FUNO®

15TH ANNIVERSARY

1Q26

INFORMATION SUPPLEMENT

Conference Call

Fibra Uno invites you to join its quarterly Conference Call to discuss 1Q26 earnings results.

The conference call will take place on Thursday, April 30, 2026.

Mexico / 12:00 hrs. / +52 55 1168 9973
U.S.A. / 14:00 hrs. / +1 718 866 4614
United Kingdom / 19:00 hrs. / +44 203 984 9844
Brazil / 15:00 hrs. / +55 61 2017 1549
Conference Code: **121095**

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FIBRA UNO POSTS 7.4% AFFO GROWTH YoY

Mexico City, Mexico, April 29, 2026 – Fibra Uno (BMV: FUNO11) ("FUNO" or "Fideicomiso Fibra Uno"), the first and largest Real Estate Investment Trust in Mexico and Latin America, announces its results for the first quarter of 2026.

First Quarter 2026 Highlights

- First quarter where **the effect of the internalization is reflected.**
- Total revenue increased by **Ps. $133.7 million or 1.7%** QoQ, to reach Ps. $8,007.2 million, despite the exit of Samara, Midtown Jalisco, Montes Urales, and 8 properties from the Memorial portfolio.
- **Sale of 8 properties** equivalent to 207,872 sqft. from the Memorial portfolio for **Ps. $454.0 million** at 1.22x book value and an **IRR of 23%**
- Distribution per CBFI(1) was **Ps. 0.6200,** with a quarterly AFFO **payout of 92.3%**, fully attributable to the fiscal result.
- Exit of 2.8 million sqft. related to the internalization of the advisor, addition of 805 thousand sqft. related to some expansions, and the acquisition of *Calopark* by Fibra NEXT.
- Consolidated portfolio occupancy **increased 20 bps** QoQ, closing at **95.7%.**
- **+2,370 bps** increase in MXN-denominated contract renewals in the office segment, **+1,350 bps** in the industrial segment, **+720 bps** in the retail segment, and **+530** bps in the *"Others"* segment.
- **+1,470 bps** increase in USD-denominated contract renewals in the industrial segment, and **+120 bps** increase in the retail segment.

Compared to First Quarter 2025 Highlights

- Total revenues **increased Ps. $402.4 million** or **5.3% YoY.**
- **NOI** grew **Ps. $276.0 million** or **4.9% YoY.**
- AFFO grew **Ps. $176.1 million** or **7.4% YoY**.
- **Distribution** grew by **11.7% YoY.**
- Total portfolio **occupancy** rate remained above **95.0%,** considered a stable occupancy level.
- 10.8% or 12.9 million sqft increase in GLA, primarily related to the consolidation of Fibra NEXT. **This growth was partially offset by** the sale of properties from the Memorial portfolio, and the exit of properties used as payment in the advisor's internalization.

(1) Calculated with CFBIs eligible for distribution at distribution day.

CEO Comments

Dear all,

It is a pleasure to discuss Fibra Uno's results for the first quarter of 2026. We began the year with solid operating performance, reflecting the quality, diversification, and resilience of our portfolio.

Our total portfolio closed the quarter with an occupancy rate of 95.7%. At the segment level, we continue to see positive momentum across our key growth drivers. In the retail segment, occupancy increased to 94.1%, underscoring the strength of our assets, the sustained recovery in foot traffic, and the continued relevance of our shopping centers for consumers, brands, and tenants. In the industrial segment, occupancy rose by 10 basis points to 97.8%, supported by strong structural demand for logistics and manufacturing space in Mexico.

The office segment recorded a slight decrease in occupancy, closing below 83%, primarily due to asset sales associated with the internalization transaction. While the segment remains in a gradual stabilization phase, we continue to see signs of recovery, including steady leasing activity, increased corporate demand, and selective opportunities in well-located, high-quality assets. Our approach will remain disciplined: prioritizing occupancy, improving revenue quality, and capturing value as the market moves toward a new normal.

This quarter also marks the first full period of operation with Fibra NEXT fully integrated into our structure. This is a significant milestone for FUNO. The integration of Fibra NEXT allows us to strengthen our industrial platform, improve our execution capabilities, and continue consolidating one of the most important and strategic industrial portfolios in the country. We firmly believe that this platform represents one of the greatest sources of value creation for our investors in the coming years.

Regarding lease renewals, we continue to see positive leasing spreads across our main segments. The industrial segment maintains a favorable trend, with increases of 11.4% in renewed leases denominated in pesos and 14.7% in leases denominated in dollars, supported by the relative scarcity of quality space and the demand resulting from supply chain realignment. The retail segment also showed positive spreads of 7.2% in renewed leases denominated in pesos and 1.2% in renewed leases denominated in dollars, reflecting the strength of our shopping centers and the value they generate for our tenants. In the office segment, even within a more challenging environment, spreads increased by 23.7% in pesos, confirming that quality, well-located, and properly managed assets continue to have pricing power.

Furthermore, during the quarter, we successfully sold eight properties from our Memorial portfolio for Ps. $454 million, achieving an IRR of 23%. As a result, we closed the quarter with Ps. $2,560.8 million in AFFO, of which 100% will be distributed to our CBFI holders, equivalent to Ps. 0.6200 per CBFI.

Another significant milestone of the quarter was the implementation of the advisor's internalization. This is the first quarter in which the effects of the internalization are reflected in our figures, including the elimination of management fees and the direct impact of the transaction on our FFO. As we have mentioned previously, this transaction responds to a long-standing request from our investors and represents a fundamental step in FUNO's institutional evolution. The internalization generates value for our shareholders creates economic efficiencies, and, above all, strengthens the alignment of interests among the founders, the management team, and all Fibra Uno investors. This new structure allows us to operate with greater clarity, greater efficiency, and a vision fully focused on long-term value creation.

During the quarter, Fibra NEXT announced its intention to participate in the process to acquire Fibra Macquarie. At FUNO, we support this strategic effort. We believe that a transaction of this nature should be evaluated with discipline and a long-term vision, with the objective of maximizing value for all shareholders. In our view, Fibra Macquarie's portfolio represents a high-quality industrial platform, and any decision regarding its future should avoid a hasty sale that does not adequately reflect the strategic value of its assets. Fibra NEXT's participation contributes to a competitive and transparent process, benefiting both the market and investors.

I am also very pleased to welcome Marimar Torreblanca as an independent member of our Technical Committee. Her addition strengthens our corporate governance and reflects our ongoing commitment to best institutional practices, diverse perspectives, and decision-making focused on the benefit of all our investors.

In short, we began 2026 with a stronger, more integrated, and better-aligned platform. We maintain an occupancy rate above 95%, continue to capture positive spreads on our renewals, strengthened our corporate structure by bringing our advisor in-house, and continue to advance in the consolidation of Fibra NEXT as a strategic vehicle for capturing Mexico's industrial growth.

As always, I am grateful for the trust our investors have placed in us. We will continue working with discipline, a long-term vision, and absolute commitment to ensuring that FUNO remains the leading real estate company in Mexico and Latin America.

Sincerely,
André El-Mann
CEO, FUNO

Quarterly Relevant Information

Financial Indicators

Figures in million pesos

	1Q26	4Q25	1Q25	Δ% QoQ	Δ% YoY	Accum. 2026	Accum. 2025	Δ% Accum. YoY
Total Revenue[10]	7,936.8	7,799.1	7,530.4	1.8%	5.4%	7,936.8	7,530.4	5.4%
Income from financial assets[9]	70.4	74.4	74.4	-5.4%	-5.4%	70.4	74.4	-5.4%
Total Revenue	**8,007.2**	**7,873.5**	**7,604.8**	**1.7%**	**5.3%**	**8,007.2**	**7,604.8**	**5.3%**
Rental revenue [1]	7,267.0	7,142.2	6,890.9	1.7%	5.5%	7,267.0	6,890.9	5.5%
Net Operating Income (NOI)	5,925.8	6,079.7	5,649.8	-2.5%	4.9%	5,925.8	5,649.8	4.9%
NOI Margin over total revenue[2]	74.0%	77.2%	74.3%	-3.2%	-0.3%	74.0%	74.3%	-0.3%
NOI Margin over properties' rental revenue[3]	81.5%	85.1%	82.0%	-3.6%	-0.5%	81.5%	82.0%	-0.5%
Funds from Operations (FFO)	2,478.3	2,548.8	2,384.8	-2.8%	3.9%	2,478.3	2,384.8	3.9%
FFO Margin	34.1%	35.7%	34.6%	-1.6%	-0.5%	34.1%	34.6%	-0.5%
PER CBFI								
NOI [4]	1.5551	1.5958	1.4834	-2.6%	4.8%	1.5551	1.4834	4.8%
FFO [4]	0.6504	0.6690	0.6261	-2.8%	3.9%	0.6504	0.6261	3.9%
AFFO [4]	0.6720	0.6712	0.6261	0.1%	7.3%	0.6720	0.6261	7.3%
Distribution [5]	0.6200	0.6700	0.5550	-7.5%	11.7%	0.6200	0.5550	11.7%
CBFIs								
Total outstanding average during the period [6]	3,810.6	3,809.7	3,808.6	0.0%	0.1%	3,810.6	3,808.6	0.1%
Total outstanding at the end of the period [6]	3,810.6	3,810.6	3,805.3	0.0%	0.1%	3,810.6	3,805.3	0.1%
OPERATIONAL METRICS								
Total GLA (´000 sqft) [7]	132,976.4	135,179.1	120,002.5	-1.6%	10.8%	132,976.4	120,002.5	10.8%
Number of operations [8]	617	630	614	-2.1%	0.5%	617	614	0.5%
Average contract term (years)	3.8	4.0	3.9	-5.4%	-4.1%	3.8	3.9	-4.1%
Total Occupancy	95.7%	95.5%	95.4%	0.2%	0.3%	95.7%	95.4%	0.3%
GLA under development (´000 sqft)	0.0	0.0	0.0	0.0%	0.0%	0.0	0.0	0.0%
JV´s under development (´000 sqft)	0.0	0.0	0.0	0.0%	0.0%	0.0	0.0	0.0%

(1) Includes revenue from Torre Diana, Torre Mayor and Antea Trust's rights
(2) NOI/Total Revenue
(3) NOI/Rental Revenue
(4) Calculated with the average CBFIs of the period.
(5) Distribution per CBFI is calculated based on estimated CBFIs eligible for distribution at distribution day 3,810,649,852. Details are revealed in the communications related to each of the distributions.
(6) Millions of CBFIs
(7) Includes total GLA of *Torre Mayor, Torre Latino, Torre Diana* and *Antea*, *Santin*, and *San José,* as well as *In Service GLA.*
(8) Number of operations by segment. The total number of properties is 596.
(9) Memorial portfolio´s revenue reclassification.
(10) Except for Income from financial assets.

