

# **Trust FIBRA UNO and Subsidiaries**

**Interim Consolidated Condensed Financial Statements as of June 30, 2020 and December 31, 2019 and for the six and three-months periods ended June 30, 2020 and 2019**



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# Interim Consolidated Condensed Financial Statements as of June 30, 2020 and December 31, 2019 and for the six and three- months periods ended June 30, 2020 and 2019

Table of Contents	Page
Interim Consolidated Condensed Statements of Financial Position	2
Interim Consolidated Condensed Statements of Income	3
Interim Consolidated Condensed Statements of Changes in Net Asset Value	4
Interim Consolidated Condensed Statements of Cash Flows	5
Notes to the Interim Consolidated Condensed Financial Statements	6

**Interim Consolidated Condensed Statement of Financial Position**  
**As of June 30, 2020 and December 31, 2019**  
**(Figures in thousand of Pesos)**

Assets	Notes	30/06/2020	31/12/2019
<b>Currents assets:</b>			
Cash and restricted cash	3.	\$ 14,857,313	\$ 3,042,914
Lease receivables from tenants, net	4.	2,289,301	1,488,232
Other accounts receivable	5.	1,557,570	1,341,626
Accounts Receivable - Related Parties	13.	19,569	41,999
Refundable tax, mainly VAT		3,553,594	4,127,887
Short term pre-paid expenses		1,641,089	1,441,820
<b>Total current assets</b>		<b>23,918,436</b>	<b>11,484,478</b>
<b>Non-current assets:</b>			
Investment properties	6.	271,940,056	259,485,461
Investments in affiliates	7.	8,067,570	7,657,301
Other accounts receivable		1,262,464	1,262,464
Long term pre-paid expenses		745,560	792,432
Derivative Financial Instruments	10.	1,974,419	30,232
Other assets, net	8.	1,370,882	1,401,774
<b>Total non-current assets</b>		<b>285,360,951</b>	<b>270,629,664</b>
<b>Total assets</b>		<b>309,279,387</b>	<b>282,114,142</b>
<b>Liabilities and trustors' Net Asset Value</b>			
<b>Short-term liabilities:</b>			
Borrowings	9.	6,573,320	2,064,512
Accounts payable and accrued expenses	11.	4,523,920	3,821,965
Accounts payable due to acquisition of Investment Properties		926,236	926,235
Deferred revenues from Leases		255,516	387,735
Payables to related parties	13.	310,811	250,568
<b>Total short-term liabilities</b>		<b>12,589,803</b>	<b>7,451,015</b>
<b>Long-term liabilities:</b>			
Borrowings	9.	133,045,919	104,994,126
Payable to related parties		292,727	292,727
Deposits from tenants		1,318,775	1,162,532
Deferred revenues from Leases		622,964	611,953
Derivative Financial Instruments	10.	451,587	696,921
<b>Total long-term liabilities</b>		<b>135,731,972</b>	<b>107,758,259</b>
<b>Total liabilities</b>		<b>148,321,775</b>	<b>115,209,274</b>
<b>Net Asset Value</b>			
Beneficiaries' capital	14.	107,717,001	109,935,017
Retained earnings		47,554,204	50,675,000
Valuation of derivative financial instruments on cash flow hedging		(1,314,272)	(611,417)
Trust certificates repurchase reserve		2,894,230	2,894,230
<b>Total Controlling interest</b>		<b>156,851,163</b>	<b>162,892,830</b>
<b>Non-controlling interest</b>		<b>4,106,449</b>	<b>4,012,038</b>
<b>Total Net Asset Value</b>		<b>160,957,612</b>	<b>166,904,868</b>
<b>Total liabilities and Net Asset Value</b>		<b>\$ 309,279,387</b>	<b>\$ 282,114,142</b>

The attached notes are comprehensive part of the interim consolidated condensed financial statements.

**Interim Consolidated Condensed Income Statement**  
**For the six and three-months periods ending June 30, 2020 and 2019**  
**(Figures in thousand Pesos)**

Note	6 months as of 30/06/2020	3 months as of 30/06/2020	3 months as of 31/03/2020	6 months as of 30/06/2019	3 months as of 30/06/2019	3 months as of 31/03/2019
Investment property income	\$ 8,972,158	\$ 4,424,678	\$ 4,547,480	\$ 8,189,723	\$ 4,138,701	\$ 4,051,022
Reserve for Covid relieves	(606,611)	(606,611)	-	-	-	-
Maintenance revenues	953,454	470,126	483,328	897,118	443,499	453,619
Reserve for Covid relieves	(92,340)	(92,340)	-	-	-	-
Dividends of fiduciary rights' leases	158,570	68,146	90,424	167,403	88,922	78,481
Mangement fees, income	82,277	34,272	48,005	85,883	65,814	20,069
	<b>9,467,508</b>	<b>4,298,271</b>	<b>5,169,237</b>	<b>9,340,127</b>	<b>4,736,936</b>	<b>4,603,191</b>
Management fees, expenses	(403,965)	(189,373)	(214,592)	(443,179)	(220,256)	(222,923)
Administrative expenses	(813,417)	(426,131)	(387,286)	(580,972)	(291,060)	(289,912)
Operating expenses	(840,128)	(420,315)	(419,813)	(970,265)	(517,450)	(452,815)
Property taxes	(271,999)	(138,380)	(133,619)	(238,211)	(116,263)	(121,948)
Insurance	(136,868)	(68,434)	(68,434)	(135,682)	(64,821)	(70,861)
	<b>(2,466,377)</b>	<b>(1,242,633)</b>	<b>(1,223,744)</b>	<b>(2,368,309)</b>	<b>(1,209,850)</b>	<b>(1,158,459)</b>
<b>Operating income</b>	<b>7,001,131</b>	<b>3,055,638</b>	<b>3,945,493</b>	<b>6,971,818</b>	<b>3,527,086</b>	<b>3,444,732</b>
Interest expense	(3,756,912)	(2,112,454)	(1,644,458)	(2,770,103)	(1,433,846)	(1,336,257)
Interest revenue	153,684	122,566	31,118	308,658	149,931	158,727
<b>Income after financial expenses</b>	<b>3,397,903</b>	<b>1,065,750</b>	<b>2,332,153</b>	<b>4,510,373</b>	<b>2,243,171</b>	<b>2,267,202</b>
Gain on sale of investment properties	-	-	-	40,000	-	40,000
Foreign exchange (loss) gain, Net	(12,044,603)	3,344,795	(15,389,398)	652,410	160,572	491,838
Valuation effect on financial instruments	11. (1,541,352)	287,789	(1,829,141)	191,875	108,798	83,077
Fair value adjustment to investment properties and affiliates	8,671,037	8,681,861	(10,824)	4,925,773	3,225,542	1,700,231
Administrative platform amortization	(51,092)	(25,546)	(25,546)	(51,092)	(25,546)	(25,546)
Amortization of bank and other financial charges	(112,206)	(29,189)	(83,017)	(100,405)	(58,814)	(41,591)
Expenses related to acquisition of investment in associates	-	-	-	(150,744)	(21,471)	(129,273)
Investment properties sales taxes	-	-	-	(14,200)	-	(14,200)
Other expenses	8,352	-	8,352	(51,370)	(51,370)	-
Executive bonus	13. (29,624)	32,376	(62,000)	(215,326)	(107,426)	(107,900)
<b>Net Consolidated (loss) income</b>	<b>\$ (1,701,585)</b>	<b>\$ 13,357,836</b>	<b>\$ (15,059,421)</b>	<b>\$ 9,737,294</b>	<b>\$ 5,473,456</b>	<b>\$ 4,263,838</b>
Other comprehensive results:						
Items that will be subsequently reclassified to results - loss on valuation of financial instruments	794,811	604,764	190,047	324,587	186,307	138,280
<b>Consolidated comprehensive (loss) income</b>	<b>\$ (2,496,396)</b>	<b>12,753,072</b>	<b>(15,249,468)</b>	<b>\$ 9,412,707</b>	<b>5,287,149</b>	<b>4,125,558</b>
Net Consolidated (loss) income:						
Controlling interest	(1,909,916)	13,297,801	(15,207,717)	9,652,846	5,436,463	4,216,383
Non-controlling interest	208,331	60,035	148,296	84,448	36,993	47,455
	<b>\$ (1,701,585)</b>	<b>\$ 13,357,836</b>	<b>\$ (15,059,421)</b>	<b>\$ 9,737,294</b>	<b>\$ 5,473,456</b>	<b>\$ 4,263,838</b>
Consolidated comprehensive (loss) income:						
Controlling interest	(2,612,770)	12,784,994	(15,397,764)	9,328,259	5,250,156	4,078,103
Non-controlling interest	116,374	- 31,922	148,296	84,448	36,993	47,455
	<b>\$ (2,496,396)</b>	<b>\$ 12,753,072</b>	<b>\$ (15,249,468)</b>	<b>\$ 9,412,707</b>	<b>\$ 5,287,149</b>	<b>\$ 4,125,558</b>

