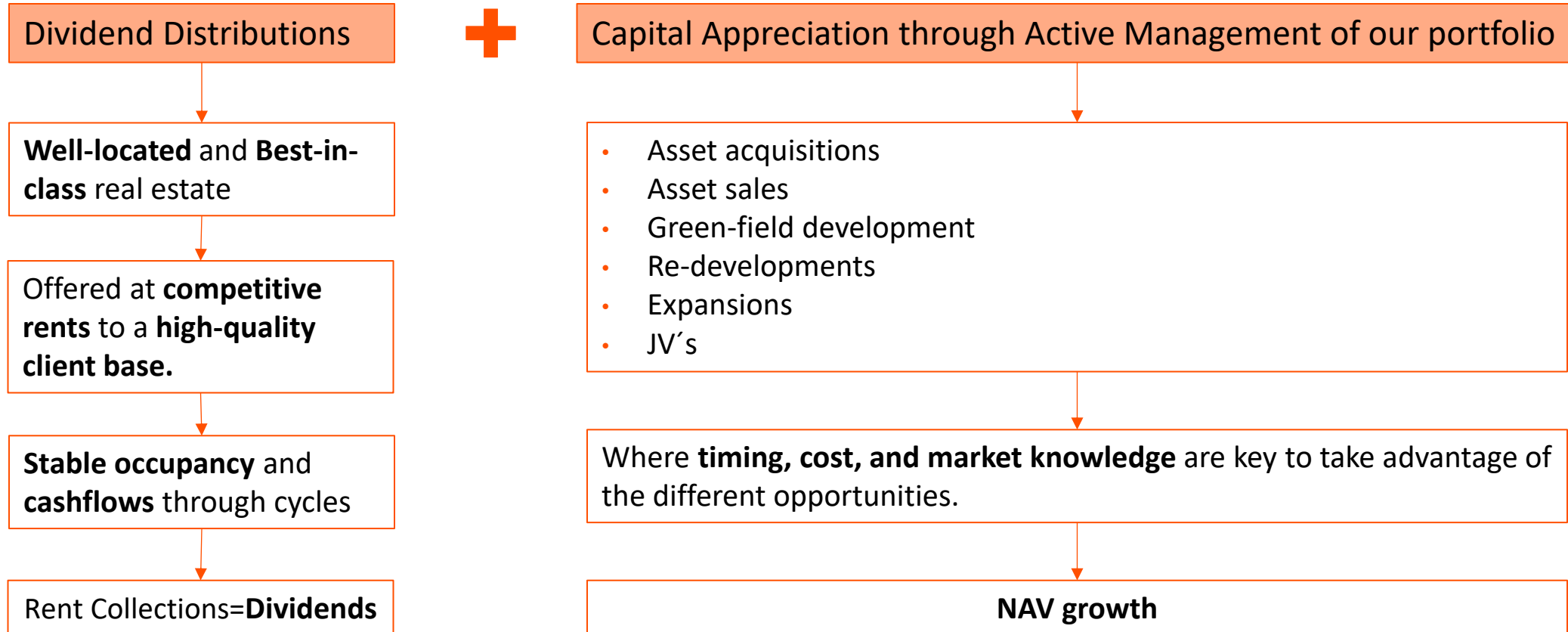




CORPORATE
PRESENTATION

3Q24

FUNO'S TOTAL RETURN FOCUS



30%

Total Return Contribution

70%

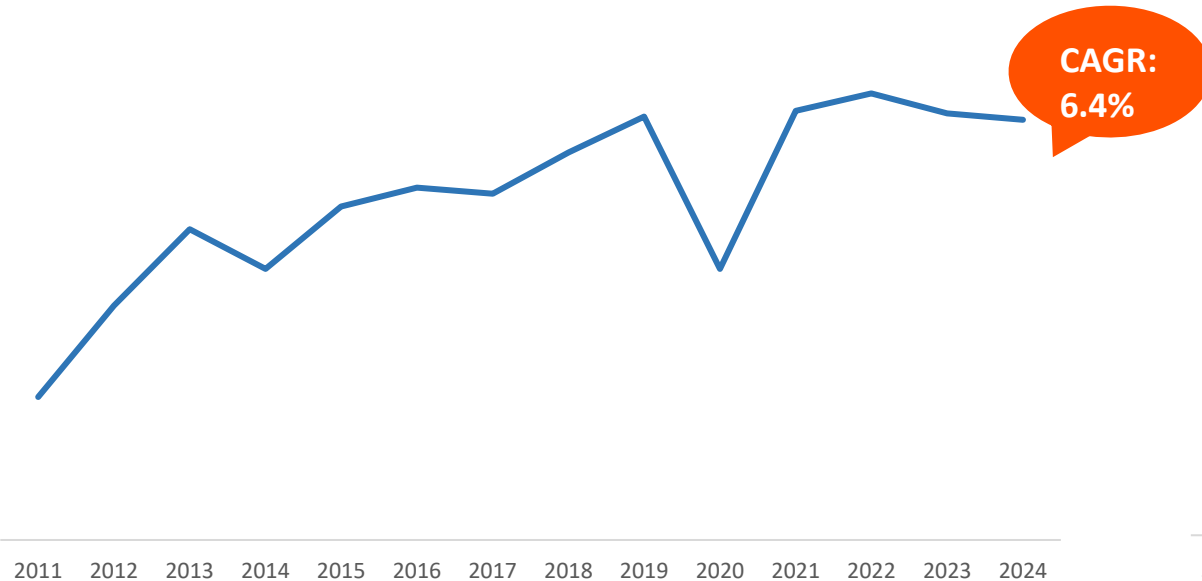
Sustainable Shareholder Value Creation **Over Time**

HISTORY SPEAKS BY ITSELF

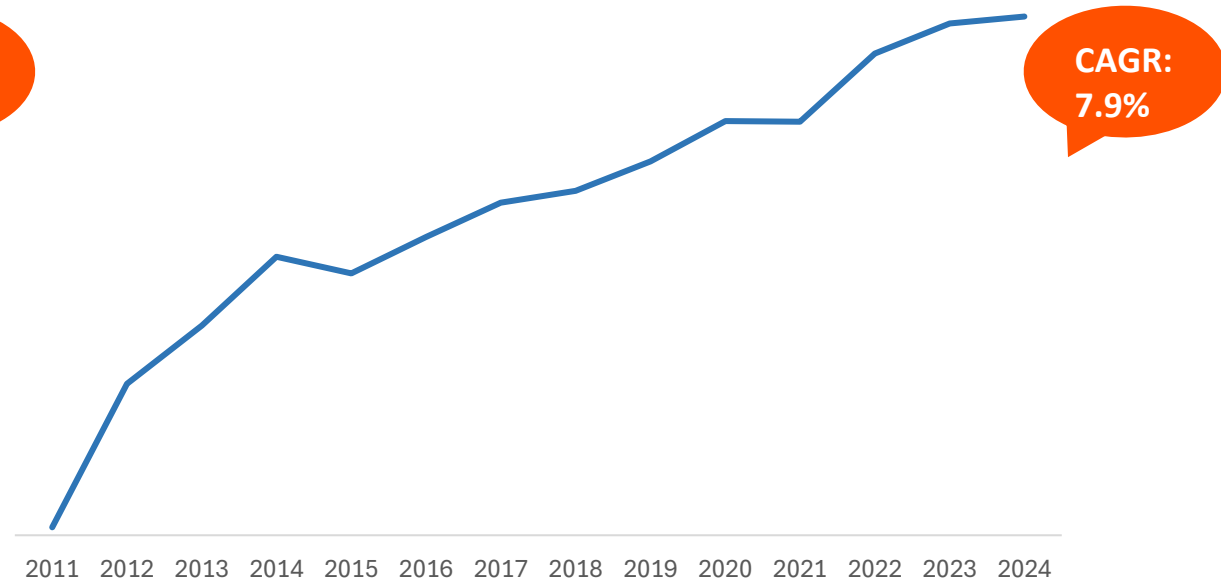
We have distributed more than 83 billion pesos or Ps. 25.8⁽¹⁾ per CBF1 to our CBF1 holders over 13 years. Almost equal to our current market cap.

Our NAV per CBF1 has grown at a 7.9% CAGR over 13 years, while the average inflation was 4.47% over the same period.

