FIBRA PLUS

# 3Q26 EARNINGS RELEASE



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

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**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**

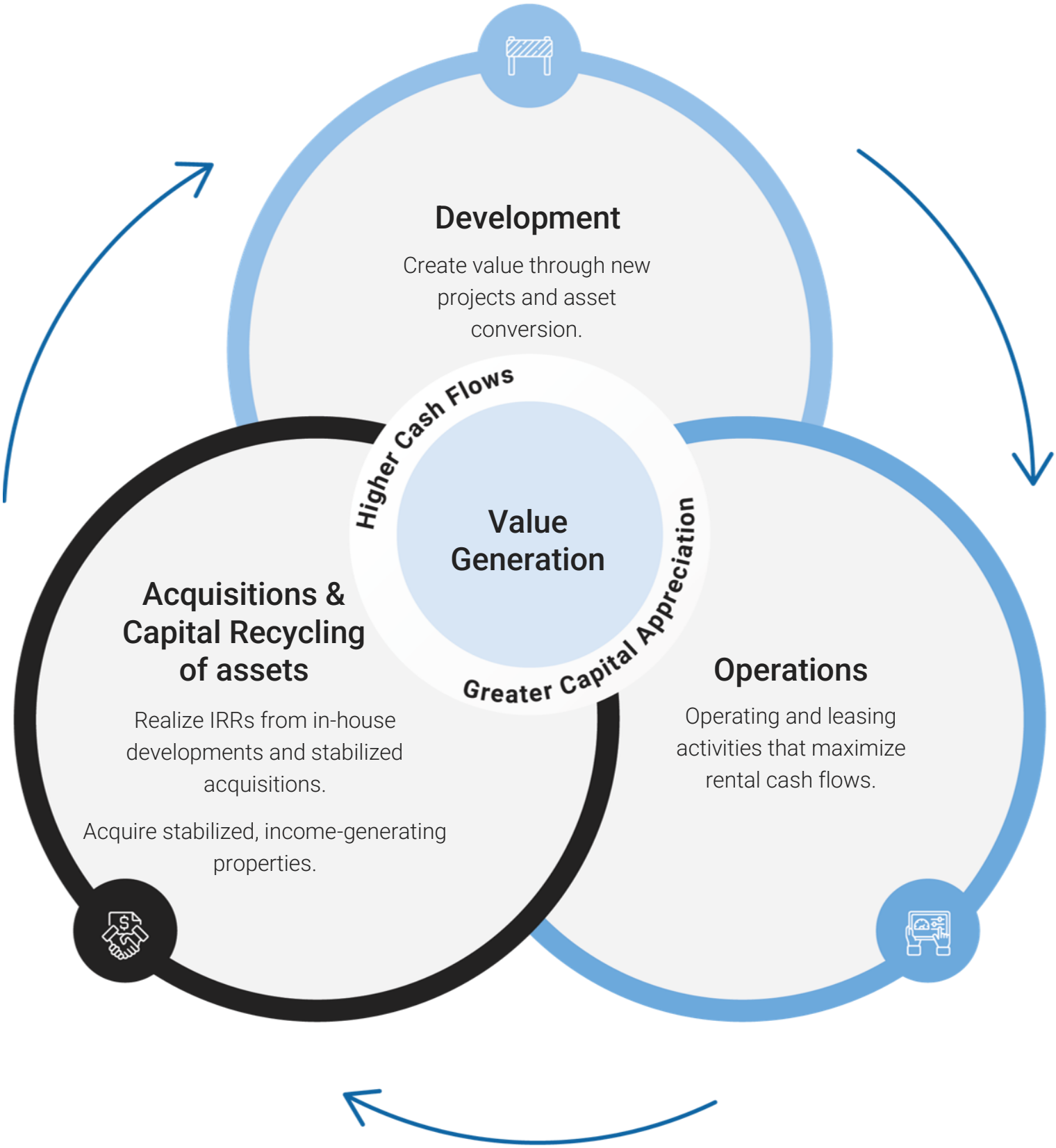
Fibra Plus is a Mexican REIT established under a trust agreement administered by Banco Azteca, S.A., Banca Múltiple, División Fiduciaria. It develops, acquires, owns, operates, and leases income-producing real estate in Mexico.

