



CORPORATE PRESENTATION 2Q21

Disclaimer

This supplemental information, together with other statements and information publicly disseminated by us, contains “forward-looking statements” within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Such statements reflect management’s current views with respect to financial results related to future events and are based on assumptions and expectations that may not be realized and are inherently subject to risks and uncertainties, many of which cannot be predicted with accuracy and some of which might not even be anticipated. Future events and actual results, financial or otherwise, may differ from the results discussed in the forward-looking statements. Risk factors and other factors that might cause differences, some of which could be material, include, but are not limited to, the impact of current lending and capital market conditions on our liquidity, ability to finance or refinance projects and repay our debt, the impact of the current economic environment on the ownership, development and management of our commercial real estate portfolio, general real estate investment and development risks, using modular construction as a new construction methodology, vacancies in our properties, further downturns in the real estate market, competition, illiquidity of real estate investments, bankruptcy or defaults of tenants, anchor store consolidations or closings, international activities, the impact of terrorist acts, our debt leverage and the ability to obtain and service debt, the impact of restrictions imposed by our credit lines and senior debt, the level and volatility of interest rates, effects of a downgrade or failure of our insurance carriers, environmental liabilities, conflicts of interest, risks associated with the sale of tax credits, risks associated with developing and managing properties in partnership with others, the ability to maintain effective internal controls, compliance with governmental regulations, increased legislative and regulatory scrutiny of the financial services industry, changes in federal, state or local tax laws, volatility in the market price of our publicly traded securities, inflation risks, litigation risks, cybersecurity risks and cyber incidents, as well as other risks listed from time to time in our reports filed with the Comisión Nacional Bancaria y de Valores. We have no obligation to revise or update any forward-looking statements, other than imposed by law, as a result of future events or new information. Readers are cautioned not to place undue reliance on such forward-looking statements.

About us

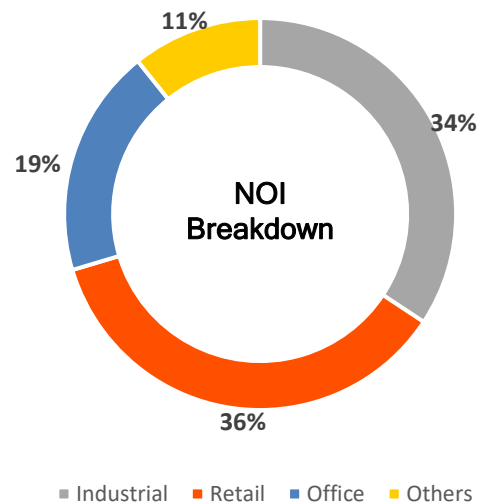
Fibra Uno is the **largest, fully integrated, total return focus** real estate company in Mexico and Latin America, designed with a **counter-cyclical** business model.

GLA: 10,793,557 sqm

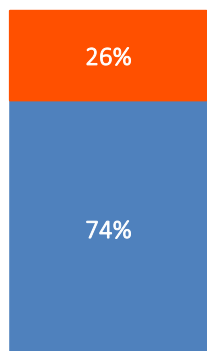
634 properties

91.8% occupancy

4.3 years (avg. Term)

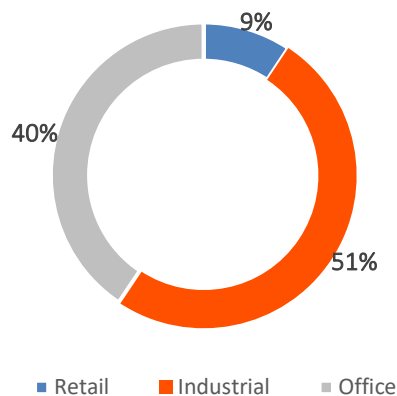


Leases by currency



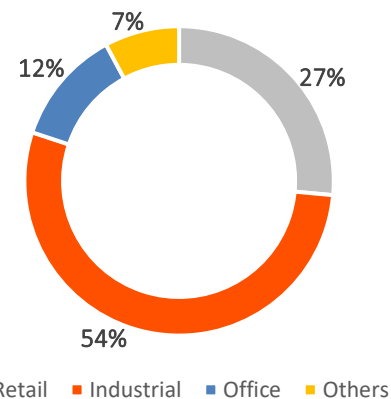
■ MXP ■ USD

USD Leases by Segment



■ Retail ■ Industrial ■ Office

GLA Breakdown



■ Retail ■ Industrial ■ Office ■ Others

KEY METRICS

| FINANCIAL | 2Q21 | 1Q21 | 4Q20 | 3Q20 | LTM |
|-----------------------------|-------------|-------------|-------------|-------------|-----------------|
| Total Revenue | 5,285.5 | 5,369.5 | 5,191.4 | 4,534.3 | 20,380.8 |
| Property Income | 4,802.1 | 4,901.8 | 4,703.0 | 4,076.7 | 18,483.7 |
| Net Operating Income (NOI) | 4,241.1 | 4,220.1 | 4,112.5 | 3,408.3 | 15,982.0 |
| Funds From Operations (FFO) | 2,179.7 | 2,059.0 | 1,828.5 | 1,146.3 | 7,213.5 |
| NOI Margin | 80.2% | 78.6% | 79.2% | 75.2% | 78.4% |
| FFO Margin | 45.4% | 42.0% | 38.9% | 28.1% | 39.0% |

| PER CBFI | 2Q21 | 1Q21 | 4Q20 | 3Q20 | LTM |
|------------------------|-------------|-------------|-------------|-------------|----------------|
| NOI | 1.1149 | 1.0982 | 1.0628 | 0.8713 | 4.1472 |
| FFO | 0.5730 | 0.5358 | 0.4726 | 0.2930 | 1.8744 |
| Quarterly Distribution | 0.3311 | 0.3283 | 0.3119 | 0.3170 | 1.2884 |
| CBFIs (period avg.) | 3,803.9 | 3,842.7 | 3,869.4 | 3,911.8 | 3,857.0 |
| CBFIs (end of period) | 3,800.0 | 3,818.1 | 3,872.4 | 3,874.5 | 3,841.2 |

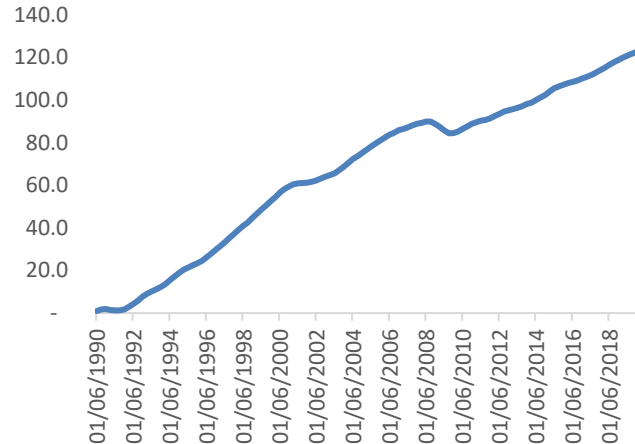
| OPERATIONAL | 2Q21 | 1Q21 | 4Q20 | 3Q20 |
|-------------------------------|-------------|-------------|-------------|-------------|
| Total GLA ('000 m2) (7) | 10,793.6 | 10,804.0 | 10,721.0 | 10,512.0 |
| Number of operations (8) | 661 | 661 | 646 | 647 |
| Average contract term (years) | 4.3 | 4.4 | 4.3 | 4.1 |
| Total Occupancy | 91.8% | 92.5% | 93.1% | 93.3% |

UNDESTANDING FUNO'S COUNTER-CYCLICAL BUSINESS MODEL

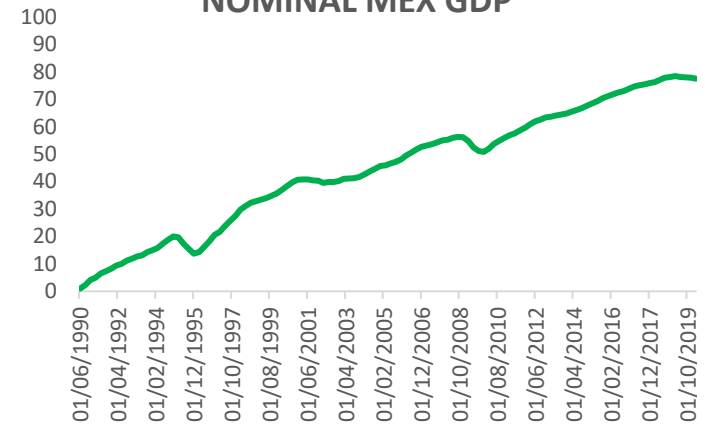
- Since IPO FUNO has been designed **KNOWING** we operate in a cyclical industry and are designed to withstand and overcome challenging times.
- We know and have always stated that we are certain that:
 - A cycle will happen
 - We don't know when or how it will happen
 - We will recover from the cycle.
- Over 200 combined years of experience in Mexico real estate have given our top management team an immense amount of knowledge on how to operate under stressed environments.

