

3Q26 FACTSHEET

FIBRA PLUS

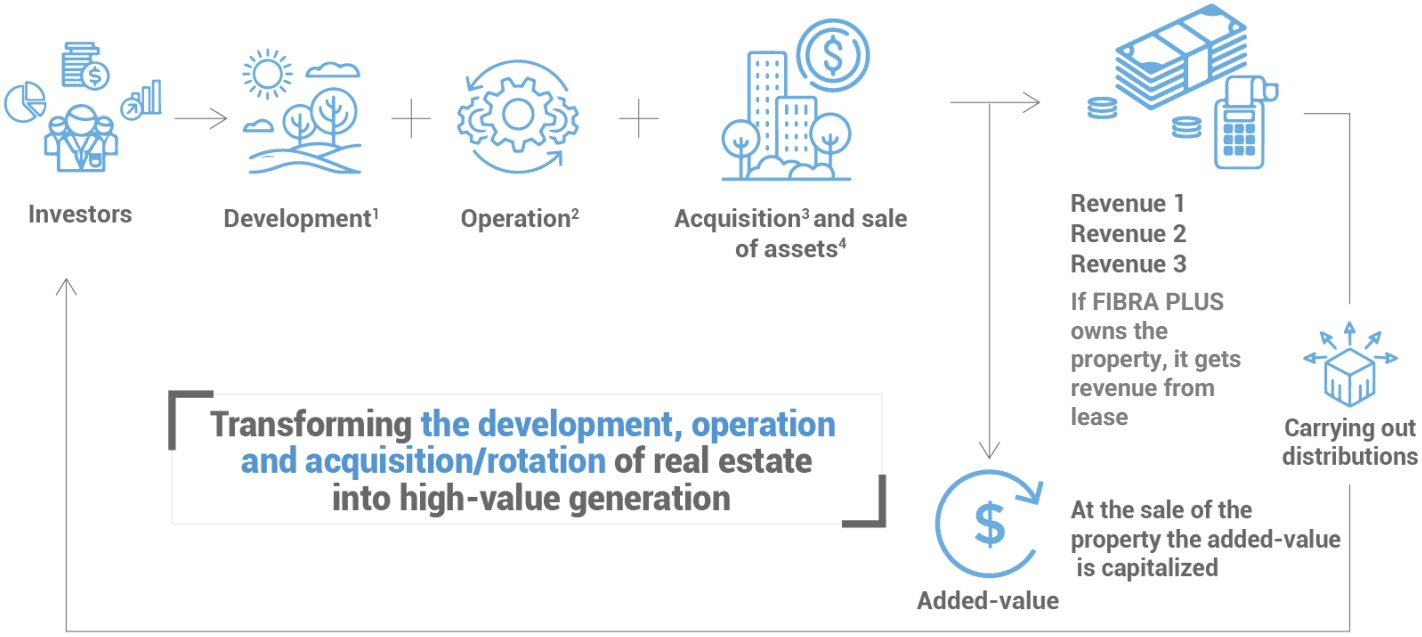
ABOUT US

We are a Mexican REIT focused on the development, operation, acquisition and sale of real estate for leasing.

Our strategy and development approach are based on develop, acquire and manage a high-quality real estate portfolio, with projects located in urban regions offering strong growth potential, generating a superior added-value for our CBFIs holders.

Value proposal

- Management oriented to **maximize the value** of assets
- Geographical **diversification** and by type of asset
- **Vertical integration**
- **100% internal** management
- Focus on **incremental investments**



Transforming the development, operation and acquisition/rotation of real estate into high-value generation

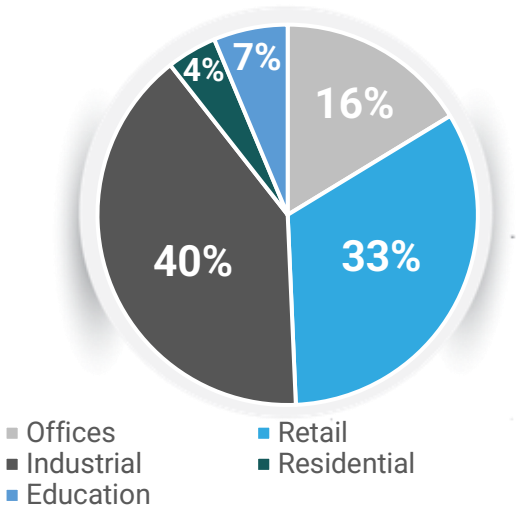
[1] Value generation through new projects and asset reconversion.
[2]Operation and commercialization that maximizes the rents generation.
[3]Acquisition of properties that generate cash flows.
[4]Obtaining of IRR's of own developments or acquisitions that have matured.

