

BMV/Press Release

FIBRA MACQUARIE MÉXICO CLOSES US\$150 MILLION SUSTAINABILITY-LINKED UNSECURED CREDIT FACILITY WITH INTERNATIONAL FINANCE CORPORATION (IFC)

- ▶ Proceeds will provide support for FIBRA Macquarie's development program
- ▶ Meaningful extension of weighted average debt tenor to 4.5 years and lower weighted average cost of debt
- ▶ Represents IFC's first loan commitment to a Mexican FIBRA
- ▶ Implementation of IFC Performance Standards

MEXICO CITY, July 1, 2024 – FIBRA Macquarie México (FIBRA Macquarie) (BMV: FIBRAMQ) announced the closing of a senior unsecured, sustainability-linked credit facility with International Finance Corporation (IFC) for US\$150 million, maturing in June 2031.

Proceeds will be used to finance FIBRAMQ's growth capex program, focused on investing in and developing class "A" industrial assets in core markets that demonstrate strong performance and a positive economic outlook, including its development projects in Tijuana, Mexico City Metropolitan Area, Monterrey and Ciudad Juarez.

Andrew McDonald-Hughes, FIBRA Macquarie's chief financial officer stated "this new credit facility further enhances our financial flexibility. Through our prudent balance sheet management and capital allocation, we are well-positioned to fund our growth initiatives. We are continuing to execute on our development pipeline to meet the ongoing demand from nearshoring tailwinds. With projects under active development, as well as the recent acquisition of additional land in key market such as Monterrey, we have a pipeline to deliver attractive growth in the coming years. This loan marks IFC's first debt commitment to a Mexican FIBRA, and we are excited to deepen our relationship with the World Bank Group and appreciate the strong support and continued confidence of our banks and the debt capital markets."

The non-amortizing facility has a seven-year term and will bear interest at a variable rate of 90-day term SOFR plus a credit spread of 200 basis points per annum.

Sustainability enhancements

- **Sustainability Performance Target (SPT)**

The facility incorporates a green building certification target, which upon achievement, will result in a credit spread saving of 15bps. To the extent the certification target is not achieved, there is an addition to the credit spread of 15bps.

This SPT is in accordance with FIBRA Macquarie's Sustainability-Linked Financing Framework issued in December 2023, whereby FIBRA Macquarie is committed to offer financial compensation to lenders in the event it does not meet corresponding SPTs assigned to the applicable Sustainability-Linked Instruments (SLI), noting that for loans such as this IFC facility, there is a commitment to set annual SPTs. The Framework has been reviewed by Sustainalytics, who have provided a Second Party Opinion confirming FIBRA Macquarie's framework aligns with internationally recognized best practice standards regarding SLIs.

For additional information about FIBRA Macquarie's Sustainability-Linked Financing Framework, please click [here](#).

This SLI, with a focus on green building performance, also further aligns and emphasizes the IFC's ongoing recognition of FIBRA Macquarie as an EDGE (Excellence in Design for Greater Efficiencies) Champion. FIBRA Macquarie is committed to utilizing the EDGE green building certification system as a key path to decarbonize its portfolio, and to date has EDGE-certified 74 properties, covering more than 11 million square feet of floorspace.

- **IFC Performance Standards**

Additionally, the new facility incorporates commitment to act in accordance with IFC Performance Standards, which supports our commitment to excellence and sustainability initiatives across all areas of our business. The standards are part of the IFC's Sustainability Framework and are considered an international benchmark for environmental and social risk management.

About FIBRA Macquarie

FIBRA Macquarie México (FIBRA Macquarie) (BMV:FIBRAMQ) is a real estate investment trust (fideicomiso de inversión en bienes raíces), or FIBRA, listed on the Mexican Stock Exchange (Bolsa Mexicana de Valores) targeting industrial, retail and office real estate opportunities in Mexico, with a primary focus on stabilized income-producing properties. FIBRA Macquarie's portfolio consists of 239 industrial properties and 17 retail properties, located in 20 cities across 16 Mexican states as of March 31, 2024. Nine of the retail properties are held through a 50/50 joint venture. For additional information about FIBRA Macquarie, please visit www.fibramacquarie.com.

Cautionary Note Regarding Forward-looking Statements

This release may contain forward-looking statements. Forward-looking statements involve inherent risks and uncertainties. We caution you that a number of important factors could cause actual results to differ significantly from these forward-looking statements and we undertake no obligation to update any forward-looking statements.

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Contacts

Investor relations contact:

General enquiries
Tel: +52 (55) 9178 7700
Nikki Sacks
Tel: +1 203 682 8263
Email: nikki.sacks@icrinc.com

For press queries, please contact:

FleishmanHillard México
Contact: Zaira Correa
Tel: +52 55 3017 0260
Email: zaira.correa@fleishman.com