CRISES AND RECOVERY, THE WAY THE WORLD WORKS

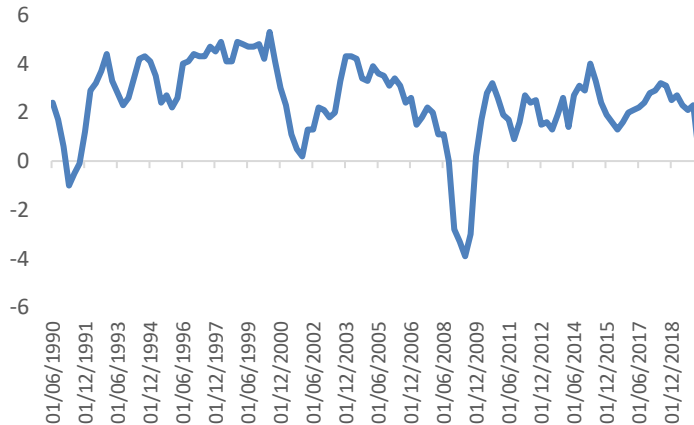
NOMINAL USA GDP



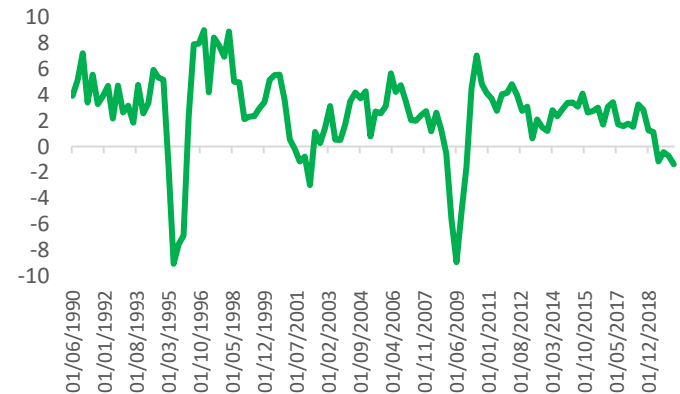
NOMINAL MEX GDP



USA GDP % Growth



MX GDP % GROWTH

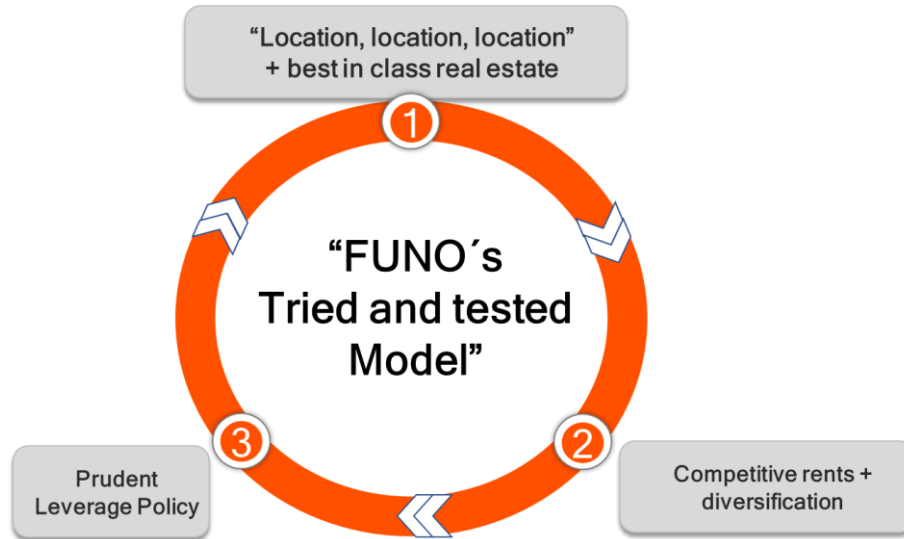


Two things we know:

- 1) Real estate prices always follow an upward trend.
- 2) During crises, real estate prices only drop when you **have** to sell.

Source: bloomberg

RATIONALE BEHIND FUNO'S BUSINESS MODEL



- 1. Location, Location, Location + Best in class real estate**
 - There is always going to be a need for **well located** and **best in class** real estate.
- 2. Competitive Rents + Diversification**
 - Combine No. 1 above with lower than market average rents and the result is **higher than market** occupancy throughout the business cycle.
 - Add to the above a broad diversification of sectors, tenants and geographies and you have the most stable cashflow profile in the industry over time **AND** through crises times.
- 3. Prudent use of leverage**
 - FUNO's business model is supported by a consistent use of leverage. It is not just the amount that matters, but also the type, currency, rate and maturity that define prudence and financial prudence aims at the **sustainability and viability of our business through time.**

Understanding FUNO's DNA

Long Term Total Return Focus → Sustainable Shareholder Value Creation

Dividend
Distributions

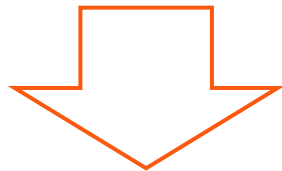
High Occupancy
Rent Collections

=

Dividends

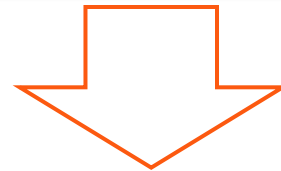
Capital Appreciation through Active Management
of our Assets and Opportunities

- Acquisitions
- Developments
- Re-Developments



30%

Value Weight



70%

Adding Value Through Development

Retail

- 8 properties
- 210,550 sqm
- 5 states



Office

- 7 properties
- 322,950 sqm
- 2 states



Industrial

- 8 properties
- 808,649.4 sqm
- 1 state



Mixed Use

- 1 property
- 115,324 sqm
- 1 state



FUNO has developed 20 properties for more than 1.4 million sqm of our current GLA.

