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FUNO® INFORMS ON THE CANCELATION OF ITS HOLDERS' MEETING SCHEDULED FOR JUNE 21, 2024, AND UPDATES ON THE STATUS OF NEXT'S IPO PROCESS

Mexico City. June 19, 2024.

Fibra Uno (BMV: FUNO11) (“FUNO” or “Fideicomiso Fibra Uno”), the leading and largest real estate investment trust in Mexico and Latin America, informs that it has decided to cancel its holders’ meeting scheduled for June 21, 2024.

Due to the high percentage of abstentions at Terrafina (CIBanco, S.A., Institución de Banca Múltiple, as trustee of trust F/00939) holders’ meeting⁽¹⁾ vote held on June 14, 2024, and due to the inability to obtain a favorable resolution that enables the consolidation of assets at this time, FUNO® has decided to cancel its holders' meeting without revoking its firm offer until its expiration on July 8, 2024; so that Terrafina, if it so decides, can obtain an informed vote from its CBFi holders.

FUNO® will continue working with this and other alternatives that would allow us to maximize value of our industrial portfolio through a vehicle that has access to national and international capital markets.

Proof of the above is the open dialogue with the authorities regarding the vehicle listing process requested by Nearshoring, Experts & Technology, S.C. before the National Banking and Securities Commission (“CNBV”) where:

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(a) Given the lack of issuance of a confirmation criteria, FUNO requested the Ministry of Finance (“SHCP”) to provide regulatory criteria regarding the contribution of assets to the trust in accordance with articles 187 and 188 of the Mexican income tax law.

(b) Additionally, FUNO requested the ratification of the existence of the registration and listing process before the National Banking and Securities Commission (“CNBV”).

For transparency purposes, the documents issued favorably by the respective authorities can be accessed in the following links:

a) SHCP Opinion:

– https://funo.mx/site_media/uploads/archivos/archivo-zuM9r-1718761020.pdf

b) CNBV Opinion:

– https://funo.mx/site_media/uploads/archivos/archivo-ggMI-1718761099.pdf

FUNO® remains committed to generating value for its investors.

(1) approximately, 85% quorum; 39% abstentions, 27% for, and 18% against.

About Fibra Uno.

Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) is the Mexican market's leading and largest FIBRA (REIT). With a primary focus on the industrial, retail, and office segments, Fibra Uno operates and develops a diverse portfolio of real estate assets for leasing. As of March 31, 2024, Fibra Uno boasts an impressive collection of 613 operations, encompassing approximately 11 million square meters across all states of Mexico. Guided by a strategic vision, Fibra Uno emphasizes securing prime locations, maintaining high-quality assets, and ensuring geographic, segment, and tenant diversification. Furthermore, the management team at FUNO® brings over 35 years of experience in developing and operating all sectors within the real estate industry.

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