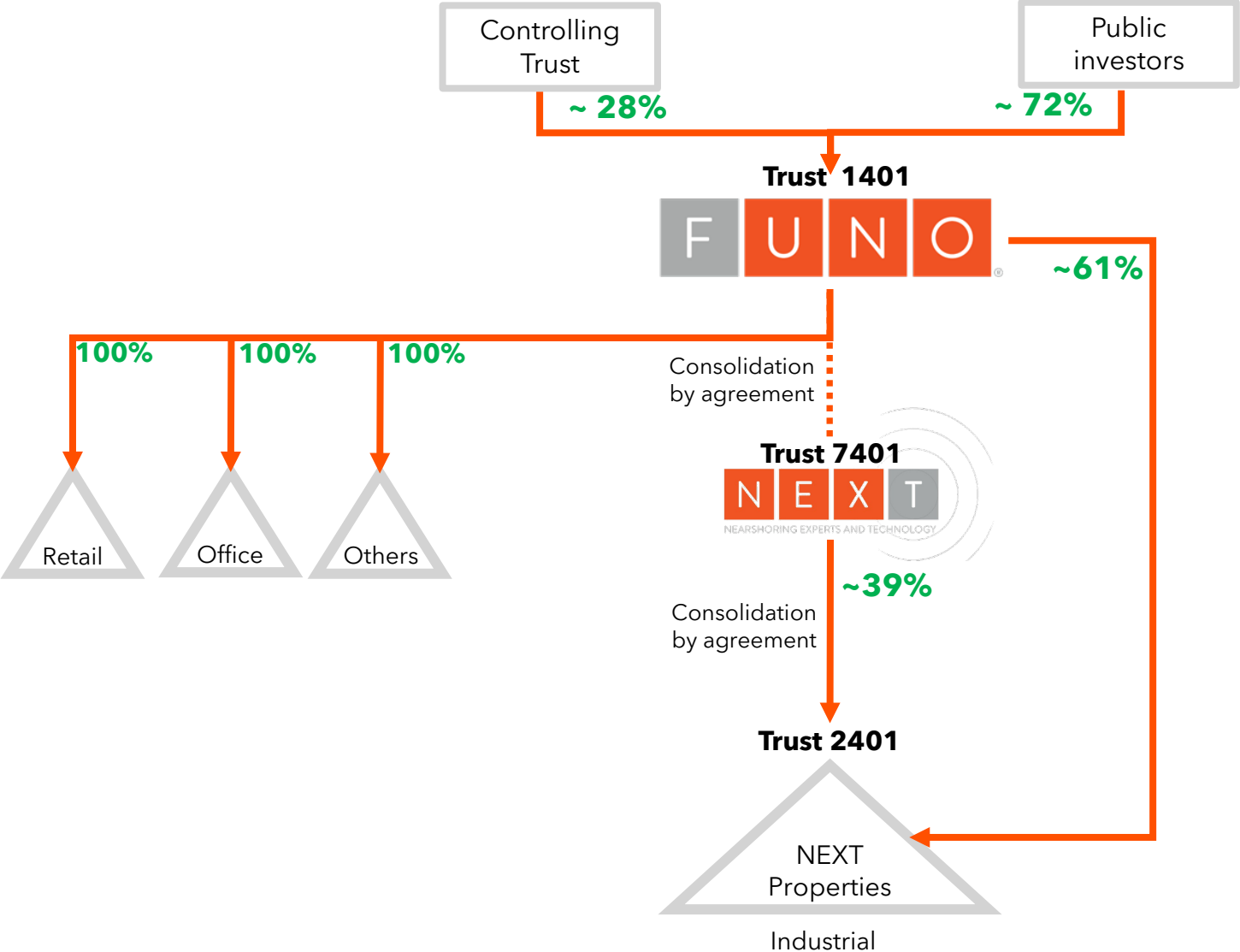




CORPORATE PRESENTATION 1Q26



POST NEXT CORPORATE STRUCTURE



STRATEGIC ACCOMPLISHMENTS



- Internally managed vehicle.
- Listened to the market and delivered.

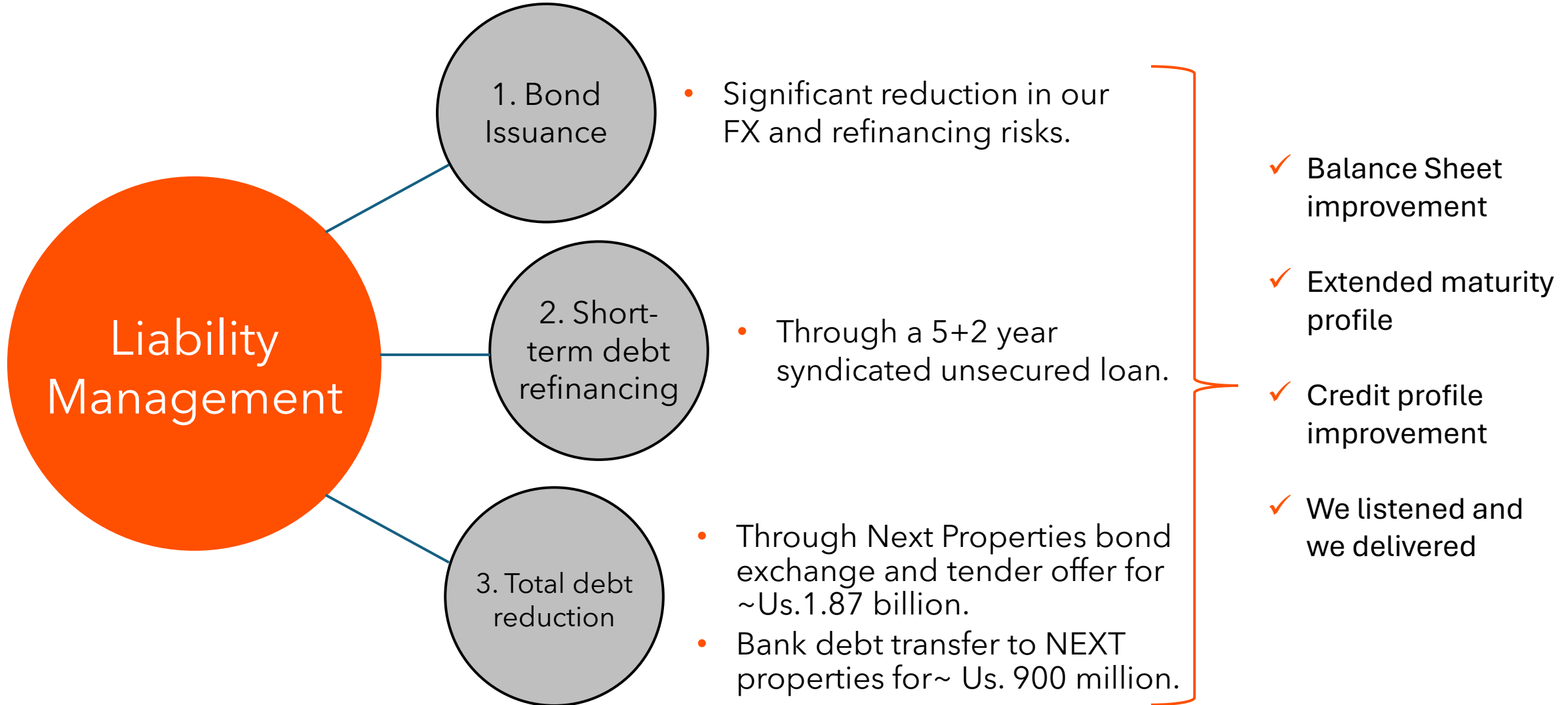
- Fair valuation of our industrial assets.
- Provides market to pure play industrial vehicle.
- Access to non-dilutive capital to grow.

- Consolidates crown-jewel asset.
- Delivery on significant value creation for FUNO shareholders.

Positions FUNO ready to capture:

- ✓ New Investors base
- ✓ Future growth

LIABILITY MANAGEMENT ACCOMPLISHMENTS



FUNO AT A GLANCE

Fibra Uno is the **largest, fully integrated, total return focus** real estate company in Mexico and Latin America, designed with a **counter-cyclical** business model.

