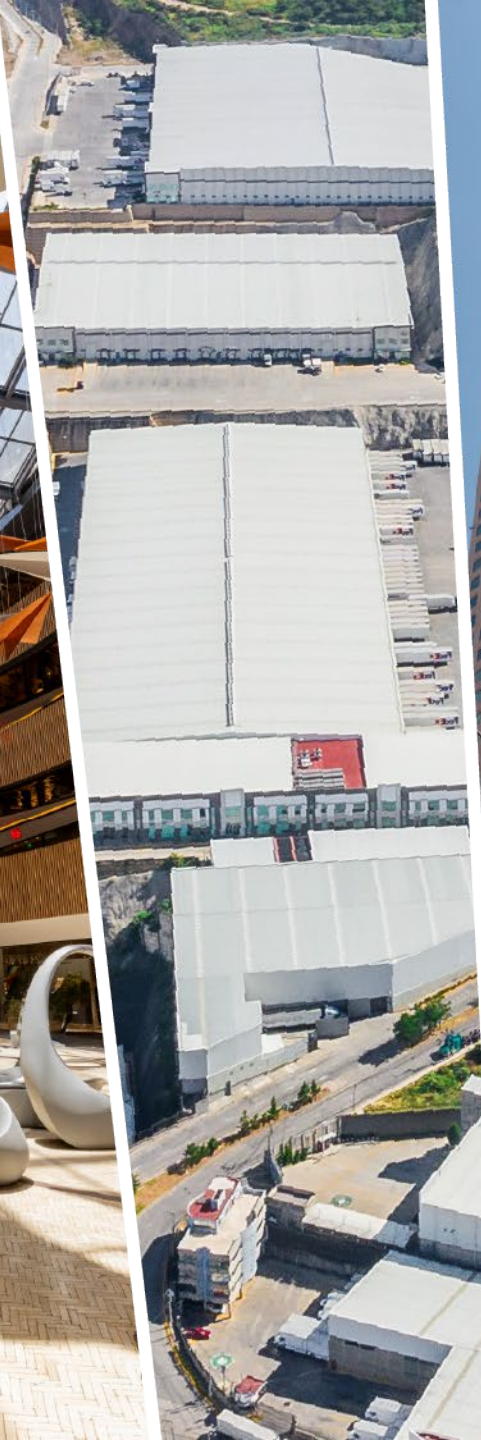




F U N O
15TH ANNIVERSARY

3Q26

INFORMATION

SUPPLEMENT

Conference Call

Fibra Uno invites you to join its quarterly Conference Call to discuss 3Q26 earnings results.

The conference call will take place on Thursday, October 29, 2026.

Mexico / 12:00 hrs. / +52 55 1168 9973

U.S.A. / 14:00 hrs. / +1 718 866 4614

United Kingdom / 18:00 hrs. / +44 203 984 9844

Brazil / 15:00 hrs. / +55 61 2017 1549

Conference Code: **121095**

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FIBRA UNO INCREASES FFO PER CBFI BY 15.6% YoY

Mexico City, Mexico, October 28, 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 third quarter of 2026.

Third Quarter 2026 Highlights

- **Total revenues** grew by **Ps. \$475.5 million** or **6.0%** during the quarter, totaling **Ps. \$8,397.0 million**.
- **NOI and EBITDA** increased by **Ps. \$471.6 million** or **8.0% QoQ**.
- **NOI and EBITDA margin** of **84.1%** over properties revenue, and **75.9%** over total revenues.
- **FFO** increased by **Ps. \$229.0 million** or **8.9% QoQ**.
- **FFO per CBFI** grew **8.3% QoQ**.
- **Quarterly distribution per CBFI⁽¹⁾** grew **6.3%** to reach **Ps. \$0.6800**, with a quarterly **AFFO payout** of **97.6%**, attributable 70% to fiscal result and 30% to return of capital.
- Consolidated portfolio **occupancy** rate closed at **95.6%**.
- **17.7%** increase in MXN-denominated contract renewals in the industrial segment, **10.6%** in the office segment, and **9.6%** in the retail segment.
- **6.5%** increase in USD-denominated contract renewals in the retail segment. There were no US dollar-denominated lease renewals in the industrial and office segments in the quarter.

Compared to Third Quarter 2025 Highlights

- Total revenues **increased Ps. \$871.1 million** or **11.6% YoY**.
- **NOI** grew **Ps. \$792.8 million** or **14.2% YoY**.
- **EBITDA** grew **Ps. \$1,051.4 million** or **19.8% YoY**.
- **EBITDA Margin** grew from 70.7% to 75.9%, up **520 bps**.
- **FFO** grew **Ps. \$397.1 million** or **16.6% YoY**.
- **FFO per CBFI** grew **15.6% YoY**.
- **Distribution** grew by **12.4% YoY**.
- **GLA** grew by **16.0% YoY**.
- Total portfolio **occupancy** rate increased by **60 bps** to **95.6%**.

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

CEO Comments

Dear all,

How to continue generating value in a challenging environment? We ask ourselves this question constantly within the company, and our results answer it:

During the first nine months of 2026, our revenue increased 7.5% year over year, while expenses grew only 5%. This reflects a collective effort across the company to optimize operating expenses by leveraging economies of scale and using our installed capacity more efficiently.

As a result, our EBITDA margin rose from 70.9% in the first nine months of 2025 to 74.8% in the same period of 2026, an increase of approximately 400 basis points. This improvement reflects the elimination of advisory fees following the internalization, in addition to the factors mentioned above.

Over the same period, Funds From Operations (FFO) grew 11.3%. After accounting for maintenance capital expenditures (CapEx), leasing commissions, and gains from asset sales, Adjusted Funds From Operations (AFFO) grew 7.6%. These results enabled us to distribute a 3Q26 dividend of Ps. 0.6800 per CBF, a 12.4% annual. FFO per CBF grew 15.6% year-over-year.

While approximately 39% of our revenue comes from our industrial portfolio, the remaining ~61% comes from the rest of our portfolio. Since Fibra NEXT's report covers the performance of our industrial portfolio, I will focus on our retail, office, and other segments.

The retail segment ended the quarter with stabilized occupancy level of 94.1%. Same-property revenue increased 7.3% year over year, more than double the inflation rate for the period. Rent increases in contract renewals remain around 8%, a level we consider sustainable in the short to medium term.

In the office segment, occupancy declined slightly during the quarter; however, this was an isolated event, not a structural change in the sector. The decline was driven by a bank vacating one of our buildings in Mexico City's Polanco neighborhood. The property has an exceptional location in a market with an availability rate below 9%, and, given the existing waiting list of prospective tenants, we expect it to be re-leased in the near term. Overall, our outlook for the office segment remains positive, and we continue to see a clear recovery trend.

The "Others" segment remains quite stable, with occupancy levels consistently above 99% and a highly predictable revenue.

During this third quarter, we also issued local bonds FUNO 26 V and FUNO 26-2V for a total of Ps. 7,500 million. We used the proceeds to prepay the FUNO-23-3L, FUNO 23-2L, and FUNO 16U bonds, which were due between November 2026 and April 2027. The issuance was so successful that, in response to strong demand, we reopened the FUNO 26-2V bond for an additional Ps. 1,500 million; which we used to partially prepay Mitikah's mortgage loan.

In line with our sustainability commitment, these issuances were labeled "green". We also published our first report in accordance with the ISSB (International Sustainability Standards Board) standards, IFRS S1 and IFRS S2, which establish a global baseline for sustainability disclosures connected to financial reporting. In addition, we continued to make progress toward our portfolio certification target, reaching 30.6% by the end of the quarter.

Finally, I would like to highlight that, so far in 2026, we are clearly seeing value created by the segregation of our industrial assets, the internalization of our advisor, and our liability management efforts, among other initiatives. Together, these are laying a solid foundation for future growth.

I sincerely thank all our employees, whose hard work and commitment make these results possible. I also thank our investors for their trust and support. We remain fully committed to generating sustainable value for all our stakeholders.

