

# 4Q25 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

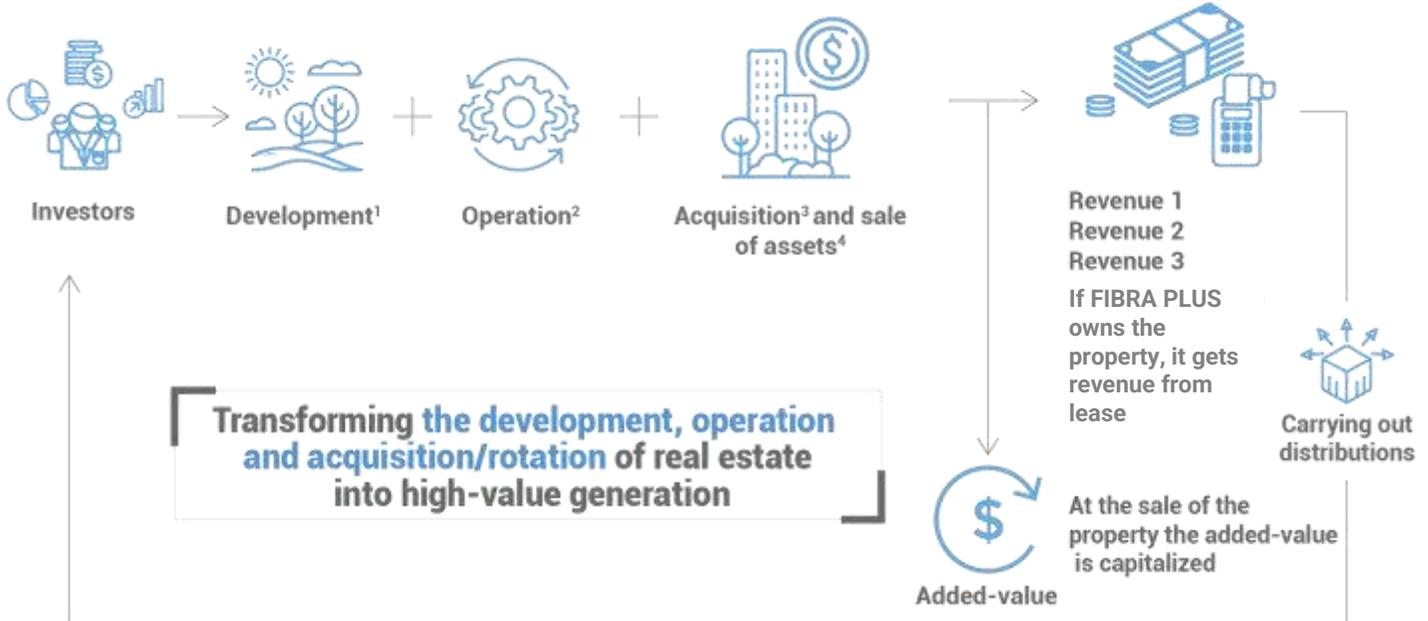
Management oriented to maximize the value of assets

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:

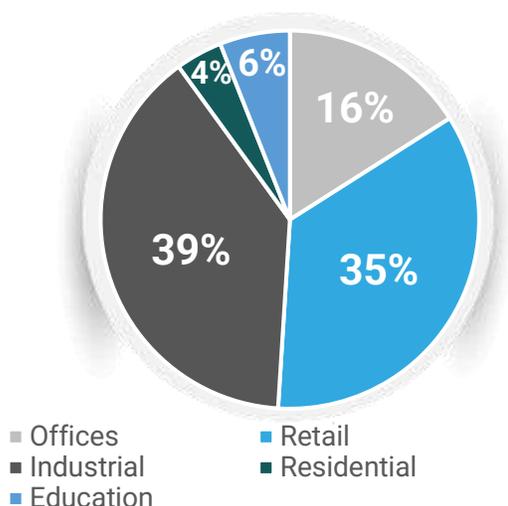
On February 24, 2026, Fibra HD and Fibra Plus announced, through a relevant event, that the transfer of all non-industrial assets from Fibra HD to Fibra Plus had been completed in full, meaning that Fibra HD now only holds its industrial properties and certain commercial assets that are in an advanced stage of divestment.