Distribution/CBF1⁽²⁾



NAV/CBF1

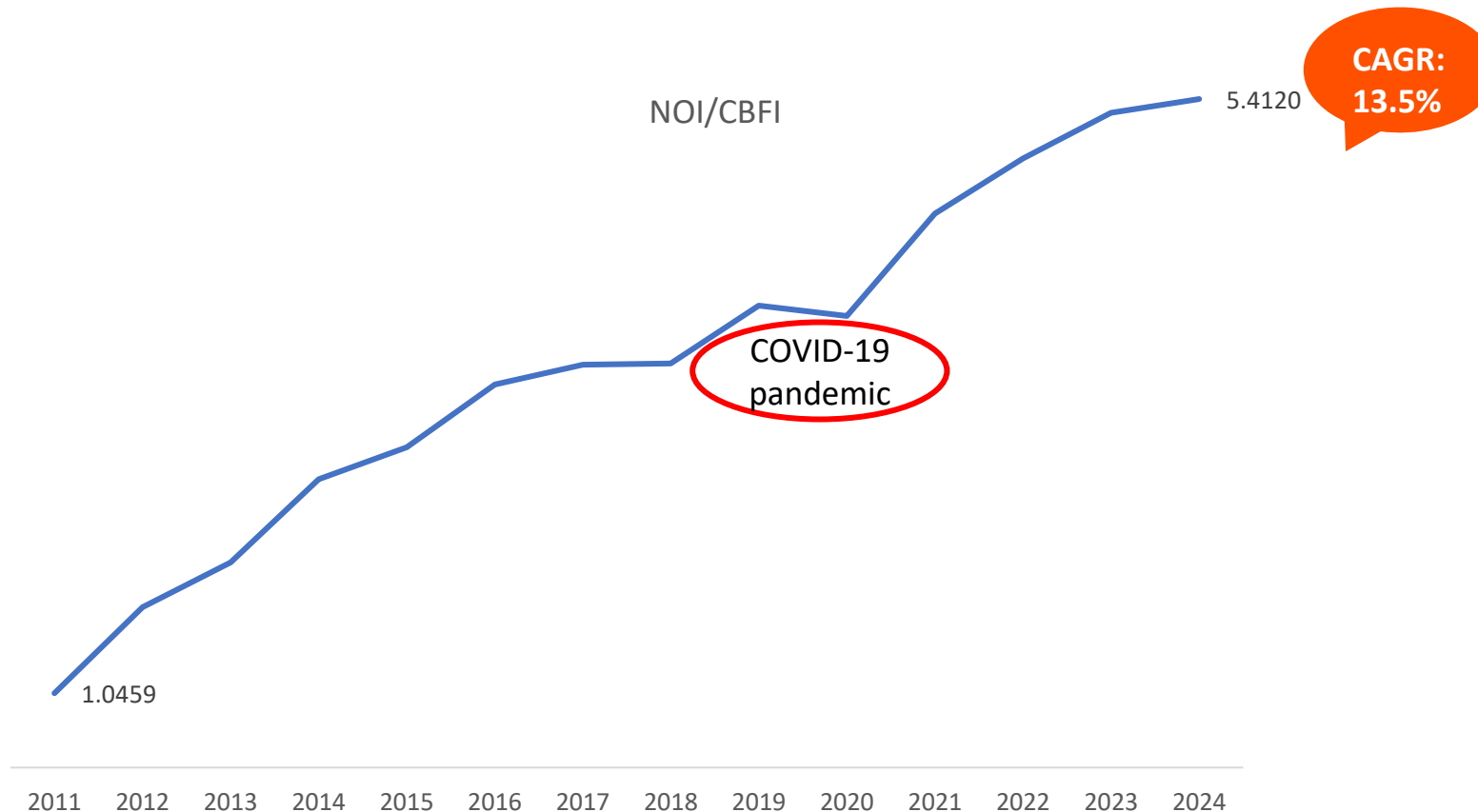


Dividend + NAV growth = Total Return

(1) As of 3Q24 (2) CAGR for 2020,2021, 2022,2023,2024E Distribution = AFFO

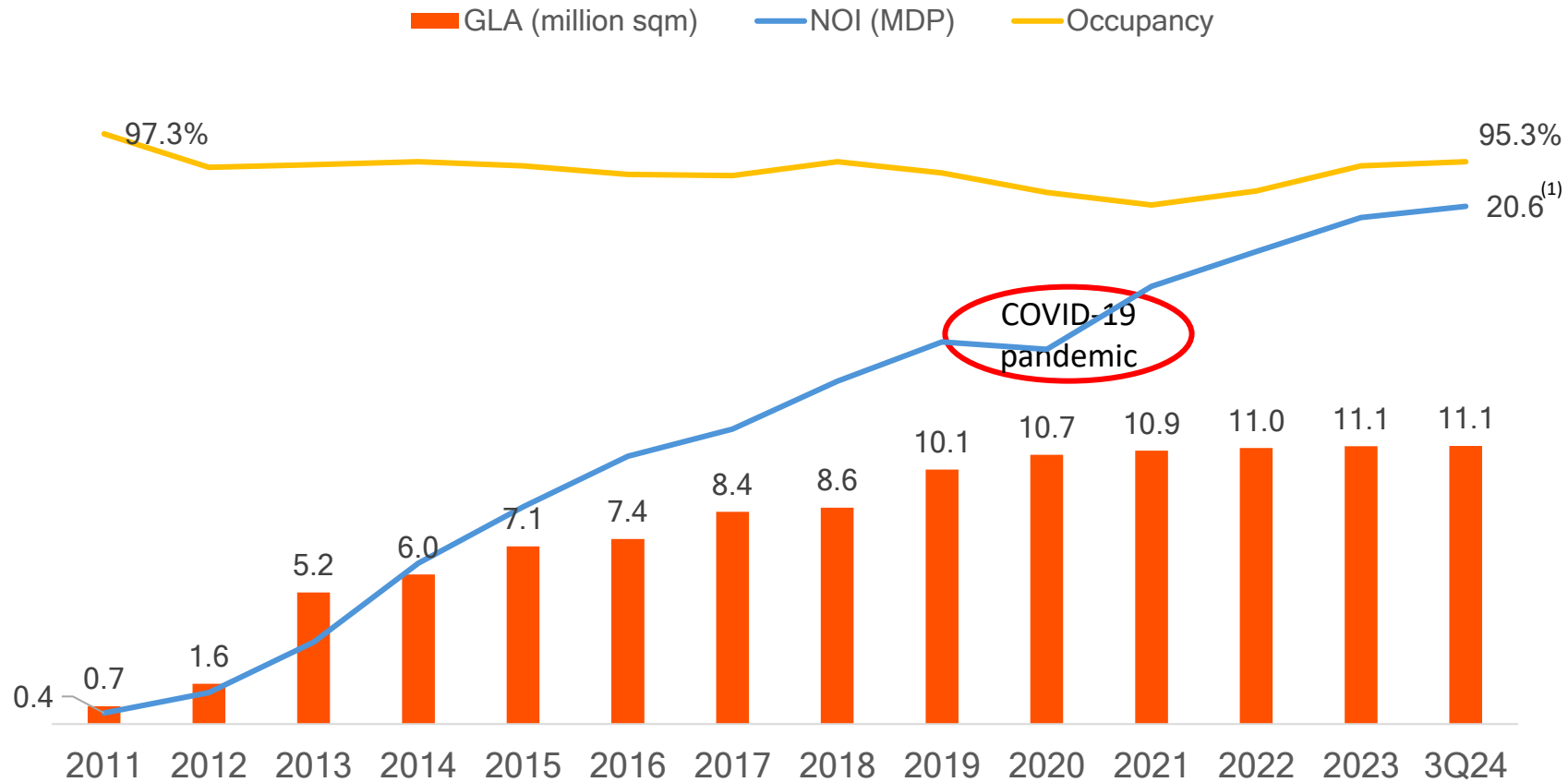
HISTORY SPEAKS BY ITSELF

Our NOI per CBFi has grown over 5x since IPO, at a compound annual growth rate of 13.5%, even considering the effects of the worst crisis in the last 100 years.