GLA: 132,976.4 sqft

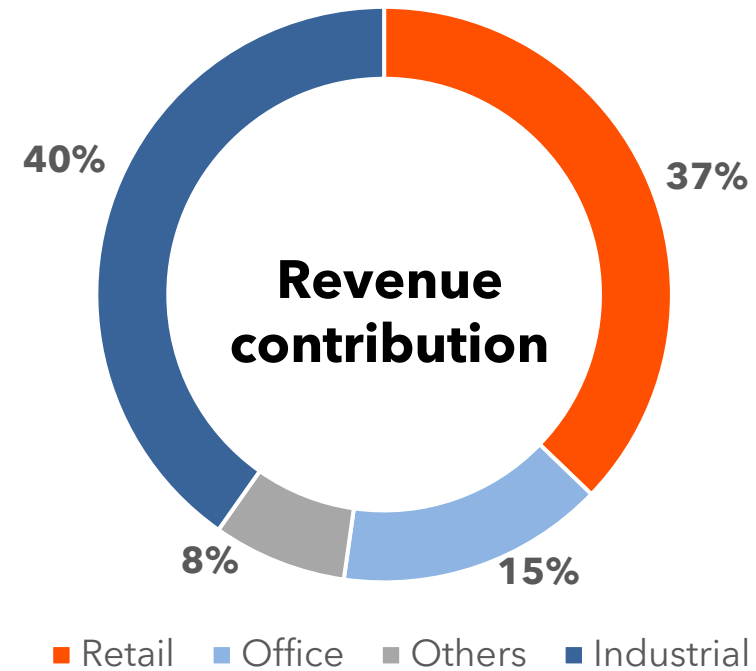
617 operations

95.7% occupancy

3.8 years (Avg. Term)

Annualized Revenues⁽¹⁾:
\$32 billion pesos

Currency breakdown:
20% USD / 80% MXN



(1) 4Q25 x 4.

TOP TENANTS

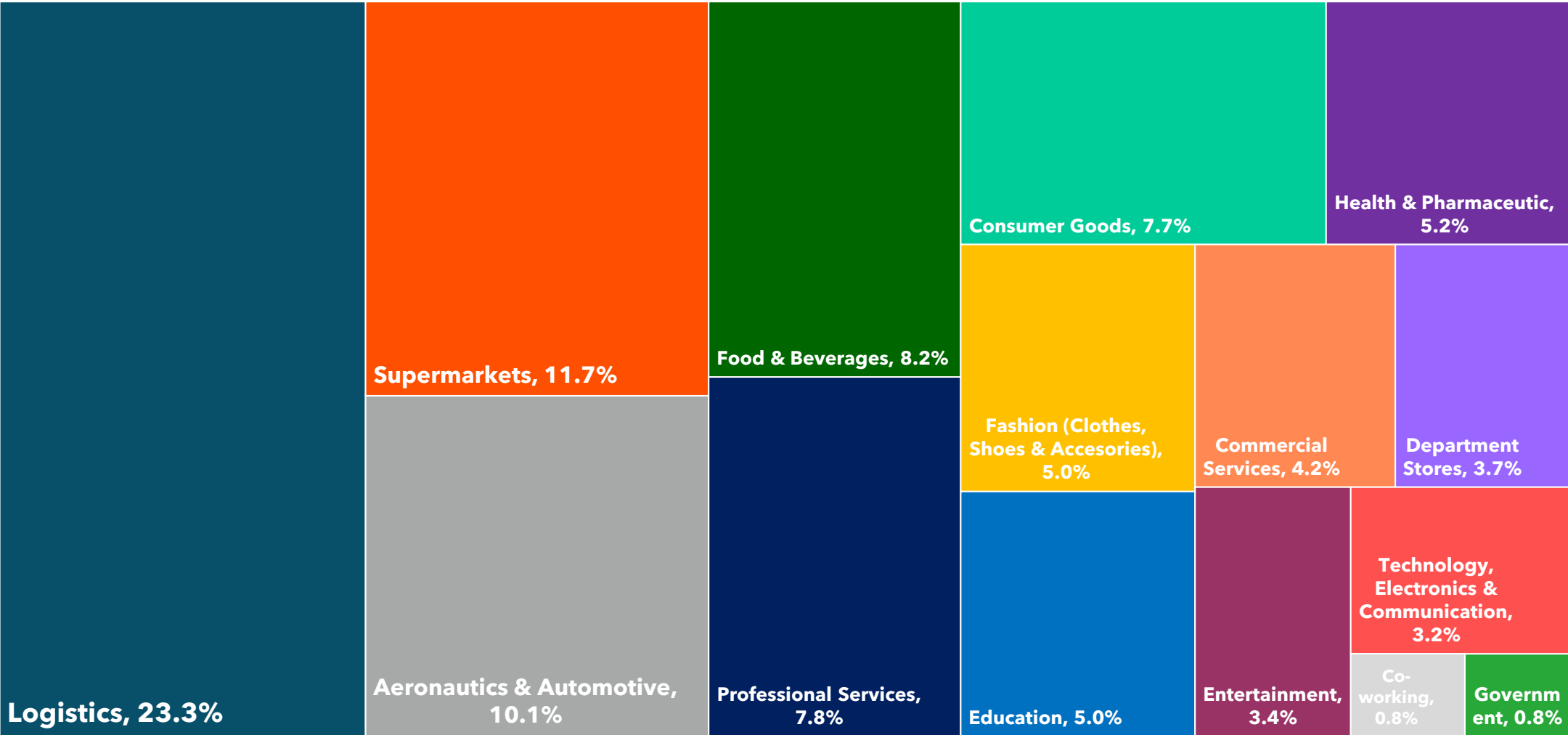
FUNO's portfolio is highly diversified not only by geography but also by quantity and type of tenants. It comprises over 2,900 tenants who cherish their key locations, the quality of their buildings, and their relationship with their real estate partner.

Top	Sector	ABR %
1	Supermarkets	7.5%
2	Education	3.4%
3	Professional Services	2.2%
4	Logistics	1.4%
5	Co-Working Space	1.4%
6	Education	1.3%
7	Entertainment	1.3%
8	Food & Beverage	1.2%
9	Commercial Services	1.2%
10	Department stores	1.2%

