FIBRA PLUS

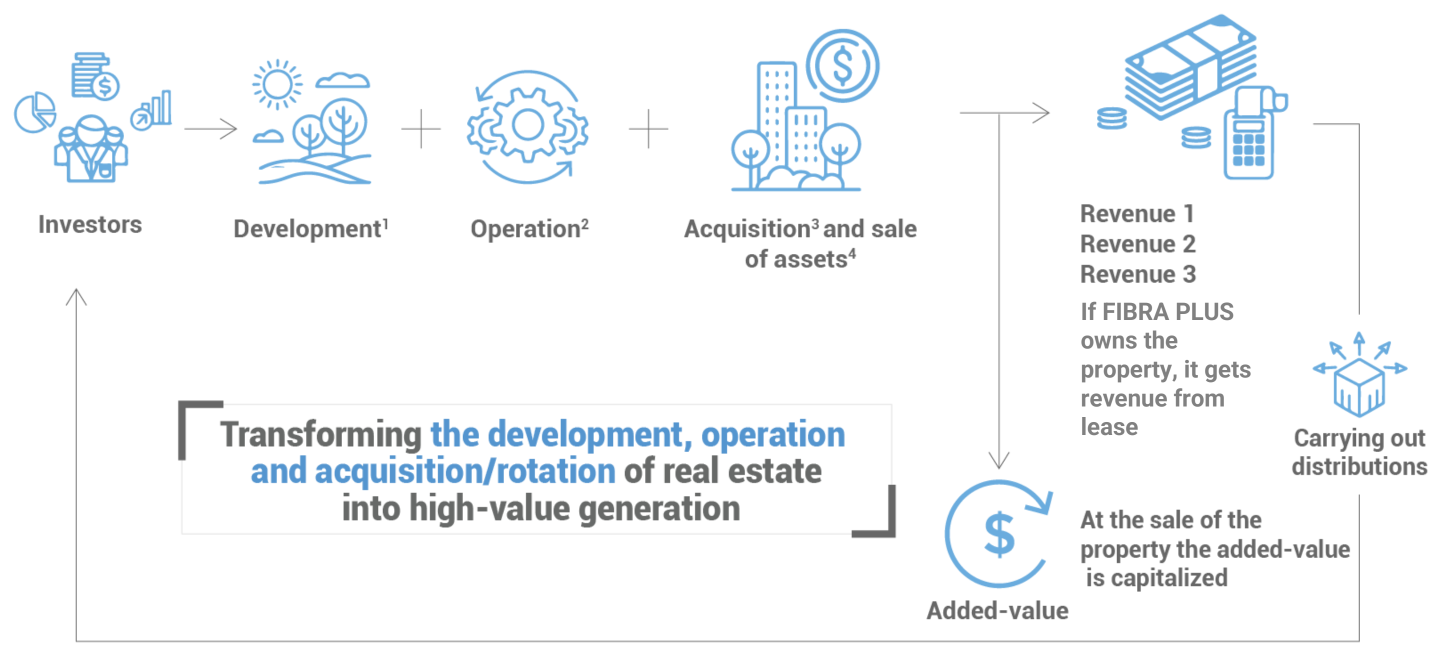
ABOUT US

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**



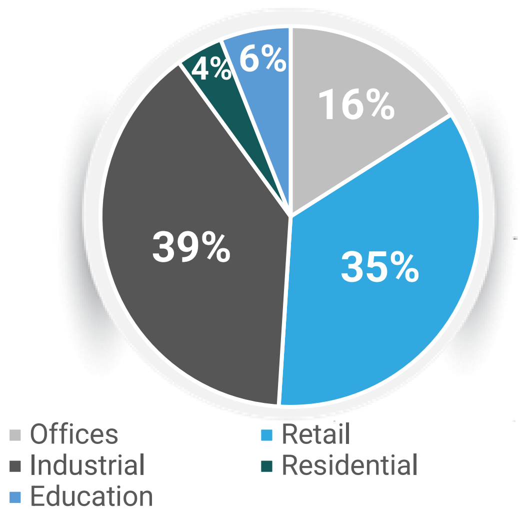
[1] *Value generation through new projects and asset reconversion.*
[2] *Operation and commercialization that maximizes the rents generation.*
[3] *Acquisition of properties that generate cash flows.*
[4] *Obtaining of IRR's of own developments or acquisitions that have matured.*