Recovering beyond pre-pandemic levels

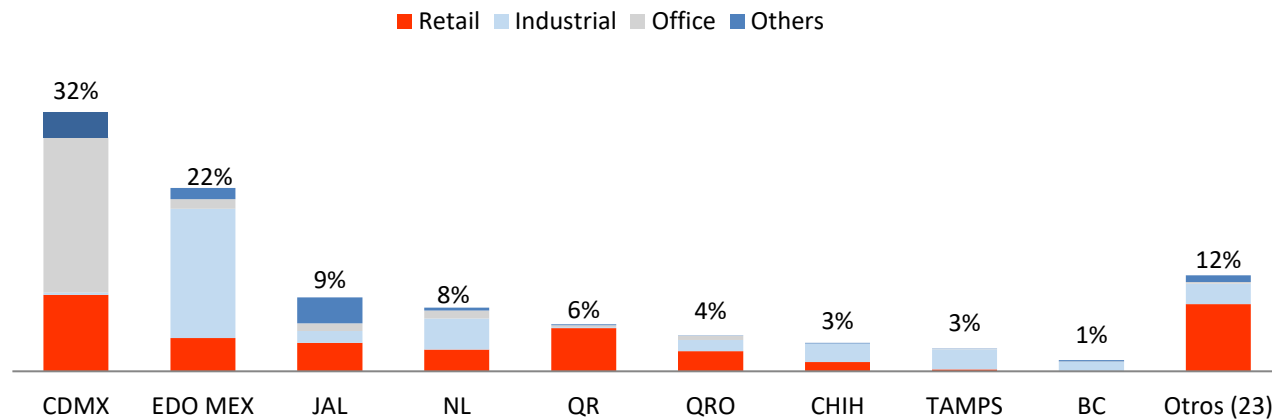
Figures in million pesos

| | 2H19 | 2H20 | 2H21 |
|---|----------------|----------------|----------------|
| Estimated Rental Revenues w/variable rents | 8,190 | 9,578 | 9,809 |
| Rental Revenues | 8,190 | 9,210 | 9,432 |
| Covid-19 Supports | | -844 | 83 |
| Rental Revenues⁽¹⁾ (post- COVID-19 support) | 8,190 | 8,366 | 9,515 |
| Dividend | | 182 | 189 |
| COVID-19 JV reliefs | | -23 | 0 |
| Dividend (post- COVID-19 support) | 167 | 317 | 189 |
| Management fees | 86 | 126 | 43 |
| Total property Income | 8,443 | 8,606 | 9,746 |
| Administrative Expenses | -581 | -813 | -823 |
| Tenant Reimbursements - operating expenses | -73.2 | 60.7 | 21.8 |
| Covid-19 Supports | | -105.8 | -18.8 |
| Tenant Reimbursements - operating expenses | -73.1 | 21.0 | 3.0 |
| Property taxes | -238.2 | -272.0 | -299.0 |
| Insurance | -135.7 | -281.2 | -166.2 |
| Total Operating Expenses | -1028.0 | -1201.3 | -1285.3 |
| NOI (pre-COVID-19 effects) | 7,415.0 | 8,579.9 | 8,774.2 |
| NOI (Post COVID-19 reliefs) | 7,415.0 | 7,405.1 | 8,461.1 |

Location, Location, Location

Our portfolio is focused in the largest and most dynamic states of Mexico

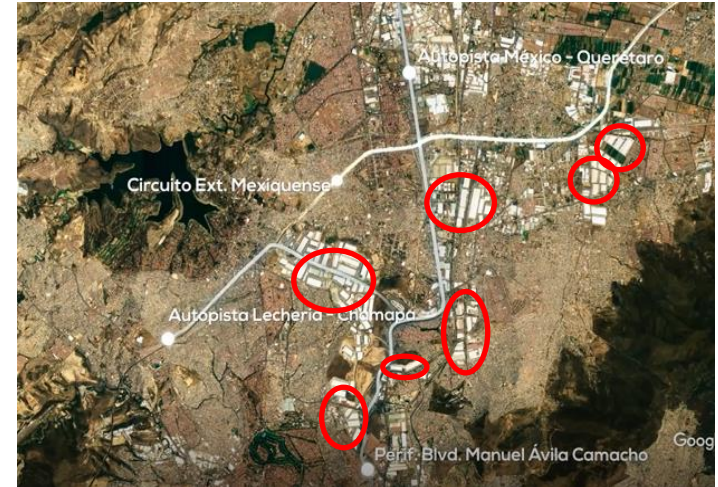
- Our top 5 states generate 80% of our ABR



Location: Industrial portfolio

Logistics: Near to consumption enter and at the heart of the logistics center of Mexico.

Light Manufacturing: In established industrial parks with excellent services. Mainly located in the northern part of Mexico.



| State | GLA (000's sqm) |
|-----------------|-----------------|
| STATE OF MEXICO | 2,895.3 |
| NUEVO LEON | 688.9 |
| CHIHUAHUA | 466.0 |
| TAMAULIPAS | 452.2 |
| JALISCO | 304.1 |
| QUERETARO | 264.9 |
| BAJA CALIFORNIA | 187.3 |
| COAHUILA | 110.1 |
| PUEBLA | 101.0 |
| HIDALGO | 51.6 |
| MEXICO CITY | 44.9 |
| AGUASCALIENTES | 43.4 |
| SAN LUIS POTOSI | 32.3 |
| ZACATECAS | 30.8 |
| QUINTANA ROO | 28.7 |
| GUANAJUATO | 28.3 |
| DURANGO | 23.2 |
| SONORA | 16.0 |
| CHIAPAS | 15.6 |
| MORELOS | 4.6 |
| TOTAL | 5,789.1 |



Industrial Portfolio



TOP TENANTS - INDUSTRIAL

Fibra Uno's industrial portfolio has over 500 tenants who cherish their proximity to main highways, roads and connection points to the whole country.

| Top | Sector | ABR % |
|-------|----------------|-------|
| 1 | Consumer goods | 2.3% |
| 2 | Consumer goods | 2.1% |
| 3 | Consumer goods | 1.9% |
| 4 | Logistics | 1.7% |
| 5 | Retail | 1.6% |
| 6 | Logistics | 1.6% |
| 7 | Manufacturing | 1.5% |
| 8 | Manufacturing | 1.5% |
| 9 | Retail | 1.4% |
| 10 | Retail | 1.4% |
| Total | | 16.9% |



Location: Retail portfolio

Retail: Close to the visitors and end users, in the heart of the communities we serve.



| State | GLA (000's sqm) |
|---------------------|--------------------|
| MEXICO CITY | 535.3 |
| STATE OF MEXICO | 478.6 |
| QUINTANA ROO | 263.1 |
| JALISCO | 234.8 |
| NUEVO LEON | 220.1 |
| CHIAPAS | 146.2 |
| CHIHUAHUA | 113.3 |
| VERACRUZ | 100.5 |
| QUERETARO | 93.0 |
| SONORA | 75.3 |
| YUCATAN | 70.4 |
| GUERRERO | 68.8 |
| HIDALGO | 58.7 |
| GUANAJUATO | 58.1 |
| COAHUILA | 48.7 |
| NAYARIT | 45.8 |
| TLAXCALA | 36.5 |
| BAJA CALIFORNIA SUR | 35.5 |
| AGUASCALIENTES | 33.8 |
| OAXACA | 27.3 |
| TAMAULIPAS | 24.6 |
| TABASCO | 23.9 |
| SINALOA | 17.6 |
| MORELOS | 15.2 |
| COLIMA | 13.2 |
| SAN LUIS POTOSI | 7.1 |
| ZACATECAS | 7.0 |
| TOTAL | 2,852.7 |

Retail Portfolio



TOP TENANTS - RETAIL

Fibra Uno's retail portfolio is highly diversified, not only by geography but also by quantity and type of tenants.

| Top | Sector | ABR % |
|-------|-------------------|-------|
| 1 | Retail | 19.0% |
| 2 | Entertainment | 4.1% |
| 3 | Restaurants | 3.3% |
| 4 | Entertainment | 2.1% |
| 5 | Comercial Bank | 1.9% |
| 6 | Department Stores | 1.6% |
| 7 | Department Stores | 1.5% |
| 8 | Entertainment | 1.4% |
| 9 | Services | 1.2% |
| 10 | Retail | 1.2% |
| Total | | 37.2% |