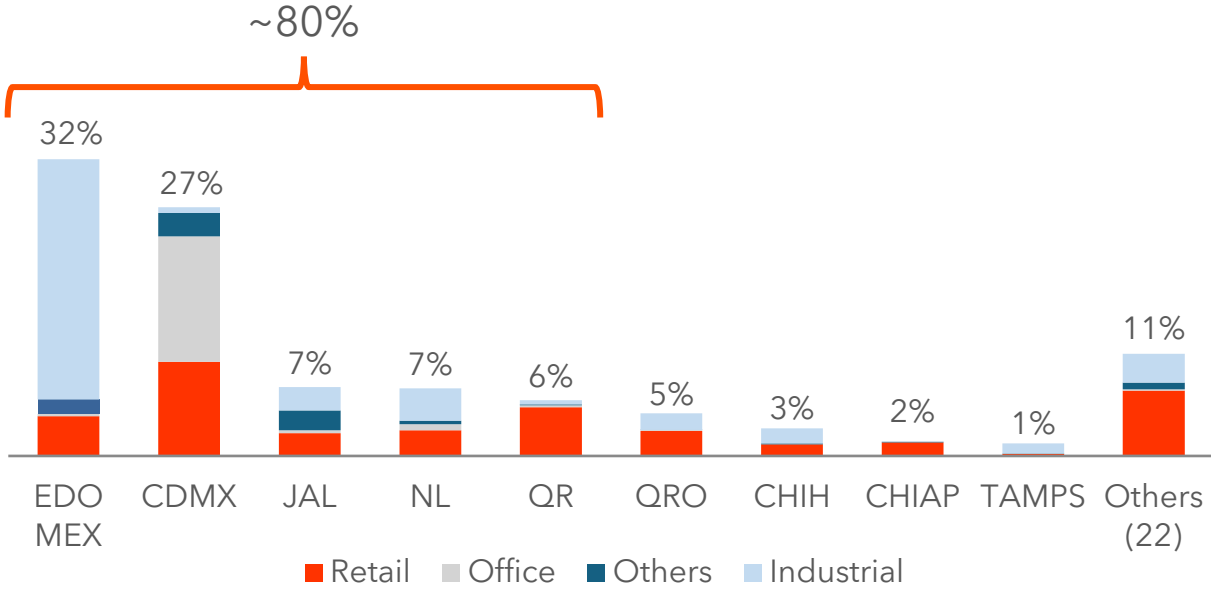
Total 21.9%



PORTFOLIO DIVERSIFICATION BY INDUSTRY



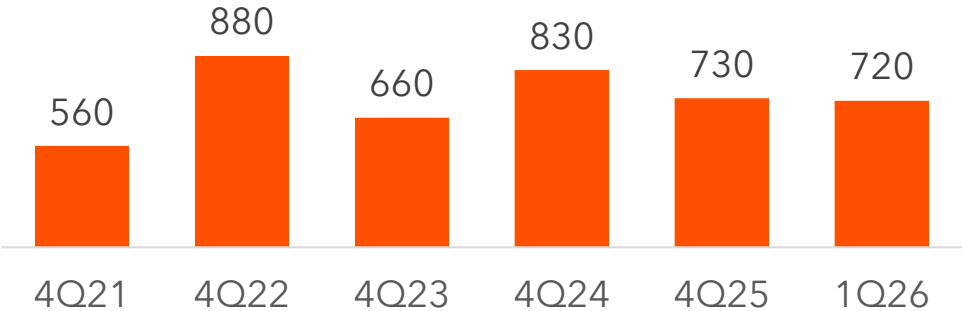
PORTFOLIO DIVERSIFICATION BY GEOGRAPHY



LEASING SPREADS IN PESOS

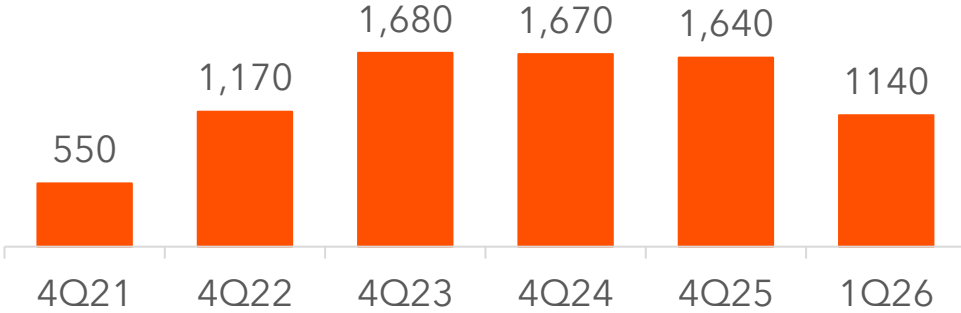
Retail

Rent Renewal Increases (bps)



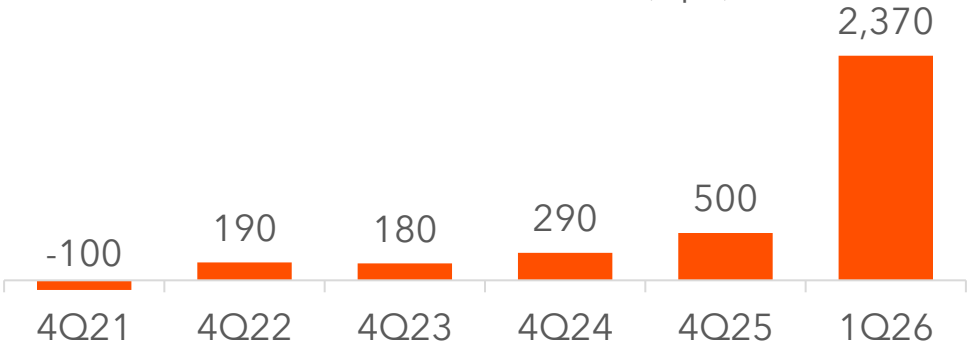
Industrial

Renewal Rent Increases (bps)



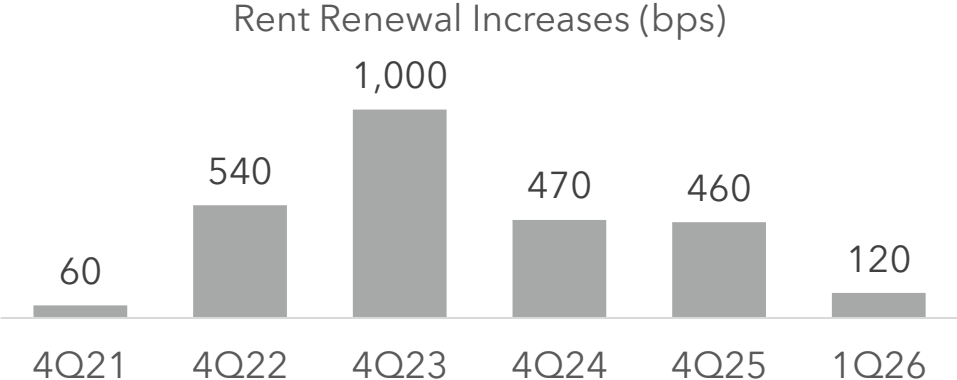
Office

Renewal Rent Increases (bps)