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 THROUGH THE ROTATION OF NON-STRATEGIC ASSETS AND THE DEVELOPMENT OF ESPACIO CONDESA

*Mexico City, Mexico, October 27th, 2026. — Fibra Plus (BMV: FPLUS16, Fideicomiso F/1110 de Banco Azteca, S.A., Institución de Banca Múltiple, División Fiduciaria), announced today its results for the third 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

Note: Following the early adoption of IFRS 18, 3Q25, 2Q26, 1Q26 and 9M25 figures have been restated for comparability. The reclassification of certain items under the new presentation criteria changes some subtotals, such as NOI, from those originally reported, with no effect on net income.

| P&L (MXN THOUSANDS) | 3Q26 | 3Q25 | Δ% | 2Q26 | Δ% |
|---|---|---|---|---|---|
| Total revenue | 196,990 | 215,987 | (8.8%) | 202,239 | (2.6%) |
| USD-denominated revenue (Millions)[1] | 4.230 | 4.014 | 5.4% | 4.149 | 2.0% |
| NOI | 149,898 | 163,963 | (8.6%) | 144,061 | 4.1% |
| EBITDA | 117,107 | 130,331 | (10.1%) | 103,345 | 13.3% |
| AMEFIBRA FFO | (9,850) | 37,257 | na | 22,557 | na |
| Consolidated net income | (36,692) | 57,686 | na | 95,851 | na |

| PER CBFI (MXN) | 3Q26 | 3Q25 | Δ% | 2Q26 | Δ% |
|---|---|---|---|---|---|
| NOI | 0.24 | 0.26 | (8.4%) | 0.23 | 4.1% |
| EBITDA | 0.18 | 0.20 | (9.9%) | 0.16 | 13.3% |
| CBFIs outstanding | 636,628,013 | 638,176,752 | (0.2%) | 636,628,013 | 0.0% |

| BALANCE SHEET (MXN THOUSANDS) | 3Q26 | 3Q25 | Δ% | 2Q26 | Δ% |
|---|---|---|---|---|---|
| Total Assets | 19,930,558 | 19,183,530 | 3.9% | 20,023,932 | (0.5%) |
| Investment Properties[2] | 18,521,848 | 18,109,970 | 2.3% | 18,572,380 | (0.3%) |
| Debt | 6,094,087 | 6,021,684 | 1.2% | 6,109,780 | (0.3%) |
| Stakeholders' equity | 12,570,680 | 12,368,639 | 1.6% | 12,610,331 | (0.3%) |
| Stakeholders' equity / CBFI (MXN)[3] | 19.44 | 19.08 | 1.9% | 19.50 | (0.3%) |
| NAV (Net Asset Value) | 13,145,767 | 12,491,651 | 5.2% | 13,179,249 | (0.3%) |
| NAV/CBFI (MXN)[3] | 20.35 | 19.27 | 5.6% | 20.39 | (0.2%) |
| LTV (Debt / Assets) | 30.58% | 31.39% | (81 bps) | 30.51% | 6 bps |
| Leverage (Assets / Equity) | 1.59x | 1.55x | 0.03x | 1.59x | 0.00x |

| OPERATING | 3Q26 | 3Q25 | Δ% | 2Q26 | Δ% |
|---|---|---|---|---|---|
| Number of projects | 53 | 58 | (8.6%) | 54 | (1.9%) |
| Total GLA ($m^2$) | 620,361 | 636,901 | (2.6%) | 626,811 | (1.0%) |
| GLA in operation ($m^2$) | 458,229 | 474,768 | (3.5%) | 464,678 | (1.4%) |
| 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] | 94.07% | 93.10% | 97 bps | 93.31% | 76 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,

3Q26 was a quarter of execution. We advanced in the specialization of our portfolios, some of Espacio Condesa's tenants opened their doors and we continued rotating non-strategic assets: three fronts with a single objective, to consolidate Fibra Plus as a specialized real estate platform, with a higher-quality portfolio and a more efficient use of capital.

On the strategic front, we continued to take steps in the sector-based reorganization of our portfolios. Espacio Condesa, our main organic growth driver, started operations in the retail segment. At the end of the quarter, the delivery of spaces in the retail component continued to advance, with 74.7% of its GLA delivered to tenants and most of it already fitted out. In the office component, commercialization continued its course, with prospects interested in more than 48 thousand $m^2$.

In terms of asset rotation, during the quarter we completed the sale of a retail asset for MXN$95 million. At the end of the period, we had 2 additional properties, equivalent to MXN$153 million, in the closing process and 10 properties, equivalent to MXN$1,075 million, under negotiation. With this, we continue to improve the quality of the portfolio and free up capital to allocate to projects with greater value-creation capacity.