Sincerely,
André El-Mann
CEO, FUNO

Quarterly Relevant Information

Financial Indicators

Figures in million pesos

	3Q26	2Q26	3Q25	Δ% QoQ	Δ% YoY	Accum. 2026	Accum. 2025	Δ% Accum. YoY
Total Revenues ⁽¹⁾	8,334.6	7,859.0	7,450.9	6.1%	11.9%	24,130.4	22,412.2	7.7%
Income from financial assets ⁽²⁾	62.4	62.4	74.4	0.0%	-16.1%	195.3	223.2	-12.5%
Total Revenues	8,397.0	7,921.5	7,525.3	6.0%	11.6%	24,325.7	22,635.4	7.5%
Rental revenues ⁽³⁾	7,580.6	7,161.1	6,793.6	5.9%	11.6%	22,008.7	20,467.1	7.5%
Net Operating Income (NOI)	6,374.2	5,902.6	5,581.4	8.0%	14.2%	18,202.6	16,809.7	8.3%
NOI Margin over total revenue ⁽⁴⁾	75.9%	74.5%	74.2%	140 bps	170 bps	74.8%	74.3%	60 bps
NOI Margin over properties rental revenue ⁽⁵⁾	84.1%	82.4%	82.2%	170 bps	190 bps	82.7%	82.1%	60 bps
EBITDA	6,374.2	5,902.6	5,322.9	8.0%	19.8%	18,202.6	16,054.4	13.4%
EBITDA Margin ⁽⁶⁾	75.9%	74.5%	70.7%	140 bps	520 bps	74.8%	70.9%	390 bps
Funds from Operations (FFO)	2,788.6	2,559.6	2,391.5	8.9%	16.6%	7,928.7	7,121.1	11.3%
FFO Margin	36.8%	35.7%	35.2%	100 bps	160 bps	36.0%	34.8%	120 bps
PER CBFI								
NOI ⁽⁷⁾	1.6605	1.5473	1.4667	7.3%	13.2%	4.7629	4.4161	7.9%
FFO ⁽⁷⁾	0.7264	0.6710	0.6285	8.3%	15.6%	2.0746	1.8708	10.9%
AFFO ⁽⁷⁾	0.6966	0.6495	0.6400	7.3%	8.8%	2.0181	1.8824	7.2%
Distribution ⁽⁸⁾	0.6800	0.6398	0.6050	6.3%	12.4%	1.9398	1.7300	12.1%
CBFIs								
Total outstanding average during the period ⁽⁹⁾	3,838.8	3,814.7	3,805.3	0.6%	0.9%	3,838.8	3,805.3	0.9%
Total outstanding at the end of the period ⁽⁹⁾	3,838.8	3,838.8	3,805.3	0.0%	0.9%	3,838.8	3,805.3	0.9%
OPERATIONAL METRICS								
Total GLA ('000 sqft) ⁽¹⁰⁾	139,341.0	134,539.1	120,086.2	3.6%	16.0%	139,341.0	120,086.2	16.0%
Number of operations ⁽¹¹⁾	637	620	615	2.7%	3.6%	637	615	3.6%
Average contract term (years)	3.6	3.6	3.9	-0.2%	-6.2%	3.6	3.9	-6.2%
Total Occupancy	95.6%	95.7%	95.0%	-10 bps	60 bps	95.6%	95.0%	60 bps
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/Total 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 616.

Breakdown of NOI margin over property revenue:

Figures in million pesos

	3Q26	2Q26	3Q25	Δ% QoQ	Δ% YoY	Accum. 2026	Accum. 2025	Δ% Accum. YoY
Rental Revenues ⁽¹⁾	7,495.4	7,038.6	6,721.2	6.5%	11.5%	21,722.6	20,271.9	7.2%
Dividend of fiduciary rights' leases ⁽²⁾	85.2	122.4	72.4	-30.4%	17.7%	286.0	195.2	46.6%
Management fees	0.0	0.0	1.0	0.0%	-100.0%	0.0	7.5	n/a
Total property Income	7,580.6	7,161.1	6,794.6	5.9%	11.6%	22,008.7	20,474.6	7.5%
Administrative Expenses	-487.3	-562.6	-611.8	-13.4%	-20.3%	-1,609.9	-1,910.8	-15.7%
Tenant Reimbursements - operating expenses	-378.3	-356.1	-265.2	6.2%	42.7%	-1,177.7	-770.4	52.9%
Property taxes	-204.9	-209.9	-204.5	-2.4%	0.2%	-622.6	-618.9	0.6%
Insurance	-135.8	-129.9	-131.7	4.5%	3.1%	-395.8	-364.7	8.5%
Total Operating Expenses	-1,206.3	-1,258.5	-1,213.1	-4.1%	-0.6%	-3,806.1	-3,664.9	3.9%
Net Operating Income (NOI)	6,374.2	5,902.6	5,581.4	8.0%	14.2%	18,202.6	16,809.7	8.3%
NOI margin over Rental revenues	84.1%	82.4%	82.2%	170 bps	190 bps	82.7%	82.1%	60 bps

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

(2) From Torre Mayor, Torre Diana & Antea.

Quarterly MD&A

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

Revenues

FUNO's total revenue increased by Ps. \$475.5 million or 6.0% QoQ, reaching Ps. \$8,397.0 million. Total revenues increased by Ps. \$871.7 million or 11.6% YoY. This was mainly driven by:

- i. The effect of Fibra NEXT's consolidation.
- ii. The effect of the portfolio's variable revenue.
- iii. The effect of inflation-driven increases in active contracts.
- iv. The effect of rent increases on lease renewals.

Occupancy

FUNO's operating portfolio occupancy rate closed at **95.6%**, a **10-bps** decrease compared to the previous quarter.

- i. The *retail* portfolio recorded a **94.1%** occupancy rate, 20 bps above 2Q26.
- ii. The *office* portfolio recorded a **79.7%** occupancy rate, 240 bps below 2Q26. This was primarily due to a bank vacating our office building in Polanco, Mexico City.
- iii. The "*Others*" portfolio recorded a **99.3%** occupancy rate, 10 bps above 2Q26.
- iv. The *industrial* portfolio recorded a **97.8%** occupancy rate, remaining stable compared to 2Q26.
- v. The "*In Service*" portfolio recorded a **60.8%** occupancy rate, 44.4% above the previous quarter.

Operating Expenses, Property Taxes, and Insurance

Total operating expenses increased by Ps. \$78.2 million, or 7.0% compared to the previous quarter, mainly due to the expansion of the consolidated portfolio's GLA. Compared to 3Q25, operating expenses increased by Ps. \$ 198.8 million, or 20.0 % YoY, attributable to the consolidation of Fibra NEXT.

Property taxes decreased by Ps. \$ 5.0 million or -2.4% vs. 2Q26. Compared to 3Q25, there was an increase of Ps. \$ 0.4 million or 0.2 % YoY. This variation reflects the exit of the properties used as a form of payment for the internalization, partially offset by the consolidation of Fibra NEXT.

Insurance expenses increased by Ps. \$5.9 million, or 4.5% QoQ. Compared to 3Q25, insurance expenses increased by Ps. \$4.1 million, or 3.1%, mainly due to the sale of properties from the portfolio, partially offset by the consolidation of Fibra NEXT.

Net Operating Income (NOI)

NOI increased by Ps. \$471.6 million, or 8.0%, vs. 2Q26, to reach Ps. \$6,374.2 million. The NOI margin calculated over rental revenue was 84.1%⁽¹⁾ and 75.9% over total revenue. Compared to 3Q25, NOI increased by Ps. \$792.8 million or 14.2% YoY. This was mainly due to the **elimination of fees following the advisor's internalization**.

Interest Expense and Income

Net interest expense increased by Ps. \$176.9 million, or 6.6%, compared to 2Q26, and decreased by Ps. \$78.2 million, or -2.7% YoY.

This was mainly due to:

- i. The cost of the newly issued local bonds FUNO 26V and FUNO 26-2V, overlapped with the prepayment of the FUNO 23-3L, FUNO 23-2L and FUNO 16U bonds.
- ii. The consolidation of interest payments from Fibra NEXT.
- iii. The variations of the peso against the U.S. dollar, which depreciated from Ps. \$17.4700 to Ps. \$17.8413 QoQ, and appreciated from Ps. \$18.3825 to Ps. \$17.8413 YoY and its effect on the payment of U.S. dollar denominated debt service.
- iv. The effect of an extra day of interest accrual.

Funds from Operations (FFO)

As a result of the above, funds from operations controlled by FUNO increased by Ps. \$229.0 million, or 8.9% QoQ, reaching Ps. \$2,788.6 million. Compared to 3Q25, the FFO increased by Ps. \$397.1 million, or 16.6% YoY.

Adjusted Funds from Operations (AFFO)

FUNO's AFFO increased by Ps. \$196.5 million, or 7.9% compared to 2Q26, reaching a total of Ps. \$2,674.1 million, including AFFO adjustments associated with Fibra NEXT. Compared to 3Q25, AFFO increased by Ps. \$238.5 million or 9.8% YoY.

FFO and AFFO per CBFi

During the third quarter of 2026, FUNO did not release or repurchase CBFIs, closing the quarter with 3,838,823,784 CBFIs outstanding. The FFO and AFFO per average CBFi⁽²⁾ were Ps. \$0.7264 and Ps. \$0.6966, respectively, with quarterly variations of 8.3% and 7.3%. Compared to 3Q25, the average FFO and AFFO per CBFi⁽²⁾ increased by 15.6% and 8.8%, respectively, YoY.

Quarterly Distribution

The 3Q26 distribution reached Ps. \$2,610.4 million or Ps. \$0.6800 per CBFi, with a quarterly AFFO payout of 97.6%, attributable 70% to fiscal result and 30% capital return. Compared to 3Q25, the distribution increased by 12.4%. This distribution will be paid on November 9, 2026.

(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 3Q26 totaled Ps. \$2,809.4 million, an increase of Ps. \$142.2 million, or 5.3%, from the previous quarter. Compared to 3Q25, accounts receivable increased by Ps. \$418.1 million or 17.5%, 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. \$19,006 million or 5.0% vs. 2Q26. Compared to 3Q25, it increased by Ps. \$57,216 million or 16.7%. This was driven by:

- i. The consolidation of Fibra NEXT since December of 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 3Q26 stood at Ps. \$156,382.2 million, compared to Ps. \$148,876.2 million in the previous quarter.

This variation was mainly due to:

- i. Consolidation of Ps. \$5,800 million in incremental debt from Fibra NEXT.
- ii. Issuance of local bonds FUNO 26V and FUNO 26-2V for Ps. \$7,500 million, offset by the prepayment of FUNO 23-3L, FUNO 23-2L and FUNO 16U bonds.
- iii. Reopening of the FUNO 26-2V local bond for Ps. \$1,500 million, offset by the partial prepayment of the Mitikah mortgage loan for Ps. \$1,508 million.
- iv. The exchange rate effect, as the peso depreciated against the dollar from Ps. \$17.4700 to Ps. \$17.8413 per USD.

Total Equity

Total equity increased by Ps. \$7,879 million, or 3.3% in 3Q26 compared to the previous quarter (including controlling and non-controlling interests). Compared to 3Q25, it increased by Ps. \$54,948 million or 28.4%. This was mainly due to:

- i. The consolidation of Fibra NEXT properties.
- ii. Net income generated in the quarter.
- iii. Derivatives valuation.
- iv. Shareholders' distribution related to 2Q26 results,
- v. Executive Compensation Program (ECP) provision.