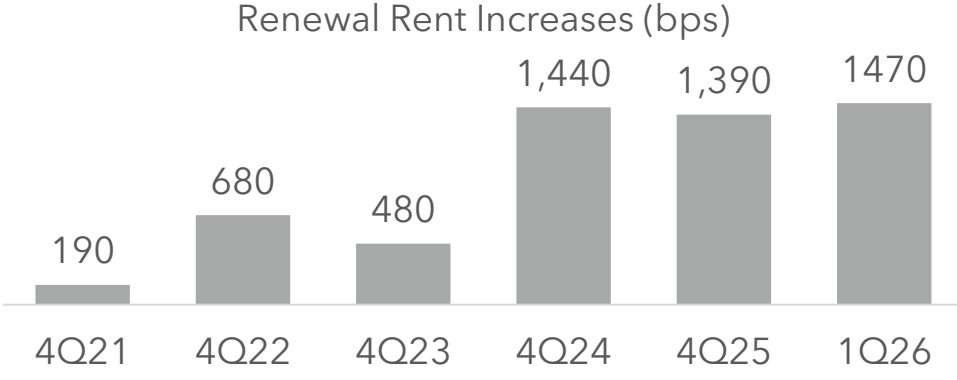


LEASING SPREADS IN DOLLARS

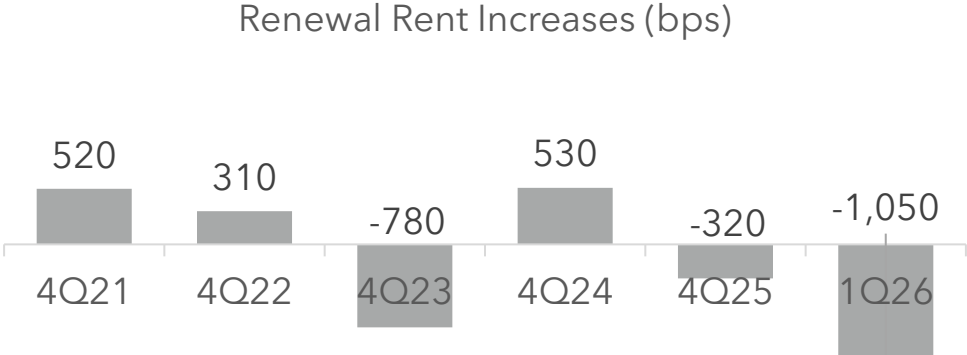
Retail



Industrial

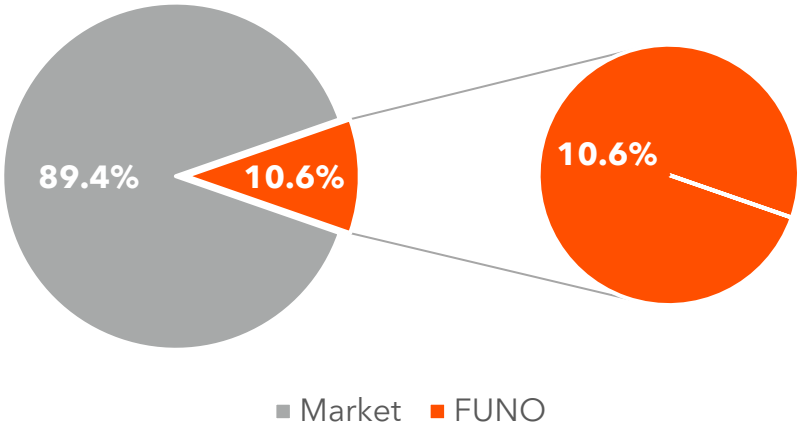


Office

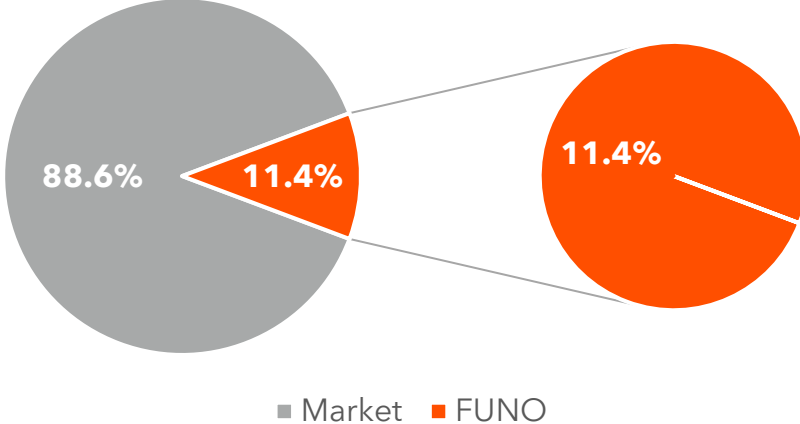


MARKET SHARE

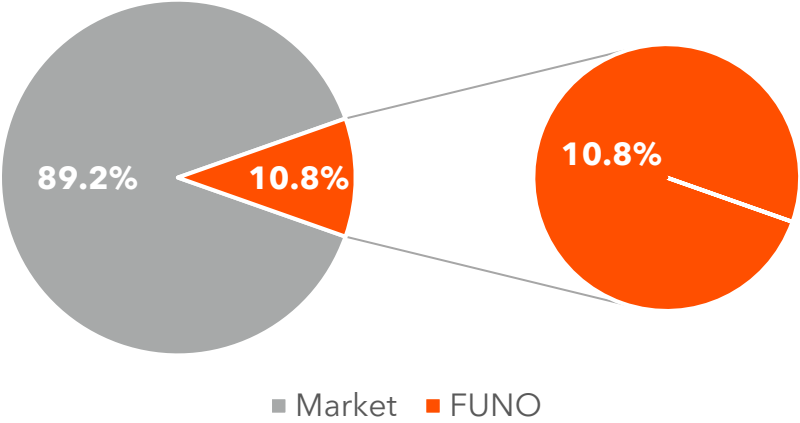
OFFICE (1)



RETAIL (2)



INDUSTRIAL (3)



Sources:
1) CBRE Office market reports as of 1Q26.
2) CBRE Retail market report 4Q25.
3) CBRE Industrial market report as of 1Q26.

Debt profile AS OF TODAY⁽¹⁾

- Average Life of Debt: 7.4 years
- Average Cost of Debt⁽²⁾: 7.81%
- LTV 1Q26: 38.7%
- DSCR: 1.83x
- Fully available Sustainability linked RCF for **Ps. 13.5 billion + Us. 410 million**

• CREDIT RATING

International

MOODY'S

Baa3

Stable

FitchRatings

BBB-

Stable

Local

FitchRatings

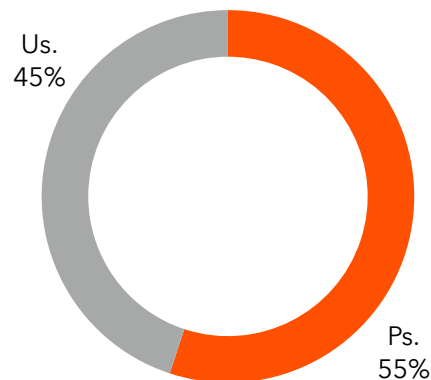
AAA (Mx)



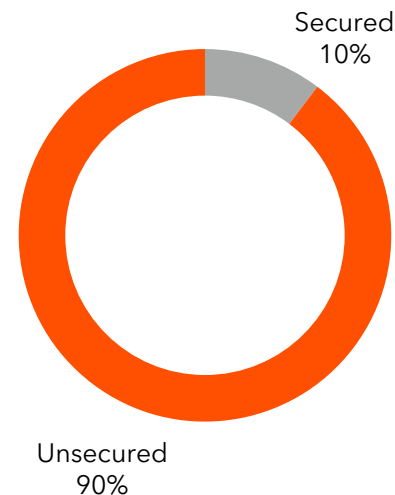
Credit Rating Agency

AAA (Mx)

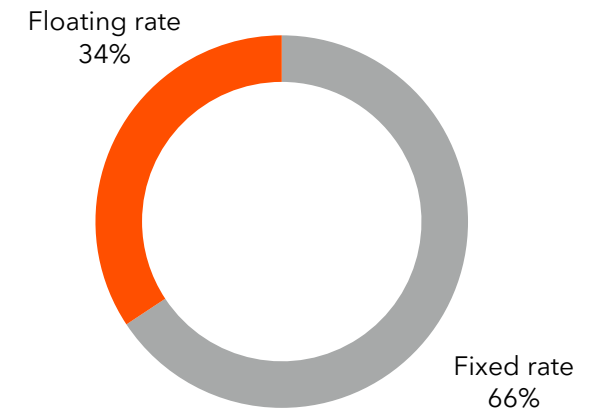
Ps. vs Us.



Secured vs Unsecured



Fixed Rate vs Floating Rate

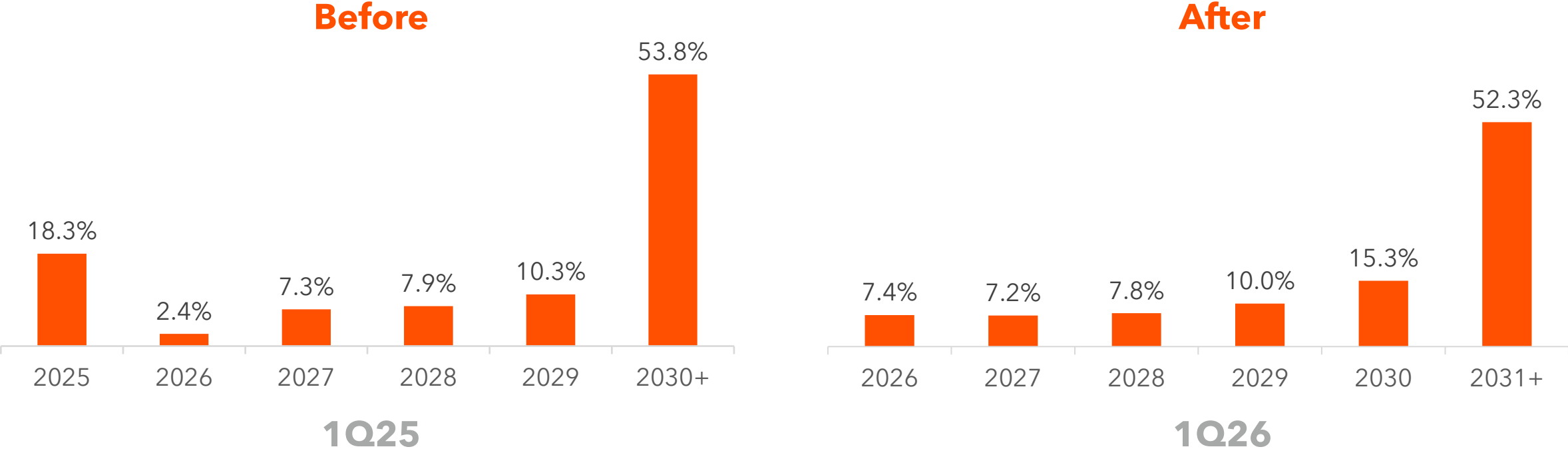


(1) March 2026

(2) Includes the effect of financial derivatives.

Maturity Profile

We continue to work on refinancing the short-term debt to extend our maturity profile.

