



FUNO[®] ANNOUNCES SUCCESSFUL ISSUANCE OF SUSTAINABILITY LINKED USD SENIOR NOTES FOR USD\$800 MILLION.

Mexico City, Mexico, to 16 de enero de 2025.

Fibra Uno (BMV: FUNO11) ("FUNO"[®] or "Fibra Uno Trust"), the first and largest real estate investment trust in Mexico and Latin America, announces that it successfully placed two unsecured bonds in the international markets, sustainability linked, for USD \$800 million. The net proceeds of this issuance will be used to prepay the FUNO 26 Senior notes, extending the Company's maturity profile with no USD amortizations until 2030.

Of the total, USD \$300 million were placed for a 12 year term, with a coupon of 8.25%, and USD 500 million for 7 years, with a coupon of 7.70%; the order book reached a 2.5x oversubscription. The bonds were issued in the international markets under rule 144a/RegS.

This placement is Sustainability Linked, in which FUNO commits to certify 26.6% of the portfolio by 2027 and 37.7% of the portfolio by 2030, under LEED, BOMA or EDGE, in accordance with FUNO's Sustainability strategy.

This transaction confirms FUNO's leadership in the industry, strengthening the confidence that its investors maintain in Mexico and the issuer.

The issuance received a credit rating of Baa3/BBB- by Moody's and Fitch respectively.

About Fideicomiso Fibra Uno.

Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) is the first and largest FIBRA in the Mexican market. It operates and develops a wide range of properties for lease, mainly in the industrial, commercial and office segments. As of June 30, 2024, FUNO[®] had a portfolio of 613 properties totaling more than 11.1 million m2 with a presence in all states of the Mexican Republic. The strategy of the Fibra Uno Trust focuses on having the best locations, properties of the highest quality and with diversification of segments, geographies and tenants. In addition, FUNO's management team has more than 35 years of experience in development and operation in all segments of the real estate sector.

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