FIBRA PLUS

2Q26 EARNINGS RELEASE

Transforming the **real estate cycle** into high value creation

TABLE OF CONTENTS

Forward-Looking Statements and Associated Risks

This report contains forward-looking statements regarding Fibra Plus and its expected future events and performance. These statements involve risks and uncertainties, and actual results may differ materially from plans, objectives, expectations, estimates, and intentions. Factors that could cause such differences include, among others: cost increases on projects under construction; developments in legal proceedings; other costs, or the inability to obtain financing or additional capital on attractive terms; changes in liquidity, solvency, or operating performance; changes in economic or political conditions and governmental policies in Mexico or other countries; changes in capital markets that may affect financing conditions in Mexico or for Mexican issuers; inflation and exchange-rate volatility; new or amended regulations; changes in customer demand, competition, and taxation; and other legal or regulatory changes affecting Fibra Plus or its assets. All forward-looking statements are based on information available to Fibra Plus as of the date of this report. Fibra Plus undertakes no obligation to update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise.

About Fibra Plus

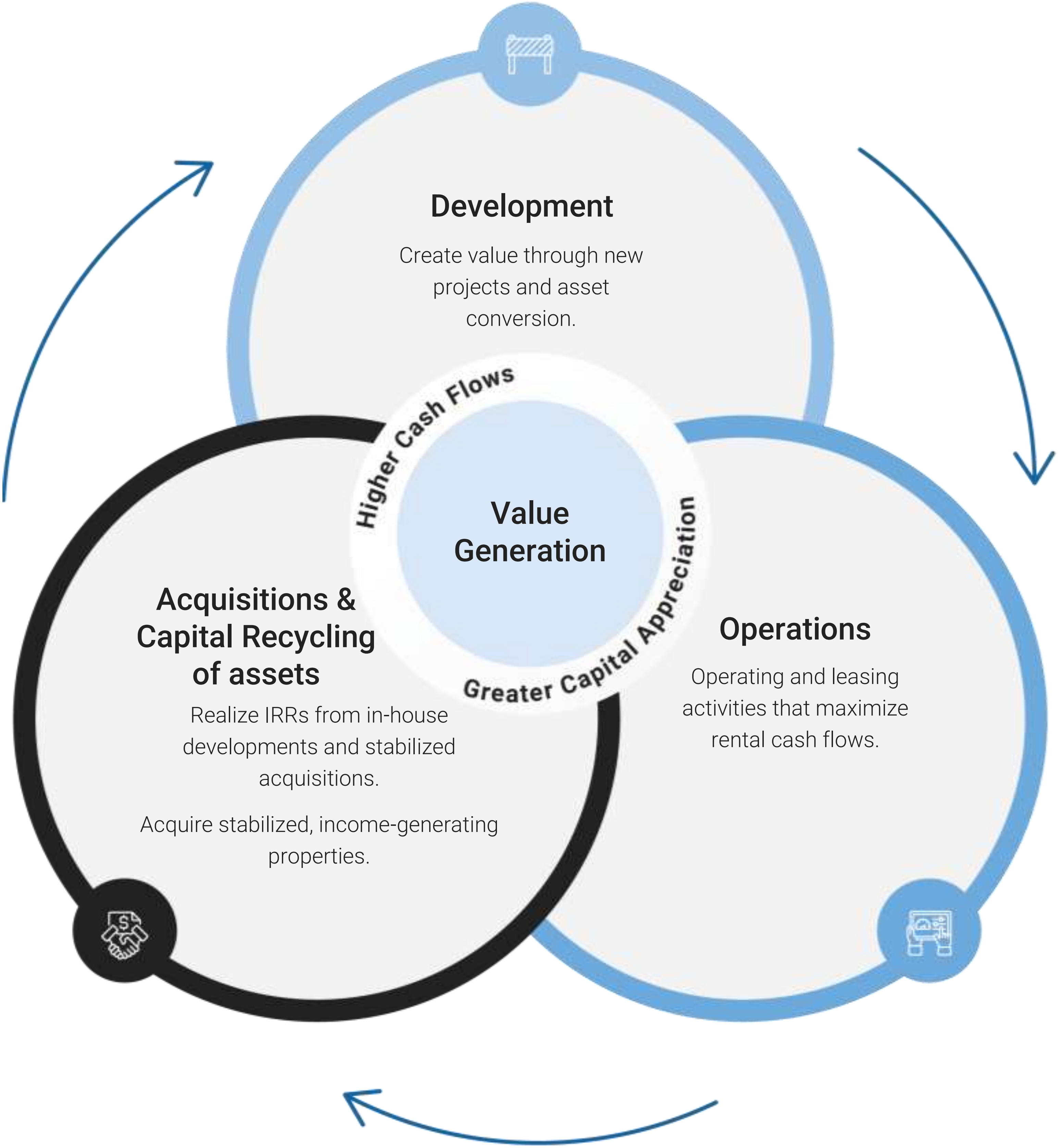
Fibra Plus is a Mexican REIT established under a trust agreement administered by Banco Azteca, S.A., Banca Múltiple, División Fiduciaria. It develops, acquires, owns, operates, and leases income-producing real estate in Mexico.

Fibra Plus anchors its value proposition on: i) vertical integration across the value chain, ii) disciplined focus on high-return opportunities, iii) an integrated platform spanning origination, development, operations, stabilization, and leasing/marketing of income-producing properties with significant appreciation potential, iv) asset and geographic diversification, and v) the capabilities and experience to maximize asset value.

Fibra Plus is managed through an in-house operating platform that aims to achieve attractive profitability by leveraging development competencies and a low operating-cost base. For more information, please visit www.fibraplus.mx/en.

OUR BUSINESS MODEL

Fibra Plus develops, operates, and recycles assets simultaneously:



FPLUS ADVANCES IN THE OPTIMIZATION OF ITS PORTFOLIO AND INDUSTRIAL EXPANSION AS THE MAIN DRIVERS OF VALUE CREATION

Mexico City, Mexico, July 28th, 2026. — Fibra Plus, (BMV: FPLUS16), Mexico's first real estate investment trust focused on development (Trust F/1110 of Banco Azteca, S.A., Institucion de Banca Multiple, Division Fiduciaria), announced today its results for the second quarter 2026. All figures in this report were prepared in accordance with International Financial Reporting Standards (IFRS) and are presented in nominal Mexican pesos (MXN), unless otherwise noted. Figures may not sum due to rounding.

KEY PERFORMANCE INDICATORS

P&L (MXN THOUSANDS)	2Q26	2Q25	Δ%	1Q26	Δ%
Total revenue	201,748	204,966	(1.6%)	212,710	(5.2%)
USD-denominated revenue (Millions)[1]	4.149	4.332	(4.2%)	4.131	0.4%
NOI	159,906	170,407	(6.2%)	176,397	(9.3%)
EBITDA	104,690	126,664	(17.3%)	136,096	(23.1%)
FFO	(24,832)	49,816	na	69,169	na
AFFO	(25,733)	49,244	na	62,413	na
Consolidated net income	95,852	273,845	(65.0%)	116,385	(17.6%)

PER CBFI (MXN)	2Q26	2Q25	Δ%	1Q26	Δ%
NOI	0.25	0.27	(6.7%)	0.28	(9.3%)
EBITDA	0.16	0.20	(17.8%)	0.21	(23.1%)
CBFIs outstanding	636,628,013	633,119,678	0.6%	636,628,013	0.0%

BALANCE SHEET (MXN THOUSANDS)	2Q26	2Q25	Δ%	1Q26	Δ%
Total Assets	20,023,932	19,084,373	4.9%	20,051,401	(0.1%)
Investment Properties[2]	18,572,380	17,752,784	4.6%	18,565,877	0.0%
Debt	6,109,780	6,077,406	0.5%	6,167,767	(0.9%)
Stakeholders´ equity	12,610,331	12,316,270	2.4%	12,524,442	0.7%
Stakeholders´ equity / CBFI (MXN)[3]	19.50	18.45	5.7%	19.36	0.7%
NAV (Net Asset Value)	13,293,203	12,330,425	7.8%	13,195,925	0.7%
NAV/CBFI (MXN)[3]	20.57	18.47	11.4%	20.42	0.7%
LTV (Debt / Assets)	30.51%	31.84%	(133 bps)	30.76%	(25 bps)
Leverage (Assets / Equity)	1.59x	1.55x	0.04x	1.60x	(0.01x)

OPERATING	2Q26	2Q25	Δ%	1Q26	Δ%
Number of projects	54	58	(6.9%)	55	(1.8%)
Total GLA (m^2)	626,811	636,901	(1.6%)	630,330	(0.6%)
GLA in operation (m^2)	464,678	474,768	(2.1%)	468,197	(0.8%)
GLA in stabilization (m^2)	12,700	12,700	0.0%	12,700	0.0%
GLA under development (m^2)	69,951	69,951	0.0%	69,951	0.0%
GLA in planning (m^2)	79,481	79,481	0.0%	79,481	0.0%
Occupancy rate[4]	93.31%	93.29%	2 bps	93.09%	22 bps

[1]Corresponds to the amount of the Trust's revenue denominated in U.S. dollars (USD), expressed in its original currency.
[2]Includes furniture and office equipment, transportation equipment, computer equipment, leasehold improvements, software, and telephony equipment
[3]Excludes non-controlling interest.
[4]Corresponds to the operating portfolio, excluding certain assets that are under stabilization.