Operating results

Leasing spreads:

Rent increases on renewed contracts in MXN were **1,770 bps** in the industrial segment, **1,060 bps** in the office segment, and **960 bps** in the retail segment. *Leasing spreads* above the peso-weighted average inflation (INPC) of 3.8% were 1,400 bps in the industrial segment, 680 bps in the office segment, and 590 bps in the retail segment.

For dollar-denominated lease renewals, rent increases were **650 bps** in the retail segment. *Leasing spreads* versus dollar-weighted average inflation (CPI) of 3.0% were 350 bps in the retail segment.

For more details, see page 22.

Constant Properties:

The rental price per square meter in constant properties increased by **9.4%**, compared with the annual weighted average inflation of 3.7%, therefore, we recorded a 5.7% increase in real terms.

For more details, see page 17.

Subsegment:

At the subsegment level, the portfolio's total annual rent per square foot increased from Us. \$12.5⁽¹⁾ to Us. \$12.9⁽¹⁾, or 3.4% compared to the previous quarter. This was mainly due to increases from contract renewals, as well as inflation-related increases in existing contracts, partially offset by an expansion of the industrial segment's GLA, which carries a lower average rent per square foot compared to the rest of the segments.

Total NOI (at the property level) increased by 6.6% compared to the previous quarter. This was mainly due to the following:

- a) In the Retail segment, the Fashion mall subsegment's NOI increased 0.5%, the Regional Center subsegment's NOI increased 3.4%, and the Stand-alone subsegment's NOI increased 1.9%.
- b) The Office segment's NOI decreased -0.3%, mainly due to a decrease in the occupied GLA.
- c) The Others segment's NOI increased 31.3%, primarily due to the increase of variable revenues.
- d) The Industrial segment's NOI increased 8.3%, mainly driven by the inclusion of revenue from the *Triple Home Run* portfolio, and the partial contribution of the *Atlas* portfolio during the quarter.

For more details, see page 25.

1) Assumes an FX rate of Ps. 18.25 for all calculations.

NOI and FFO Conciliation

Figures in million pesos

	3Q26	2Q26	3Q25	Δ% QoQ	Δ% YoY	Accum. 2026	Accum. 2025	Δ% Accum. YoY
Rental revenues ⁽¹⁾	7,580.6	7,161.1	6,793.6	5.9%	11.6%	22,008.7	20,467.1	7.5%
Total Revenues	8,397.0	7,921.5	7,525.3	6.0%	11.6%	24,325.7	22,635.4	7.5%
- Administrative Expenses	-487.3	-562.6	-611.8	-13.4%	-20.3%	-1,609.9	-1,910.8	-15.7%
- Operating Expenses	-1,194.8	-1,116.5	-996.0	7.0%	20.0%	-3,494.7	-2,931.2	19.2%
- Property Taxes	-204.9	-209.9	-204.5	-2.4%	0.2%	-622.6	-618.9	0.6%
- Insurance	-135.8	-129.9	-131.7	4.5%	3.1%	-395.8	-364.7	8.5%
Net Operating Income (NOI)	6,374.2	5,902.6	5,581.4	8.0%	14.2%	18,202.6	16,809.7	8.3%
Margin over Total Revenues	75.9%	74.5%	74.2%	140 bps	170 bps	74.8%	74.3%	60 bps
Margin over Rental Revenues ⁽¹⁾	84.1%	82.4%	82.2%	170 bps	190 bps	82.7%	82.1%	60 bps
FFO and AFFO Reconciliation								
Consolidated Comprehensive Net Income	7,680.5	5,460.2	3,711.4	40.7%	106.9%	15,120.8	10,725.2	41.0%
+/- Fair Value Adjustments	-5,537.9	23.4	-44.5	n/a ⁽⁵⁾	n/a ⁽⁵⁾	-5,344.8	-254.2	n/a ⁽⁵⁾
+/- Foreign Exchange Variation, Net	1,060.1	-2,490.4	-1,290.0	-142.6%	-182.2%	-337.0	-3,600.9	-90.6%
+/- Valuation Effect on Financial Instruments	165.7	3.2	-41.2	n/a ⁽⁵⁾	-502.5%	-8.9	-95.9	-90.8%
+ Banking Commissions Amort.	62.0	45.3	62.8	36.8%	-1.4%	167.5	250.6	-33.2%
+ Provision for the EPC	79.8	139.1	27.6	-42.6%	188.9%	342.9	82.8	314.0%
+ Administrative Platform Amort.	25.5	25.5	25.5	0.0%	0.0%	76.6	76.6	0.0%
- Participation non-controlling	-748.3	-670.1	-15.9	11.7%	n/a ⁽⁵⁾	-2,039.3	-53.2	n/a ⁽⁵⁾
+/- Other(income/expenses)	1.3	23.4	-0.3	-94.4%	-593.2%	33.3	34.2	-2.9%
+/- Gain from sales of investment properties	0.0	0.0	-44.1	0.0%	-100.0%	-82.5	-44.1	87.0%
FFO	2,788.6	2,559.6	2,391.5	8.9%	16.6%	7,928.7	7,121.1	11.3%
+/- NEXT's Maintenance CAPEX and leasing commissions adjustment	-114.5	-82.0	0.0	39.7%	n/a	-298.7	0.0	n/a
+ Gain from sales of investment properties	0.0	0.0	44.1	0.0%	-100.0%	82.5	44.1	87.0%
AFFO	2,674.1	2,477.6	2,435.6	7.9%	9.8%	7,712.5	7,165.2	7.6%
PER CBFi								
NOI ⁽²⁾	1.6605	1.5473	1.4667	7.3%	13.2%	4.7629	4.4161	7.9%
FFO ⁽²⁾⁽⁴⁾	0.7264	0.6710	0.6285	8.3%	15.6%	2.0746	1.8708	10.9%
AFFO ⁽²⁾	0.6966	0.6495	0.6400	7.3%	8.8%	2.0181	1.8824	7.2%
Distribution ⁽³⁾	0.6800	0.6398	0.6050	6.3%	12.4%	1.9398	1.7300	12.1%

(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.

(5) Not meaningful due to the magnitude of the variance.

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 by an 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 3Q26:

NAV FUNO	Ps. (million)
Total controlling interest	195,032
Non-controlling interest	53,576
Total Net Asset Value	248,608
CBFIs (million)*	3,839
NAV/CBFI (FUNO's Capital)	\$ 50.81

CAP RATE	Ps. (million)
NOI ⁽¹⁾	27,505
Investment completed	374,544
Investments in associates	11,560
Rights over properties with operating leases	3,178
Total operating properties ⁽²⁾	389,282
CAP RATE	7.1%

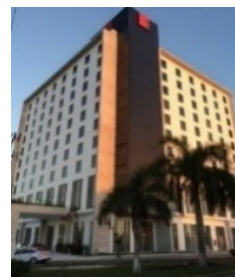
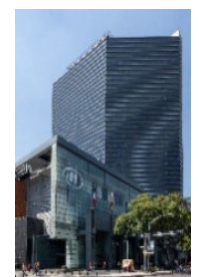
(1) NOI at property level (last quarter multiplied by 4).

(2) Includes "In Service" properties. Excludes land and properties under development.

* CBFIs at the close of the quarter.

Portfolio Summary

				Δ%	Δ%
Retail	3Q26	2Q26	3Q25	QoQ	YoY
Total GLA ('000 sqft)	31,274.6	31,285.6	32,750.1	0.0%	-4.5%
% Contribution over Total Revenues ⁽²⁾	35.9%	36.6%	39.6%	-70 bps	-370 pbs
Number of operations ⁽¹⁾	141	141	147		
Average contract term (years)	4.2	3.7	3.8		
Total Occupancy	94.1%	93.9%	93.6%	20 bps	50 pbs
Office					
Total GLA ('000 sqft)	11,145.8	11,144.4	12,517.8	0.0%	-11.0%
% Contribution over Total Revenues ⁽²⁾	13.5%	15.3%	18.3%	-180 bps	-480 pbs
Number of operations ⁽¹⁾	76	76	80		
Average contract term (years)	3.4	3.2	3.6		
Total Occupancy	79.7%	82.1%	83.0%	-240 bps	-330 pbs
Others					
Total GLA ('000 sqft)	8,703.8	8,703.8	9,468.6	0.0%	-8.1%
% Contribution over Total Revenues ⁽²⁾	7.3%	7.5%	8.1%	-20 bps	-80 pbs
Number of operations ⁽¹⁾	198	198	207		
Average contract term (years)	4.5	4.7	7.2		
Total Occupancy	99.3%	99.2%	99.3%	10 bps	0 pbs
Industrial					
Total GLA ('000 sqft)	88,216.8	83,405.3	65,349.8	5.8%	35.0%
% Contribution over Total Revenues ⁽²⁾	43.3%	40.6%	34.0%	270 bps	930 pbs
Number of operations ⁽¹⁾	222	205	181		
Average contract term (years)	3.4	3.5	3.5		
Total Occupancy	97.8%	97.8%	97.4%	0 pbs	40 pbs



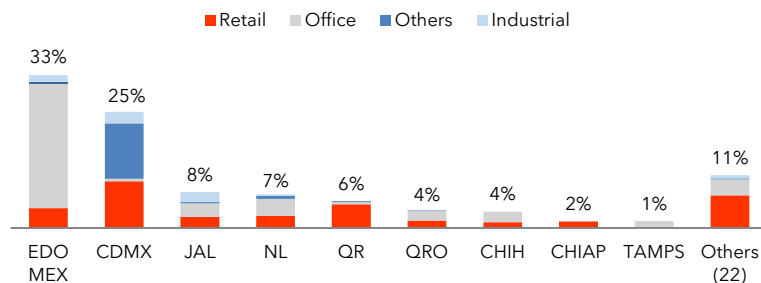
- The annual decrease in the retail, office, and “Others” segments is due to the internalization of the advisor.

