

# 2Q25 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

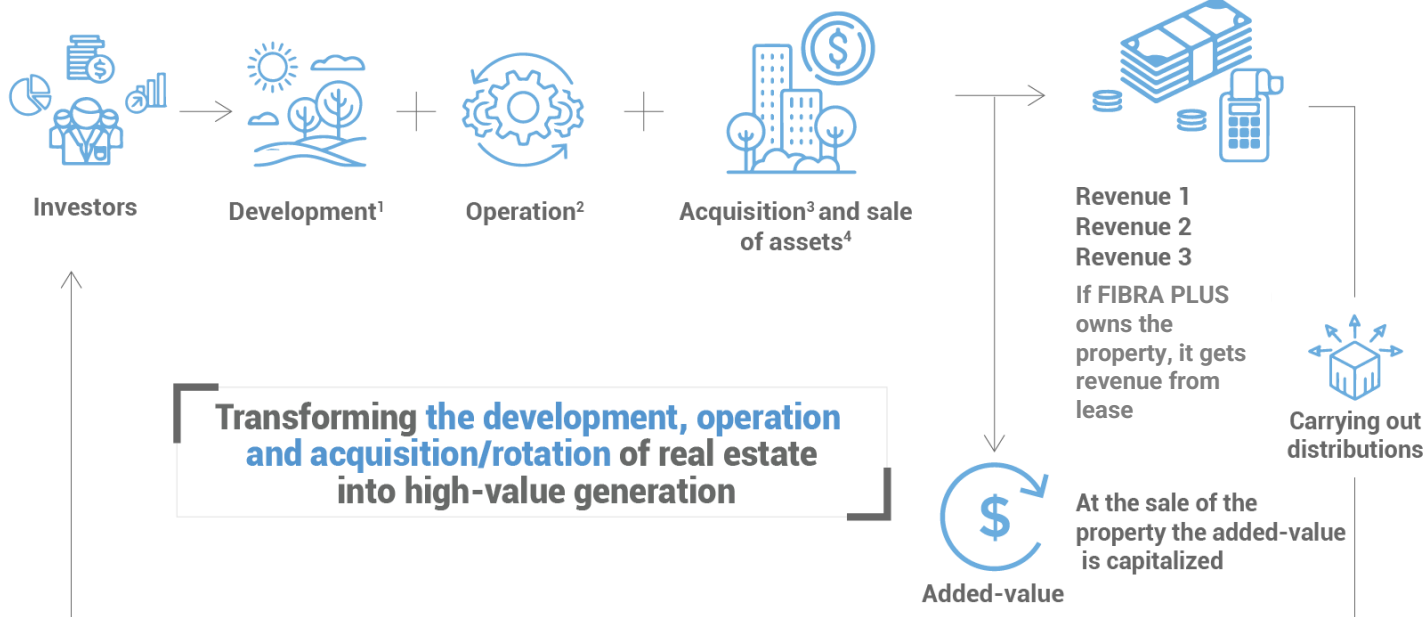
Management oriented to maximize the value of assets

Geographical diversification and by type of asset

Vertical integration

100% internal management

Focus on incremental investments



<sup>1</sup> Value generation through new projects and asset reconversion.

<sup>2</sup> Operation and commercialization that maximizes the rents generation.

<sup>3</sup> Acquisition of properties that generate cash flows.

<sup>4</sup> Obtaining of IRR's of own developments or acquisitions that have matured.

#### Recent developments:

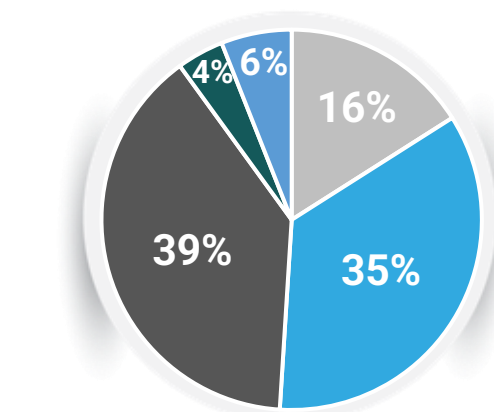
On May 20, 2025, Fibra Plus announced the reissuance of its 1Q25 quarterly report due to adjustments to the FFO and AFFO, as well as the debt maturity schedule, without affecting the financial figures previously presented.

