

Mexico City, Mexico, April 24, 2020.

ANNUAL REPORT OF THE TECHNICAL COMMITTEE OF FIDEICOMISO FIBRA UNO (THE "TRUST"), IDENTIFIED WITH NUMBER 1401, PREPARED BY BANCO ACTINVER, S.A., INSTITUCIÓN DE BANCA MÚLTIPLE, GRUPO FINANCIERO ACTINVER, IN ITS CAPACITY AS TRUSTEE (THE "TRUSTEE").

Pursuant to that provided in article 28, fraction IV, item e) of the Securities Market Law, and Clause 9.1.24. of the Trust, we submit to the Technical Committee the report on the operations and activities on which this Technical Committee took part during the period comprised between January 1, 2019 and December 31, 2019 (the "**Review Period**"), for the submission thereof before the General Annual Ordinary Meeting of Holders of the Real Estate Trust Certificates with ticker symbol "FUNO11" ("**CBFIs**", for its Spanish acronym) to be held on April 30, 2020.

We hereby report the following in connection with the Review Period:

- a) The meeting of the Technical Committee held on January 28, 2019, approved a cash distribution in favor of the Holders of the Trust CBFIs, in amount of \$2,238,761,031.23 M.N. (two billion two hundred thirty-eight million seven hundred sixty-one thousand thirty-one Pesos 23/100 Mex Cy.), corresponding to the fourth quarter of 2018.
- b) The meeting of the Technical Committee held on February 25, 2019, approved the report of the Audit Committee on the review of the Financial Statements of the Trust for the period comprised between October 1st and December 31st, 2018.

Likewise, such Meeting approved the Financial Statements of the Trust for the period between October 1st and December 31st, 2018, as well as the tax result for such period.

Last, all the resolutions adopted at the Meeting of the Technical Committee held on January 28, 2019 in connection with the distributions made in favor of the Holders of CBFIs issued by the Trust, corresponding to the period comprised between October 1st and December 31st, 2018, were thereby ratified.

- c) On March 19, 2019, the Members of the Technical Committee approved certain Unanimous Resolutions adopted outside a Meeting of the Technical Committee of the Trust, whereby the acquisition of the real estate property known as Up-Town Mall was approved.

Likewise, and considering the participation of the independent members of the Corporate Practices Committee, the Technical Committee approved the acquisition of the lots of land comprising the Urban Corridor in exchange for the total amount of \$800,000,000.00 M.N. (eight hundred million Pesos 00/100 Mex Cy.), which amount the management considered to be the fair market value thereof with basis upon the appraisal of Independent expert Colliers International.

- d) The meeting of the Technical Committee held on April 10, 2019, resolved to approve the Annual Report of the activities performed by the Audit Committee, the Corporate Practices Committee, and the Nominations and Compensations Committee of the Trust in connection with those activities carried out during the tax year ended December 31, 2018.

Likewise, the Technical Committee approved the Report of the Trust Manager concerning the obligation set forth in article 44, fraction XI, of the Securities Market Law and in article 172 of the General Law of Mercantile Corporations regarding the principal

accounting policies and criteria followed to prepare the financial information for the reports of the External Auditor of the Trust for the tax year ended December 31, 2018.

Likewise, the Meeting approved and ratified the Financial Statements of the Trust for the tax year comprised from January 1st, 2018 thru December 31st, 2018, as a whole.

The application schedule for the Executive Compensation Plan was also approved in this meeting, authorizing the issuance of 25,800,746 CBFIs in order to comply with the implementation of the Executive Compensation Plan, which CBFIs were to be listed for trading not later than May 2019.

- e) The meeting of the Technical Committee held on April 29, 2019, approved the report of the Audit Committee on the Financial Statements of the Trust for the period comprised between January 1st and March 31st, 2019.

Likewise, the Meeting approved the Financial Statements of the Trust for the period comprised between January 1st and March 31st, 2019 and the tax result for such period.

Last, the Technical Committee approved in this meeting a cash distribution in favor of the Holders of the Trust's CBFIs in the amount of \$2,258,413,656.99 (two billion two hundred fifty-eight million four hundred thirteen thousand six hundred fifty-six Pesos 99/100 Mex Cy.), corresponding to the first quarter of 2019.

- f) The meeting of the Technical Committee held in June 21, 2019, authorized two issues of Global Bonds for the placement thereof to be performed by means of a primary subscription offering in the United States of America, in terms of that provided by Rule 144^a and Regulation S of the Securities Act of 1933 of the United States of America and in other foreign markets pursuant to the applicable regulations, as required or convenient, for up to an aggregate amount of USD\$1,000,000,000.00 (one billion dollars 00/100 Currency of the United States of America), as well as the appointment of BofA Securities, Inc. and Citigroup Global Markets Inc., or any of their affiliates, among others, as the brokers entrusted with placement of the Global Bonds.

