



## **NOTICE OF ORDINARY HOLDERS' MEETING**

The Holders of the Real Estate Trust Certificates identified under ticker symbol “**EDUCA 18**” (the “Trust Certificates”), issued by the trustee of Irrevocable Trust No. F/3277, known as “Fibra Educa” (the “Trust”), established on September 19, 2017 (as amended and restated by a first amendment dated February 1, 2018, a second amendment dated May 29, 2018, a third amendment dated October 7, 2019, and an amendment and substitution of common representative dated August 21, 2025, and as may be further amended, supplemented, or restated from time to time, collectively referred to as the “Trust Agreement”), are hereby convened to attend an Ordinary Holders’ Meeting (the “Holders’ Meeting”), pursuant to Clause 8.3 of the Trust Agreement. The Trust Agreement was executed among (i) Grupo Nagoin, S.A. de C.V., as Trustor, (ii) Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, as Trustee, and (iii) Altor Casa de Bolsa, S.A. de C.V., as Common Representative of the Holders.

The Holders’ Meeting will be held at 11:00 a.m. on November 6, 2025, at Av. San Jerónimo No. 458, 4th Floor, Col. Jardines del Pedregal, C.P. 01900, Mexico City, to address the following matters:

### **AGENDA FOR THE ORDINARY HOLDERS' MEETING**

- I. PROPOSAL, DISCUSSION, AND, AS APPLICABLE, APPROVAL FOR THE TRUST TO CARRY OUT AN ADDITIONAL ISSUANCE AND SUBSEQUENT PUBLIC AND/OR PRIVATE OFFERING OF REAL ESTATE TRUST CERTIFICATES FOR SUBSCRIPTION AND PAYMENT IN MEXICO AND/OR ABROAD.**
- II. PROPOSAL, DISCUSSION, AND, AS APPLICABLE, APPROVAL FOR THE TRUST TO CARRY OUT ADDITIONAL ISSUANCES OF REAL ESTATE TRUST CERTIFICATES, INCLUDING, IF APPLICABLE, THE ESTABLISHMENT OF A PLACEMENT PROGRAM IN MEXICO AND/OR ABROAD.**
- III. PROPOSAL, DISCUSSION, AND, AS APPLICABLE, RESOLUTION REGARDING THE GRANTING OF SPECIAL POWERS OF ATTORNEY AND/OR AUTHORIZATIONS TO IMPLEMENT THE RESOLUTIONS ADOPTED BY THIS MEETING IN CONNECTION WITH ITEMS I AND II OF THE AGENDA.**
- IV. APPOINTMENT OF DELEGATES FOR THE EXECUTION AND FORMALIZATION OF THE RESOLUTIONS ADOPTED AT THE ORDINARY HOLDERS' MEETING.**

To attend the Ordinary Holders' Meeting, Holders must present the admission pass for the relevant Holders' Meeting corresponding to their CBFIs, issued by the Common Representative. For this purpose, Holders must first submit the deposit certificates issued by S.D. Indeval Institución para el Depósito de Valores, S.A. de C.V., together with the list of Holders issued by the corresponding Brokerage House or Financial Institution, as applicable, with respect to the CBFIs identified under ticker symbol "EDUCA 18" of which such Holders are owners. These documents shall be submitted at the office of the Common Representative located at Paseo de los Tamarindos 90, Tower 1, 7th Floor, Colonia Bosques de las Lomas, Postal Code 05120, Alcaldía Cuajimalpa de Morelos, Mexico City, to the attention of Jesús Landero Martínez and/or Fabiola Bran (emails: [repcomun@altorcb.com](mailto:repcomun@altorcb.com) and/or [jesus.landero@altorcb.com](mailto:jesus.landero@altorcb.com); phone numbers: +52 (55) 8659 5300 and/or +52 (55) 8659 5325), between 9:00 a.m. and 6:00 p.m., Monday through Friday, from the date of publication of this notice and no later than one Business Day prior to the date of the Holders' Meeting.

The information and documentation related to each of the items included in the Agenda shall be made available to the Holders, free of charge, ten (10) calendar days prior to the date of the Ordinary Holders' Meeting, at the offices located at Paseo de los Tamarindos No. 90, Tower 1, 7th Floor, Colonia Bosques de las Lomas, Postal Code 05120, Alcaldía Cuajimalpa de Morelos, Mexico City. Holders may be represented at the Meeting by a proxy duly authorized under a general or special power of attorney in accordance with applicable law, or by means of a simple power of attorney signed by the grantor in the presence of two witnesses, pursuant to Article 8.4 of the Trust Agreement.

Mexico City, Mexico, October 23, 2025

Altor Casa de Bolsa, S.A. de C.V.,  
in its capacity as Common Representative  
of the Holders of the Trust Certificates

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Jesús Landero Martínez  
Trust Delegate