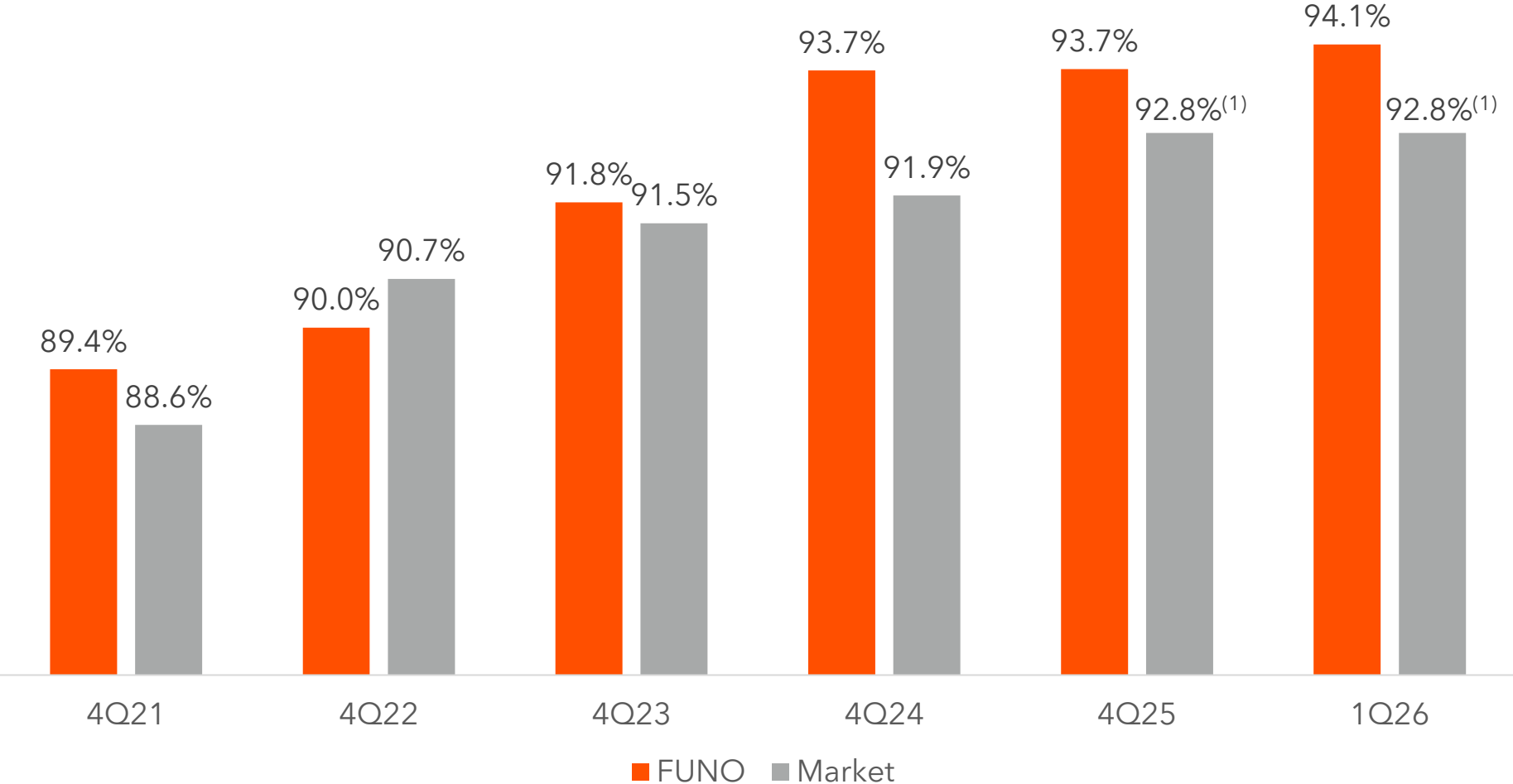


RETAIL SEGMENT



RETAIL MARKET

Occupancy Rate (%)



Source: FUNO (1Q26) and Colliers Retail Market Report 1H25.
(1) Occupancy at 1H25

TOP TENANTS - RETAIL

Fibra Uno's retail portfolio is highly diversified, not only by geography but also by quantity and type of tenants.

Top	Sector	ABR%
1	Supermarket	17.6%
2	Entertainment	3.2%
3	Department Stores	2.5%
4	Food & Beverage	2.4%
5	Wellness	2.1%
6	Professional Services	1.9%
7	Department Stores	1.8%
8	Entertainment	1.7%
9	Department Stores	1.7%
10	Fashion	1.1%
Total		35.9%



