in this period, with an individual increase of 3.3% in the period, followed by agricultural and livestock activities, with an increase of 1.4% and finally the services and trade sector with a rise of 0.9%.  
In the period from January to March 2022, the GDP increased by 1% compared to the previous quarter, which originated mainly in services, manufacturing and construction activities. Compared to the same period last year, at an annual rate GDP reported an increase of 1.8%. The Mexican economy showed growth in the first three months of 2022 after stagnating in the last half of 2021, expanding slightly less than expected due to higher U.S. demand for manufactured goods.
2. The International Monetary Fund indicates that Global economic activity is experiencing a broad-based and sharper-than-expected slowdown, with inflation higher than seen in several decades. The cost-of-living crisis, tightening financial conditions in most regions, Russia's invasion to Ukraine, and the lingering COVID-19 pandemic all weigh heavily on the outlook. For Mexico, it has cut its growth forecast to 2.1% in 2022, three tenths less than previously estimated, while for 2023 it maintained the projection of 1.2%.
3. On August 9th, 2022, Fibra UNO made the distribution payment to the holders of Real Estate Trust Certificates corresponding to the flow for the operations of 2Q22. The distribution was for an amount of \$1,978.8 million pesos, which in its entirety correspond to the net fiscal result.



4. During the third quarter of 2022 Fibra UNO closed the sale of some properties that were part of our portfolios called "Azul" and "Rojo", totaling 17,418 m2 of gross leasable area. These transactions had a sale price of \$608.3 million pesos and generated a profit of \$143.4 million pesos.
5. In this same period, Fibra UNO acquired two pieces of land called "Arellano" and "Montero", respectively, as dation in payment for an account receivable from one of our tenants for its debt for pending rents. From this operation, a profit of \$97.2 million pesos was obtained due to the difference between the account receivable and the commercial value of the land.
6. In the third quarter of 2022, Fibra UNO withdrew new loans; on August 9th, 2022, it made the disposition of a new loan with Scotiabank for an amount of \$200 million pesos and maturity December 2022; On August 24th, 2022, Fibra UNO made an additional drawdown of \$500 million pesos to the loan with Santander with an initial drawdown date of March 18th, 2022; on September 22nd, 2022 made the disposition of a new loan with BBVA for an amount of \$1,000 million pesos and maturity March 2023; on September 29th, 2022 it made the withdrawal of a new loan with Actinver for an amount of \$400 million pesos and maturity September 2023; On September 29th, 2022 it made an additional drawdown of \$100 million pesos to the loan with Actinver with an initial drawdown date of June 15th, 2022.
7. At the end of the third quarter of 2022, Trust 2584 has received amortizations for the loan of \$680 million pesos to Trust 2585, for an amount of \$445 million pesos, leaving an unpaid balance of \$235 million pesos.
8. On May 9th, 2022, Fibra UNO made the distribution payment to the holders of Real Estate Trust Certificates corresponding to the flow for the operations of 1Q22. The distribution was for an amount of \$1,907.9 million pesos, which in its entirety correspond to the net fiscal result.
9. In the second quarter of 2022, Fibra UNO carried out the purchase of some industrial buildings for the amount of \$2,890 million pesos; with which the acquisition of the entire property called "La Teja" was completed.
10. In the second quarter of 2022, Fibra UNO had new credits; on May 16th, 2022, it made the provision of a new credit with Banorte for an amount of \$2,000 million pesos and maturity December 2022; on May 19th, 2022, made the drawdown of a new loan with Citibanamex for an amount of \$2,000 million pesos and maturity November 2022 and on June 10th, 2022, made the additional drawdown of \$500 million pesos to the loan with Santander with initial drawdown date March 18th, 2022.
11. During the second quarter of 2022 Fibra UNO closed the sale of the industrial properties called Saucito II and Saucito III; consisting of several industrial warehouses totaling 36,250 m2 of gross leasable area; as well as a land located in the state of Chihuahua of 7,327 m2. Both transactions generated \$131.8 million pesos of profit.
12. During March 2022, Trust 2584 granted a loan for \$680 million pesos to Trust 2585, maturity in November 2022 and the possibility of extending 3 months.
13. On March 18th, 2022, Fibra UNO made the provision of a new loan with Santander for an amount of \$3,000 million pesos, the conditions of which are detailed in Note 10.

14. On March 18th, 2022, Fibra UNO made the advance prepayment of the loan with Santander that was due in August 2024. The amount of the prepayment was \$1,820 million pesos, the resources for this prepayment were obtained from the disposition mentioned in the previous paragraph.
15. On February 9th, 2022, Fibra UNO made the distribution payment to the holders of Real Estate Trust Certificates corresponding to the flow from 4Q21 operations. The distribution was for an amount of \$2,581.1 million pesos, which in its entirety correspond to the net fiscal result.

## 2. Basis of presentation

### a) Basis of presentation

The interim consolidated condensed financial statements have been prepared in accordance with IAS 34 "Interim Financial Reports". Fibra UNO applied the same accounting policies in its interim as well as in its annual financial statements.

Fibra UNO's Management considers that all the ordinary and recurring adjustments necessary for an adequate presentation of the interim consolidated condensed financial statements were included.

Certain information and disclosures normally included in the annual financial statements, which are prepared according to the International Financial Reporting Standards ("IFRS"), have been condensed or omitted according to the standard of interim financial reports. These interim consolidated condensed financial statements must be read in conjunction with the annual consolidated financial statements of Fibra UNO and their respective disclosures for the years that ended on December 31st, 2021, 2020 and 2019, which are prepared according to the IFRS. The profits/losses of the period do not necessarily indicate the profits/losses of the year.

### b) Seasonality

Fibra UNO's Management does not consider that the business is subject to material seasonal fluctuations.

### c) Reclassifications

The consolidated financial statements for the year ended December 31st, 2021, have been reclassified in certain items to facilitate their comparability with respect to their presentation with that used in 2022.

### d) Valuation of Investment properties

At the close of each fiscal year, Fibra UNO's Management relies on independent specialized firms to value its stabilized investment properties using the income, cost and market approaches. For the interim condensed consolidated financial statements, Management makes its best estimate of the fair value of the investment properties before the end of the quarter by applying global factors, mainly inflation and the exchange rate of the Peso against the US Dollar. Consequently, the accompanying financial statements include a detailed estimate of its investment properties at fair value.