The operation of the portfolio remained stable. The occupancy rate stood at 94.07%, an annual increase of 97 basis points; average rent per $m^2$ increased year over year in almost all segments; and the average remaining term of lease contracts stood at 3.41 years. Collection efficiency, in turn, improved to 92.5%, from 90.2% in 2Q26, as the administrative processes related to the internal transfer of certain properties within the Trust's structure were normalized; in addition, during the quarter we recovered MXN$16 million of past-due receivables. It is worth mentioning that, after the end of the quarter, the tenant of an industrial property in Nogales, Sonora, notified us of its decision not to renew its lease agreement as of January 1, 2027, which represents an estimated 5.47% decrease in annualized revenue. This movement does not affect our ability to meet our obligations, and we are working on the commercialization of the space for its re-leasing.

On the financial front, total revenue for 3Q26 stood at MXN$197.0 million, 8.8% below the MXN$216.0 million recorded in 3Q25, mainly due to a lower average exchange rate (-7.3% YoY) and the 3.5% reduction vs. 3Q25 in GLA in operation associated with asset rotation, effects that were partially offset by the increase in rents per $m^2$. In the first nine months of the year, revenue totaled MXN$614.0 million and net income MXN$175.5 million, compared with MXN$639.1 million and MXN$382.0 million in the same period of 2025, respectively.

Our financial structure remained solid: LTV improved to 30.58% at the end of 3Q26, 81 basis points below the 31.39% recorded in the same period of 2025, as debt grew 1.2% YoY, to MXN$6,094 million, while total assets increased 3.9% YoY, reaching MXN$19,931 million.

On the ESG front, the quarter had a marked social component. In alliance with the Mexican Red Cross, we carried out a blood donation campaign through which we contributed to saving lives. We also held our third annual reforestation campaign, on this occasion in the Desierto de los Leones Park protected natural area, reaffirming our commitment to the protection of biodiversity and to the communities around us.

Likewise, we concluded our second double materiality assessment, began preparing the IFRS S1 and IFRS S2 report, which will be subject to limited assurance prior to its publication next year, and made progress in the EDGE Advanced certification process for one of our properties.

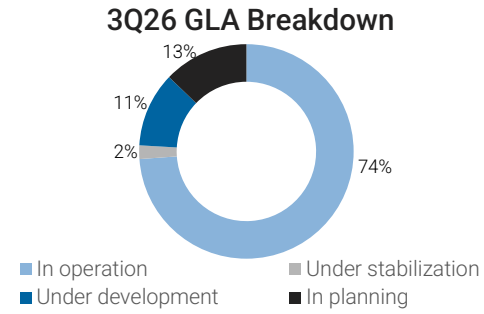
The coming periods will be decisive in materializing the catalysts we have been working on: completing the sector-based reorganization of the portfolios, advancing toward the stabilization of Espacio Condesa Comercial, capitalizing on the interest in its office segment, re-leasing the industrial space in Nogales and continuing to monetize non-strategic assets, all with responsible balance sheet management. Once these processes are completed, Fibra Plus will have portfolios specialized by sector, organic growth driven by the operation of Espacio Condesa and a more efficient platform.

