

4Q21
CORPORATE
PRESENTATION



THE
POWER
OF
ACTION

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

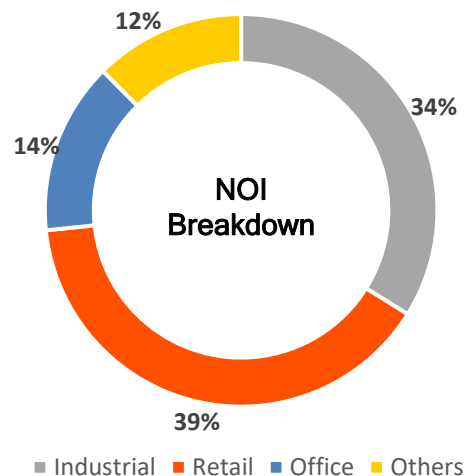
Fibra Uno is the **largest, fully integrated, total return focus** real estate company in Mexico and Latin America, designed with a **counter-cyclical** business model.

GLA: 117,122,661 sqft

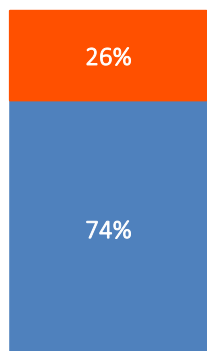
635 properties

92.2% occupancy

4.3 years (avg. Term)

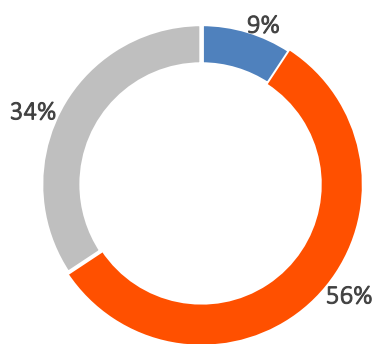


Leases by currency



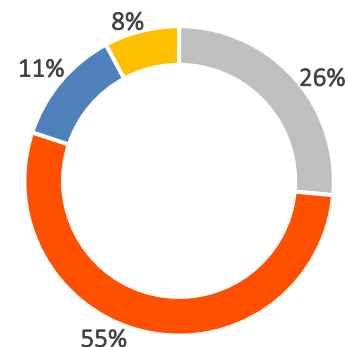
■ MXP ■ USD

USD Leases by Segment






■ Retail ■ Industrial ■ Office

GLA Breakdown






■ Retail ■ Industrial ■ Office ■ Others

KEY FINANCIAL METRICS

	4Q19	4Q21	Growth %	
Total Revenue	5,093.1	5,818.1	14.2%	
Net Operating Income (NOI)	4,024.0	4,604.4	14.4 %	
Funds From Operation (FFO)	2,475.6	2,538.9	2.6%	

PER CBF

NOI	1.0244	1.2117	18.3%	
FFO	0.6302	0.6681	6.0%	
Quarterly distribution	0.5900	0.6829	15.7%	
CBFIs ⁽¹⁾ (million)	3,928.2	3,800.0	-3.3%	

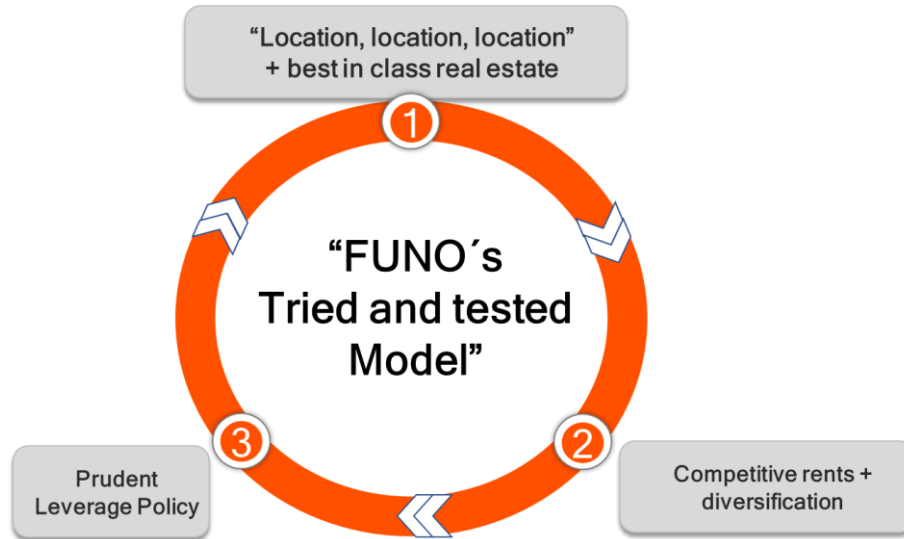
KEY OPERATIONAL METRICS

	4Q19	4Q21	Growth %
Total GLA ('000 sqft)	109,042.8	117,122.7	7.4%
Number of operations	641	661	3.1%
Average contract term (yrs)	4.2	4.3	3.1%
Total Occupancy	94.5%	92.2%	-2.3%
Portfolio's average rent (Us/sqft/yr)	9.0	9.6	6.9%