For properties under development, Fibra UNO's policy is to record them at book cost until 12 months have elapsed since no significant payments have been made for the project and at least one more of the following: i) 12 months after that the asset is delivered by the supplier, ii) that 12 months have elapsed since the collection of the first rent of the property or iii) that the stabilization of the property is reached, that is, 80% of its occupation.

**e) Details of subsidiaries controlled and those having a significant non-controlling interest**

The following table shows the details of subsidiaries controlled by Fibra UNO that have material non-controlling interests:

Subsidiarie name	Type	Owner ship and voting rights over the non-controlling interest		Profit (loss) from the non controlling interest		Non- controlling interest	
		30/09/2022	31/12/2021	30/09/2022	31/12/2021	30/09/2022	31/12/2021
Fid. /1127 Torre Latino (i)	Offices	22.53%	22.53%	\$ 36,136	\$ 85,381	\$ 859,956	\$ 855,545
Fid. /2584 Mitikah (ii)	Mixed	38.00%	38.00%	225,823	265,085	4,755,798	4,453,967
Fid. /955 Satellite (iii)	Mixed	20.00%	-	(1,217)	-	355,062	-
<b>Total</b>				<b>\$ 260,742</b>	<b>\$ 350,466</b>	<b>\$ 5,970,816</b>	<b>\$ 5,309,512</b>

- i. Starting on January 1st, 2016, and derived from the second amendment to trust agreement 1127/2010 (Torre Reforma Latino), in which the following percentages of ownership and information are stipulated:

Name	Description	% of Ownership
Ecocinemas, S.A. de C.V. (Ecocinemas)	Trustor/Beneficiary A	22.53%
Fibra UNO	Trustor/Beneficiary B	77.47%

The percentage of ownership of each of the Trustor / Beneficiaries will be over the net lease income and the eventual sale's collection of Torre Latino; Fibra UNO registered in its interim consolidated condensed financial statements the 100% of the figures of the Trust 1127/2010 including the minority interest corresponding to 22.53% that represents the participation that Ecocinemas has in the net asset value of Torre Reforma Latino and presents it on the caption Non-controlling interest in the interim consolidated condensed income statement meanwhile the Net Asset Value of the Trustor / Beneficiary A is presented in the interim consolidated condensed statement of financial position in the caption Non-controlling interest.

- ii. On June 27th, 2016, Trust agreement number 2584 was entered into between:

Name	Description	% Of Ownership
Fibra UNO	Trustor/Beneficiary A	62.00%
Fideicomiso 2353; Trustor / Banco INVEX, S. A. Institución de Banca Múltiple, INVEX Grupo Financiero	Trustor/Beneficiary B	38.00%

The purpose of this Trust is to develop the mixed-use project called “Mitikah” through Fibra UNO’s commitment to add to the net asset value of Trust 2584 the portfolios “Buffalo” and “Colorado” except for the portion of land known as “Residential Landmark”, and Trust 2353’s commitment to provide the necessary cash resources for the execution of the project. Fibra UNO registered in its interim consolidated condensed financial statements the 100% of the figures of the Trust 2584 including the minority interest corresponding to 38.00% that represents the interest that Trust 2353 has in the net asset value of the mixed-use project called Mitikah and it is presented on the caption Non-controlling interest in the interim consolidated condensed income statement meanwhile the Net Asset Value of the Trustor / Beneficiary B is presented in the interim consolidated condensed statement of financial position in the caption Non-controlling interest.

- iii. On March 31st, 2022, Fibra UNO closed a strategic alliance with AXA Seguros for the development of the Portal Norte mixed-use project located in Satélite in the municipality of Naucalpan, State of Mexico. The total investment of the project will come from the contributions of Fibra UNO and AXA Seguros according to the following:

Name	Description	% Of Ownership
Fibra UNO	Trustor/Beneficiary A	80.00%
AXA Seguros SA de CV	Trustor/Beneficiary A	20.00%

The summary of financial information each of the subsidiary controlled Fibra UNO in which has a significant controlling interest is presented below before intercompany eliminations.

**Trust 1127**

	30/09/2022	31/12/2021
Assets	\$ 210,815	\$ 190,953
Investment Properties	3,680,421	3,675,091
Liabilities	74,300	68,687
Total Net Asset Value	3,816,936	3,797,357
Fibra UNO Controlling interest	2,956,980	2,941,812
Non-controlling interest	859,956	855,545
Profit of the year	160,390	378,966
Profit of the year attributable to the controlling interest	124,254	293,585
Profit of the year attributable to the non-controlling interest	\$ 36,136	\$ 85,381

**Trust 2584**

	30/09/2022	31/12/2021
Assets	\$ 1,792,826	\$ 1,311,371
Investment Properties	16,287,364	13,708,967
Liabilities	5,564,932	3,299,373
Total Net Asset Value	12,515,258	11,720,965
Fibra UNO Controlling interest	7,759,460	7,266,998
Non-controlling interest	4,755,798	4,453,967
Profit of the year	594,270	697,591
Profit of the year attributable to the controlling interest	368,447	432,506
Profit of the year attributable to the non-controlling interest	\$ 225,823	\$ 265,085

**Trust 955**

	30/09/2022
Assets	\$ 471,903
Investment Properties	1,441,149
Liabilities	137,743
Total Net Asset Value	1,775,309
Fibra UNO Controlling interest	1,420,247
Non-controlling interest	355,062
Profit of the year	(6,083)
Profit of the year attributable to the controlling interest	(4,866)
Profit of the year attributable to the non-controlling interest	\$ (1,217)

**f) New IFRS reviewed and issued but not mandatory yet**

At the authorization date of these Financial Statements, Fibra UNO has not applied the following new and revised IFRS that have been issued but are not mandatory yet:

IFRS 17	Insurance Contracts
IFRS 10 and IAS 28 (amendments)	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture
Amendments to IAS 1	Classification of Liabilities as Current or Non-current
Amendments to IFRS 3	Reference to the Conceptual Framework
Amendments to IAS 37	Onerous Contracts – Cost of Fulfilling a Contract
Annual Improvements to IFRS Standards 2018-2020 Cycle	Amendments to IFRS 1 First adoption of International Financial Reporting Standards, IFRS 9 Financial Instruments, IFRS 16 Leases and IAS 41 Agriculture
Amendments to IAS 1 and IFRS Practice Statements 2	Disclosure of accounting policies
Amendments to IAS 8	Definition of accounting estimates

