

Mexico City, Mexico, April 24th, 2020.

ANNUAL REPORT OF THE AUDIT COMMITTEE FOR 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 set forth in article 43, fraction II, of the Securities Market Law and on Clause 9.2.3. of the Trust, we hereby submit before the Technical Committee of the Trust the report on the activities performed by this Audit Committee during the period comprised between January 1st, 2019 thru December 31st, 2019 (the "**Review Period**"), to the consideration of the General Annual Ordinary Meeting of Holders of the Real Estate Trust Certificates with ticker symbol "FUNO11" ("**CBFIs**"), to be held on April 30th, 2020.

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

- a) We found no significant deficiencies or variances to be reported on the figures and/or operating results of the Trust or on the Trust Manager, F1 Management, S.C. ("**Trust Manager**"). The above, considering the opinion of the firm Galaz, Yamazaki, Ruiz, Urquiza, S.C., in its capacity as external auditor of the Trustee (the "**External Auditor**"), attached hereto as **Exhibit A** (the "**External Auditor Opinion**"), as well as the opinions, reports, and communications issued by the internal auditors and independent experts who provided services to the Trust during the Review Period.
- b) At the meeting held on February 25th, 2019, this Audit Committee adopted the following resolutions: (i) to approve the Minutes of the Audit Committee Meeting dated October 23rd, 2018, as a whole; (ii) to acknowledge the submission and approval of the report of the Internal Auditor of the Trust on the Quarterly Accounting Closure Process and the Financial Report to December 31st, 2018; (iii) to acknowledge the submission and approve the report of the Internal Auditor of the Trust on the progress and results of the Auditing Program, as well as the report on the commitments of the Management of the Trust; (iv) to acknowledge the submission of the report and the opinion issued on the limited review performed by the External Auditor on the figures for the fourth quarter of 2018; (v) to recommend the Technical Committee of the Trust the approval of the Financial Statements for the fourth quarter of 2018; and (vi) to acknowledge the submission and approve the analysis and comparison of the actual results of the Trust versus budgeted results for the fourth quarter of 2018.
- c) On the meeting dated April 10th, 2019, this Audit Committee adopted the following resolutions: (i) to recommend the Technical Committee of the Trust and the Holders Meeting the approval of the Financial Statements corresponding to the period comprised from January 1st thru December 31st, 2018; (ii) to approve the Annual Report of the Audit Committee, as a whole, which report contains those references and remarks made on those activities on which this surveillance entity took part during the tax year comprised between January 1st and December 31st, 2018; such report was prepared pursuant to the guidelines contained in article 43, fraction II, of the Securities Market Law; (iii) to record the submission by the External Auditor concerning the communication that must be issued pursuant to that set forth by article 35 of the Sole Circular Letter for External Auditors ("**CLEA**"); (iv) to record the submission by the External Auditor of the communication that must be issued pursuant to that set forth by article 15 of the CLEA; (v) to record submission of the statement issued by the officers

of the Trust according to that set forth by article 32 of the CLEA; and (vi) to approve the mitigation plan submitted by the Management of the Trust.