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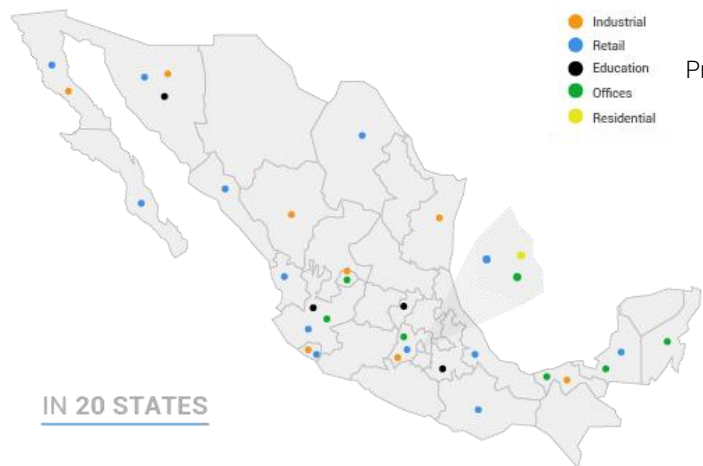
**Contact:**  
Armelia Reyes Morelos  
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+52 (55) 7588 0250



## EXTENSIVELY DIVERSIFIED PORTFOLIO



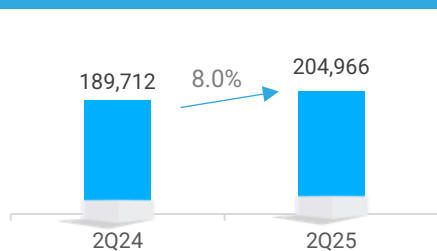
■ Offices  
■ Industrial  
■ Education  
■ Retail  
■ Residential



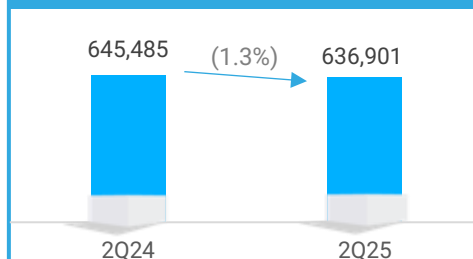
IN 20 STATES

## FIBRA PLUS IN NUMBERS

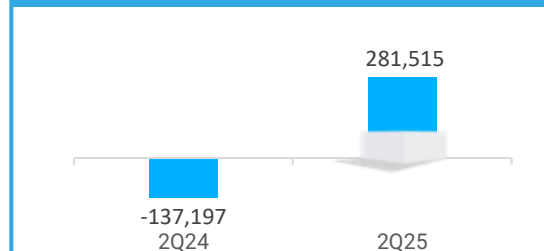
### Total Revenue (MXN thousands)



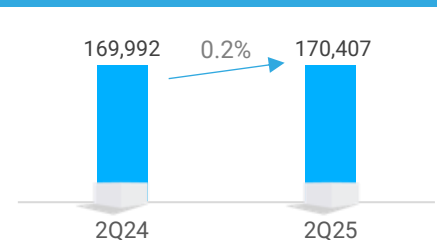
### Total GLA (m<sup>2</sup>)



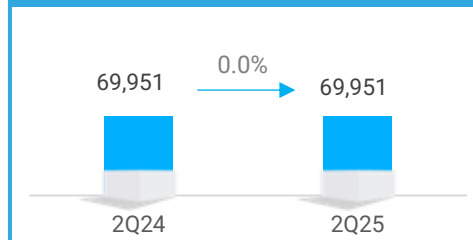
### Net Income (MXN thousands)



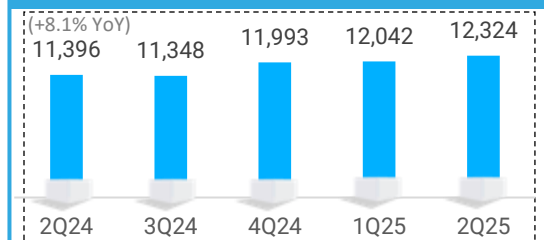
### NOI (MXN thousands)



### GLA under development (m<sup>2</sup>)



### Equity (MXN millions)



NAV (Net Asset Value) per CBF: Ps.18.49

Current Assets / Current Liabilities: 0.52x

LTV: 31.82%



Occupancy rate of the operating portfolio: 93.3%\*

Total GLA: 636,901 m<sup>2</sup>

GLA under development: 69,951 m<sup>2</sup>

GLA in operation: 474,768 m<sup>2</sup>

\*Excluding certain portfolios that are in the stabilization stage.



Stock quotes

Ticker: FPLUS

Outstanding CBFs: 633,119,678

Note: Figures calculated with 2Q25 information

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