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

3. Cash and restricted cash	30/09/2022	31/12/2021
Cash and bank deposits	\$ 1,324,103	\$ 3,660,591
Investments on demand	3,250,753	2,808,686
Restricted cash:		
Restricted cash and reserve funds for bank loans	303,783	270,234
	<u>\$ 4,878,639</u>	<u>\$ 6,739,511</u>

For a better analysis of Fibra UNO's liquidity situation, it should be considered that at the date of publication of these financial statements there is a Revolving Credit Line Committed and Linked to Sustainability (RCLS), said line is backed and has a contractual commitment of eleven National and International Banking Institutions, it allows Fibra UNO to make dispositions under the line with a maturity date up to July 2024, with the option of an extension of the Commitment up to two years after the expiration date. The RCLS has two tranches by currency, pesos and US Dollars, each with the following conditions:

1. For the line in pesos, the amount available amounts to \$13.5 billion, at a variable rate linked to the TIIE and a margin of 1.25%.
2. For the line in US Dollars, the amount available amounts to \$410 million, at a variable rate linked to LIBO01 and a margin of 1.25%.

The applicable margin in both currencies may decrease or increase by 0.05%, depending on the performance in terms of sustainability (KPI's).

It is up to a year prior to the expiration date, when Fibra UNO can make the decision to extend the term of the line, while a month before the expiration date, the last withdrawal can be requested.

4. Lease receivables from tenants	30/09/2022	31/12/2021
Lease receivables	\$ 3,332,846	\$ 3,035,592
Preventive allowance for Covid relieves	-	(113,979)
Preventive allowance for doubtful accounts	(565,550)	(598,071)
	<u>\$ 2,767,296</u>	<u>\$ 2,323,542</u>

5. Other accounts receivable	30/09/2022	31/12/2021
Construction cost receivable	\$ 522,066	\$ 525,103
Comissions receivable	685,670	592,440
Property Sales receivable	110,575	110,575
Other accounts receivable	1,185,649	573,306
	<u>\$ 2,503,960</u>	<u>\$ 1,801,424</u>

## 6. Long Term Financial Instruments Investments

The Trust has two debt issues denominated in UDIS that at the end of 3Q22 totaled \$6,652.6 million pesos and have maturities on April 27th and November 28th (Note 10); In order to cover the movements of the UDI as well as to invest in liquid instruments to improve some indebtedness metrics. During fiscal year 2021, the company made investments in several instruments denominated in UDIS issued by the Federal Government of Mexico called Udibonos; It is planned to maintain possession of these instruments until the maturity of the own issues in UDIS. The position in Udibonos at the end of 3Q22 was as shown below:

Type	Identifier	Maturity	No. of Titles	30/09/2022	31/12/2021
Udibono	231116	Nov 16, 2023	112,519	\$ 86,916	\$ 83,964
Udibono	251204	Dec 04, 2025	546,752	453,720	438,771
Udibono	281130	Nov 30, 2028	403,046	350,246	336,559
Udibono	311127	Nov 27, 2031	531,614	419,070	397,645
Total			1,593,931	<u>\$ 1,309,952</u>	<u>\$ 1,256,939</u>

7. Investment properties	30/09/2022	31/12/2021
Fair value:		
Investment completed	\$ 276,919,241	\$ 261,851,129
Investment in development	16,761,085	17,281,241
Seriousness deposit and/or advance payments for the acquisition of investment properties	470,597	2,850,481
Land reserves	1,664,101	1,536,061
Rights over properties with operating leases	2,963,005	2,951,400
	<u>\$ 298,778,029</u>	<u>\$ 286,470,312</u>

7a.	Investment Properties	Type	Properties	30/09/2022	31/12/2021
	Balance at the beginning of the period			\$ 286,470,312	\$ 278,253,392
	<b>Acquisitions:</b>				
	Memorial	Comercial	16	-	2,192,000
	Yucatan 21	Land	1	-	27,000
	Nave La teja	Industrial	1	2,890,000	785,000
	Galerias Guadalajara	Land	1	-	2,290
	Corredor Industrial Aguascalientes	Land	1	72,233	-
	Rancho Montero	Land	1	89,457	-
	<b>Disposals:</b>				
	Corporativo San Mateo	Office	1	-	(145,500)
	Corredor Urbano Queretaro	Land	1	-	(80,722)
	Galerias Valle Oriente	Office	1	-	(354,607)
	El Saucito II	Industrial	1	(100,450)	-
	El Saucito III	Industrial	1	(161,950)	-
	Chihuahua 427-015-025	Land	1	(802)	-
	Portafolio Azul	Comercial	4	(90,734)	-
	Portafolio Rojo	Comercial	19	(374,194)	-
	Construction in process, improvements, prepayments and capitalized financial costs			8,638,984	5,997,455
	Seriousness deposit and/or advance payments for the acquisition of investment properties			(2,379,884)	2,850,481
	Fair value adjustments to investment properties			3,725,057	(3,056,477)
	<b>Balance at the end of the period</b>			<b>\$ 298,778,029</b>	<b>\$ 286,470,312</b>

For the period from January 1st to September 30th, 2022, Fibra UNO has capitalized loan costs for \$950.1 million pesos.

8.	Investments in Associates	% ownership	30/09/2022	31/12/2021
	Torre Mayor	70%	\$ 5,332,769	\$ 5,277,918
	Torre Diana	50%	2,843,013	2,710,892
	Antea Querétaro	40%	1,999,397	1,968,674
			<b>\$ 10,175,179</b>	<b>\$ 9,957,484</b>

As of September 30th, 2022 and 2021, fair value effect recorded in investments in associates is \$182.4 million pesos and \$388 million pesos, respectively, and it's shown at interim condensed consolidated statements of comprehensive income under the caption of Fair value adjustment of investment properties and investments in associates.

9.	Other assets, Net	30/09/2022	31/12/2021
	Administrative platform (a)	\$ 2,043,674	\$ 2,043,674
	Advisory for the structuring of the real estate vehicle	30,000	30,000
	Accumulated amortization	(927,956)	(851,318)
		<b>\$ 1,145,718</b>	<b>\$ 1,222,356</b>

(a) The acquired administrative platform includes Personnel, technology and processes.