UNDESTANDING FUNO'S COUNTER-CYCLICAL BUSINESS MODEL

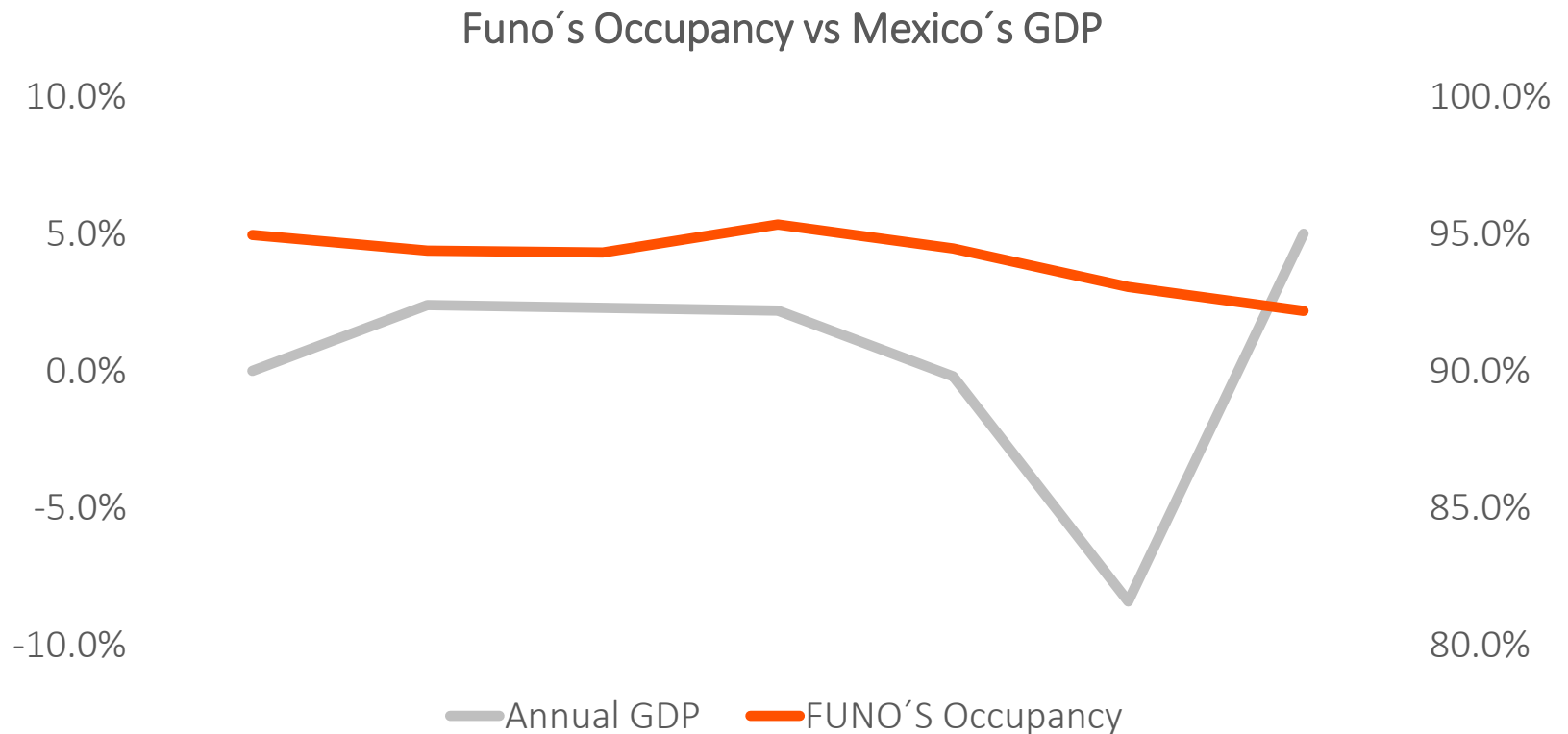
- Since IPO FUNO has been designed **KNOWING** we operate in a cyclical industry and are designed to withstand and overcome challenging times.
- We know and have always stated that we are certain that:
 - A cycle will happen
 - We don't know when or how it will happen
 - We will recover from the cycle.
- 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.

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**.

FUNO'S COUNTER-CYCLICAL MODEL AT WORK



Understanding FUNO's DNA

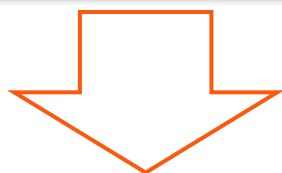
Long Term Total Return Focus → Sustainable Shareholder Value Creation

Capital Appreciation through Active Management
of our Assets and Opportunities

- Acquisitions
- Developments
- Re-Developments

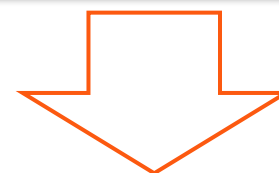
Dividend
Distributions

High Occupancy
Rent Collections
=
Dividends



70%

Value Weight

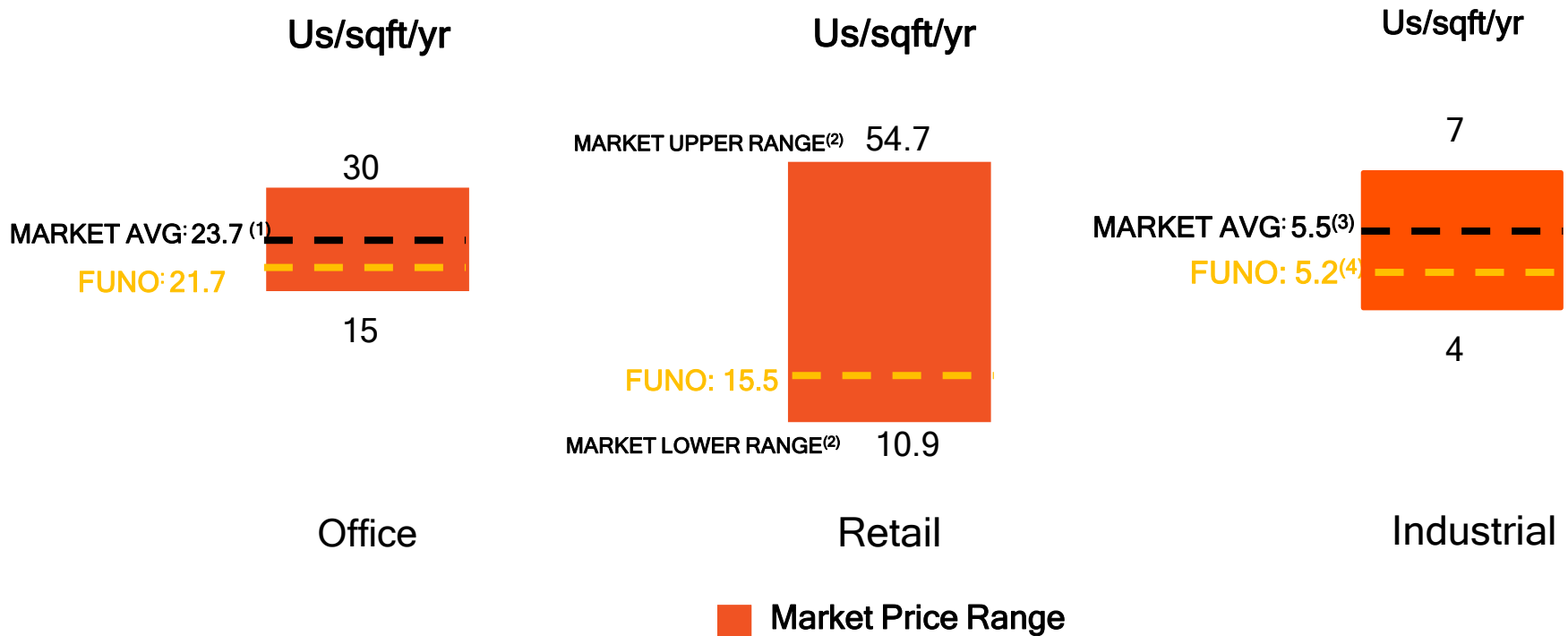


30%

Dividend

FUNO's Competitive Rents

Competitive Rent Drives Occupancy & Rent Growth



Office Occupancy:

FUNO: 75.4%
Market: 76.9%⁽¹⁾

Retail Occupancy:

FUNO 89.4%
Market 87.1%⁽²⁾

Industrial Occupancy:

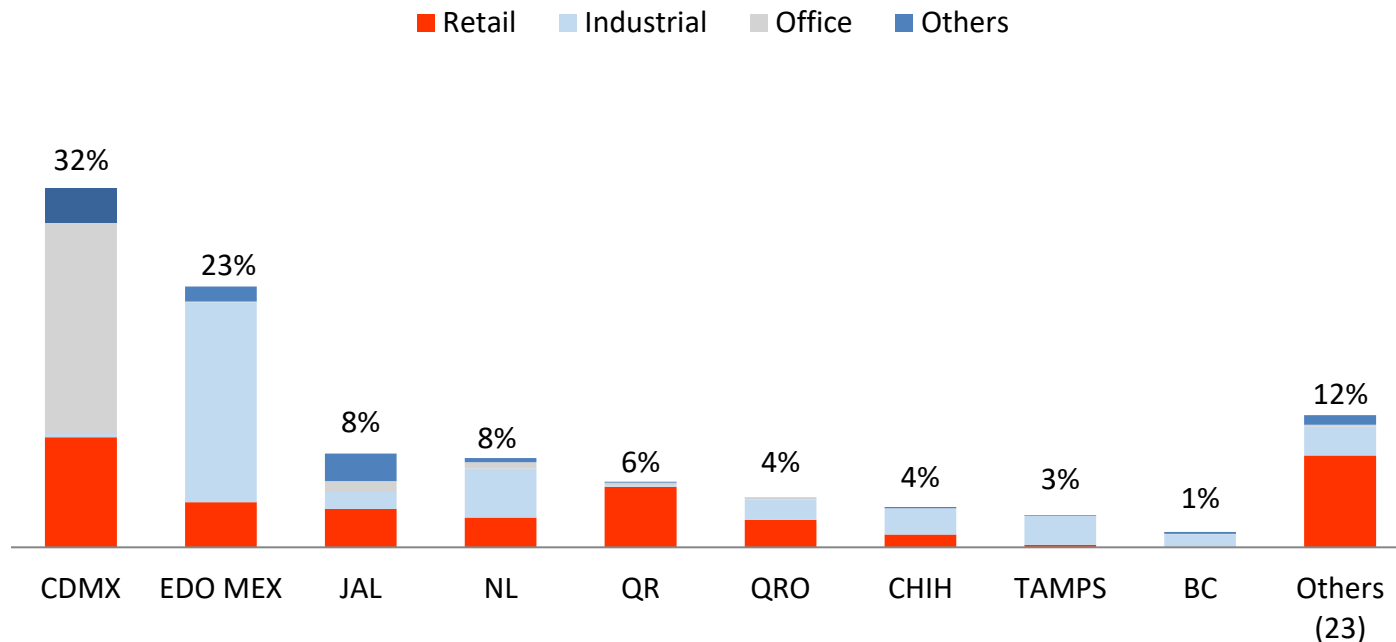
FUNO 96.8%⁽⁴⁾
Market 96.1%⁽³⁾

(1) Source: CBRE Office Insight 2021. (2) Source: Colliers. Retail market Report 2H21. (3) CBRE: Mexico Industrial Insight 2019. (4) Excludes business parks. (5) Assumes FX of Ps. 20.37 for all dollar calculations.

Location, Location, Location

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

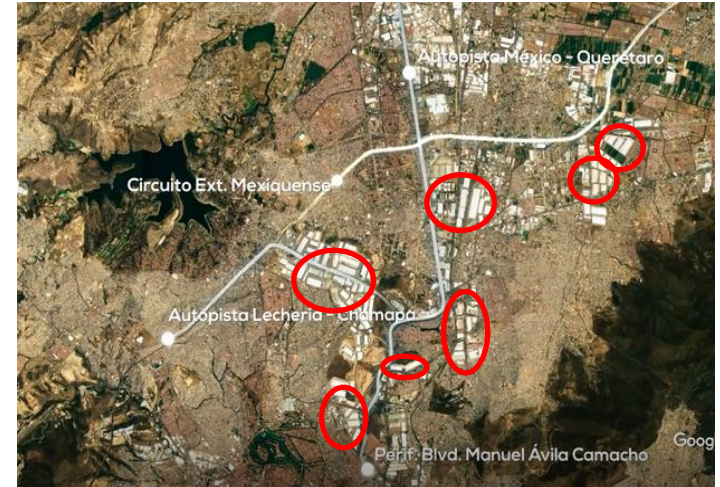
- Our top 5 states generate 80% of our ABR



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 sqft)
STATE OF MEXICO	33,323.5
NUEVO LEON	7,563.5
CHIHUAHUA	5,015.6
TAMAULIPAS	4,897.9
QUERETARO	3,508.3
JALISCO	2,854.0
BAJA CALIFORNIA	2,016.3
COAHUILA	1,184.8
PUEBLA	1,087.1
HIDALGO	555.0
MEXICO CITY	483.7
AGUASCALIENTES	467.4
SAN LUIS POTOSI	347.2
ZACATECAS	331.5
QUINTANA ROO	325.4
GUANAJUATO	304.8
DURANGO	249.6
SONORA	171.8
CHIAPAS	167.8
MORELOS	49.8
TOTAL	64,904.9



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	2.0%
3	Logistics	1.5%
4	Logistics	1.5%
5	Retail	1.4%
6	Manufacturing	1.4%
7	Retail	1.4%
8	Consumer Goods	1.3%
9	Manufacturing	1.3%
10	Manufacturing	1.3%
Total		15.5%



Location: Retail portfolio

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



State	GLA (000's sqft)
MEXICO CITY	5,761.5
STATE OF MEXICO	5,282.2
QUINTANA ROO	2,777.8
JALISCO	2,532.9
NUEVO LEON	2,371.8
QUERETARO	1,573.9
CHIAPAS	1,219.1
CHIHUAHUA	1,081.3
VERACRUZ	1,001.6
SONORA	810.7
YUCATAN	757.5
GUERRERO	739.2
GUANAJUATO	648.4
HIDALGO	625.4
COAHUILA	524.0
NAYARIT	493.3
BAJA CALIFORNIA SUR	393.2
TLAXCALA	381.9
AGUASCALIENTES	364.0
OAXACA	294.3
TAMAULIPAS	265.6
TABASCO	257.0
SINALOA	189.8
MORELOS	163.8
COLIMA	142.0
SAN LUIS POTOSI	76.9
ZACATECAS	75.4
TOTAL	30,804.6

