FUNO

15TH ANNIVERSARY

2Q26

INFORMATION SUPPLEMENT

Conference Call

Fibra Uno invites you to join its quarterly Conference Call to discuss 2Q26 earnings results.

The conference call will take place on Thursday, July 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**

Analyst Coverage

Company	Analyst	E-mail
Actinver	Helena Ruiz	hruiza@actinver.com.mx
Bank of America	Carlos Peyrelongue	carlos.peyrelongue@bofa.com
BBVA	Francisco Chavez	f.chavez@bbva.com
Bradesco BBI	Rodolfo Ramos	rodolfo.ramos@bradescobbi.com
BTG Pactual	Gordon Lee	Gordon.Lee@btgpactual.com
Citi	Andre Mazini	andre.mazini@citi.com
GBM	Anton Mortenkotter	eamortenkotter@gbm.com
Goldman Sachs	Jorel Guilloty	Jorel.Guilloty@gs.com
Kapital	Alejandra Marcos	amarcos@kapital.com
Itau BBA Securities	Pablo Ricalde	Pablo.ricalde@itaubba.com
JP Morgan	Adrian Huerta	adrian.huerta@jpmorgan.com
Morgan Stanley	Alejandra Obregón	Alejandra.Obregon@morganstanley.com
Punto Casa de Bolsa	Armando Rodriguez	armando.rodiguez@signumreseach.com
Santander	Abraham Fuentes	abfuentes@santander.com.mx
Scotiabank	Francisco Suarez	Francisco.Suarez@scotiabank.com

FIBRA UNO INCREASES FFO PER CBFI BY 9.4% YoY

Mexico City, Mexico, July 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 second quarter of 2026.

Second Quarter 2026 Highlights

- **82.4% NOI margin** over properties revenues.
- **FFO increased by Ps. $93.7 million or 3.8% QoQ**.
- **Quarterly distribution per CBFI[(1)] grew 3.2%** to reach **Ps. $0.6398,** with a quarterly **AFFO payout of 98.6%**, fully attributable to fiscal result.
- Consolidated portfolio occupancy remained stable at **95.7%.**
- **1,220 bps** increase in MXN-denominated contract renewals in the industrial segment, **730 bps** in the *“Others”* segment, **590 bps** in the office segment, and **470 bps** in the retail segment.
- **1,560 bps** increase in USD-denominated contract renewals in the retail segment, **510 bps** increase in the industrial segment, and **260 bps** increase in the office segment.

Compared to Second Quarter 2025 Highlights

- Total revenues **increased Ps. $416.2 million** or **5.5% YoY.**
- **NOI** grew **Ps. $324.0 million** or **5.8% YoY.**
- **EBITDA** grew **Ps. $575.7 million** or **10.8% YoY.**
- **FFO** grew **Ps. $227.2 million** or **9.7% YoY**.
- **Distribution** grew by **12.2% YoY.**
- **GLA** grew by **12.1% YoY.**
- Total portfolio **occupancy** rate increased by **70 bps**.

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

FUNO 15TH ANNIVERSARY

CEO Comments

Dear all,

The second quarter of 2026 marked an important step forward for FUNO. Our results reflect not only the strength of our portfolio and the quality of our assets, but also the disciplined execution of a strategy we have been building over several years. Despite continued market volatility and uncertainty, FUNO has consistently demonstrated its ability to deliver profitable growth, maintaining a strong balance sheet, and creating long-term value for our investors.

Our quarterly results reported year-over-year increases of **5.5% in total revenue**, while **NOI grew 5.8%** and **EBITDA rose by 10.8%.** In addition, **FFO per CBFI grew 9.4%** to Ps. 0.6743 per certificate, enabling us to increase our quarterly distribution by **12.2%**, while maintaining a prudent distribution policy equivalent to 98.6% of the quarter's AFFO.

These results reflect the structural strength of our business. Consolidated occupancy reached **95.7%**, up 70 basis points year over year, while lease renewals continued to generate healthy rent increases, particularly in our industrial portfolio, where demand remains robust. Our ability to drive rental growth, combined with disciplined cost management, allowed us to maintain a **NOI margin of 82.4%**, among the highest in the sector.

It is important to highlight that during the quarter, we began to see the **benefits of our internalization** more clearly. Our new corporate and financial structure is beginning to translate into greater operating and administrative efficiencies, contributing to a significant expansion in EBITDA, which is now equivalent to our NOI. It is important to note that the year-over-year growth in revenue, EBITDA, and FFO was achieved following the internalization process, which not only eliminated management fees but also resulted in the loss of rental income from the properties used as payment. In addition, lower interest expense following the transfer of the Samara loan further reduced our financing costs, reinforcing the savings expected from this transaction.

Our portfolio continues to benefit from strong underlying fundamentals. Our industrial assets remain supported by structural trends such as the regionalization of global supply chains, while our retail and office segments continue to perform favorably, supported by healthy demand for additional space from existing tenants, stable occupancy, and a gradual recovery in rental rates. Our diversification across property types and geographies remains one of FUNO’s key competitive advantages.

We also continued to strengthen our balance sheet. At quarter-end, **NAV per CBFI reached Ps. 50.20**, reflecting the intrinsic value of our high-quality portfolio of nearly 600 properties that continue to generate stable and growing cash flows.

Beyond our financial performance, we remain committed to operating responsibly and sustainably. This quarter, FUNO was once again included in the Dow Jones Best-in-Class Sustainability Index. We also continued to strengthen our ESG initiatives by enhancing climate-risk disclosures, expanding inclusion and accessibility programs, and supporting the communities where we operate.

Looking ahead, we remain optimistic about the second half of the year. Our well-occupied portfolio continued rental growth, an increasingly efficient financial structure, and the growing benefits of internalization position us well for continued success. We will remain focused on disciplined capital allocation, strong cash flow generation, and creating sustainable long-term value for our certificate holders.

Finally, I would like to express my sincere gratitude for the continued trust you place in FUNO. We remain fully committed to managing our investors' capital responsibly, with a long-term vision and consistent execution, as we continue strengthening FUNO's position as the leading real estate platform in Latin America.

Sincerely,
André El-Mann
CEO, FUNO

Quarterly Relevant Information

Financial Indicators

Figures in million pesos

	2Q26	1Q26	2Q25	Δ% QoQ	Δ% YoY	Accum. 2026	Accum. 2025	Δ% Accum. YoY
Total Revenues(1)	7,859.0	7,936.8	7,430.9	-1.0%	5.8%	15,795.8	14,961.3	5.6%
Income from financial assets(2)	62.4	70.4	74.4	-11.3%	-16.1%	132.9	148.8	-10.7%
Total Revenues	**7,921.5**	**8,007.2**	**7,505.3**	**-1.1%**	**5.5%**	**15,928.7**	**15,110.0**	**5.4%**
Rental revenues (3)	7,161.1	7,267.0	6,782.7	-1.5%	5.6%	14,428.1	13,673.5	5.5%
Net Operating Income (NOI)	5,902.6	5,925.8	5,578.5	-0.4%	5.8%	11,828.4	11,228.3	5.3%
NOI Margin over total revenue(4)	74.5%	74.0%	74.3%	0.5%	0.2%	74.3%	74.3%	-0.1%
NOI Margin over properties'rental revenue(5)	82.4%	81.5%	82.2%	0.9%	0.2%	82.0%	82.1%	-0.1%
EBITDA	**5,902.6**	**5,925.8**	**5,326.9**	**-0.4%**	**10.8%**	**11,828.4**	**10,731.5**	**10.2%**
EBITDA Margin(6)	82.4%	81.5%	78.5%	0.9%	3.9%	82.0%	78.5%	3.5%
Funds from Operations (FFO)	2,572.1	2,478.3	2,344.8	3.8%	9.7%	5,050.4	4,729.6	6.8%
FFO Margin	35.9%	34.1%	34.6%	1.8%	1.3%	35.0%	34.6%	0.4%
PER CBFI								
NOI (7)	1.5473	1.5551	1.4660	-0.5%	5.5%	3.1024	2.9494	5.2%
FFO (7)	0.6743	0.6504	0.6162	3.7%	9.4%	1.3246	1.2423	6.6%
AFFO (7)	0.6528	0.6720	0.6162	-2.9%	5.9%	1.3248	1.2423	6.6%
Distribution (8)	0.6398	0.6200	0.5700	3.2%	12.2%	1.2598	1.1250	12.0%
CBFIs								
Total outstanding average during the period (9)	3,814.7	3,810.6	3,805.3	0.1%	0.2%	3,814.7	3,805.3	0.2%
Total outstanding at the end of the period (9)	3,838.8	3,810.6	3,805.3	0.7%	0.9%	3,838.8	3,805.3	0.9%
OPERATIONAL METRICS								
Total GLA (´000 sqft) (10)	134,539.1	132,976.4	120,058.1	1.2%	12.1%	134,539.1	120,058.1	12.1%
Number of operations (11)	620	617	614	0.5%	1.0%	620	614	1.0%
Average contract term (years)	3.6	3.8	3.9	-3.6%	-6.5%	3.6	3.9	-6.5%
Total Occupancy	95.7%	95.7%	95.0%	0.0%	0.7%	95.7%	95.0%	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) Except for Income from financial assets.
(2) Memorial portfolio´s revenue reclassification.
(3) Includes revenue from Torre Diana, Torre Mayor and Antea Trust's rights, as well as Fibra NEXT´s portfolio.
(4) NOI/Total Revenue
(5) NOI/Rental Revenue
(6) EBITDA/Rental Revenue
(7) Calculated with the average CBFIs of the period.
(8) Distribution per CBFI is calculated based on estimated CBFIs eligible for distribution at distribution day 3,838,823,784. Details are revealed in the communications related to each of the distributions.
(9) Millions of CBFIs
(10) Includes total GLA of Torre Mayor, Torre Latino, Torre Diana and Antea, Santin, and San José, as well as In Service GLA.
(11) Number of operations by segment. The total number of properties is 599.