## 10. Borrowings

Type	Institution	Summary of loans balance as of September 30, 2022					
		Currency	Interest rate	Noun	Maturity	Balance MXN	Balance in thousand USD
Unsecured	BBVA	USD	LIBOR + 1.95%	Dec-19	Nov-23	-	\$ 500,000
Bond	International	USD	5.25%	Jan-14	Dec-24	-	600,000
Bond	International **	USD	5.25%	Dec-15	Jan-26	-	800,000
Bond	International	USD	4.87%	Jun-19	Jan-30	-	768,000
Bond	International	USD	6.95%	Jan-14	Jan-44	-	700,000
Bond	International	USD	6.39%	Jun-19	Jan-50	-	821,379
Unsecured	Scotiabank	MXN	TIIE + 0.85%	Aug-22	Nov-22	\$ 1,800,000	-
Unsecured	Citibanamex	MXN	TIIE + 0.82%	May-22	Nov-22	2,000,000	-
Unsecured	Scotiabank	MXN	TIIE + 0.85%	Aug-22	Dec-22	\$ 200,000	-
Unsecured	Santander	MXN	TIIE + 1.00%	Jun-22	Dec-22	2,500,000	-
Unsecured	Banorte	MXN	TIIE + 0.83%	Aug-22	Dec-22	2,000,000	-
Unsecured	BBVA	MXN	TIIE + 0.87%	Sep-22	Mar-23	1,000,000	-
Bond	National (FUNO 18)	MXN	TIIE + 0.83%	Sep-18	Apr-23	5,103,052	-
Unsecured	Actinver	MXN	TIIE + 1.80%	Jun-22	Jun-23	200,000	-
Mortgage	HSBC Samara **	MXN	TIIE + 2.00%	Sep-16	Sep-23	2,177,143	-
Unsecured	Actinver II	MXN	TIIE + 1.80%	Sep-22	Sep-23	400,000	-
Mortgage	Metlife, Mexico	MXN	7.92%	Apr-16	Dec-23	243,817	-
Mortgage	Metlife, Mexico	MXN	7.92%	Oct-15	Dec-23	505,631	-
Bond	National (FUNO 13-2)	MXN	8.40%	Dec-13	Dec-23	3,120,900	-
Mortgage	MONEX- La Presa **	MXN	TIIE + 2.25%	Oct-20	Feb-24	124,754	-
Mortgage	MONEX- PIQ **	MXN	TIIE + 2.25%	Oct-20	Feb-24	467,828	-
Mortgage	HSBC Vermont **	MXN	TIIE + 2.15%	Jun-19	Jun-24	4,116,900	-
Bond	National (FUNO 15)	MXN	6.99%	Feb-15	Jul-25	7,500,000	-
Bond	National (FUNO 21-2X)	MXN	TIIE + 0.90%	Oct-21	Oct-25	5,200,000	-
Bond	National (FUNO 17)	MXN	9.20%	Dec-17	Nov-27	4,799,600	-
Bond	National (FUNO 21X)	MXN	8.98%	Oct-21	Oct-28	2,900,000	-
Mortgage	Santander **	MXN	TIIE + 2.85%	Mar-22	Nov-28	4,000,000	-
Bond	National (FUNO 16U)	*UDIS	4.60%	Apr-16	Apr-27	3,447,450	-
Bond	National (FUNO 13U)	*UDIS	5.09%	Dec-13	Nov-28	3,205,173	-
Balance as of September 30, 2022						\$ 57,012,248	\$ 4,189,379
Foreign exchange rate as of September 30, 2022							20.3058
Dollar balance in Pesos equivalent						\$	85,068,692
Balance as of September 30, 2022 in Pesos equivalent						\$	142,080,940
Short-term loans							(17,330,953)
Long-term loans							124,749,987
Transaction costs							(733,537)
Debt's fair value							(260,627)
						\$	123,755,823

\* As of September 30th, 2022, the market value of the UDI was 7.529183 pesos. The amounts shown in the previous table of loans referring to issues in UDIs are already expressed in Mexican pesos.

\*\* These financial commitments have hedges through Derivative Financial Instruments, see Note 11.

Type	Institution	Summary of loans balance as of December 31, 2021					
		Currency	Interest rate	Noun	Maturity	Balance MXN	Balance in thousand USD
Unsecured	BBVA	USD	LIBOR + 1.95%	Dec-19	Nov-23	-	\$ 500,000
Bond	International	USD	5.25%	Jan-14	Dec-24	-	600,000
Bond	International **	USD	5.25%	Dec-15	Jan-26	-	800,000
Bond	International	USD	4.87%	Jun-19	Jan-30	-	768,000
Bond	International	USD	6.95%	Jan-14	Jan-44	-	700,000
Bond	International	USD	6.39%	Jun-19	Jan-50	-	872,000
Unsecured	Scotiabank	MXN	TIIE + 0.85%	Nov-21	Feb-22	\$ 1,800,000	-
Unsecured	Santander	MXN	TIIE + 0.70%	Dec-21	Mar-22	2,500,000	-
Unsecured	Actinver	MXN	TIIE + 1.80%	Jun-21	Jun-22	100,000	-
Bond	National (FUNO 18)	MXN	TIIE + 0.83%	Sep-18	Apr-23	5,250,381	-
Mortgage	HSBC Samara **	MXN	TIIE + 2.00%	Sep-16	Sep-23	2,280,000	-
Mortgage	Metlife, Mexico	MXN	7.92%	Apr-16	Dec-23	246,074	-
Mortgage	Metlife, Mexico	MXN	7.92%	Oct-15	Dec-23	510,494	-
Bond	National (FUNO 13-2)	MXN	8.40%	Dec-13	Dec-23	3,120,900	-
Mortgage	MONEX- La Presa **	MXN	TIIE + 2.25%	Oct-20	Feb-24	128,912	-
Mortgage	MONEX- PIQ **	MXN	TIIE + 2.25%	Oct-20	Feb-24	483,420	-
Mortgage	HSBC Vermont **	MXN	TIIE + 2.15%	Jun-19	Jun-24	4,153,150	-
Mortgage	Santander **	MXN	TIIE + 3.00%	Aug-18	Aug-24	1,820,000	-
Bond	National (FUNO 15)	MXN	6.99%	Feb-15	Jul-25	7,500,000	-
Bond	National (FUNO 212X)	MXN	TIIE + 0.90%	Oct-21	Oct-25	5,200,000	-
Bond	National (FUNO 17)	MXN	9.20%	Dec-17	Nov-27	4,799,600	-
Bond	National (FUNO 21X)	MXN	8.98%	Oct-21	Oct-28	2,900,000	-
Bond	National (FUNO 16U)	*UDIS	4.60%	Apr-16	Apr-27	3,254,706	-
Bond	National (FUNO 13U)	*UDIS	5.09%	Dec-13	Nov-28	3,025,975	-
Balance as of December 31, 2021						\$ 49,073,612	\$ 4,240,000
Foreign exchange rate as of December 31, 2021							20.5835
Dollar balance in Pesos equivalent						\$	87,274,040
Balance as of December 31, 2021 in Pesos equivalent						\$	136,347,652
Short-term loans							(4,462,865)
Long-term loans							131,884,787
Transaction costs							(829,241)
Debt's fair value							507,787
						\$	131,563,333