Likewise, the meeting approved the performance of the following actions: (i) hiring of the trustee that would be entrusted with the issues of Global Bonds in accordance with the laws of the State of New York, United States of America, and (ii) hiring of professional services of external consultants, structuring agent, placement brokers and underwriters, common representatives, rating agencies, attorneys, external auditors, and other national or foreign service providers needed and/or convenient to carry out the Issues authorized in such meeting, including but not limited to hiring of legal advisors that provide their independent opinion on compliance with the applicable legal and contractual provisions; it was also resolved to appoint the corporation called "*Corporation Service Company*" as process agent and to grant it a special and irrevocable power of attorney for lawsuits and collections in terms of articles 2553 and 2554 of the Federal Civil Code and its corresponding articles of the Civil Codes of the all the States of the United Mexican States to be exercised by its authorized representatives.

In addition to the foregoing, the meeting authorized the formalization of an agreement to obtain a revolving credit facility to substitute the one opened on June 2015 for an amount, in Mexican Pesos, of approximately \$18,000,000,000.00 M.N. (eighteen billion Pesos 00/100 Mex Cy.) and a Dollar denominated amount of up to \$400,000,000.00 (four hundred million dollars 00/100 Currency of the United States of America), being authorized to increase the credit facility previously acquired in as much as 50% thereof during the term of life of the agreement; likewise, the meeting authorized hiring of the

professional services provided by any external party considered necessary and/or convenient to open the credit facility, including but not limited to hiring of legal advisors that issue their independent opinion in connection with compliance of the applicable legal and contractual provisions.

- g) The meeting of the Technical Committee held on July 23, 2019, approved the report of the Audit Committee on the review of the Financial Statements of the Trust for the period comprised between April 1st thru June 30th, 2019.

Likewise, the Meeting approved the Financial Statements of the Trust and the tax result for the period comprised between April 1st and June 30th, 2019.

The Meeting also approved a cash distribution in favor of the Holders of the CBFIs in the amount of \$2,292,494,000.02 M.N. (two billion two hundred ninety-two million four hundred ninety-four thousand Pesos 02/100 Mex Cy.), corresponding to the second quarter of 2019.

Last, the meeting authorized the Management to hire the auditing firm Galaz, Yamazaki, Ruíz Urquiza, S.C., to provide external auditing services in connection with the Basic Financial Statements and with the issuance of the relevant External Audit Quarterly Reports based upon the prior recommendation of the Audit Committee and based upon the budget submitted to the Technical Committee, also providing its authorization, in advance, on the provision of additional services by the External Auditor based on historical data, such as (i) limited review of the financial information per quarter; (ii) advice regarding topics related to the management of the Trust; (iii) surveys and issuance of opinions on transfer pricing; (iv) determination of derivative values; (v) appraisal and fall in value of the platform, and (vi) "Anonymous Tips".

- h) The meeting of the Technical Committee held on October 23, 2019, approved the report of the Audit Committee regarding the review of Financial Statements of the Trust for the period comprised between July 1st and September 30, 2019.

The meeting also approved the Financial Statements of the Trust for the period comprised between July 1st and September 30th, 2019 and the tax result for such period.

During such meeting, this Technical Committee also approved a cash distribution in favor of the Holders of the Trust's CBFIs in the amount of \$2,297,993,632.15 (two billion two hundred ninety-seven million nine hundred ninety-three thousand six hundred thirty-two Pesos 15/100 Mex Cy.), corresponding to the third quarter of 2019.

The same meeting authorized the acquisition of those properties comprising the Titán portfolio in exchange for a total amount of USD \$841,444,444.00 (eight hundred forty one million four hundred forty-four thousand four hundred forty-four American Dollars 00/100 Currency of United States of America) plus the relevant VAT, in order for such properties to become part of the Trust's Assets, thereby also ratifying all the acts and administrative procedures carried out by the Counselor and the Manager of the Trust in connection with the negotiations for the acquisition of those properties comprising the Titán portfolio.

Likewise, such meeting approved the execution of an agreement to obtain a credit, whether secured or not, from HSBC México and BBVA Bancomer, as well as from any other lenders, for an amount of up to \$500,000,000.00 (five hundred million dollars 00/100 Currency of the United States of America), for purposes of the acquisition of the Titán portfolio; likewise, the meeting authorized hiring of the professional services provided by any external party considered necessary and/or convenient to open the

credit facility, including but not limited to hiring of legal advisors that issue their independent opinion in connection with the compliance of the applicable legal and contractual provisions.