Breakdown of NOI margin over property revenue:
Figures in million pesos

	1Q26	4Q25	1Q25	Δ% QoQ	Δ% YoY	Accum. 2026	Accum. 2025	Δ% Accum. YoY
Rental Revenue[(1)]	7,188.6	7,065.2	6,831.0	1.7%	5.2%	7,188.6	6,831.0	5.2%
Dividend of fiduciary rights' leases	78.4	77.0	59.9	1.9%	30.9%	78.4	59.9	30.9%
Management fees	0.0	1.6	2.3	-100.0%	-100.0%	0.0	2.3	-100.0%
Total property Income	**7,267.0**	**7,143.8**	**6,893.2**	**1.7%**	**5.4%**	**7,267.0**	**6,893.2**	**5.4%**
Administrative Expenses	-560.0	-348.4	-665.2	60.7%	-15.8%	-560.0	-665.2	-15.8%
Tenant Reimbursements - operating expenses	-443.2	-363.4	-263.6	22.0%	68.1%	-443.2	-263.6	68.1%
Property taxes	-207.9	-210.6	-205.3	-1.3%	1.3%	-207.9	-205.3	1.3%
Insurance	-130.1	-141.7	-109.2	-8.2%	19.1%	-130.1	-109.2	19.1%
Total Operating Expenses	**-1,341.2**	**-1,064.1**	**-1,243.4**	**26.0%**	**7.9%**	**-1,341.2**	**-1,243.4**	**7.9%**
Net Operating Income (NOI)	**5,925.8**	**6,079.7**	**5,649.8**	**-2.5%**	**4.9%**	**5,925.8**	**5,649.8**	**4.9%**
NOI margin over Rental revenues	**81.5%**	**85.1%**	**82.0%**	**-3.6%**	**-0.5%**	**81.5%**	**82.0%**	**-0.5%**

(1) Rental revenues includes income from financial assets of properties.

FUNO 15TH ANNIVERSARY

Quarterly MD&A

The results below compare the first quarter of 2026 with the fourth quarter of 2025, and the first quarter of the previous year:

Revenues

FUNO´s total revenue increased by Ps. $133.7 million or 1.7% QoQ, reaching Ps. $8,007.2 million. Total revenues increased by Ps. $402.4 million or 5.3%. YoY. This was mainly driven by:

i. A 20 bps increase in total portfolio occupancy.
ii. Inflation-driven increases in active contracts.
iii. Rent increases on lease renewals.
iv. The effect of the consolidation of Fibra NEXT.
v. Offset by the exit of revenue associated with the properties used as a form of payment in the advisor's internalization(Samara, Midtown Jalisco, and Montes Urales 620), in addition to revenues related to the sale of 8 properties from the Memorial portfolio.

Occupancy

FUNO's operating portfolio occupancy rate closed at 95.7%, an increase of 20 bps compared to the previous quarter.

i. The retail portfolio recorded a 94.1% occupancy rate, 40 bps above 4Q25.
ii. The office portfolio recorded an 82.1% occupancy rate, 80 bps below 4Q25, mainly due to the exit of properties used as a form of payment in the advisor's internalization.
iii. The *"Others"* portfolio recorded a 99.2% occupancy rate, 10 bps below 4Q25, mainly due to the sale of properties from the Memorial portfolio.
iv. The industrial portfolio recorded a 97.8% occupancy rate, 10 bps above 4Q25.
v. The *"In Service"* portfolio recorded a 10.1% occupancy rate, 1,010 bps above the previous quarter.

Operating Expenses, Property Taxes, and Insurance

Total operating expenses increased by Ps. $90.3 million, or 8.3% vs. 4Q25. The increase compared to 1Q25 was Ps. $208.2 million or 21.3% YoY. This was mainly due to a reclassification of some of the expenses, as well as the effect of Fibra NEXT´s consolidation.
Property taxes decreased by Ps. $2.7 million or -1.3% vs. 4Q25. Compared to 1Q25, there was an increase of Ps. $2.6 million or 1.3% YoY. The variation was mainly due to the exit of properties used as payment in the advisor's internalization.
Insurance expenses decreased by Ps. $11.7 million or -8.2% QoQ, and by Ps. $20.8 million or 19.1% YoY, mainly due to the exit of properties used as payment in the advisor's internalization, offset by the consolidation of Fibra NEXT.

Net Operating Income (NOI)

NOI decreased by Ps. $153.9 million, or -2.5%, vs. 4Q25, to reach Ps. $5,925.8 million. The NOI margin calculated over rental revenue was 81.5%(1) and 74.0% over total revenue. Compared to 1Q25, the NOI increased by Ps. $276.0 million or 4.9% YoY.

Interest Expense and Income

Net interest expense decreased by Ps. $243.1 million, or -8.2%, compared to 4Q25, and decreased by Ps. $279.0 million, or -9.3% YoY. This was mainly due to:

i. The exit of Samara´s mortgage loan for $1,856.4 million and the related interest payment.
ii. The effect of interest rate reduction in pesos and its effect on our variable-rate debt.
iii. The depreciation of the peso-dollar exchange rate, which went from Ps. $17.9667 to Ps. $18.0667 QoQ.
iv. A decrease in interest capitalization.
v. The impact of the pricing on our derivative financial instruments.
vi. Offset by the profit generated by the investment of Fibra NEXT´s cash resources raised in the market.

Funds from Operations (FFO)

As a result of the above, funds from operations controlled by FUNO decreased Ps. $70.5 million or -2.8%, QoQ, reaching Ps. $2,478.4 million. Compared to 1Q25, the FFO increased by Ps. $93.6 million or 3.9% YoY.

Adjusted Funds from Operations (AFFO)

FUNO´s AFFO increased Ps. $3.8 million or 0.1% compared to 4Q25, reaching a total of Ps. $2,560.8 million. The difference versus FFO reflects the gains from the sale of 8 properties from the Memorial portfolio. Compared to 1Q25, the AFFO increased by Ps. $176.1 million or 7.4% YoY.

FFO and AFFO per CBFI

During the first quarter of 2026, FUNO did not issue or repurchase CBFIs, closing the quarter with 3,810,649,852 CBFIs outstanding. The FFO and AFFO per average CBFI(2) were Ps. $0.6504 and Ps. $0.6720, respectively, with variations of -2.8% and 0.1% compared to 4Q25. Compared to 1Q25, the average FFO and AFFO per CBFI (2) increased 3.9% and 7.3%, respectively, YoY.

Quarterly Distribution

The 1Q26 distribution amounted to Ps. $2,362.6 million or Ps. $0.6200 per CBFI, with a quarterly AFFO payout of 92.3%, of which 100% corresponds to the fiscal result. Compared to 1Q25, the distribution increased by 11.7%.

(1) Refer to the NOI margin breakdown on page 7. (2) Calculated with the period´s average CBFIs.

Balance Sheet

Accounts Receivable

Accounts receivable in 1Q26 totaled Ps. $2,773.6 millions, an increase of Ps. $642.0 million, or 30.1%, from the previous quarter. This was mainly due to the consolidation of Fibra NEXT. Compared to 1Q25, accounts receivable increased by Ps. $315.3 million or 12.8%.

Investment Properties

The value of our investment properties, including financial assets and investments in associates, increased by Ps. $352.7 million or 0.1% vs. 4Q25. Compared to 1Q25, it increased by Ps. $33.8 billion or 9.9%. This was driven by:

i. The consolidation of Fibra NEXT as of December 2025.
ii. The exit of 8 properties from the Memorial portfolio.
iii. CapEx invested in our operating portfolio.
iv. Fair value adjustments of our investment properties, including financial assets and investments in associates.

Debt

Total debt in 1Q26 stood at Ps. $151,657.9 million, compared to Ps. $152,011.3 million in the previous quarter. This variation was mainly due to:

i. The exit of Samara´s mortgage loan for Ps. $1,856.4 million.
ii. A net increase of Ps. $1 billion in bilateral credit lines.
iii. Amortization payments of Ps. $60.8 million.
iv. The exchange rate effect, as the peso depreciated from Ps. $17.9667 to Ps. $18.0667 per USD.

Total Equity

Total equity decreased by Ps. $11,459.6 million, or -4.6% (including the participation of controlling and non-controlling interests) in 1Q26 compared to the previous quarter. Compared to 1Q25, it increased by Ps. $50,755.6 million or 27.1%. This was mainly due to:

i. The exit of properties used as payment in the advisor's internalization.
ii. Net income generated from quarterly results.
iii. Derivatives valuation.
iv. Shareholders’ distribution related to 4Q25 results.
v. Executive Compensation Program (ECP) provision.

Operating results

Leasing spreads:

Increases in renewed contracts in MXN were **2,370 bps** in the office segment, **1,140 bps** in the industrial segment, **720 bps** in the retail segment, and **530 bps** in the *"Others"* segment. L*easing spreads* above the weighted average peso inflation (INPC) of 3.2% were 2,050 bps in the office segment, 820 bps in the industrial segment, 400 bps in the retail segment, and 220 bps in the *"Others"* segment.

For dollar-denominated lease renewals, rent increases were **1,470 bps** in the industrial segment, **120 bps** in the retail segment, and a decrease of **1,050 bps** in the office segment. *Leasing spreads* versus dollar-weighted average inflation (CPI) of 3.2% were 1,050 bps in the industrial segment, -200 bps in the retail segment, and -1,370 bps in the office segment.

For more details, see page 21.