(1) Different to number of properties, in some cases includes more than one segment per property. The number of properties is 616.

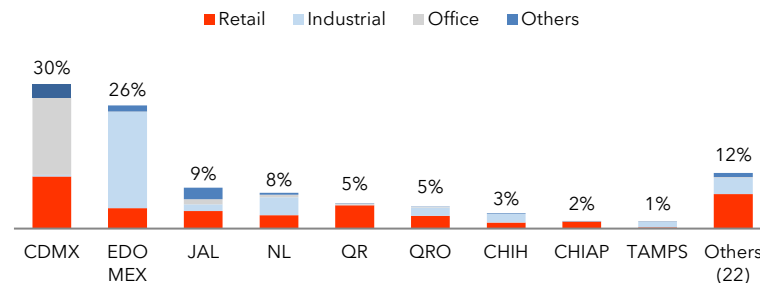
(2) Considers annual base rent only.

Portfolio Summary

Revenue by Geography
(% ABR, as of 3Q'26)

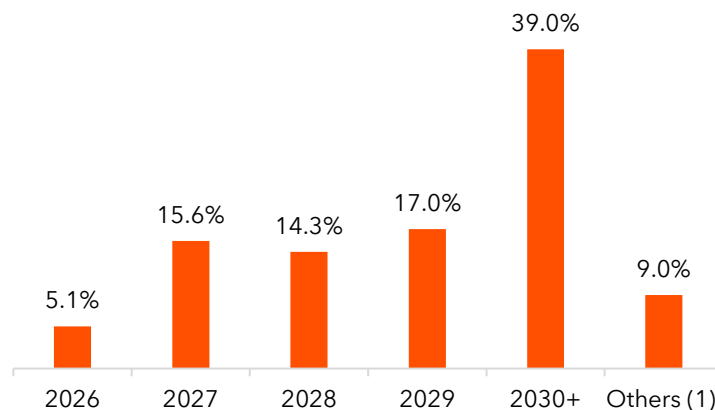


Revenue by Geography
(% ABR, as of 3Q'25)



Regarding revenue by geography, **79%** of total revenue is generated from the five states with the highest economic growth in the country: State of Mexico, Mexico City, Jalisco, Nuevo Leon, and Quintana Roo. The contribution of these five states to total revenue increased by **1%** YoY. The highest increase was in the State of Mexico, which rose from 26% to 33% YoY, primarily driven by the inclusion of the Jupiter, Triple Home Run, and Saturno portfolios, as well as the Doña Rosa II properties.

Lease Expiration Profile
(% ABR, as of 3Q'26)



(1) Statutory leases.

“In Service” Properties

The following tables show FUNO’s operating portfolio occupancy by segment at the close of 3Q26:

SEGMENT	3Q26				% OCCUPANCY
	AVAILABLE SQFT	OCCUPIED SQFT	“IN SERVICE” SQFT	TOTAL SQFT	
RETAIL	1,846,973	29,427,665		31,274,638	94.1%
OFFICE	2,267,718	8,878,079		11,145,798	79.7%
OTHERS	59,680	8,644,106		8,703,786	99.3%
INDUSTRIAL	1,902,507	84,330,339	1,983,977	88,216,823	97.8%
TOTAL	6,076,879	131,280,189	1,983,977	139,341,045	95.6%

In terms of “In Service” properties, the occupancy rate at the close of 3Q26 was the following:

SEGMENT	AVAILABLE SQFT	OCCUPIED SQFT	TOTAL SQFT	% OCCUPANCY	VS 2Q26
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	777,936	1,206,041	1,983,977	60.8%	44.4%
TOTAL	777,936	1,206,041	1,983,977	60.8%	44.4%

Note: As of the 3Q26, the properties classified as “In Service” are *El Salto III, Los Reyes, Cancún Park II, Querétaro Park VI and Tultipark V*. Sqm under development from Fibra NEXT are not included.

CONSTANT PROPERTY RENTS⁽¹⁾

ANNUAL REVENUES AT CONSTANT PROPERTIES				
Segment	3Q25 (Us.) 000's	3Q26 (Us.) 000's	% Variation	
RETAIL	\$ 593,448	\$ 636,559	7.3%	
OFFICE	\$ 216,173	\$ 224,897	4.0%	
OTHERS	\$ 130,047	\$ 185,162	42.4%	
INDUSTRIAL	\$ 467,279	\$ 503,201	7.7%	
Total	\$ 1,406,947	\$ 1,549,820	10.2%	

OCCUPANCY AT CONSTANT PROPERTIES			
Segment	3Q25	3Q26	% Variation
RETAIL	93.9%	94.1%	20 bps
OFFICE	81.9%	79.7%	-220 bps
OTHERS	99.2%	99.3%	10 bps
INDUSTRIAL	97.4%	97.5%	10 bps
Total	95.1%	95.0%	-10 bps

TOTAL GLA AT CONSTANT PROPERTIES			
Segment	3Q25 (SQFT)	3Q26 (SQFT)	% Variation
RETAIL	31,517,794	31,274,638	-0.8%
OFFICE	10,938,655	11,145,798	1.9%
OTHERS	8,518,539	8,690,622	2.0%
INDUSTRIAL	65,349,785	66,095,403	1.1%
Total	116,324,773	117,206,461	0.8%

\$ /SQM AT CONSTANT PROPERTIES			
Segment	3Q25 (Us/sqft/yr)	3Q26 (Us/sqft/yr)	% Var. \$/sqft/yr
RETAIL	\$ 20.0	\$ 21.6	7.9%
OFFICE	\$ 24.1	\$ 25.3	4.9%
OTHERS	\$ 15.4	\$ 21.5	39.4%
INDUSTRIAL	\$ 7.3	\$ 7.8	6.3%
Total	\$ 12.7	\$ 13.9	9.4%

During the third quarter of 2026, FUNO recorded a 10.2% increase in same-store revenue compared to the same quarter last year. The “Others” segment recorded the highest growth at 42.4%, followed by the *Industrial* segment with 7.7%, the *Retail* segment with 7.3%, and the *Office* segment with 4.0%. The increase in the “Others” segment was mainly driven by higher variable revenues during the quarter.

The total occupancy rate for constant properties decreased by 10 bps compared to the same quarter of last year. The *Retail* segment improved its occupancy by 20 bps, the *Industrial* and “Others” segments improved by 10 bps, while the *office* segment decreased by 220 bps. The decrease in the office segment occupancy was primarily due to a bank vacating one of our office buildings located in Polanco, one of Mexico City’s most premium office markets. This building is currently in lease-up phase.

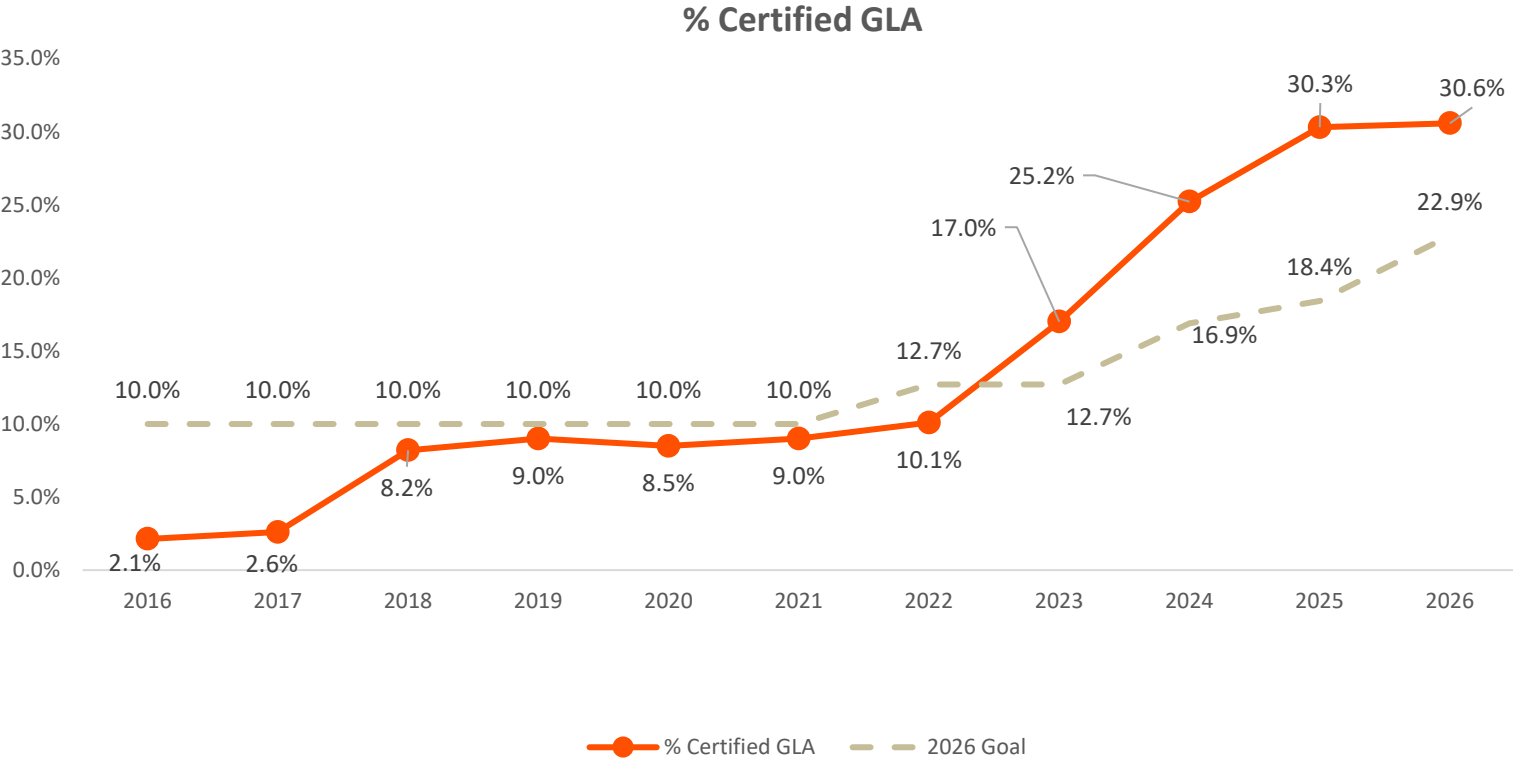
Same-store total gross leasable area (GLA) increased by 0.8% YoY. The “Others” segment had the highest growth at 2.0%, followed by the *Office* segment with 1.9%, and the *Industrial* segment with 1.1%, while the *Retail* segment decreased by -0.8%.