INDITEX

ZARA ZARA HOME

Bershka oysho

Pull and Bear Massimo Dutti

Kiddys Class

UTERQÜE

El Palacio de Hierro

SOY TOTALMENTE PALACIO



FUNO'S RETAIL PORTFOLIO

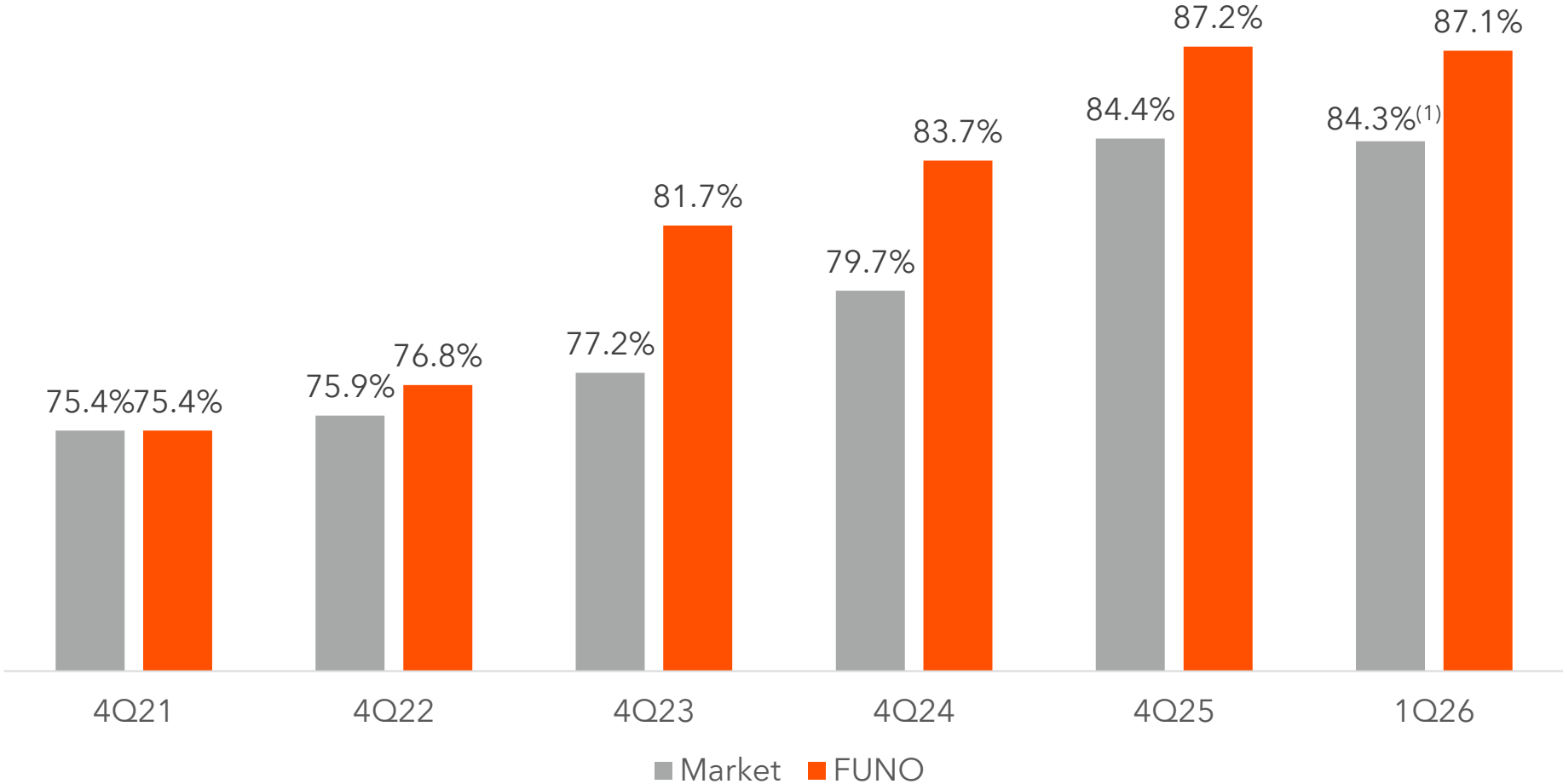


OFFICE SEGMENT



OFFICE MARKET

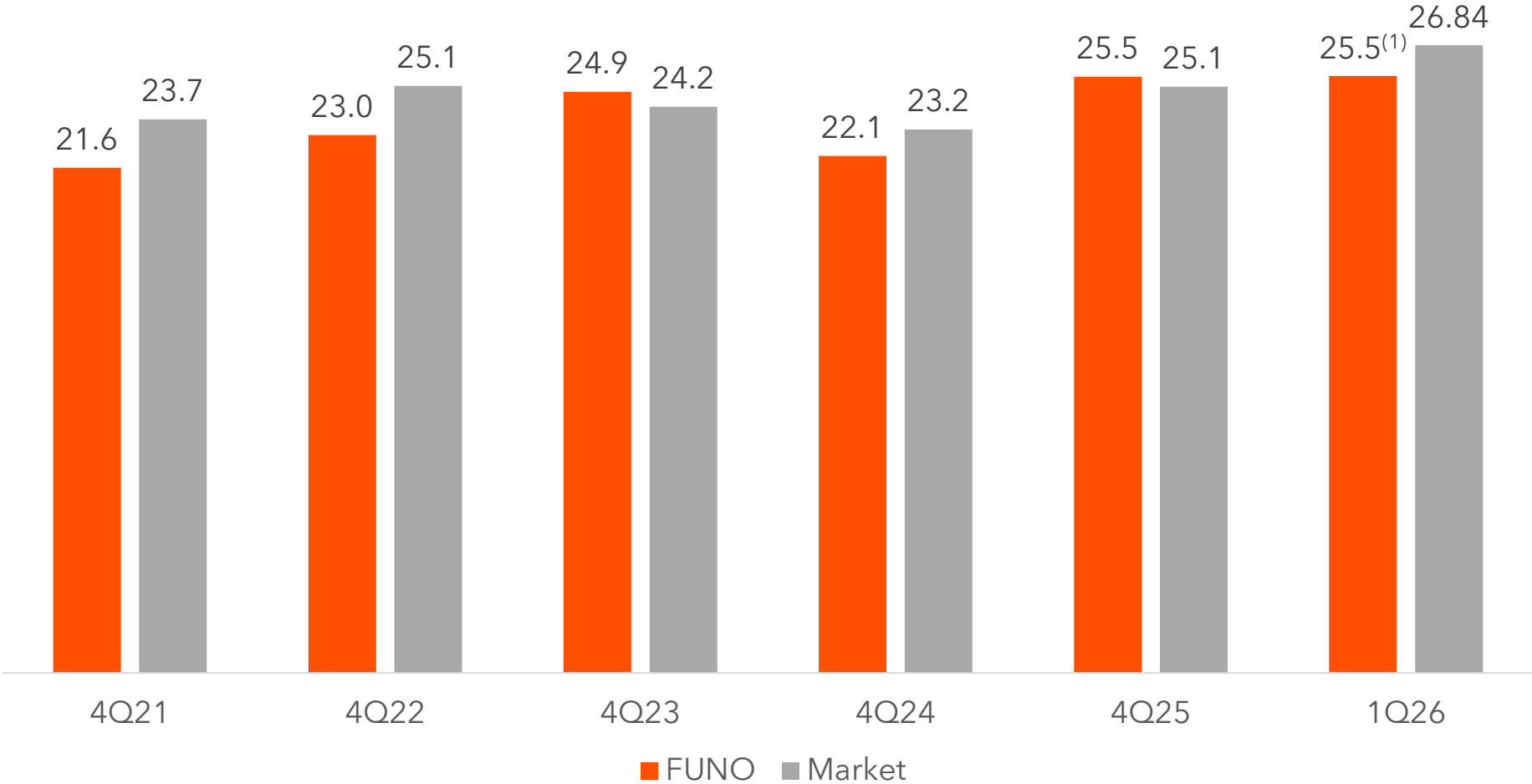
Occupancy rate (%)



Source CBRE Office market report as of 1Q26.
(1) FUNO's Office class A/A+ occupancy

OFFICE MARKET

Average Rent (Us/sqft/yr)



Source CBRE Office market report as of 1Q26.

(1) FX= 17.36.

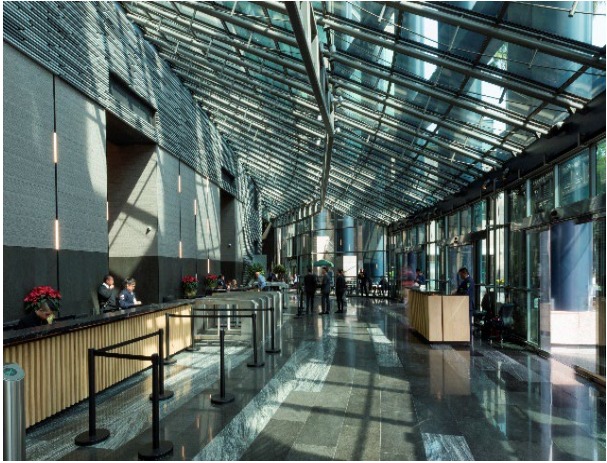
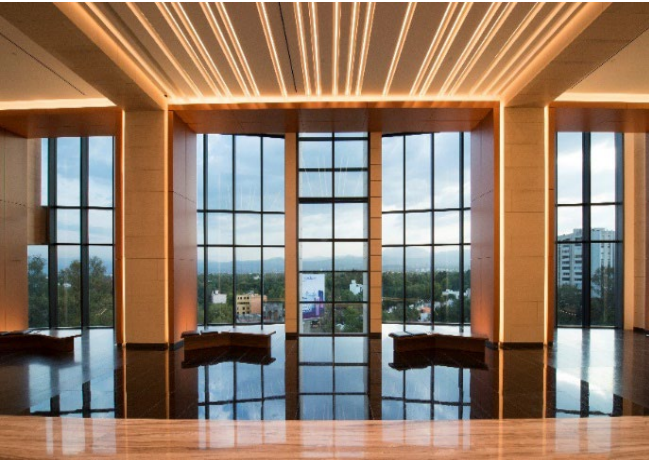
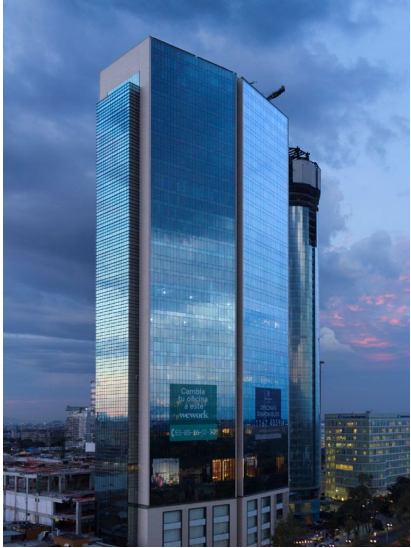
TOP TENANTS - OFFICE

Fibra Uno's office portfolio has irreplaceable buildings on prime locations which are one of the main attractions to our tenants.

Top	Sector	ABR %
1	Co-Working Space	9.2%
2	Education	8.5%
3	Professional Services	8.0%
4	Government	3.6%
5	Professional Services	2.2%
6	Health and Pharma	2.0%
7	Health and Pharma	1.8%
8	Education	1.6%
9	Commercial Services	1.5%
10	Health and Pharma	1.5%
Total		39.8%