MESSAGE FROM THE DIRECTOR

Dear Investors,

During the second quarter, we advanced the transformation of Fibra Plus into a more specialized and efficient platform, with greater discipline in capital allocation. Fibra HD's Holders' Meeting approved the acquisition of two industrial portfolios, comprising 18 properties totaling approximately 260,964 m^2 of GLA, with the capacity to generate annualized revenue of more than MXN$250 million. We expect to close these transactions during the second half of the year, through a combination of CBFI issuance and cash.

These acquisitions strengthen Fibra HD as the vehicle specialized in industrial assets, while Fibra Plus directly consolidates the non-industrial assets, except for those in advanced stages of divestment. This reorganization aligns the strategy, management and funding sources of each portfolio with the characteristics of their respective segments, while improving the clarity of our value proposition.

In parallel, Espacio Condesa continued to advance as Fibra Plus' main organic growth driver. At the end of the quarter, more than 15,000 m^2 of the retail component had been delivered or were being fitted out by tenants, keeping the project on track to start operations during the second half of the year. In offices, commercialization registered prospects at different stages of analysis and negotiation for approximately 71,400 m^2, of which close to 30,000 m^2 were in active negotiation.

The capital recycling strategy also showed concrete progress. During the quarter we formalized the sale of the Portafolio Olab for MXN$155 million. This transaction adds to the divestments carried out in previous periods and reflects our focus on monetizing non-strategic assets, reallocating resources toward opportunities with higher profitability potential and strengthening the Trust's financial position.

The portfolio in operation maintained a stable performance. Occupancy closed at 93.31%, 22 basis points above the previous quarter, and average rent increased 3.8% versus 2Q25. The average remaining term of lease contracts stood at 3.91 years, comparing favorably with 3.71 years in the same period of the previous year. Collection efficiency was 90.2%, temporarily affected by administrative processes related to the internal transfer of certain properties within the Trust's structure; during the quarter MXN$17 million of past-due receivables were recovered and we expect a gradual normalization during 3Q26.

Revenue for the quarter totaled MXN$201.7 million in 2Q26 vs. MXN$205.0 million in 2Q25, mainly due to the lower average exchange rate and the 2.1% reduction in GLA in operation resulting from asset rotation. Net income, in turn, amounted to MXN$95.9 million in 2Q26, compared with MXN$273.8 million in 2Q25. Year to date, revenue reached MXN$414.5 million, while net income totaled MXN$212.2 million.

The balance sheet maintains prudent leverage levels. As of the end of 2Q26, investment properties totaled MXN$18,572 million and total assets MXN$20,024 million, with annual growth of 4.6% and 4.9%, respectively. Debt stood at MXN$6,110 million, practically unchanged versus 2Q25 and 0.9% below the previous quarter. As a result, LTV improved to 30.51%, 133 basis points lower than a year earlier. We continue to evaluate alternatives to extend the maturity profile and strengthen the financial flexibility of each vehicle.

On sustainability side, during the quarter we published our sixth Annual Sustainability Report, corresponding to 2025, reaffirming the integration of ESG criteria into the management and evolution of our portfolio. Within this framework, we continued to advance in the analysis of the property certification plan contemplated in our 2024–2030 Strategic Plan, as well as in the commitments arising from our adherence to the United Nations Global Compact, consistent with our vision of responsible, long-term growth.

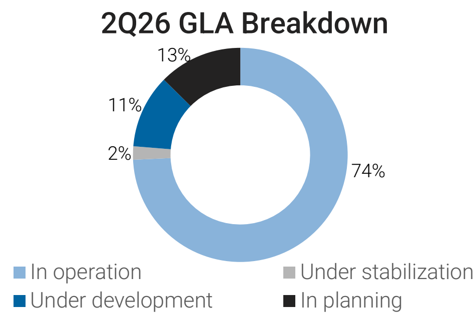
Looking ahead to the coming quarters, our priorities are clear: to complete the specialization of the portfolios, start operations at Espacio Condesa Comercial, advance the commercialization of its offices, selectively execute the divestment program and maintain financial discipline. Although the environment continues to be marked by restrictive interest rates and moderate economic growth, we believe that the quality of our assets and the catalysts under execution position us to strengthen cash flow generation and create sustainable value for our holders.

Rodrigo González Zerbi
CEO of Fibra Plus

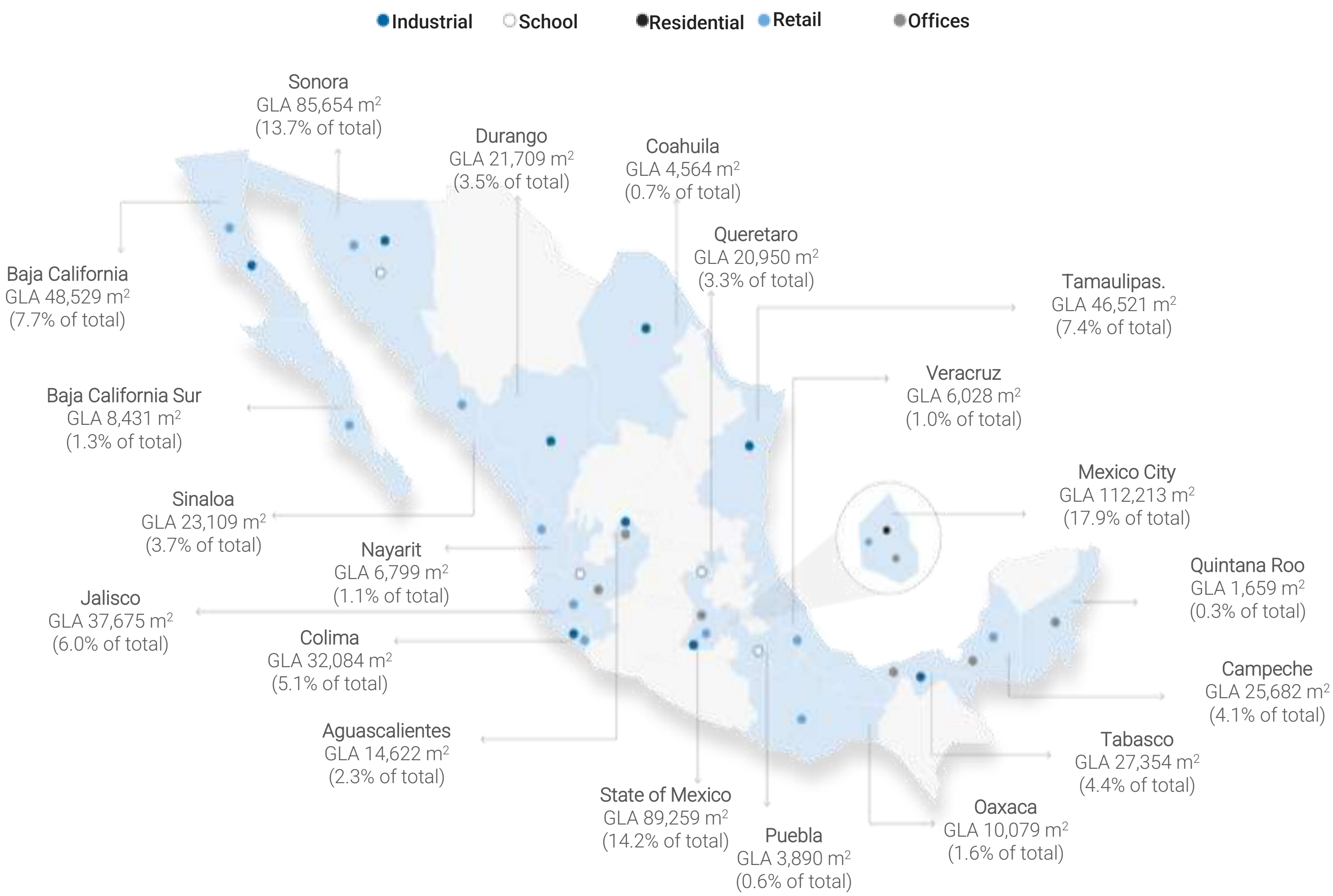
OUR PROPERTY PORTFOLIO

Current Portfolio

As of June 30, 2026, GLA stood at 626,811 m^2, decreasing 1.6% compared to the 636,901 m^2 in 2Q25, due to the sale of Barrio Reforma (Sevilla) and Plaza San Antonio in 4Q25, Casa Grande in 1Q26 and the Portafolio Olab this quarter, as part of Fibra Plus' non-core asset rotation strategy.