Walmart

BBVA

Alsea

AT&T

Cinépolis

Santander

Liverpool

INDITEX

Cuidado
con el Perro

MINI
SOU
メイ
ソウ

ZARA ZARA HOME

Bershka oysho

Gradivarius

telcel

Pull and Bear Massimo Dutti

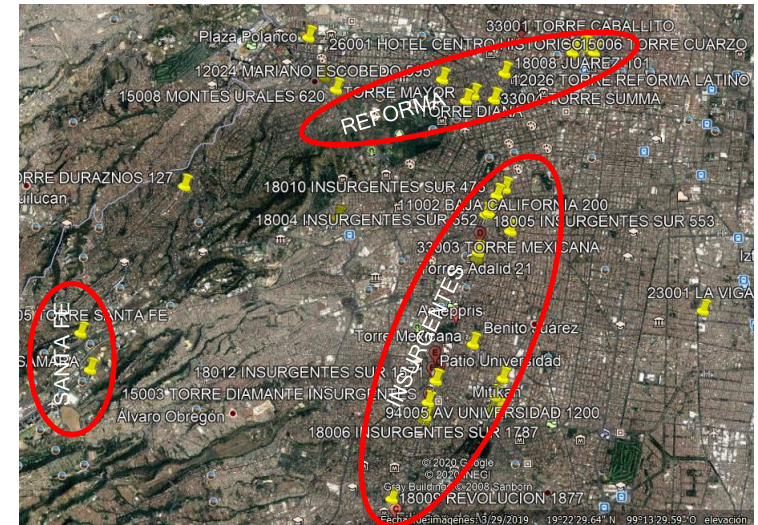
Kiddys Class

UTERQUE

F U N O

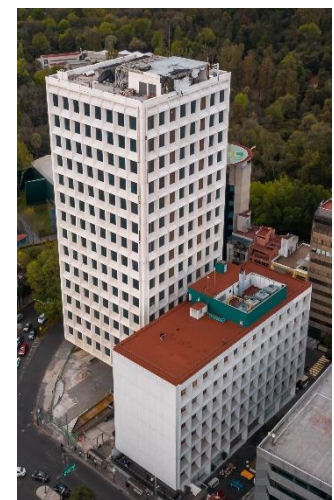
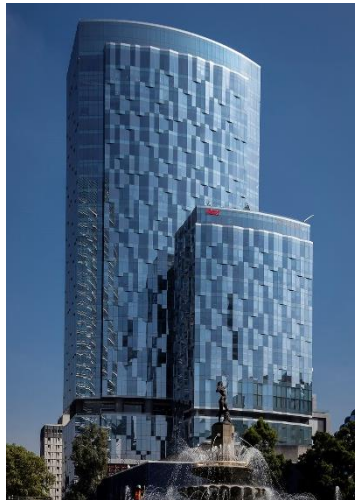
Location: Office portfolio

Office: In the top Mexico city's business corridors: *Reforma*, *Insurgentes*, *Lomas*, and *Santa Fe*. With some presence in key locations of *Guadalajara* and *Monterrey*.

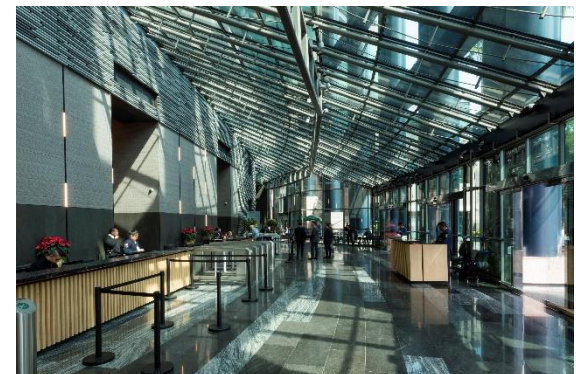
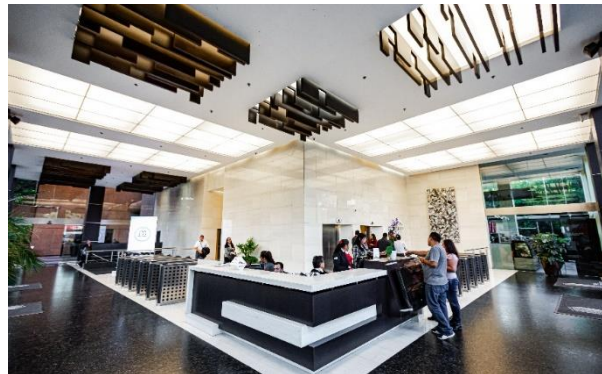
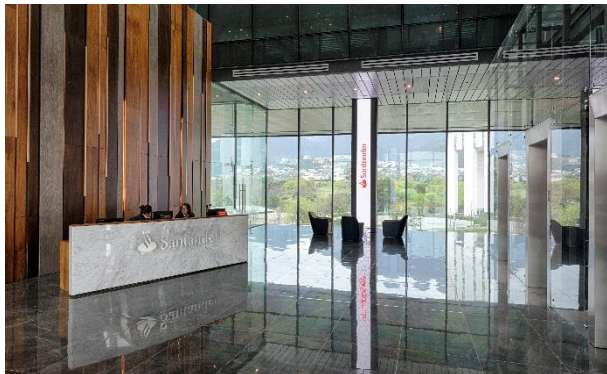


| State | GLA (000's sqm) |
|-----------------|--------------------|
| MEXICO CITY | 982.0 |
| STATE OF MEXICO | 141.7 |
| NUEVO LEON | 57.5 |
| JALISCO | 54.9 |
| QUERETARO | 28.6 |
| QUINTANA ROO | 14.6 |
| SONORA | 5.7 |
| VERACRUZ | 5.0 |
| TAMAULIPAS | 4.1 |
| BAJA CALIFORNIA | 4.1 |
| YUCATAN | 4.0 |
| AGUASCALIENTES | 1.2 |
| SINALOA | 0.8 |
| PUEBLA | 0.7 |
| COLIMA | 0.4 |
| TOTAL | 1,305.1 |

Office Portfolio



Office Portfolio



TOP TENANTS - OFFICE

Fibra Uno's office portfolio has irreplaceable buildings on prime locations which are one of the main attractions to our tenants.

| Top | Sector | ABR % |
|--------------|-------------------|--------------|
| 1 | Co-Working Space | 12.8% |
| 2 | Government Entity | 7.6% |
| 3 | Comercial Bank | 5.6% |
| 4 | Government Entity | 3.2% |
| 5 | Comercial Bank | 2.1% |
| 6 | Comercial Bank | 2.0% |
| 7 | Services | 1.9% |
| 8 | Manufacturing | 1.5% |
| 9 | Services | 1.2% |
| 10 | Services | 1.1% |
| Total | | 39.0% |



Deloitte.