Breakdown of NOI margin over property revenue:

Figures in million pesos

	2Q26	1Q26	2Q25	Δ% QoQ	Δ% YoY	Accum. 2026	Accum. 2025	Δ% Accum. YoY
Rental Revenues(1)	7,038.6	7,188.6	6,719.8	-2.1%	4.7%	14,227.2	13,550.8	5.0%
Dividends from fiduciary rights	122.4	78.4	62.9	56.1%	94.7%	200.9	122.8	63.6%
Management fees	0.0	0.0	4.2	0.0%	-100.0%	0.0	6.5	-100.0%
Total property Income	**7,161.1**	**7,267.0**	**6,786.9**	**-1.5%**	**5.5%**	**14,428.1**	**13,680.1**	**5.5%**
Administrative Expenses	-562.6	-560.0	-633.9	0.5%	-11.2%	-1,122.6	-1,299.1	-13.6%
Tenant Reimbursements - operating expenses	-356.1	-443.2	-241.6	-19.7%	47.4%	-799.4	-505.2	58.2%
Property taxes	-209.9	-207.9	-209.1	0.9%	0.4%	-417.8	-414.4	0.8%
Insurance	-129.9	-130.1	-123.8	-0.1%	5.0%	-260.0	-233.0	11.6%
Total Operating Expenses	**-1,258.5**	**-1,341.2**	**-1,208.3**	**-6.2%**	**4.2%**	**-2,599.7**	**-2,451.8**	**6.0%**
Net Operating Income (NOI)	**5,902.6**	**5,925.8**	**5,578.5**	**-0.4%**	**5.8%**	**11,828.4**	**11,228.3**	**5.3%**
NOI margin over Rental revenues	**82.4%**	**81.5%**	**82.2%**	**0.9%**	**0.2%**	**82.0%**	**82.1%**	**-0.1%**
Management fees	0.0	0.0	-251.6	0.0%	-100.0%	0.0	-496.8	-100.0%
EBITDA	**5,902.6**	**5,925.8**	**5,326.9**	**-0.4%**	**10.8%**	**11,828.4**	**10,731.5**	**10.2%**
EBITDA margin over Rental revenues	**82.4%**	**81.5%**	**78.5%**	**0.9%**	**3.9%**	**82.0%**	**78.4%**	**3.5%**

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

Quarterly MD&A

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

Revenues

FUNO´s total revenue decreased by Ps. $85.7 million or -1.1% QoQ, reaching Ps. $7,921.5 million. Total revenues increased by Ps. $416.2 million or 5.5%. YoY. This was mainly driven by:

i. The sale of 8 properties from the *Memorial* portfolio in 1Q26.
ii. Inflation-driven increases in active contracts.
iii. Rent increases on lease renewals.
iv. The impact of seasonality on variable revenue.
v. The effect of Fibra NEXT´s consolidation.

Occupancy

FUNO's operating portfolio occupancy rate remined stable at **95.7%**, compared to the previous quarter.

i. The retail portfolio reported a **93.9%** occupancy rate, 20 bps below 1Q26.
ii. The office portfolio recorded an **82.1%** occupancy rate, stable compared to 1Q26.
iii. The *"Others"* portfolio recorded a **99.2%** occupancy rate, stable compared to 1Q26.
iv. The industrial portfolio recorded a **97.8%** occupancy rate, stable compared to 1Q26.
v. The "*In Service"* portfolio recorded a **16.4%** occupancy rate, 630 bps above the previous quarter.

Operating Expenses, Property Taxes, and Insurance

Total operating expenses decreased by Ps. $66.9 million, or -5.6% compared to the previous quarter, mainly due to the seasonality of certain expenses. Compared to 2Q25, operating expenses increased by Ps. $156.6 million, or 16.3% YoY. This was mainly due to a reclassification of certain expenses and the consolidation of Fibra NEXT.

Property taxes increased by Ps. $2.0 million or 0.9% vs. 1Q26. This variation reflects the addition of three new properties to the industrial portfolio. Compared to 2Q25, there was an increase of Ps. $0.8 million or 0.4% YoY.

Insurance expenses decreased by Ps. $0.1 million, or -0.1% QoQ. Compared to 2Q25, insurance expenses increased by Ps. $6.2 million, or 5.0%, mainly due to the sale of properties from the portfolio, partially offset by the consolidation of Fibra NEXT..

Net Operating Income (NOI)

NOI decreased by Ps. $23.2 million, or -0.4%, vs. 1Q26, to reach Ps. $5,902.6 million. The NOI margin calculated over rental revenue was 82.4%(1) and 74.5% over total revenue. Compared to 2Q25, NOI increased by Ps. $324.0 million or 5.8% YoY. This was mainly due to the **elimination of fees following the advisor's internalization**.

Interest Expense and Income

Net interest expense decreased by Ps. $63.9 million, or -2.3%, compared to 1Q26, and decreased by Ps. $300.9 million, or -10.2% YoY. This was mainly due to:

i. The impact of lower peso interest rates on our variable-rate debt.
ii. The appreciation of the peso against the U.S. dollar, which appreciated from Ps. $ 18.0667 to Ps. $17.4700 QoQ, and from Ps. $18.8928 to Ps. $17.4700 YoY.
iii. The impact of changes in the fair value of our derivative financial instruments.
iv. The exit of Samara's loan for Ps. $1,856.4 million and its related interest expense, as part of the advisor's internalization.
v. Partially offset by investment income earned on Fibra NEXT's cash proceeds raised in the equity offering and lower capitalized interest.

Funds from Operations (FFO)

As a result of the above, funds from operations controlled by FUNO increased by Ps. $93.7 million, or 3.8% QoQ, reaching Ps. $2,572.1 million. Compared to 2Q25, the FFO increased by Ps. $227.2 million, or 9.7% YoY.

Adjusted Funds from Operations (AFFO)

FUNO´s AFFO decreased by Ps. $70.8 million, or -2.8% compared to 1Q26, reaching a total of Ps. $2,490.1 million, mainly due to the absence of gains from property sales during 2Q26, as well as the AFFO adjustment associated with Fibra NEXT. Compared to 2Q25, AFFO increased by Ps. $145.3 million or 6.2% YoY.

FFO and AFFO per CBFI

During the second quarter of 2026, FUNO released 28,173,932 CBFIs related to the ECP(3), closing the quarter with 3,838,823,784 CBFIs outstanding. The FFO and AFFO per average CBFI(2) were Ps. $0.6743 and Ps. $0.6528, respectively, with quarterly variations of 3.7% and -2.9%. Compared to 2Q25, the average FFO and AFFO per CBFI (2) increased by 9.4% and 5.9%, respectively, YoY.

Quarterly Distribution

The 2Q26 distribution reached to Ps. $2,456.0 million or Ps. $0.6398 per CBFI, with a quarterly AFFO payout of 98.6%, fully attributable to the fiscal result. Compared to 2Q25, the distribution increased by 12.2%.

(1) Refer to the NOI margin breakdown on page 7. (2) Calculated with the period´s average CBFIs. (3) Executive Compensation Plan.

Balance Sheet

Accounts Receivable

Accounts receivable in 2Q26 totaled Ps. $2,667.2 million, a decrease of Ps. $106.4 million, or -3.8%, from the previous quarter. This was mainly due to an improvement in collections from certain tenants. Compared to 2Q25, accounts receivable increased by Ps. $258.6 million or 10.7%, mainly driven by the consolidation of Fibra NEXT.

Investment Properties

The value of our investment properties, including financial assets and investments in associates, increased by Ps. $5.8 billion or 1.6% vs. 1Q26. Compared to 2Q25, it increased by Ps. $38.8 billion or 11.3%. This was driven by:

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

Debt

Total debt at the end of 2Q26 stood at Ps. $148,876.2 million, compared to Ps. $151,657.9 million in the previous quarter.
This variation was mainly due to:

i. Amortization payments of Ps. $68.4 million in mortgage loans.
ii. The exchange rate effect, as the peso appreciated against the dollar from Ps. $18.0667 to Ps. $17.4700 per USD.

Total Equity

Total equity increased by Ps. $2,770.3 million, or 1.2% in 2Q26 compared to the previous quarter (including controlling and non-controlling interests). Compared to 2Q25, it increased by Ps. $49,164.4 million or 25.7%. This was mainly due to:

i. The consolidation of Fibra NEXT.
ii. Net income generated in the qurter.
iii. Derivatives valuation.
iv. Shareholders' distribution related to 1Q26 results, and
v. Executive Compensation Program (ECP) provision.

Operating results

Leasing spreads:
Rent increases on renewed contracts in MXN were **1,220 bps** in the industrial segment, **730 bps** in the "*Others*" segment, **590 bps** in the office segment, and **470 bps** in the retail segment. L*easing spreads* above the peso-weighted average inflation (INPC) of 3.8% were 840 bps in the industrial segment, 350 bps in the "*Others*" segment, 210 bps in the office segment, and 90 bps in the retail segment.
For dollar-denominated lease renewals, rent increases were **1,560 bps** in the retail segment, **510 bps** in the industrial segment, and **260 bps** in the office segment. *Leasing spreads* versus dollar-weighted average inflation (CPI) of 2.9% were 1,270 bps in the retail segment, 220 bps in the industrial segment, and -30 bps in the office segment.
For more details, see page 22.