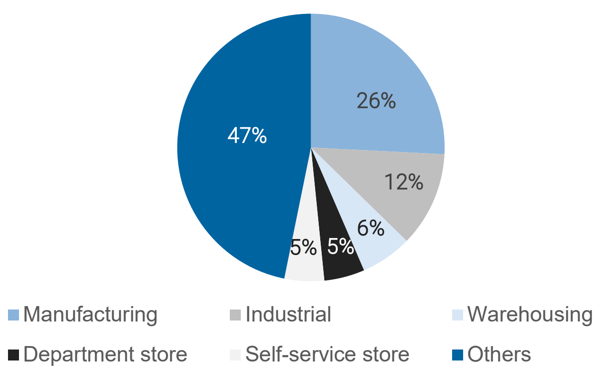
Geographic, segment and economic sector diversification



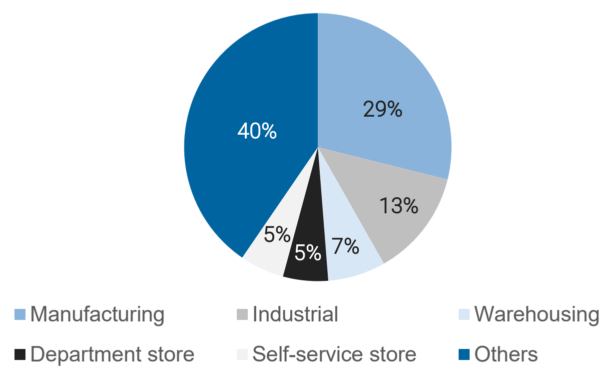
20 States	**54** Properties	**511** Tenants
93.31% Occupancy	**3.91 years** Remaining Term	**626,811** m^2 total GLA

Overview by segment 2Q26	Industrial	Retail	Offices	School	Residential
Number of properties	13	20	13	6	2
Total GLA (m²)	248,791	211,251	101,122	39,115	26,532
1. GLA in operation (m²)	248,791	153,818	22,955	39,115	-
Occupancy rate	95.5%	94.0%	54.0%	100.0%	-
Number of tenants	43	402	60	6	-
Average rent per m²	USD$ 6.0	$206.8	$343.5	$207.8	-
Average term of contracts (years)	3.84	4.56	1.75	3.26	-
% of total GLA	40%	34%	16%	6%	4%
NOI (MXN millions)	62	75	10	11	-
NOI margin	88.8%	72.9%	69.0%	89.8%	-
2. GLA under stabilization (m²)	-	-	12,700	-	-
3. GLA under development (m²)	-	23,527	38,447	-	7,977
4. GLA in planning (m²)	-	33,906	27,020	-	18,555

Breakdown by economic sector (% of revenue)



Breakdown by economic sector (% of GLA in operation)



HOW WE OPERATE?

Portfolios in operation and stabilization

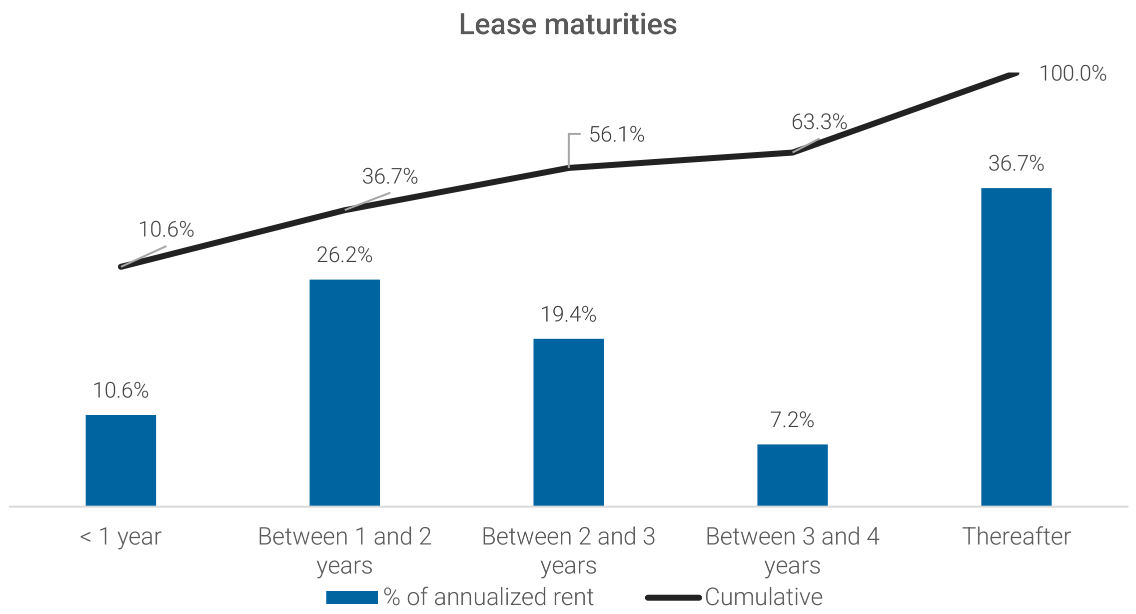
The GLA of the portfolio in operation and stabilization totaled 477,378 m² at the end of 2Q26, 2.1% lower than in the same period of the previous year. The decrease derived from the sale of four retail properties during the last three quarters and should be analyzed in the context of the portfolio optimization strategy.

Key performance indicators by segment

In 2Q26, the occupancy rate of the operating portfolio stood at 93.31%, improving slightly against the levels recorded in 2Q25 (+2 bps.) and 1Q26 (+22 bps.). The quarterly improvement was driven by higher occupancy in the retail and office segments. The average remaining term of lease contracts was 3.91 years this quarter, compared with 3.71 years in 2Q25. Collection efficiency closed at 90.2%, temporarily affected by administrative processes related to the internal transfer of certain properties within the Trust's structure; during the period, MXN$17 million of past-due receivables were recovered.

As of June 30, 2026, the industrial segment registered an occupancy rate of 95.5%, the retail sector 94.0%, offices 54.0% and schools 100.0%.

The average rent of the operating portfolio increased 3.8% YoY, from MXN$152.2 per m^2 in 2Q25 to MXN$158.0 per m^2 in 2Q26. The industrial segment registered the highest growth, with an increase of 15.2% to USD$6.0 per m^2. The average rents of the office and school segments grew 4.4% and 4.0%, standing at MXN$343.5 and MXN$207.8 per m^2, respectively, while the retail rent remained practically stable at MXN$206.8 per m^2.



Leasing activity	2Q26	1Q26
Renewed GLA (m²)	15,459	5,147
GLA under renewal/negotiation (m²)	16,492	2,725
Retention rate*	98.5%	99.6%

*Corresponds to the % of contracts that expired since January 1 and were renewed.