**Rodrigo González Zerbi**
CEO of Fibra Plus

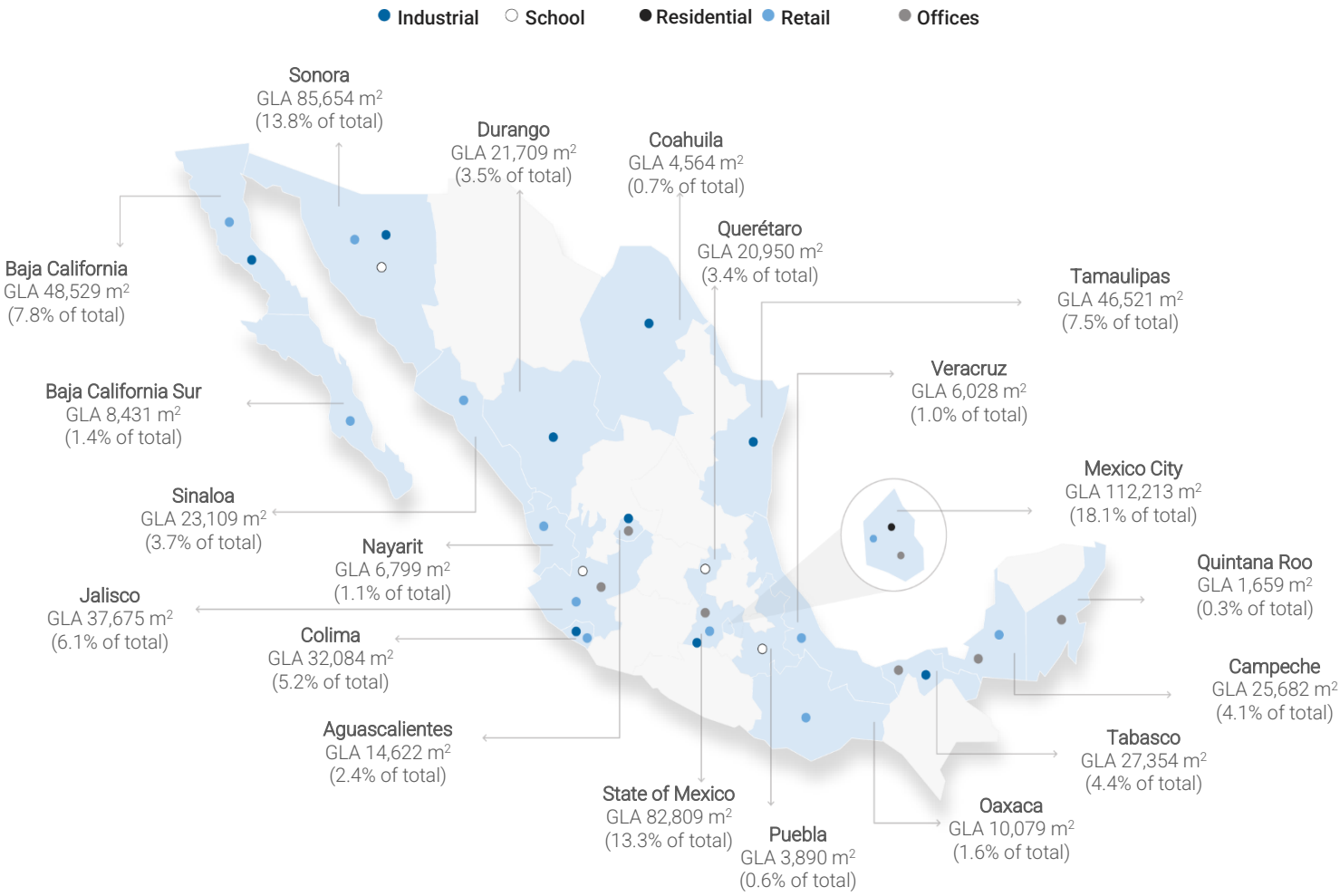
# OUR PROPERTY PORTFOLIO

## Current Portfolio

At the end of 3Q26, GLA stood at 620,361 m², a decrease of 2.6% compared to the 636,901 m² recorded in the same period of 2025. This variation was due to the divestment of Barrio Reforma (Sevilla) and Plaza San Antonio in 4Q25, Casa Grande in 1Q26, the Portafolio Olab in 2Q26 and the La Pilita shopping center this quarter, as part of Fibra Plus' non-core asset rotation strategy.




