



FUNO® ANNOUNCES QUARTERLY DISTRIBUTION

Mexico City. February 9th, 2021.

Fibra Uno (BMV: FUNO11) (“FUNO” or “Fideicomiso Fibra Uno”), the first and largest real estate investment trust in Mexico announces that today, February 9th, it made the distribution payment to its holders of CBFIs corresponding to 4Q20.

As a result of 4Q20, Fibra Uno will distribute to its CBFIs holders the amount of Ps. 1,201.4 million; of which 100% corresponds to the fiscal result. The total distribution per CBFIs is Ps. 0.3119.

Including this distribution, FUNO has distributed a total of Ps. 4,670.8 million during the year ended December 31, 2020, equivalent to Ps. 1,2004 per CBFIs.

The aforementioned annual distribution meets the payment requirement of at least 95% of the annual net fiscal result.

The distribution implies a payout of generated cashflow of 69.5%. The non-distributed cashflow remains in cash in our balance sheet and may be used for the repurchase of CBFIs or the repayment of debt, considering the highest profitability of these alternatives.

About Fibra Uno.

Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) is the first and largest FIBRA (REIT) in the Mexican market. It operates and develops a wide range of real estate assets for leasing, mainly in the industrial, retail and office segments. As of September 30th, 2020, Fibra Uno had a portfolio of 620 properties that totaled approximately 10.5 million sqm with footprint on all states of Mexico. Fibra Uno’s strategy focuses in having the best locations, high-quality assets and geographic, segment and tenant diversification. Furthermore, FUNO® management team has more than 30 years of expertise in development and operation of all segments of the real estate industry.

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