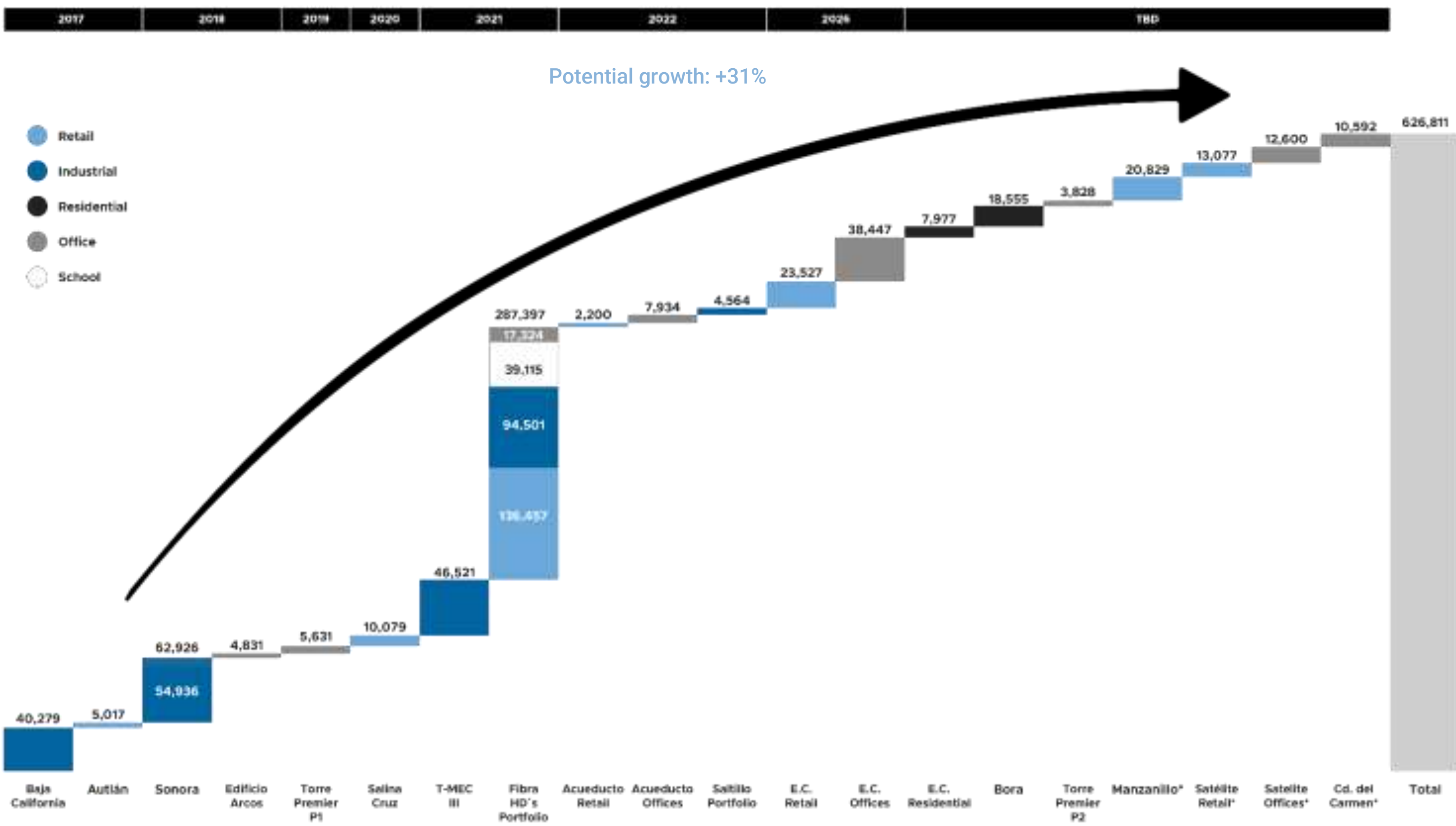
Portfolios that will shape the future

Portfolio under development	Segment	Estimated delivery date[1]	Location	Expected GLA (m^2)	% of total portfolio GLA
Espacio Condesa	Retail	2H26E	Cuauhtemoc, Mexico City	23,527	3.75%
Espacio Condesa	Offices	2H26E	Cuauhtemoc, Mexico City	38,447	6.13%
Espacio Condesa	Residential	To be determined	Cuauhtemoc, Mexico City	7,977	1.27%
Portfolio in planning	**Segment**	**Delivery date[2]**	**Location**	**GLA expected (m^2)**	**% of total portfolio GLA**
Bora	Residential	To be determined	Cuajimalpa, Mexico City	18,555	2.96%
Manzanillo	Retail	To be determined	Manzanillo, Colima	20,829	3.32%
Torre Premier (2nd phase)	Offices	To be determined	Villahermosa, Tabasco	3,828	0.61%
Vidarte Satelite	Retail	To be determined	Tlalnepantla, State of Mexico	13,077	2.09%
Vidarte Satelite	Offices	To be determined	Tlalnepantla, State of Mexico	12,600	2.01%
Ciudad del Carmen	Offices	To be determined	Cd. del Carmen, Campeche	10,592	1.69%
Total portfolio under development and planning				**149,432**	**23.84%**

[1]Variations of (+/-) 6 months may occur in the start of operations, following delivery to tenants for fit-out works.
[2]To be determined, as financing sources for its development are still being secured.

GLA additions

The upcoming acquisition of 2 industrial portfolios through Fibra HD will allow the incorporation of approximately 260,964 m^2 of GLA into the operating portfolio during the second half of 2026. In the same period, the start of operations of Espacio Condesa Comercial would allow the reclassification of 23,527 m^2 of GLA from the portfolio under development to the stabilization portfolio. The completion of the office component would subsequently add a further 38,447 m^2.



Note: The Manzanillo, Satelite, and Ciudad del Carmen assets do not have defined delivery dates, as capital or financing sources for their development are still being secured. Torre Premier (2nd phase), Bora and E.C. Residential also do not have established delivery dates. Office GLA is measured under BOMA standards. The Fibra HD portfolio shown in the chart above corresponds to the period prior to the corporate reorganization.

As of June 30, 2026, the portfolio of projects under development and planning supports potential growth of more than 31% of the GLA currently in operation and stabilization.

Acquisitions and asset repositioning (capital recycling)

Acquisition history

Property/Portfolio	Segment	Acquisition date	Location	GLA (m²)	% of total portfolio GLA
Fibra HD´s Portfolio*	Retail	2021	Campeche, State of Mexico, Jalisco, Baja California, Sinaloa, Veracruz, Mexico City, Sonora, Nayarit and Baja California Sur	136,457	21.77%
	Industrial		Sonora, Aguascalientes, Colima, Durango, Tabasco and State of Mexico	94,501	15.08%
	School		Sonora, Queretaro, Jalisco and Puebla	39,115	6.24%
	Offices		Aguascalientes, Quintana Roo, State of Mexico and Mexico City	17,324	2.76%
T-MEC III	Industrial	2021	Nuevo Laredo, Tamaulipas	46,521	7.42%
Sonora	Industrial	2018 and 2023	Nogales, Sonora	62,926	10.04%
Baja California	Industrial	2017	Ensenada, Baja California	40,279	6.43%
Autlan	Retail	2017	Autlan de Navarro, Jalisco	5,017	0.80%
Torre Arcos	Offices	2017	Guadalajara, Jalisco	4,831	0.77%
Saltillo Portfolio	Industrial	2022	Saltillo, Coahuila	4,564	0.73%
		Total		**451,535**	**72.04%**

*Prior to the corporate reorganization.

Fibra Plus' growth strategy continues to focus on the incorporation of real estate assets with a clear emphasis on the industrial segment. In line with this objective, the recent approval to acquire two industrial portfolios reaffirms this strategy and broadens long-term value-creation opportunities.

Asset Rotation

2Q26 divestment	Portafolio Olab
Segment	Retail
Location	State of Mexico and Mexico City
GLA (m²)	3,519

The asset rotation strategy continued to advance during 2Q26 with the formalization of the sale of the Portafolio Olab. The proceeds obtained strengthen the liquidity available to continue the development of Espacio Condesa, meet financial commitments and reallocate capital toward opportunities with higher expected returns.

At the end of the quarter, the portfolio identified for divestment comprised 29 properties or individual units, with approximately 237 thousand m² of GLA and a value of MXN$3,607 million. Within this universe, transactions for MXN$240 million were in the process of closing and assets for MXN$889 million were under negotiation. These amounts do not represent sale commitments and are subject to the progress of negotiations, due diligence and the corresponding authorizations.

It is important to mention that divestment decisions will continue to respond to market conditions and to the value-creation potential of each asset; accordingly, the Trust will maintain the flexibility to adjust its strategy and could cease to view the sale of a given asset as strategic.

KEY FINANCIAL PERFORMANCE FIGURES

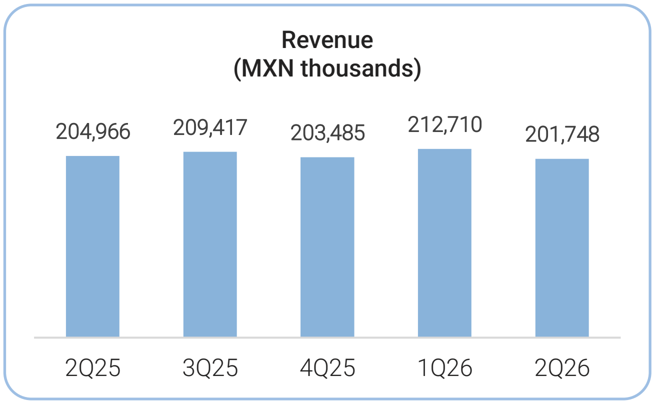
Income Statement Summary

MXN thousands	2Q26	2Q25	Δ%	6M26	6M25	Δ%
Revenue	201,748	204,966	(1.6%)	414,458	417,848	(0.8%)
Operating expenses	41,843	34,559	21.1%	78,157	53,399	46.4%
NOI	159,905	170,407	(6.2%)	336,301	364,449	(7.7%)
Total administrative expenses	55,216	43,743	26.2%	95,518	102,058	(6.4%)
Net Financial Result	(52,160)	25,825	na	(156,078)	(52,835)	>100.0%
Fair-value adjustment of investment properties	80,492	126,069	(36.2%)	158,578	126,069	25.8%
Other income (expenses)	(37,169)	(4,714)	>100.0%	(31,050)	(11,346)	>100.0%
Consolidated net income	95,852	273,844	(65.0%)	212,233	324,279	(34.6%)
Non-controlling net income	(1,231)	6,967	na	(6,606)	8,456	na
Controlling net income	97,082	266,878	(63.6%)	218,841	315,824	(30.7%)

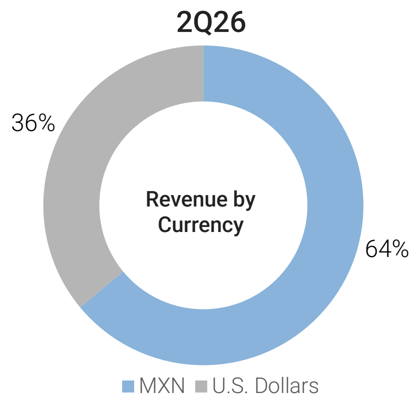
Revenue Evolution

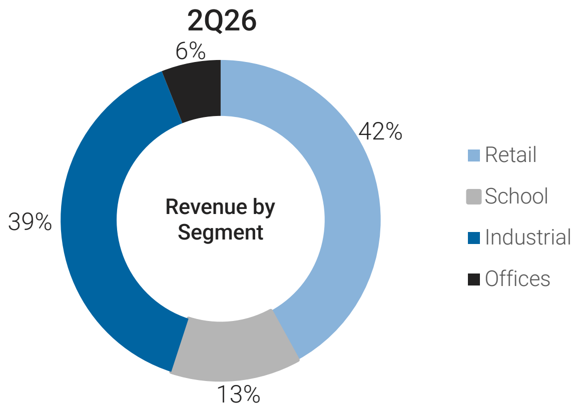
2Q26 revenue totaled MXN$201.7 million, a decrease of 1.6% compared to MXN$205.0 million in 2Q25. The variation is mainly explained by a 10.9% lower average exchange rate and by the 2.1% reduction in operating GLA, derived from the Trust's non-strategic asset rotation strategy.

Revenue for the first half of the year totaled MXN$414.5 million, 0.8% lower than the MXN$417.8 million recorded in 6M25. On a same-property basis and at a constant exchange rate, year-to-date revenue would have increased 5.5%, reflecting the underlying rent growth of the comparable portfolio.