- d) At the meeting held on April 29th, 2019, this Audit Committee adopted the following resolutions: (i) to approve, as a whole, the Minutes of the meeting of the Audit Committee Meeting dated April 10th, 2019; (ii) to acknowledge the submission and approval of the report of the Internal Auditor of the Trust on the Quarterly Accounting Closure Process and the Financial Report to March 31st, 2019; (iii) to acknowledge the submission and approval of the report of the Internal Auditor of the Trust on the progress and results of the Auditing Program, as well as the report on the commitments of the Management of the Trust; (iv) to acknowledge the submission of the Remediation Plan proposed by the Management in connection with the remarks made by the External Auditor pursuant to article 15 of the Sole Circular of External Auditors; (v) to acknowledge the submission of the report and written opinion on the limited review of the External Auditor on the figures of the first quarter of 2019; (vi) to recommend the Technical Committee of the Trust the approval of the Financial Statements for the first quarter of 2019; and (vii) to acknowledge the submission and approval of the analysis and comparison of the actual results of the Trust versus budgeted results for the first quarter of 2019.
- e) At the meeting held on July 23rd, 2019, this Audit Committee adopted the following resolutions: (i) to approve, as a whole, the Audit Committee Meeting Minutes dated February 25th, 2019 and April 29, 2019, respectively; (ii) to acknowledge the submission of the report and opinion issued on the limited review of the External Auditor on the figures for the second quarter of 2019; (iii) to acknowledge the submission and approval of the report of the Internal Auditor of the Trust on the Quarterly Accounting Closure Process and the Financial Report to June 30th, 2019; (iv) to acknowledge the submission and approval of the report of the Internal Auditor of the Trust on the progress and results of the Auditing Program, as well as the report on the commitments of the Management of the Trust; (v) to recommend the Technical Committee of the Trust the approval of the Financial Statements for the second quarter of 2019; (vi) to acknowledge the submission and approval of the analysis and comparison of the actual results of the Trust versus budgeted results for the second quarter of 2019; and (vii) to recommend the Technical Committee the approval of the additional services provided by the External Auditor consisting of: (i) limited review of the financial information for the quarter; (ii) consulting on subjects related with the Management of the Trust; (i) surveys and issuance of opinion on transfer pricing; (iv) determination of derivative values; (v) appraisal and fall in value of the platform, and (vi) "Anonymous Tips" based on historical data.
- f) At the meeting held on September 25, 2019, this Audit Committee adopted the following resolutions: (i) to acknowledge the submission of the business risk analysis and report prepared by the Internal Auditors, for the 2019 tax year; and (ii) to duly record the information contained in such analyses, considering the recommendations expressed by the Internal Auditors on the areas of opportunity for the Trust business may have, as well as on the action plans for mitigation of events and of the impact thereof.
- g) At the meeting held on October 23rd, 2019, this Audit Committee adopted the following resolutions: (i) to approve, as a whole, the Minutes of the Meeting of the Audit Committee dated July 23rd, 2019 and September 25th, 2019, respectively, (ii) to acknowledge the submission and approval of the report of the Internal Auditor of the Trust on the Quarterly Accounting Closure Process and the Financial Report to September 30th, 2019, (iii) to acknowledge the submission and approval of the report of

the Trust's Internal Auditor on the progress and results of the Auditing Program, as well as the report on the commitments of the Management of the Trust, (iv) to acknowledge the submission of the report and the opinion issued on the limited review of the External Auditor of the figures for the third quarter of 2019, which are free from any material mistakes, (v) to recommend the Technical Committee of the Trust the approval of the Financial Statements for the third quarter of 2019; (vi) to acknowledge the submission and approval of the analysis and comparison of the actual results of the Trust versus budgeted results for the third quarter of 2019, (vii) to acknowledge the submission and approve the Independence compliance analysis of the External Auditor based on the General Provisions applicable to entities and Issuers of securities that hire external auditing services for basic financial statements issued by the National Banking and Securities Commission (MBSC) and effective as of August 1, 2018, (viii) to acknowledge the submission of the report of the Management regarding those additional services rendered by the External Auditor, and (ix) to acknowledge and ratify the approval of the acts performed by the Management in connection with hiring of those additional services rendered by the External Auditor for the period comprised between July 1st, 2019 and September 30th, 2019.

- h) At the meeting held on April 03rd, 2020, this Audit Committee decided to recommend the Technical Committee of the Trust and to the Holders Meeting the approval of the Financial Statements for the period comprised between January 1st and December 31st, 2019.
- i) With basis on the information provided by the Management of the Trust and endorsed by the External and the Internal Auditors, we are aware of the fact that the accounting policies for the Trust approved during the Review Period have not been modified and have been applied on the reports of the Trust Manager, reasonably reflecting the financial situation and results of the Trust, except for those modified as consequence of new and amended International Financial Reporting Standards issued by the International Accounting Standards Board and effective as of January 1st, 2019, and as consequence of that provided by the General Provisions Applicable to Surveillance Entities and Securities Issuers that hire External Auditing Services of Basic Financial Statements by the National Banking and Securities Commission.
- j) We are not aware of filing of any complaint about facts considered as irregularities committed by the Management of the Trust during the Review Period.

The opinion of the Trust Manager, F1 Management, S.C., was heard for purposes of preparation of this Report, indicating that no differences of opinion exist.

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

Secretary for the meeting of the Audit Committee and the Technical Committee of Fideicomiso Fibra Uno held on April 24th, 2020

Mr. Alejandro Chico Pizarro