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	18.7%
2	Entertainment	4.1%
3	Restaurants	3.1%
4	Entertainment	2.1%
5	Comercial Bank	1.9%
6	Department Stores	1.8%
7	Department Stores	1.6%
8	Entertainment	1.4%
9	Services	1.1%
10	Retail	1.1%
Total		37.0%

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

Pull and Bear

Massimo Dutti

Kiddy's Class

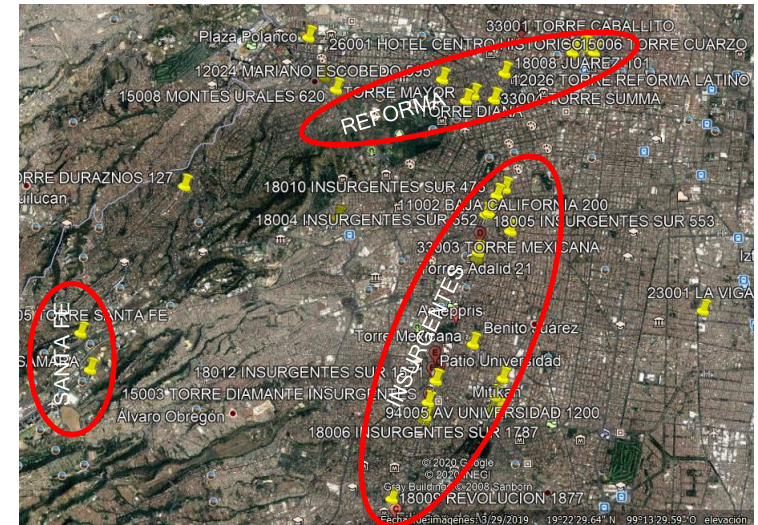
UTERQUE

telcel

F U N O

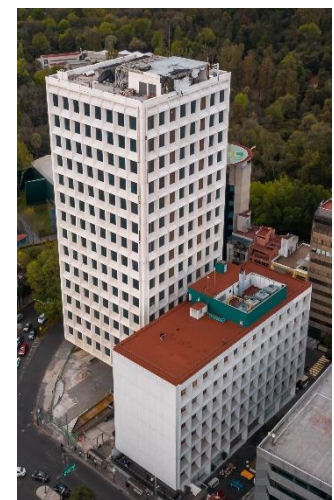
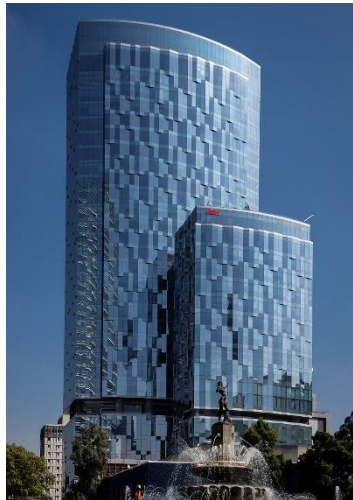
Location: Office portfolio

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*.

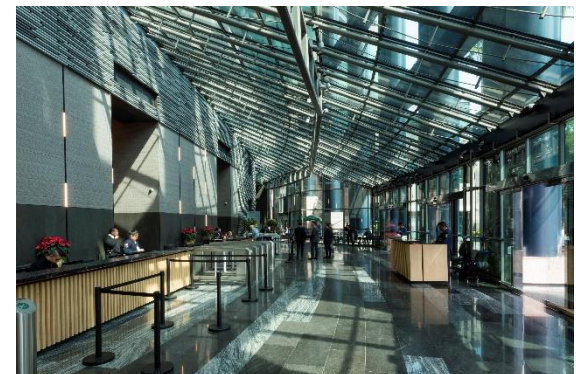
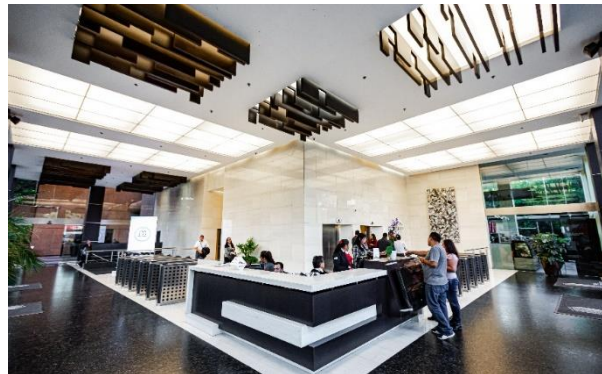
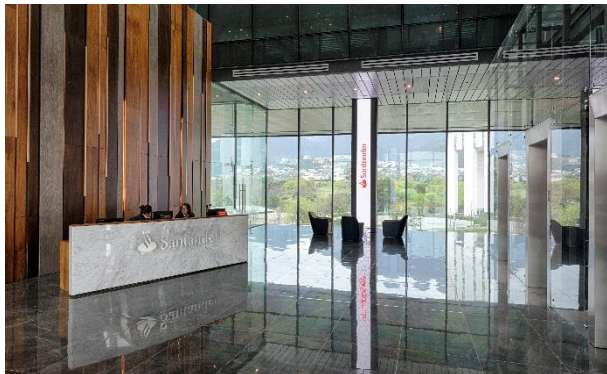


State	GLA (000's sqft)
MEXICO CITY	10,642.0
JALISCO	611.5
NUEVO LEON	471.0
QUINTANA ROO	167.5
ESTADO DE MEXICO	92.1
QUERETARO	72.8
SONORA	61.5
VERACRUZ	54.0
BAJA CALIFORNIA	43.6
YUCATAN	42.8
TAMAULIPAS	15.5
AGUASCALIENTES	13.4
SINALOA	8.8
PUEBLA	7.1
COLIMA	4.1
TOTAL	12,307.7

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	13.8%
2	Government Entity	8.2%
3	Comercial Bank	6.2%
4	Government Entity	3.5%
5	Comercial Bank	2.4%
6	Comercial Bank	2.4%
7	Services	1.2%
8	Logistics	1.2%
9	Services	1.2%
10	Services	1.0%
Total		41.0%



Deloitte.