FUNO'S OFFICE PORTFOLIO

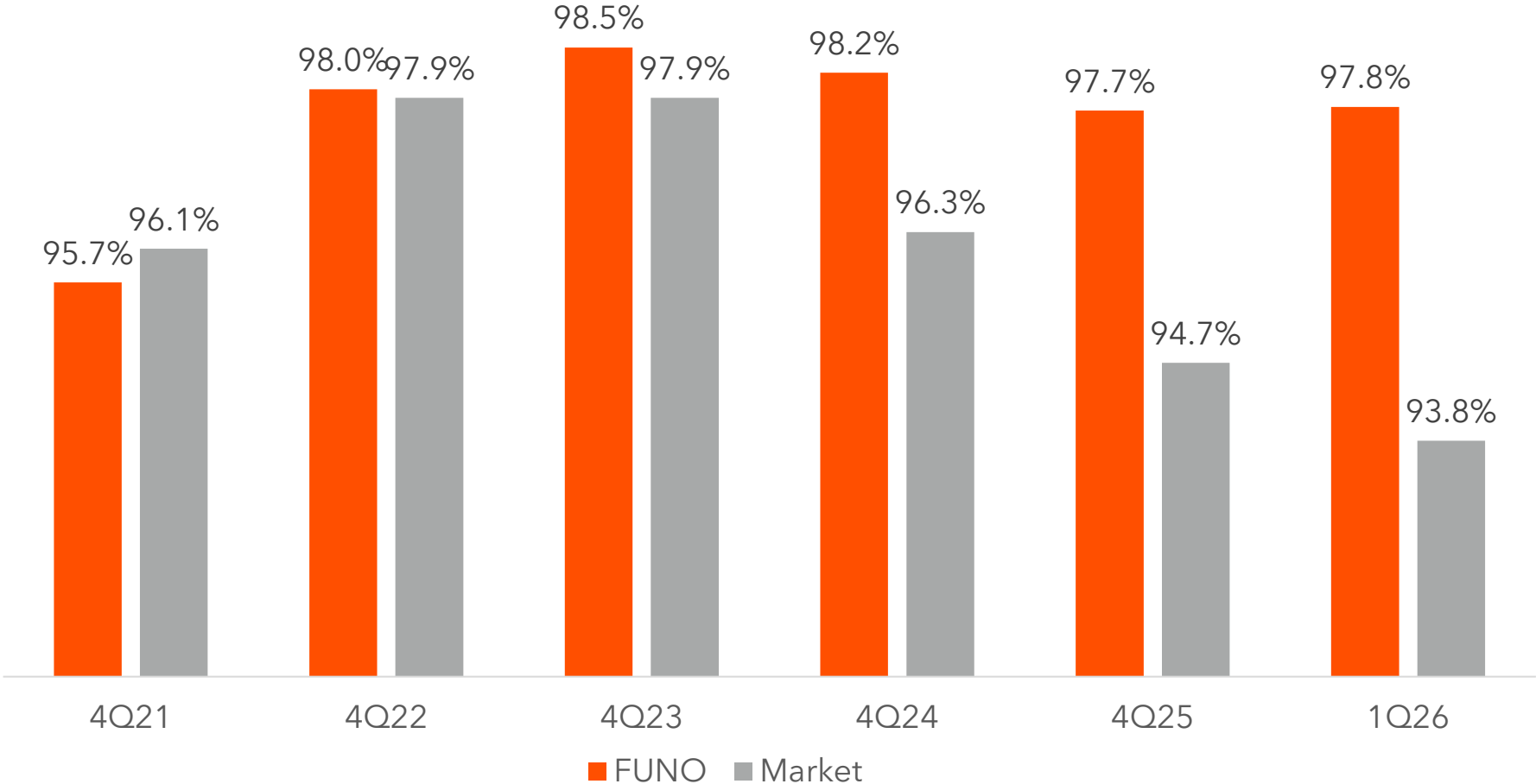


INDUSTRIAL SEGMENT



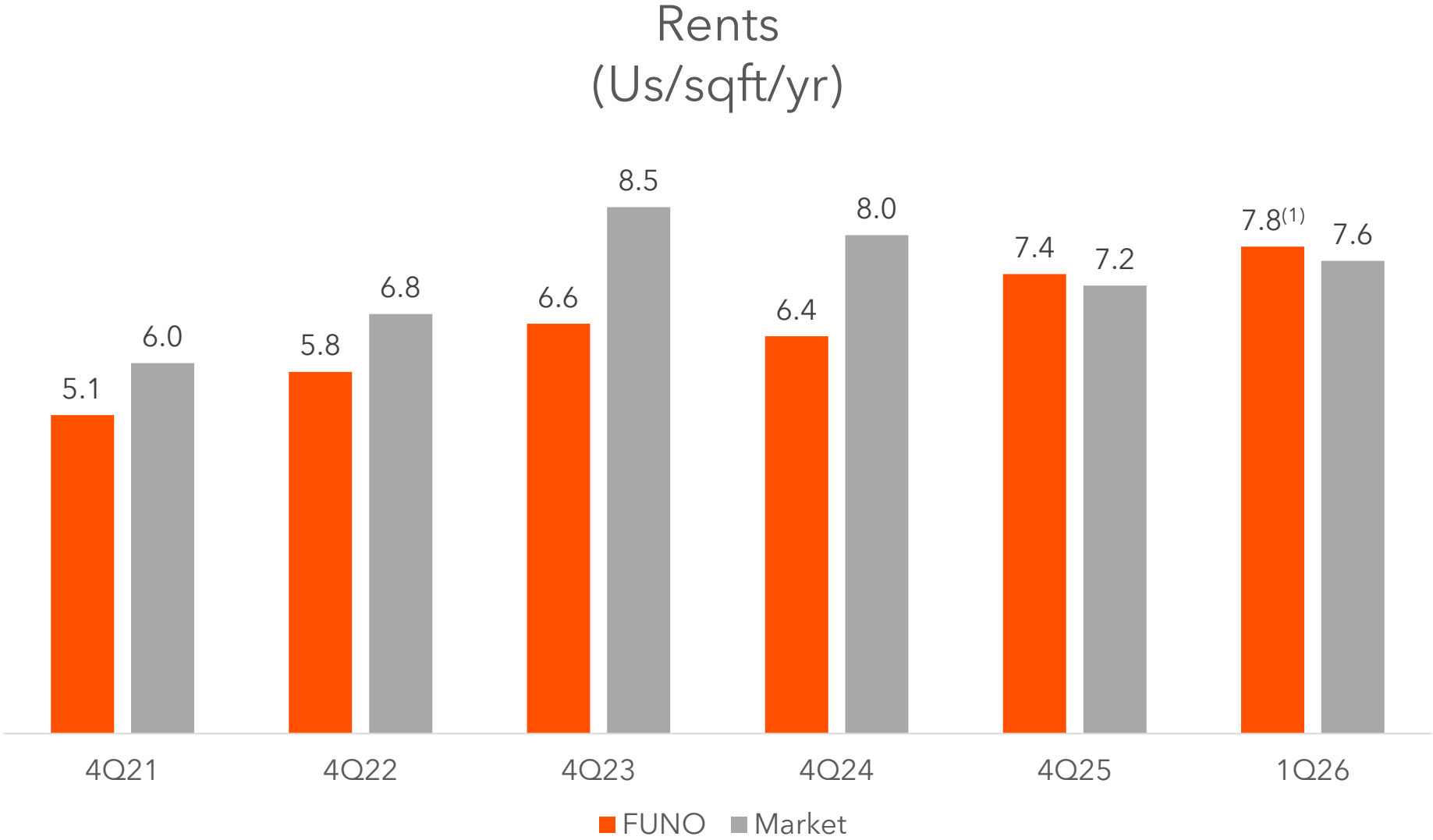
INDUSTRIAL MARKET

Occupancy rate (%)



Source: CBRE Mexico Industrial Market Report as of 1Q26.

INDUSTRIAL MARKET



Source: CBRE Mexico Industrial Market Report as of 1Q26
1)FUNO's industrial average rents exclude business parks. FX 1Q26: 17.36 MXN per USD.

TOP TENANTS - INDUSTRIAL

Fibra Uno's industrial portfolio has over 500 tenants who cherish their proximity to main highways, roads and connection points to the whole country.

Top	Sector	ABR %
1	Logistics	3.4%
2	Supermarket	2.3%
3	Food & Beverage	1.9%
4	Logistics	1.8%
5	Supermarket	1.7%
6	Food & Beverage	1.6%
7	Supermarket	1.3%
8	Logistics	1.2%
9	Food & Beverage	1.1%
10	Logistics	1.0%
Total		17.4%



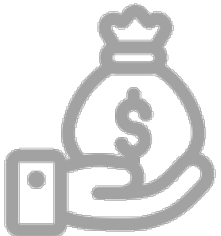
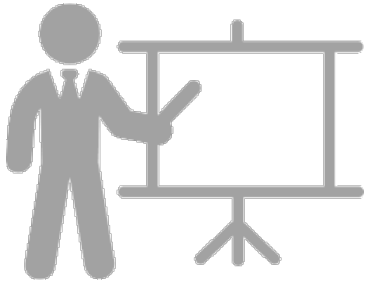
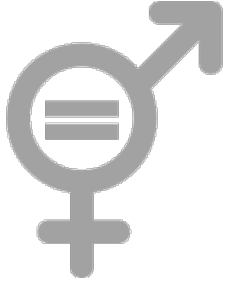
FUNO'S INDUSTRIAL PORTFOLIO