By segment, retail contributed 42.0% of revenue, industrial contributed 39.1%, schools generated 12.5% and offices 6.4%. By currency, revenue in pesos represented 64% and revenue in dollars 36%.

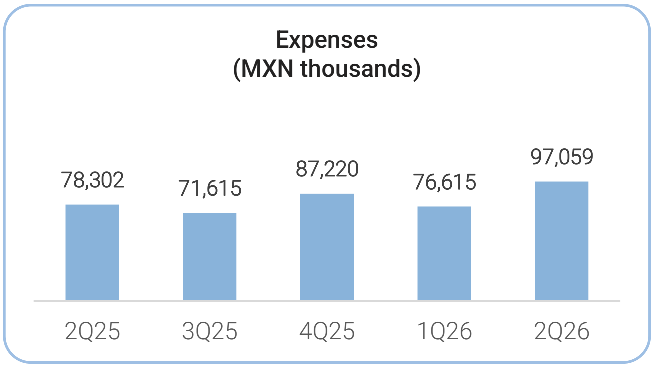




Expense Management

In 2Q26, operating and administrative expenses totaled MXN$97.1 million, up 24.0% versus 2Q25. The increase mainly reflects higher maintenance activity and the concentration in the quarter of certain operating and administrative expenses budgeted for the year.

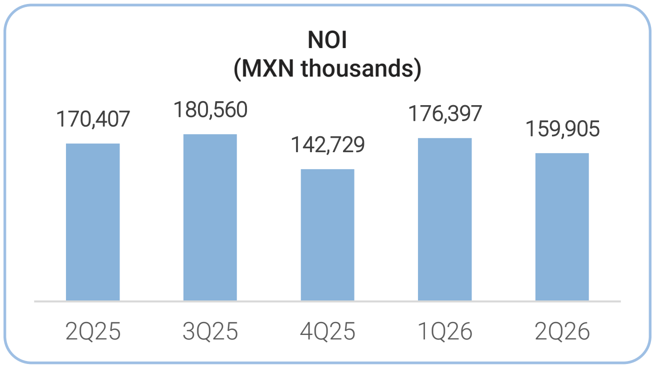
Year to date, operating and administrative expenses amounted to MXN$173.7 million, 11.7% higher than the MXN$155.5 million recorded in the first half of 2025, derived from higher maintenance expenses. Management will remain focused on normalizing the pace of spending during the second half of the year and on capturing efficiencies from the reorganization of the portfolios and the back office.

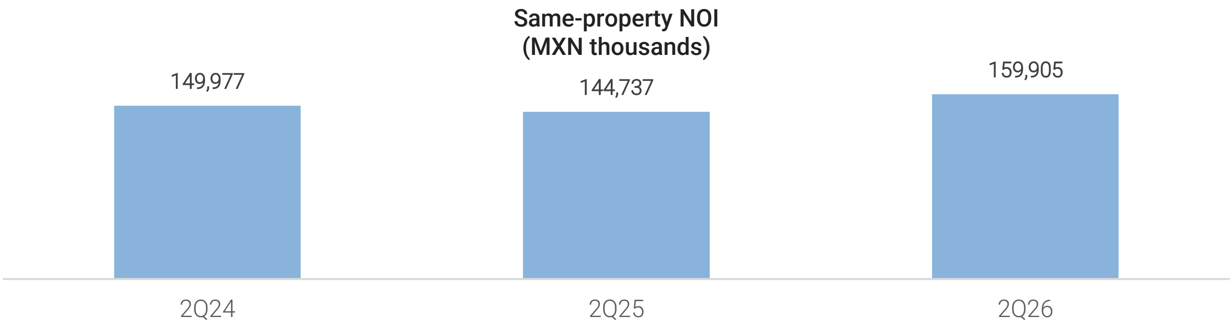


Net Operating Income (NOI)

In 2Q26, NOI was MXN$159.9 million, decreasing 6.2% compared to MXN$170.4 million in 2Q25, as a result of the combined effect of lower revenue (-1.6% YoY) and higher operating expenses (+21.1% YoY). In 6M26, NOI totaled MXN$336.3 million vs. MXN$364.4 million in 6M25 (-7.7%).

The NOI margin stood at 79.3% in 2Q26 and 81.1% in 6M26 vs. 83.1% in 2Q25 and 87.2% in 6M25, respectively.

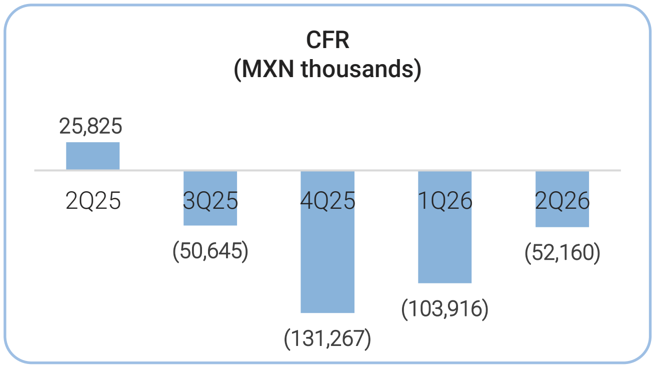




Comprehensive Financial Result (CFR)

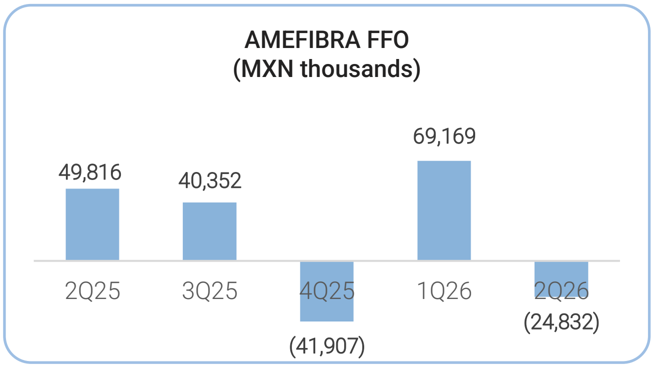
The Comprehensive Financial Result went from a gain of MXN$25.8 million in 2Q25 to a loss of MXN$52.2 million in 2Q26. The variation is mainly due to a lower foreign exchange gain, which went from MXN$93.9 million to MXN$44.3 million, and to a 78.2% reduction in interest income, in line with the deployment of cash for the development of Espacio Condesa.

During the first half of the year, CFR was -MXN$156.1 million vs. -MXN$52.8 million in the same period of 2025, derived from the same factors of the quarter.



AMEFIBRA FFO and AFFO

AMEFIBRA FFO was -MXN$24.8 million in 2Q26, decreasing versus MXN$49.8 million in 2Q25, mainly due to the lower comprehensive income for the period. AFFO went from MXN$49.2 million in 2Q25 to -MXN$25.7 million in 2Q26.



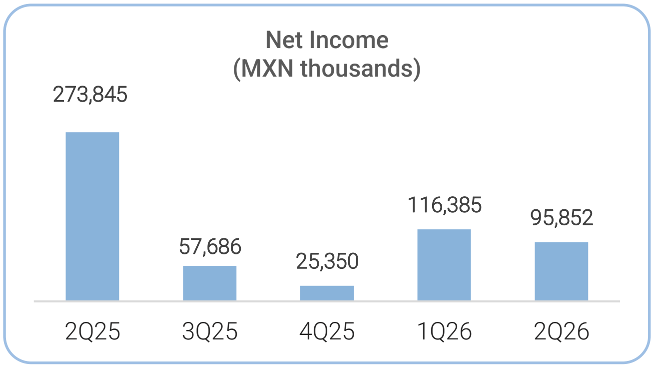
MXN thousands	2Q26	2Q25	Δ%	6M26
-/+ Comprehensive income	95,852	273,845	(65.0%)	212,234
+ Fair value (gain) loss on investment properties	(80,492)	(126,069)	(36.2%)	(158,578)
+ Unrealized (gain) loss on the monetary assets and liabilities	(44,286)	(93,853)	(52.8%)	(11,651)
+ Unrealized (gain) loss on hedging instruments at fair value	(18,379)	(6,564)	>100.0%	(10,356)
Amortization of intangible assets (right-of-use assets)	(124)	2,457	na	3,174
Gain/Loss on sale of properties	22,597	-	na	9,511
AMEFIBRA FFO	(24,832)	49,816	na	44,334

MXN thousands	2Q26	2Q25	Δ%	6M26
Comprehensive income	95,851	273,845	(65.0%)	212,234
Fair value (gain) loss on investment properties	(80,492)	(126,069)	(36.2%)	(158,578)
UDIs fluctuation (inflation indexed investment units)	(44,286)	(93,853)	(52.8%)	(11,651)
Valuation of financial instruments	(18,379)	(6,564)	>100.0%	(10,356)
Amortization of intangible assets (right-of-use assets)	(124)	2,457	na	3,174
(-/+) Gain/Loss on sale of properties	22,597	-	na	9,511
FFO	(24,832)	49,816	na	44,334
Capex (expenditure on expansion, remodeling, improvements; operational properties only)	(2,041)	(1,666)	>100.0%	(7,631)
Advance rents (difference not accrued in net income)	1,140	1,094	0.0%	1,140
AFFO	(25,733)	49,244	na	37,843

Net Income

Net income went from MXN$273.8 million in 2Q25 to MXN$95.9 million in 2Q26, a decrease of 65.0%, mainly due to the recognition of a negative CFR of MXN$52.2 million this quarter vs. a positive MXN$25.8 million in 2Q25, as well as a lower provision for the revaluation of investment properties (MXN$80.5 million in 2Q26 vs. MXN$126.1 million in 2Q25).