The overall nominal growth in price per square foot for constant properties was **9.4%**, compared to an annual weighted average inflation of 3.7%, resulting in a 5.7% increase in real terms. The “Others” segment grew by 39.4%, the *Retail* segment grew by 7.9%, the *Industrial* segment grew by 6.3%, and the *Office* segment increased by 4.9%. The increase in the “Others” segment was mainly driven by higher variable revenues during the quarter. The industrial and office segments have the highest number of Us. denominated contracts.

1) Assumes FX of Ps. 18.25 for all calculations.

ESG Highlights and Certified GLA

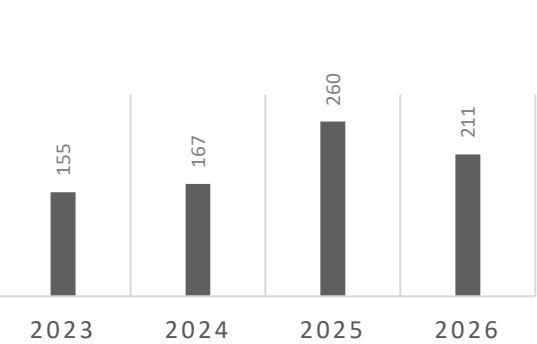
- We published our [2025 Sustainability Report](#)
- We published our first report prepared in accordance with [IFRS S1 and IFRS S2 standards](#) issued by the *International Sustainability Standards Board (ISSB)*, aligning financial and sustainability disclosures under a single global framework.



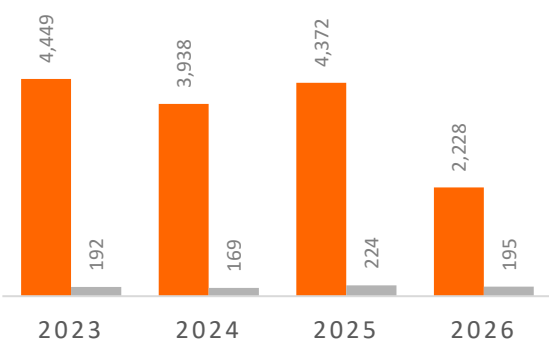
ESG Performance

Social Information

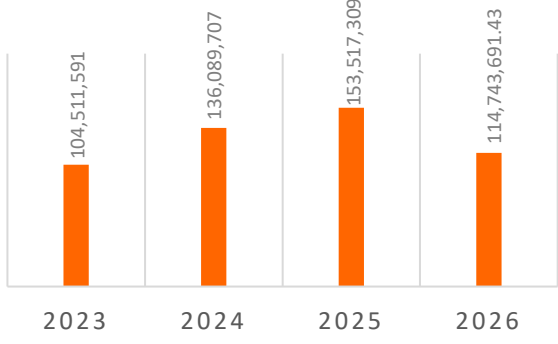
Social Initiatives



In-kind donations Supported organizations

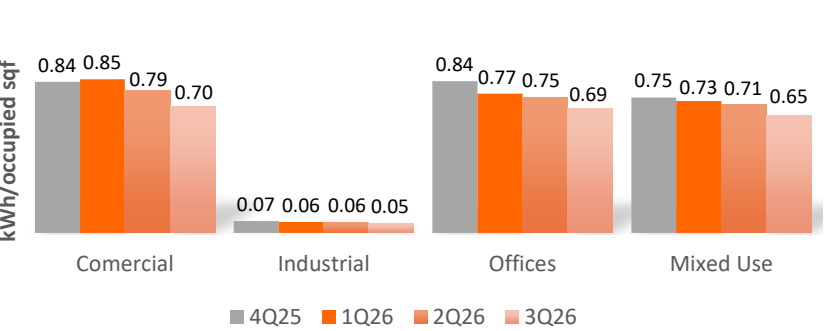


Financial Donations

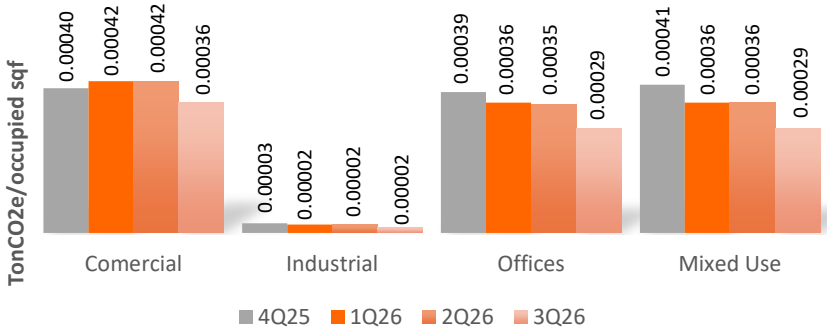


Environmental Data

Electricity intensity



GHG Emissions Intensity



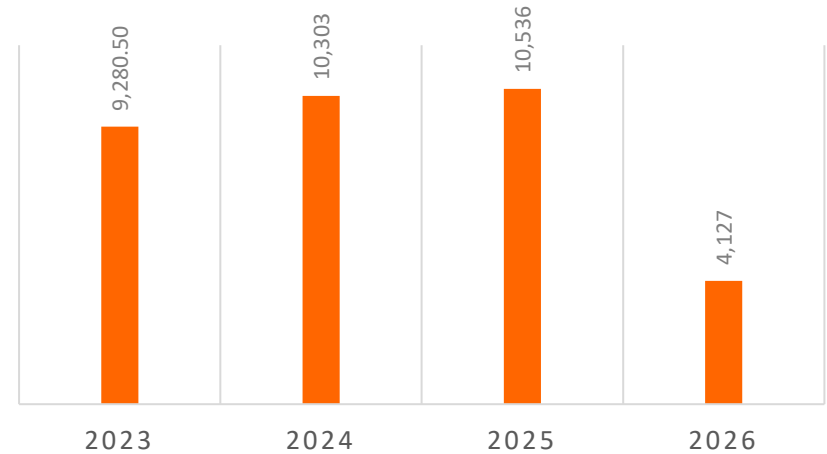
Social initiatives: Activities to promote social wellbeing with our neighbors and visitors to our properties.
In-Kind Donations: Supports provided through spaces, objects, services, or goods, free of charge.
Financial Donations: supports provided through economic donations.
Supported organizations: Foundations, NGO's, 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

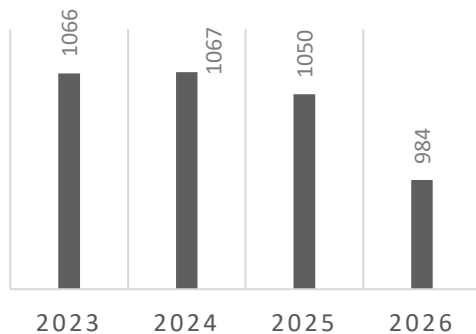
Social Information

	3Q25	4Q25	1Q26	2Q26	3Q26
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	20.37	22.0	3.90	4.66	5.31
FUNO employee turnover (%)	10.03	14.11	1.43	5.12	9.64
Internally filled positions (%)	28	17	4	39	21