The attached notes are comprehensive part of the interim consolidated condensed financial statements.

**Interim Consolidated Condensed Statement of Changes in Net Asset Value**  
**For the six month period ending June 30, 2020 and the annual period 2019**  
**(Figures in thousand Pesos)**

	Notes	Equity	Retained earnings	Derivatives Financial Instruments Reserve from Cash Flow Hedging	Trust certificates repurchase reserve	Total controlling interest	Total non- controlling interest	Total
<b>Balance as of January 1, 2019</b>		<b>\$ 112,947,866</b>	<b>\$ 38,147,660</b>	<b>\$ 1,408</b>	<b>\$ 2,894,230</b>	<b>\$ 153,991,164</b>	<b>\$ 4,114,151</b>	<b>\$ 158,105,315</b>
Trustor's contributions	14.	602,099	-	-	-	602,099	-	602,099
Distributions to beneficiaries	14.	(3,614,948)	(5,472,715)	-	-	(9,087,663)	-	(9,087,663)
Non-controlling interest recognition effect				-	-	-	(252,376)	(252,376)
Consolidated net comprehensive income		-	18,000,055	(612,825)	-	17,387,230	150,263	17,537,493
<b>Balance as of December 31, 2019</b>		<b>\$ 109,935,017</b>	<b>\$ 50,675,000</b>	<b>\$ (611,417)</b>	<b>\$ 2,894,230</b>	<b>\$ 162,892,830</b>	<b>\$ 4,012,038</b>	<b>\$ 166,904,868</b>
Trustor's contributions	14.	29,624	-	-	-	29,624	-	29,624
Distributions to beneficiaries	14.	(2,247,640)	(1,210,881)	-	-	(3,458,521)	(21,963)	(3,480,484)
Consolidated net comprehensive income		-	(1,909,915)	(702,855)	-	(2,612,770)	116,374	(2,496,396)
<b>Balance as of Jun 30, 2020</b>		<b>\$ 107,717,001</b>	<b>\$ 47,554,204</b>	<b>\$ (1,314,272)</b>	<b>\$ 2,894,230</b>	<b>\$ 156,851,163</b>	<b>\$ 4,106,449</b>	<b>\$ 160,957,612</b>

The attached notes are comprehensive part of the interim consolidated condensed financial statements.

**Interim Consolidated Condensed Statement of Cash Flow**  
**For the 6-months periods ending June 30, 2020 and 2019**  
**(Figures in thousand of Pesos)**

	30/06/2020	30/06/2019
Operating activities:		
<b>Net Consolidated income of the period</b>	\$ (1,701,585)	\$ 9,737,294
Adjustments to non-cash items:		
Fair Value Adjustment to investment properties and investment in affiliates	(8,260,767)	(4,925,773)
Equity in (income) loss of investments in associates	(410,270)	-
Unrealized exchange effect	12,690,128	351,476
Gain on sale of investment properties	-	(40,000)
Administrative platform and bank fees	163,298	151,497
Executive Bonus	29,624	215,326
Interest income	(153,684)	(308,658)
Interest expense	3,756,912	2,770,103
Effect of valuation on derivative financial instruments	1,541,352	(191,875)
<b>Total</b>	<b>7,655,008</b>	<b>7,759,390</b>
Working capital changes:		
(increase) Decrease on:		
Lease receivable	(801,069)	(420,533)
Other accounts receivables	(215,942)	(279,106)
Due to related parties	22,430	46,299
Recoverable taxes, mainly VAT	574,293	220,370
Prepaid expenses and other assets	(284,803)	(781,465)
Increase (decrease) on:		
Trade accounts payable and accrued expenses	672,333	(84,616)
Deferred revenues	(121,209)	89,194
Deposits from tenants	156,242	20,132
Due from related parties	60,243	98,186
<b>Net cashflow provided by operating activities</b>	<b>7,717,526</b>	<b>6,667,851</b>
Investment Activities		
Investment in development projects and acquisition expenses	(1,196,418)	(4,055,601)
Investment properties acquisitions	(1,118,155)	(400,000)
Interest expenses capitalized in Investment properties	(645,926)	(843,926)
Seriousness' deposits for the acquisition of investment properties	(1,233,329)	-
Trustee rights purchase, (investment) and returns on affiliated	-	(1,434,916)
Interest collected	153,684	308,276
<b>Net cashflow used in investing activities</b>	<b>(4,040,144)</b>	<b>(6,426,167)</b>
Financing Activities		
Payments on borrowings	(5,280,342)	(10,464,266)
Proceeds from borrowings	21,169,178	31,128,264
Derivative financial instruments	(409,480)	-
Trustor's contributions in cash	29,624	-
Distributions to Trustors / Beneficiaries	(3,458,521)	(4,497,174)
Interest paid	(3,913,442)	(2,665,100)
<b>Net cashflow provided by (used in) financing activities</b>	<b>8,137,017</b>	<b>13,501,724</b>
Cash and cash equivalents:		
Net increase in cash and cash equivalents	11,814,399	13,743,408
Cash and Cash equivalents at the beginning of the period	3,042,914	4,408,926
<b>Cash and cash equivalents at the end of the period</b>	<b>\$ 14,857,313</b>	<b>\$ 18,152,334</b>

The attached notes are comprehensive part of the interim consolidated condensed financial statements.