\* As of December 31st, 2021, the market value of the UDI was 7.108233 pesos. The amounts shown in the previous table of loans referring to issues in UDIs are already expressed in Mexican pesos.

\*\* These financial commitments have hedges through Derivative Financial Instruments, see Note 11.

The debt establishes certain do's and don'ts, which have been fully complied as of September 30th, 2022, and December 31st, 2021, as described below:

- Fibra UNO is obliged to pay, on or before the due date, the property tax and other contributions from its properties.
- Keep in good operating conditions all its useful goods and assets that are necessary for the proper operation of its business, except for normal wear and tear.
- Maintain insurance on its insurable assets with insurance companies of recognized prestige, in amounts against standard risks in the real estate industry and for sums insured sufficient to replace or repair the damage.
- Do not reduce the debt service coverage ratio (Net Operating Income (NOI) divided by Debt Service) below 1.5 times.

## 11. Derivative Financial Instruments

Fibra UNO has several derivatives that have the objective of partially limiting the market risk either due to movements in interest rates and / or exchange rates, which may affect the costs and values of its financial commitments.

In the case of Fibra UNO and its commitments, two types of derivatives have been contracted: Interest Rate Swap (IRS) and Cross Currency Swap (CCS). Once the acceptable risk analysis for the Entity's operation has been carried out, it has been decided to contract the mentioned derivatives in order to cover the market risk according to its desired risk level.

### Derivatives for Fibra UNO

First, a detail of the entire position, fair value of the derivative and fair value of the debt is shown, both from the IRS (Interest Rate Swap) portfolio and the CCS (Currency Swap) portfolio.

### Interest Rate Swap (IRS)

#	Commitment	Hedge	Maturity	Initial Amount (In thousands MXP)	Fair Value (Debt) September 2022	Fair Value (Derivative) September 2022	Fair Value (Debt) June 2022	Fair Value (Derivative) June 2022
1	FUNO 21-2X (1)	Cash Flow	December-2022	4,100,000	15,951	15,952	16,777	16,769
2	Samara (2)	Cash Flow	September-2023	2,046,207	38,688	38,602	30,489	30,402
3	Samara (2)	Cash Flow	September-2023	896,650	16,953	16,915	13,360	13,322
4	Hércules (PIQ) (3)	Cash Flow	February-2024	513,512	32,198	32,052	32,097	31,941
5	Hércules (La Presa) (3)	Cash Flow	February-2024	138,320	8,673	8,634	8,646	8,604
6	Vermont (4)	Cash Flow	May-2024	2,100,000	76,550	76,215	60,685	60,366
7	Vermont (4)	Cash Flow	May-2024	2,099,738	83,798	83,430	68,999	68,641
8	Mitkah (5)	Cash Flow	August-2024	57,436	10,203	10,147	6,559	6,508
9	Mitkah (5)	Cash Flow	August-2024	52,564	8,233	8,187	5,260	5,219
10	Mitkah (5)	Cash Flow	August-2024	52,564	8,233	8,188	5,260	5,220
11	Mitkah (5)	Cash Flow	August-2024	57,436	10,203	10,148	6,559	6,509
12	Mitkah (5)	Cash Flow	August-2024	57,436	10,203	10,148	6,559	6,510
13	Mitkah (5)	Cash Flow	August-2024	52,564	8,233	8,188	5,260	5,220
14	Mitkah (5)	Cash Flow	August-2024	57,436	13,509	13,440	10,439	10,374
15	Mitkah (5)	Cash Flow	August-2024	52,564	10,768	10,712	8,280	8,228
16	Mitkah (5)	Cash Flow	August-2024	52,564	10,768	10,712	8,280	8,227
17	Mitkah (5)	Cash Flow	August-2024	57,436	13,509	13,439	10,439	10,373
18	Mitkah (5)	Cash Flow	August-2024	57,436	13,509	13,440	10,439	10,374
19	Mitkah (5)	Cash Flow	August-2024	52,564	10,768	10,712	8,280	8,228
<b>Total</b>				<b>12,554,427</b>	<b>400,950</b>	<b>399,261</b>	<b>322,667</b>	<b>321,035</b>

The commitment-coverage relationship is described below:

- (1) Sustainable Bond for \$5,200 million pesos with payments every 30 days at a variable rate of TIIE + 0.90% maturing in October 2025:
  - Structure of one derivative with maturity date in December 2022, whose objective is to transform the variable flows for interest payments into flows at a fixed rate of 8.65% (7.75% for the derivatives + 0.90% for the fixed financial commitment).
- (2) Mortgage Loan for Samara development for \$2,451 million pesos with payments every 30 days at a variable rate of TIIE + 2.00% and maturity date in September 2023:
  - Structure of 2 derivatives whose objective is to transform all the variable flows for debt interest payments, into flows at a fixed rate of 9.73% (7.73% for the derivatives + 2.00% for the fixed financial commitment).
- (3) Mortgage Loan associated with two of the properties within the group known as Hercules for an amount of \$653 million pesos at variable rate TIIE + 2.20% and expiration date February 2024:

- Structure of 2 derivatives whose objective is to transform all the variable flows for interest payments into flows at an average fixed rate of 7.1550% (4.9550% for the derivatives + 2.20% for the fixed financial commitment).
- (4) Mortgage Loan associated with the Vermont Project for an amount of \$ 4,200 million pesos at variable rate TIIE + 2.15% and maturity date at the end of May 2024:
- Structure of 2 derivatives whose objective is to transform all the variable flows for interest payments into flows at an average fixed rate of 9.8450% (7.6950% for the derivatives + 2.15% for the fixed financial commitment).
- (5) Mortgage Credit for the development of the Mitikah Project for amounts drawn down for \$4,000 million pesos at variable rate of TIIE + variable spread (between 2.60% and 3.00%) and maturity date in August 2024:
- Structure of 12 derivative financial instruments whose objective is to transform all the variable flows for interest payments into flows at an average fixed rate of 8.12% for the derivatives plus a variable spread (between 2.60% and 3.00%).