Constant Properties:
The rental price per square meter in constant properties increased by **6.2%,** compared with the annual weighted average inflation of 3.7%. Therefore, we recorded a 2.5% increase in real terms. This was mainly due to the ~6.3% YoY appreciation of the peso and its effect on dollar-denominated leases.
For more details, see page 17.

Subsegment:
At the subsegment level, the portfolio´s total annual rent per square foot increased from Us. $12.9[1] to Us. $13.1[1], or 1.4% compared to the previous quarter. This was mainly due to increases from contract renewals, as well as inflation-related increases in existing contracts.
Total NOI (at the property level) decreased by 1.2% compared to the previous quarter. This was mainly due to the following:

a) In the Retail segment, the *Fashion mall* subsegment´s NOI decreased 5.0%, the *Regional Center* subsegment´s NOI decreased 3.2%, and the *Stand-alone* subsegment´s NOI increased 0.8%. The decrease was mainly due to the seasonality of variable revenue.
b) The *Office* segment's NOI decreased 5.9%, due to penalties incurred in the previous quarter.
c) The *Others* segment's NOI remained stable.
d) The *Industrial* segment's NOI increased 2.8%, mainly driven by the inclusion of revenue from *Calopark* during the quarter.

For more details, see page 25.

1) Assumes an FX rate of Ps. 17.48 for all calculations.

NOI and FFO Conciliation

Figures in million pesos

	2Q26	1Q26	2Q25	Δ% QoQ	Δ% YoY	Accum. 2026	Accum. 2025	Δ% Accum. YoY
Rental revenues[1]	7,161.1	7,267.0	6,782.7	-1.5%	5.6%	14,428.1	13,673.5	5.5%
Total Revenues	7,921.5	8,007.2	7,505.3	-1.1%	5.5%	15,928.7	15,110.0	5.4%
- Administrative Expenses	-562.6	-560.0	-633.9	0.5%	-11.2%	-1,122.6	-1,299.1	-13.6%
- Operating Expenses	-1,116.5	-1,183.4	-960.0	-5.6%	16.3%	-2,299.9	-1,935.2	18.8%
- Property Taxes	-209.9	-207.9	-209.1	0.9%	0.4%	-417.8	-414.4	0.8%
- Insurance	-129.9	-130.1	-123.8	-0.1%	5.0%	-260.0	-233.0	11.6%
Net Operating Income (NOI)	**5,902.6**	**5,925.8**	**5,578.5**	**-0.4%**	**5.8%**	**11,828.4**	**11,228.3**	**5.3%**
Margin over Total Revenues	74.5%	74.0%	74.3%	0.5%	0.2%	74.3%	74.3%	-0.1%
Margin over Rental Revenues[1]	82.4%	81.5%	82.2%	0.9%	0.2%	82.0%	82.1%	-0.1%
FFO and AFFO Reconciliation								
Consolidated Comprehensive Net Income	5,460.2	1,980.2	5,428.1	175.7%	0.6%	7,440.4	7,013.7	6.1%
+/- Fair Value Adjustments	23.4	169.7	-225.4	-86.2%	-110.4%	193.1	-209.8	-192.1%
+/- Foreign Exchange Variation, Net	-2,490.4	1,093.4	-3,017.4	-327.8%	-17.5%	-1,397.0	-2,310.9	-39.5%
+/- Valuation Effect on Financial Instruments	3.2	-177.8	40.4	-101.8%	-92.1%	-174.6	-54.7	219.1%
+ Banking Commissions Amort.	57.8	60.2	55.0	-4.1%	5.0%	118.0	187.8	-37.2%
+ Provision for the *EPC*	139.1	124.1	27.6	12.1%	403.7%	263.1	55.2	376.5%
+ Administrative Platform Amort.	25.5	25.5	25.5	0.0%	0.0%	51.1	51.1	0.0%
- Participation non-controlling	-670.1	-620.9	-20.8	7.9%	3121.3%	-1,291.0	-37.3	3359.5%
+/- Other(income/expenses)	23.4	8.5	31.8	175.2%	-26.2%	32.0	34.5	-7.4%
+/- Gain from sales of investment properties	0.0	-82.5	0.0	-100.0%	#¡DIV/0!	-82.5	0.0	-100.0%
FFO	**2,572.1**	**2,580.5**	**2,344.8**	**-0.3%**	**9.7%**	**5,152.6**	**4,729.6**	**8.9%**
+/- NEXT´s Maintenance CAPEX and leasing commissions adjustment	-82.0	-102.2	0.0	-19.8%	n/a	-184.2	0.0	n/a
+ Gain from sales of investment properties	0.0	82.5	0.0	-100.0%	0.0%	82.5	0.0	100.0%
AFFO	**2,490.1**	**2,560.8**	**2,344.8**	**-2.8%**	**6.2%**	**5,050.9**	**4,729.6**	**6.8%**
PER CBFI								
NOI[2]	1.5473	1.5551	1.4660	-0.5%	5.5%	3.1024	2.9494	5.2%
FFO[2][4]	0.6743	0.6504	0.6162	3.7%	9.4%	1.3246	1.2423	6.6%
AFFO[2]	0.6528	0.6720	0.6162	-2.9%	5.9%	1.3248	1.2423	6.6%
Distribution[3]	0.6398	0.6200	0.5700	3.2%	12.2%	1.2598	1.1250	12.0%

(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: 3,838,823,784. . Details are revealed in the communications related to each of the distributions.
(4) Consistent with AMEFIBRA FFO.

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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 2Q26:

NAV FUNO	Ps. (million)
Total controlling interest	192,701
Non-controlling interest	48,028
Total Net Asset Value	240,729
CBFIs (million)	**3,839**
NAV/CBFI (FUNO's Capital)	$ 50.20

CAP RATE	Ps. (million)
NOI(1)	26,119
Investment completed	356,112
Investments in associates	11,824
Rights over properties with operating leases	3,171
Total operating properties (2)	**371,106**
CAP RATE	7.0%

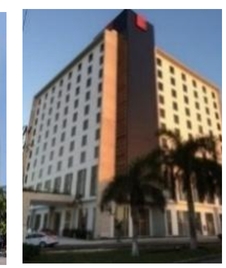
(1) NOI at property level (last quarter multiplied by 4).
(2) Includes *"In Service"* properties and the fair value of Centro Bancomer. Excludes land and properties under development.
* CBFIs at the close of the quarter.

Portfolio Summary

Retail	2Q26	1Q26	2Q25	Δ% QoQ	Δ% YoY
Total GLA (´000 sqft)	31,285.6	31,266.5	32,728.8	0.1%	-4.4%
% Revenues by Segment	36.6%	37.2%	39.6%	-0.6%	-2.9%
Number of operations[1]	141	141	147		
Average contract term (years)	3.7	3.9	3.6		
Total Occupancy	93.9%	94.1%	93.7%	-0.2%	0.2%
Office					
Total GLA (´000 sqft)	11,144.4	11,140.0	12,511.5	0.0%	-10.9%
% Contribution over Total Revenues	15.3%	15.0%	18.3%	0.3%	-2.9%
Number of operations[1]	76	76	80		
Average contract term (years)	3.2	3.7	3.8		
Total Occupancy	82.1%	82.1%	82.2%	0.0%	-0.2%
Others					
Total GLA (´000 sqft)	8,703.8	8,703.8	9,468.6	0.0%	-8.1%
% Contribution over Total Revenues	7.5%	7.5%	8.2%	-0.1%	-0.7%
Number of operations[1]	198	198	206		
Average contract term (years)	4.7	4.5	7.6		
Total Occupancy	99.2%	99.2%	99.3%	0.0%	0.0%
Industrial					
Total GLA (´000 sqft)	83,405.3	81,866.1	65,349.2	1.9%	27.6%
% Contribution over Total Revenues	40.6%	40.2%	34.0%	0.4%	6.6%
Number of operations[1]	205	202	181		
Average contract term (years)	3.5	3.7	3.5		
Total Occupancy	97.8%	97.8%	97.4%	0.0%	0.4%