## Notes to the Interim Consolidated Condensed Financial Statements

For the six and three-month periods ended June 30, 2020 and 2019, and the year ended December 31, 2019

(Figures in Thousands of Mexican Pesos)

### 1. General information, acquisitions and relevant events

#### General Information and activities

Trust FIBRA UNO (“Fibra UNO”) was established as a real estate investment trust (Mexican REIT) on January 12, 2011 by Fibra UNO Administración, SA de CV, (the “Trustor”) and Deutsche Bank México, SA, Institución de Banca Múltiple, División Fiduciaria y Subsidiarias (“Deutsche Bank México”) as Trustee Institution. Fibra UNO began operations in March 2011, and it was mainly incorporated to purchase and own real estate properties in order to lease and develop commercial, industrial and mixed-use properties, as well as office buildings and lands in the Mexican Real Estate Market.

On June 29, 2018, Fibra UNO entered into a Fiduciary Institution substitution agreement, which came into force as of July 1, 2018, appointing Banco Actinver SA, Institución de Banca Múltiple, Grupo Financiero Actinver (Actinver) as the new Fiduciary Institution of the Fideicomiso Fibra UNO, replacing Deutsche Bank México, SA, Institución de Banca Múltiple (Deutsche Bank).

Fibra UNO, as a real-estate investment trust (“FIBRA”, by its Spanish acronym), qualifies to be treated as a transparent entity in Mexico for the purposes of the Statutory Income Tax Law (“LISR”, by its Spanish acronym). Therefore, all net tax income generated by the operations of Fibra UNO are attributed to the holders of its Real Estate Investment Trust Certificates (“CBFIs”, by its Spanish acronym) for tax purposes, and therefore Fibra UNO is not subject to Income Tax in Mexico. To maintain FIBRA’s status, the Mexican Congress of the Union, through the Mexican Internal Revenue Services (“SAT”, by its Spanish acronym), has established in the articles 187 and 188 of the Statutory Mexican Income Tax Law that the FIBRAs must distribute no less than 95% of their net tax income on annual basis to the holders of the CBFIs issued.

Fibra UNO has entered into the following agreements for the development of its operations:

- i. An advisory agreement with Fibra UNO Administración, S.C. (“Fibra UNO Administración or the Advisor”) (Related Party) where such Advisor provides advisory services to Fibra UNO in structuring and implementing its financial investments and strategies;
- ii. A property management agreement with F1 Management, S.C. (“F1 Management”), Operadora CVC, S.C. (“Operadora CVC”) and F1 Controladora de Activos, S.C. (“F1 Controladora”) (subsidiary companies) in order to manage the daily operations of Fibra UNO;
- iii. A Service Agreement with F2 Services, S.C. (“F2 Services”) (Related Party) in order to carry out certain invoicing and collection services on behalf of Fibra UNO, such Service Agreement will be subject to supervision and monitoring by Fibra UNO;

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- iv. A property management agreement with Finsa Holding, S.A. de C.V. in order to manage the daily operation of the portfolios “Vermont” and “Titan”;
  - v. A property management agreement with Hines Interest, S.A. de C.V. in order to manage the daily operation of the portfolio “Maine”;
  - vi. A management agreement with Consultora Centro Histórico, S.A. de C.V. in order to manage the daily operation of the building known as Hotel Centro Histórico;
  - vii. A management agreement with Operadora Galgua, S.A. de C.V. in order to manage the daily operation of the property known as Galerías Guadalajara;
  - viii. A Service Agreement between F1 Administración, S.C. (F1 Administración - subsidiary company) and Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, acting as Trustee for the Trust F/2353 (Trust F/2353) in order to manage the daily operation of Trust F/2353, and
  - ix. A Service Agreement with MTK Developers, S.A. de C.V. (Indirect Subsidiary) for the construction of the Mitikah project.

The tax address of Fibra UNO is Av. Antonio Dovali Jaime No.70, Tower A Floor 11, Colonia Zedec Santa Fe, Alcaldía Álvaro Obregón, Mexico City.

### **Acquisitions**

During the second quarter of 2020, as part of the Hercules portfolio acquisitions, Fibra UNO booked the purchases of the properties called “Tajuelos II”, “Guadalajara Park” and “La Presa”, by an amount of \$1,118 million of Mexican Pesos.

### **Main events of the second quarter**

- i. During the second quarter of 2020, the spread of the Coronavirus (“Covid-19”) continues impacting and increasing the number of countries with greater severity. On March 2020, the World Health Organization (WHO) declared the Covid a World Pandemic.

In Mexico, the Federal Health Ministry, through the Epidemiological and Sanitary Intelligence Unit (UIES) of the General Management of Epidemiology issued on April 21 2020, the beginning of phase III in Mexico, that consist in the exponentiation of the virus transmission speed. In such phase the prevention measures are strength being even mandatory in some states of the Mexican Republic.

On May 18 the phase called “new normality” began, in which the Federal Government proposes the resumption of economic, social, cultural and educational activities after the pandemic of coronavirus in Mexico, consists of three stages culminating on June 1st. and although they will remain the sanitary measures to avoid more infections of Covid-19, the reopening of activities based on a 4-color epidemiological risk traffic light system by state for the regulation of the use of public spaces according to the risk of contagion from Covid-19.



It should be mentioned that currently there is no vaccine or specific treatment against this virus and at the date of these Financial Statements Mexico is in 7<sup>th</sup> place of contagions worldwide and 4<sup>th</sup> in COVID deaths.

During this period Fibra UNO has taken considerable measures to mitigate the risk to communities, employees and commercial operations such as:

- i) On April 7, 2020, Fibra UNO disposed 50% of its revolving credit line linked to sustainability, equivalent to \$ 6,750,000 plus USD \$ 205 million, to keep it available in cash with the sole purpose of strengthening the position of the Entity's liquidity during the current health contingency.
- ii) Keep 70% of Fibra UNO's staff working from home to avoid infections,
- iii) Strengthen the cleaning and sanitation measures of its investment properties,
- iv) Support the healthy distance, leaving the proper separation between tables in all food courts, as well as others that so deserve it,
- v) Provide sanitizing substances to all properties.
- vi) Do not cut any working personnel
- vii) To seat with each tenant in every property to listen its situation and particular needs.

On April 1, 2020, the Ministry of Finance and Public Credit updated its growth forecast for the Mexican economy in 2020, after the spread of the Coronavirus. The new estimate that dependency has, in the best scenario, shows a growth of 0.1 percent while, at worst, a contraction of 3.9 percent. This is due to the high level of uncertainty in view of the complexity of the epidemic situation, which makes it difficult to establish a specific forecast for growth for the national economy. The previous forecast was for growth of between 1.5 and 2.5 percent. For its part, Banco de México (the official Mexican Bank) released the growth forecast for the Mexican economy in 2020 published on April 1, 2020, which shows a contraction of 3.99 percent; such indicator published on May 27, 2020 forecast a contraction of 8.8 percent.