Constant Properties:

The rental price per square meter in constant properties increased by **1.7%,** compared to the annual weighted average inflation of 3.05%. Therefore, we recorded a -1.3% decrease in real terms. If the annual **peso appreciation of ~16.4%** effect is not considered, the increase would have been of ~5.6%.

For more details, see page 17.

Subsegment:

At the subsegment level, the portfolio´s total annual rent per square foot decreased from Us. \$13.5(1) to Us. \$13.0(1), or -4.1% compared to the previous quarter. This was mainly due to the **exit of Office square meters**, which have the highest rent per sq ft, as well as to the Peso depreciation and its effect on USD-denominated rents.

Total NOI (at the property level) increased 6.7% compared to the previous quarter. This was mainly due to the following:

a) In the Retail segment, the *Fashion mall* subsegment´s NOI grew 3.5%. The *Regional Center* subsegment increased 10.3%, and the *Stand-alone* subsegment´s NOI increased 7.5%.
b) The *Office* segment's NOI decreased 6.4%, due to the exit of square footage related to the properties used as payment in the advisor's internalization.
c) The *Others* segment's NOI decreased by -7.4%, mainly due to the sale of 8 properties from the Memorial portfolio.
d) The *Industrial* segment's NOI increased 14.5%, mainly driven by the consolidation of the industrial portfolio from Fibra NEXT.

For more details, see page 25.

1) Assumes an FX rate of Ps. 17.36 for all calculations.

NOI and FFO Conciliation

Figures in million pesos

	1Q26	4Q25	1Q25	Δ% QoQ	Δ% YoY	Accum. 2026	Accum. 2025	Δ% Accum. YoY
Rental revenues[1]	7,267.0	7,142.2	6,890.9	1.7%	5.5%	7,267.0	6,890.9	5.5%
Total Revenues	8,007.2	7,873.5	7,604.8	1.7%	5.3%	8,007.2	7,604.8	5.3%
- Administrative Expenses	-560.0	-348.4	-665.2	60.7%	-15.8%	-560.0	-665.2	-15.8%
- Operating Expenses	-1,183.4	-1,093.1	-975.2	8.3%	21.3%	-1,183.4	-975.2	21.3%
- Property Taxes	-207.9	-210.6	-205.3	-1.3%	1.3%	-207.9	-205.3	1.3%
- Insurance	-130.1	-141.7	-109.2	-8.2%	19.1%	-130.1	-109.2	19.1%
Net Operating Income (NOI)	**5,925.8**	**6,079.7**	**5,649.8**	**-2.5%**	**4.9%**	**5,925.8**	**5,649.8**	**4.9%**
Margin over Total Revenues	74.0%	77.2%	74.3%	-3.2%	-0.3%	74.0%	74.3%	-0.3%
Margin over Rental Revenues[1]	81.5%	85.1%	82.0%	-3.6%	-0.5%	81.5%	82.0%	-0.5%
FFO and AFFO Reconciliation								
Consolidated Comprehensive Net Income	1,980.2	16,324.2	1,585.7	-87.9%	24.9%	1,980.2	1,585.7	24.9%
+/- Fair Value Adjustments	169.7	-11,439.7	15.6	-101.5%	988.3%	169.7	15.6	988.3%
+/- Foreign Exchange Variation, Net	1,093.4	-3,168.6	706.5	-134.5%	54.8%	1,093.4	706.5	54.8%
+/- Valuation Effect on Financial Instruments	-177.8	281.1	-95.1	-163.2%	86.9%	-177.8	-95.1	86.9%
+ Banking Commissions Amort.	60.2	120.7	132.8	-50.1%	-54.6%	60.2	132.8	-54.6%
+ Provision for the *EPC*	124.1	677.6	27.6	-81.7%	349.4%	124.1	27.6	349.4%
+ Administrative Platform Amortization	25.5	25.5	25.5	0.0%	0.0%	25.5	25.5	0.0%
- Non-controlling Participation	-723.1	-262.5	-16.5	175.5%	4278.2%	-723.1	-16.5	4278.2%
+/- Other(income/expenses)	8.5	-1.2	2.7	-825.4%	211.3%	8.5	2.7	211.3%
+/- Gain from sales of investment properties	-82.5	-8.2	0.0	908.7%	-100.0%	-82.5	0.0	-100.0%
FFO	**2,478.3**	**2,548.8**	**2,384.8**	**-2.8%**	**3.9%**	**2,478.3**	**2,384.8**	**3.9%**
+ Gain from sales of investment properties	82.5	8.2	0.0	908.7%	100.0%	82.5	0.0	100.0%
AFFO	**2,560.8**	**2,557.0**	**2,384.8**	**0.1%**	**7.4%**	**2,560.8**	**2,384.8**	**7.4%**
PER CBFI								
NOI[2]	1.5551	1.5958	1.4834	-2.6%	4.8%	1.5551	1.4834	4.8%
FFO[2][4]	0.6504	0.6690	0.6261	-2.8%	3.9%	0.6504	0.6261	3.9%
AFFO[2]	0.6720	0.6712	0.6261	0.1%	7.3%	0.6720	0.6261	7.3%
Distribution[3]	0.6200	0.6700	0.5550	-7.5%	11.7%	0.6200	0.5550	11.7%

(1) Includes dividends from fiduciary rights and revenues from financial property assets.
(2) Calculated using the average number of CBFIs during the period (see page 6).
(3) Distribution per CBFI is calculated based on estimated CBFIs eligible for distribution at distribution day: 3,810,649,852 . Details are revealed in the communications related to each of the distributions.
(4) Consistent with AMEFIBRA FFO.

NAV Calculation:

NAV stands for "net asset value," which includes, but is not limited to, the value of investment properties after deducting liabilities and obligations. For the valuation of investment properties, the different independent appraisers use three different methodologies: rent capitalization, replacement cost, and comparable transactions. It is also worth noting that appraisers do not use an average of these methodologies. Instead, depending on the characteristics of a given property, they vary the weight of each methodology as appropriate. Our assets appraisals are conducted byan independent appraiser once a year, while we perform internal estimated adjustments on a quarterly basis.

Properties under development and land are valued at cost.

The following is FUNO's NAV calculation breakdown for 1Q26:

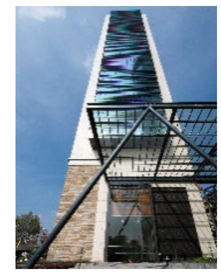
NAV FUNO	Ps. (million)
Total controlling interest	190,698
Non-controlling interest	47,260
Total Net Asset Value	237,958
CBFIs (million)	**3,811**
NAV/CBFI (FUNO's Capital)	**$ 50.04**

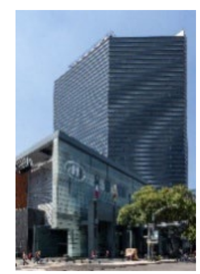
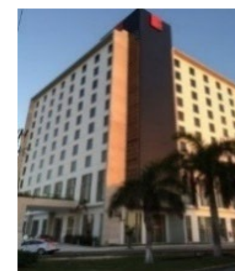
CAP RATE	Ps. (million)
NOI(1)	26,441
Investment completed	351,595
Investments in associates	11,711
Rights over properties with operating leases	3,166
Total operating properties (2)	**366,472**
CAP RATE	7.2%

(1) NOI at property level (last quarter multiplied by 4).
(2) Includes *"In Service"* properties and the fair value of Centro Bancomer. Excludes land and properties under development.
* CBFIs at the close of the quarter.

Portfolio Summary

Retail	1Q26	4Q25	1Q25	Δ% QoQ	Δ% YoY
Total GLA (´000 sqft)	31,266.5	32,122.3	32,712.5	-2.7%	-4.4%
% Revenues by Segment	37.2%	36.8%	38.8%	0.4%	-1.6%
Number of operations[1]	141	143	147		
Average contract term (years)	3.9	3.9	3.7		
Total Occupancy	94.1%	93.7%	93.8%	0.4%	0.3%
Office					
Total GLA (´000 sqft)	11,140.0	12,503.9	12,790.0	-10.9%	-12.9%
% Contribution over Total Revenues	15.0%	17.0%	18.6%	-2.0%	-3.6%
Number of operations[1]	76	79	80		
Average contract term (years)	3.7	3.6	3.7		
Total Occupancy	82.1%	82.9%	82.4%	-0.8%	-0.3%
Others					
Total GLA (´000 sqft)	8,703.8	9,361.1	9,189.1	-7.0%	-5.3%
% Contribution over Total Revenues	7.5%	7.5%	7.8%	0.0%	-0.3%
Number of operations[1]	198	207	206		
Average contract term (years)	4.5	7.1	7.8		
Total Occupancy	99.2%	99.3%	99.3%	-0.1%	-0.1%
Industrial					
Total GLA (´000 sqft)	81,866.1	81,191.9	65,310.9	0.8%	25.3%
% Contribution over Total Revenues	40.2%	38.7%	34.8%	1.5%	5.4%
Number of operations[1]	202	201	181		
Average contract term (years)	3.7	3.7	3.5		
Total Occupancy	97.8%	97.7%	98.2%	0.1%	-0.4%

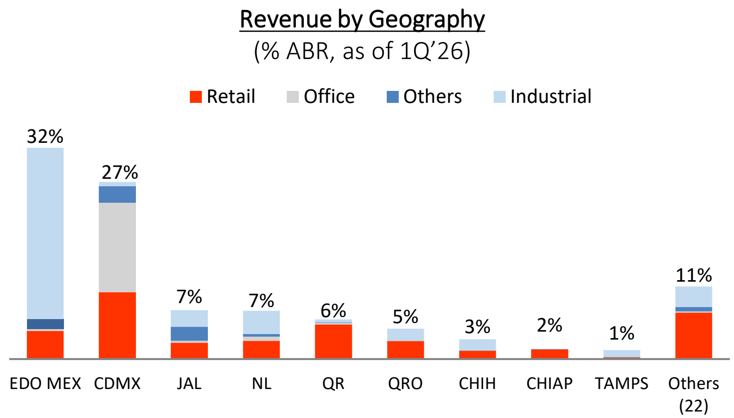



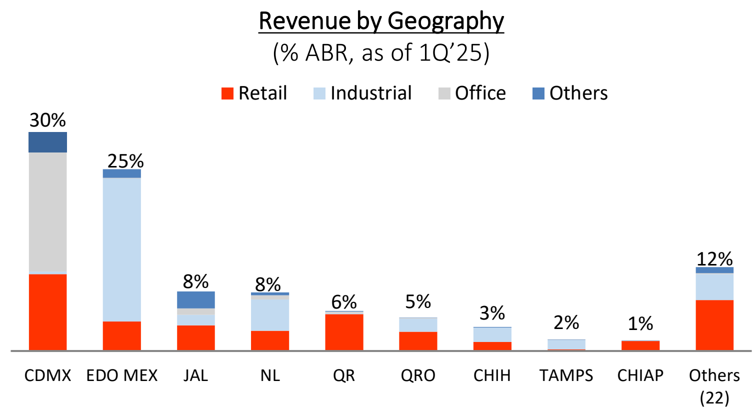




(1) Number of operations by segment. The number of properties is 596. (2) It considers revenues for signed contracts and 100% of the revenues derived from the fiduciary rights of Torre Mayor, Torre Diana and Antea, as well as 100%, of the rents at Torre Latino and Fibra NEXT. (3) Statutory leases.