AON



SEP
SECRETARÍA DE
EDUCACIÓN PÚBLICA



wework

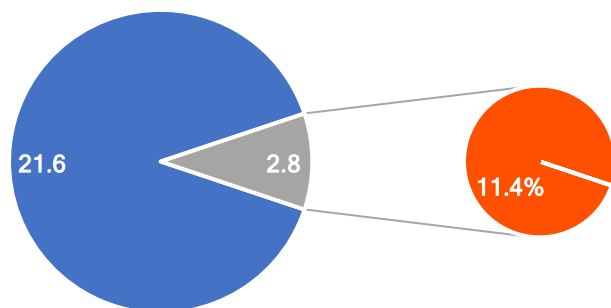
Uber



FUNO's Operating Context

Retail Market

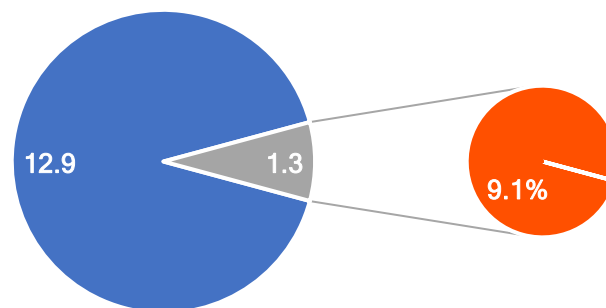
24.4 million sqm



■ Market ■ FUNO

Office Market

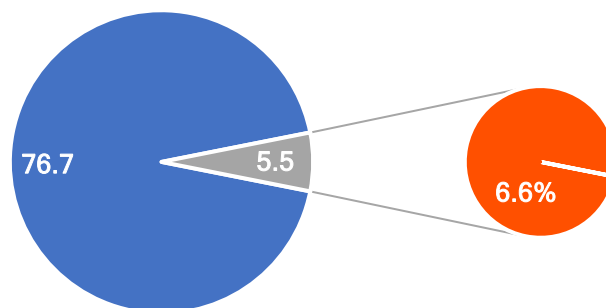
14.2 million sqm



■ Market ■ FUNO

Industrial Market

82.2 million sqm

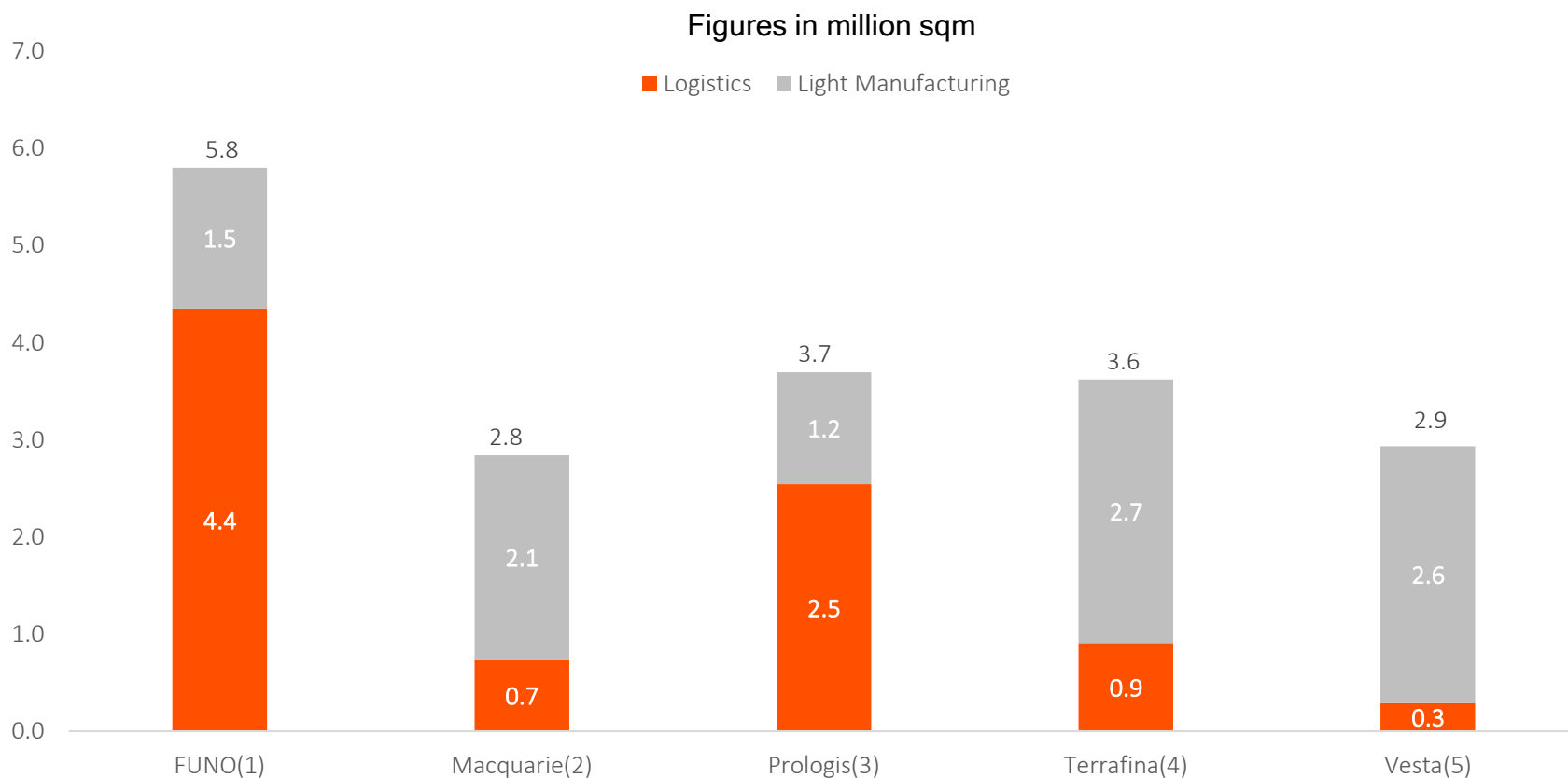


■ Market ■ FUNO

FUNO's competitive rents work because we are a small part of a larger market.

Industrial Market

✓ FUNO, indisputable leader in logistics.



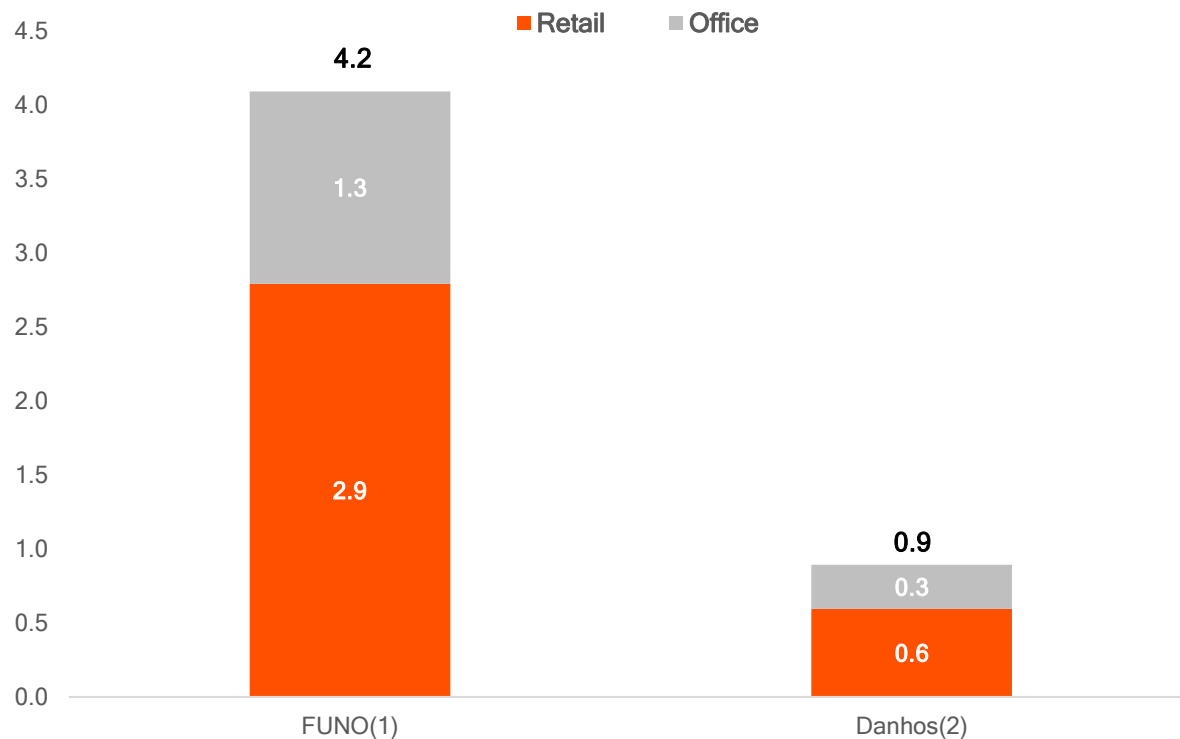
(1) As of 2Q21. %Base: ABR (2)Macquarie's 2Q21 report. % Base: ABR (3) Prologis' 2Q21 report. % Base: Net effective rents. (4) Terrafina's 2Q21 report. %Base: GLA.

(5) Vesta's 2Q21 report. Logistics: 4Q20 corporate presentation.