Covid-19 already has a significant impact on the global and local financial and economic markets. In Mexico the Mexican Institute of Social Security (IMSS) revealed that in March, April and May more than one million of formal employees have been lost meanwhile the National Institute of Statistics and Geography (INEGI) totalize in its Occupancy and Employee Telephone Inquiry of April that due to the economic crisis the Economic Active Population has decreased in 12 million persons. Some of the main expected impacts for all industries, including our tenants, including, but not limited to:

- Interruptions in production
- Cuts in the supply chain
- Staff indisposition
- Reduction of sales, profits or productivity
- Closing of facilities and stores
- Delays in expansion planned for the business
- Impossibility of obtaining financing
- Increase in volatility of financial instruments' value
- Reduction of tourism, interruption of trips that are not essential and in sports, cultural activities among others.

Therefore, these impacts could have consequences, still uncertain, on the operational and financial performance of Fibra UNO, and may be one or more of those listed below without being limiting:

- Impairment of non-financial assets (including goodwill)
- Provision for expected credit losses
- Measurement at market value
- Provisions for onerous contracts
- Breaches of agreements
- Ongoing business
- Liquidity risk management
- Hedging relationships
- Benefits for termination of employment relationship
- Conditions and modifications of compensation based on the performance of actions
- Contingency considerations for contractual agreements
- Modifications of contractual agreements
- Tax considerations
- Loss of clients
- Loss of income

- ii. **At June 30, the Company established additional preventive reserves for future Credit Notes due to Covid relieves shown in the caption "Reserve for Covid relieves" in the Statement of Operations.**

**Additionally, 100 million Pesos were increased to the Bad Debt Reserves, according to IFRS 9 methodology, as an additional preventive reserve, the impact of such measure is located under the caption Administrative Expenses in the Statement of Operations.**

- iii. On May 11, 2020 Fibra UNO paid to the CBFIs holders, the corresponding distribution to first quarter of 2020. Due to the extraordinary macroeconomic conditions that we face currently, the Technical Committee of Fibra UNO decided to pay the 50% of the first quarter of 2020 AFFO for a total amount of \$1,140.9 million Mexican Pesos or \$0.2901 per CBFi, of which 100% corresponds to capital reimbursement.

- iv. Since June 22, Fibra UNO is a founding member of the S & P / BMV Total México ESG Index, the latest member of the S&P DJI family of global ESG indexes, which are based on some of the Specific references by the most followed region and country in the world. Being a member recognizes the Fibra UNO's work and effort to face its social, environmental and corporate governance responsibility.

## 2. Basis of presentation

### a) Basis of presentation

The interim consolidated condensed financial statements have been prepared in accordance with IAS 34 "Interim Financial Reports". Fibra UNO applies the same accounting policies in its interim as well as in its annual financial statements.

Fibra UNO's Management considers that all the ordinary and recurrent adjustments necessary for an adequate presentation of the interim consolidated condensed financial statements were included.

Certain information and disclosures normally included in the annual financial statements, which are prepared according to the International Financial Reporting Standards ("IFRS"), have been condensed or omitted according to the standard of interim financial reports. These interim consolidated condensed financial statements must be read together with the annual consolidated financial statements of Fibra UNO and their respective disclosures for the years that ended on December 31, 2019, 2018 and 2017, which are prepared according to the IFRS. The profits/losses of the period do not necessarily indicate the profits/losses of the year.

### b) Seasonality

Fibra UNO's Management does not consider that the business is subject to material seasonal fluctuations.

### c) Reclassifications

The annual consolidated financial statements for the year ended December 31, 2019 have been reclassified in certain accounts for presentation consistency with the one used in 2020.

### d) Investment properties appraisal

At the end of each year, Fibra UNO's Management relies on independent specialized firms to apprise its stabilized investment properties using the income, cost and market approach. For interim consolidated condensed financial statements, Management makes its best estimate of the fair value of investment properties before the end of the quarter by applying macro-economic factors, mainly Mexican inflation and the exchange rate of the Mexican Peso against the US Dollar. Consequently, the accompanying financial statements include a detailed valuation of its investment properties.

For development projects Fibra UNO's accounting policy states that must be booked at cost until the first condition is met and at least 2 more of the following take place: i) 12 months of no significant payments related to the project, ii) 12 months after receive the asset from the contractor, iii) 12 months after the collection of the first rent or iv) until the project reaches the stabilization stage, meaning 80% of occupation.

**e) Details of subsidiaries controlled and those having a significant non-controlling interest**

The following table shows the details of subsidiaries controlled by Fibra UNO that have material non-controlling interests:

Subsidiarie name	Type	Owner ship and voting rights over the non-contrilling interest		Profit (loss) from the non controlling interest		Non- controlling interest	
		30/06/2020	31/12/2019	30/06/2020	31/12/2019	30/06/2020	31/12/2019
Fid. /1127 Torre Latino (i)	Oficina	22.53%	22.53%	\$ 118,470	\$ 39,677	\$ 816,425	\$ 719,918
Fid. /2584 Mitikah (ii)	Mixto	38.00%	38.00%	89,861	110,586	3,290,024	3,292,120
<b>Total</b>				<b>\$ 208,331</b>	<b>\$ 150,263</b>	<b>\$ 4,106,449</b>	<b>\$ 4,012,038</b>

- i. Starting on January 1, 2016, and derived from the second amendment to trust agreement 1127/2010 (Torre Reforma Latino), in which the following percentages of ownership and information are stipulated:

Name	Description	% Ownership
Ecocinemas, S.A. de C.V. (Ecocinemas)	Trustor/Beneficiary A	22.53%
Fibra UNO	Trustor/Beneficiary B	77.47%

The percentage of ownership of each of the Trustor / Beneficiaries will be over the net lease income and the occasional sale's collection of Torre Latino; Fibra UNO registered in its interim consolidated condensed financial statements the 100% of the figures of the Trust 1127/2010 including the minority interest corresponding to 22.53% that represents the interest that Ecocinemas has in the net asset value of Torre Reforma Latino and it is presented on the caption Non-controlling interest in the interim consolidated condensed income statement meanwhile the Net Asset Value of the Trustor / Beneficiary A is presented in the interim consolidated condensed statement of financial position in the caption Non-controlling interest.

- ii. On June 27, 2016, Trust agreement number 2584 was entered into between:

Name	Description	% Ownership
Fibra UNO	Trustor/Beneficiary A	62.00%
Trust 2353; as Fiduciary Institution, Banco Invex, S. A. Institución de Banca Múltiple, Invex Grupo Financiero	Trustor/Beneficiary B	38.00%

The purpose of this Trust is to develop the mixed-use project called “Mitikah” through Fibra UNO’s commitment to add to the net asset value of Trust 2584 the portfolios “Buffalo” and “Colorado”, and Trust 2353’s commitment to provide the necessary cash resources for the execution of the project. Fibra UNO registered in its interim consolidated condensed financial statements the 100% of the figures of the Trust 2584 including the minority interest corresponding to 38.00% that represents the interest that Trust 2353 has in the net asset value of the mixed-use project called Mitikah and it is presented on the caption Non-controlling interest in the interim consolidated condensed income statement meanwhile the Net Asset Value of the Trustor / Beneficiary B is presented in the interim consolidated condensed statement of financial position in the caption Non-controlling interest.