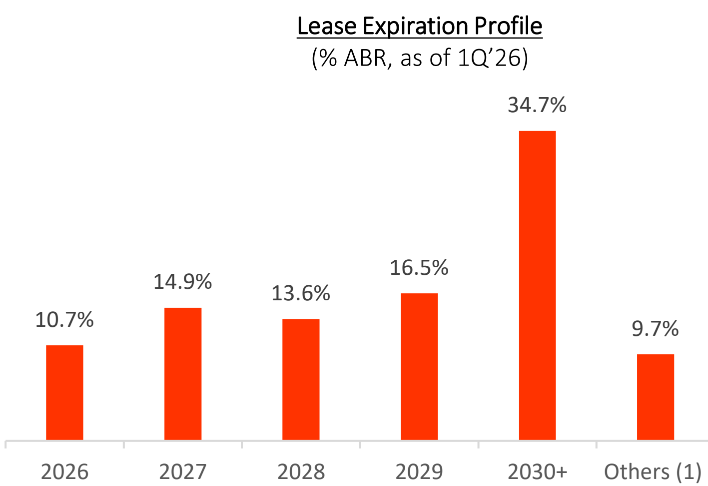
FUNO 15TH ANNIVERSARY

Portfolio Summary





Regarding revenue by geography, 79% of total revenue is generated by the five states with the highest economic growth in the country: Estado de México, Ciudad de México, Jalisco, Nuevo León, and Querétaro. The contribution of these five states increased by 2.0% YoY. The highest increase was in Estado de Mexico, which rose from 30% to 32% YoY, driven by the consolidation of Fibra NEXT, resulting in adjustments across the remaining states.



(1) Statutory leases.

"*In Service*" Properties

The following tables show FUNO's operating portfolio occupancy by segment at the close of 1Q26:

			1Q26		
SEGMENT	AVAILABLE SQFT	OCCUPIED SQFT	"IN SERVICE" SQFT	TOTAL SQFT	% OCCUPANCY
RETAIL	1,853,112	29,413,394	0	31,266,505	94.1%
OFFICE	1,998,770	9,141,248	0	11,140,018	82.1%
OTHERS	67,045	8,636,741	0	8,703,786	99.2%
INDUSTRIAL	1,787,110	79,101,051	977,903	81,866,064	97.8%
TOTAL	**5,706,037**	**126,292,434**	**977,903**	**132,976,373**	**95.7%**

In terms of "*In Service"* properties, the occupancy rate at the close of 1Q26 was the following:

SEGMENT	AVAILABLE SQFT	OCCUPIED SQFT	TOTAL SQFT	% OCCUPANCY	VS 4Q25
RETAIL	0	0	0	n/a	n/a
OFFICE	0	0	0	n/a	n/a
OTHERS	0	0	0	n/a	n/a
TOTAL EXC. IND	0	0	0	n/a	n/a
INDUSTRIAL	879,379	98,523	977,903	10.1%	10.1%
TOTAL	**879,379**	**98,523**	**977,903**	**10.1%**	**10.1%**

Note: As of the 1Q26, the properties classified as "In Service" are *El Salto III and Los Reyes.*

FUNO
15TH ANNIVERSARY

CONSTANT PROPERTY RENTS[1]

ANNUAL REVENUES AT CONSTANT PROPERTIES					
Segment		1Q25 (Us.) 000´s		1Q26 (Us.) 000´s	% Variation
RETAIL	$	614,457	$	649,794	5.8%
OFFICE	$	232,776	$	232,757	0.0%
OTHERS	$	132,384	$	135,429	2.3%
INDUSTRIAL	$	504,974	$	506,573	0.3%
Total	**$**	**1,484,590**	**$**	**1,524,554**	**2.7%**

During the first quarter of 2026, FUNO recorded a 2.7% increase in same-store revenue compared to the same quarter last year. The retail segment recorded the highest growth with 5.8%, followed by the *"Others"* segment with 2.3%, the industrial segment with 0.3%, and the office segment remained stable. The peso appreciation of ~16.4% during the same period was the main driver that limiting stringer growth in total portfolio's revenue. If the Peso had remained stable, the constant properties growth in revenues would have been ~6.6%.

OCCUPANCY AT CONSTANT PROPERTIES			
Segment	1Q25	1Q26	% Variation
RETAIL	94.2%	94.1%	-0.1%
OFFICE	81.4%	82.1%	0.6%
OTHERS	99.2%	99.2%	0.0%
INDUSTRIAL	98.2%	97.8%	-0.4%
Total	**95.6%**	**95.4%**	**-0.2%**

The total occupancy rate for constant properties decreased by 20 bps compared to the same quarter of last year. The office segment improved its occupancy by 60 bps, the *"Others"* segment remained stable, while the industrial and retail segments declined by 40 bps and 10 bps, respectively. The decrease in the industrial and retail segments is considered part of the normal market dynamic.

TOTAL GLA AT CONSTANT PROPERTIES			
Segment	1Q25 (SQFT)	1Q26 (SQFT)	% Variation
RETAIL	31,480,810	31,266,505	-0.7%
OFFICE	10,931,957	11,140,018	1.9%
OTHERS	8,518,539	8,690,622	2.0%
INDUSTRIAL	65,005,925	66,169,807	1.8%
Total	**115,937,231**	**117,266,952**	**1.1%**

Same store total gross leasable area (GLA) increased by 1.1% YoY. The *"Others"* segment had the highest growth with 2.0%, followed by the office segment with 1.9%, and the industrial segment with 1.8%, while the retail segment decreased by -0.7%. The total portfolio remained stable year-over-year.

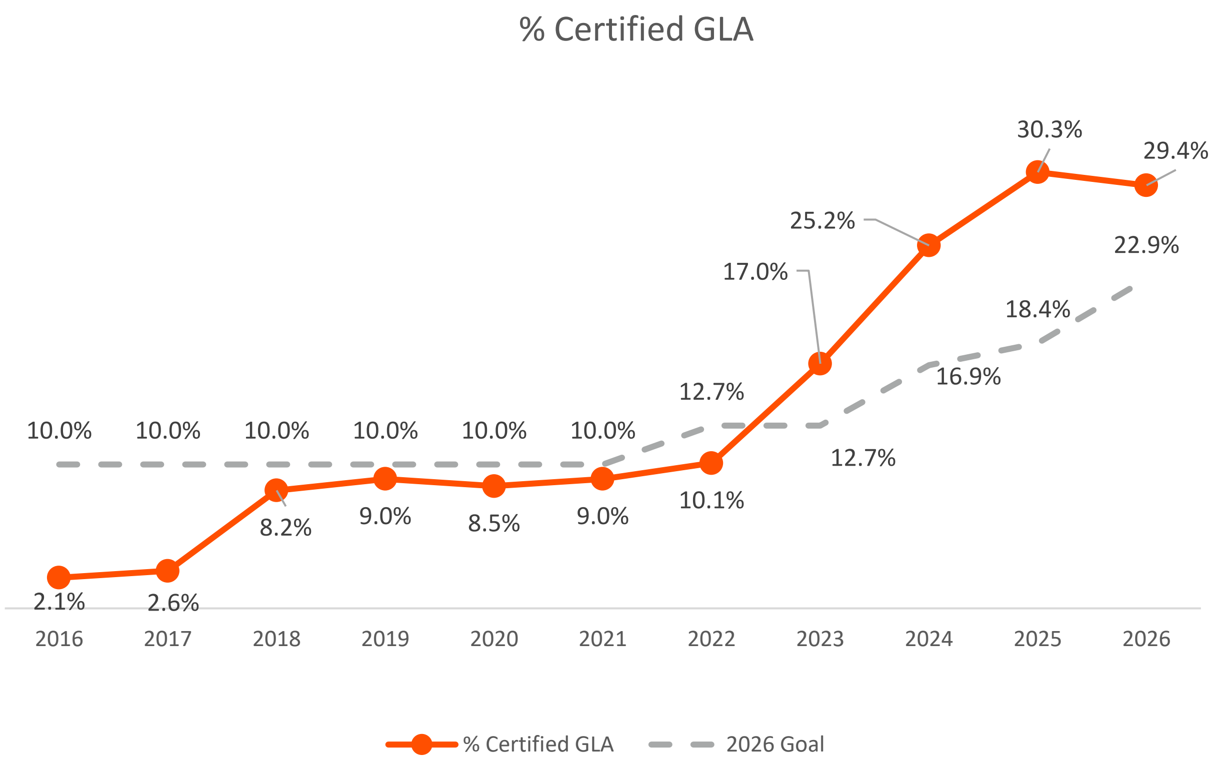
$ /SQM AT CONSTANT PROPERTIES					
Segment		1Q25 (Us/sqft/yr)		1Q26 (Us/sqft/yr)	% Var. $/sqft/yr
RETAIL	$	20.7	$	22.1	6.6%
OFFICE	$	26.2	$	25.5	-2.6%
OTHERS	$	15.7	$	15.7	0.3%
INDUSTRIAL	$	7.9	$	7.8	-1.1%
Total	**$**	**13.4**	**$**	**13.6**	**1.7%**

The overall nominal growth in price per square foot for constant properties was **1.7%,** compared to an annual weighted average inflation of 3.05%, resulting in a -1.3% decrease in real terms. Eliminating the effect of the Peso appreciation of ~16.4%, **the increase would have been 5.6%**. The retail segment grew by 6.6%, the *"Others"* segment grew by 0.3%, the industrial segment decreased by -1.1%, and the office segment decreased by -2.6%. The industrial and office segments have the highest number of USD-denominated contracts.