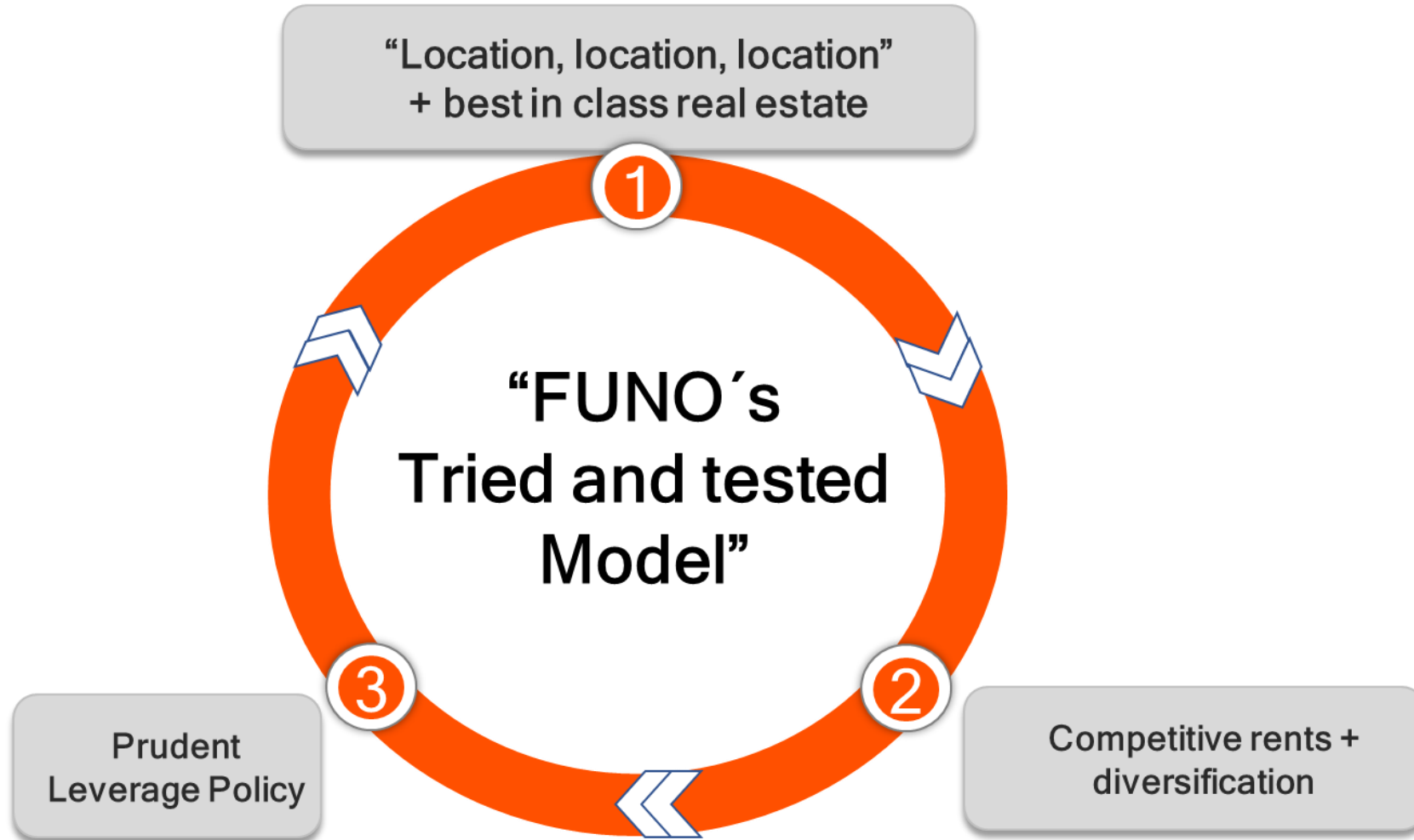
HISTORY SPEAKS BY ITSELF

- Stable and healthy occupancy rate **through the cycle**.
- NOI remained **stable during the cycle** and continued to grow even considering the pandemic, asset sales, and GLA stabilization. Growing at 8.4% CAGR since year end 2020.



(1) 2024E

COUNTER-CYCLICAL BUSINESS MODEL



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.

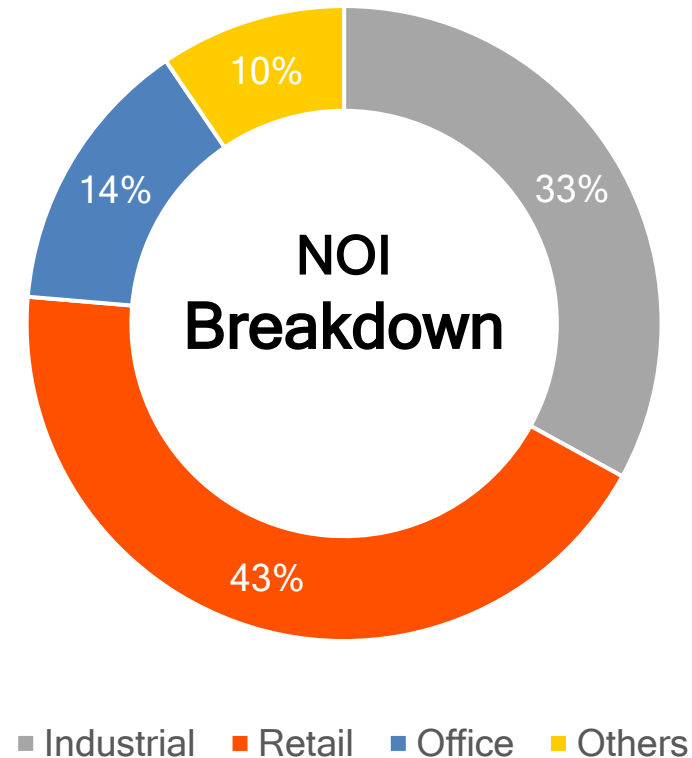
GLA: 119,414,161 sqft

613 operations

95.3% occupancy

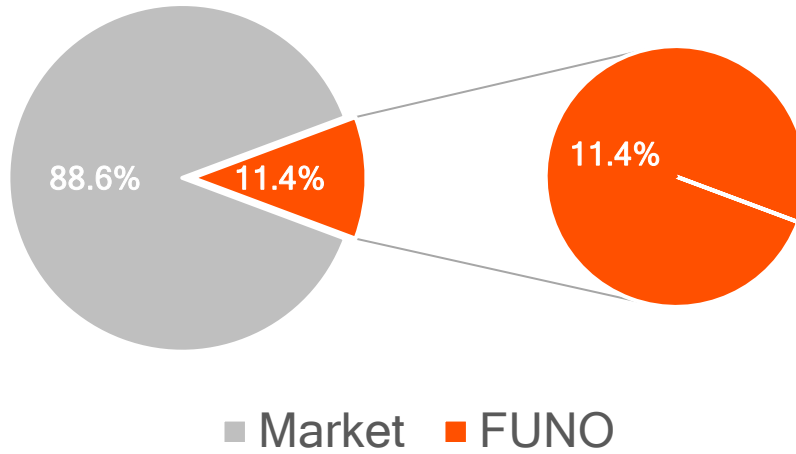
3.9 years (Avg. Term)

13.9 million sqft (Land bank)

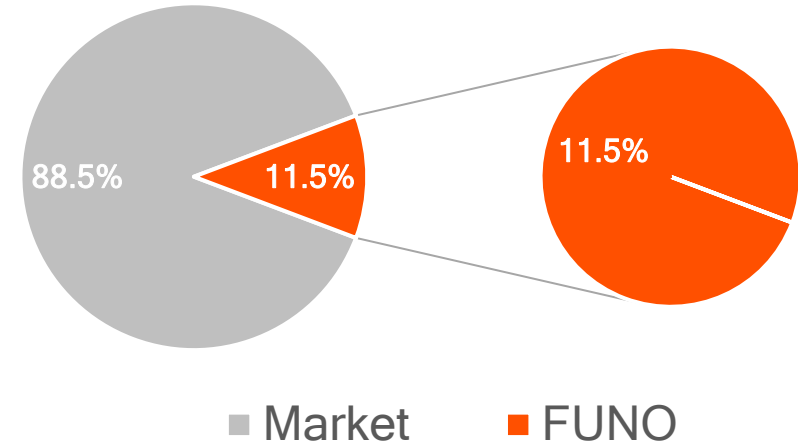


MARKET SHARE

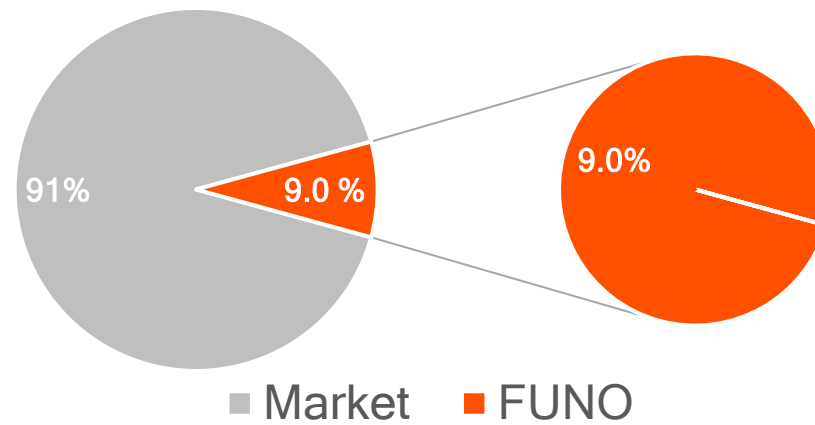
OFFICE⁽¹⁾



RETAIL⁽²⁾



INDUSTRIAL⁽³⁾



Source: FUNO, Colliers, and CBRE.

1) Class A+, and A for Office and Industrial spaces. As of 2Q24.

2) Colliers total retail inventory as of 2Q24. FUNO retail as of 2Q24

3) Industrial Market Class A, CBRE as of 3Q24.