SUSTAINABILITY AT OUR CORE

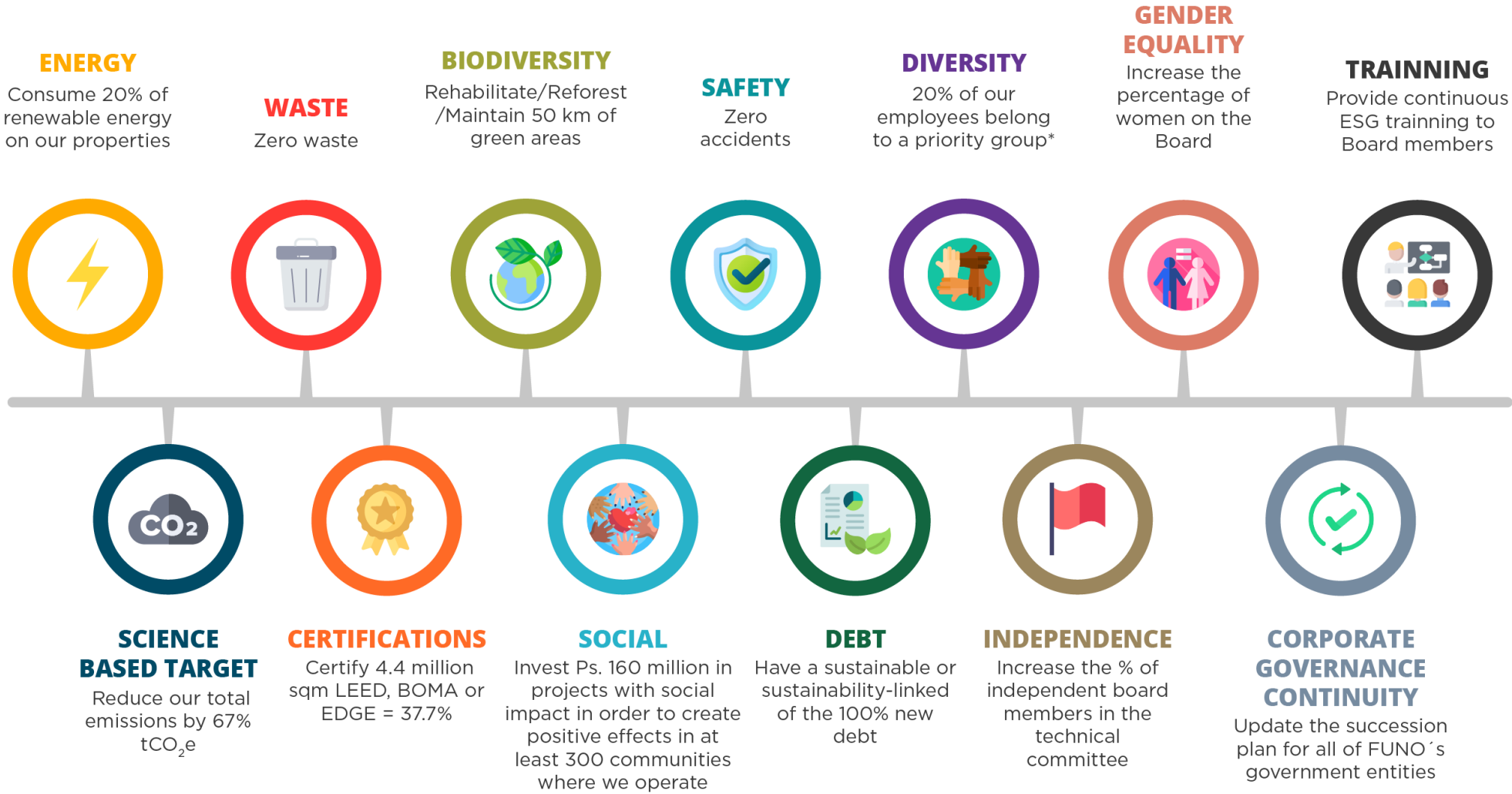


Governance



- Internalization of the Advisor 
- Board refreshment and C-Suite succession plan 
- Increase by 20% Gender Diversity at the Board Level 
- Training Board Members on ESG matters 
- New compensation plan approved in 2024 now includes ESG criteria. 

2030 ESG Strategy

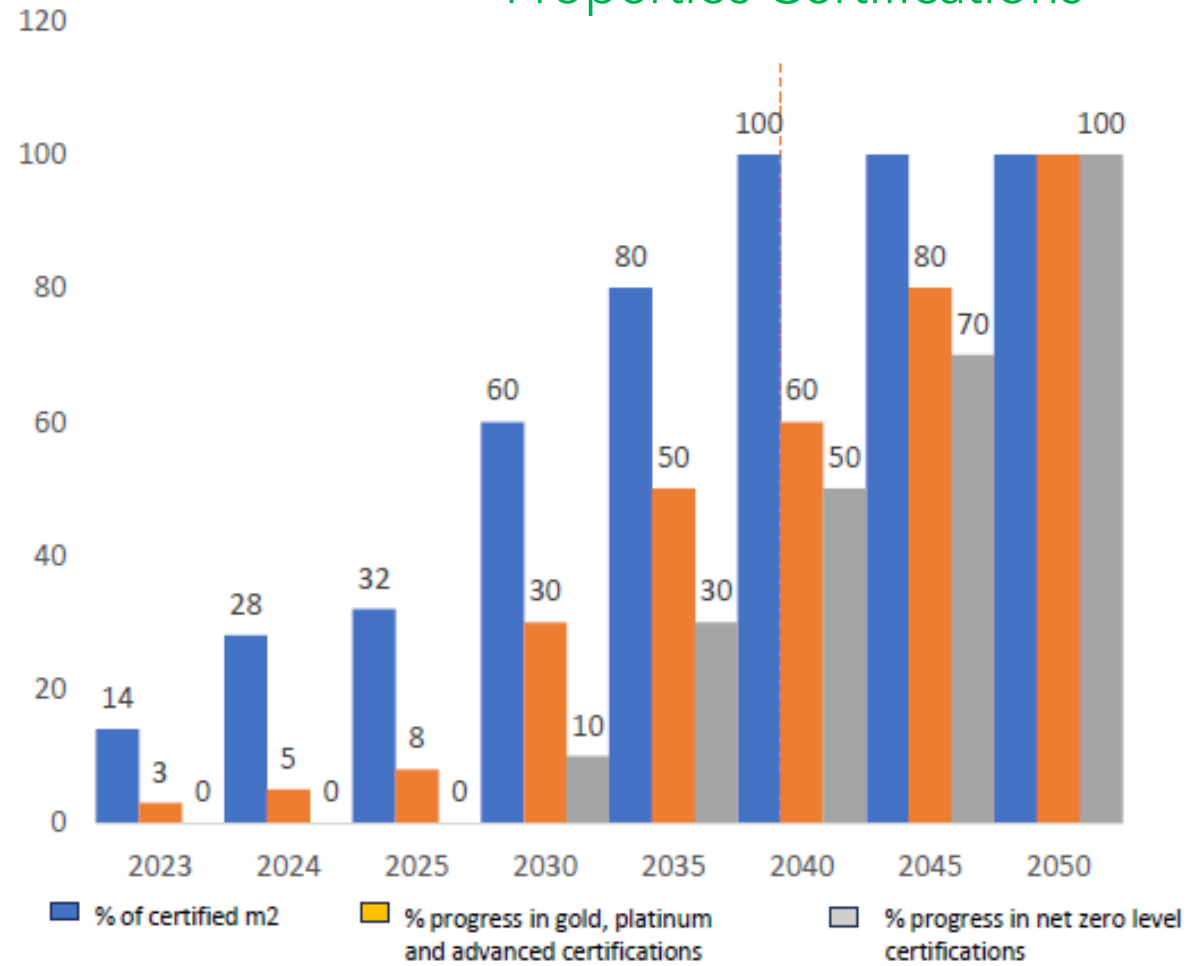


* People with disabilities, single parents, LGBTQ+, indigenous groups, migrants.

Net Zero Strategy 2050



Properties Certifications



- ◇ By 2040 the entire portfolio must be certified EDGE or LEED
- ◇ By 2050 the entire portfolio Will be certified LEED ZERO or EDGE ZERO.
- ◇ Requires retrofittings, energy and water efficiency investments, acquisition of renewable energies and ecosystem conservation strategies.

(1) The EDGE certification includes embedded carbon.

Recent ESG Accomplishments

1 Sustainable Finance Mechanisms ~Us. 4.3 bn

3 S&P recognized FUNO® as top best 15% worldwide on ESG practices.

5 First Office and Industrial properties in the world to be certified under LEED V5

2 Member of the S&P Sustainability Yearbook



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