

November 25th, 2024

**EDUCA: Announces fulfillment of conditions for the acquisition of the second tranche of a real estate portfolio.**

Fibra Educa (BMV: EDUCA 18) has announced that it is in a position to proceed with the acquisition of a real estate portfolio comprised of six assets, located in Mexico City, Coahuila and Morelos. This portfolio had already been approved by the FIBRA's Technical Committee in October 2023, and now the necessary conditions have been met to initiate regulatory proceedings before the Federal Economic Competition Commission (COFECE) in order to obtain its approval and complete the purchase. This transaction corresponds to the second and final tranche of the acquisition of this portfolio, which reinforces FIBRA Educa's growth and diversification in the real estate sector.

Positive news, in line with the projected growth expectation of the portfolio. Therefore, we reiterate our fundamental BUY investment recommendation, with an Intrinsic Value (VI) as of September 2025 of Ps.63.60 per CBF.

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