In 6M26, net income amounted to MXN$212.2 million vs. MXN$324.3 million in 6M25 (-34.6%).



CBFIs outstanding

	Jun-26	Jun-25	Δ%
CBFIs outstanding	636,628,013	633,119,678	0.6%

As of June 30, 2026, Fibra Plus had 636.6 million CBFIs outstanding, 0.6% more than a year earlier, derived from the issuance carried out in 3Q25 to incorporate a school asset from Fibra HD, partially offset by the cancellation of 1.5 million certificates during the previous quarter.

Likewise, the Trust maintains just over 600 million CBFIs in treasury, providing the flexibility needed to support future growth initiatives.

Cash distribution per CBFIs

During the quarter, Fibra Plus did not make cash distributions.

STATEMENT OF FINANCIAL POSITION

Balance sheet summary

MXN thousands	Jun-26	Jun-25	Δ%	Mar-26	Δ%
Cash and cash equivalents	274,843	390,433	(29.6%)	325,307	(15.5%)
Investment Properties*	18,572,380	17,752,784	4.6%	18,565,877	0.0%
NAV**	13,293,203	12,330,425	7.8%	13,195,925	0.7%
Total Assets	20,023,933	19,084,373	4.9%	20,051,401	(0.1%)
Debt	6,109,780	6,077,406	0.5%	6,167,767	(0.9%)
Total liabilities	7,413,601	6,768,103	9.5%	7,526,959	(1.5%)
Stakeholders´ Equity	12,610,331	12,316,270	2.4%	12,524,442	0.7%

*Includes furniture and office equipment, transportation equipment, computer equipment, leasehold improvements, software, and telephony equipment.
**The NAV (Net Asset Value) comprises investment properties, furniture and office equipment, transportation equipment, computer equipment, leasehold improvements, software, and telephony equipment, depreciation and amortization, cash and temporary investments and recoverable VAT, less debt.

Cash and cash equivalents

The balance of cash and cash equivalents went from MXN$390.4 million in 2Q25 to MXN$274.8 million in 2Q26, a decrease of 29.6%, as a result of the gradual deployment of cash resources to continue the development of Espacio Condesa.

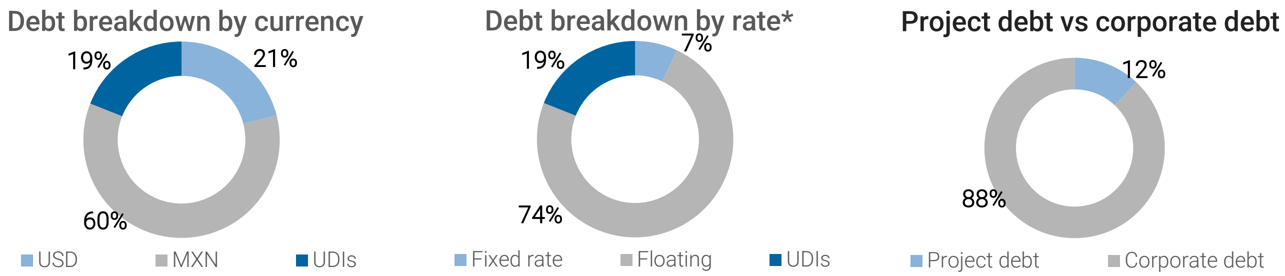
Assets

Total assets amounted to MXN$20,024 million at the end of 2Q26, 4.9% more than the MXN$19,084 million recorded in the same period of 2025. Growth was mainly driven by the 4.6% increase in the value of investment properties, even after the divestments carried out over the last twelve months.

As of June 30, 2026, NAV amounted to MXN$13,293 million, registering an increase of 7.8% compared to the MXN$12,330 million in 2Q25.

Debt

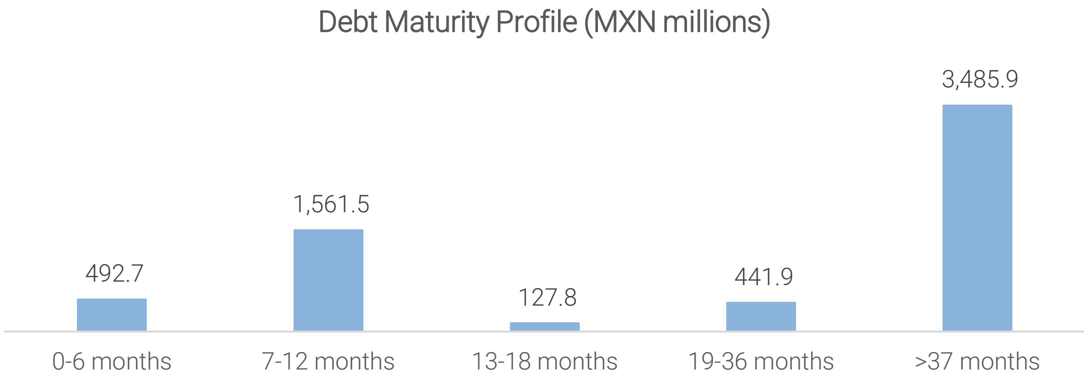
MXN thousands	Jun-26	Jun-25	Δ%
Debt	6,109,780	6,077,406	0.5%



*It should be noted that a portion of floating-rate debt, equivalent to 34% of the total debt, is hedged through an interest rate swap.

At the end of June 2026, debt amounted to MXN$6,110 million, increasing only 0.5% compared to the MXN$6,077 million in 2Q25. Versus the previous quarter, the debt balance decreased 0.9%, following the amortization of the syndicated loan in accordance with the established schedule.

Regarding the composition of the debt, as of June 30, 2026, 60% was denominated in MXN, 21% in USD and 19% in UDIs. By interest rate type, 7% of the debt was fixed-rate, 40% floating-rate, 34% floating-rate hedged with interest rate derivatives, and 19% fixed-rate indexed to UDIs.



At the end of 2Q26, more than 66% of total debt had a maturity of more than 12 months. In addition, of the portion classified as short-term debt, 27.7% corresponds to revolving credit facilities which, despite being recorded under that line item for accounting purposes, do not represent effective short-term maturities.

Leverage ratios

In 2Q26, LTV stood at 30.51%, decreasing 133 bps. versus 2Q25 and 25 bps. versus 1Q26. Compared with 2Q25, the reduction derives from asset growth and stable debt; while compared with 1Q26, the improvement in LTV is due to a lower level of debt.

Fibra Plus' Debt Service Coverage Ratio (DSCR) was 1.27x in 2Q26 vs. the 1.37x recorded in the same period of 2025. Management expects the indicator to evolve as the refinancing processes for obligations maturing over the coming months are completed. The DSCR was calculated in accordance with the methodology established in the CUE (Annex AA), which considers a projection of cash flows for the next four quarters, as well as the maturities of the entity's financial obligations.

DSCR calculation

LA_0	Liquid assets at quarter-end 2Q26	241,962,000
VAT_t	Recoverable VAT	34,517,000
$EBIT_t$	Projected operating income after scheduled distributions	992,000,000
RC_0	Current irrevocable, undrawn revolving credit lines at quarter-end 2Q26	0
I_t	Projected interest payments	565,608,427
P_t	Scheduled principal amortizations	207,466,105
K_t	Estimated recurring Capex	150,000,000
D_t	Estimated non discretionary development expenditures	75,000,000
$DSCR_t$	Debt Service Coverage Ratio	1.27x

Key debt metrics

	Jun-26	Jun-25	Δ%
LTV (%)	30.51%	31.84%	(133 bps)
Debt Service Coverage Ratio (DSCR)	1.27x	1.37x	(0.10x)
Liabilities / Equity	59.72%	54.95%	477 bps
Assets / Equity	1.61x	1.55x	0.06x
Weighted average cost	9.04%	9.39%	(35 bps)
Debt with maturity over 1 year	66.38%	73.60%	(722 bps)

Liabilities

At the end of 2Q26, total liabilities amounted to MXN$7,414 million, an increase of 9.5% compared to the same period of the previous year and a decrease of 1.5% versus the previous quarter. The annual increase is mainly due to the higher amount of taxes payable recorded at the end of the period, as a result of the transfer of assets from Fibra HD to Fibra Plus carried out in February 2026. On the other hand, the QoQ decrease derived from the application of good-faith deposits (related to the sale of the Portafolio Olab), as well as from the amortization of the syndicated loan.

Total Equity

Total equity went from MXN$12,316 million in 2Q25 to MXN$12,610 million in 2Q26, growing 2.4%. Excluding non-controlling interests, the book value per CBFI increased 5.7%, from MXN$18.45 in 2Q25 to MXN$19.50 in 2Q26.

OUTSTANDING DEVELOPMENTS

- On July 28, 2026, Fibra HD published its 2Q26 results, which are available at the following link: Quarterly Information.