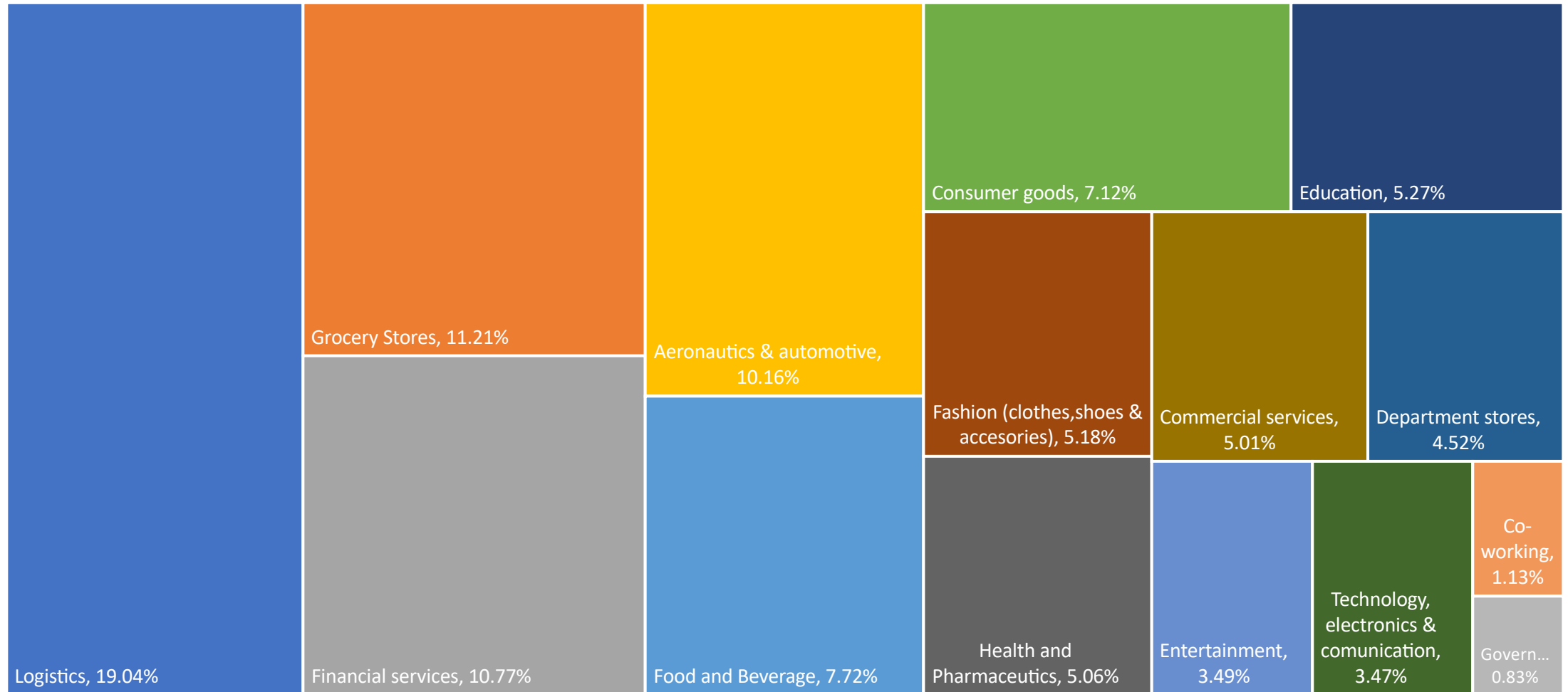
TOP TENANTS

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	ARB %
1	Retail	7.9%
2	Education	3.7%
3	Commercial Bank	2.6%
4	Co-Working Space	2.5%
5	Services	1.5%
6	Government Entity	1.4%
7	Entertainment	1.4%
8	Restaurants	1.4%
9	Department Stores	1.1%
10	Logistics	0.8%
Total		24.3%



PORTFOLIO DIVERSIFICATION BY INDUSTRY

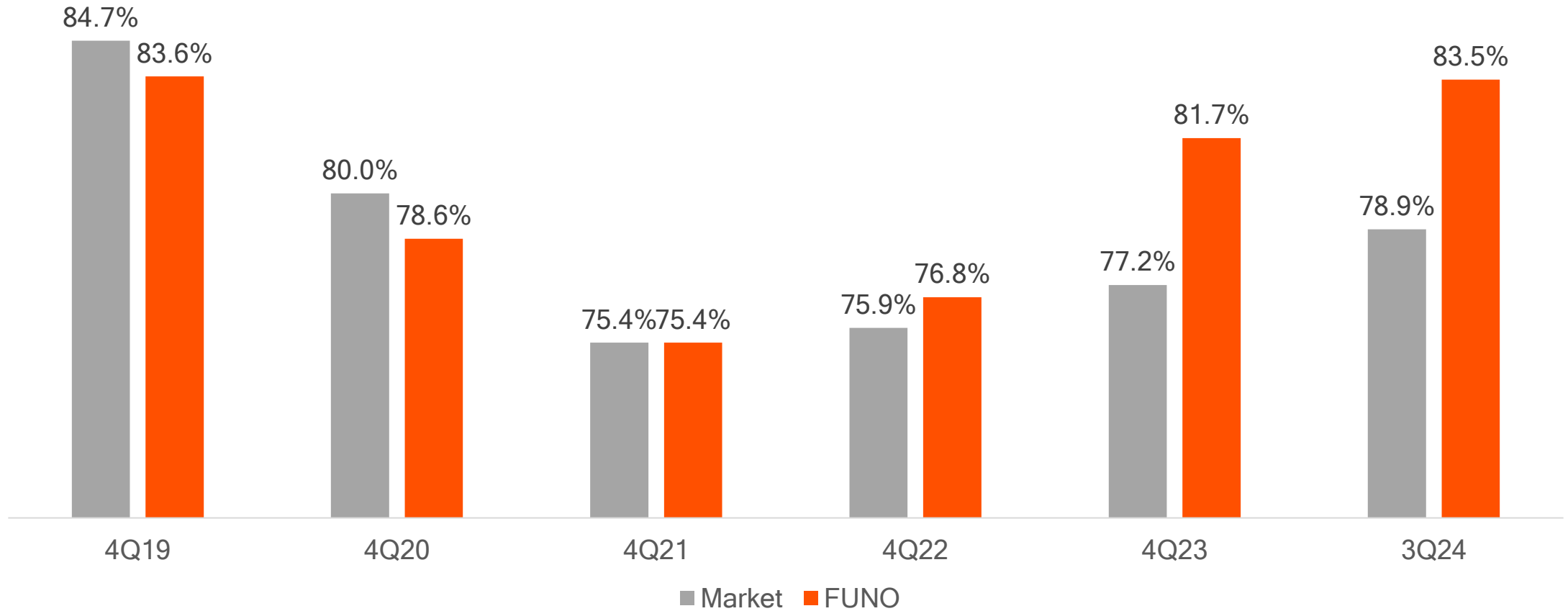


A photograph of a modern glass skyscraper with a grid-like facade. The building is partially obscured by a large, semi-transparent orange geometric shape on the left side. The text 'OFFICE SEGMENT' is overlaid in white on the orange shape.

OFFICE SEGMENT

OFFICE MARKET

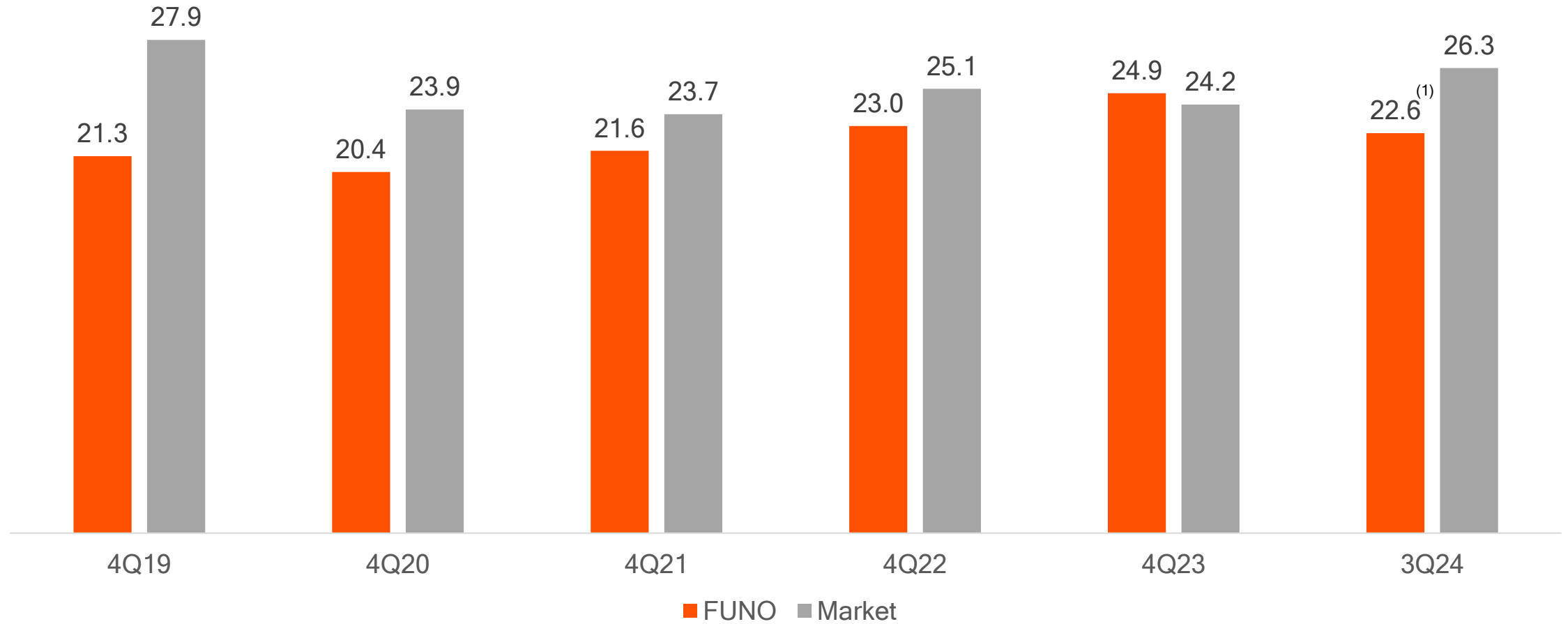
Occupancy rate (%)



Source: FUNO (3Q24) and Colliers, Office Class A/A+ as of 2Q24.

OFFICE MARKET

Average Rent (Us/sqft/yr)



Source: Company (3Q24) Colliers, Office Class A/A+ as of 2Q24
(1) Mainly due to FX appreciation and its effect on USD rents.