AON



SEP
SECRETARÍA DE
EDUCACIÓN PÚBLICA

citibanamex

wework

Uber

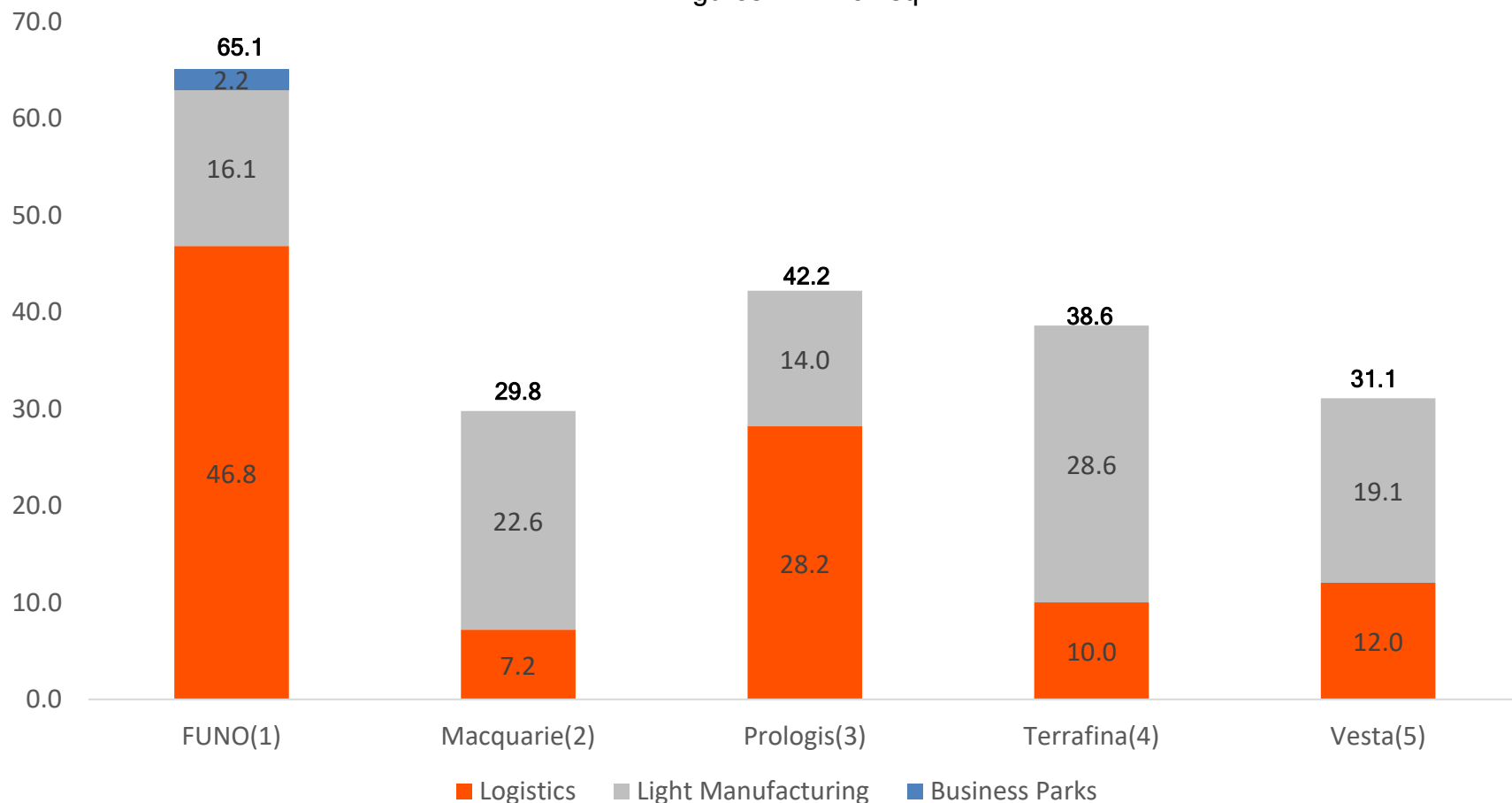


volaris

Industrial Market

✓ FUNO, indisputable leader in logistics.

Figures in million sqft

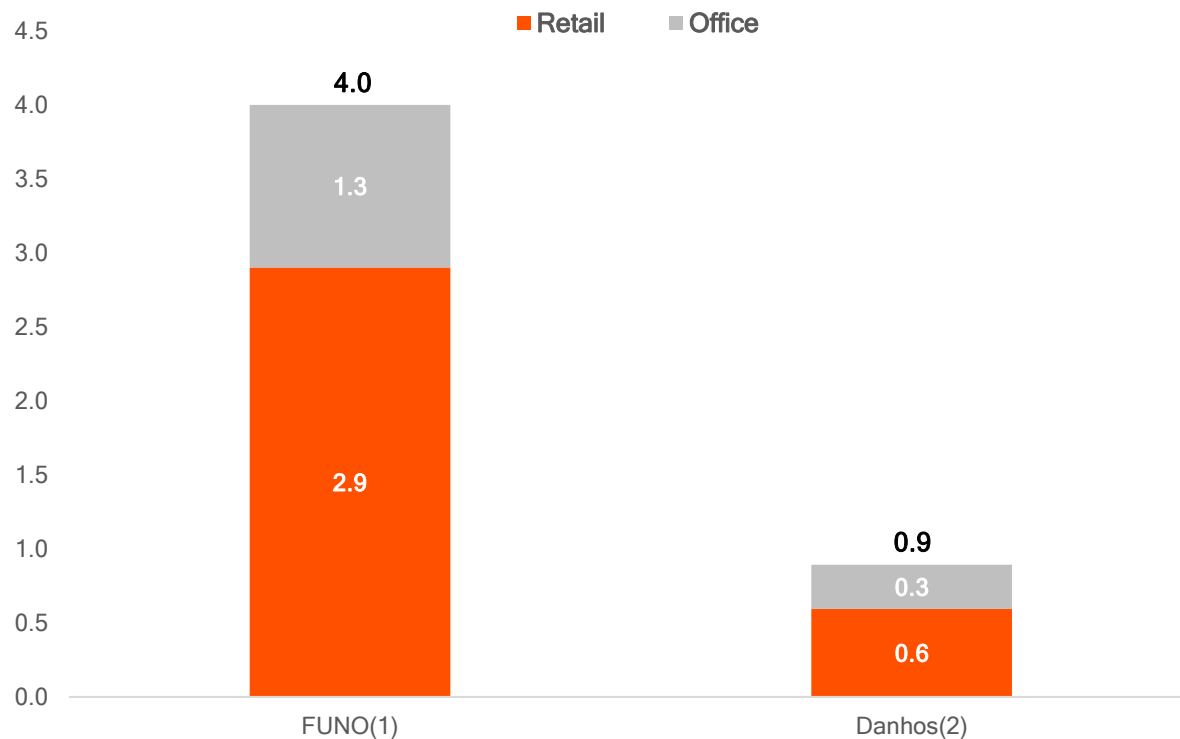


(1) As of 4Q21. %Base: ABR (2)Macquarie's 4Q21 report. % Base: ABR (3) Prologis' 4Q21 report. % Base: Net effective rents. (4) Terrafina's 4Q21 report. %Base: GLA. (5) Vesta's 4Q21 report. Logistics: 4Q21 corporate presentation.