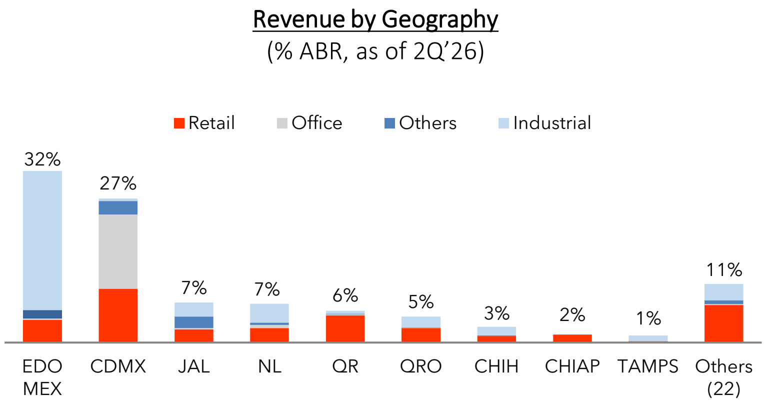


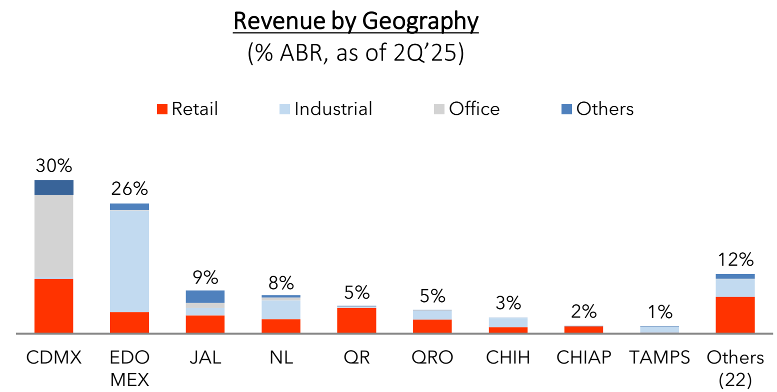




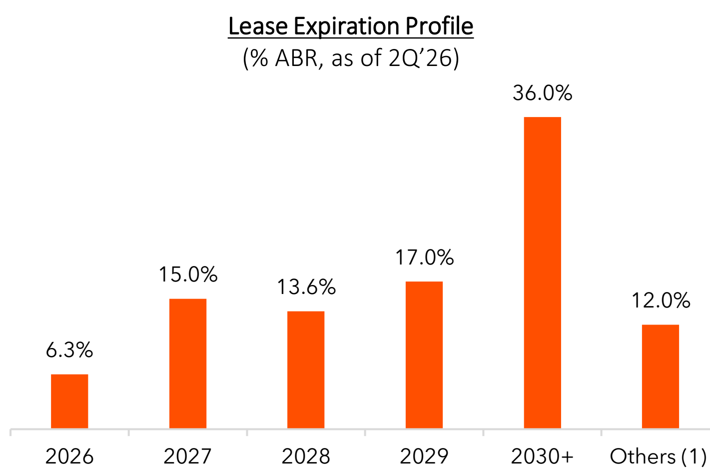

(1) Number of operations by segment. The number of properties is 599. (2) It considers revenues for signed contracts and 100% of the revenues derived from the fiduciary rights of Torre Mayor, Torre Diana and Antea, as well as 100%, of the rents at Torre Latino and Fibra NEXT. (3) Statutory leases.

Portfolio Summary





Regarding revenue by geography, **79%** of total revenue is generated from the five states among the highest economic growth in the country: State of Mexico, Mexico City, Jalisco, Nuevo Leon, and Queretaro. The contribution of these five states to total revenue increased by **1.0%** YoY. The highest increase was in the State of Mexico, which rose from 26% to 32% YoY, primarily driven by the inclusion of the Jupiter and Triple Home Run portfolios, as well as the Doña Rosa II and Calopark properties.



(1) Statutory leases.

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"*In Service*" Properties

The following tables show FUNO's operating portfolio occupancy by segment at the close of 2Q26:

		2Q26			
SEGMENT	AVAILABLE SQFT	OCCUPIED SQFT	"IN SERVICE" SQFT	TOTAL SQFT	% OCCUPANCY
RETAIL	1,901,994	29,383,589		31,285,583	93.9%
OFFICE	1,999,503	9,144,925		11,144,429	82.1%
OTHERS	67,045	8,636,741		8,703,786	99.2%
INDUSTRIAL	1,796,360	80,336,191	1,272,722	83,405,273	97.8%
TOTAL	**5,764,902**	**127,501,446**	**1,272,722**	**134,539,071**	**95.7%**

In terms of "*In Service*" properties*,* the occupancy rate at the close of 2Q26 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	1,064,203	208,519	1,272,722	16.4%	6.3%
TOTAL	**1,064,203**	**208,519**	**1,272,722**	**16.4%**	**6.3%**

Note: As of the 2Q26, the properties classified as "In Service" are *El Salto III*, *Los Reyes* and *Cancún Park II.*

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CONSTANT PROPERTY RENTS[1]

ANNUAL REVENUES AT CONSTANT PROPERTIES			
Segment	2Q25 (Us.) 000´s	2Q26 (Us.) 000´s	% Variation
RETAIL	$ 598,465	$ 653,705	9.2%
OFFICE	$ 223,726	$ 242,027	8.2%
OTHERS	$ 132,797	$ 135,245	1.8%
INDUSTRIAL	$ 483,656	$ 510,987	5.7%
Total	**$ 1,438,643**	**$ 1,541,964**	**7.2%**

OCCUPANCY AT CONSTANT PROPERTIES			
Segment	2Q25	2Q26	% Variation
RETAIL	94.2%	93.9%	-0.3%
OFFICE	81.0%	82.1%	1.0%
OTHERS	99.2%	99.2%	0.0%
INDUSTRIAL	97.4%	97.7%	0.2%
Total	**95.2%**	**95.3%**	**0.1%**

TOTAL GLA AT CONSTANT PROPERTIES			
Segment	2Q25 (SQFT)	2Q26 (SQFT)	% Variation
RETAIL	31,497,784	31,285,583	-0.7%
OFFICE	10,932,428	11,144,429	1.9%
OTHERS	8,518,539	8,690,622	2.0%
INDUSTRIAL	65,349,161	66,070,005	1.1%
Total	**116,297,912**	**117,190,639**	**0.8%**

$ /SQM AT CONSTANT PROPERTIES			
Segment	2Q25 (Us/sqft/yr)	2Q26 (Us/sqft/yr)	% Var. $/sqft/yr
RETAIL	$ 20.2	$ 22.2	10.3%
OFFICE	$ 25.3	$ 26.5	4.8%
OTHERS	$ 15.7	$ 15.7	-0.2%
INDUSTRIAL	$ 7.6	$ 7.9	4.2%
Total	**$ 13.0**	**$ 13.8**	**6.2%**

During the second quarter of 2026, FUNO recorded a 7.2% increase in same-store revenue compared to the same quarter last year. The retail segment recorded the highest growth at 9.2%, followed by the office segment with 8.2%, the industrial segment with 5.7%, and the *"Others"* segment with 1.8%. The ~6.3% appreciation of the peso during the same period was the main factor limiting growth in the total portfolio's revenue. Excluding the effect of the peso appreciation, revenue growth would have been 8.6%.

The total occupancy rate for constant properties increased by 10 bps compared to the same quarter of last year. The office segment improved its occupancy by 100 bps, the industrial segment improved by 20 bps, the *"Others"* segment remained stable, while the retail segment decreased by 30 bps. The decrease in the retail segment is considered part of the normal market dynamic due to tenants move-ins and move-outs.

Same-store total gross leasable area (GLA) increased by 0.8% YoY. The *"Others"* segment had the highest growth at 2.0%, followed by the office segment with 1.9%, and the industrial segment with 1.1%, while the retail segment decreased by 0.7%.

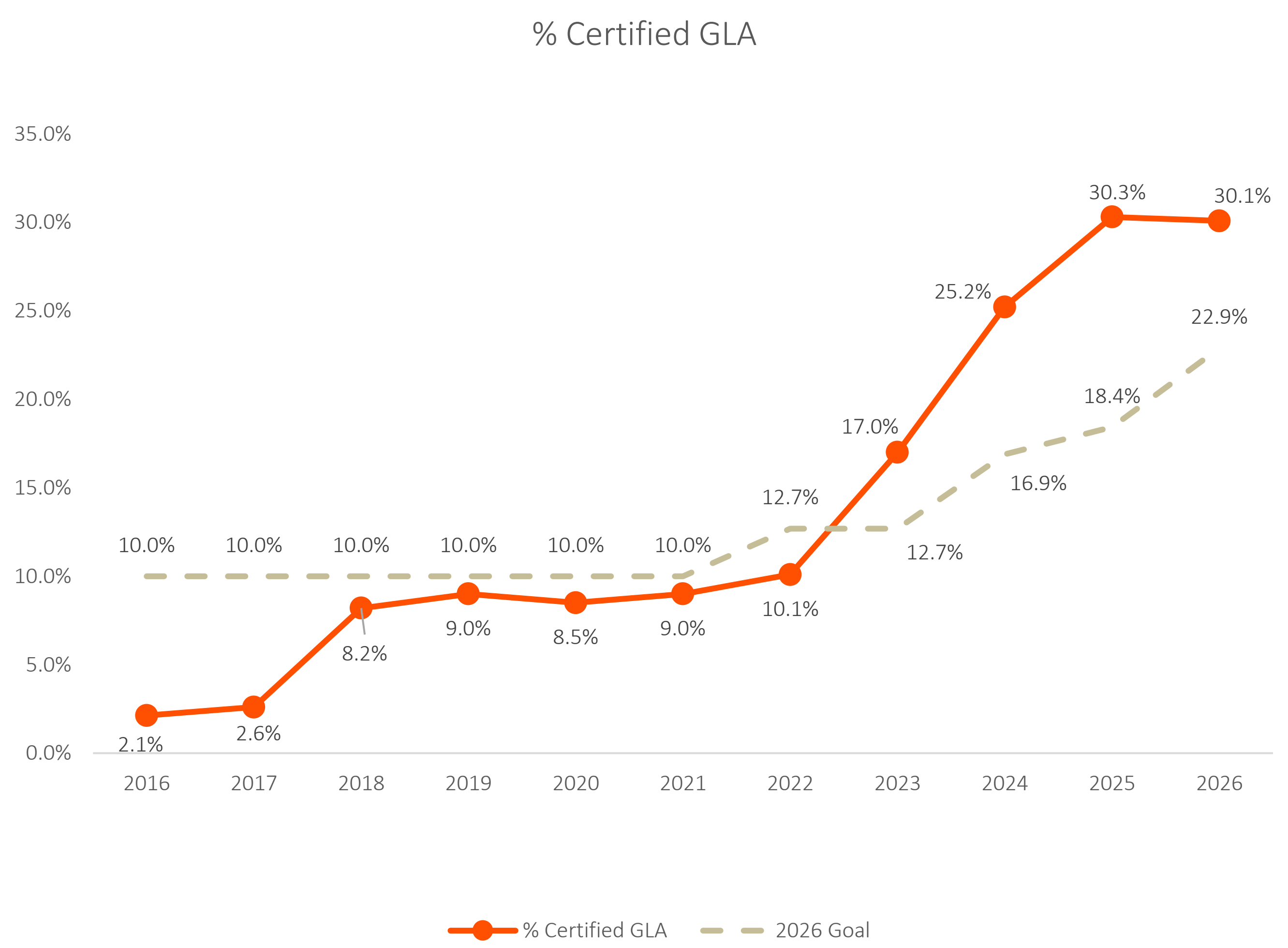
The overall nominal growth in price per square foot for constant properties was **6.2%,** compared to an annual weighted average inflation of 3.7%, resulting in a 2.5% increase in real terms. Excluding the effect of the peso appreciation, **the increase would have been 7.6%**. The retail segment grew by 10.3%, the office segment grew by 4.8%, the industrial segment grew by 4.2%, and the *"Others"* segment decreased by 0.2%. The industrial and office segments have the highest number of USD-denominated contracts.