1) Assumes FX of Ps. 17.36 for all calculations.

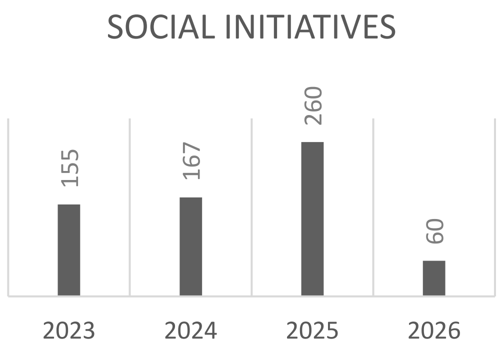
ESG Highlights

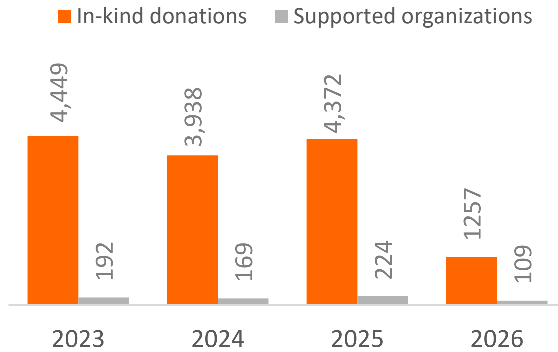
- We announced 22 projects selected from the “FUNO Te Ayuda a Ayudar” community outreach program that will receive financial support to improvements in health, education, entrepreneurship, environmental conservation, and sustainable infrastructure in the communities where we operate.
- We received the Socially Responsible Distinction awarded by CEMEFI for the 6th consecutive year.
- FUNO was recognized by MERCO as the company with the best sustainability in the Real Estate Sector in Mexico.

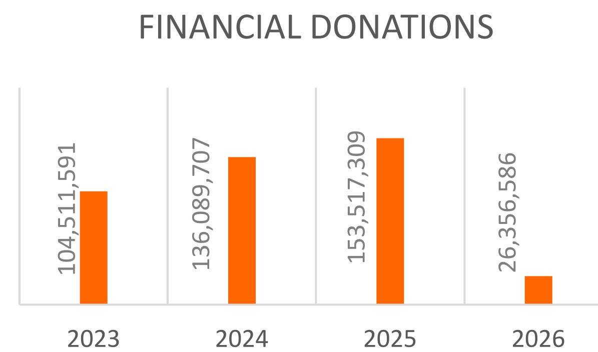


ESG Performance

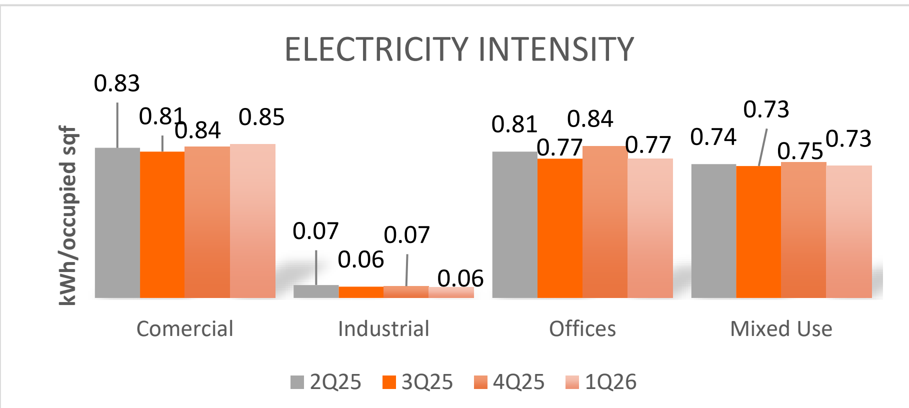
Social Information

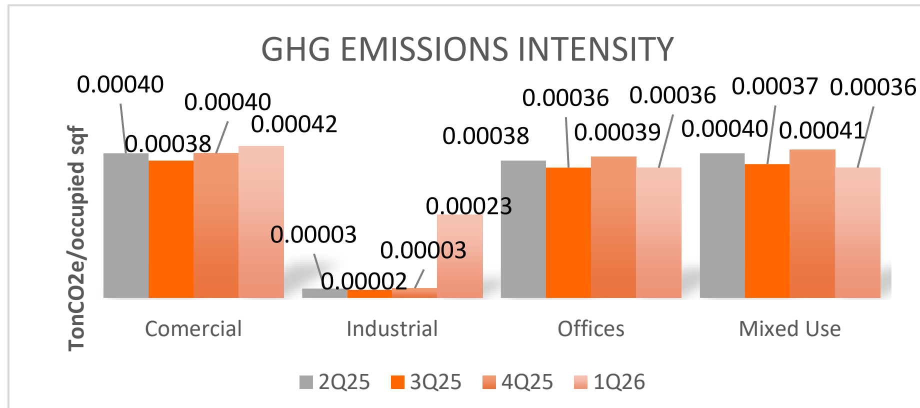






Environmental Data



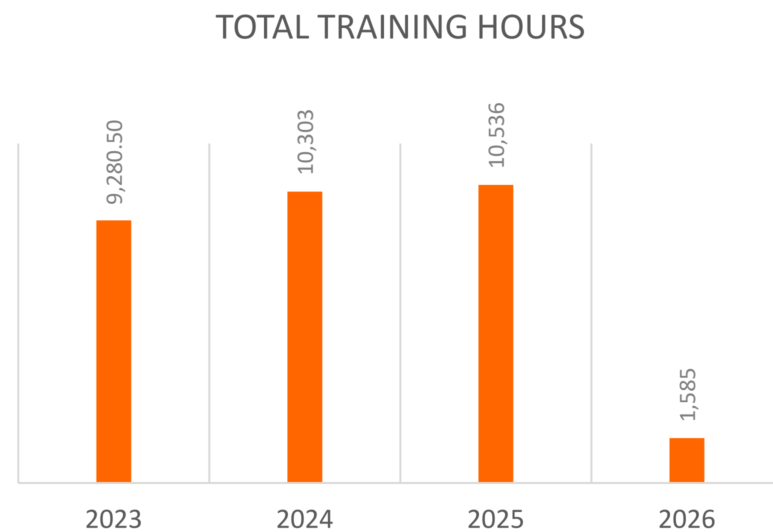


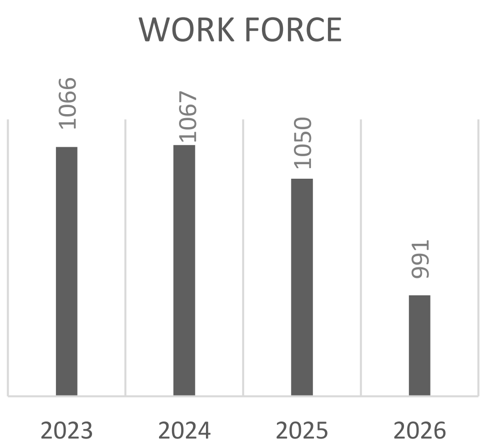
Social initiatives: Activities to promote social well-being with our neighbors and visitors to our properties.
In-Kind Donations: Supports provided through spaces, objects, services, or goods, free of charge.
Financial Donations: support provided through economic donations.
Supported organizations: Foundations, NGO´s, and Civil associations supported through any of the above-mentioned mechanisms.
Energy intensity: measures the efficiency of Kilowatt hours consumed per occupied square meter
Emissions intensity measures the efficiency in equivalent CO2 tones emitted per occupied square meter.

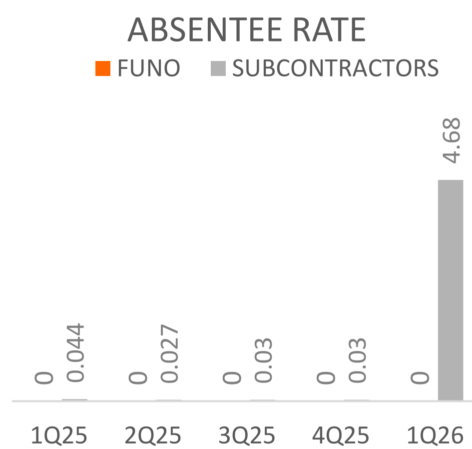
ESG Performance

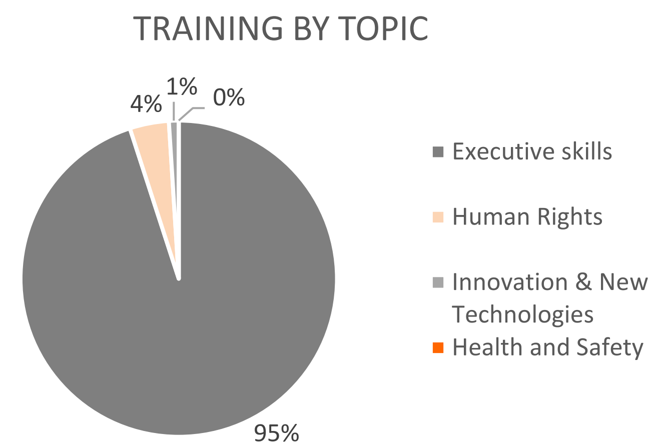
Social Information

	1Q25	2Q25	3Q25	4Q25	1Q26
Fatalities	0	0	0	0	0
Lost Time Injury Frequency Rate Direct Employees	0	0	0	0	0
Lost Time Injury Frequency Rate Indirect Employees	23.26	19.59	20.37	22.0	3.90
FUNO employee turnover (%)	2.96	5.89	10.03	14.11	1.43
Internally filled positions (%)	21	21	28	17	4









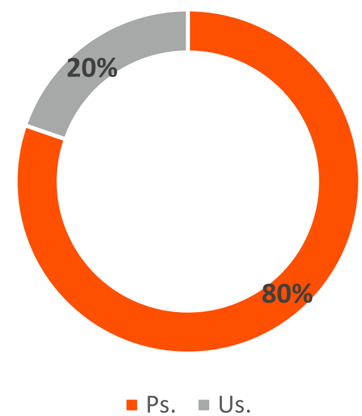
(1) There are no temporary contracts, except for those hired to cover medical leave, which represent less than 0.05%.
(2) 100% of our employees are non-union (trust) employees.

