

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 September 30th, 2025, FUNO had a portfolio of 615 properties¹ that totaled approximately 120.0 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	4Q24	1Q25	2Q25	3Q25	LTM
Total revenue	7,400.5	7,530.4	7,430.9	7,450.9	29,812.7
Property income	6,846.0	6,890.9	6,782.7	6,793.6	27,313.2
Net operating income (NOI)	5,577.1	5,649.8	5,578.5	5,581.4	22,386.8
Funds from operations (FFO)	2,509.9	2,384.8	2,344.8	2,391.5	9,631.0
NOI margin	81.5%	82.0%	82.2%	82.2%	82.0%
FFO margin	36.7%	34.6%	34.6%	35.2%	35.3%
Per CBF1	4Q24	1Q25	2Q25	3Q25	LTM
NOI	1.4621	1.4834	1.4660	1.4667	5.8782
FFO	0.6580	0.6261	0.6162	0.6285	2.5288
Quarterly distribution	0.5513	0.5550	0.5700	0.6050	2.2813
CBFs (period avg.) ⁽²⁾	3,814.5	3,808.6	3,805.3	3,805.3	3,808.4
CBFs (end of period) ⁽²⁾	3,814.5	3,809.0	3,805.3	3,805.3	3,808.5
Operational	4Q24	1Q25	2Q25	3Q25	
GLA ('000 mt')	119,872.2	120,002.4	120,058.4	120,086.4	
Properties (1)	613	614	614	615	
Occupancy	95.6%	95.4%	95.0%	95.0%	
Development GLA	0.0	0.0	0.0	0.0	

SUMMARY BALANCE SHEET

Cash & equivalents	2,871	Capital	193,660
Other assets	13,584	Long-term debt	133,462
Investment properties ⁽³⁾	329,159	Other liabilities	13,724
Investments in associates	10,776	Short-term debt	15,544
Total assets	356,390.000		

CREDIT RATINGS

International	Local
Moody's BAA2	FitchRatings AAAMx
FitchRatings BBB	RR AAAMx

KEY COVENANTS

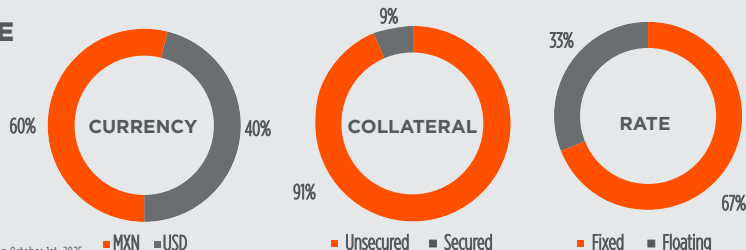
	FUNO	Limit
Loan-to-value	42.5%	Máx 60%
Secured debt	3.9%	Máx 40%
Debt service coverage ratio	1.65x	Min 1.50x
Unencumbered assets	233.7	Min 150%

DEBT PROFILE

Average cost: 8.77%*

*Include swaps

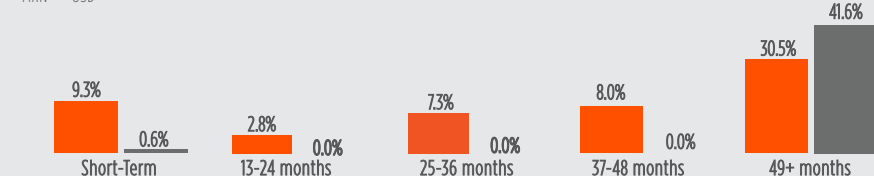
Average Expiration: 8.4 years



Considers liability management executed on October 1st, 2025.

EXPIRATION

■ MXN ■ USD



All figures in million pesos except per CBF1 data:
 (1) Properties by type of use (operating portfolio).
 (2) Million CBFs.
 (3) Includes properties in development.

Information updated as of September, 30th.
 GLA figures in thousand square feet.
 Please refer to FUNO's website for further information: www.funo.mx

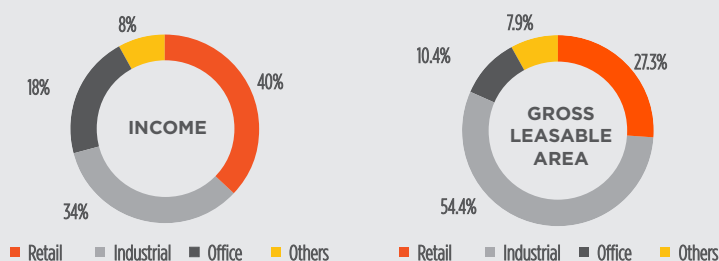
OPERATING PORTFOLIO

Properties	615
GLA ('000 sqft)	120,086.4
Occupancy	95%
Avg. Lease Term	3.9 years

DEVELOPMENT PORTFOLIO

Properties	0
GLA ('000 sqft)	000.0
Industrial	000.0
Retail	000.0
Office	000.0
Mixed uses	000.0
Total CapEx	0,000.0
No property developments for the moment	
Co-Investment	
GLA ('000 sqft)	0
Current CapEx	0

PORTFOLIO BREAKDOWN



METRICS BY SEGMENT

	Revenue	GLA ('000 sq. ft.)	% GLA	Properties (1)	Occupancy	Avg. Lease Term
Retail	2,978.4	32,750.1	27.3%	147	93.6%	3.8
Industrial	2,111.4	65,349.8	54.6%	181	97.4%	3.5
Office	892.3	12,517.8	10.3%	80	83.0%	3.6
Others	739.0	9468.6	7.8%	207	99.3%	7.2

MANAGEMENT COMMITTEE

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

INVESTABLE SECURITIES

Ticker	ISIN	Ccy	Market
FUNO11	MXCFFU000001	MXN	Equity
FUNOMMFL0AT061019	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

HELIOS - DEVELOPMENT

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