The summary of financial information each of the subsidiary controlled Fibra UNO in which has a significant controlling interest is presented below before intercompany eliminations.

#### Trust 1127

	30/06/2020	31/12/2019
Assets	\$ 184,774	\$ 97,562
Investment Properties	3,505,029	3,185,369
Liabilities	66,082	87,557
Total Net Asset Value	3,623,721	3,195,374
Fibra UNO Controlling interest	2,807,296	2,475,456
Non-controlling interest	816,425	719,918
Profit of the year	525,830	176,106
Profit of the year attributable to the controlling interest	407,361	136,429
Profit of the year attributable to the non-controlling interest	118,470	39,677

**Trust 2584**

	30/06/2020	31/12/2019
Assets	\$ 1,479,556	\$ 1,506,682
Investment Properties	10,097,500	9,738,356
Liabilities	2,919,098	2,581,565
Total Net Asset Value	8,657,958	8,663,473
Fibra UNO Controlling interest	5,367,934	5,371,353
Non-controlling interest	3,290,024	3,292,120
Profit of the year	236,476	291,016
Profit of the year attributable to the controlling interest	146,615	180,430
Profit of the year attributable to the non- controlling interest	\$ 89,861	\$ 110,586

**f) *Application of new and reviewed International Financial Reporting Standards***
**New IFRS reviewed and issued but not mandatory yet**

At the authorization date of these Financial Statements, Fibra UNO has not applied the following new and reviewed IFRS issued but not mandatory yet:

IFRS 10 and IAS 28 (amendment)	Sale or asset contribution between an investor and its associate or joint-venture
Modifications to IFRS 3	Business definition
Modifications to IAS 01 and IAS 8 Framework	Definition of "material" IFRS Framework

Fibra UNO's Management does not expect that the adoption of the prior standards has a material impact in the consolidated condensed financial statements of future periods.

3. Cash and restricted cash	30/06/2020	31/12/2019
Cash and bank deposits	\$ 12,447,799	\$ 1,756,741
Restricted cash:		
Restricted cash and reserve funds for bank loans	143,050	161,543
Investment in securities less than 3 months maturity	2,266,464	1,124,630
<b>Total cash and cash equivalents</b>	<b>\$ 14,857,313</b>	<b>\$ 3,042,914</b>
4. Lease receivables and others	30/06/2020	31/12/2019
Lease receivables	\$ 3,367,749	\$ 1,688,749
Reserve for Covid Relieves	(698,951)	-
Allowance for doubtful accounts	(379,497)	(200,517)
	<b>\$ 2,289,301</b>	<b>\$ 1,488,232</b>
5. Other accounts receivable	30/06/2020	31/12/2019
Receivable construction cost	\$ 855,605	\$ 686,362
Administration fee	500,501	438,921
Praegressus, S.A. of C.V.	150,575	150,575
Other accounts receivable	50,889	65,768
	<b>\$ 1,557,570</b>	<b>\$ 1,341,626</b>
6. Investment properties	30/06/2020	31/12/2019
Fair value:		
Investment completed	\$ 242,505,105	\$ 231,941,915
Investment in development	24,662,488	22,772,250
Land reserves	1,738,496	1,738,496
Rights over properties with operating leases	3,033,967	3,032,800
	<b>\$ 271,940,056</b>	<b>\$ 259,485,461</b>

Investment Properties	Type	Properties	30/06/2020	31/12/2019
Balance at the beginning of the period			\$ 259,485,461	\$ 223,515,535
Acquisitions:				
Hercules			1,118,155	-
Portafolio Titan	Land	108	-	5,515,039
Portafolio Titan	Industrial	74	-	10,986,781
Lago III		1	-	559,269
Tepeji		1	-	658,894
Corredor Urbano Querétaro	Land	1	-	801,000
Sale of Corredor Urbano Querétaro	Land	1	-	(200,000)
Construction in process, improvements, prepayments and capitalized financial costs			3,075,673	10,247,846
Fair value adjustments to investment properties			8,260,767	7,401,097
<b>Balance at the end of the period</b>			<b>\$ 271,940,056</b>	<b>\$ 259,485,461</b>

From January 1 to June 30, 2020, Fibra UNO has capitalized interest expenses by \$645.9 million Mexican Pesos.

7. Investments in Associates	% ownership	30/06/2020	31/12/2019
Torre Mayor	70%	\$ 4,254,331	\$ 3,944,304
Torre Diana	50%	2,057,075	1,935,544
Antea Querétaro	40%	1,756,164	1,777,453
		<b>\$ 8,067,570</b>	<b>\$ 7,657,301</b>

On June 30, 2020 and 2019, the fair value effect booked in the investment in associates was \$410.2 million Mexican Pesos and \$(356.4) million Mexican Pesos, respectively and are shown in the Interim Consolidated Condensed Income Statement in the Fair Value adjustment to investment properties and affiliates line.

8. Other assets, Net	30/06/2020	31/12/2019
Administrative platform	\$ 2,043,674	\$ 2,043,674
Advisory for the structuring of the real estate vehicle	30,000	30,000
Accumulated amortization	(702,792)	(671,900)
	<b>\$ 1,370,882</b>	<b>\$ 1,401,774</b>

The acquired administrative platform includes personnel, technology and processes.



## 9. Borrowings

Type	Institution	Summary of loans balance as of June 30, 2020					
		Currency	Interest rate	Inception	Maturity	Balance MXN	Balance in
Unsecured	Banamex	MXN	TIIE + 2.50%	May-20	Aug-20	\$ 1,000,000	-
Unsecured	Santander	MXN	TIIE + 2.50%	May-20	Aug-20	2,300,000	-
Unsecured	Santander	MXN	TIIE + 1.25%	Apr-20	Jul-24	6,736,500	-
Unsecured	Santander	USD	LIBOR + 1.25%	Apr-20	Jul-24	-	204,590
Unsecured	Banamex	MXN	TIIE + 2.70%	Apr-20	Jul-20	1,000,000	-
Unsecured	BBVA	MXN	TIIE + 1.85%	Feb-20	Jul-20	2,000,000	-
Unsecured	BBVA	USD	LIBOR + 1.85%	Dec-19	Nov-23	-	500,000
Mortgage	HSBC-Tepeji	MXN	TIIE + 2.20%	Dec-19	Sep-23	120,900	-
Bond	International	USD	6.39%	Jun-19	Jan-50	-	600,000
Bond	International	USD	4.87%	Jun-19	Jan-30	-	400,000
Mortgage	HSBC Vermont	MXN	TIIE + 2.15%	Jun-19	Jun-24	4,193,275	-
Unsecured	Actinver	MXN	TIIE + 2.65%	Jun-19	Jun-20	100,000	-
Bond	National (FUNO 18)	MXN	8.95%	Sep-18	Apr-23	5,400,400	-
Mortgage	Santander	MXN	TIIE + 2.60%	Aug-18	Nov-25	1,320,000	-
Bond	National (FUNO 17-2)	MXN	TIIE + 0.85%	Dec-17	Dec-22	8,100,000	-
Bond	National (FUNO 17)	MXN	9.20%	Dec-17	Nov-27	4,799,600	-
Mortgage	HSBC Samara	MXN	TIIE + 2.00%	Sep-16	Sep-23	2,485,714	-
Mortgage	Metlife, Mexico	MXN	7.92%	Apr-16	Dec-23	250,044	-
Bond	National (FUNO 16U)	*UDIS	4.60%	Apr-16	Apr-27	2,950,478	-
Bond	International	USD	5.25%	Nov-15	Jan-26	-	500,000
Mortgage	Metlife, Mexico	MXN	7.92%	Oct-15	Dec-23	519,060	-
Bond	National (FUNO 15)	MXN	6.99%	Feb-15	Jul-25	7,500,000	-
Bond	International	USD	5.25%	Jan-14	Dec-24	-	600,000
Bond	International	USD	6.95%	Jan-14	Jan-44	-	700,000
Bond	National (FUNO 13-2)	MXN	8.40%	Dec-13	Dec-23	3,120,900	-
Bond	National (FUNO 13U)	*UDIS	5.09%	Dec-13	Nov-28	2,743,127	-
Balance as of June 30, 2020						\$ 56,639,998	\$ 3,504,590
Foreign exchange rate as of June 30, 2020							23.1325
Dollar balance in Pesos equivalent						\$	81,069,928
Balance as of June 30, 2020 in Pesos equivalent						\$	137,709,926
Short-term loans							(6,573,320)
Long-term loans							131,136,606
Transaction costs							(629,108)
Debt's fair value							2,538,421
						\$	133,045,919