Retail and Office Market

Comparison vs Mexican peers

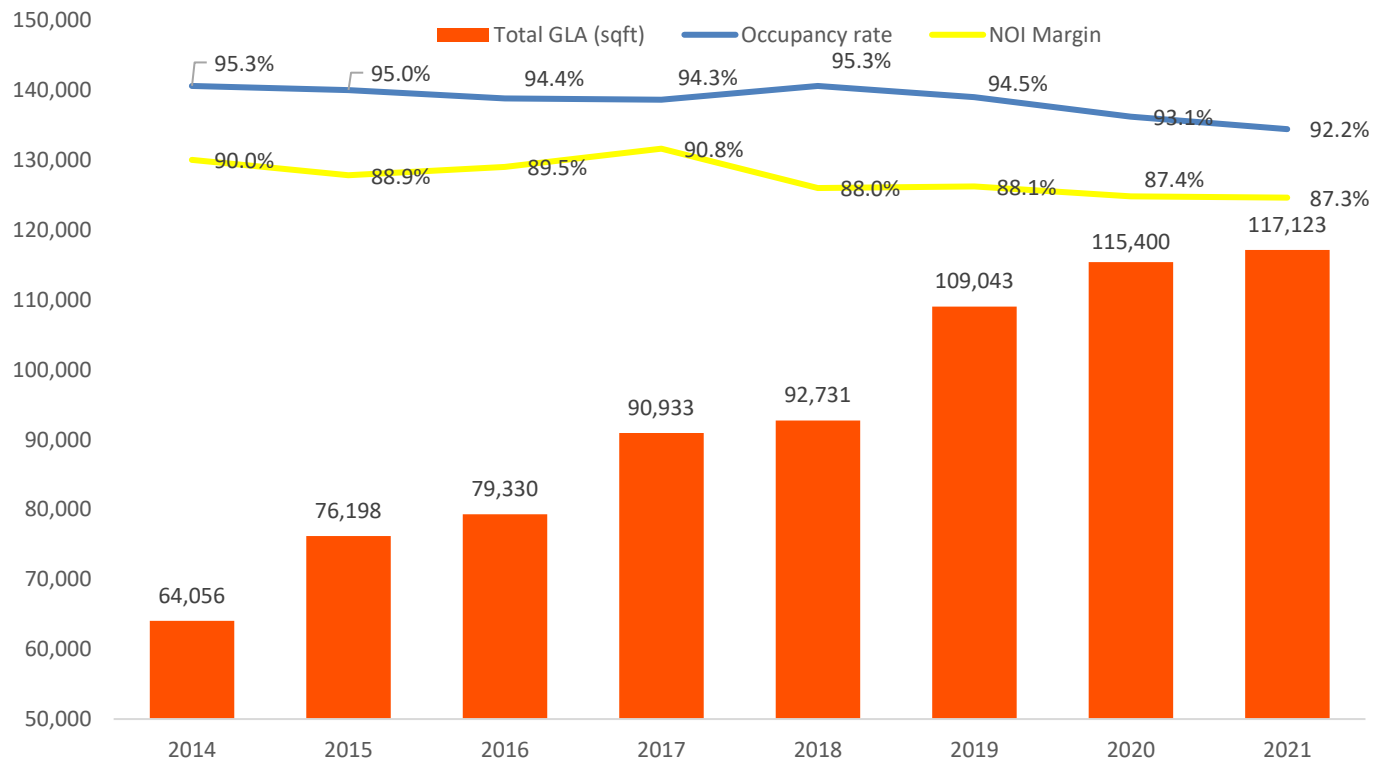
Figures in million sqm



(1) As of 4Q21. %Base: GLA (2) Danhos's 4Q21 report. % Base. GLA.

Competitive rent levels & high occupancy levels

- Constant GLA growth with consistent high occupancy rate.



(1) NOI margin over rental income

DEBT PROFILE

• KEY COVENANTS

	FUNO	Limit
Loan-to-Value (LTV) ⁽¹⁾	43.5%	Max. 60%
Secured debt limit	3.1%	Max 40%
Debt service coverage ratio	1.9x	Min. 1.50x
Unencumbered assets to unencumbered debt	222.7%	Min. 150%

- Average debt life: **9.4 years**
- Average cost of debt: **6.65%**

• CREDIT RATINGS

International

MOODY'S BAA2

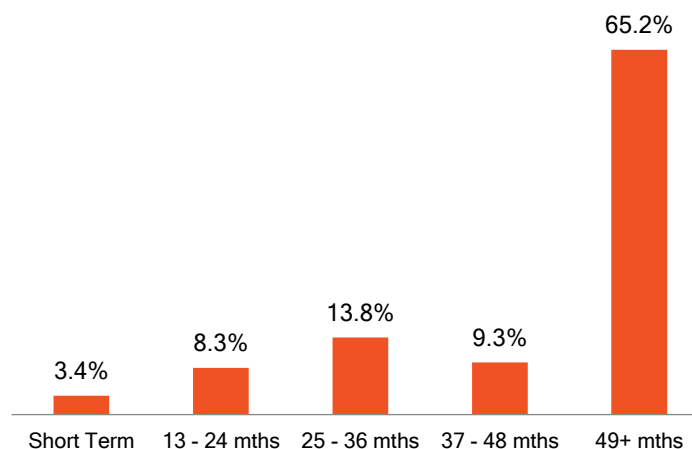
FitchRatings BBB

Local

FitchRatings AAA (Mx)

HR Credit Rating Agency AAA (Mx)

• DEBT MATURITY

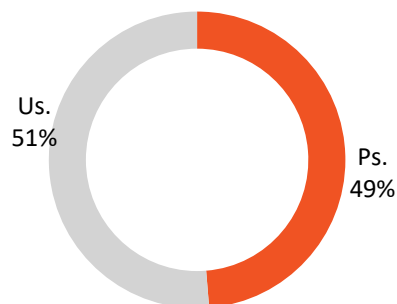


DEBT PROFILE

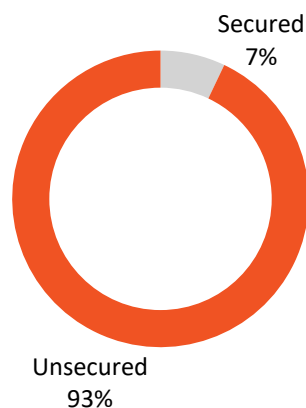
- LIQUIDITY POSITION

Total cash	\$ 6,739.5
Total available lines	\$ 4,400.0
Total committed lines	\$ 21,939.2 ⁽¹⁾
Total Liquidity	\$ 33,078.7

