

## COMPANY PROFILE

Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) is the first and largest FIBRA (REIT) in the Mexican market, designed as a total return on investment vehicle. It owns, operates and leases a wide range of real estate assets for leasing primarily in the retail, industrial and office segments. FUNO started operations with its IPO on March 18th, 2011. As of June 30th, 2023, FUNO had a portfolio of 613 properties<sup>1</sup> that totaled approximately 118.6 million sq. ft. FUNO targets properties with the best locations, high-quality assets and diversification of geographies, segments and tenants; in order to maximize capital appreciation, and therefore, cashflows.

## KEY METRICS

Financial	3Q22	4Q22	1Q23	2Q23	LTM
Total revenue	6018.4	6231.6	6377.6	6,448.6	25,076.2
Property income	5419.7	5625.1	5781.7	5,827.0	22,653.5
Net operating income (NOI)	4785.0	4872.1	5000.1	5,023.6	19,680.8
Funds from operations (FFO)	2275.4	2249.4	2219.7	2,175.2	8,919.7
NOI margin	88.3%	86.6%	86.5%	86.2%	86.9%
FFO margin	42%	42.1%	38.4%	37.3%	40.0%

Per CBF1	3Q22	4Q22	1Q23	2Q23	LTM
NOI	1.2649	1.2892	1.3231	1.3252	5.2024
FFO	0.6015	0.5952	0.5874	0.5738	2.3579
Quarterly distribution	0.5659	1.1068	0.3891	0.5713	2.6331
CBFIs (period avg.) <sup>(2)</sup>	3,782.9	3,779.0	3,779.0	3,790.8	3,782.9
CBFIs (end of period) <sup>(2)</sup>	3,779.0	3,779.0	3,779.0	3,807.3	3,786.1

Operational	3Q22	4Q22	1Q23	2Q23
GLA ('000 mt <sup>2</sup> )	11,211.4	10,987.3	10,989.9	11,024.2
Properties <sup>(1)</sup>	638	623	612	613
Occupancy	93.2%	93.7%	93.8%	93.8%
Development GLA	134.1	32.2	32.2	0.0

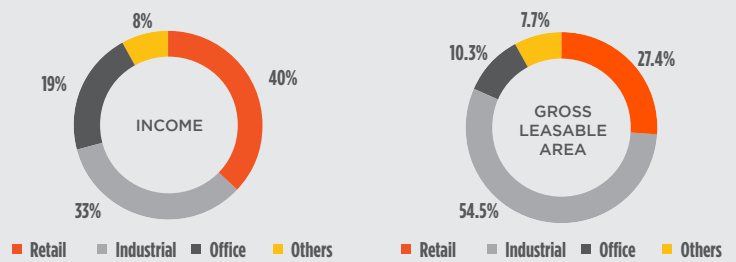
## OPERATING PORTFOLIO

Properties	613
GLA ('000 sqft)	118,663.4
Occupancy	93.8%
Avg. Lease Term	4.2 años

## DEVELOPMENT PORTFOLIO

Properties	1
GLA ('000 sqft)	000.0
Industrial	000.0
Retail	000.0
Office	000.0
Mixed uses	000.0
<b>Total CapEx</b>	<b>0,000.0</b>
<b>Co-Investment</b>	
GLA ('000 sqft)	716.8
Current CapEx	2,256.0

## PORTFOLIO BREAKDOWN



## SUMMARY BALANCE SHEET

Cash & equivalents	4,374.8	Capital	193,492.5
Other assets	15,246.1	Long-term debt	117,533.3
Investment properties <sup>(1)</sup>	307,215.0	Other liabilities	0,000.0
Investments in associates	9,737.8	<b>Short-term debt</b>	<b>25,547.8</b>
<b>Total assets</b>	<b>336,573.658</b>		

## CREDIT RATINGS

International	Local
<b>Moody's</b> BAA2	<b>FitchRatings</b> AAAMx
<b>FitchRatings</b> BBB	<b>IR</b> AAAMx

## KEY COVENANTS

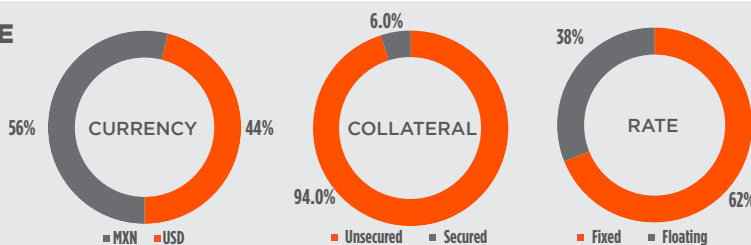
FUNO	Limit
Loan-to-value	Max 60%
Secured debt	Max 40%
Debt service coverage ratio	Min 1.50x
Unencumbered assets	Min 150%

## MANAGEMENT COMMITTEE

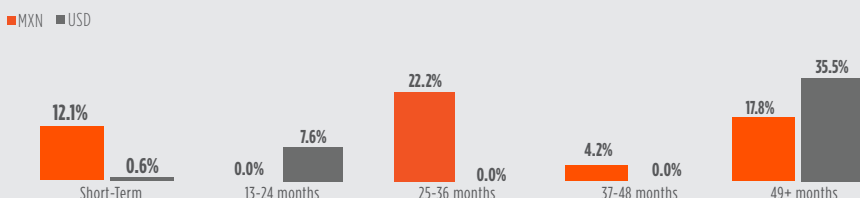
<b>André El-Mann</b>	CEO
<b>Gonzalo Robina</b>	Deputy CEO
<b>Fernando Álvarez</b>	VP of Finance
<b>Javier Elizalde</b>	VP of Treasury
<b>Ignacio Tortoriello</b>	VP of Administration & IT
<b>Jorge Pigeon</b>	VP of Capital Markets & IR
<b>Alfonso Arceo</b>	VP of Operations
<b>Alejandro Chico</b>	VP of Legal

## DEBT PROFILE

Average cost: 8.7%\*  
 \*Does not include swaps  
 Average Expiration: 7.8 years



## EXPIRATION



## INVESTABLE SECURITIES

Ticker	ISIN	CCy	Market
FUNO11	MXCFFU000001	MXN	Equity
FUNOMMFLOATO61019	MX91FU000002	MXN	Debt
FUNOMM8.4%120423	MX91FU000010	MXN	Debt
FUNO5.25%121524	USP9406GAA69	USD	Debt
FUNOMM5.09%112728	MX91FU000028	UDIS	Debt
FUNO6.95%013044	US898324AB45	USD	Debt
FUNOMM6.99%072325	MX91FU000036	MXN	Debt

## HELIO - DEVELOPMENT

**HELIO's total committed amount:** Ps. 6.0 Bn.  
**Mitkah's capital calls:** Ps. 3.8 Bn. - August 17th, 2018  
**Projects under way:** MITIKAH  
**JV with FUNO formalized on:** June 25th, 2015  
**HELIO's investment in Mitkah:** Ps. 3.8 Bn.  
**FUNO's investment in Mitkah:** Buffalo and Colorado portfolio (Ps. 6.2 Bn.)