

Mexico City, Mexico, April 24, 2020.

**ANNUAL REPORT OF THE CORPORATE PRACTICES 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 set forth by article 43, fraction I, of the Securities Market Law, and in Clause 9.3.3. of the Trust, we submit to the Corporate Practices Committee the report on the activities carried out by this Corporate Practices Committee (the "**Committee**") during the period between January 1<sup>st</sup>, 2019 and December 31<sup>st</sup>, 2019 (the "**Review Period**"), in order for the latter to be submitted, in due time, to the consideration of the General Annual Ordinary Meeting of Holders of the Real Estate Trust Certificates with ticker symbol "FUNO11" ("**CFBIs**"), to be held on April 30<sup>th</sup>, 2020.

In connection with the Review Period, we hereby report the following:

- a) We have no observations concerning the performance of the activities carried out by the relevant directors of the Trust during the Review Period.
- b) The activities performed by (i) the Technical Committee; (ii) the Manager (F1 Management, S.C.); (iii) the Advisor (Fibra Uno Administración, S.C.); and (iv) the Corporation acting as Agent (F2 Services, S.C.) of the Trust were, in our opinion, performed in a truthful, reasonable, sufficient, and successful manner for the Trust.
- c) The annual report of the activities performed in which this Committee was involved during the tax year ended December 31<sup>st</sup>, 2018, prepared in accordance with those guidelines set forth in article 43, fraction I, of the Securities Market Law was submitted before and approved by the Committee and the Technical Committee of the Trust at the meeting held on April 10, 2019, and was also approved by the General Annual Ordinary Meeting of Holders of Trust Certificates of Fideicomiso Fibra Uno held on April 29<sup>th</sup>, 2019.
- d) During the Review Period, at the meeting held on October 23<sup>rd</sup>, 2019, this Committee issued a recommendation to the Technical Committee, based on the opinion issued by SAI Consultores, S.C. on the reasonability of the acquisition value and the market conditions in connection with the acquisition of each one of the real estate properties of the Hercules' Package, for the latter to become a part of the Trust Property, indicating that each real estate property had a name of its own for identification purposes and that the term "package" was used to abbreviate the list of the 8 (eight) real estate properties concerned, for which reason it was also decided to refer to this package as "Hércules". Furthermore, it was specified that the discussion and, if applicable, its authorization, is granted for each one of the real estate properties upon consideration that they had different direct sellers, except for two cases, and that the negotiations thereon were performed in an independent manner. Once it was clarified that the term "package" is not, and must not be construed as a synonym for "portfolio", a term used to indicate that several real estate properties are owned by the same direct seller and that the sell thereof involves a single negotiation, as a whole; the relevant real estate properties are the following: (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". Such recommendation was issued upon consideration by this Committee that the prices for and market conditions for such acquisition were reasonable.

- e) During the Review Period, at the meeting held on October 23<sup>rd</sup>, 2019, the Committee issued its favorable opinion on the Divestment and, therefore, on the sale to the Relevant Families of a portion which should not exceed of 25,000 m2 of the land called "Corredor Urbano", located in the State of Querétaro, and which was a part of the Trust Property, in accordance with the sale conditions (Divestment) proposed by the Manager at such meeting.
- f) This Committee has not approved or recommended any packages of remunerations or total compensations for the individuals referred to in article 28, fraction III, item d) of the Securities Market Law, since such authorities are inherent to the Nominations and Compensation Committee.
- g) No waiver has been granted in terms of that set forth on article 28, fraction III, item f) of the Securities Market Law since, to the best knowledge of this Committee, during the Review Period no member of the Technical Committee, counselor, officer or any individual or corporation with command authority within the Trust took advantage of any business opportunities for the Trust or for the corporations controlled by the former or on which the former has a significant influence, whether for its own benefit or that of third parties.

The opinion of the Manager of the Trust, F1 Management, S.C., was heard for purposes of the preparation of this Report, and we hereby set forth that no differences of opinion exist among the latter and this Committee.

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

Secretary for the Meeting of the Corporate Practices Committee and the Technical Committee of Fideicomiso Fibra Uno held on April 24, 2020

Mr. Alejandro Chico Pizarro