1) Assumes FX of Ps. 17.48 for all calculations.

ESG Highlights

- FUNO published its 2025 annual report, available at: https://funo.mx/site_media/uploads/documentos/documento-haHAB-1782154020.pdf
- For the eighth consecutive year, FUNO is part of the FTSE4Good Index.
- We published our first report aligned with the IFRS S1 and IFRS S2 standards, strengthening transparency in the disclosure of sustainability and climate-related risks and opportunities available at: https://funo.mx/site_media/uploads/documentos/documento-fyfCl-1780546101.pdf
- We provided Accessibility and Inclusion training to 599 people, impacting employees and suppliers.
- FUNO reaffirmed its commitment to the Global Compact by publishing its CoP (Communication on Progress), available at: Fibra Uno | UN Global Compact.
- We held a training session with the Ministry of Economic Development of Mexico City (SEDECO) to promote the labor inclusion of our priority groups, with 237 people registered.
- In collaboration with UNICEF, we conducted a training on the detection and prevention of human trafficking at mass events, reaching 151 employees.
- In coordination with the Council to Prevent and Eliminate Discrimination of Mexico City (COPRED), we held an awareness session for our on-site operations teams, with the participation of 88 people from 72 properties.

Certified GLA



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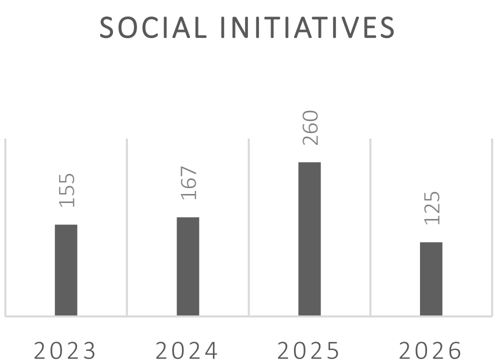
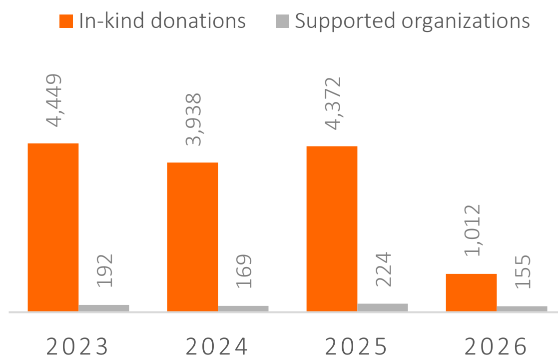
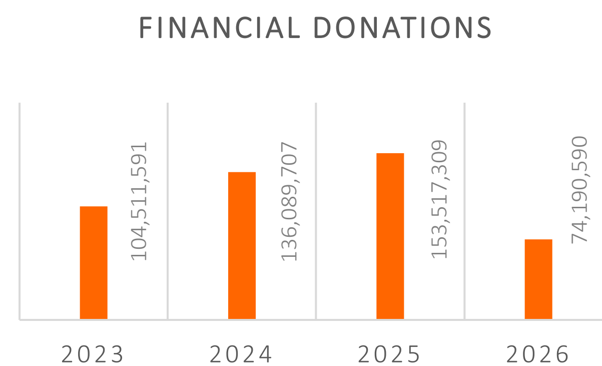
ESG Performance

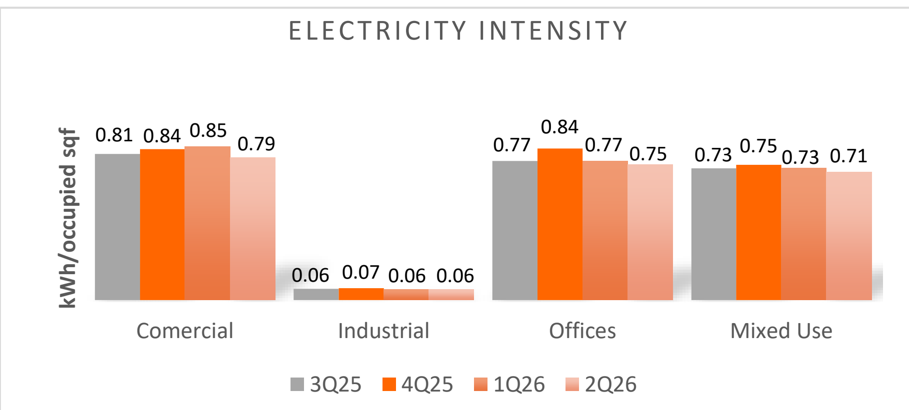
Social Information

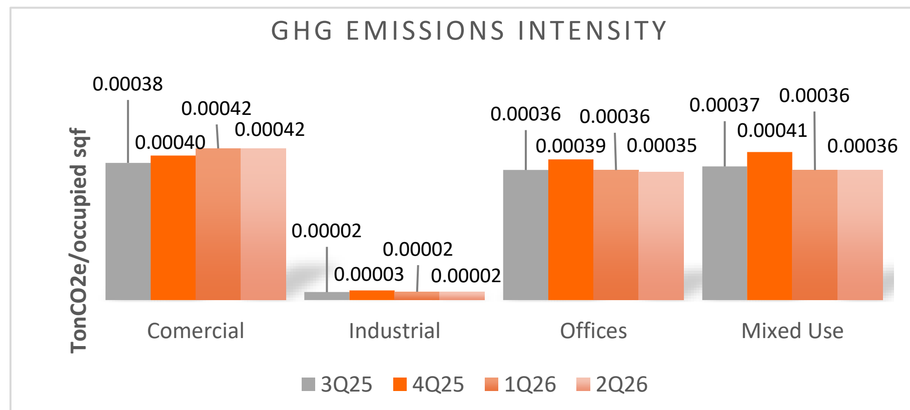






Environmental Data





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.

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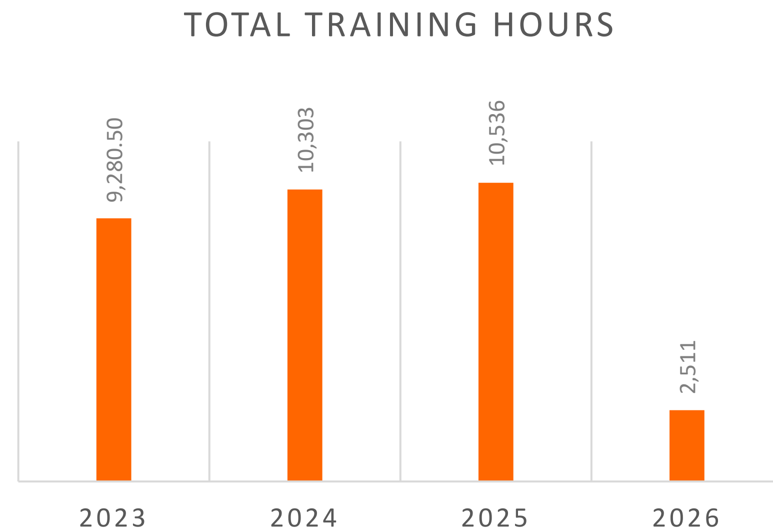
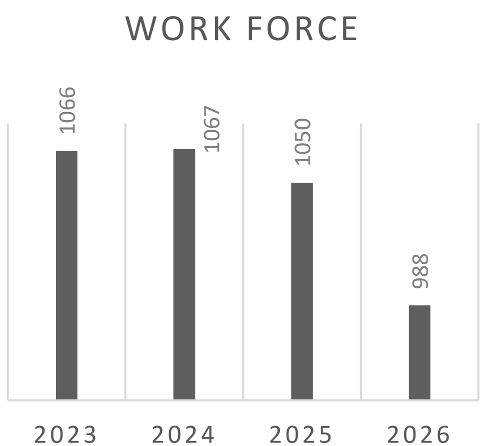
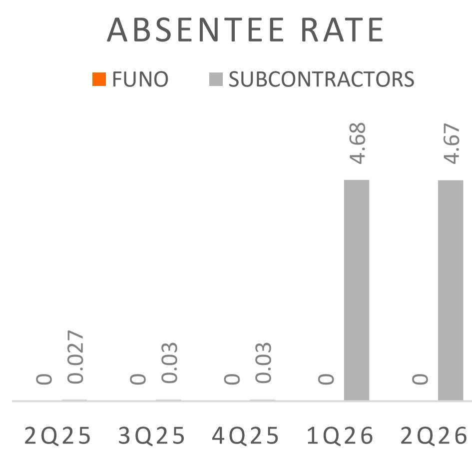
ESG Performance