Additional Information

Revenue by segment

Segment	Revenues 4Q25 Ps. 000´s	Revenues 1Q26 Ps. 000´s	% Variation
Retail	2,898,045	2,964,995	2.3%
Office	924,522	821,977	-11.1%
Others	921,552	764,258	-17.1%
Industrial	2,321,122	2,637,358	13.6%
TOTAL	**7,065,241**	**7,188,588**	**1.7%**

Leases breakdown by currency



Acquisitions Pipeline

Segment	Investment (Ps. mm)	Stabilized NOI (Ps. mm)
N/A	-	-

Asset Recycling Pipeline

Segment	Divestment (Ps. million)	Estimated closing date
Retail	1,900	3Q26
Others	1,580	3Q26
Total	**3,480**	

Note: Refers to potential future sales.

(1) It considers revenues for signed contracts and 100% of the revenues derived from the fiduciary rights of Torre Mayor, Torre Diana and Antea, as well as 100%, of rents at Torre Latino.

Leasing Spread Indicators by segment

Leasing Spread considers contracts that changed compared to the same contracts from the previous year:

LEASE SPREAD 1Q 2026[2]								
Currency	Segment	# Renewals	$/sqft/yr 1Q26		1Q26 SQFT	Annualized revenues 4Q25 (Us. 000´s)	Annualized revenues 1Q26 (Us. 000´s)	% Var revenues 4Q25 vs 1Q26
MXN	Retail	302	$	26.2	771,738	18,836	20,192	7.2%
	Office	19	$	22.7	1,529,161	28,024	34,661	23.7%
	Others	5	$	10.2	31,958	309	326	5.3%
	Industrial[3]	28	$	8.4	2,448,470	18,131	20,584	11.4%
USD	Retail	7	$	54.0	16,055	857	867	1.2%
	Office	2	$	26.9	21,180	636	569	-10.5%
	Industrial[3]	3	$	6.6	330,042	1,888	2,165	14.7%

During the first quarter of 2026, rent increases in renewed contracts in Pesos were **2,370 bps** in the office segment, **1,140 bps** in the industrial segment, **720 bps** in the retail segment, and **530 bps** in the *"Others"* segment. *Leasing spreads* above peso weighted average inflation (INPC) of 3.18% were 2,050 bps for the office segment, 820 bps for the industrial segment, 400 bps for the retail segment, and 220 bps for the *"Others"* segment.

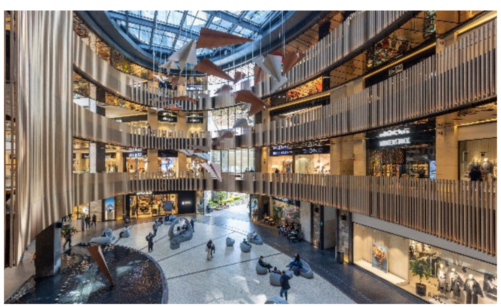
For dollar-denominated leases, rent increases were **1,470 bps** in the industrial segment, **120 bps** in the retail segment, and a decrease of **1,050 bps** in the office segment. *Leasing spreads* versus dollar-weighted average inflation (CPI) of 3.2% were 1,150 bps in the industrial segment, -200 bps in the retail segment, and -1,370 bps in the office segment. There were no renewals in the *"Others"* segment.

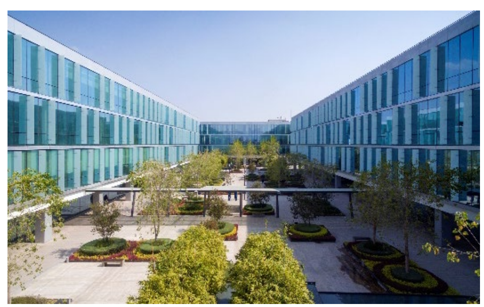
1) Assumes FX of Ps. 17.36 for all calculations.
2) There methodology has been updated compared to previous reports. The calculations now consider the comparison vs. the previous quarter and revenues
3) As reported by Fibra NEXT.

Occupancy Rate by Portfolio

Portfolio	Properties [1]	Total GLA [2]	Occupied GLA [2]	Occupancy[3]
INICIAL	17	7,841,061	7,595,686	96.9%
GRIS	1	861,000	859,140	99.8%
BLANCO	1	475,737	475,296	99.9%
AZUL	18	1,121,539	1,096,979	97.8%
ROJO	178	1,316,835	1,316,835	100.0%
S. VILLAHERMOSA	1	256,037	226,580	88.5%
VERDE	1	1,276,689	1,276,689	100.0%
MORADO	16	6,096,114	5,409,827	88.7%
TORRE MAYOR	1	912,456	823,709	90.3%
PACE	2	469,234	469,234	100.0%
G30	32	22,215,366	21,488,929	96.7%
IND. INDUSTRIALES	4	1,531,450	1,515,304	98.9%
INDIVIDUALES	9	2,397,804	2,215,089	92.4%
VERMONT	31	5,223,441	5,085,941	97.4%
APOLO	46	9,918,179	9,573,744	96.5%
P12	10	1,012,209	786,821	77.7%
MAINE	5	1,473,992	1,429,723	97.0%
CALIFORNIA	25	3,316,435	3,163,272	95.4%

Portfolio	Properties [1]	Total GLA [2]	Occupied GLA [2]	Occupancy[3]
ESPACIO AGS.	1	258,892	256,486	99.1%
LA VIGA	1	857,627	589,999	68.8%
R15	4	2,371,411	2,205,283	93.0%
H. CENTRO HISTORICO	1	430,794	422,232	98.0%
KANSAS	13	4,637,747	4,327,723	93.3%
INDIANA	17	3,557,760	3,557,760	100.0%
OREGON	3	372,347	307,506	82.6%
ALASKA	6	1,360,352	935,383	68.8%
TURBO	20	6,251,040	5,870,386	93.9%
APOLO II	17	3,309,148	3,167,047	95.7%
FRIMAX	3	6,737,645	6,737,645	100.0%
TITAN	64	11,601,293	11,295,912	97.4%
IND. HERCULES	7	4,407,958	4,365,570	99.0%
MITIKAH	4	3,031,348	2,929,249	96.6%
MEMORIAL	8	646,609	646,609	100.0%
EX-ROJO	11	427,388	163,597	38.3%
JUPITER	18	15,001,432	13,705,246	97.7%
Total	**596**	**132,976,370**	**126,292,431**	**95.7%**





(1) Number of properties , (2)SQFT. Excludes the development GLA and includes the GLA of Torre Mayor, Torre Diana, Antea and Fibra NEXT.

Portfolio Occupancy by Geography

STATE	OCCUPIED GLA (1)			
	RETAIL	OFFICE	OTHERS	INDUSTRIAL
AGUASCALIENTES	368,386	13,433	94,798	467,406
BAJA CALIFORNIA	-	43,633	140,533	2,247,533
BAJA CALIFORNIA SUR	371,401	-	4,596	-
CAMPECHE	-	-	10,241	-
CHIAPAS	1,401,807	-	62,776	167,760
CHIHUAHUA	1,065,706	-	125,784	4,096,702
CIUDAD DE MEXICO	6,028,114	7,979,619	2,160,640	886,689
COAHUILA	511,666	-	71,784	1,249,200
COLIMA	141,987	4,101	7,739	-
DURANGO	-	-	12,518	249,566
ESTADO DE MEXICO	4,983,407	182,823	1,722,593	47,128,492
GUANAJUATO	634,742	-	71,343	304,800
GUERRERO	662,804	-	52,073	-
HIDALGO	596,363	-	15,855	701,919
JALISCO	1,707,679	243,864	2,555,480	5,355,490
MICHOACAN	-	-	3,627	-

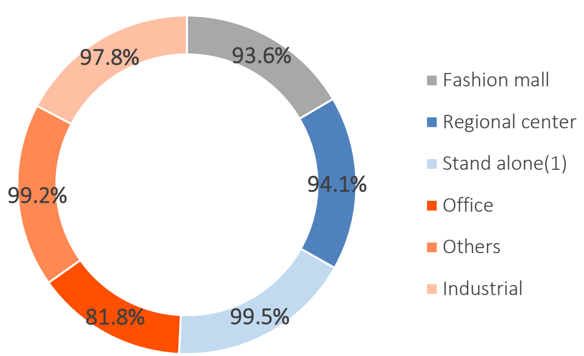
STATE	OCCUPIED GLA (1)			
	RETAIL	OFFICE	OTHERS	INDUSTRIAL
MORELOS	113,880	-	244,254	49,805
NAYARIT	484,155	-	3,444	-
NUEVO LEON	2,291,645	337,057	534,675	7,488,735
OAXACA	302,598	-	66,704	-
PUEBLA	-	7,050	11,301	1,087,091
QUERETARO	1,609,093	66,022	4,575	3,714,269
QUINTANA ROO	2,763,792	145,013	250,874	920,133
SAN LUIS POTOSI	76,876	-	23,002	-
SINALOA	149,000	8,826	21,485	-
SONORA	761,977	26,630	73,614	48,427
TABASCO	226,580	-	3,229	-
TAMAULIPAS	221,898	15,472	68,535	2,546,932
TLAXCALA	390,725	-	-	-
VERACRUZ	794,090	41,215	88,169	-
YUCATAN	690,748	26,490	117,332	-
ZACATECAS	75,434	-	-	390,101
	29,426,555	**9,141,248**	**8,623,577**	**79,101,051**

