



FIBRA UNO ANNOUNCES A SUCCESSFUL RE-TAP OF ITS USD SENIOR UNSECURED NOTES DUE 2026 FOR A TOTAL OF USD \$ 300 MILLION

Mexico City. March 25th, 2021.

Fibra Uno (BMV: FUNO11) (“FUNO[®]” or “Fideicomiso Fibra Uno”), the first and largest real estate investment trust in Mexico and Latin America announces today that it successfully carried out a reopening of its bonds due January 2026.

The reopening was for a par amount of USD \$300 million at a yield of 2.971%, and at a price of approximately 109.7, given that the coupon of the outstanding bonds is 5.25%. FUNO will be receiving gross proceeds of approx. USD \$329.1 million. With this re-tap, the total outstanding amount of our 2026 bond reaches USD \$800 million, which includes today’s re-tap and the USD \$500 issued previously. Proceeds from the issue will be used to repay short-term debt, lowering our average cost of debt. In addition, we want to highlight that the book was oversubscribed 2.3 times.

All of the proceeds from the re-tap came from institutional investors globally, including the United States, Canada, the United Kingdom, Europe, Asia and Latin America.

The issue is rated Baa2 by Moody’s and BBB by Fitch. With this issue, FUNO reaffirms the strength of its credit worthiness and the trust of its investors in Mexico, our company and our business model.

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 December 31st, 2020, Fibra Uno had a portfolio of 619 properties that totaled approximately 10.7 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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