Retail and Office Market

Comparison vs Mexican peers

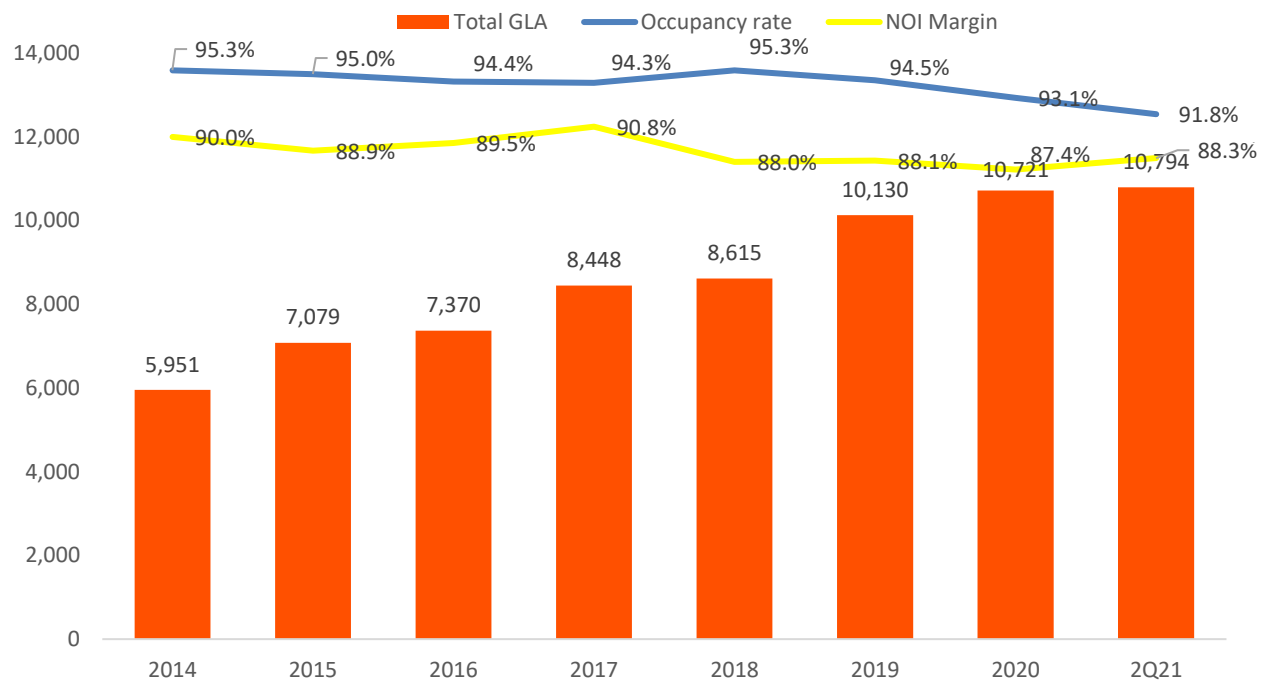
Figures in million sqm



(1) As of 2Q21. %Base: GLA (2) Danhos's 2Q21 report. % Base. GLA.

Competitive rent levels & high occupancy levels

- Constant GLA growth with consistent high occupancy rate.



DEBT PROFILE

• KEY COVENANTS

| | FUNO | Limit |
|--|---------|------------|
| Loan-to-Value (LTV) ⁽¹⁾ | 42.0% | Max. 60% |
| Secured debt limit | 3.0% | Max 40% |
| Debt service coverage ratio | 1.70x | Min. 1.50x |
| Unencumbered assets to unencumbered debt | 229.60% | Min. 150% |

- Average debt life: **9.9 years**
- Average cost of debt: **6.37%**

• CREDIT RATINGS

International

MOODY'S BAA2

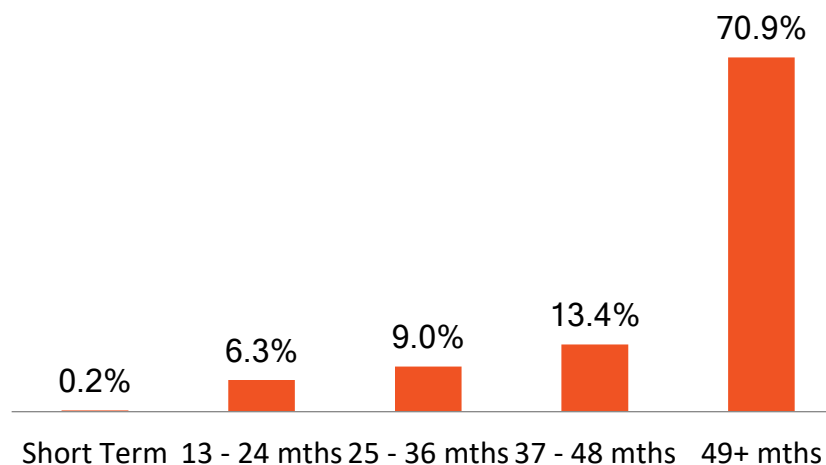
FitchRatings BBB

Local

FitchRatings AAA (Mx)

HR Credit Rating Agency AAA (Mx)

• DEBT MATURITY

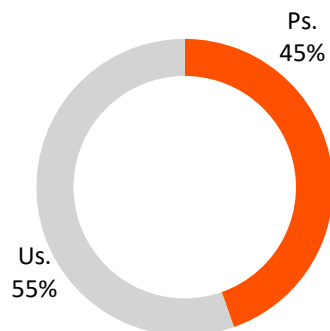


DEBT PROFILE

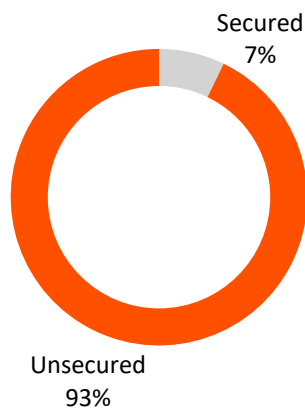
- LIQUIDITY POSITION

| | |
|------------------------|----------------------------|
| Total cash | \$ 3,713.8 |
| Total available lines | \$ 9,000 |
| Total committed lines | \$ 21,502.7 ⁽¹⁾ |
| Total Liquidity | \$ 34,216.5 |

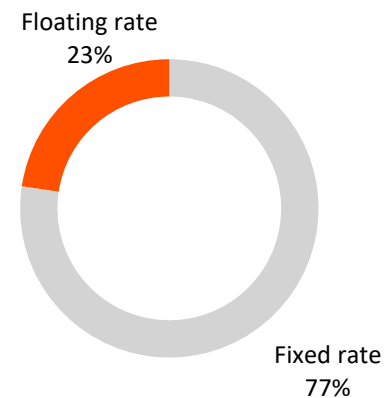
Ps. vs Us.⁽²⁾



Secured vs Unsecured⁽²⁾



Fixed Rate vs Floating Rate⁽²⁾



(1) Our committed revolving credit facility is for Ps. 13,500 million and Us. 410 million. Unused as of March 2021. Exchange rate: 19.8157

CAPEX - 2021

GREEN FIELD AND RE-DEVELOPMENT

| Project | Segment | Pending CAPEX (Ps. mm) | Stabilized NOI ⁽¹⁾ (Ps. mm) | Delivery Date |
|------------------------------------|----------------------|---------------------------|---|----------------------|
| Galerias Valle Oriente (expansion) | Retail/Office/Others | 485.7 | 250 | 4Q'21 |
| Tepozpark /La Teja | Industrial | 1,621.8 | 362.9 | 3Q'21 ⁽²⁾ |

ACQUISITIONS PIPELINE

| Segment | Investment Pipeline 2021 (Ps. mm) | Stabilized NOI (Ps. mm) | Estimated closing date |
|---------|--------------------------------------|----------------------------|------------------------|
| | | | |

ASSETS RECYCLING PIPELINE

| Segment | Divestment (Ps. million) | Estimated closing date |
|--------------|--------------------------|------------------------|
| Retail | 525.0 | 4Q21 |
| Industrial | 600.0 | 4Q21 |
| Office | 500.0 | 3Q21 |
| Total | 1,625.0 | |

(1) Assumes NOI from properties completely stabilized.

(2) Second phase delivery.