(1) Figures in sqft. Excludes GLA *In Service* and under development

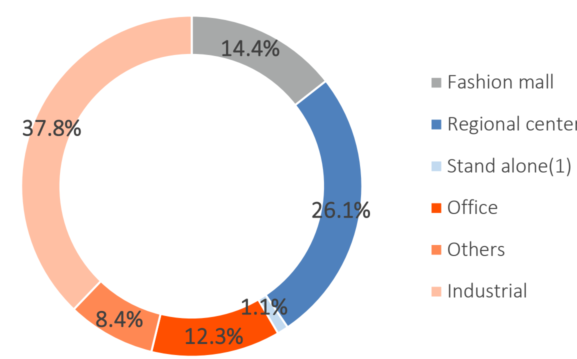
Summary by Subsegment

Subsegment[2]	Total GLA[4] (000 sqft)	Occupied GLA[4] (000 sqft)	% Occupancy[4]	$/sqft/yr[5] (Us.)	NOI[3] 1Q26 (Us. 000)
Fashion mall	7,705.6	7,215.0	93.6%	30.9	54,890.7
Regional center	21,593.7	20,309.3	94.1%	19.9	99,307.2
Stand alone[1]	1,737.8	1,729.2	99.5%	10.3	4,031.9
Office	11,369.4	9,301.1	81.8%	25.5	46,662.5
Others	8,703.8	8,636.7	99.2%	15.8	31,795.9
Industrial	80,888.2	79,101.1	97.8%	7.8	144,080.2
Total	**131,998.5**	**126,292.4**	**95.7%**	**13.0**	**380,768.36**

Occupancy by Subsegment
(% GLA) 1Q26



NOI by Subsegment
(% NOI) 1Q26



(1) Properties from the Red Portfolio are classified as *Others,* except for Office buildings (2) Classification different from segment classification. Properties with mixed uses are included in the preponderant subsegment (3) NOI at property level. (4) Excludes *In Service* sqft. (5) Assumes FX of Ps. 17.36 for all calculations

FUNO 15TH ANNIVERSARY

Portfolio Under Development

Figures in millions of pesos

Co-investments

Portfolio	Project	Segment	Final GLA (sqft)	CapEx to Date	Pending CapEx	Annualized Revenue Base (A)	Additional Estimated Revenues (B)	Annual- Total Estimated Revenues (A+B)(1)	Delivery Date
Mitikah	Mitikah phase 2 (2)	Retail/Office/others	TBD	TBD	TBD	0	TBD	TBD	TBD

Investment in Operational Portfolio

	Accumulated Investment As of 1Q26(3)	Accumulated Investment As of 1Q25(3)
Retail	136	255
Industrial	384	128
Office	74	101
Others	199	6
Total	**793**	**491**

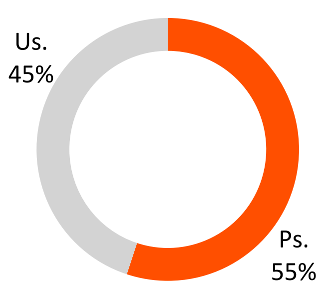
(1) Assuming revenues from properties completely stabilized.
(2) As of 1Q26, approximately 3 million sqft are operating, including Shopping mall, Tower M, Medical Tower and Centro Bancomer.
(3) Includes expansions and property improvements. Consolidates Fibra Next.

Credit Profile

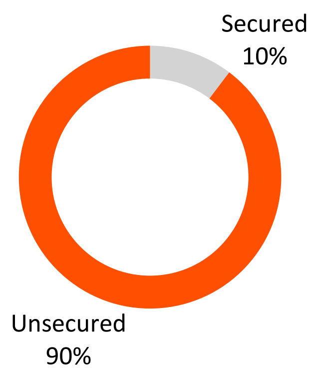
At the close of the quarter, FUNO was in full compliance with its public-debt covenants:

Metric	FUNO	Limit	Status
Loan-to-Value (LTV)[1]	38.7%	Less than or equal to 60%	Compliant ✓
Secured debt limit	4.0%	Less than or equal to 40%	Compliant ✓
Debt service coverage ratio	1.83x	Greater than or equal to 1.5x	Compliant ✓
Unencumbered assets to unencumbered debt	253.7%	Greater than or equal to 150%	Compliant ✓

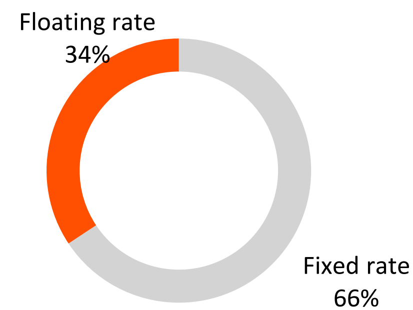
Ps. vs Us.[2]



Secured vs Unsecured [2]



Fixed Rate vs Floating Rate [2]

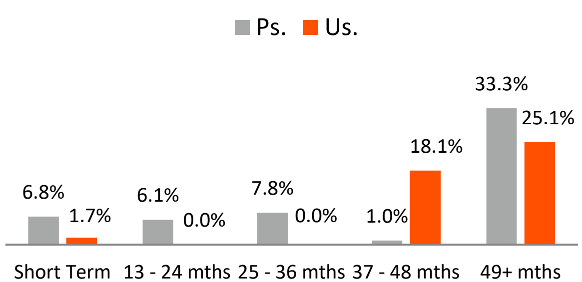


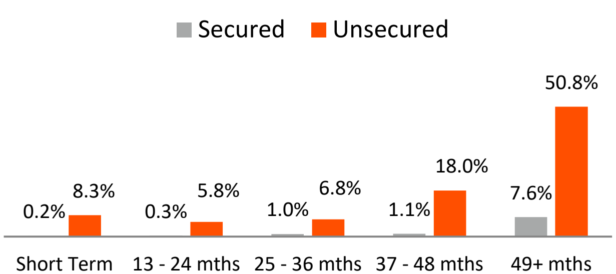
(1) Considers the value of total assets excluding account receivable and intangibles
I2) Includes hedging effect of interest and foreign exchange rates

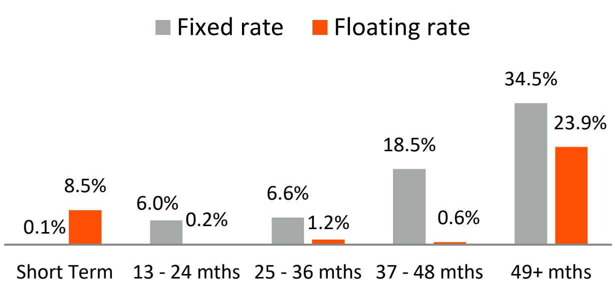
CNBV Ratios

Metric *Figures in million pesos*	
Liquid Assets (2)	$17,354.9
Operating income after distributions	$16,315.2
Lines of Credit	$30,807.3
Subtotal	**$64,477.4**
Debt service	$24,513.4
CapEx	$1,500.0
Subtotal	**$26,013.4**

	FUNO	Limit	Status
Loan-to-Value (LTV)	37.6%	Lesser or equal to 50%	Compliant
Debt coverage service ratio (1)	2.48x	Greater or equal to 1.0x	Compliant







(1) Liquid assets + Operating income + lines of credit / Debt service + Estimated Capex for the following 12 months

(2) Includes cash and cash equivalents, refundable VAT and excludes restricted cash and reserve funds for bank loans

(3) Graphs include the hedging effect of interest and foreign exchange rates

All figures are in million pesos.

Quarterly distribution

- Following FUNO's commitment to create consistent value for its CBFI holders, the Technical Committee approved a quarterly distribution of Ps. $2,362.6 million for the period starting January 1, 2026, and ending March 31, 2026. This equals Ps. $0.6200 per CBFI[(1)], fully corresponding to the fiscal result.
- Under Mexican Law, FUNO is obliged to pay at least 95% of its taxable income at least once a year.
- Historic distribution payments below:

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
1T	0.0343	0.1960	0.3700	0.4366	0.4921	0.502	0.5154	0.5297	0.5806	0.2904	0.3283	0.5049	0.3891	0.4030	0.5550	0.6200
2T	0.3022	0.3000	0.4100	0.4014	0.4934	0.4801	0.5115	0.5401	0.5836	0.2810	0.3311	0.5236	0.5713	0.5190	0.5700	
3T	0.3779	0.4045	0.4504	0.4976	0.5005	0.4894	0.5166	0.5550	0.5850	0.3170	0.3700	0.5659	0.5823	0.5250	0.5700	
4T	0.3689	0.4216	0.4800	0.4890	0.5097	0.5116	0.5107	0.5755	0.5899	0.3119	0.6829	1.1068	0.7028	0.5513	0.6050	

(1) Distribution per CBFI calculated based on CBFIs on distribution day: 3,810,649,852.