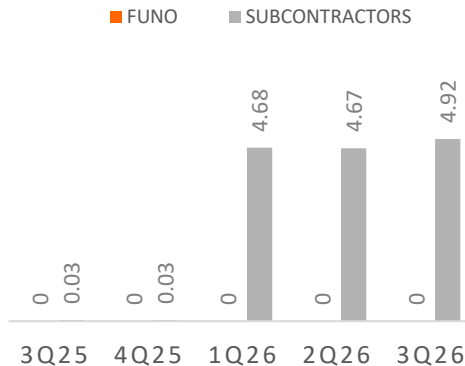
Total Training Hours



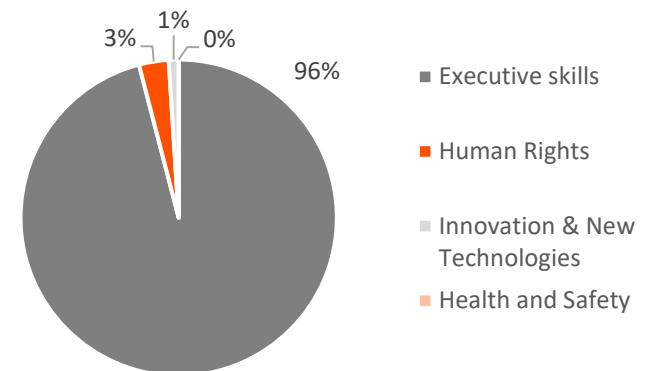
Work force



Absentee rate



Training by topic



(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

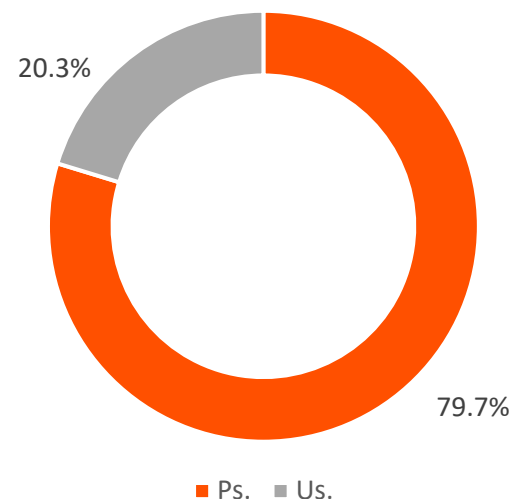
Segment	Revenues 2Q26 Ps. 000's	Revenues 3Q26 Ps. 000's	% Variation
Retail	2,880,982	2,964,339	2.9%
Office	781,246	777,485	-0.5%
Others	685,755	831,126	21.2%
Industrial	2,690,664	2,922,450	8.6%
TOTAL	7,038,647	7,495,400	6.5%

Asset Recycling Pipeline

Segment	Divestment (Ps. million)	Estimated closing date
Retail	1,900.0	1Q27
Others	1,633.5	4Q26
Total	3,533.5	

Note: Refers to potential future sales.

Leases breakdown by currency



Leasing Spread Indicators by segment

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

LEASE SPREAD 3Q26								
Currency	Segment	# Renewals	Annualized revenues 3Q26 (Us. 000's)	3Q26 SQFT	Us/sqft/yr 2Q26	Us/sqft/yr 3Q26	% Var \$/sqft 2Q26 vs 3Q26	
MXP	Retail	252	10,374	271,484	\$ 34.9	\$ 38.2	9.6%	
	Office	7	663	27,034	\$ 22.2	\$ 24.5	10.6%	
	Others	0	0	0	\$ -	\$ -	n/a	
	Industrial	20	8,935	1,182,327	\$ 6.4	\$ 7.6	17.7%	
USD	Retail	13	490	4,192	\$ 109.6	\$ 116.8	6.5%	
	Office	0	0	0	\$ -	\$ -	n/a	
	Industrial	0	0	0	\$ -	\$ -	n/a	

During the third quarter of 2026, rent increases on renewed peso-denominated contracts were **1,770 bps** in the industrial segment, **1,060 bps** in the office segment, and **960 bps** in the retail segment. *Leasing spreads* above peso-weighted average inflation (INPC) of 3.8% were 1,400 bps for the industrial segment, 680 bps for the office segment, and 590 bps in the retail segment. There were no peso-denominated renewals in the “Others” segment during the quarter.

For dollar-denominated leases, rent increases were **650 bps** in the retail segment. *Leasing spreads* versus dollar-weighted average inflation (CPI) of 3.0% were 350 bps in the retail segment. There were no dollar-denominated renewals in the Industrial, office, and “Others” segment during the quarter.

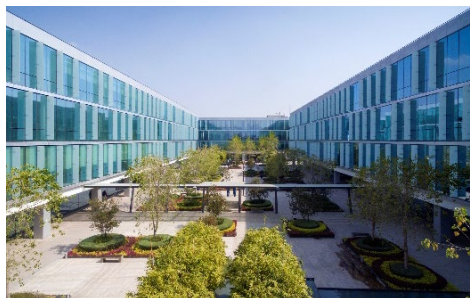
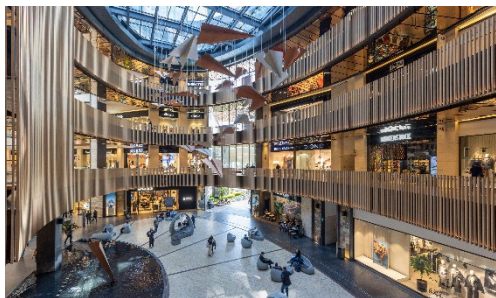
1) Assumes FX of Ps. 18.25 for all calculations.

2) Excludes tenants that undertook optional renewals.

Occupancy Rate by Portfolio

Portfolio	Properties ⁽¹⁾	Total GLA ⁽²⁾	Occupied GLA ⁽²⁾	Occupancy ⁽³⁾
INICIAL	17	7,852,177	7,587,004	96.6%
GRIS	1	861,000	860,367	99.9%
BLANCO	1	475,750	475,749	100.0%
AZUL	18	1,121,540	1,096,979	97.8%
ROJO	176	1,308,576	1,308,576	100.0%
S. VILLAHERMOSA	1	260,128	235,791	90.6%
VERDE	1	1,276,689	1,276,689	100.0%
MORADO	16	6,098,756	5,375,542	88.1%
TORRE MAYOR	1	912,456	826,442	90.6%
PACE	2	469,234	469,234	100.0%
G30	32	22,213,178	21,255,735	95.7%
INDIV. INDUSTRIAL	4	1,531,450	1,515,304	98.9%
INDIVIDUALES	9	2,398,611	2,117,399	88.3%
VERMONT	31	5,223,441	5,085,941	97.4%
APOLO	46	9,919,951	9,574,324	96.5%
P12	10	1,012,833	733,644	72.4%
MAINE	5	1,474,055	1,427,967	96.9%
CALIFORNIA	25	3,316,435	3,090,114	93.2%
ESPACIO AGS	1	258,892	257,111	99.3%

Portfolio	Properties ⁽¹⁾	Total GLA ⁽²⁾	Occupied GLA ⁽²⁾	Occupancy ⁽³⁾
LA VIGA	1	857,586	600,575	70.0%
R15	4	2,371,562	2,186,502	92.2%
HOTEL C. HISTORICO	1	430,794	422,232	98.0%
KANSAS	13	4,640,153	4,343,268	93.6%
INDIANA	17	3,557,760	3,557,760	100.0%
OREGON	3	372,303	308,880	83.0%
ALASKA	6	1,361,023	929,114	68.3%
TURBO	20	6,239,061	5,901,804	94.6%
APOLO II	17	3,309,971	3,184,172	96.2%
FRIMAX	3	6,737,645	6,737,645	100.0%
TITAN	64	11,626,688	11,341,755	97.5%
HERCULES	7	4,406,957	4,365,570	99.1%
MITIKAH 2584	4	3,031,399	2,925,140	96.5%
MEMORIAL	8	646,609	646,609	100.0%
EX ROJO	13	435,646	179,221	41.1%
JUPITER	18	15,312,911	14,347,912	98.2%
TRIPLE HOME RUN	3	1,809,868	1,247,791	100.0%
SATURNO	2	2,233,283	1,509,652	100.0%
ATLAS	15	1,974,672	1,974,672	100.0%
Total	616	139,341,042	131,280,186	95.6%



(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	369,012	467,406	13,433	94,798
BAJA CALIFORNIA	-	2,247,533	43,633	140,533
BAJA CALIFORNIA SUR	376,149	-	-	4,596
CAMPECHE	-	-	-	10,241
CHIAPAS	1,395,585	167,760	-	62,776
CHIHUAHUA	1,058,165	5,320,463	-	125,784
CIUDAD DE MEXICO	6,050,203	808,328	7,724,146	2,168,004
COAHUILA	513,604	1,617,399	-	71,784
COLIMA	141,987	-	4,101	7,739
DURANGO	-	249,566	-	12,518
ESTADO DE MEXICO	4,981,088	49,017,068	199,412	1,722,593
GUANAJUATO	640,418	628,407	-	71,343
GUERRERO	667,837	-	-	52,073
HIDALGO	593,252	701,919	-	15,855
JALISCO	1,727,107	5,925,547	243,864	2,555,480
MICHOACAN	-	-	-	3,627

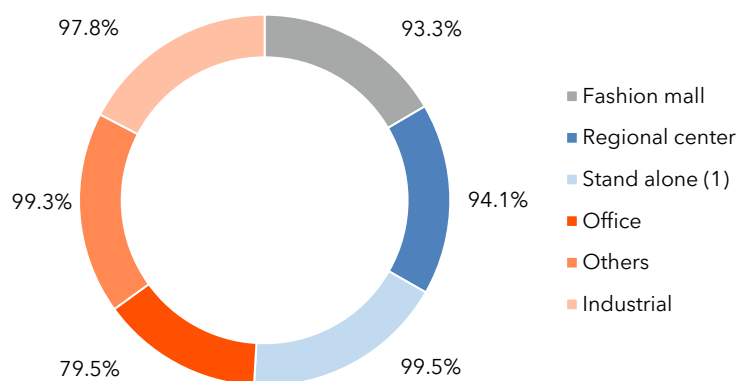
STATE	OCCUPIED GLA ⁽¹⁾			
	RETAIL	OFFICE	OTHERS	INDUSTRIAL
MORELOS	115,082	49,805	-	244,254
NAYARIT	482,279	-	-	3,444
NUEVO LEON	2,290,264	7,593,683	319,113	534,675
OAXACA	302,598	-	-	66,704
PUEBLA	-	1,087,091	7,050	11,301
QUERETARO	1,643,663	4,501,528	66,022	4,575
QUINTANA ROO	2,681,358	1,034,534	138,671	264,039
SAN LUIS POTOSI	76,876	-	-	23,002
SINALOA	148,537	-	8,826	21,485
SONORA	765,711	48,427	26,630	73,614
TABASCO	235,791	-	-	3,229
TAMAULIPAS	221,425	2,473,775	15,472	68,535
TLAXCALA	393,039	-	-	-
VERACRUZ	791,040	-	41,215	88,169
YUCATAN	690,161	-	26,490	117,332
ZACATECAS	75,434	390,101	-	-
	29,427,665	84,330,339	8,878,079	8,644,106

