

1Q26 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



Investors



Development¹



Operation²



Acquisition³ and sale of assets⁴



Revenue 1
Revenue 2
Revenue 3

If FIBRA PLUS owns the property, it gets revenue from lease



Carrying out distributions

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



Added-value

At the sale of the property the added-value is capitalized

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.

Recent developments:

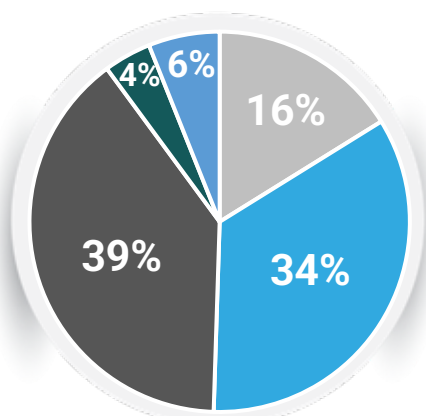
On February 24, 2026, Fibra HD and Fibra Plus announced in a regulatory filing that the transfer of all non-industrial assets being reallocated from Fibra HD to Fibra Plus had been completed in full, and therefore, as of the date of this report, Fibra HD retains only its industrial properties and certain commercial assets in an advanced stage of divestment.

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+52 (55) 7588 0250



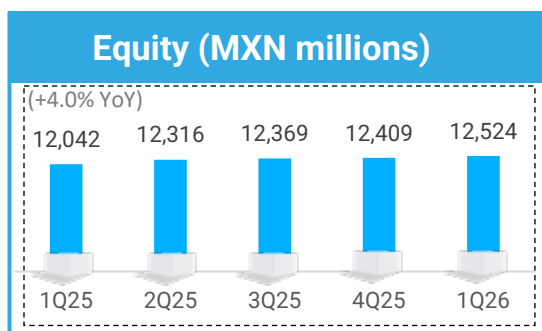
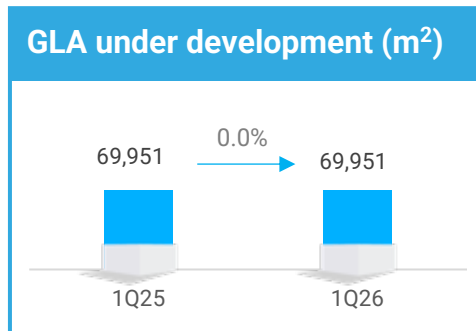
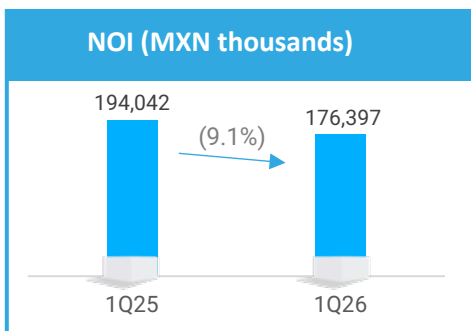
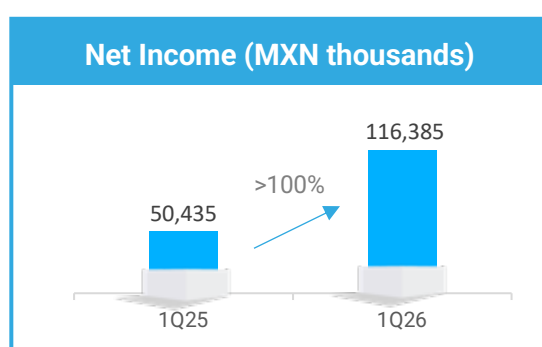
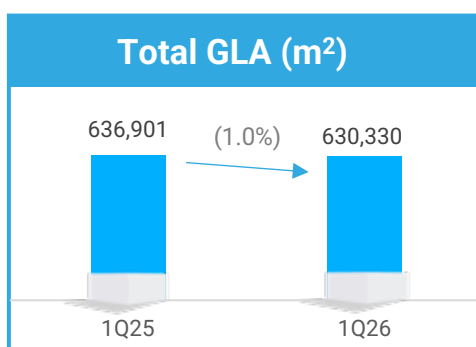
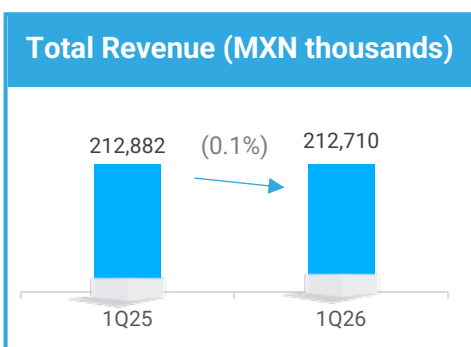
EXTENSIVELY DIVERSIFIED PORTFOLIO



- Offices
- Industrial
- Education
- Retail
- Residential



FIBRA PLUS IN NUMBERS



NAV (Net Asset Value) per CBFi: Ps.20.42

Current Assets / Current Liabilities: 0.41x

LTV: 30.76%



Occupancy rate of the operating portfolio: 93.09%*

Total GLA: 630,330 m²

GLA under development: 69,951 m²

GLA in operation: 468,197 m²

*Excluding certain portfolios that are in the stabilization stage.



Stock quotes

Ticker: FPLUS

Outstanding CBFIs: 636,628,013

Note: Figures calculated with 1Q26 information

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