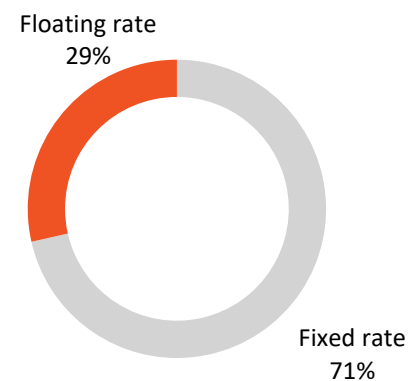
Ps. vs Us.⁽²⁾



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: 20.5835

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

CAPEX - 2022

Greenfield Developments & Re-developments

Project	Segment	Final GLA	Pending CAPEX (Ps. mm)	Stabilized NOI ⁽¹⁾ (Ps. mm)	Delivery Date
Galerias Valle Oriente (expansion)	Retail/Others	535,313.5 ⁽¹⁾	278.4	210.4	2Q'22
Tepozpark /La Teja	Industrial	4,008,304 ⁽²⁾	1,727.9	509.1	2Q'22 ⁽³⁾
Total		4,543,617.5	2,006.3	719.5	

Acquisitions Pipeline

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

Asset Recycling Pipeline

Segment	Divestment (Ps. million)	Estimated closing date
Retail	525.0	2Q22
Industrial	600.0	2Q22
Office	500.0	1Q22
Total	1,625.0	

Note: In addition to the aforementioned CAPEX, we require around 1% of total annual revenues in major CAPEX for our operational portfolio.

(1) Total GLA. Excludes sqft from the hospital recently sold. As of 4Q21, approx. 161 thousand sqft were delivered.

(2)) Total GLA. As of 4Q21 approx. 2 million sqft have been delivered.

(3) Third phase delivery

Mitikah Update - Phase I

TORRE MITIKAH

Construction Advance

90%

Sales Progress

~ 90%



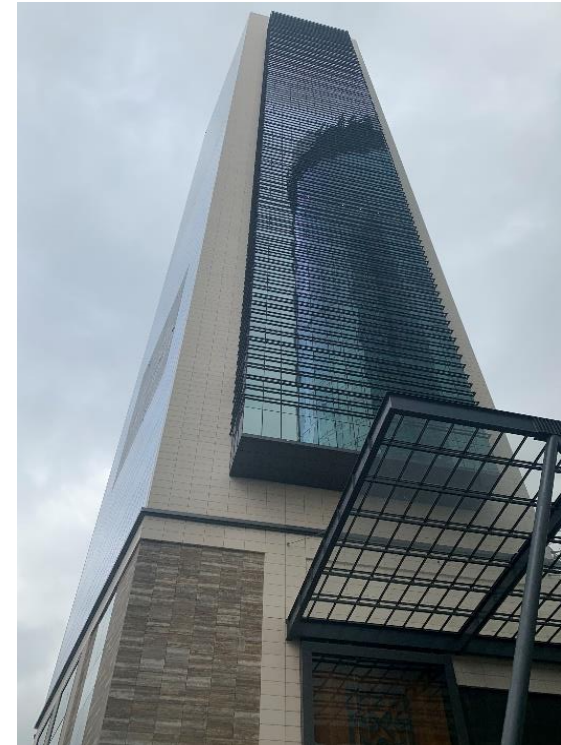
TORRE M

Construction Advance

100%

Leasing Progress

~ 90%



Mitikah Update - Phase I

MEDICAL TOWER

Construction Advance

100%

Leasing Progress

100%



RETAIL MITIKAH

Construction Advance

~92%

Leasing Progress

100%



Mitikah Update - Phase I

GLA Breakdown:

Torre M

Medical Tower

Retail

TOTAL

SQFT

688,889.6

107,639.0

1,130,209.5

1,926,738.1



NOI contribution:

Phase I

Ps. million

895.2⁽¹⁾

Estimated stabilization

4Q'23

- As of 4Q21 construction's phase one is at 93% completed.

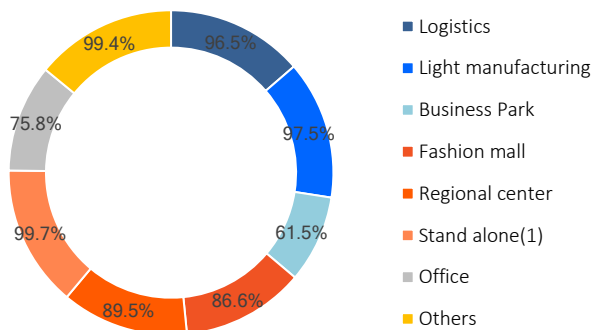
(1) Includes Centro Bancomer's revenues.

Summary by Subsegment

Subsegment ⁽³⁾	Total GLA ⁽⁵⁾ (000 sqft)	Occupied GLA ⁽⁵⁾ (000 sqft)	% Occupancy ⁽⁵⁾	\$/sqft/year ⁽⁶⁾ (Us.)	NOI ⁽⁴⁾⁽⁶⁾ 4Q21 (Us. 000)
Logistics	47,041.6	45,401.0	96.5%	5.0	53,423
Light manufacturing	15,735.4	15,345.0	97.5%	5.7	20,029
Business Park	2,029.0	1,248.6	61.5%	15.8	4,595
Fashion mall	6,735.3	5,835.5	86.6%	21.3	26,292
Regional center	21,951.6	19,650.3	89.5%	13.4	62,117
Stand alone ⁽¹⁾	1,737.5	1,732.6	99.7%	6.7	2,586
Office	12,625.4	9,566.3	75.8%	21.7	32,679
Others	9,105.4	9,048.8	99.4%	10.8	28,652
Total	116,961.3	107,828.2	92.2%	9.6	230,373

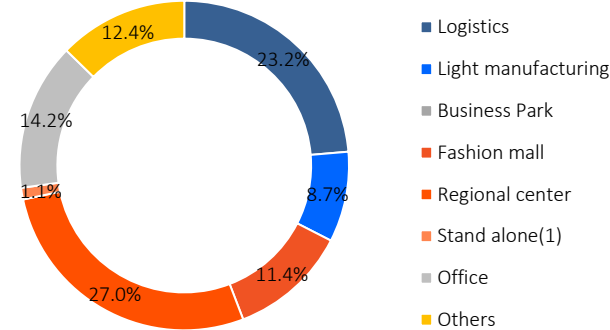
Occupancy by Subsegment

(% GLA) 4Q21



NOI by Subsegment

(% NOI) 4Q21



(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 *Mitkah*; 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. (6) Assumes FX of Ps.20.37 for all calculations

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.