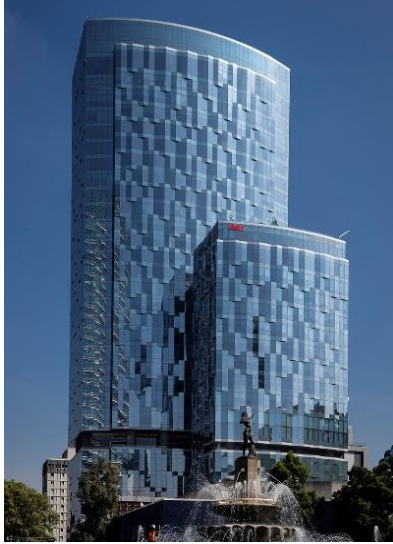
TOP TENANTS - OFFICE

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	9.3%
2	Commercial Bank	8.0%
3	Government Entity	7.5%
4	Government Entity	3.1%
5	Commercial Bank	2.5%
6	Commercial Bank	2.2%
7	Services	1.4%
8	Government Entity	1.3%
9	Services	1.3%
10	Government Entity	1.0%
Total		37.6%



FUNO'S OFFICE PORTFOLIO

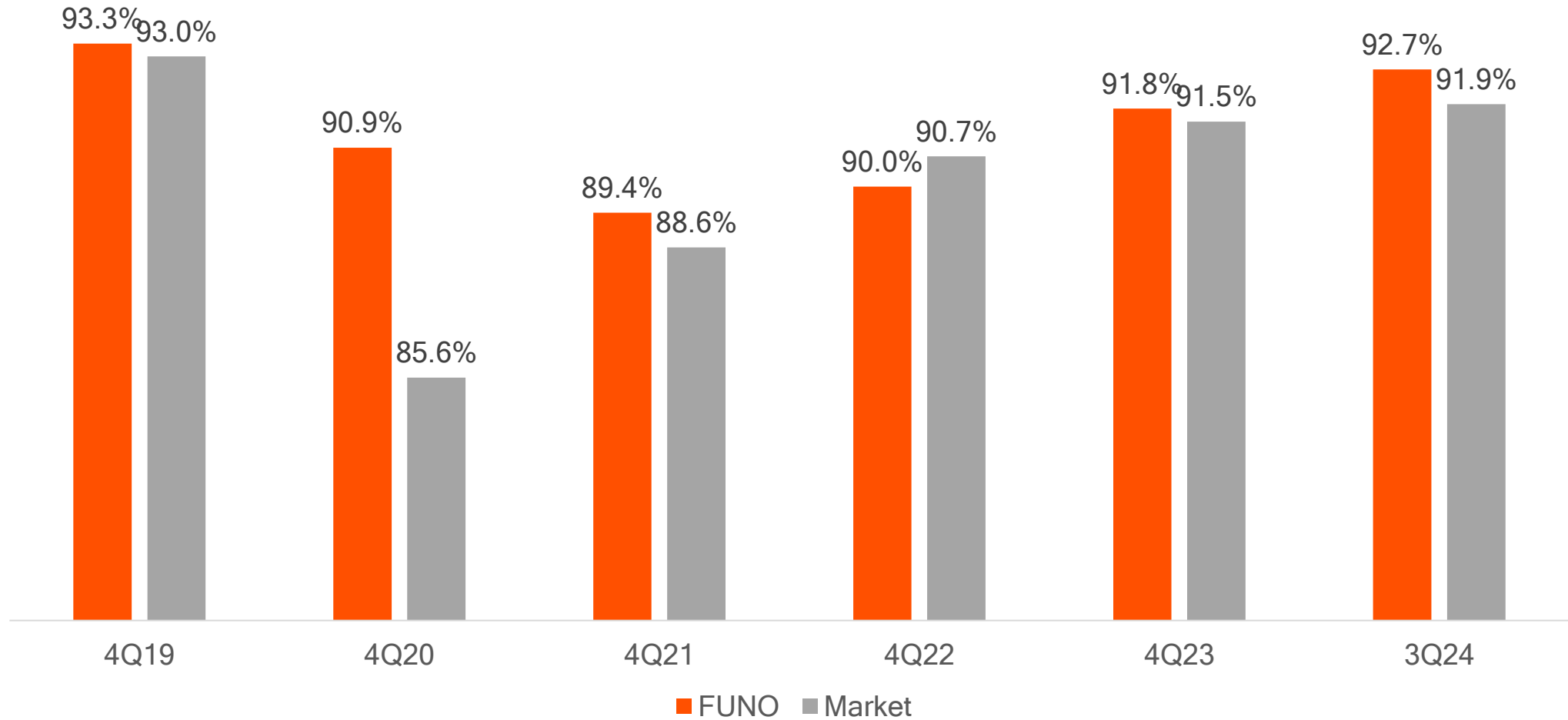




RETAIL SEGMENT

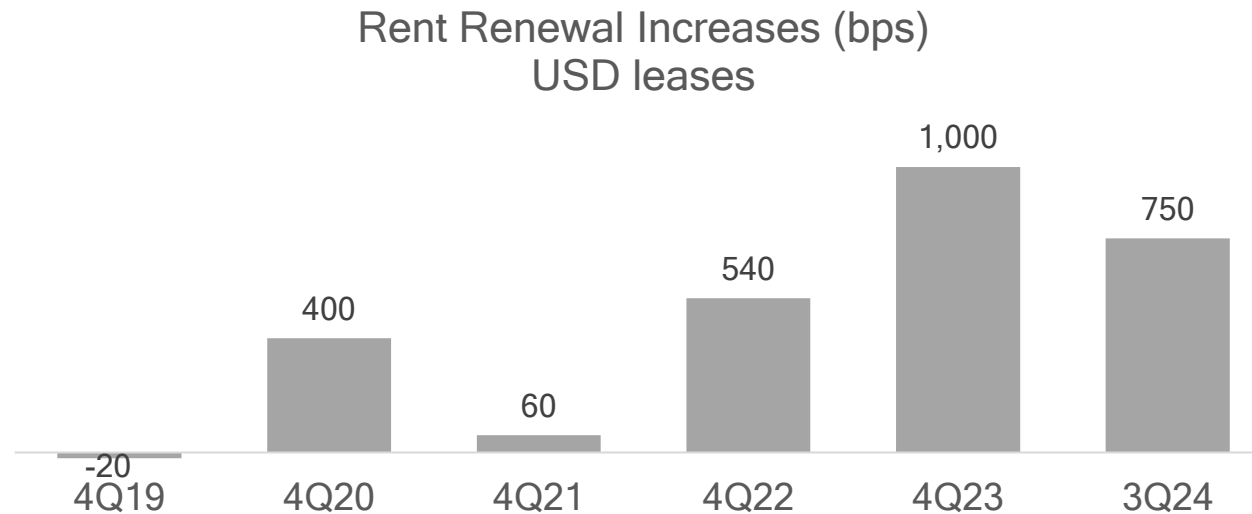
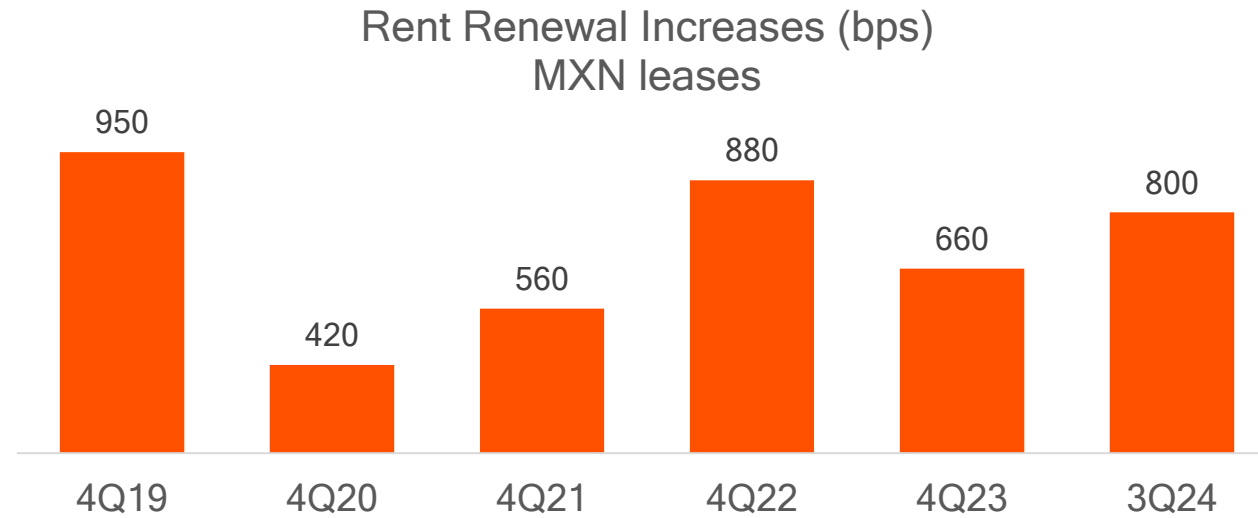
RETAIL MARKET

Occupancy Rate (%)



Source: FUNO (3Q24) and Colliers, Mexican Retail Overview 1H24.

