

Fideicomiso Fibra UNO

Limited independent assurance
review report as of October 25,
2022



Limited independent assurance review report to the Management and Technical Committee of the Fideicomiso Fibra UNO

Identification of the information subject of the engagement

We have been engaged by Fideicomiso Fibra UNO ("Fibra FUNO" or the "Entity") to perform a limited assurance engagement that Fibra UNO's acquisition of "LEED Gold Certified Properties" for an amount of \$8,100 million pesos was done in accordance with the criteria set forth in the MX Green Bond Principles (the "Criteria") issued by the Climate Finance Advisory Council ("CCFC").

Our work was performed by an independent, multidisciplinary team that includes assurance professionals and sustainability specialists.

Our assurance engagement is limited solely to the acquisition of "LEED Gold Certified Properties" in the amount of \$8,100 million pesos included in "**Exhibit A**" under the Criteria and does not extend to any information other than that in effect on October 25, 2022.

Our procedures did not constitute an examination or evaluation of the technical, social and environmental components of projects other than those included in Exhibit A.

Criteria

The criteria used by Fibra UNO to determine that it acquired Leed Gold Certified Properties and that is also subject of the limited assurance engagement, were established considering the Criteria issued by the CCFC.

Fibra UNO's responsibility in relation to the information subject to the engagement

Fibra UNO is responsible for:

- Keeping appropriate records to support the process of managing the information relevant to the purposes set forth herein and the execution of the processes for determining that Leed Gold Certified Properties fall within the categories of eligible green projects according to the Criteria issued by CCFC;
- The design, implementation and execution of internal controls over the relevant information and assertions contained therein that are free from material misstatement, whether due to fraud or error.

Our independence and quality control

We have complied with the ethical and independence requirements of the Professional Code of Ethics for Public Accountants issued by the *International Ethics Standard Board for Accountants* (IESBA), which is based on the principles of integrity, objectivity, professional competence and due care, confidentiality, and professional behavior.



Our Firm applies the *International Standard on Quality Control 1 (ISQC 1)* and, therefore, maintains a comprehensive quality control system that includes documented policies and procedures related to compliance with ethical requirements, professional standards and requirements of applicable laws and regulations.

Responsibility of independent professionals in connection with the engagement

Our responsibility is to express a limited assurance conclusion on the fact that the properties acquired by Fibra UNO's management for \$8,100 million pesos included in Exhibit A correspond to Leed Gold Certified Properties in accordance with the aforementioned Criteria based on the procedures we have performed and the evidence we have obtained. We conducted our limited assurance work in accordance with the International Standard on Assurance Engagements other than audits or reviews of historical financial information ISAE 3000 – Revised, issued by the International Auditing and Assurance Standards Board (IAASB). This standard requires the planning and performance of work to obtain limited assurance about whether the information is free from material misstatement.

The procedures we performed were based on our professional judgment and included consultation, observation of the processes performed and inspection of documents.

Given the circumstances of the engagement, we have performed the following procedures:

Principle Criteria	Assurance Procedures
<p><i>Application of proceeds from the issuance</i> - All proceeds from the issuance of a MX Green Bond must be applied exclusively to finance or refinance new or existing "Green Projects". Such financing or refinancing may be partial or total with respect to the resources required for each "Green Project".</p>	<p>Verify that Fibra UNO's management acquired Leed Gold Certified Properties. In addition, that they fall within the categories of eligible green projects as defined in the "Green Bond Framework MX" and according to the U.S. Green Building Council.</p> <p>For the above, the following was carried out:</p> <ul style="list-style-type: none"> • Read and have a clear understanding of the guidelines established in the "Principles of Green Bonds MX" published by the CCFC. • Conduct interviews with the persons responsible for the information to understand the activities carried out and the procedures used for the compilation and consolidation of quantitative data that make up the resources allocated to green projects, as well as their traceability. • Through random sampling, review supporting documentation, such as certified deeds, digital tax receipts and bank statements reflecting payment transfers. • Verify and trace that the green projects acquired by Fibra UNO Management are within the categories of green projects eligible by the U.S. Green Building Council with the status of Leed Gold Certified properties.

The scope of the limited assurance work is substantially less than that of reasonable assurance work in relation to both the risk assessment procedures, including an understanding of internal control, as well as the procedures performed in response to the assessed risks. Therefore, we do not express a reasonable assurance conclusion as to whether Fibra UNO's disclosures have been prepared in all material respects in accordance with the criteria section of this report.

We believe that the evidence obtained is sufficient and appropriate to provide a basis for our limited assurance conclusion.



Conclusion

Based on our work described in this report, the procedures performed, and the evidence obtained, we are not aware of any issues that would lead us to believe that the properties acquired by Fibra UNO's management for \$8,100 million pesos included in **Exhibit A** do not meet the criteria to be classified as Leed Gold Certified Properties, in accordance with the established Criteria.

Restriction on the use of the report

Our report is issued exclusively to the Management and the Technical Committee of Fideicomiso Fibra UNO, in accordance with the terms of our Engagement Letter and should not be used for any other purpose or distributed to other parties on its own. This report refers only to the matters mentioned in the preceding sections and the information identified and does not extend to any other financial or non-financial information regarding Fibra UNO.

Galaz, Yamazaki, Ruiz Urquiza, S.C.
Member of Deloitte Touche Tohmatsu Limited

C.P.C. Miguel Ángel Del Barrio Burgos
Mexico City, Mexico
October 25, 2022



Exhibit A - Use of Green Bond Funds

Property	Category	Amount	Unit
Total Investment		8,100.6	Million Pesos
Torre Reforma Latino	Gold	177.8	Million Pesos
Nave Industrial Lerma 1	Gold	63.2	Million Pesos
Midtown Jalisco	Gold	5,668.8	Million Pesos
Centrum Park	Gold	406.9	Million Pesos
Torre Mayor	Gold	1,121.4	Million Pesos
Torre Diana	Gold	662.3	Million Pesos