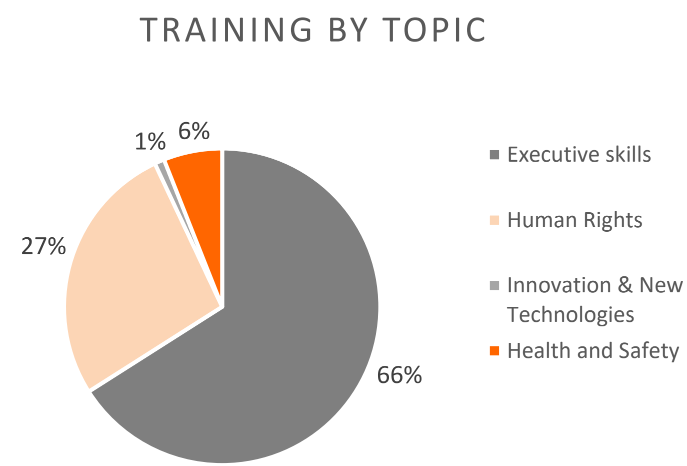
Social Information

	2Q25	3Q25	4Q25	1Q26	2Q26
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	19.59	20.37	22.0	3.90	4.66
FUNO employee turnover (%)	5.89	10.03	14.11	1.43	5.12
Internally filled positions (%)	21	28	17	4	39









(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.

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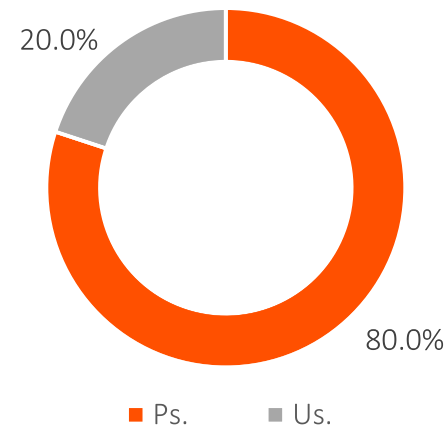
Additional Information

Revenue by segment

Segment	Revenues 1Q26 Ps. 000´s	Revenues 2Q26 Ps. 000´s	% Variation
Retail	2,964,995	2,880,982	-2.8%
Office	821,977	781,246	-5.0%
Others	764,258	685,755	-10.3%
Industrial	2,637,358	2,690,664	2.0%
TOTAL	**7,188,588**	**7,038,647**	**-2.1%**

Leases breakdown by currency



Asset Recycling Pipeline

Segment	Divestment (Ps. million)	Estimated closing date
Retail	1,900	1Q27
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.

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Leasing Spread Indicators by segment

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

LEASE SPREAD 2Q26							
Currency	Segment	# Renewals	Annualized revenues 2Q26 (Us. 000´s)	2Q26 SQFT	$/sqft/yr 1Q26	$/sqft/yr 2Q26	% Var $/sqft 1Q26 vs 2Q26
MXP	Comercial	248	18,302	391,180	$ 44.7	$ 46.8	4.7%
	Oficinas	12	1,094	36,091	$ 28.6	$ 30.3	5.9%
	Otros	1	6,581	268,511	$ 22.8	$ 24.5	7.3%
	Industrial	23	9,611	1,270,274	$ 6.7	$ 7.6	12.2%
USD	Comercial	19	1,572	13,945	$ 97.6	$ 112.7	15.6%
	Oficinas	4	1,473	72,235	$ 19.9	$ 20.4	2.6%
	Industrial	2	979	135,323	$ 6.9	$ 7.2	5.1%

During the second quarter of 2026, rent increases on renewed peso-denominated contracts were **1,220 bps** in the industrial segment, **730 bps** in the *"Others"* segment, **590 bps** in the office segment, and **470 bps** in the retail segment. *Leasing spreads* above peso-weighted average inflation (INPC) of 3.8% were 840 bps for the industrial segment, 350 bps for the *"Others"* segment, 210 bps for the office segment, and 90 bps in the retail segment.

For dollar-denominated leases, rent increases were **1,560 bps** in the retail segment, **510 bps** in the industrial segment, and **260 bps** in the office segment. *Leasing spreads* versus dollar-weighted average inflation (CPI) of 2.9% were 1,270 bps in the retail segment, 220 bps in the industrial segment, and decreased by 30 bps in the office segment. There were no renewals in the *"Others"* segment.

1) Assumes FX of Ps. 17.48 for all calculations.

Occupancy Rate by Portfolio

Portfolio	Properties (1)	Total GLA (2)	Occupied GLA (2)	Occupancy(3)
INICIAL	17	7,853,440	7,595,705	96.7%
GRIS	1	861,000	860,367	99.9%
BLANCO	1	475,750	475,750	100.0%
AZUL	18	1,121,540	1,096,328	97.8%
ROJO	178	1,316,835	1,316,835	100.0%
S. VILLAHERMOSA	1	260,128	235,791	90.6%
VERDE	1	1,276,689	1,276,689	100.0%
MORADO	16	6,098,752	5,369,130	88.0%
TORRE MAYOR	1	912,456	823,709	90.3%
PACE	2	469,234	469,234	100.0%
G30	32	22,212,892	21,433,790	96.5%
IND. INDUSTRIAL	4	1,531,450	1,515,304	98.9%
INDIVIDUALES	9	2,397,804	2,191,165	91.4%
VERMONT	31	5,223,441	5,085,941	97.4%
APOLO	46	9,918,172	9,561,638	96.4%
P12	10	1,012,833	790,434	78.0%
MAINE	5	1,473,992	1,429,811	97.0%
CALIFORNIA	25	3,316,435	3,090,114	93.2%

Portfolio	Properties (1)	Total GLA (2)	Occupied GLA (2)	Occupancy(3)
ESPACIO AGS.	1	258,892	257,213	99.4%
LA VIGA	1	857,627	589,999	68.8%
R15	4	2,371,411	2,165,202	91.3%
HOTEL C. HISTORICO	1	430,794	422,232	98.0%
KANSAS	13	4,640,565	4,348,695	93.7%
INDIANA	17	3,557,760	3,557,760	100.0%
OREGON	3	372,356	306,160	82.2%
ALASKA	6	1,360,753	928,160	68.2%
TURBO	20	6,250,496	5,888,205	94.2%
APOLO II	17	3,309,707	3,177,325	96.0%
FRIMAX	3	6,737,645	6,737,645	100.0%
TITAN	64	11,601,293	11,400,860	98.3%
HERCULES	7	4,406,957	4,365,570	99.1%
MITIKAH 2584	4	3,031,392	2,923,347	96.4%
MEMORIAL	8	646,609	646,609	100.0%
EX ROJO	11	427,388	163,597	38.3%
JUPITER	18	15,003,584	13,757,338	98.1%
TRIPLE HOME RUN	3	1,540,996	1,247,791	100.0%
Total	**599**	**134,539,068**	**127,501,443**	**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.