\*As of June 30, 2020, the market value of the UDIs was 6.443804 Pesos. The amounts shown in the previous table of loans referring to this indicator are already expressed in Mexican Pesos.

Type	Institution	Summary of loans balance as of December 31, 2019					
		Currency	Interest rate	Inception	Maturity	Balance MXN	Balance in
Bond	International	USD	6.39%	Jun-19	Jan-50	\$ -	600,000
Bond	International	USD	4.87%	Jun-19	Jan-30	-	400,000
Mortgage	HSBC Vermont	MXN	TIIE + 2.15%	Jun-19	Jun-24	4,198,425	-
Unsecured	Actinver	MXN	TIIE + 1.8%	Jun-19	Jun-20	100,000	-
Bond	National (FUNO 18)	MXN	8.9500%	Sep-18	Apr-23	5,400,400	-
Mortgage	Santander	MXN	TIIE + 2.60%	Aug-18	Nov-25	1,320,000	-
Bond	National (FUNO 17-2)	MXN	TIIE + 0.85%	Dec-17	Dec-22	8,100,000	-
Bond	National (FUNO 17)	MXN	9.20%	Dec-17	Nov-27	4,799,600	-
Mortgage	HSBC Samara	MXN	TIIE + 2.00%	Sep-16	Sep-23	2,554,286	-
Mortgage	Metlife, Mexico	MXN	7.92%	Apr-16	Dec-23	251,318	-
Bond	National (FUNO 16U)	*UDIS	4.60%	Apr-16	Apr-27	2,929,971	-
Bond	International	USD	5.25%	Nov-15	Jan-26	-	500,000
Mortgage	Metlife, Mexico	MXN	7.92%	Oct-15	Dec-23	521,806	-
Bond	National (FUNO 15)	MXN	6.99%	Feb-15	Jul-25	7,500,000	-
Bond	International	USD	5.25%	Jan-14	Dec-24	-	600,000
Bond	International	USD	6.95%	Jan-14	Jan-44	-	700,000
Bond	National (FUNO 13-2)	MXN	8.40%	Dec-13	Dec-23	3,120,900	-
Bond	National (FUNO 13U)	*UDIS	5.09%	Dec-13	Nov-28	2,724,062	-
Unsecured	Santander	MXN	TIIE + 1.25%	Nov-19	Feb-20	1,800,000	-
Unsecured	BBVA	USD	LIBOR + 1.85%	Dec-19	Nov-23	-	500,000
Mortgage	HSBC-Tepeji	MXN	TIIE + 2.20%	Dec-19	Sep-23	123,500	-
Balance as of December 31, 2019						\$ 45,444,268	3,300,000
Foreign exchange rate as of December 31, 2019							18.8727
Dollar balance in Pesos equivalent						\$	62,279,910
Balance as of December 31, 2019 in Pesos equivalent						\$	107,724,178
Short-term loans							(2,064,512)
Long-term loans							105,659,666
Transaction costs							(684,767)
Debt's fair value							19,227
						\$	104,994,126

\*As of December 31, 2019, the market value of the UDIs was 6.399018 Pesos. The amounts shown in the previous tables of loans referring to this indicator are already expressed in Mexican Pesos.

The loan agreement establishes certain conditions to do or not to do, which have been met on June 30, 2020, and December 31, 2019, the main ones are as follows:

- Fibra UNO is obligated to pay on or prior to the due date the property tax and any other contributions related to their properties.
- To maintain in good operating conditions all its facilities and assets, necessary for the proper operation of its businesses, except for the normal use and wear.
- To maintain the insurances on its insurable assets with renowned insurance companies, for amounts against common risks in the real estate industry, and for sufficient amounts to replace or repair damages.
- Do not reduce the Debt-Service Coverage Ratio (Net Operation Income (NOI) between the Debt Service) below 1.5 times.

## 10. Long Term Derivative Financial Instruments

Fibra UNO has several derivative financial instruments (DFI) that has the objective of partially delimit the market risks no matter if are interest or exchange rates, that could affect debt costs and values.

As follows, there is the description of the different debt portions of Fibra UNO that are related to any derivative financial instrument to delimit their market risk as well as their description

International Bonus of 500 Million USD with biannual interest payments at a fix rate of 5.25% and maturity on January 2026.

For these bonuses, the company has two kinds of structures of several contracts of DFI each one:

I. One structure with 7 DFI with two objectives:

- a. To partially cover up the principal payment of such debt bonus from a possible Mexican Peso exchange loss guarantying a total purchase of 350 million USD on January 30, 2026 at a weighted exchange rate of 19.3540 Mexican Pesos per USD.
- b. To switch the fix flows of interest payments in USD at an interest rate of 5.25% into variable flows of Mexican Pesos at a weighted interest rate of TIIE + 3.26%.

No.	Hedge	Fair Value DFI Jun 2020 (Balance)	Fair Value DFI Mar 2020 (Balance)	Annual Movements	Debt FV valuations by DFI Jun 2020 (Balance)	Debt FV valuations by DFI Mar 2020 (Balance)	Annual Movements
1	Fair Value	384,927	431,010	(46,083)	385,436	432,183	(46,746)
2	Fair Value	478,187	533,753	(55,566)	478,820	535,206	(56,386)
3	Fair Value	318,679	355,749	(37,070)	319,101	356,717	(37,616)
4	Fair Value	467,286	534,924	(67,638)	467,736	536,151	(68,415)
5	Fair Value	369,642	415,384	(45,742)	370,020	416,388	(46,368)
6	Fair Value	155,694	178,247	(22,553)	155,853	178,678	(22,825)
7	Fair Value	361,086	406,940	(45,854)	361,455	407,924	(46,468)
		<b>2,535,502</b>	<b>2,856,007</b>	<b>(320,506)</b>	<b>2,538,421</b>	<b>2,863,246</b>	<b>(324,825)</b>

- II. A structure of 2 DFI with the objective of partially hedge the principal payment of such debt bonus from a possible Mexican Peso exchange loss guarantying the purchase of 100 million USD on January 30, 2026 at an average exchange rate of 19.03 Mexican Pesos per USD, as remuneration Fibra UNO should pay every semester the amount that results from multiply the notional amount in Mexican Pesos by an annual average TIIE – 2.69%.

