

Mexico City, Mexico, July 22, 2025

FIBRA EDUCA ANNOUNCES THE COMPLETION OF THE ACQUISITION OF SIX EDUCATIONAL PROPERTIES TOTALING 42,250 SQM

BANCO INVEX, S.A., INSTITUCIÓN DE BANCA MÚLTIPLE, INVEX GRUPO FINANCIERO, in its capacity as trustee of the irrevocable trust identified as Trust No. 3277 ("FIBRA EDUCA" or the "Trust"), under which the Real Estate Trust Certificates bearing the ticker symbol EDUCA 18 and the Trust Certificates identified with ticker symbols EDUCA 23-L and EDUCA 23-2L were issued, hereby informs the investing public that, at the request of FIBRA EDUCA Management, S.C., it has completed the acquisition of six educational properties from a related party for inclusion in its portfolio.

The acquired properties include:

- Two assets in the State of Coahuila with a combined GLA of 11,065 sqm
- One asset in the State of Morelos with a GLA of 4,960 sqm
- Three assets in Mexico City with a combined GLA of 26,225 sqm

Together, these acquisitions represent a total GLA of 42,250 sqm across 17 parcels. The transaction was executed at an approximate capitalization rate of 10.72% and a Net Operating Income (NOI) margin of 88.81%. These properties are expected to contribute approximately 2.28% to FIBRA EDUCA's annualized revenues, increasing the Trust's total GLA to 632,655 sqm.

The leases on these properties became effective as of the acquisition date and are structured with an initial 15-year term, renewable for an additional equal term, subject to the mandatory renewal periods established under applicable law.

The purchase price, including VAT on construction and ancillary costs related to the transfer of ownership, was funded through the proceeds of the debt placement executed at the end of 2023, as well as the release of an earnest money deposit previously placed by FIBRA EDUCA in August 2024 with a third party.

Through this acquisition, FIBRA EDUCA continues to expand its footprint in the educational real estate sector, in line with its long-term growth strategy and the commitments made to its investors. The Trust remains in full compliance with all applicable legal and regulatory obligations.

About FIBRA EDUCA.

FIBRA EDUCA is the first and only Real Estate Investment Trust (FIBRA) in Mexico dedicated exclusively to the education sector. Since its establishment, the trust has pursued a long-term strategy anchored in a sustainable and purpose-driven investment approach, with the objective of enhancing both the quality and reach of educational infrastructure nationwide.

Listed on the Mexican Stock Exchange, FIBRA EDUCA currently has an estimated market capitalization of approximately US\$3.7 billion. Its portfolio comprises 78 properties, primarily leased to well-established and reputable educational institutions, representing a total GLA of 632,655 square meters, strategically distributed across key regions of the country.

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