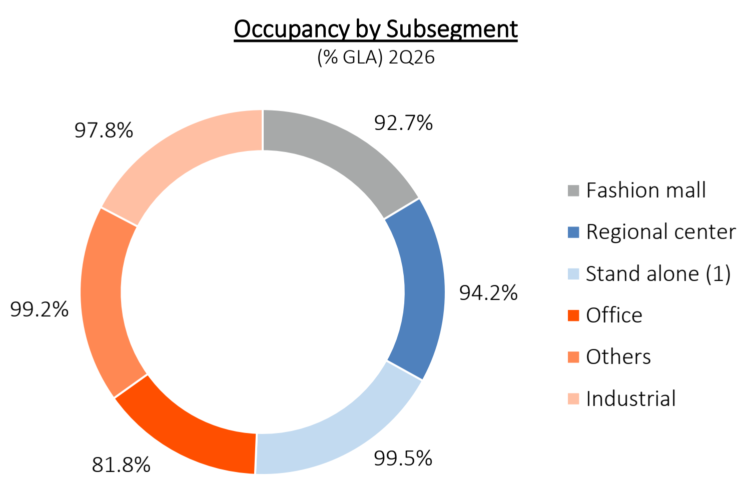
Portfolio Occupancy by Geography

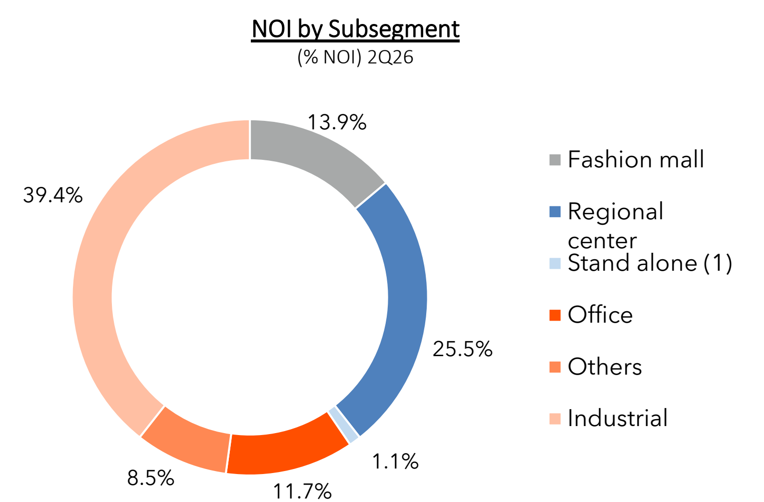
STATE	OCCUPIED GLA [1]			
	RETAIL	OFFICE	OTHERS	INDUSTRIAL
AGUASCALIENTES	369,113	13,433	94,798	467,406
BAJA CALIFORNIA	-	43,633	140,533	2,247,533
BAJA CALIFORNIA SUR	377,064	-	4,596	-
CAMPECHE	-	-	10,241	-
CHIAPAS	1,402,331	-	62,776	167,760
CHIHUAHUA	1,055,061	-	125,784	4,096,702
CIUDAD DE MEXICO	6,032,133	7,988,976	2,160,640	808,328
COAHUILA	512,073	-	71,784	1,249,200
COLIMA	141,987	4,101	7,739	-
DURANGO	-	-	12,518	249,566
ESTADO DE MEXICO	4,988,467	195,087	1,722,593	47,474,641
GUANAJUATO	639,969	-	71,343	304,800
GUERRERO	667,157	-	52,073	-
HIDALGO	594,528	-	15,855	701,919
JALISCO	1,706,126	243,864	2,555,480	5,398,305
MICHOACAN	-	-	3,627	-
MORELOS	113,880	-	244,254	49,805
NAYARIT	482,449	-	3,444	-
NUEVO LEON	2,288,567	319,113	534,675	7,593,683
OAXACA	302,598	-	66,704	-
PUEBLA	-	7,050	11,301	1,087,091
QUERETARO	1,631,363	66,022	4,575	4,492,616
QUINTANA ROO	2,681,470	145,013	264,039	1,034,534
SAN LUIS POTOSI	76,876	-	23,002	-
SINALOA	149,000	8,826	21,485	-
SONORA	766,102	26,630	73,614	48,427
TABASCO	235,791	-	3,229	-
TAMAULIPAS	221,898	15,472	68,535	2,473,775
TLAXCALA	390,124	-	-	-
VERACRUZ	790,022	41,215	88,169	-
YUCATAN	692,006	26,490	117,332	-
ZACATECAS	75,434	-	-	390,101
Total	**29,383,589**	**9,144,925**	**8,636,741**	**80,336,191**

(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] 2Q26 (Us. 000)
Fashion mall	7,705.2	7,138.9	92.7%	30.7	54,513.9
Regional center	21,613.2	20,355.6	94.2%	19.8	98,625.5
Stand alone[1]	1,737.8	1,729.2	99.5%	10.3	4,004.2
Office	11,373.8	9,304.8	81.8%	25.3	46,342.1
Others[1]	8,703.8	8,636.7	99.2%	15.7	31,577.6
Industrial	82,132.6	80,336.2	97.8%	7.8	143,091.1
Total	**133,266.3**	**127,501.4**	**95.7%**	**12.9**	**378,154.39**





(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. 17.48 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 2Q26[3]	Accumulated Investment As of 2Q25[3]
Retail	54.6	412.9
Industrial	107.1	299.0
Office	20.4	128.1
Others	7.4	7.5
Total	**189.4**	**847.5**

(1) Assuming revenues from properties are 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.

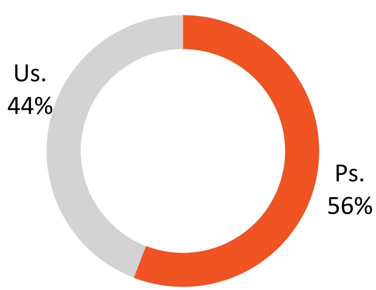
FUNO 15TH ANNIVERSARY

Credit Profile

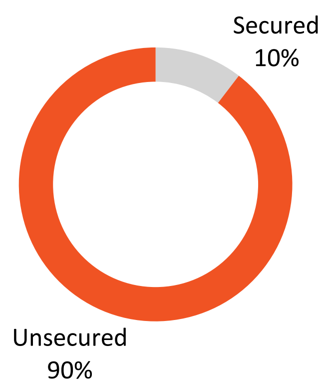
At the close of the quarter, FUNO was in full compliance with its public-debt covenants:

Metric	FUNO	Limit	Status
Loan-to-Value (LTV)(1)	38.1%	Less than or equal to 60%	Compliant ✓
Secured debt limit	4.0%	Less than or equal to 40%	Compliant ✓
Debt service coverage ratio	1.92x	Greater than or equal to 1.5x	Compliant ✓
Unencumbered assets to unencumbered debt	257.8%	Greater than or equal to 150%	Compliant ✓

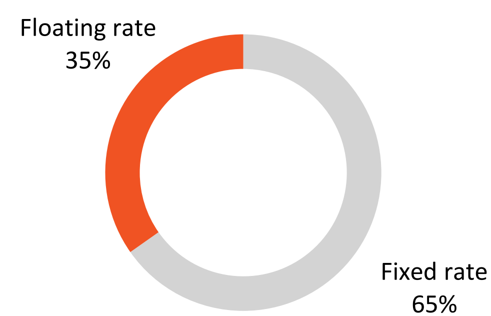
Ps. vs Us.(2)



Secured vs Unsecured (2)



Fixed Rate vs Floating Rate (2)



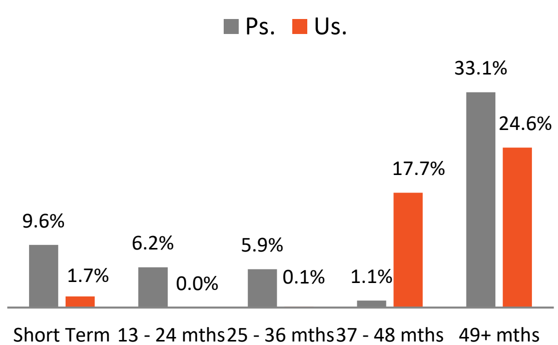
(1) Considers the value of total assets excluding account receivable and intangibles
I2) Includes the hedging effect of interest and foreign exchange rates

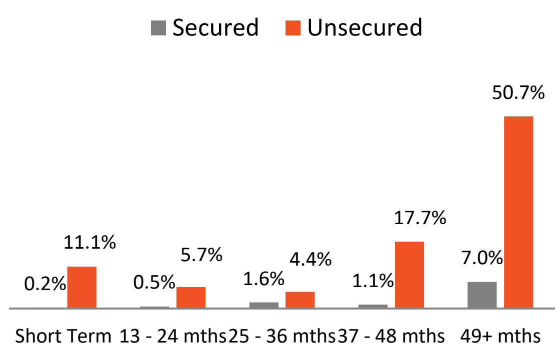
F U N O 15TH ANNIVERSARY

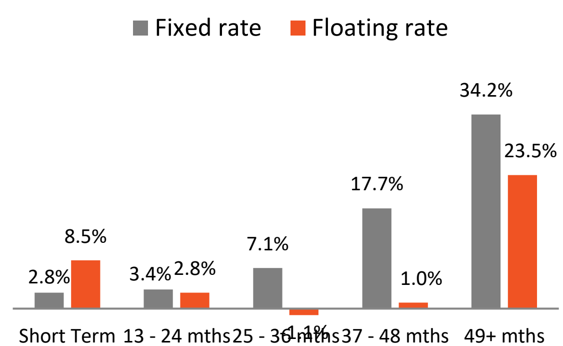
CNBV Ratios

Metric *Figures in million pesos*	
Liquid Assets (2)	$ 12,394.2
Operating income after distributions	$ 17,051.0
Lines of Credit	$ 38,870.0
Subtotal	**$ 68,315.2**
Debt service	$ 28,022.9
CapEx	$ 1,500.0
Subtotal	**$ 29,522.9**

	FUNO	**Limit**	**Status**
Loan-to-Value (LTV)	36.9%	Lesser or equal to 50%	Compliant ✓
Debt coverage service ratio (1)	2.31x	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. $2,456.0 million for the period starting April 1, 2026, and ending June 30, 2026. This equals Ps. $0.6398 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	0.6398
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: 3,838,823,784.