Mitikah Update

- Mitikah is ahead of schedule on units sold as well as pre-leasing

Residential

~85% units sold

Retail

~88% Leased

Office Space

~95% Leased⁽¹⁾

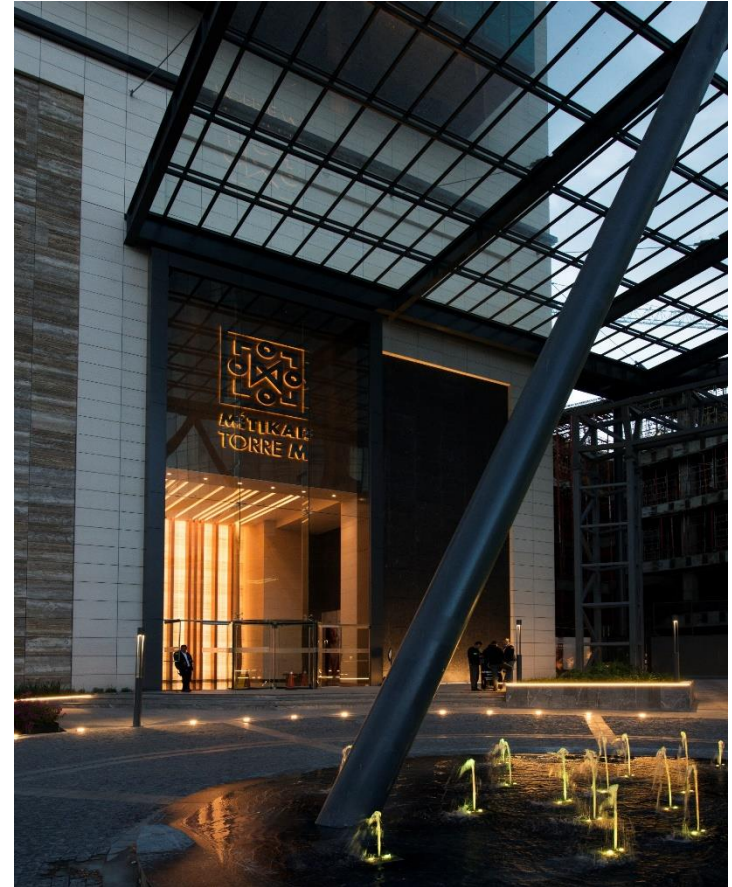
- As of 2Q21 construction's phase one is at 88% completed.

1 million sqm GBA

Total Stabilized GLA: 337,410 sqm

(1) Considers Phase I's GLA. Includes Torre M's LOIs.

Mitikah - Torre M

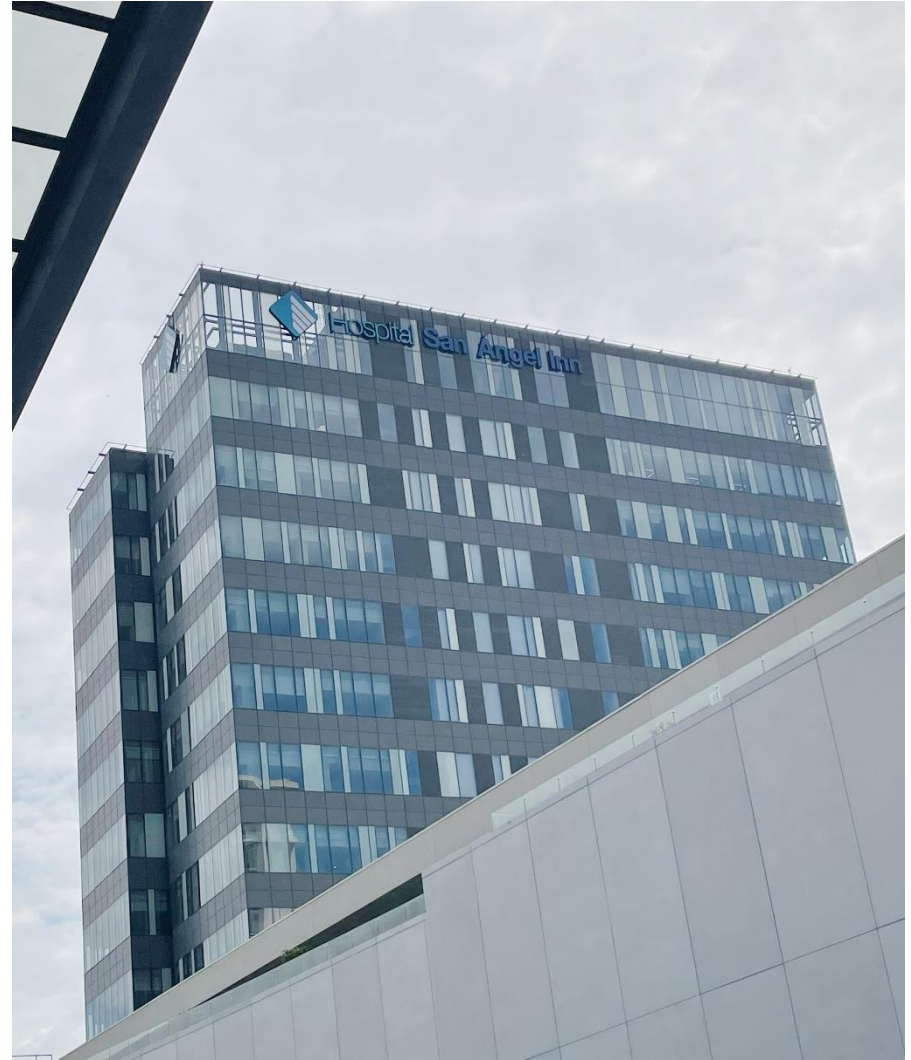


Mitkah

Condo Tower



Medical Tower



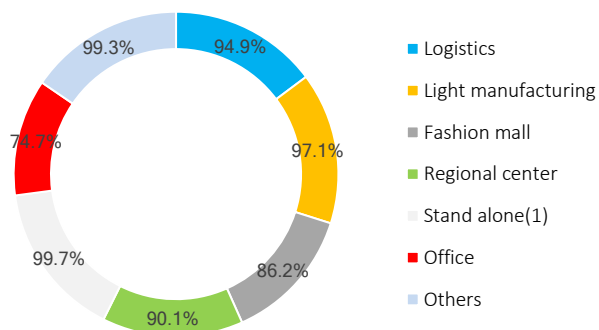
Mitikah - Retail Area



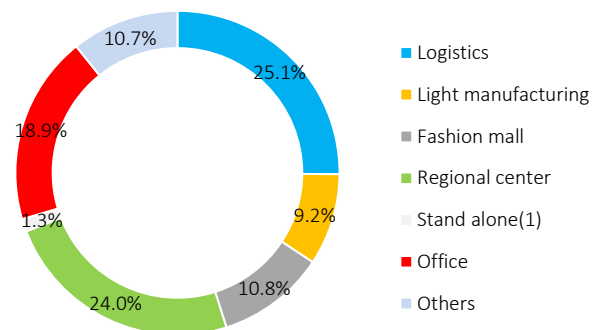
Subsegment Breakdown

| Subsegment ⁽³⁾ | Total GLA ⁽⁵⁾ (000 m ²) | Occupied GLA ⁽⁵⁾ (000 m ²) | % Occupancy ⁽⁵⁾ | \$/sqm/month (Ps.) | NOI ⁽⁴⁾ 1Q21 (Ps. 000) |
|----------------------------|---|--|----------------------------|-----------------------|--------------------------------------|
| Logistics | 4,317.0 | 4,096.9 | 94.9% | 88.8 | 981,233.4 |
| Light manufacturing | 1,463.0 | 1,420.6 | 97.1% | 99.8 | 357,423.4 |
| Fashion mall | 616.9 | 532.1 | 86.2% | 357.5 | 423,090.6 |
| Regional center | 2,026.1 | 1,826.5 | 90.1% | 231.7 | 937,778.1 |
| Stand alone ⁽¹⁾ | 161.4 | 161.0 | 99.7% | 119.6 | 49,373.5 |
| Office | 1,272.8 | 951.3 | 74.7% | 374.2 | 736,938.4 |
| Others | 846.6 | 840.7 | 99.3% | 188.7 | 419,182.6 |
| Total | 10,703.8 | 9,828.9 | 91.8% | 168.2 | 3,905,020.1 |

Occupancy by Subsegment
(% GLA) 2Q21



NOI by Subsegment
(% NOI) 2Q21



(1) Properties from the Red Portfolio are classified as *Others*, with the exception of Office buildings (2) Office NOI includes 100% of Centro Bancomer as we consolidate Mitikah; however, only 62% corresponds to FUNO. (3) Classification different from segment classification. (4) NOI at property level. (5) It does not consider *In Service SQM*.