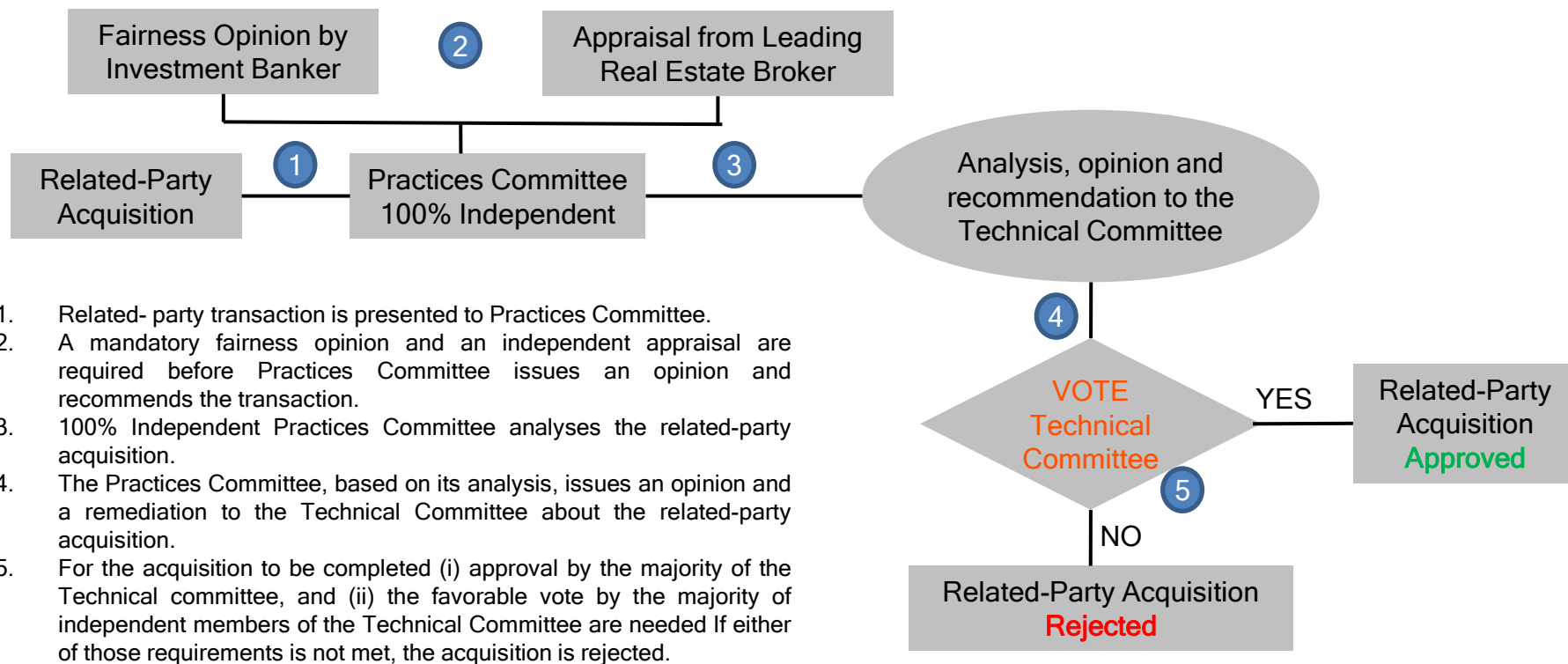
Conflict of interest resolution mechanism

- ✓ See next page.

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

Corporate Governance

Related-Party Transactions: Conflict of interest resolution mechanism



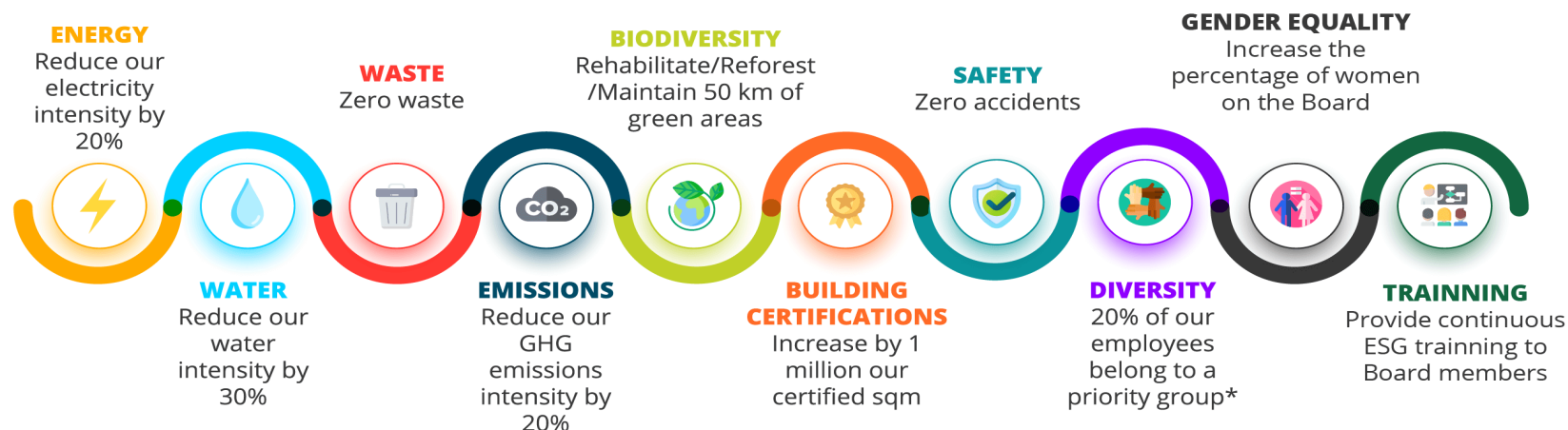
Additional FUNO rights

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.

Corporate Governance

- FUNO has committed to increase gender diversity in its Technical committee **by year end 2023**.
- FUNO publishes in its [General CBFi holder's meeting](#), the approval process of its compensations plan; as well as the annual allocation.
- As part of its activities, The Audit Committee reviews relevant operational risks, including those related to climate change such as physical and transition risks.
- We have a public skills matrix of our board members, including details such as their tenure and, years of experience in social, environmental and governance matters, as well as the number of mandates they hold. This matrix, along with their biographies are publicly available for review anytime and 30 days prior to the General Assembly.

Quarter recognitions

- FUNO has been recognized as EDGE Champion by the IFC, as a result of our commitment to certify 10.7 million sqft. Currently FUNO is working on certifying over 10.7million sqft, as well as the Mitikah mix use project.
- FUNO was included for the second consecutive year in the Sustainability Yearbook, recognizing companies within the top 15%, with the best ESG practices globally.
- We concluded the LEED gold certification of *Torre Cuarzo* (614,511 sqft).
- We concluded EDGE certification of two industrial properties in *Lerma Park* (633,617 sqft).



Our ESG Pathway