MARKET INFORMATION

FPLUS16	Jun-26	Jun-25	Δ%
Closing price (MXN)	5.04	5.82	(13.4%)
Market capitalization (MXN thousands)	3,208,605	3,684,757	(12.9%)

ANALYST COVERAGE

Company	Analyst	E-mail	Target price
Apalache	Carlos Alcaraz	carlos.alcaraz@apalache.mx	Ps.11.20

EARNINGS CONFERENCE

FINANCIAL STATEMENTS

STATEMENT OF FINANCIAL POSITION

Fideicomiso Irrevocable No. F/1110
Banco Azteca, S. A., Institucion de Banca Multiple, Direccion Fiduciaria and Subsidiary
Consolidated financial position as of June 30, 2026, and 2025
(Figures in MXN thousands)

	Jun-26	Jun-25	Δ%
ASSETS			
Current Assets			
Cash in banks	274,843	390,433	(29.6%)
Short term investments	113,954	190,547	(40.2%)
Accounts receivable	80,415	43,919	83.1%
Recoverable taxes	441,806	74,067	>100.0%
Other current assets	189,012	238,894	(20.9%)
Total Current Assets	**1,100,029**	**937,859**	**17.3%**
Non-Current Assets			
Investment Properties	18,572,380	17,752,784	4.6%
Other fixed assets, net	-	393,730	(100.0%)
Other non-current assets	351,523	0	na
Total Non-Current Assets	**18,923,903**	**18,146,514**	**4.3%**
Total Assets	**20,023,932**	**19,084,373**	**4.9%**
LIABILITIES			
Current Liabilities			
Sundry creditors	223,967	103,914	>100.0%
Taxes and contributions payable	407,289	49,362	>100.0%
Lease liabilities	39,979	-	-
Other Current Liabilities	103,330	52,425	97.1%
Short-term bank loans	2,053,618	1,610,743	27.5%
Total Current Liabilities	**2,828,183**	**1,816,444**	**55.7%**
Non-current liabilities			
Long-term bank loans and debt securities	4,056,162	4,466,663	(9.2%)
Other Non-Current Liabilities	529,256	484,996	9.1%
Total Non-Current Liabilities	**4,585,418**	**4,951,659**	**(7.4%)**
Total Liabilities	**7,413,601**	**6,768,103**	**9.5%**
EQUITY			
Contributed equity	9,099,072	8,605,707	5.7%
Retained earnings	3,170,716	2,724,857	16.4%
CBFI buyback fund	(74,846)	(54,929)	36.3%
Additional paid in capital from CBFI reissuance	-	-	-
Net income (loss) for the period	218,841	315,824	(30.7%)
Non-controlling interest	196,548	638,109	(69.2%)
Other comprehensive income	-	86,702	(100.0%)
Total Equity	**12,610,331**	**12,316,270**	**2.4%**
Total Liabilities and Equity	**20,023,932**	**19,084,373**	**4.9%**

INCOME STATEMENT

Fideicomiso Irrevocable No. F/1110
Banco Azteca, S. A., Institucion de Banca Multiple, Direccion Fiduciaria and Subsidiary
Consolidated statement of income from April 1 to June 30, 2026, and 2025
(Figures in MXN thousands)

	2Q26	2Q25	Δ%	6M26	6M25	Δ%
Total Revenue	**201,748**	**204,966**	**(1.6%)**	**414,458**	**417,848**	**(0.8%)**
Operating expenses	41,843	34,559	21.1%	78,157	53,399	46.4%
NOI	**159,906**	**170,407**	**(6.2%)**	**336,303**	**364,449**	**(7.7%)**
Administrative expenses	21,856	11,556	89.1%	31,723	31,367	1.1%
Management fees (FP Management and HDS)	17,555	17,123	2.5%	34,982	41,438	(15.6%)
Provisions and doubtful receivables	15,804	15,064	4.9%	28,811	29,252	(1.5%)
Total administrative expenses	**55,216**	**43,743**	**26.2%**	**95,518**	**102,058**	**(6.4%)**
Financial cost	(100,737)	(84,532)	19.2%	(174,897)	(167,010)	4.7%
Interests income	4,290	16,504	(74.0%)	7,168	31,542	(77.2%)
Foreign exchange gain (loss)	44,285	93,853	(52.8%)	11,651	82,633	(85.9%)
Total Comprehensive Financing Result	**(52,160)**	**25,825**	**na**	**(156,078)**	**(52,835)**	>100.0%
Income before fair value adjustment of investment properties	52,529	152,489	(65.6%)	84,705	209,556	(59.5%)
Fair value adjustment of investment properties	80,492	126,069	(36.2%)	158,578	126,069	25.8%
Other income (expenses)	(37,169)	(4,714)	>100.0%	(31,050)	(11,346)	>100.0%
Consolidated net income	**95,852**	**273,845**	**(65.0%)**	**212,233**	**324,280**	**(34.6%)**
Non-controlling net income	(1,231)	6,967	na	(6,606)	8,456	na
Controlling net income	97,082	266,878	(63.6%)	218,841	315,824	(30.7%)

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY - UNAUDITED

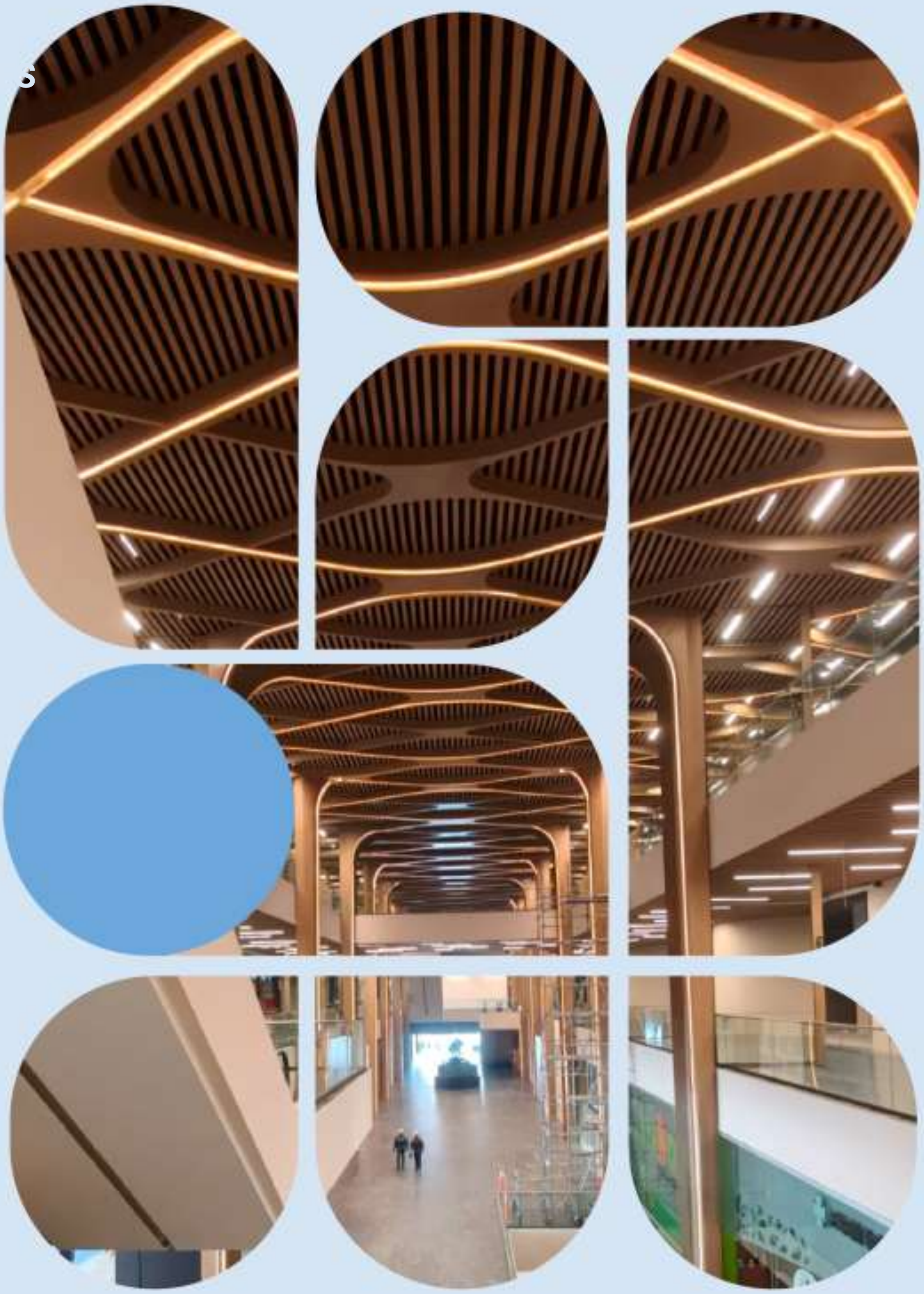
Fideicomiso Irrevocable No. F/1110
Banco Azteca, S. A., Institucion de Banca Multiple, Direccion Fiduciaria and Subsidiary
Consolidated statement of changes in equity as of June 30, 2026
(Figures in MXN thousands)