No.	Hedge	Fair Value DFI Jun 2020 (Balance)	Fair Value DFI Mar 2020 (Balance)	Annual Movements	Cash Flow Valuation of DFI Jun 2020 (NAV)	Cash Flow Valuation of DFI Mar 2020 (NAV)	Annual Movements
8	Cash Flow	311,213	342,968	(31,755)	311,625	343,902	(32,277)
9	Cash Flow	291,413	322,957	(31,544)	291,711	323,737	(32,026)
		<b>602,626</b>	<b>665,925</b>	<b>(63,299)</b>	<b>603,336</b>	<b>667,639</b>	<b>(64,303)</b>

Mortgage for Samara Development by 2,691 million Mexican Pesos with monthly payments of variable TIIE + 2.00% and maturity on September 2023.

For this debt the trust has a structure of 2 DFI with the objective of switch all the variable flows for interest payments into fix flows at a fix rate of 7.73%.

No.	Hedge	Fair Value DFI Jun 2020 (Balance)	Fair Value DFI Mar 2020 (Balance)	Annual Movements	Cash Flow Valuation of DFI Jun 2020 (NAV)	Cash Flow Valuation of DFI Mar 2020 (NAV)	Annual Movements
1	Cash Flow	(153,645)	(87,952)	(65,693)	(154,439)	(88,973)	(65,466)
2	Cash Flow	(67,328)	(38,541)	(28,787)	(67,676)	(38,988)	(28,687)
		<b>(220,973)</b>	<b>(126,493)</b>	<b>(94,480)</b>	<b>(222,115)</b>	<b>(127,962)</b>	<b>(94,154)</b>

National Bonus by 8,100 million Mexican Pesos with biannual interest payments at a variable rate of TIIE + 0.85% with maturity on December 2022.

For this debt the trust has 2 DFI with the objective of partially switch the variable interest payments flows into fix average rate flows of 8.26%, such instruments hedges only the flows of notional amounts by 8,100 million Mexican Pesos.

No.	Hedge	Fair Value DFI Jun 2020 (Balance)	Fair Value DFI Mar 2020 (Balance)	Annual Movements	Cash Flow Valuation of DFI Jun 2020 (NAV)	Cash Flow Valuation of DFI Mar 2020 (NAV)	Annual Movements
1	Cash Flow	(167,271)	(141,096)	(26,175)	(168,135)	(142,734)	(25,401)
2	Cash Flow	(316,113)	(195,724)	(120,389)	(317,747)	(197,997)	(119,750)
		<b>(483,384)</b>	<b>(336,820)</b>	<b>(146,563)</b>	<b>(485,882)</b>	<b>(340,731)</b>	<b>(145,151)</b>

Mortgage for the development of the Vermont Project by executed amounts of \$4,200 million Mexican Pesos at variable rates of TIIE+2.15% with maturity on May 2024.

For this debt the trust has 2 DFI with the objective of switch the variable interest payment flows into fix average rate flows of 7.695%.

No.	Hedge	Fair Value DFI Jun 2020 (Balance)	Fair Value DFI Mar 2020 (Balance)	Annual Movements	Cash Flow Valuation of DFI Jun 2020 (NAV)	Cash Flow Valuation of DFI Mar 2020 (NAV)	Annual Movements
1	Cash Flow	(241,859)	(125,883)	(115,976)	(243,109)	(127,344)	(115,764)
2	Cash Flow	(217,494)	(106,086)	(111,408)	(218,618)	(107,318)	(111,300)
		<b>(459,352)</b>	<b>(231,969)</b>	<b>(227,384)</b>	<b>(461,727)</b>	<b>(234,662)</b>	<b>(227,064)</b>

Mortgage for the development of the Mitikah Project by executed amounts of \$660 million Mexican Pesos at variable rates of TIIE+2.60% and TIIE+3% with maturity on November 2025.

For this debt the trust has 12 DFI with the objective of switch all the variable interest payment flows into fix average rate flows of 8.12%.

No.	Hedge	Fair Value DFI Jun 2020 (Balance)	Fair Value DFI Mar 2020 (Balance)	Annual Movements	Cash Flow Valuation of DFI Jun 2020 (NAV)	Cash Flow Valuation of DFI Mar 2020 (NAV)	Annual Movements
1	Cash Flow	(42,779)	(24,513)	(18,265)	(43,000)	(24,798)	(18,202)
2	Cash Flow	(38,399)	(22,452)	(15,947)	(38,597)	(22,712)	(15,885)
3	Cash Flow	(38,404)	(22,435)	(15,969)	(38,602)	(22,695)	(15,907)
4	Cash Flow	(42,800)	(24,568)	(18,233)	(43,022)	(24,853)	(18,168)
5	Cash Flow	(42,779)	(24,513)	(18,265)	(43,000)	(24,798)	(18,202)
6	Cash Flow	(38,431)	(22,460)	(15,971)	(38,630)	(22,721)	(15,908)
7	Cash Flow	(36,433)	(18,165)	(18,268)	(36,621)	(18,376)	(18,245)
8	Cash Flow	(32,899)	(16,888)	(16,011)	(33,069)	(17,084)	(15,985)
9	Cash Flow	(32,899)	(16,888)	(16,011)	(33,069)	(17,084)	(15,985)
10	Cash Flow	(36,433)	(18,165)	(18,268)	(36,621)	(18,376)	(18,245)
11	Cash Flow	(36,433)	(18,165)	(18,268)	(36,621)	(18,376)	(18,245)
12	Cash Flow	(32,899)	(16,888)	(16,011)	(33,069)	(17,084)	(15,985)
		<b>(451,587)</b>	<b>(246,101)</b>	<b>(205,486)</b>	<b>(453,922)</b>	<b>(248,959)</b>	<b>(204,963)</b>

At June 30, 2020, the summary of the total position of the DFI and its impact in the different captions of the Fibra UNO's financial statements is shown in the following table:

Concept	Fair Value DFI Jun 2020 (Balance)	Fair Value DFI Mar 2020 (Balance)	Annual Movements	Debt FV Valuation by DFI Jun 2020	Debt FV Valuation by DFI Mar 2020	Annual Movements	Cash Flow DFI Valuation Jun 2020 (NAV)	Cash Flow DFI Valuation Mar 2020 (NAV)	Annual Movements
DFI Total posición	1,522,831	2,580,550	(1,057,718)	2,538,421	2,863,246	(324,825)	(1,020,309)	(284,674)	(735,635)

At June 30, 2020 and at December 31, 2019 the fair value of the SWAP instruments was determined through an internal model, testing its effectivity in prospective and retrospective, resulting highly effective, between 80% and 125%.