RETAIL MARKET



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	Retail	17.6%
2	Entertainment	3.4%
3	Department Stores	2.5%
4	Restaurants	2.4%
5	Commercial Bank	1.8%
6	Services	1.8%
7	Department Stores	1.8%
8	Department Stores	1.7%
9	Entertainment	1.6%
10	Entertainment	1.1%
Total		35.8%



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

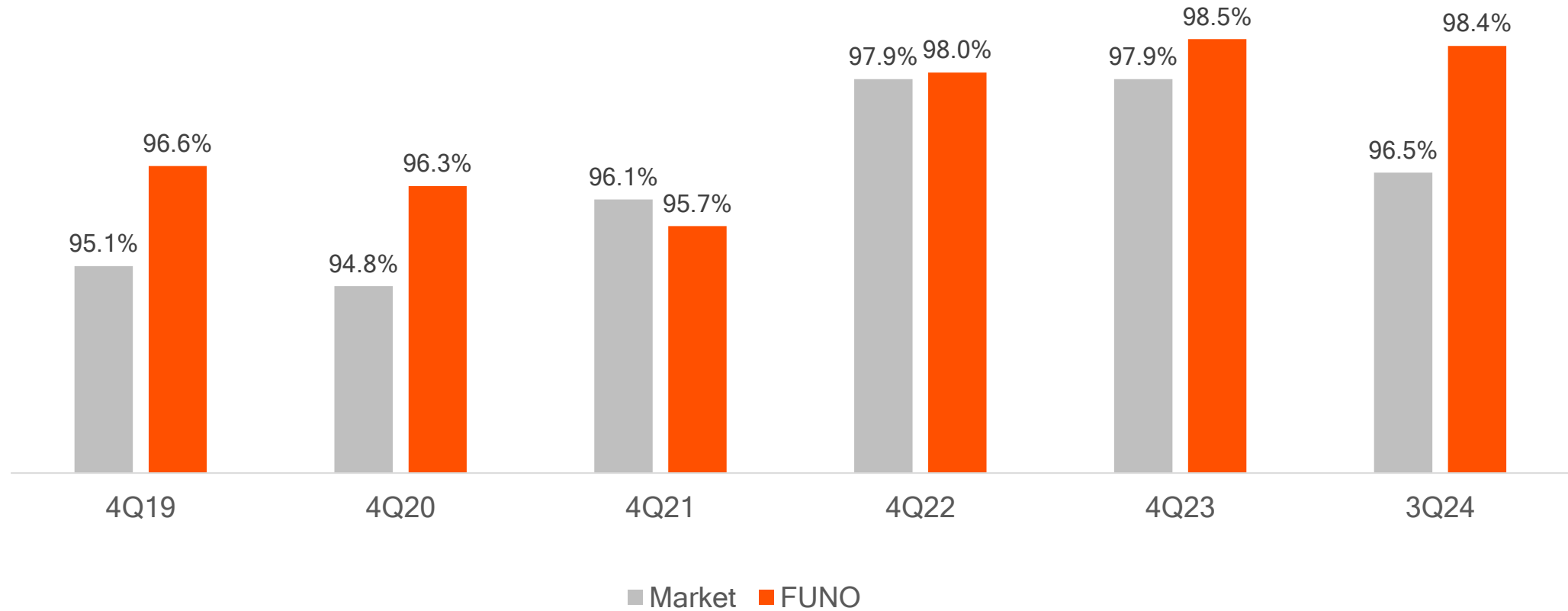


The image shows a long, straight street lined with industrial buildings. The left side of the image is overlaid with a semi-transparent orange color, while the right side is overlaid with a semi-transparent dark grey color. The text 'INDUSTRIAL SEGMENT' is centered across the middle of the image, with a white underline. The street is filled with parked cars and motorcycles, and a few people can be seen walking in the distance. The buildings have large windows and roll-up doors, typical of industrial or commercial structures.

INDUSTRIAL SEGMENT

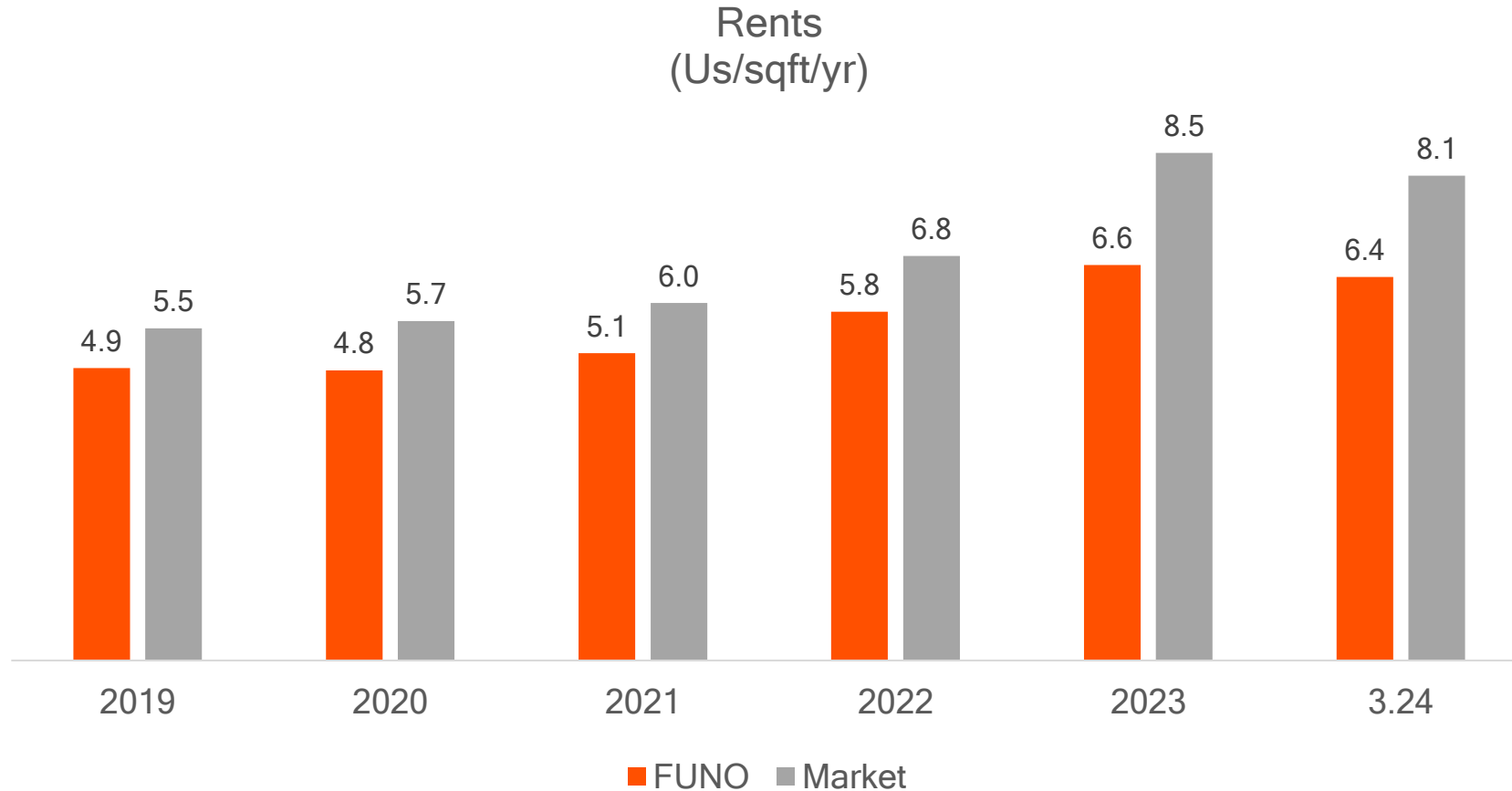
INDUSTRIAL MARKET

Occupancy rate



Source: FUNO (3Q24) and CBRE Industrial Class A as of 3Q24.

INDUSTRIAL MARKET

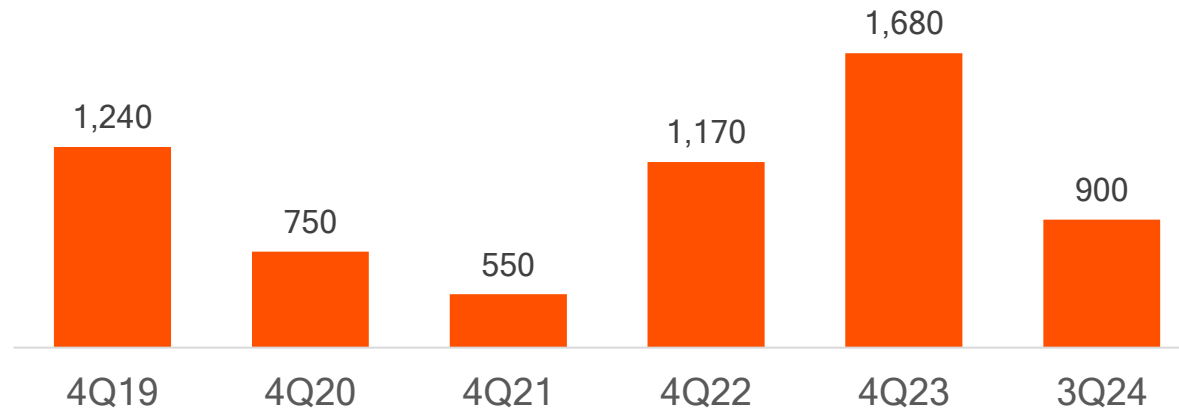


Source: CBRE and FUNO as of 3Q24.

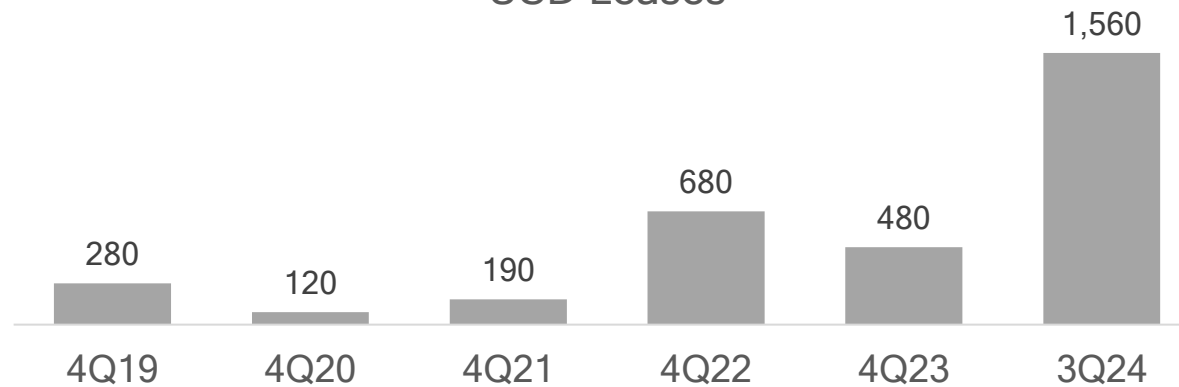
1)FUNO's industrial average rents exclude business parks. FX 2023:16.99 vs FX 2024: 19.51 MXN per USD.