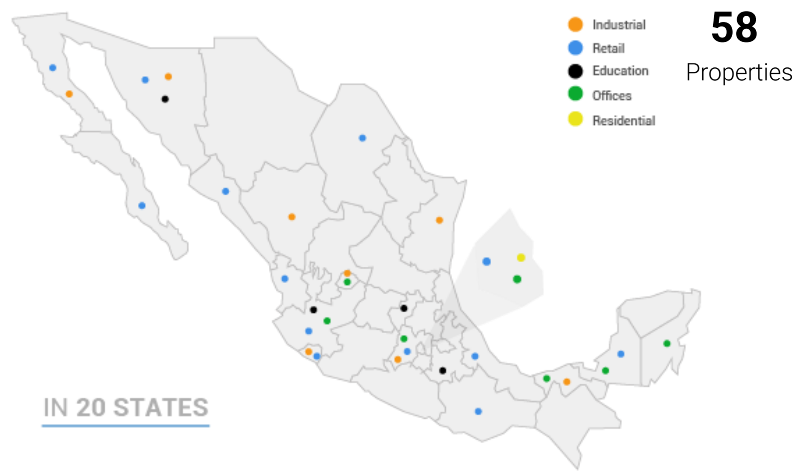
Recent developments:
On August 15, 2025, Fibra Plus held a Holders' Meeting, at which it was unanimously agreed to replace its common representative, electing Altor Casa de Bolsa, S.A. de C.V. In addition, six other real estate trusts were transferred to Multiva, which also acts as the Common Representative for the FHD15 and FibraHD 19U certificates.

investor@fibraplus.mx
www.fibraplus.mx

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

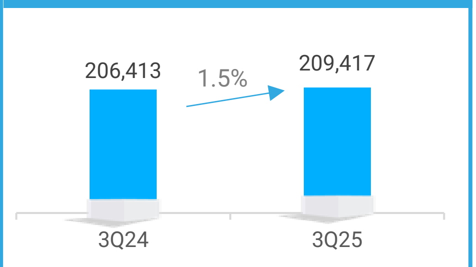
EXTENSIVELY DIVERSIFIED PORTFOLIO



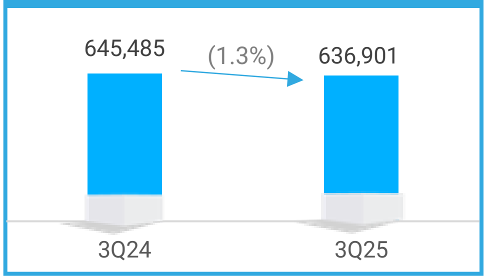


FIBRA PLUS IN NUMBERS

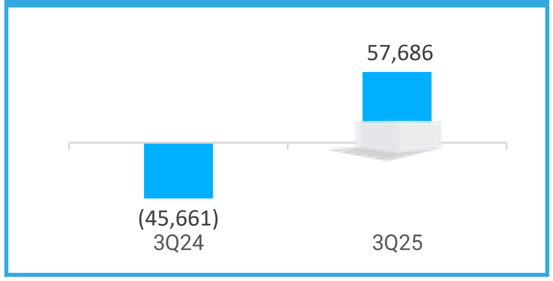
Total Revenue (MXN thousands)



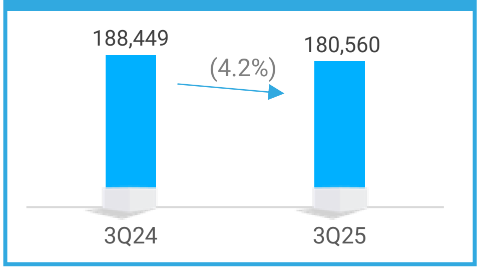
Total GLA (m^2)



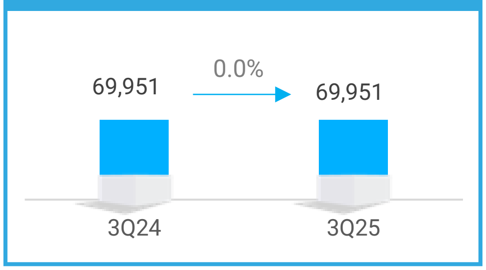
Net Income (MXN thousands)



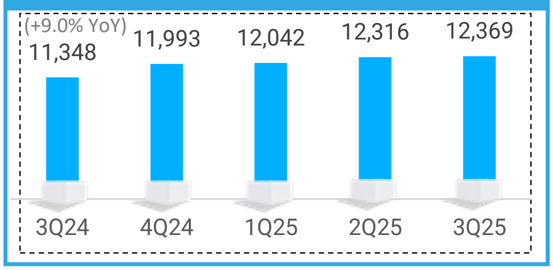
NOI (MXN thousands)



GLA under development (m^2)



Equity (MXN millions)



NAV (Net Asset Value) per CBFI: Ps.18.59

Current Assets / Current Liabilities: 0.33x

LTV: 31.39%

Occupancy rate of the operating portfolio: 93.1%*

Total GLA: 636,901 m²

GLA under development: 69,951 m²

GLA in operation: 474,768 m²

*Excluding certain portfolios that are in the stabilization stage.

Stock quotes

Ticker: FPLUS

Outstanding CBFIs: 638,176,752

Note: Figures calculated with 3Q25 information

Recent Developments:

On August 15, 2025, Fibra Plus held a Holders' Meeting, at which it was unanimously agreed to replace its common representative, electing Altor Casa de Bolsa, S.A. de C.V. In addition, six other real estate trusts were transferred to Multiva, which also acts as the Common Representative for the FHD15 and FibraHD 19U certificates.

investor@fibraplus.mx
www.fibraplus.mx

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