Financial Information

Balance Sheet

Figures in thousands of pesos

Assets	Notes	31/03/2026	31/12/2025
Currents assets:			
Cash and cash equivalents	3	$ 13,100,173	$ 13,721,823
Lease receivables from tenants	4	2,773,596	2,131,586
Other accounts receivable	5	653,826	383,371
Due from related parties	13	739,741	747,369
Refundable tax, mainly VAT		4,254,735	4,412,212
Financial assets from properties		260,274	50,101
Derivative financial instruments	10	-	940,339
Prepaid expenses		2,318,074	1,526,419
Other assets		411,522	491,760
Assets available for sale		-	12,358,667
Total current assets		**24,511,941**	**36,763,647**
Non-current assets:			
Cash and cash equivalents Long-term	3	159,796	155,706
Investments in financial assets		675,505	675,505
Investment properties	6	361,811,053	360,758,353
Financial assets from properties		1,782,784	2,350,461
Investments in associates and joint venture	7	11,711,193	11,843,525
Due from related parties	13	237,953	155,927
Prepaid expenses		1,179	91,209
Intangibles	8	788,076	813,622
Other assets		1,177,695	1,233,382
Total non-current assets		**378,345,234**	**378,077,690**
Total assets		**$ 402,857,175**	**$ 414,841,337**

Financial Information

Balance Sheet

Figures in thousands of pesos

Liabilities and Trustors´/ Beneficiaries' Capital	Notes	31/03/2026	31/12/2025
Short-term liabilities:			
Borrowings	**9**	$ 12,880,267	$ 11,947,917
Interest payable		1,780,906	1,691,886
Accounts payable and accrued expenses	**11**	4,487,214	4,076,567
Helios acquisition consideration payable		693,569	693,569
Accounts payable due to acquisition of investment properties		516,418	516,418
Deposits from tenants		188,507	269,903
Deferred revenues from leases		404,780	366,284
Lease rights		111,915	107,212
Due to related parties	**13**	536,199	311,085
Derivative financial instruments	**10**	-	2,063,241
Total short-term liabilities		**21,599,775**	**22,044,082**
Long-term liabilities:			
Borrowings	**9**	137,648,943	138,914,573
Accounts payable and accrued expenses		71,370	71,040
Deposits from tenants		1,988,975	1,856,562
Deferred revenues from leases		575,471	588,762
Derivative financial instruments	**10**	3,014,336	1,858,439
Total long-term liabilities		**143,299,095**	**143,289,376**
Total liabilities		**164,898,870**	**165,333,458**
Trustors'/ Beneficiaries' Capital			
Trustors' contributions	**14**	101,261,287	102,379,312
Retained earnings		89,709,225	100,285,720
Valuation of derivative financial instruments in cash flow hedges / Actuarial valuation effects-benefit plans		(1,791,007)	(1,647,475)
CBFIs repurchase reserve		1,518,937	1,405,420
Total controlling interest		**190,698,442**	**202,422,977**
Non-controlling interest		47,259,863	47,084,902
Total Trustors'/ Beneficiaries' capital		**237,958,305**	**249,507,879**
Total liabilities and Trustors'/ Beneficiaries' capital		$ **402,857,175**	$ **414,841,337**

Financial Information

Income Statement

Figures in thousands of pesos

	31/03/2026	31/03/2025
Revenue from:		
Leases of investment property	$ 7,118,178	$ 6,756,570
Maintenance	740,165	711,597
Dividends of fiduciary rights' leases	78,428	59,893
Interest income from financial assets	70,410	74,392
Mangement fees	-	2,327
	8,007,181	**7,604,779**
Expenses from:		
Management fees	-	(245,142)
Corporate and administrative expenses	(560,015)	(665,216)
Maintenance expenses	(1,183,394)	(975,239)
Property taxes	(207,910)	(205,343)
Insurance	(130,059)	(109,219)
	(2,081,378)	**(2,200,159)**
Operating income	**5,925,803**	**5,404,620**
Interest expense	(2,948,522)	(3,117,668)
Interest income	224,153	114,346
Income after financial expenses	**3,201,434**	**2,401,298**

Financial Information

Income Statement

Figures in thousands of pesos

	31/03/2026	31/03/2025
Profit on sale of financial assets of properties	82,500	-
Foreign exchange (loss) gain, net	(1,093,412)	(706,483)
Valuation effect on financial instruments	177,750	95,124
Adjustment to fair value of investment properties and investment in associates	(169,727)	(15,595)
Administrative platform amortization	(25,546)	(25,546)
Amortization of bank and other financial charges	(60,229)	(132,760)
Other income (expenses)	(8,515)	(2,736)
Executive bonus	(124,076)	(27,610)
Consolidated net income	**$ 1,980,179**	**$ 1,585,692**
Other comprehensive results:		
Items that will be subsequently reclassified to results - gain (loss) on valuation of financial instruments	(62,144)	120,652
Consolidated comprehensive income	**$ 1,918,035**	**$ 1,706,344**
Consolidated net income:		
Controlling interest	1,372,386	1,569,191
Non-controlling interest	607,793	16,501
	$ 1,980,179	**$ 1,585,692**
Consolidated comprehensive income:		
Controlling interest	1,228,854	1,689,843
Non-controlling interest	689,181	16,501
	$ 1,918,035	**$ 1,706,344**

Financial Information
Cash Flow
Figures in thousands of pesos

	31/03/2026	31/03/2025
Operating activities:		
Net Consolidated income of the period	**$ 1,980,179**	**$ 1,585,692**
Adjustments to non-cash items:		
Adjustment to the fair value of investment properties, financial assets of properties and investments in associates	169,727	15,595
Unrealized exchange effects	1,211,396	511,945
Profit on sale of financial assets of properties	(82,500)	-
Amortizations and provisions for expenses	826,754	789,140
Executive Bonus	124,076	27,610
Interest income	(224,153)	(114,346)
Interest expense	2,948,522	3,117,668
Effect of valuation on derivative financial instruments	(177,750)	(95,124)
Other non-cash transactions	2,583	979
Total	6,778,834	5,839,159
Changes in working capital:		
(Increase) decrease in:		
Lease receivables	(816,815)	(15,514)
Other accounts receivable	(48,052)	9,914
Accounts receivable – related parties	7,629	(204,270)
Recoverable taxes, manily VAT	157,475	34,442
Prepaid expenses and other assets	(868,037)	(727,516)
Increase (decrease) in:		
Trade accounts payable and accrued expenses	(747,307)	39,180
Rents collected in advance	25,204	(72,350)
Lease rights	4,702	(17,387)
Deposits from tenants	51,017	25,579
Due from related parties	206,935	(1,384)
Net cash flow provided by operating activities	4,751,585	4,909,853

Financial Information

Cash Flow

Figures in thousands of pesos

	31/03/2026	31/03/2025
Investment Activities:		
Investments in project development	(304,719)	(693,880)
Advances and Acquisitions of investment properties	(741,867)	-
Insurance recovery	1,101	4,953
Sale of financial assets of properties	352,000	-
Cost of loans capitalized on investment properties	(56,791)	(197,366)
Investments in associates	(7,365)	-
Helios Consideration	-	(2,501,022)
Interest charged	224,153	114,346
Net cash flow used in investing activities	(533,488)	(3,272,969)
Financing Activities:		
Payments on borrowings	(1,542,044)	(21,277,411)
Proceeds from borrowings	2,480,000	23,658,368
Derivative financial instruments	(37,482)	(233,266)
Distributions to Trustors / Beneficiaries	(3,081,653)	(2,111,434)
Repurchase of CBFIs	-	(198,891)
Restricted deposit	(4,089)	-
Interest paid	(2,654,479)	(3,984,278)
Net cash flow used in financing activities	(4,839,747)	(4,146,912)
Cash and cash equivalents:		
Net (decrease) increase in cash and cash equivalents	(621,650)	(2,510,028)
Cash and Cash equivalents at the beginning of the period	13,721,823	4,518,601
Cash and cash equivalents at the end of the period	**$ 13,100,173**	**$ 2,008,573**

FUNO 15TH ANNIVERSARY

Upcoming Results

Report	Date
Second quarter 2026	Tentatively, July 28, 2026
Third quarter 2026	Tentatively, October 28, 2026
Fourth quarter 2026	Tentatively, February 25, 2027
First quarter 2027	Tentatively, April 27, 2027

Glossary:

NOI:
The net operating income is calculated by subtracting from the total income: operating expenses, maintenance expenses, property tax, insurance and non-recurring expenses; it excludes financial revenues/expenses and the management fee.

FFO:
Funds from operations are calculated by eliminating the effects of items that do not require cash, and adding/ subtracting to the net consolidated income of the following: 1) Fair value adjustment; 2) foreign exchange rate variation; 3) valuation effect of financial instruments; 4) banking commissions amortization; 5) provision for executive bonus; 6) amortization of the administrative platform; 7) non-controlling participation; and 8) non-recurring items.

AFFO:
AFFO is obtained by adjusting the FFO when adding/ subtracting 1) the gain in the sale of investment properties and subtracting 2) maintenance CAPEX.

Net Asset Value (NAV):
"Fair Market Value" of all assets in the company. Including, but not limited to all properties after liabilities and obligations are subtracted. For the valuation of Investment Properties, we use rent capitalization, replacement cost and comparable transactions. In addition, properties under development and land reserves are valued at cost.

Fair Value of Investment Properties:
Determined once a year by an independent appraiser. This study considers three main methodologies in the valuation process: 1) property replacement cost; 2) value of comparable transactions; and 3) rent capitalization. Each category has its own weighted average depending on the specific condition of each of the properties (they are not equally weighted).

Fair value adjustment:
The result of the variation of the fair value of investment properties during the period.

Interest Capitalization:
The allocation of the interest of the period that corresponds to the part of the debt used for development.

Available funds for distribution:
For FUNO available funds for distribution equals AFFO of the period, even though the legal requirement equals 95% of the fiscal exercise.

Glossary:

Developments:
Projects under construction.

Properties in Operation:
Refers to properties that are part of the operating portfolio. Including the properties in the *"In Service"* category.

Number of operations:
Defines the different uses in a single property based on the business segment. The company has mixed-use properties and requires different operators for convenience/efficiency. Samara is a good example, in which there is a corporate office operator and another for the shopping center and hotel.

Leasing Spreads:
Considers the change in rent per square meter of contracts that were modified, due to a contract renewal, changing the conditions of the agreement and considering only fixed rent.

Constant Properties:
Compares the revenue performance, price per square meter, GLA and constant occupancy over time. In terms of revenues and price per square meter, they are considered fixed + variable rents.

Properties "*In Service*" or transition:
With the goal of adding more transparency to the disclosure of occupancy at the properties, we have incorporated a new classification.
Properties will be considered *In Service* if they meet the following criteria:
1. Properties under development that were completed during the reported quarter.
2. Properties in operation that saw their occupancy interrupted, affecting said occupancy at a rate greater than 75% due to renovations to be completed in a period greater than a year.
3. Properties acquired during the quarter with occupancy levels below 25%.
Note: Properties under development with construction completion dates that have *pre-leasing* equal or greater than 90% (i.e. Built to suit) will be accounted for directly as properties in operation.
The stabilization period per segment is as follows:

- Industrial: 12 months
- Retail: 18 months
- Office: 24 months

After the above-mentioned period, properties will be automatically considered properties in operation.