INDUSTRIAL MARKET

Renewal Rent Increases (bps)
MXP Leases



Renewal Rent Increases (bps)
USD Leases



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	2.4%
2	Consumer goods	2.4%
3	Retail	2.2%
4	Consumer goods	1.9%
5	Logistics	1.6%
6	Logistics	1.3%
7	Consumer goods	1.3%
8	Manufacturing	1.2%
9	Retail	1.2%
10	Consumer goods	1.2%
Total		16.7%



FUNO'S INDUSTRIAL PORTFOLIO



WHAT ABOUT NEXT?

The Carve out of our industrial portfolio continues to be our priority.

- Our Objective is to carve-out our industrial portfolio into an internalized pure-play industrial vehicle.
- The vehicle will be able to develop the available land bank as long as capital for development is available to NEXT.
- We can do this through:
 - The IPO of a FIBRA:
 - We continue to work with the authorities to register the vehicle in the National REITS Registry.
 - The IPO of a Non-FIBRA vehicle:
 - With the potential to grow the vehicle with the benefit of reinvesting its cash flow generation, as it is not obligated to distribute dividends.
 - Implies a change in fiscal regime.
 - Other strategic alternatives.

DEBT PROFILE

DEBT PROFILE AS OF TODAY

- Average Life of Debt: 7.6 years
- Average Cost of Debt⁽¹⁾: 9.71%
- LTV 3Q24: 42.3%
- DSCR: 1.6x
- Sustainability linked RCF for Ps. 13.5 billion + Us. 410 million

• CREDIT RATING

International Outlook

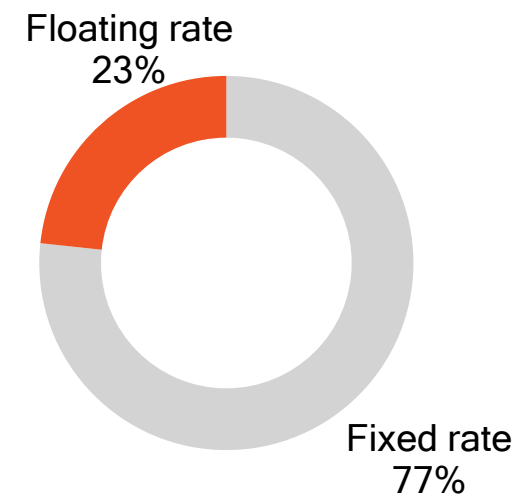
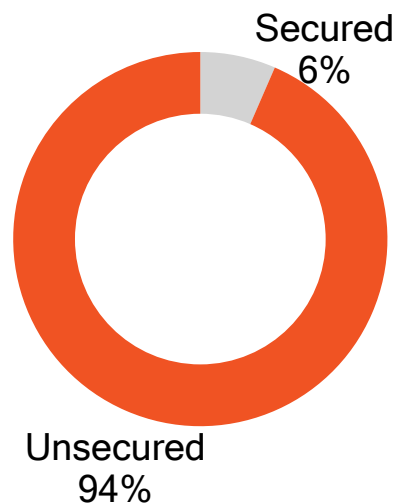
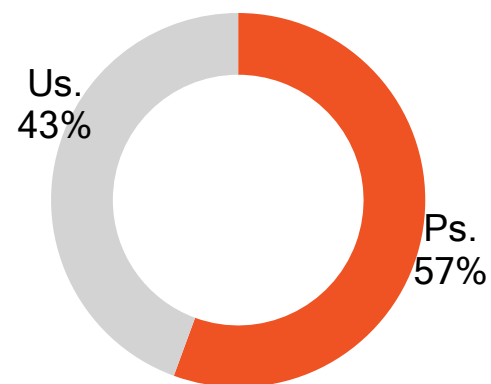
MOODY'S Baa3 Stable

FitchRatings BBB- Stable

Local

FitchRatings AAA (Mx)

HR Ratings AAA (Mx)
Credit Rating Agency

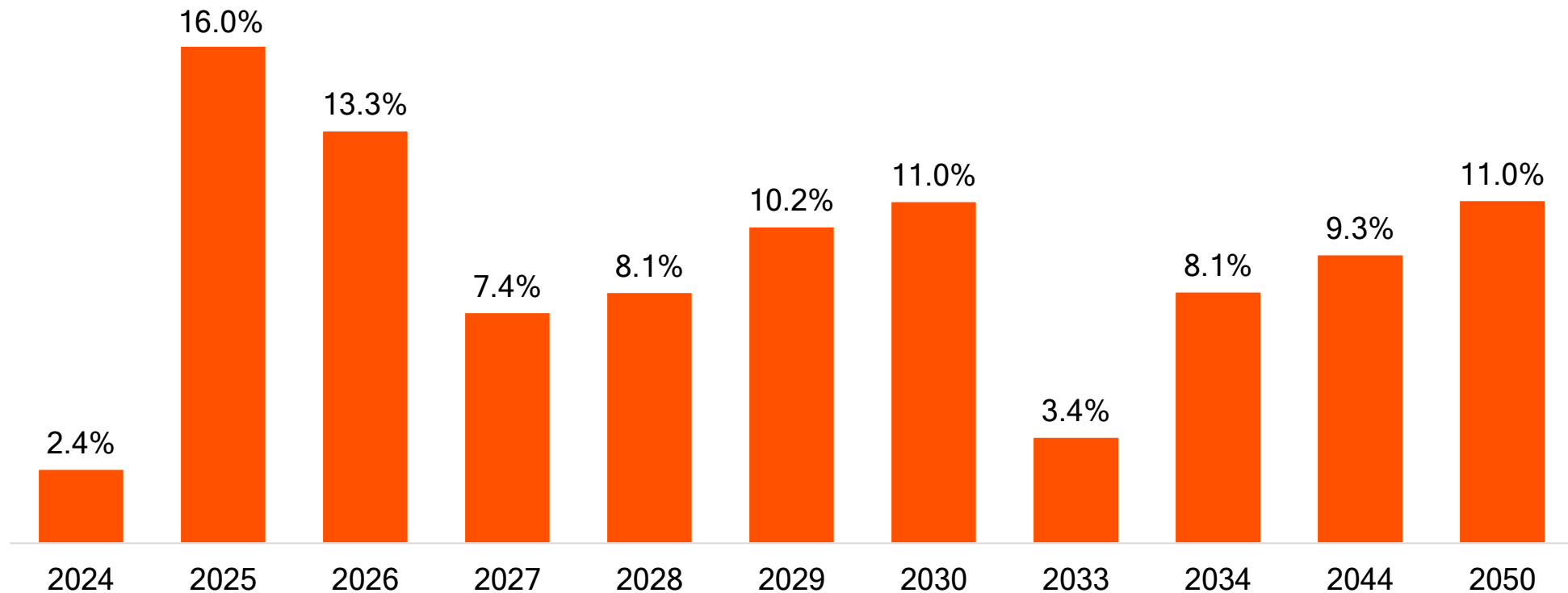


(1) Includes the effect of financial derivatives.

(2) YTD

MATURITY PROFILE⁽¹⁾

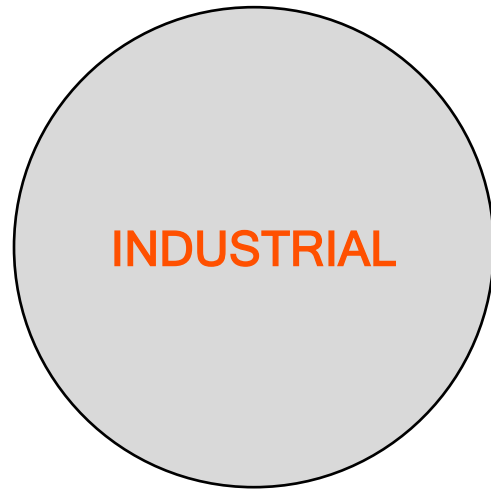
We are working on refinancing the short-term debt to extend our maturity profile.