### Cross Currency Swap (CCS)

#	Commitment	Hedge	Maturity	Initial Amount (In thousands USD)	Initial Amount (In thousands MXP)	Fair Value (Debt) September 2022	Fair Value (Derivative) September 2022	Fair Value (Debt) June 2022	Fair Value (Derivative) June 2022
1	Int. Bond 800 USD (1)	Fair Value	January-2026	50,000	944,750	21,407	14,568	71,125	63,339
2	Int. Bond 800 USD (1)	Fair Value	January-2026	60,000	1,113,000	43,711	34,996	103,173	93,314
3	Int. Bond 800 USD (1)	Fair Value	January-2026	40,000	739,000	30,337	24,469	69,645	63,215
4	Int. Bond 800 USD (1)	Fair Value	January-2026	75,000	1,527,750	(77,548)	(89,508)	(2,897)	3,029
5	Int. Bond 800 USD (1)	Fair Value	January-2026	50,000	960,000	(2,244)	(1,876)	48,333	41,326
6	Int. Bond 800 USD (1)	Fair Value	January-2026	25,000	508,663	(25,644)	(25,268)	(791)	(617)
7	Int. Bond 800 USD (1)	Fair Value	January-2026	50,000	958,000	2,121	(4,240)	51,392	44,085
8	Int. Bond 800 USD (1)	Cash Flow	January-2026	50,000	944,750	14,643	8,383	47,271	40,049
9	Int. Bond 800 USD (1)	Cash Flow	January-2026	50,000	958,000	(2,317)	(1,820)	30,036	23,247
10	Int. Bond 800 USD (1)	Cash Flow	January-2026	50,000	1,125,000	(134,307)	(133,229)	(99,359)	(98,541)
11	Int. Bond 800 USD (1)	Cash Flow	January-2026	25,000	562,500	(65,133)	(64,598)	(47,510)	(47,108)
12	Int. Bond 800 USD (1)	Cash Flow	January-2026	25,000	562,500	(62,143)	(61,613)	(44,298)	(43,904)
13	Int. Bond 800 USD (1)	Cash Flow	January-2026	50,000	1,125,000	(124,539)	(114,771)	(88,793)	(82,061)
14	Int. Bond 800 USD (1)	Cash Flow	January-2026	50,000	1,125,000	(129,841)	(119,622)	(94,485)	(87,397)
15	Int. Bond 800 USD (1)	Cash Flow	January-2026	75,000	1,687,500	(207,053)	(190,660)	(154,921)	(143,405)
16	Int. Bond 800 USD (1)	Cash Flow	January-2026	75,000	1,687,500	(200,787)	(184,914)	(148,195)	(137,098)
17	Int. Bond 875 USD (2)	Cash Flow	January-2050	200,000	3,998,000	(865,528)	(706,792)	(897,857)	(740,547)
Total				1,000,000	20,546,913	(1,784,863)	(1,595,295)	(1,157,931)	(1,008,974)

- (1) International Bond for \$800 million US Dollars with semiannual interest payments at a fixed rate of 5.25% maturing in January 2026:
- a. Structure of 7 derivatives with two objectives:
    - i. Partially cover the payment of the principal of the international bond in the event of a possible depreciation of the Peso, by guaranteeing the purchase of 350 million US Dollars at an average exchange rate of 19.3716 pesos per US Dollar.
    - ii. Transform fixed flows for interest payments in US Dollars at a rate of 5.25% into variable flows in pesos at an average rate of TIIE + 3.2686% (TIIE as of September 30th, 2022: 9.0200%).
  - b. Structure of 9 derivatives that aim to:
    - i. Partially cover the payment of the principal of the International Bond in the event of a possible depreciation of the Peso by guaranteeing the purchase of 450 million US Dollars at an average exchange rate of 19.7877 pesos per US Dollar. As consideration, Fibra UNO undertakes to pay the counterparty every month the amount resulting from multiplying the notional amount in pesos by an average annual rate of TIIE - 3.2667% (TIIE as of September 30th, 2022: 9.0200%).
- (2) International Bond for \$875 million US Dollars with semiannual interest payments at a fixed rate of 6.39% maturing in January 2050:
- a. Structure of 1 derivative that aim to:

- i. Partially cover the payment of the principal of the International Bond in the event of a possible depreciation of the Peso by guaranteeing the purchase of 200 million US Dollars at an exchange rate of 19.9915 pesos per US Dollar. As consideration, Fibra UNO undertakes to pay the counterparty every month the amount resulting from multiplying the notional amount in pesos by an average annual rate of TIIE - 4.7200% (TIIE as of September 30th, 2022: 9.0200%).

Now, the derivatives fair value according to their nature in the Balance Sheet as of September 30th, 2022 amounts to a liability of \$1,677,711 and an asset of \$481,677.

During the period, both cash flow and fair value hedges were highly effective in hedging the foreign exchange exposure. As a result of this hedge, the book value of the loan in dollar was adjusted to \$260,627 pesos as of September 30th, 2022, which was recognized in the results together with the fair value of the designated CCS fair value hedge. For the cash flow hedges, the changes associated with the exchange rate were reclassified from OCI to results. CCS (2), which hedges a portion (\$200 million) of the USD principal on the International Bond due January 15th, 2050, provides the Counterparty the right to terminate the swap with no future payments due by the Company or the Counterparty if there is a credit event with respect to Fibra UNO. It is because of this right of the Counterparty that the Notional of the derivative considers the probability of survival as of January 15th, 2050 and changes until it reaches \$200 million US Dollars. The valuation of the transaction reflects this linkage to the creditworthiness of Fibra UNO and the conditional nature of the Counterparty's obligation to make payments to Fibra UNO under the transaction.

