



FUNO INFORMS ON RECEIPT OF THE POSITIVE CONFIRMATION CRITERIA FOR FIBRA NEXT

Mexico City, Mexico, February 4, 2025.

Fibra Uno (BMV: FUNO11) (“FUNO” or “Fideicomiso Fibra Uno”) the leading and largest real estate investment trust in Mexico and Latin America, in conjunction with Nearshoring Experts & Technology, S.C. “NEXT” informs that **on January 31, 2025**, NEXT received a favorable Confirmation Criteria from the Sistema de Administración Tributaria (“SAT”).

The Confirmation Criteria **enables NEXT’s to execute an Initial Public Offering of a pure-play industrial FIBRA** vehicle in accordance with articles 187 and 188 of “Ley de Impuestos Sobre la Renta (ISR)”, Mexican Income Tax Law.

This opens the possibility for FUNO to carry out the Carve-out of its industrial portfolio as soon as market conditions allow us to do so. As of the third quarter of 2024, FUNO’s industrial portfolio encompassed over 6 million sqm of GLA, with an occupancy rate of 98.4%, and enough room to continue with positive leasing spreads on contract renewals. FUNO’s industrial portfolio’s performance exceeded our best expectations back in November of 2023.

Nearshoring Experts & Technology, and FUNO appreciate and thank the Mexican Tax authorities for their work and collaboration with the FUNO team over several months towards achieving this milestone.

This accomplishment reaffirms FUNO’s commitment to continuously developing different strategies to create value for its stakeholders.

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 September 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 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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