

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

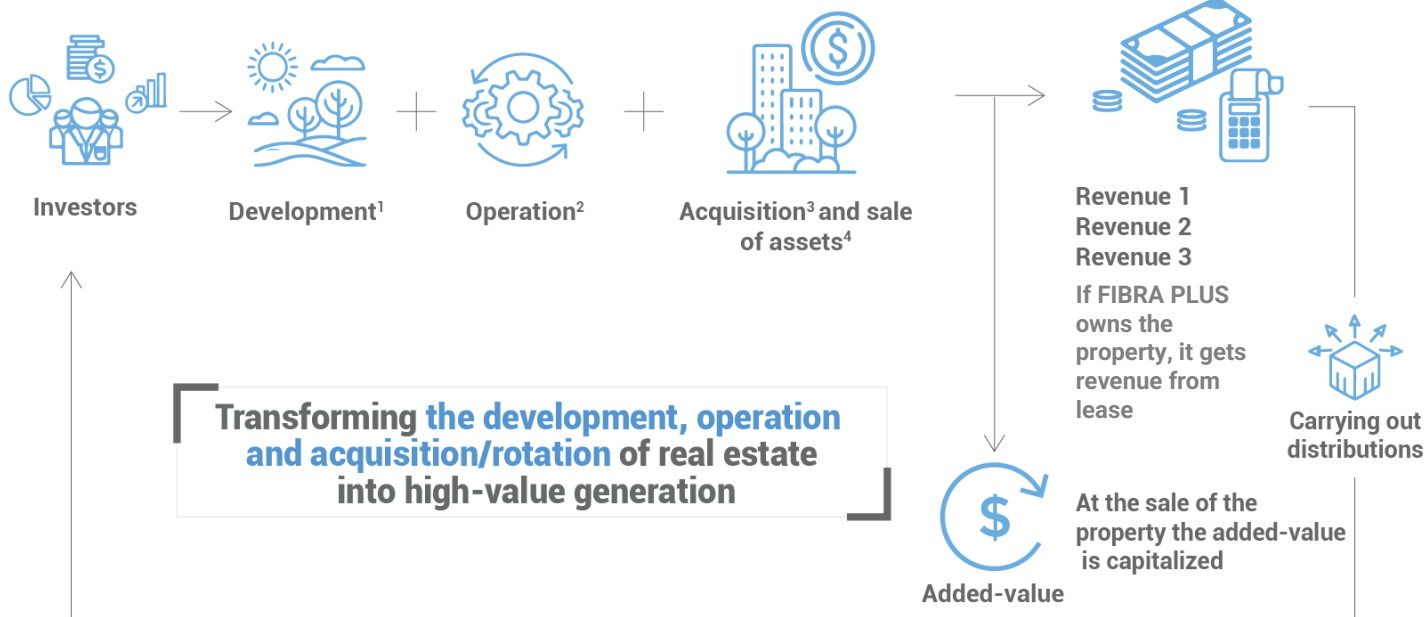
Management oriented to maximize the value of assets