On the other hand, if we take into account the accumulated movement of the year of both portfolios, we have the following:

### Interest Rate Swap (IRS)

#	Commitment	Hedge	Maturity	Initial Amount (In thousands MXP)	Fair Value (Debt) September 2022	Fair Value (Derivative) September 2022	Fair Value (Debt) December 2021	Fair Value (Derivative) December 2021
1	FUNO 21-2X	Cash Flow	December-2022	4,100,000	15,951	15,952	(39,989)	(39,974)
2	Samara	Cash Flow	September-2023	2,046,207	38,688	38,602	(14,804)	(14,796)
3	Samara	Cash Flow	September-2023	896,650	16,953	16,915	(6,487)	(6,484)
4	Hércules (PIQ)	Cash Flow	February-2024	513,512	32,198	32,052	22,168	22,077
5	Hércules (La Presa)	Cash Flow	February-2024	138,320	8,673	8,634	5,971	5,947
6	Vermont	Cash Flow	May-2024	2,100,000	76,550	76,215	(20,157)	(20,126)
7	Vermont	Cash Flow	May-2024	2,099,738	83,798	83,430	(9,644)	(9,659)
8	Mitikah	Cash Flow	August-2024	57,436	10,203	10,147	(8,915)	(8,887)
9	Mitikah	Cash Flow	August-2024	52,564	8,233	8,187	(7,772)	(7,750)
10	Mitikah	Cash Flow	August-2024	52,564	8,233	8,188	(7,772)	(7,782)
11	Mitikah	Cash Flow	August-2024	57,436	10,203	10,148	(8,915)	(8,927)
12	Mitikah	Cash Flow	August-2024	57,436	10,203	10,148	(8,915)	(8,888)
13	Mitikah	Cash Flow	August-2024	52,564	8,233	8,188	(7,772)	(7,751)
14	Mitikah	Cash Flow	August-2024	57,436	13,509	13,440	(4,201)	(4,194)
15	Mitikah	Cash Flow	August-2024	52,564	10,768	10,712	(3,955)	(3,949)
16	Mitikah	Cash Flow	August-2024	52,564	10,768	10,712	(3,955)	(3,969)
17	Mitikah	Cash Flow	August-2024	57,436	13,509	13,439	(4,201)	(4,219)
18	Mitikah	Cash Flow	August-2024	57,436	13,509	13,440	(4,201)	(4,194)
19	Mitikah	Cash Flow	August-2024	52,564	10,768	10,712	(3,955)	(3,949)
<b>Total</b>				<b>12,554,427</b>	<b>400,950</b>	<b>399,261</b>	<b>(137,471)</b>	<b>(137,477)</b>

## Cross Currency Swap (CCS)

#	Commitment	Hedge	Maturity	Initial Amount (In thousands USD)	Initial Amount (In thousands MXP)	Fair Value (Debt) September 2022	Fair Value (Derivative) September 2022	Fair Value (Debt) December 2021	Fair Value (Derivative) December 2021
1	Int. Bond 800 USD	Fair Value	January-2026	50,000	944,750	21,407	14,568	149,902	143,326
2	Int. Bond 800 USD	Fair Value	January-2026	60,000	1,113,000	43,711	34,996	197,238	188,901
3	Int. Bond 800 USD	Fair Value	January-2026	40,000	739,000	30,337	24,469	132,244	126,637
4	Int. Bond 800 USD	Fair Value	January-2026	75,000	1,527,750	(77,546)	(69,508)	115,468	108,182
5	Int. Bond 800 USD	Fair Value	January-2026	50,000	980,000	(2,244)	(1,676)	129,117	122,907
6	Int. Bond 800 USD	Fair Value	January-2026	25,000	508,663	(25,644)	(25,268)	38,599	35,887
7	Int. Bond 800 USD	Fair Value	January-2026	50,000	958,000	2,121	(4,240)	129,134	122,689
8	Int. Bond 800 USD	Cash Flow	January-2026	50,000	944,750	14,643	8,383	118,505	112,349
9	Int. Bond 800 USD	Cash Flow	January-2026	50,000	958,000	(2,317)	(1,820)	100,635	94,612
10	Int. Bond 800 USD	Cash Flow	January-2026	50,000	1,125,000	(134,307)	(133,229)	(22,684)	(26,013)
11	Int. Bond 800 USD	Cash Flow	January-2026	25,000	562,500	(65,133)	(64,598)	(8,824)	(10,508)
12	Int. Bond 800 USD	Cash Flow	January-2026	25,000	562,500	(62,143)	(61,613)	(5,097)	(6,809)
13	Int. Bond 800 USD	Cash Flow	January-2026	50,000	1,125,000	(124,539)	(114,771)	(10,006)	(12,764)
14	Int. Bond 800 USD	Cash Flow	January-2026	50,000	1,125,000	(129,841)	(119,622)	(16,630)	(19,340)
15	Int. Bond 800 USD	Cash Flow	January-2026	75,000	1,687,500	(207,053)	(190,660)	(40,303)	(44,254)
16	Int. Bond 800 USD	Cash Flow	January-2026	75,000	1,687,500	(200,787)	(184,614)	(32,474)	(36,482)
17	Int. Bond 875 USD	Cash Flow	January-2050	200,000	3,998,000	(865,528)	(705,792)	(655,380)	(637,830)
<b>Total</b>				<b>1,000,000</b>	<b>20,546,913</b>	<b>(1,784,863)</b>	<b>(1,595,295)</b>	<b>319,444</b>	<b>261,488</b>

In general terms, for the Interest Rate Swap portfolio, Fibra UNO pays flows at a fixed rate while it receives flows at a variable rate. This rate is linked to the TIIE (Interbank Equilibrium Interest Rate). The capital gain or loss of this portfolio will then depend on the current movement and future expectations of the TIIE.

On the other hand, for the Currency Swap portfolio, Fibra UNO pays flows at a variable rate, linked to the TIIE and receives flows at a fixed rate, but in US Dollars. The capital gain or loss of this portfolio will then depend on the current movement and future expectations of the TIIE and the exchange rate.