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

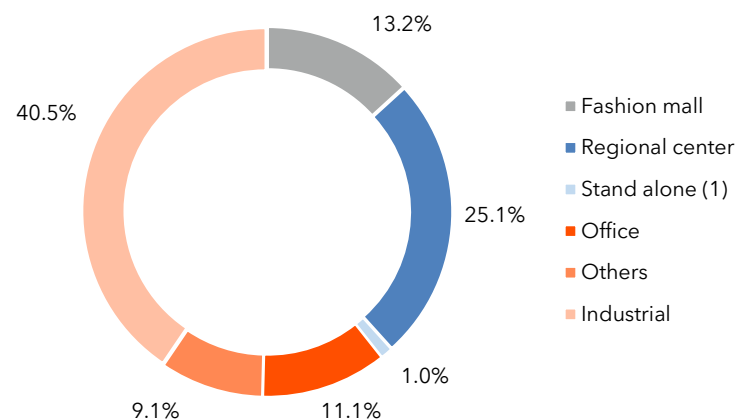
Summary by Subsegment

Subsegment ⁽³⁾	Total GLA ⁽⁴⁾ (000 sqft)	Occupied GLA ⁽⁴⁾ (000 sqft)	% Occupancy ⁽⁴⁾	\$/sqft/yr ⁽⁴⁾ (Us.)	NOI ⁽⁴⁾ 3Q26 (Us. 000)	NOI ⁽⁴⁾ 2Q26 (Us. 000)
Fashion mall	7,695.7	7,182.1	93.3%	30.6	49,861.1	49,598.1
Regional center	21,611.8	20,345.9	94.1%	19.4	94,480.1	91,400.8
Stand alone ⁽¹⁾	1,737.8	1,729.2	99.5%	10.0	3,938.9	3,866.8
Office	11,375.2	9,048.5	79.5%	25.4	41,642.3	41,765.2
Others	8,703.8	8,644.1	99.3%	21.4	34,220.7	26,067.5
Industrial	86,232.8	84,330.3	97.8%	7.7	152,637.3	140,911.8
Total	137,357.1	131,280.2	95.6%	12.9	376,780.25	353,610.30

Occupancy by Subsegment
(% GLA) 3Q26



NOI by Subsegment
(% NOI) 3Q26



(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. 18.25 for all calculations

Portfolio CAPEX

Figures in millions of pesos

Development

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

- For further detail on Fibra NEXT's development, please consult its information supplement.

Investment in Operational Portfolio

	Accumulated Investment As of 3Q26 ⁽³⁾	Accumulated Investment As of 3Q25 ⁽³⁾
Retail	238.8	548.7
Industrial	298.6	450.9
Office	31.5	138.4
Others	16.8	7.5
Total	585.8	1,145.4

(1) Assuming revenues from properties are completely stabilized.

(2) As of 3Q26, 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.

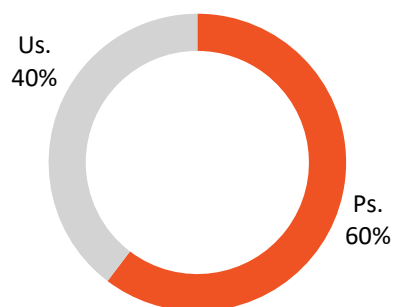
Credit Profile

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

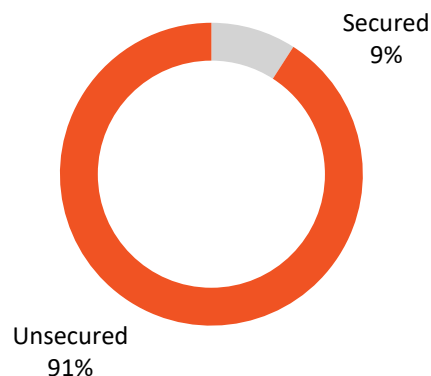
Metric	FUNO	Limit	Status
Loan-to-Value (LTV) ⁽¹⁾	38.7%	Less than or equal to 60%	Compliant ✓
Secured debt limit	3.5%	Less than or equal to 40%	Compliant ✓
Debt service coverage ratio	2.03x	Greater than or equal to 1.5x	Compliant ✓
Unencumbered assets to unencumbered debt	251.4%	Greater than or equal to 150%	Compliant ✓

- Average life of debt: **7.1 years**
- Average cost of debt: **7.93%**⁽²⁾

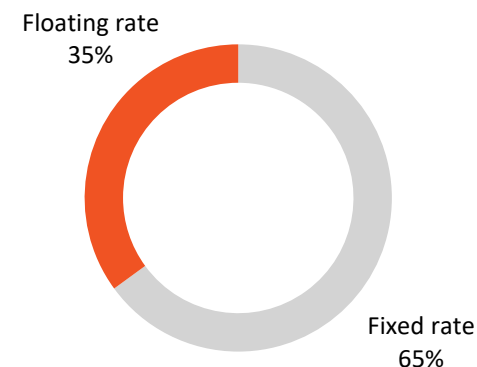
Ps. vs Us.⁽²⁾



Secured vs Unsecured⁽²⁾



Fixed Rate vs Floating Rate⁽²⁾



(1) Considers the value of total assets excluding account receivable and intangibles

(2) Includes the hedging effect of interest and foreign exchange rates

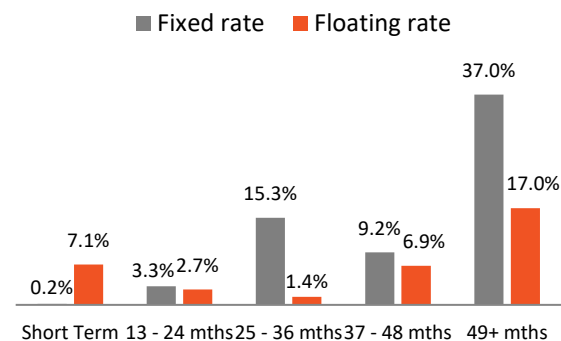
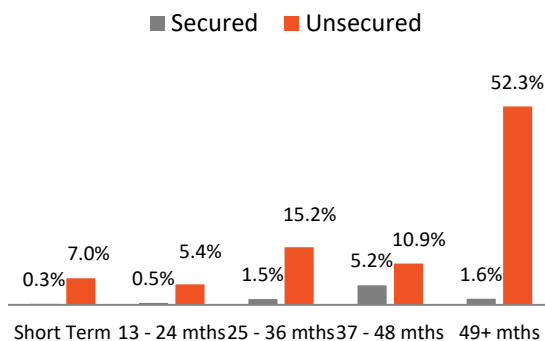
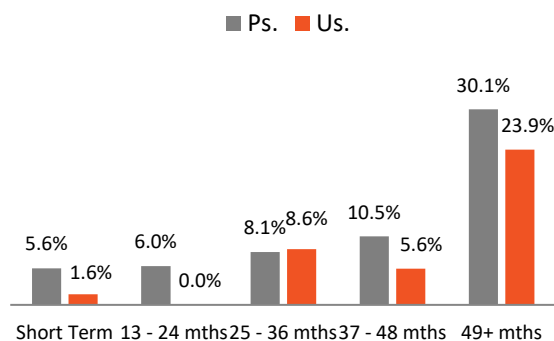
CNBV Ratios

Metric *Figures in million pesos*

Liquid Assets ⁽²⁾	9,289.9
Operating income after distributions	16,691.1
Lines of Credit	39,965.3
Subtotal	65,937.3
Debt service	23,517.7
CapEx	6,339.4
Subtotal	29,857.1



	FUNO	Limit	Status
Loan-to-Value (LTV)	37.4%	Lesser or equal to 50%	Compliant
Debt coverage service ratio ⁽¹⁾	2.21x	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. \$2,610.4 million for the period starting July 1, 2026, and ending September 30, 2026. This equals Ps. \$0.6800 per CBFI⁽¹⁾, attributable 70% to fiscal result and 30% capital return.
- Under Mexican Law, FUNO is required 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
1Q	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
2Q	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
3Q	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	0.6050	0.6800
4Q	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	0.6700	

(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	30/09/2026	31/12/2025
Currents assets:			
Cash and cash equivalents	3	\$ 4,365,495	\$ 13,721,823
Lease receivables	4	2,809,362	2,131,586
Other accounts receivable	5	672,965	383,371
Due from related parties	13	707,113	747,369
Recoverable taxes, mainly VAT		4,924,436	4,412,212
Financial assets from properties		255,392	50,101
Derivative financial instruments	10	50,727	940,339
Prepaid expenses		1,626,576	1,526,419
Other assets		372,109	491,760
Asset held for sale		-	12,358,667
Total current assets		15,784,175	36,763,647
Non-current assets:			
Restricted Cash	3	153,566	155,706
Investments in financial assets		675,505	675,505
Investment properties	6	386,765,650	360,758,353
Financial assets from properties		1,812,676	2,350,461
Investments in associates and joint venture	7	11,560,333	11,843,525
Due from related parties	13	207,614	155,927
Prepaid expenses		-	91,209
Derivative financial instruments	10	4,689	-
Intangible assets, net	8	736,984	813,622
Other assets		910,347	1,233,382
Total non-current assets		402,827,364	378,077,690
Total assets		\$ 418,611,539	\$ 414,841,337