Geographical diversification and by type of asset

Vertical integration

100% internal management

Focus on incremental investments



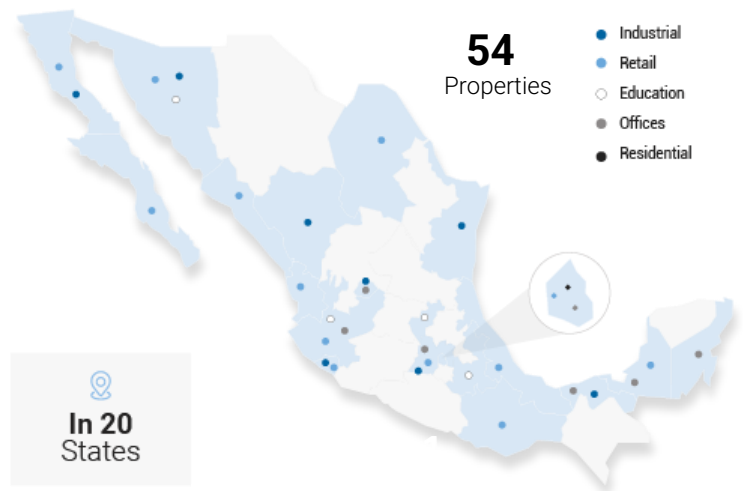
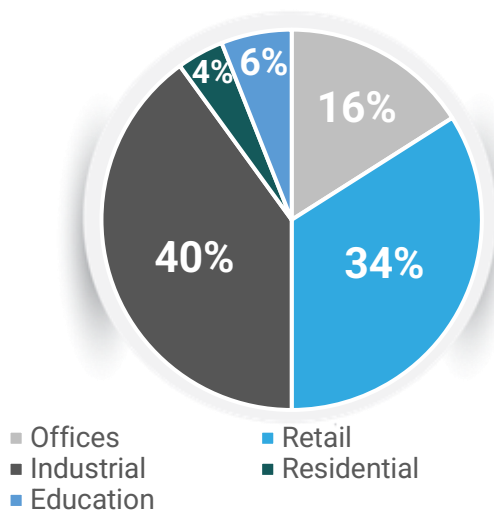
¹ Value generation through new projects and asset reconversion.

² Operation and commercialization that maximizes the rents generation.

³ Acquisition of properties that generate cash flows.

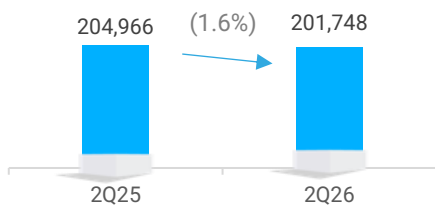
⁴ Obtaining of IRR's of own developments or acquisitions that have matured.

EXTENSIVELY DIVERSIFIED PORTFOLIO

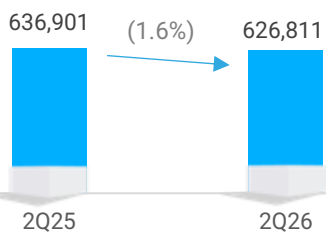


FIBRA PLUS IN NUMBERS

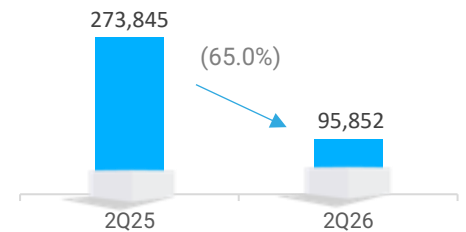
Total Revenue (MXN thousands)



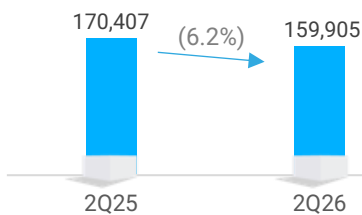
Total GLA (m²)



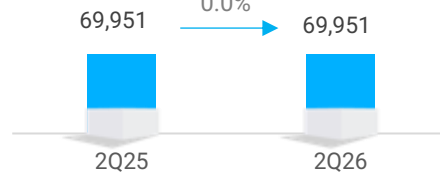
Net Income (MXN thousands)



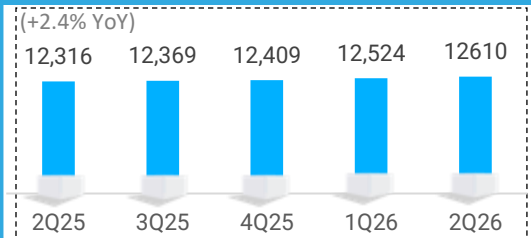
NOI (MXN thousands)



GLA under development (m²)



Equity (MXN millions)



NAV (Net Asset Value) per CBF: Ps.20.57

Current Assets / Current Liabilities: 0.39x

LTV: 30.51%

Occupancy rate of the operating portfolio: 93.31%*

Total GLA: 626,811 m²

GLA under development: 69,951 m²

GLA in operation: 464,678 m²

*Excluding certain portfolios that are in the stabilization stage.

Stock quotes

Ticker: FPLUS

Outstanding CBFs: 636,628,013

Note: Figures calculated with 2Q26 information

investor@fibraplus.mx
www.fibraplus.mx

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