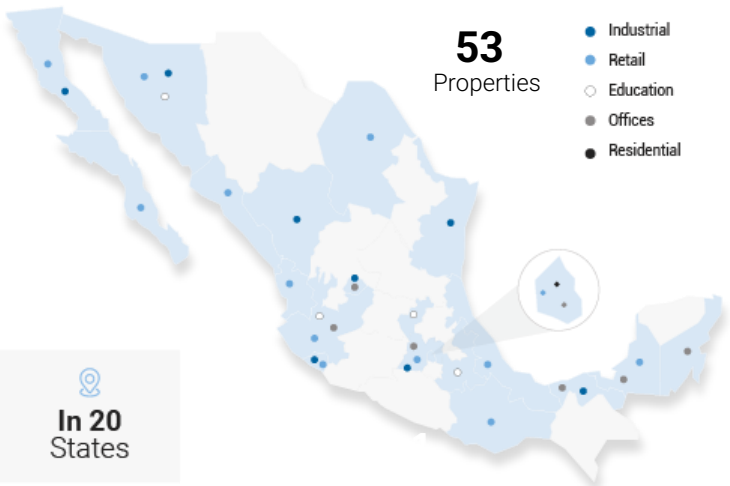
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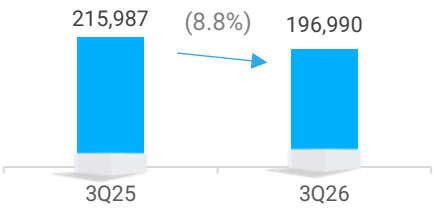
EXTENSIVELY DIVERSIFIED PORTFOLIO



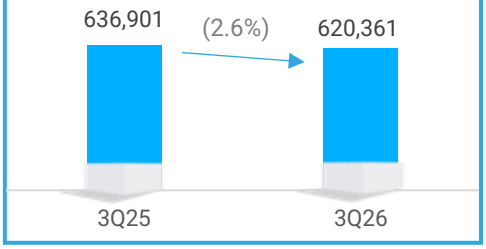


FIBRA PLUS IN NUMBERS

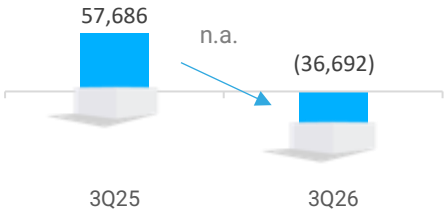
Total Revenue (MXN thousands)



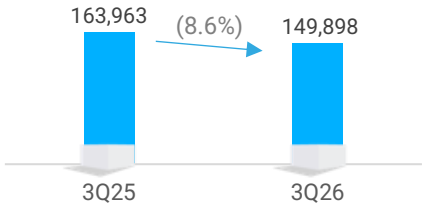
Total GLA (m²)



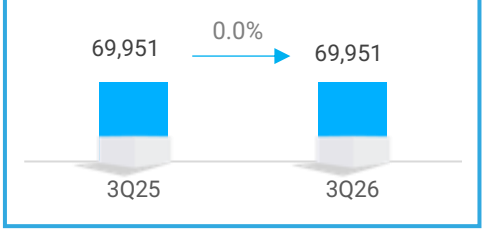
Net Income (MXN thousands)



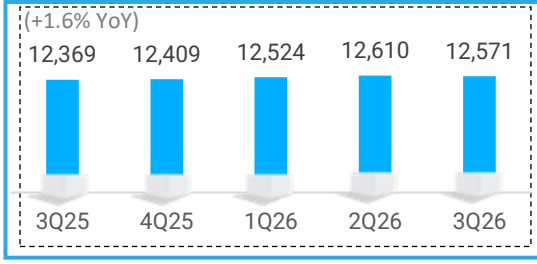
NOI (MXN thousands)



GLA under development (m²)



Equity (MXN millions)



NAV (Net Asset Value) per CBFI: Ps.20.35

Current Assets / Current Liabilities: 0.41x

LTV: 30.58%

Occupancy rate of the operating portfolio: 94.07%*

Total GLA: 620,361 m²

GLA under development: 69,951 m²

GLA in operation: 458,229 m²

*Excluding certain portfolios that are in the stabilization stage.

Stock quotes

Ticker: FPLUS

Outstanding CBFIs: 636,628,013

Note: Figures calculated with 3Q26 information

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