investor@fibraplus.mx  
www.fibraplus.mx

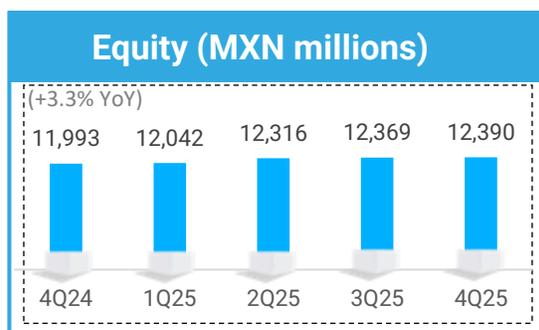
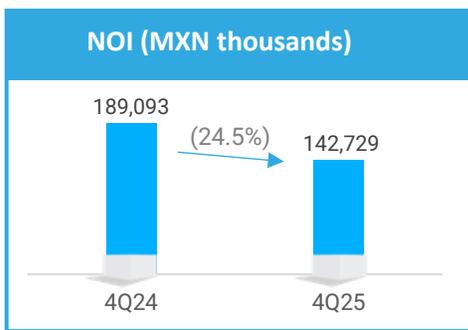
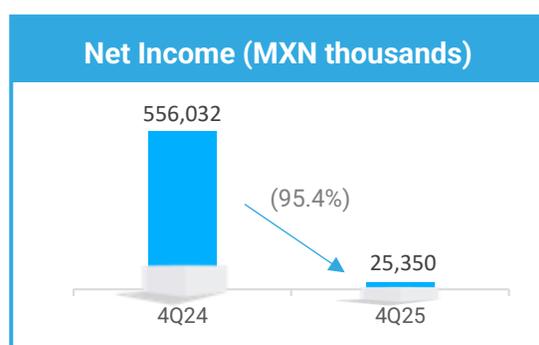
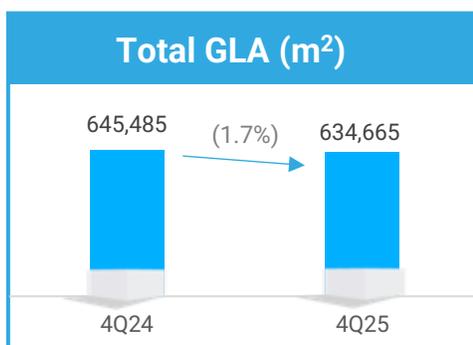
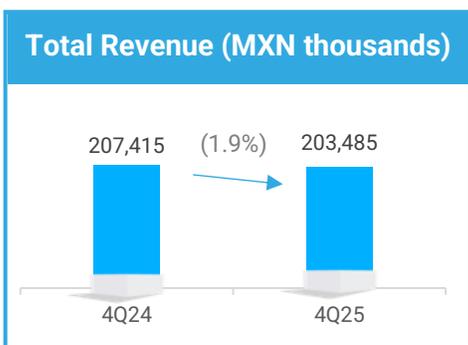
Contact:  
Armelia Reyes Morelos  
Investor Relations  
+52 (55) 7588 0250



# EXTENSIVELY DIVERSIFIED PORTFOLIO



## FIBRA PLUS IN NUMBERS



**NAV (Net Asset Value) per CBFi: Ps.18.88**

**Current Assets / Current Liabilities: 0.32x**

**LTV: 31.62%**



**Occupancy rate of the operating portfolio: 93.06%\***

**Total GLA: 634,665 m<sup>2</sup>**

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

**GLA in operation: 472,532 m<sup>2</sup>**

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



### Stock quotes

Ticker: FPLUS

Outstanding CBFis: 638,176,752

Note: Figures calculated with 4Q25 information

### Recent Developments:

On February 24, 2026, Fibra HD and Fibra Plus announced, through a relevant event, that the transfer of all non-industrial assets from Fibra HD to Fibra Plus had been completed in full, meaning that Fibra HD now only holds its industrial properties and certain commercial assets that are in an advanced stage of divestment.

investor@fibraplus.mx  
www.fibraplus.mx

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