Financial Information

Balance Sheet

Figures in thousands of pesos

Liabilities and Trustors' / Beneficiaries' Capital	Notes	30/09/2026	31/12/2025
Short-term liabilities:			
Borrowings	9	\$ 11,257,405	\$ 11,947,917
Interest payable		1,687,893	1,691,886
Accounts payable and accrued expenses	11	3,969,947	4,076,567
Helios consideration payable		444,501	693,569
Accounts payable due to acquisition of investment properties		683,112	516,418
Deposits from tenants		217,943	269,903
Income collected in advance		367,173	366,284
Lease rights		111,280	107,212
Due to related parties	13	897,465	311,085
Derivative financial instruments	10	-	2,063,241
Total short-term liabilities		19,636,719	22,044,082
Long-term liabilities:			
Borrowings	9	143,815,658	138,914,573
Accrued liabilities		50,110	71,040
Deposits from tenants		2,066,695	1,856,562
Income collected in advance and lease rights		586,639	588,762
Derivative financial instruments	10	3,847,784	1,858,439
Total long-term liabilities		150,366,886	143,289,376
Total liabilities		170,003,605	165,333,458
Trustors' / Beneficiaries' Capital			
Trustors' contributions	14	101,480,112	102,379,312
Retained earnings		95,182,378	100,285,720
Valuation of derivative financial instruments in cash flow hedges / Actuarial valuation effects-benefit plans		(3,151,834)	(1,647,475)
CBFIs repurchase reserve		1,521,020	1,405,420
Total controlling interest		195,031,676	202,422,977
Non-controlling interest		53,576,258	47,084,902
Total Trustors' / Beneficiaries' capital		248,607,934	249,507,879
Total liabilities and Trustors' / Beneficiaries' capital		\$ 418,611,539	\$ 414,841,337

Financial Information

Income Statement

Figures in thousands of pesos

	9 months as of 30/09/2026	Third-quarter 2026 transactions	3 months as of 30/06/2026	9 months as of 30/09/2025	Third-quarter 2025 transactions	3 months as of 30/06/2025
Revenue from:						
Leases of investment property	\$ 21,527,333	\$ 7,432,953	\$ 14,094,380	\$ 20,048,765	\$ 6,646,784	\$ 13,401,981
Maintenance	2,317,024	816,446	1,500,578	2,160,737	730,761	1,429,976
Dividends on income from fiduciary rights	286,032	85,168	200,864	195,156	72,382	122,774
Interest income from financial assets	195,301	62,446	132,855	223,175	74,391	148,784
Management fees	-	-	-	7,528	998	6,530
	24,325,690	8,397,013	15,928,677	22,635,361	7,525,316	15,110,045
Expenses from:						
Management fees	-	-	-	(755,316)	(258,552)	(496,764)
Corporate and administrative expenses	(1,609,925)	(487,333)	(1,122,592)	(1,910,835)	(611,758)	(1,299,077)
Maintenance expenses	(3,494,724)	(1,194,789)	(2,299,935)	(2,931,169)	(995,953)	(1,935,216)
Property taxes	(622,622)	(204,852)	(417,770)	(618,942)	(204,499)	(414,443)
Insurance	(395,806)	(135,814)	(259,992)	(364,675)	(131,674)	(233,001)
	(6,123,077)	(2,022,788)	(4,100,289)	(6,580,937)	(2,202,436)	(4,378,501)
Operating income	18,202,613	6,374,225	11,828,388	16,054,424	5,322,880	10,731,544
Interest expense	(8,800,862)	(2,952,451)	(5,848,411)	(9,076,647)	(2,951,709)	(6,124,938)
Interest income	566,255	115,109	451,146	196,497	36,188	160,309
Income after financial expenses	9,968,006	3,536,883	6,431,123	7,174,274	2,407,359	4,766,915

Financial Information

Income Statement

Figures in thousands of pesos

	9 months as of 30/09/2026	Third-quarter 2026 transactions	3 months as of 30/06/2026	9 months as of 30/09/2025	Third-quarter 2025 transactions	3 months as of 30/06/2025
Profit on sale of financial assets from properties	82,500	-	82,500	44,117	44,117	-
Foreign exchange gain (loss), net	336,953	(1,060,050)	1,397,003	3,600,949	1,290,019	2,310,930
Valuation effect on financial instruments	8,852	(165,718)	174,570	95,875	41,169	54,706
Adjustment to fair value of investments in associates and property-related financial assets	5,344,807	5,537,941	(193,134)	254,236	44,465	209,771
Administrative platform amortization	(76,638)	(25,546)	(51,092)	(76,638)	(25,546)	(51,092)
Amortization of bank and other financial charges	(167,474)	(61,959)	(105,515)	(250,577)	(62,815)	(187,762)
Other (expenses) income, net	(33,262)	(1,312)	(31,950)	(34,241)	264	(34,505)
Executive bonus	(342,901)	(79,759)	(263,142)	(82,831)	(27,610)	(55,221)
Consolidated net income for the period	\$ 15,120,843	\$ 7,680,480	\$ 7,440,363	\$ 10,725,164	\$ 3,711,422	\$ 7,013,742
Other comprehensive results:						
Items that will be subsequently reclassified to results - Gain (loss) in valuation of derivate financial instruments	(1,269,311)	(1,390,679)	121,368	1,689,237	540,124	1,149,113
Consolidated comprehensive income for the period	\$ 13,851,532	\$ 6,289,801	\$ 7,561,731	\$ 12,414,401	\$ 4,251,546	\$ 8,162,855
Consolidated net income for the period:						
Controlling interest	11,666,225	6,186,675	5,479,550	10,672,782	3,695,858	6,976,924
Non-controlling interest	3,454,618	1,493,805	1,960,813	52,382	15,564	36,818
	\$ 15,120,843	\$ 7,680,480	\$ 7,440,363	\$ 10,725,164	\$ 3,711,422	\$ 7,013,742
Consolidated comprehensive income for the period:						
Controlling interest	10,161,866	4,706,984	5,454,882	12,362,019	4,235,982	8,126,037
Non-controlling interest	3,689,666	1,582,817	2,106,849	52,382	15,564	36,818
	\$ 13,851,532	\$ 6,289,801	\$ 7,561,731	\$ 12,414,401	\$ 4,251,546	\$ 8,162,855

Financial Information

Cash Flow

Figures in thousands of pesos

	As of 30/09/2026	As of 30/09/2025
Operating activities:		
Net Consolidated income of the period	\$ 15,120,843	\$ 10,725,164
Adjustments to non-cash items:		
Adjustment to the fair value of investment properties, financial assets of properties and investments in associates	(5,344,807)	(254,236)
Unrealized exchange effects	(438,715)	(4,149,095)
Profit on sale of financial assets of properties	(82,500)	(44,117)
Amortizations and provisions for expenses	1,730,807	1,798,507
Executive Bonus	342,901	82,831
Interest income	(566,255)	(196,497)
Interest expense	8,743,669	9,076,647
Effect of valuation on derivative financial instruments	(8,852)	(95,875)
Other non-cash transactions	1,525	3,969
Total	19,498,616	16,947,298
Changes in working capital:		
(Increase) decrease in:		
Lease receivables	(883,987)	(353,251)
Other accounts receivable	(135,304)	(27,080)
Accounts receivable – related parties	40,257	(226,873)
Recoverable taxes, mainly VAT	(512,224)	176,835
Prepaid expenses and other assets	(446,088)	(1,260,117)
Increase (decrease) in:		
Trade accounts payable and accrued expenses	(1,463,313)	(954,081)
Rents collected in advance	(1,234)	(97,787)
Lease rights	4,068	(20,618)
Deposits from tenants	158,174	33,609
Due from related parties	511,450	262,107
Net cash flow provided by operating activities	16,770,415	14,480,042

Financial Information

Cash Flow

Figures in thousands of pesos

	As of 30/09/2026	As of 30/09/2025
Investment Activities:		
Investments in project development	(3,891,261)	(1,465,937)
Advances and Acquisitions of investment properties	(7,455,923)	-
Insurance recovery	66,240	274,857
Acquisition of Investments in Financial Instruments from LP	-	(300,000)
Investment property sales	352,000	-
Cost of loans capitalized on investment properties	(156,491)	(536,845)
Investments in associates	(17,067)	(9,487)
Helios Consideration	(249,068)	(5,000,000)
Interest charged	566,255	196,497
Net cash flow used in investing activities	(10,785,315)	(6,840,915)
Financing Activities:		
Payments on borrowings	(23,116,192)	(51,683,068)
Proceeds from borrowings	26,060,000	58,888,368
Debt structuring costs	(346,126)	-
Derivative financial instruments	(156,326)	(668,261)
Distributions to Trustors / Beneficiaries	(9,353,979)	(6,417,539)
Repurchase of CBFIs	(30,256)	(198,974)
Restricted deposit	2,140	-
Interest paid	(8,400,689)	(9,207,325)
Net cash flow used in financing activities	(15,341,428)	(9,286,799)
Cash and cash equivalents:		
Net (decrease) increase in cash and cash equivalents	(9,356,328)	(1,647,672)
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	\$ 4,365,495	\$ 2,870,929
The following transactions did not generate/require cash:		
Investment properties	\$ 3,822,230	
Borrowings	1,887,912	
Capital	(5,710,142)	

Upcoming Results

Report

Fourth quarter 2026

First quarter 2027

Second quarter 2027

Third quarter 2027

Date

Tentatively, February 25, 2027

Tentatively, April 27, 2027

Tentatively, July 28, 2027

Tentatively, October 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.