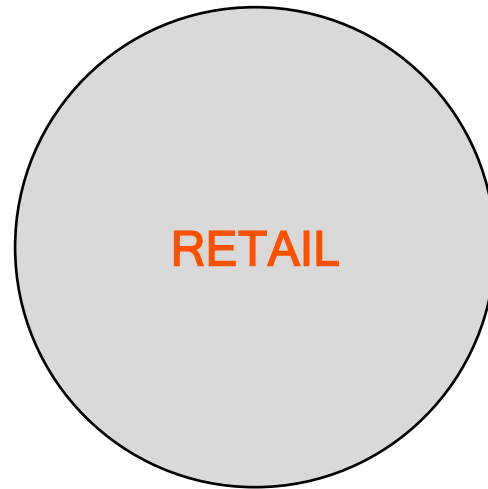
(1) As of November, 2024

NEARSHORING'S IMPACT ON FUNO'S PORTFOLIO

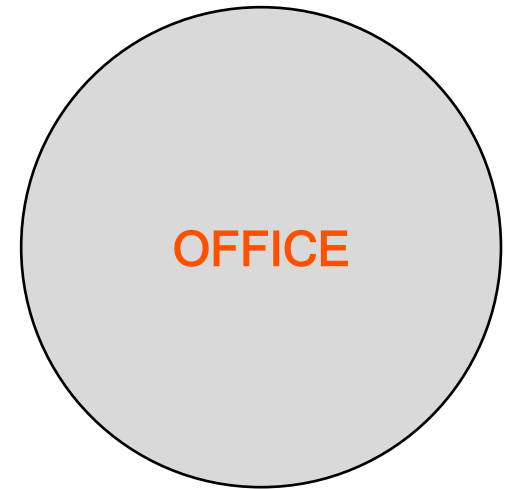
Given the diversification of FUNO's portfolio, the impact of nearshoring will drive all of FUNO's segments



New manufacturing companies relocating to Mexico to serve the needs of the North American market



Growing cities will require more retail centers and shopping malls to meet the basic needs of their population



New companies entering Mexico will require space to manage their businesses (local offices)

GOVERNANCE 2025



- Board refreshment and C-Suite succession plan



- Internalization of the Advisor



- Increase by 20% Gender Diversity at the Board Level



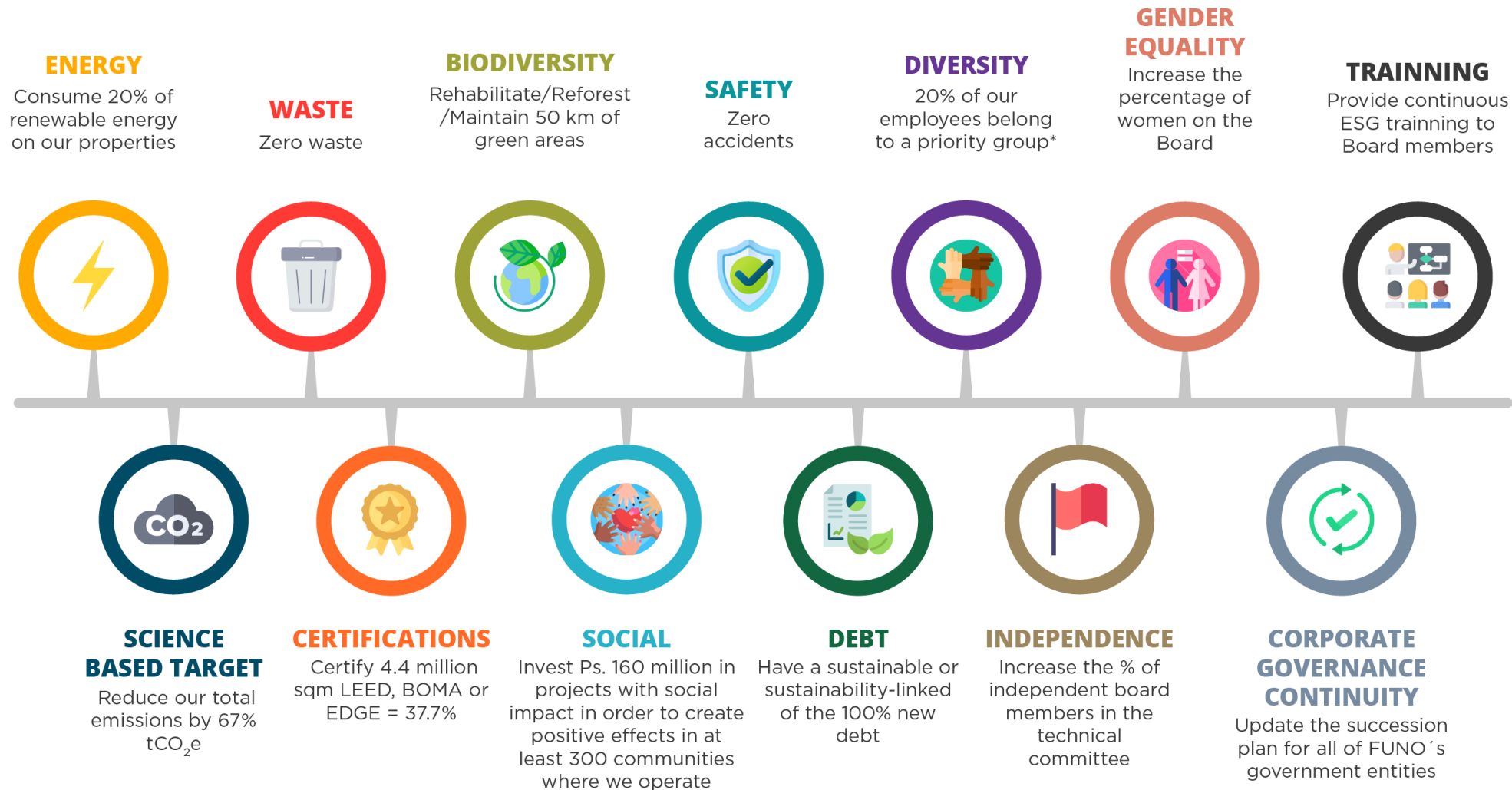
- Training Board Members on ESG matters



- New compensation plan approved in 2024 now include ESG criteria.

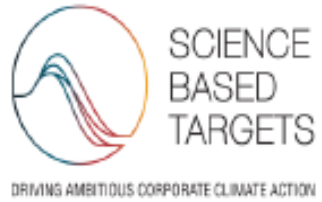


2030 ESG STRATEGY

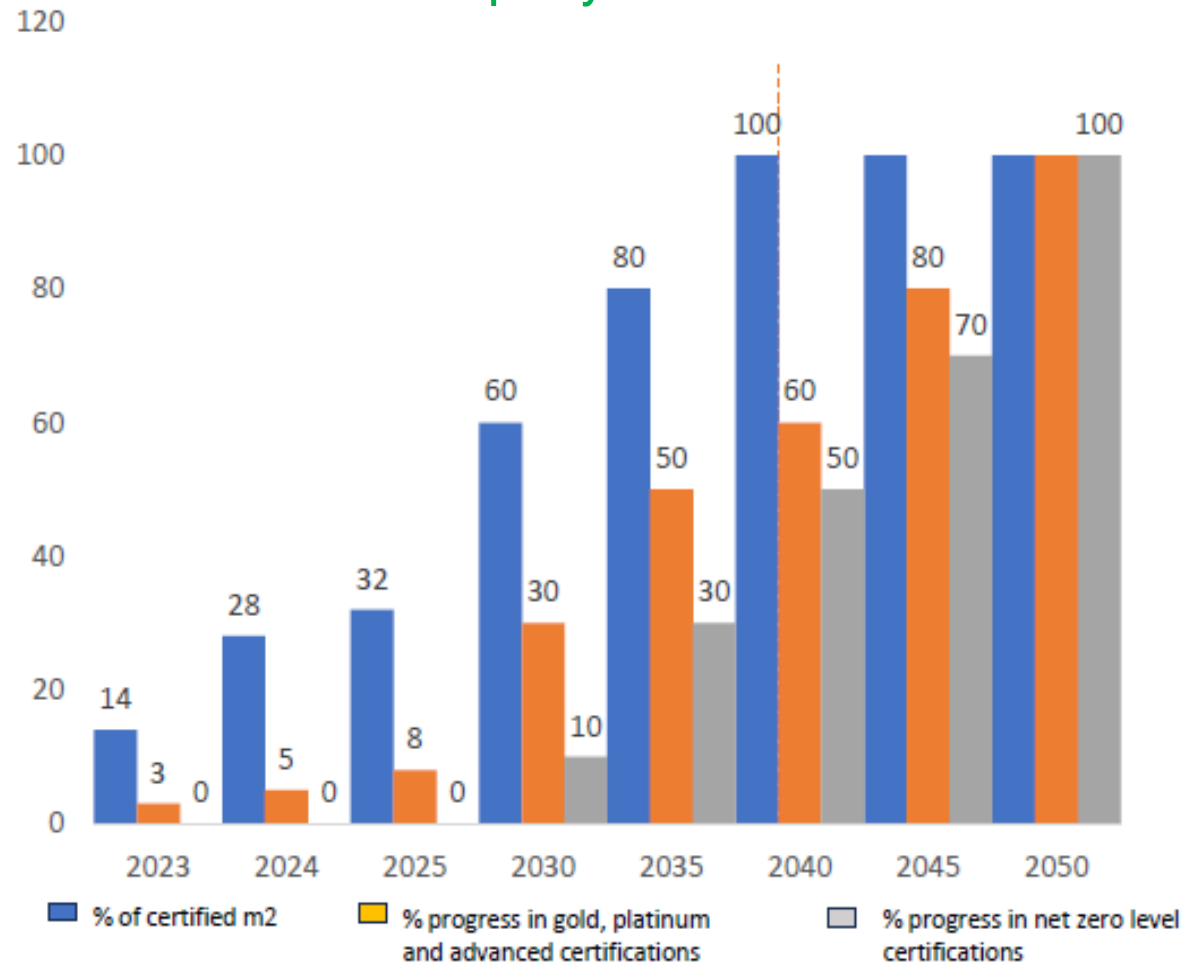


* People with disabilities, single parents, LGBTQ+, indigenous groups, migrants.

NET ZERO STRATEGY 2050



Property 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. 3.5 bn

2 Member of the S&P Sustainability Yearbook

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



5 SBTi approved and NET ZERO commitment by 2050.