Corporate Governance

Philosophy

FUNO's philosophy is one of absolute respect and fair treatment, to all stakeholders, who not only trust in us, but also invest in our organization. We are committed to our tenants, CBFi holders, to the people and enterprises we make businesses with and to all communities we operate it; as well as with our employees. Hence, we believe in the implementation of the highest ethical standards to continue delivering positive impacts for all.

Technical Committee

FUNO is a Trust Fund, hence our Technical Committee is the equivalent to the Board of Directors.

| 5 Independent Members ⁽¹⁾ | 7 Proprietary |
|--------------------------------------|----------------|
| Rubén Goldberg | Moisés El-mann |
| Herminio Blanco | André El-mann |
| Ignacio Trigueros | Max El-mann |
| Antonio Franck | Abude Attié |
| Alberto Mulás | Isidoro Attié |
| | Elías Sacal |
| | Jaime Kababie |

Committees

- ✓ Audit Committee - 100% Independent
- ✓ Practices Committee - 100% independent
- ✓ Nomination and compensation committee - 60% independent

Advisor's alignment

Founding families own around 30% of Fibra Uno, fostering alignment with CBFIs holders.

CBFIs holders assembly

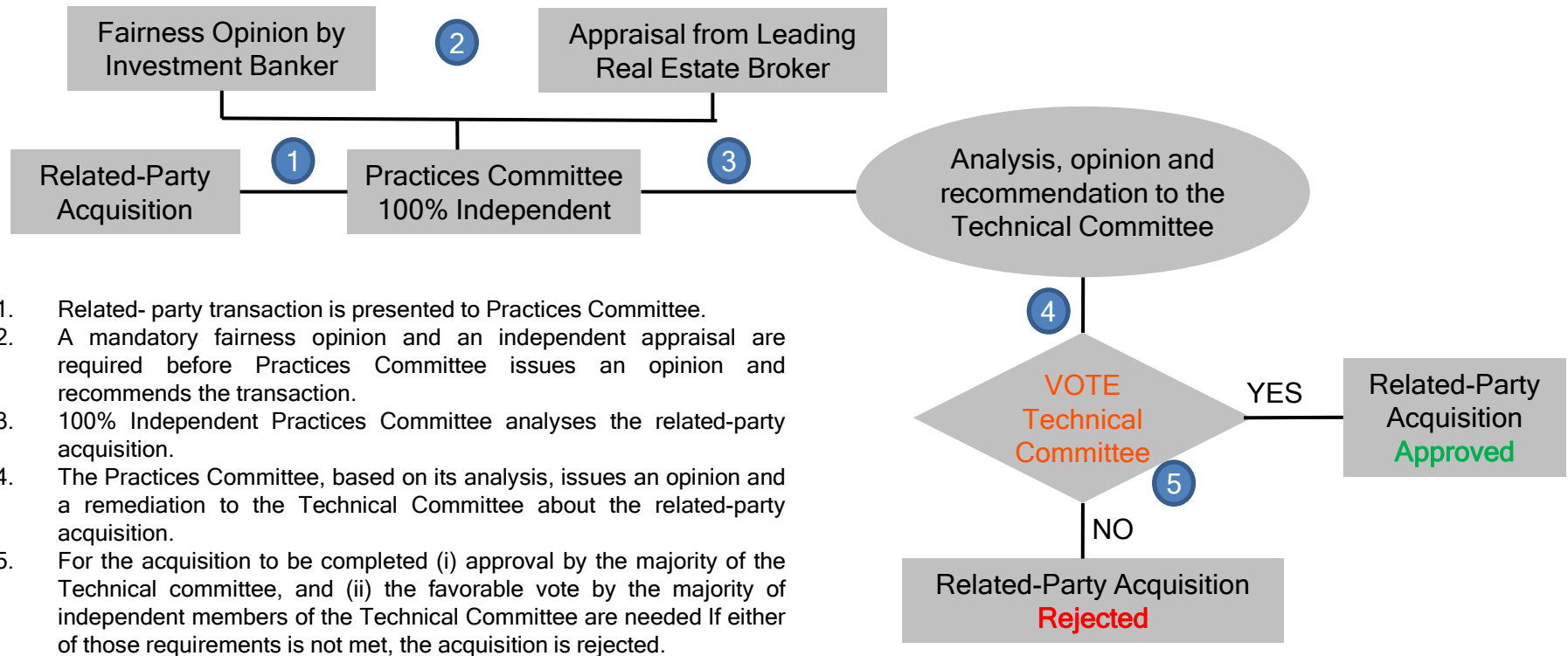
To the extent possible we aim for:

- ✓ We unbundle topics to be voted individually.
- ✓ Compensations are approved and disclosed in our annual CBFIs holder's assembly.
- ✓ We published relevant information 30 days prior to the assembly.

(1) Our Independent Technical Committee members are ratified individually and annually.

Corporate Governance

Related-Party Transactions



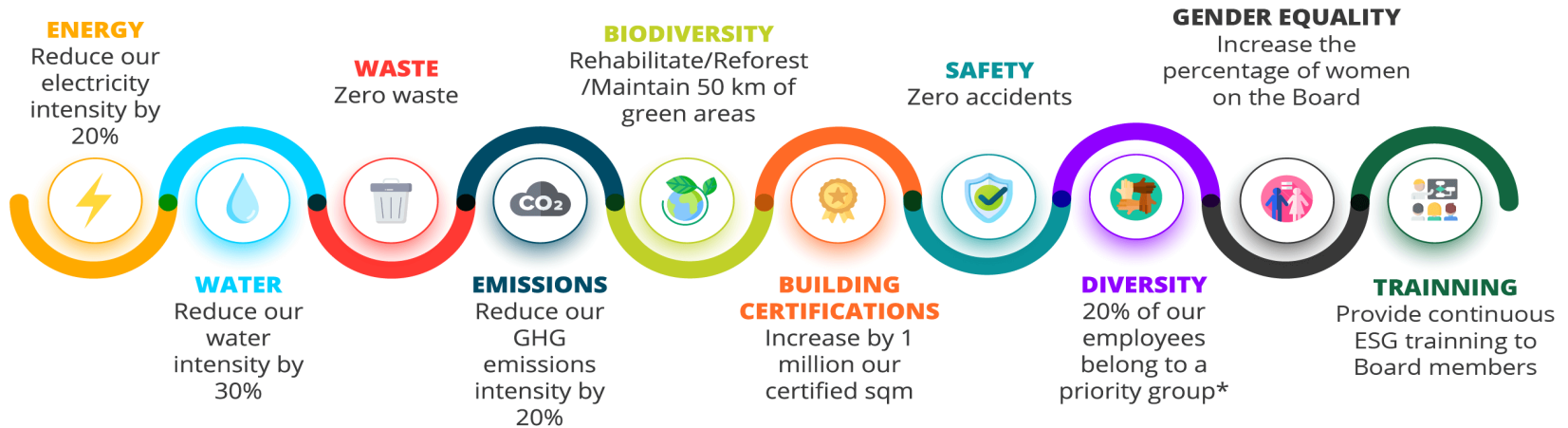
Additional FUNO rights

Whenever the controlling families sell a Real Estate asset, FUNO has the first right to buy.

Whenever the controlling families wish to acquire an asset, it must first offer the they to FUNO.

There is a commitment from the controlling families to transfer all their Real Estate⁽¹⁾ for lease to FUNO.

ESG 2030 Goals



* People with disabilities, single parents, LGBTQ+, indigenous groups, migrants.

Our approach

STRATEGIC
LINES OF
ACTION
2020-2025



ESG current activities:

- Climate change risk vulnerability assessment consisting of 3 phases and considers 2 pathways of the IPCC (Intergovernmental Panel of Climate Change).
 - Follows TCFD guidelines.
- Energy and water management programs, to reduce our consumption and intensity with specific focus on retail and offices.
 - Retrofitting.
 - Submetering.
 - BMS.
 - Remote Monitoring and automation.
- Waste management initiatives to be implemented in phases; working with 5 of our most relevant tenants.

Our credentials

