

# BMV/Press Release

## **FIBRA MACQUARIE MÉXICO ANNOUNCES EXPANSION OF ITS RELATIONSHIP WITH THE INTERNATIONAL FINANCE CORPORATION “IFC”, UPSIZING EXISTING UNSECURED LINES TO US\$200.0 MILLION THROUGH NEW US\$50.0 MILLION 5-YEAR NON-AMORTIZING FACILITY**

**MEXICO CITY, January 16, 2026** – FIBRA Macquarie México (FIBRA Macquarie) (BMV: FIBRAMQ) announced the closing of a sustainability-linked unsecured credit facility for US\$50.0 million. The financing provides additional liquidity and funding capacity to enhance FIBRA Macquarie's financial position, while extending debt maturities.

As a result of the transaction, FIBRA Macquarie's cost of funding remains efficient at approximately 5.5% per annum while increasing available liquidity to US\$615.0 million through committed and uncommitted credit facilities.

### **US\$50 million five-year sustainability-linked unsecured credit facility**

The unsecured credit facility comprises a US\$50.0 million non-amortizing five-year term loan.

The term loan is expected to bear interest at a variable rate of 90-day SOFR plus an average credit spread of 160-basis points throughout the term of the loan, taking into account a favorable 5 basis points ESG adjustment upon disbursement.

### **Sustainability-linked KPI**

The credit facility features an ESG KPI credit spread adjustment linked to green building certification, with achievement of yearly targets resulting in a +/- 5 basis point adjustment in credit spreads.

An initial drawdown of US\$25.0 million will be used for growth capex and general corporate purposes.

## 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 244 industrial properties and 17 retail properties, located in 20 cities across 16 Mexican states as of September 30, 2025. Nine of the retail properties are held through a 50/50 joint venture. For additional information about FIBRA Macquarie, please visit [www.fibramacquarie.com](http://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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