



## FIBRA NEXT® ANNOUNCES ASSETS ACQUISITION AGREEMENTS

Mexico City, México, September 29, 2025.

Fibra NEXT (BMV: NEXT25) (“NEXT” or “Fideicomiso 7401”), announces it has signed agreements for the acquisition of three development assets at an average Cap Rate of 10.25%, which have a portion of stabilized GLA that will be acquired at an average Cap Rate of 7.75%.

The assets are located in the cities of Toluca, Querétaro, and Cancún and have a total of 410,843 sqm of GLA, of which 262,446 sqm are under development and 148,397 sqm are stabilized.

The total value of the transaction amounts to Ps. 4,882.5 million, reflecting a blended Cap Rate of 9.4%. Completion of the transaction remains subject to, among other conditions, the approval of FIBRA NEXT's governing bodies.

“We are pleased to announce this agreement which effectively utilizes the majority of the proceeds raised through our Initial Public Offering. As a result, we are actively evaluating options to raise additional capital in the short term to fund the growth included in our business plan,” said Raúl Gallegos, CEO of FIBRA NEXT.

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