Financial Information
Balance Sheet
Figures in thousands of pesos

Assets	Notes	30/06/2026		31/12/2025	
Currents assets:					
Cash and cash equivalents	**3**	$	7,868,913	$	13,721,823
Lease receivables	**4**		2,667,173		2,131,586
Other accounts receivable	**5**		761,485		383,371
Due from related parties	**13**		452,432		747,369
Recoverable taxes, mainly VAT			4,599,029		4,412,212
Financial assets from properties			262,847		50,101
Derivative financial instruments	**10**		-		940,339
Prepaid expenses			2,058,014		1,526,419
Other assets			326,976		491,760
Asset held for sale			-		12,358,667
Total current assets			**18,996,869**		**36,763,647**
Non-current assets:					
Restricted Cash	**3**		152,810		155,706
Investments in financial assets			675,505		675,505
Investment properties	**6**		367,546,117		360,758,353
Financial assets from properties			1,763,136		2,350,461
Investments in associates and joint venture	**7**		11,823,520		11,843,525
Due from related parties	**13**		234,389		155,927
Prepaid expenses			473		91,209
Intangible assets,net	**8**		762,530		813,622
Other assets			1,073,381		1,233,382
Total non-current assets			**384,031,861**		**378,077,690**
Total assets		$	**403,028,730**	$	**414,841,337**

Financial Information
Balance Sheet
Figures in thousands of pesos

Liabilities and Trustors´/ Beneficiaries' Capital	Notes	30/06/2026	31/12/2025
Short-term liabilities:			
Borrowings	**9**	$ 16,761,603	$ 11,947,917
Interest payable		2,359,263	1,691,886
Accounts payable and accrued expenses	**11**	4,166,113	4,076,567
Helios consideration payable		444,501	693,569
Accounts payable due to acquisition of investment properties		516,418	516,418
Deposits from tenants		187,631	269,903
Income collected in advance		395,857	366,284
Lease rights		110,372	107,212
Due to related parties	**13**	780,574	311,085
Derivative financial instruments	**10**	-	2,063,241
Total short-term liabilities		**25,722,332**	**22,044,082**
Long-term liabilities:			
Borrowings	**9**	130,837,289	138,914,573
Accrued liabilities		71,700	71,040
Deposits from tenants		2,033,479	1,856,562
Income collected in advance and lease rights		588,504	588,762
Derivative financial instruments	**10**	3,046,785	1,858,439
Total long-term liabilities		**136,577,757**	**143,289,376**
Total liabilities		**162,300,089**	**165,333,458**
Trustors'/ Beneficiaries' Capital			
Trustors' contributions	**14**	101,400,353	102,379,312
Retained earnings		91,412,129	100,285,720
Valuation of derivative financial instruments in cash flow hedges / Actuarial valuation effects-benefit plans		(1,672,143)	(1,647,475)
CBFIs repurchase reserve		1,560,594	1,405,420
Total controlling interest		**192,700,933**	**202,422,977**
Non-controlling interest		48,027,708	47,084,902
Total Trustors'/ Beneficiaries' capital		**240,728,641**	**249,507,879**
Total liabilities and Trustors'/ Beneficiaries' capital		**$ 403,028,730**	**$ 414,841,337**

FUNO 15TH ANNIVERSARY

Financial Information

Income Statement

Figures in thousands of pesos

	6 months as of 30/06/2026	3 months as of 30/06/2026	3 months as of 31/03/2026	6 months as of 30/06/2025	3 months as of 30/06/2025	3 months as of 31/03/2025
Leases of investment property	$ 14,094,380	$ 6,976,202	$ 7,118,178	$ 13,401,981	$ 6,645,411	$ 6,756,570
Maintenance	1,500,578	760,413	740,165	1,429,976	718,379	711,597
Dividends on income from fiduciary rights	200,864	122,436	78,428	122,774	62,881	59,893
Interest income from financial assets	132,855	62,445	70,410	148,784	74,392	74,392
Management fees	-	-	-	6,530	4,203	2,327
	15,928,677	**7,921,496**	**8,007,181**	**15,110,045**	**7,505,266**	**7,604,779**
Expenses from:						
Management fees	-	-	-	(496,764)	(251,622)	(245,142)
Corporate and administrative expenses	(1,122,592)	(562,577)	(560,015)	(1,299,077)	(633,861)	(665,216)
Maintenance expenses	(2,299,935)	(1,116,541)	(1,183,394)	(1,935,216)	(959,977)	(975,239)
Property taxes	(417,770)	(209,860)	(207,910)	(414,443)	(209,100)	(205,343)
Insurance	(259,992)	(129,933)	(130,059)	(233,001)	(123,782)	(109,219)
	(4,100,289)	**(2,018,911)**	**(2,081,378)**	**(4,378,501)**	**(2,178,342)**	**(2,200,159)**
Operating income	**11,828,388**	**5,902,585**	**5,925,803**	**10,731,544**	**5,326,924**	**5,404,620**
Interest expense	(5,848,411)	(2,899,889)	(2,948,522)	(6,124,938)	(3,007,270)	(3,117,668)
Interest income	451,146	226,993	224,153	160,309	45,963	114,346
Income after financial expenses	**6,431,123**	**3,229,689**	**3,201,434**	**4,766,915**	**2,365,617**	**2,401,298**

Financial Information

Income Statement

Figures in thousands of pesos

	6 months as of 30/06/2026	3 months as of 30/06/2026	3 months as of 31/03/2026	6 months as of 30/06/2025	3 months as of 30/06/2025	3 months as of 31/03/2025
Profit on sale of financial assets from properties	82,500	-	82,500	-	-	-
Foreign exchange gain (loss), net	1,397,003	2,490,415	(1,093,412)	2,310,930	3,017,413	(706,483)
Valuation effect on financial instruments	174,570	(3,180)	177,750	54,706	(40,418)	95,124
Adjustment to fair value of investments in associates and property-related financial assets	(193,134)	(23,407)	(169,727)	209,771	225,366	(15,595)
Administrative platform amortization	(51,092)	(25,546)	(25,546)	(51,092)	(25,546)	(25,546)
Amortization of bank and other financial charges	(105,515)	(45,286)	(60,229)	(187,762)	(55,002)	(132,760)
Other (expenses) income, net	(31,950)	(23,435)	(8,515)	(34,505)	(31,769)	(2,736)
Executive bonus	(263,142)	(139,066)	(124,076)	(55,221)	(27,611)	(27,610)
Consolidated net income for the period	**$ 7,440,363**	**$ 5,460,184**	**$ 1,980,179**	**$ 7,013,742**	**$ 5,428,050**	**$ 1,585,692**
Other comprehensive results:						
Items that will be subsequently reclassified to results - Gain (loss) in valuation of derivate financial instruments	121,368	183,512	(62,144)	1,149,113	1,028,461	120,652
Consolidated comprehensive income	**$ 7,561,731**	**$ 5,643,696**	**$ 1,918,035**	**$ 8,162,855**	**$ 6,456,511**	**$ 1,706,344**
Consolidated net income for the period:						
Controlling interest	5,479,550	4,107,164	1,372,386	6,976,924	5,407,733	1,569,191
Non-controlling interest	1,960,813	1,353,020	607,793	36,818	20,317	16,501
	$ 7,440,363	**$ 5,460,184**	**$ 1,980,179**	**$ 7,013,742**	**$ 5,428,050**	**$ 1,585,692**
Consolidated comprehensive income for the period:						
Controlling interest	5,454,882	4,226,028	1,228,854	8,126,037	6,436,194	1,689,843
Non-controlling interest	2,106,849	1,417,668	689,181	36,818	20,317	16,501
	$ 7,561,731	**$ 5,643,696**	**$ 1,918,035**	**$ 8,162,855**	**$ 6,456,511**	**$ 1,706,344**

Financial Information
Cash Flow
Figures in thousands of pesos

	30/06/2026	30/06/2025
Operating activities:		
Net Consolidated income of the period	$ **5,460,184**	$ **5,428,050**
Adjustments to non-cash items:		
Adjustment to the fair value of investment properties, financial assets of properties and investments in associates	23,407	(225,366)
Unrealized exchange effects	(2,746,986)	(3,265,040)
Profit on sale of financial assets of properties	-	-
Amortizations and provisions for expenses	466,621	499,907
Executive Bonus	139,066	27,611
Interest income	(226,993)	(45,963)
Interest expense	2,899,889	3,007,270
Effect of valuation on derivative financial instruments	3,180	40,418
Other non-cash transactions	(2,230)	(7,693)
Total	6,016,138	5,459,194
Changes in working capital:		
(Increase) decrease in:		
Lease receivables	69,702	(178,990)
Other accounts receivable	(104,095)	(35,184)
Accounts receivable – related parties	287,309	(64,944)
Recoverable taxes, manily VAT	(344,293)	107,056
Prepaid expenses and other assets	76,339	112,907
Increase (decrease) in:		
Trade accounts payable and accrued expenses	(349,662)	(482,506)
Rents collected in advance	4,110	(31,601)
Lease rights	(1,543)	(907)
Deposits from tenants	43,629	(27,345)
Due from related parties	199,803	62,981
Net cash flow provided by operating activities	5,897,437	4,920,661

Financial Information

Cash Flow

Figures in thousands of pesos

	Second-quarter 2026 flows	Second-quarter 2025 flows
Investment Activities:		
Investments in project development	(3,114,494)	(545,892)
Advances and Acquisitions of investment properties	(2,470,604)	-
Insurance recovery	49,341	4,794
Investment property sales	-	-
Cost of loans capitalized on investment properties	(46,466)	(181,847)
Investments in associates	(9,702)	-
Helios Consideration	(249,068)	-
Interest charged	226,993	45,963
Net cash flow used in investing activities	(5,614,000)	(676,982)
Financing Activities:		
Payments on borrowings	(9,118,444)	(14,815,146)
Proceeds from borrowings	9,050,000	16,800,000
Structuring costs	(244,681)	-
Derivative financial instruments	(53,107)	(250,963)
Distributions to Trustors / Beneficiaries	(2,998,128)	(2,122,521)
Repurchase of CBFIs	-	(83)
Restricted deposit	6,985	-
Interest paid	(2,157,322)	(1,666,421)
Net cash flow used in financing activities	(5,514,697)	(2,055,134)
Cash and cash equivalents:		
Net (decrease) increase in cash and cash equivalents	(5,231,260)	2,188,545
Cash and Cash equivalents at the beginning of the period	-	-
Cash and cash equivalents at the end of the period	**$ (5,231,260)**	**$ 2,188,545**

Upcoming Results

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