At the very same Meeting above referred, the Technical Committee approved the acquisition of each one of the following real estate properties of the Hércules package: (i) "Guadalajara Park"; (ii) "Querétaro Park V"; (iii) "La Presa"; (iv) "Tajuelos 2"; (v) "San Martín Obispo Park III"; (vi) Tepeji"; (vii) 50% (fifty percent) of "Lago de Guadalupe III"; and (viii) "Tajuelos 3". The aforementioned, considering the favorable opinion of the Corporate Practices Committee issued on that very same date with basis upon the appraisal performed by an independent expert. Likewise, the meeting ratified those acts performed by the Counselor and the Manager of the Trust prior to the date of such meeting and prior to the acquisition of each one of those properties

The meeting also accepted the waiver of the Relevant Adherent Founders of the Trust to exercise their preferential right to acquire the lots of land known as "Corredor Urbano" located in the State of Querétaro, in accordance with subitem xiv. F. of Clause 9.1.24 of the Trust.

In addition to the foregoing, the same meeting approved the Divestment in order to proceed with the sale of a portion of the land known as "Corredor Urbano" which shall not exceed of 25,000 m² thereof to one of the Relevant Families prior to the issuance of the favorable opinion of the Corporate Practices Committee. Likewise, the meeting ratified all those acts and dealings carried out by the Trust Manager during the negotiations for the execution of the Divestment concerning the Corredor Urbano and granted its authorization to continue offering the lots of land comprising the remaining portion of the land of Corredor Urbano in order, should it be the case, to proceed to the total or partial sale of such land.

The same meeting approved the waiver made by the Relevant Adherent Founders of the Trust Adherent to exercise their preferential right to acquire 100 (one hundred) parking spaces at the real estate property located in Avenida Mariano Escobedo 573, Colonia Polanco, Mexico City.

In this same order of ideas, the meeting approved the Divestment of 100 (one hundred) parking spaces at the real estate property located at Avenida Mariano Escobedo 573, Colonia Polanco, Mexico City, in exchange for the amount of USD\$35,000.00 (thirty five thousand dollars 00/100 Currency of the United States of America) plus VAT, per each parking space.

Such meeting also authorized the execution of a joint investment with Banco INVEX, S.A., Institución de Banca Múltiple, INVEX Grupo Financiero, in its capacity as trustee for irrevocable Trust number F/2353, consisting of a contribution to the "Portal Satélite" project, by means of one or several investment vehicles, for which purpose the Corporate Practices Committee must issue a resolution on this matter and a recommendation for this Technical Committee to proceed with such joint investment.

Last, this very same meeting approved the increase of the budget for the investment in the real estate development called "Midtown Jalisco", for an additional amount which shall not exceed of \$1,000,000,000.00 (One billion Pesos 00/100 Mex Cy.), in order for such funds to be used (i) for the completion of the Gourmet Market; (ii) to adapt the hotel (finishes, furniture and fittings, etc.); (iii) to invest in tenant improvements ("Tenant Improvements") (travellators (sic)supermarket); and (iv) for the general improvement of common areas for the real estate development "Midtown Jalisco".

- i) The meeting of the Technical Committee held on January 31st, 2020, approved a cash distribution in favor of the Holders of the CBFIs of the Trust in the amount of \$2,317,634,000.93 (two billion three hundred seventeen million six hundred thirty-four thousand Pesos 93/100 Mex Cy.), corresponding to the fourth quarter of 2019.
- j) The meeting of the Technical Committee held on February 21st, 2020, approved the report of the Audit Committee on the review of the Financial Statements of the Trust for the period comprised between October 1st to December 31th, 2019.

Likewise, the meeting approved the Financial Statements and the tax result of the Trust for the period comprised between October 1st to December 31st, 2019.

Last, the meeting ratified the decisions adopted at the meeting of the Technical Committee held on January 31st, 2020, in connection with the distributions made in favor of the Holders of CBFIs issued by the Trust during the period comprised between October 1st and to December 31st, 2019.

- k) The meeting of the Technical Committee held on April 3rd, 2020 approved and ratified the Financial Statements of the Trust for the tax year January 1st, 2019 thru December 31st, 2019, as a whole.

Likewise, the meeting authorized the issuance of debt instruments to be placed in accordance with the laws of the State of New York, United States of America, by means of an offer for subscription in international securities markets.

The transactions and activities on which this Technical Committee participated during the Review Period and mentioned in this report were performed in accordance with the applicable laws, always observing that provided in those rules set forth in the Articles of Incorporation of the Trust. Such transactions and activities were adopted at the meetings of the Technical Committee held on those dates indicated in this Report; the Minutes thereof and the exhibits thereto are contained in the Book of Meetings of the Technical Committee of the Trust.

I certify that this report was submitted and approved by the Technical Committee of Fideicomiso Fibra Uno, on its meeting held on April 24, 2020, for the submission thereof to the General Annual Ordinary General Meeting of Holders of Trust Certificates of Fideicomiso Fibra Uno to be held on April 30, 2020.

Secretary for the Meeting of the Technical Committee of Fideicomiso Fibra Uno held on April 24th, 2020.

Mr. Alejandro Chico Pizarro