	Equity	CBFI buyback	Retained earnings	Equity attributable to controlling interest	Non-controlling interest	Total equity
Balances as of December 31, 2025	9,099,072	(63,697)	3,170,716	12,206,091	203,154	12,409,244
Equity contributed, net of issuance costs	-	-	-	-	-	-
Long-term compensation provision	-	-	-		-	-
Increases (decreases) from own transactions	(74,846)	63,697		(11,149)	-	(11,149)
Consolidated net and comprehensive income for the period			218,840	218,840	(6,605)	212,235
Balances as of June 30, 2026	**9,024,226**	-	3,389,556	**12,413,782**	**196,548**	**12,610,330**

CONSOLIDATED STATEMENT OF CASH FLOWS

Fideicomiso Irrevocable No. F/1110
Banco Azteca, S. A., Institucion de Banca Multiple, Direccion Fiduciaria and Subsidiary
Unaudited consolidated statement of cash flows as of June 30, 2026 and 2025
(Figures in MXN thousands)

	Jun-26	Jun-25	Δ%
Operating Activities:			
Consolidated net income for the period	212,235	324,280	(34.6%)
Depreciation	8,091	10,658	(24.1%)
Fair value adjustment of investment properties	(158,578)	(126,069)	25.8%
Interests income	(7,168)	(31,542)	(77.3%)
Financial cost	164,541	167,009	(1.5%)
Total	**219,121**	**344,336**	**(36.4%)**
(Increase) decrease in:			
Trade receivables and other accounts receivable	(35,506)	211,245	na
Recoverable taxes	(309,533)	(12,559)	>100.0%
Security Deposits	-	-	na
Other non-financial non-current assets	24,401	(218,233)	na
Increase (decrease) in:			
Accounts payable and accrued expenses	49,361	(67,406)	na
Taxes payable	354,188	6,816	>100.0%
Other accounts payable	(77,718)	26,571	na
Lease liabilities	-	-	na
Provision for long-term accounts payable (leases)	-	17,223	(100.0%)
Net cash flows from operating activities	**224,314**	**307,993**	**(27.2%)**
Investing activities:			
Increase in investment in Fibra HD	-	(1)	(100.0%)
Interest received	7,168	31,542	(77.3%)
Acquisition of furniture and equipment	-	(277,971)	(100.0%)
Acquisition of investment properties	(29,394)	(288,385)	(89.8%)
Net cash used in investing activities	**(22,226)**	**(534,815)**	**(95.8%)**
Financing activities:			
Borrowings obtained, net	-	5,217,516	(100.0%)
Payments on Finance Lease Obligations	-	-	na
Cash contributions from Trustors	-	-	na
Loan repayments	-	(4,885,025)	(100.0%)
Finance costs paid	(164,541)	(167,009)	(1.5%)
CBFI buyback	(11,149)	(1,109)	>100.0%
Subscription of CBFIs	-	-	-
Net cash flows from financing activities	**(175,690)**	**164,373**	**na**
Cash and restricted cash:			
Net (decrease) increase in cash and restricted cash	26,398	(62,449)	na
Cash and restricted cash at beginning of period	**362,400**	**643,428**	**(49.3%)**
Cash and restricted cash at end of period	**388,798**	**580,979**	**(33.1%)**



ANNEXES

Loan breakdown

Financing Source	Outstanding Balance (MXN)	Maturity	Interest rate	Currency
BANCO NACIONAL DE COMERCIO EXTERIOR SNC	450,044,738	2030-05-28	5.85%	USD
BANCO DEL BAJIO SA and SA 1	115,368,000	2030-01-31	TIIE+300 bps	MXN
BANCO DEL BAJIO PQ	155,000,000	2026-09-01	TIIE+300 bps	MXN
BANCO BANCREA S.A.	953,853,000	2026-12-20	TIIE+425 bps	MXN
BANCO SABADELL SA	195,416,828	2026-08-09	LIBOR+400 bps	USD
BANCO MERCANTIL DE PANAMA	87,526,500	2026-12-26	SOFR+250 bps	USD
Syndicated with BBVA	1,953,546,250	2029-12-01	TIIE+299 bps	MXN
Syndicated with BBVA	500,000,000	2029-12-01	TIIE+250 bps	MXN
Syndicated with BBVA	572,188,599	2029-12-01	SOFR+300 bps	USD
Fibra HD19U issuance	1,126,812,306	2029-11-15	5.63%	UDIS

Derivative contracts

1. A subsidized fixed-rate swap with a notional of MXN$610 million, a 36-month term and a fixed rate of 7.81%
2. A subsidized fixed-rate swap with a notional of MXN$250 million, a 36-month term and a fixed rate of 8.16%
3. A plain-vanilla swap with a notional of MXN$300 million, a 36-month term and a fixed rate of 8.72%
4. A plain-vanilla swap with a notional of MXN$309 million, a 36-month term and a fixed rate of 8.69%
5. A plain-vanilla swap with a notional of MXN$200 million, a 36-month term and a fixed rate of 8.68%
6. A plain-vanilla swap with a notional of MXN$200 million, a 36-month term and a fixed rate of 9.15%
7. A plain-vanilla swap with a notional of MXN$183 million, a 36-month term and a fixed rate of 8.85%

Portfolio

Property	Mexican REIT	Segment	GLA	2025 Appraisal (MXN)	Occupancy
Agricolima	FHD	Industrial	11,255	249,898,000	100.00%
Bosque Real	FPLUS	Offices	3,060	120,586,000	100.00%
Burger King	FPLUS	Retail	2,055	54,863,000	100.00%
Cantera	FPLUS	Retail	6,799	197,510,000	95.20%
Carmen Center	FHD	Retail	15,090	251,616,000	88.90%
Cataviña	FPLUS	Retail	8,100	245,870,000	98.70%
Celtic	FPLUS	School	13,168	258,258,000	100.00%
Chichimecos	FHD	Industrial	12,786	88,161,000	100.00%
Colegio México Nuevo	FPLUS	School	3,706	32,487,000	100.00%
Corporativo Periférico Sur	FPLUS	Offices	3,938	179,753,000	69.00%
CTQ	FPLUS	School	4,076	103,335,000	100.00%
Daher	FHD	Industrial	6,141	99,629,000	100.00%
Duraznos	FPLUS	Offices	3,397	121,783,000	24.00%
Heineken	FHD	Industrial	5,942	85,760,000	100.00%
Hyson	FHD	Industrial	6,733	107,595,000	100.00%
Industrial Durango	FHD	Industrial	21,709	305,564,000	100.00%
Industrial Villahermosa	FHD	Industrial	17,895	351,722,000	100.00%
IPETH	FPLUS	School	3,890	114,357,000	100.00%
La Calma	FPLUS	School	10,280	391,834,000	100.00%
La Pilita	FHD	Retail	6,450	115,238,000	78.90%
Las Ramblas	FPLUS	Retail	5,520	119,778,000	68.40%
Lomas Verdes	FHD	Retail	5,863	23,417,000	98.70%
Los Corales	FHD	Retail	6,028	161,011,000	90.40%
Los Mochis	FPLUS	Retail	22,753	440,640,000	93.70%
Península	FPLUS	Retail	7,183	308,945,000	94.60%
Periférico Norte	FPLUS	Offices	3,174	54,173,000	8.70%
Plaza Chimalhuacán	FPLUS	Retail	30,755	787,682,000	98.30%
Portafolio BAE	FHD	Retail	4,250	75,909,000	100.00%
Sky Cumbres	FPLUS	Offices	1,659	51,512,000	59.40%
Suzuki	FPLUS	Retail	1,248	37,330,000	100.00%
Ternium	FHD	Industrial	7,395	163,069,000	100.00%
Torre Garza Sada	FPLUS	Offices	1,836	30,131,000	76.50%
UVM	FPLUS	School	3,995	55,690,000	100.00%
Veritiv	FHD	Industrial	4,645	68,919,000	100.00%
Vía San Juan	FPLUS	Retail	14,363	322,709,000	98.00%
Downtown	FPLUS	Offices	260	17,752,000	100.00%
Autlán	FPLUS	Retail	5,017	107,066,000	78.40%
Espacio Condesa	FPLUS	Mixed-use	69,951	6,965,111,000	0.00%
Manzanillo	FPLUS	Retail	20,829	144,079,000	0.00%
Salina Cruz	FPLUS	Retail	10,079	201,210,000	0.00%
Torre Premier	FPLUS	Offices	9,459	194,105,000	30.60%
Ciudad del Carmen	FPLUS	Retail	10,592	88,215,000	0.00%

Vidarte	FPLUS	Mixed-use	25,677	401,029,000	0.00%
Ensenada	FPLUS	Industrial	40,279	774,398,000	100.00%
Nogales	FPLUS	Industrial	62,926	964,271,000	100.00%
Nuevo Laredo	FPLUS	Industrial	46,521	740,753,000	85.60%
Saltillo (GT Plastics)	FPLUS	Industrial	4,564	59,554,000	0.00%
Héredit	FPLUS	Mixed-use	10,134	446,111,000	0.00%
Torre Arcos	FPLUS	Offices	4,831	125,507,000	0.00%
Bora	FPLUS	Residential	18,555	721,479,000	0.00%

Note: The difference between the number of properties presented in this section and the total that makes up Fibra Plus' portfolio (50 vs. 54) is due to the fact that, for better presentation purposes, certain projects are grouped in the table above, as is the case of Espacio Condesa and its three components.

The historical acquisition value of Fibra Plus investment properties totals MXN$12,212,420,477.