12. Accounts payable and Accrued Expenses	30/09/2022	31/12/2021
Interest payable	\$ 1,547,357	\$ 2,222,202
Accrued expenses and other payables	1,578,652	829,914
Suppliers	2,042,088	1,766,466
	<b>\$ 5,168,097</b>	<b>\$ 4,818,582</b>

## 13. Payments based in CBFIs

Compensation costs related to the executive long-term compensation plan (LTI) based on the granting of CBFIs as of September 30th, 2022, and December 31st, 2021, were \$217.8 million pesos and \$358.3 million pesos, respectively.

Also, considering the three-month period ended September 30th, 2022, and 2021, the costs associated with this plan were \$72.6 million pesos and \$69 million pesos, respectively.

During 2022 and 2021, derived from the program, 28,548,956 and 3,259,013 CBFIs were put into circulation, respectively.

14. Transactions and balances with related parties	30/09/2022	31/12/2021
Revenues:		
F1 Administración, S.C.		
Management fees (6)	\$ 64,065	\$ 68,096
Leasing fees	76,725	8,884
Expenses:		
Fibra UNO Administración, S.C.		
Acquisition fees 3% (1)	45,000	65,760
Administration fees 0.5% (1)	622,320	825,227
Coordinadora de Inmuebles Industriales, S.A. de C.V.		
Capitalized services rendered (3)	41,571	870,779
F2 Services, S.C.		
Services rendered (2)	331,043	394,329
Parks Mantenimiento, S.C.		
Services rendered (4)	365,234	439,911
Operadora Jumbo, S.A. de C.V.		
Property management services (5)	41,037	51,173
1. Fibra UNO pays an annual fee equivalent to 0.5% of the Equity plus the corresponding Value Added Tax (VAT), in exchange for advisory services and 3% on the purchase value of real estate acquired from third parties.		
2. Fibra UNO pays F2 Services a monthly fee equivalent to 2% of the rent collected from its properties, plus the corresponding VAT in exchange for administrative services.		
3. Fibra UNO entered a construction contract with Parks Desarrolladora, S.A. and Coordinadora de Inmuebles Industriales, S.A. de C.V., for which the fees will be paid based on the progress of each work.		
4. Fibra UNO entered a service provision contract with Parks Mantenimiento, S.C., by which the maintenance services provided to the properties will be paid as they accrue.		
5. Fibra UNO entered a consultancy and services contract with Operadora Jumbo, S.A. of C.V. for which it will pay an amount equivalent to (i) 1.5% of the income collected from the Purple Portfolio, and (ii) 0.25% per year of the value of the contribution of the investment property assets, payable quarterly in arrears.		
6. In accordance with the provisions of the service contract between F1 Administration, S.C. (F1 Administration-subsidiary company) and Banco INVEX, S.A., Institución de Banca Múltiple, INVEX Grupo Financiero in its capacity as Trustee of Trust F/2353 (Trust F/2353) for the development of the Mitikah project, F1 Administración shall be entitled to receive (i) an annual commission equivalent to 1.25%, plus the corresponding VAT, on the Maximum Amount of the Issuance of Trust F/2353 and (ii) after the Investment Period and any extension thereof, at 1.25%, plus VAT corresponding, on the Total Amount Invested of the Trust F/2353.		

These transactions are always carried out at market prices and are covered by the corresponding contracts between the parties.

Balances with related parties are:

	30/09/2022	31/12/2021
Receivable to:		
Coordinadora de Inmuebles Industriales, S.A. de C.V.	\$ 423	\$ 423
F2 Services, S.C.	118	98
Others	4,236	2,324
	<b>\$ 4,777</b>	<b>\$ 2,845</b>
Payable to:		
Fibra UNO Administración, S.C.	\$ 149,656	\$ 69,835
Parks Mantenimiento, S.C.	21,913	21,228
Coordinadora de Inmuebles Industriales, S.A. de C.V.	40,998	25,369
Operadora Jumbo, S.A. de C.V.	36,245	8,505
Parks Concentradora, S.A. de C.V.	8,662	8,662
Others	26,422	13,495
	<b>\$ 283,896</b>	<b>\$ 147,094</b>

## 15. Trustees Equity

- Fibra UNO's equity consists of the contribution of one thousand pesos, the amount of the net resources from CBFi issues and the contributions of investment properties made to the trust equity paid with CBFIs.
- As of September 30th, 2022, and December 31st, 2021, there are 3,779,000,000 and 3,799,999,999 CBFIs in circulation, respectively.

## Distributions

Fibra UNO's Technical Committee has approved and paid distributions from the corresponding tax revenue accounts and reimbursement of capital to the holders of the CBFIs (trustees) as follows:



Distribution dates	Net Tax result	Equity Reimbursement	Total Distributed
August 9th, 2022	\$ 1,978,804	\$ -	\$ 1,978,804
May 9th, 2022	1,907,942	-	1,907,942
February 9th, 2022	2,581,061	-	2,581,061
<b>Total as of September 30th, 2022</b>	<b>\$ 6,467,807</b>	<b>\$ -</b>	<b>\$ 6,467,807</b>
November 9th, 2021	\$ 1,124,800	\$ 281,200	\$ 1,406,000
August 9th, 2021	830,399	427,781	1,258,180
May 10th, 2021	822,370	425,342	1,247,712
February 9th, 2021	1,201,350	-	1,201,350
<b>Total as of December 31st, 2021</b>	<b>\$ 3,978,919</b>	<b>\$ 1,134,323</b>	<b>\$ 5,113,242</b>

As of September 30th, 2022, Fibra UNO distributed \$6,467.8 million pesos for fiscal results, of which \$2,581 million pesos correspond to fiscal year 2021. As of December 31st, 2021, Fibra UNO distributed \$1,134.3 million pesos for equity reimbursement, and tax result \$3,978.9 million pesos, of which \$1,201.3 million pesos correspond to fiscal year 2020.

#### Reserve for repurchase of CBFIs

As of September 30th, 2022, the Reserve for repurchase of CBFIs authorized in the Committee of July 22nd, 2020, comprises 61,210,300 CBFIs at a closing price on this date of 20.719999, which is equivalent to \$1,268,277,355 pesos.

## 16. Commitments

Neither the Trustor nor its assets are subject to any type of legal action, except those derived from its operations and routine activities.

## 17. Approval of Financial Statements

The attached interim condensed consolidated financial statements and their notes were authorized for issuance by Mr. Fernando Álvarez Toca, Vice President of Finance of Fibra UNO, according to the approval of the Technical Committee on October 21st, 2022.

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