11. Accounts payable and Accrued Expenses	30/06/2020	31/12/2019
Interest payable	\$ 1,838,390	\$ 1,643,878
Accrued expenses and other payables	1,077,679	1,028,840
Suppliers	1,607,851	1,149,247
	<b>\$ 4,523,920</b>	<b>\$ 3,821,965</b>

## 12. Payments based in CBFIs

The compensation costs related to the executive long-term incentive (LTI) plan based on the granting of CBFIs as of June 30, 2020 and December 31, 2019 were for \$29.6 million Mexican Pesos and \$602.1 million Mexican Pesos, respectively.

As well, considering the three-month period ended June 30, 2020 and 2019, the costs associated with this plan were \$ (32.4) million Mexican Pesos and \$ 107.4 million Mexican Pesos, respectively.

As of 31 December 2019, the LTI compensation costs were \$ 602.1 million Mexican Pesos. During 2019, derived from the program were circulated 38,079,817 CBFIs.

### 13. Transactions and balances with related parties

	30/06/2020	31/12/2019
<b>Revenues:</b>		
F1 Administración:		
Management fees (6)	\$ 74,248	\$ 146,216
Leasing fees	3,696	10,930
<b>Expenses:</b>		
Fibra UNO Administración:		
Acquisition fees 3% (1)	-	508,032
Administration fees 0.5% (1)	387,319	817,763
Coordinadora de Inmuebles Industriales, S.A. de C.V.		
Capitalized services rendered (4)	530,996	1,388,920
Jumbo Administración:		
Property management services (3)	-	153,723
F2 Services:		
Services rendered (2)	178,357	368,706
Parks Mantenimiento, S.C.		
Services rendered (5)	165,678	293,259

1. Fibra UNO pays an annual fee equivalent to 0.5% of the NAV plus the value added tax for advisory services, and 3% over the purchase value of the properties acquired from third parties.
2. Fibra UNO pays to F2 Services a monthly fee equivalent to 2% of the rents collected from its properties, plus the value added tax for administrative services.
3. According to that established in the Portfolio management agreement, Fibra UNO shall pay to Jumbo Administración, S. A. P. I. de C. V., an amount equivalent to (i) 3% of the collected revenue of the Morado Portfolio; (ii) the total amount of the maintenance fees, advertising and service fees charged to the tenants and users of the properties, according to their respective leasing agreement; and (iii) an annual 0.5% of the contributed investment property value, which are payable per matured quarter. Such agreement expired on August 2019.

4. Fibra UNO entered into a construction agreement with Parks Desarrolladora, S.A., Coordinadora de Inmuebles Industriales, S.A. de C.V. and G30 La Madre, S.A.P.I. de C.V., by which the fees shall be paid based on construction progress.
5. Fibra UNO entered into a Service Agreement with Parks Mantenimiento, S.C., by which the properties maintenance services will be paid as accrued.
6. According to what is established in the Service Agreement entered into between F1 Administración, S.C. (F1 Administración-affiliate company) and Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, acting as Fiduciary of the Trust F/2353 (Trust F/2353) for the development of the Mitikah project, F1 Administración shall have the right to receive (i) an annual fee equivalent to 1.25%, plus the corresponding VAT, over the Maximum Amount of the Trust F/2353 Issuance; and (ii) subsequently to the Period of Investment and any extension thereof, to 1.25% plus the corresponding VAT over the Total Invested Amount of Trust F/2353.

The aforementioned transactions are at market value according to the correspondent Transfer Pricing Study and are documented through agreements with validity periods from 5 years being renewable.

The amounts with related parties are as follows:

	30/06/2020	31/12/2019
Receivable to:		
Coordinadora de Inmuebles Industriales, S.A. de C.V.	\$ 456	\$ 433
F2 Services, S.C	7,078	60
Others	12,035	41,506
	\$ 19,569	\$ 41,999

	30/06/2020	31/12/2019
Payable to:		
Fibra UNO Administración, S.C.	\$ 153,573	\$ 111,644
Jumbo Administración, S.A.P.I. de C.V.	35,272	35,272
Parks Concentradora, S.A. de C.V.	49,163	40,395
Parks Desarrolladora, S.A. de C.V.	19,238	19,238
Parks Mantenimiento, S.C.	25,016	24,568
Coordinadora de Inmuebles Industriales, S.A. de C.V.	18,101	9,627
Others	10,448	9,824
	\$ 310,811	\$ 250,568

## 14. Net Asset Value

- i. Fibra UNO's Net Asset Value (NAV) consists on contributions of one thousand Mexican Pesos, the amount of the net resources obtained from issuances of CBFIs and the contributions of investment properties to the trust's NAV paid with CBFIs.
- ii. As of June 30, 2020, and December 31, 2019, there were 3,928,194,243 CBFIs on circulation.

### Distributions

The Fibra UNO Technical Committee has approved and paid distributions of the corresponding income tax accounts and capital reimbursement to the CBFIs holders (beneficiaries), as follows:

Distribution dates	Total Distributed	Tax result	Nav reimbursement
May 11, 2020	\$ 1,140,887	\$ -	\$ 1,140,887
February 11, 2020	2,317,634	1,210,881	1,106,753
<b>Total as of June 30, 2020</b>	<b>\$ 3,458,521</b>	<b>\$ 1,210,881</b>	<b>\$ 2,247,640</b>
November 8, 2019	\$ 2,297,994	\$ 1,148,997	\$ 1,148,997
August 9, 2019	2,292,494	1,375,497	916,997
May 9, 2019	2,258,414	1,581,140	677,274
February 8, 2019	2,238,761	1,367,081	871,680
<b>Total as of December 31, 2019</b>	<b>\$ 9,087,663</b>	<b>\$ 5,472,715</b>	<b>\$ 3,614,948</b>

As of June 30, 2020, Fibra UNO paid \$2,247.6 million Mexican Pesos as NAV reimbursement, corresponding to the year 2019 \$1,106.7 million Mexican Pesos. As of December 31, 2019, Fibra UNO distributed \$3,614.9 million Mexican Pesos as NAV reimbursement of which \$871.7 million Mexican Pesos corresponds to the year 2018.

## 15. Commitments

Neither the Trustee nor its assets are subject to any type of legal action, except for those derived from their routine operations and activities.

## 16. Subsequent Events

On July 15, 2020, Fibra UNO carried out the placement of unsecured bonds in the international market for USD \$ 650 million. Of the total amount, USD \$ 275 million correspond to the reopening of the bond with a coupon of 6.39% maturing on January 15, 2050, at a yield of 6.25%, and a price of 101.862.



Likewise, USD \$ 375 million correspond to the reopening of the bond with a coupon of 4.869% maturing on January 15, 2030, at a yield of 4.95% and a price of 99.392.

#### **17. Approval of Financial Statements**

The attached interim consolidated condensed financial statements and their notes were authorized for issuance by Mr. Fernando Alvarez Toca, Vice-President of Finances of Fibra UNO, according to the Technical Committee 's approval on July 22, 2020.

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