## Geographic, segment and economic sector diversification




**20**
States

**53**
Properties

**481**
Tenants

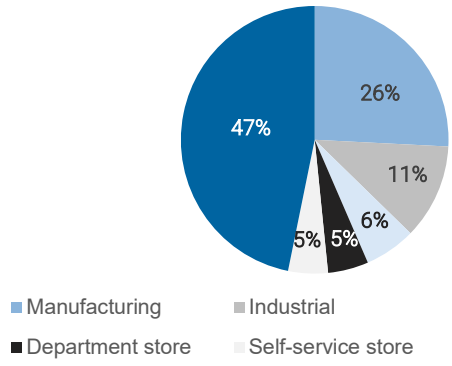
**94.07%**
Occupancy

**3.41 years**
Remaining Term

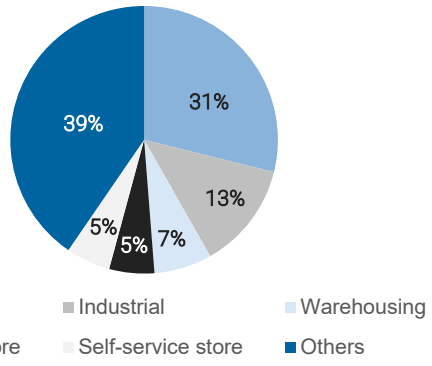
**620,361**
m² total GLA

| Overview by segment 3Q26 | Industrial | Retail | Offices | School | Residential |
|---|---|---|---|---|---|
| Number of properties | 13 | 19 | 13 | 6 | 2 |
| Total GLA ($m^2$) | 248,791 | 204,801 | 101,122 | 39,115 | 26,532 |
| **1. GLA in operation ($m^2$)** | 248,791 | 147,368 | 22,955 | 39,115 | - |
| Occupancy | 95.9% | 94.7% | 59.7% | 100.0% | - |
| Number of tenants | 43 | 373 | 59 | 6 | - |
| Average rent per $m^2$ | USD$ 6.0 | $202.8 | $332.2 | $208.5 | - |
| Average term of contracts (years) | 2.79 | 4.04 | 1.77 | 2.63 | - |
| % of total GLA | 40% | 33% | 16% | 6% | 4% |
| NOI (MXN millions) | 59 | 72 | 9 | 10 | - |
| NOI margin | 88.7% | 73.1% | 71.3% | 89.7% | - |
| **2. GLA under stabilization ($m^2$)** | - | - | 12,700 | - | - |
| **3. GLA under development ($m^2$)** | - | 23,527 | 38,447 | - | 7,977 |
| **4. GLA in planning ($m^2$)** | - | 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

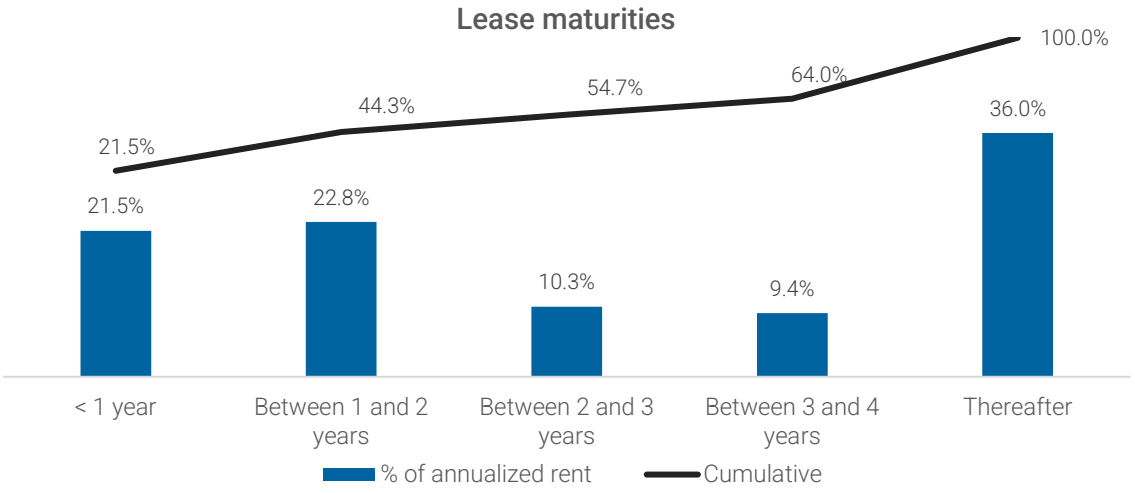
The GLA of the portfolio in operation and stabilization totaled 470,929 $m^2$ at the end of 3Q26, 3.4% lower than in the same period of the previous year. This variation is explained by the divestment of five retail properties over the last 12 months, in line with Fibra Plus' portfolio optimization strategy.

### Key performance indicators by segment

As of September 30, 2026, the occupancy rate of the operating portfolio reached 94.07%, improving 97 bps. versus 3Q25 and 76 bps. versus 2Q26, driven by a better performance in the retail and office segments. The average remaining term of lease contracts, in turn, went from 4.05 years in 3Q25 to 3.41 years this quarter (the Trust is in the process of renewing more than 11 thousand $m^2$ of leasable area, which will contribute to extending this term). Collection efficiency improved from 90.2% in 2Q26 to 92.5% in 3Q26, recovering from the temporary effect of the administrative transition related to the internal transfer of certain properties within the Trust's structure; in addition, MXN$16 million of past-due receivables were recovered during the period.

At the end of 3Q26, the industrial segment registered an occupancy rate of 95.9%, the retail segment 94.7%, offices 59.7% and schools 100.0%.

In 3Q26, the average rent of the operating portfolio was MXN$151.1 per m², increasing from the MXN$150.9 per m² recorded in 3Q25. By segment, industrial stood out with an 8.3% increase, reaching USD$6.0 per m², followed by the office and school segments, where average rents grew 5.1% and 3.9%, to MXN$332.2 and MXN$208.5 per m², respectively. The retail segment, in turn, registered an average rent of MXN$202.8 per m² vs. MXN$203.3 in 3Q25 (calculated considering only the properties that remained active as of 3Q26, for comparability purposes).




Of annualized rents, 21.5% expire in the next 12 months, 22.8% between 4Q27 and 3Q28, 10.3% within 2-3 years, 9.4% in 3-4 years and the remaining 36.0% in more than 4 years.

| Leasing activity | 3Q26 | 2Q26 | 1Q26 |
|---|---|---|---|
| **Renewed GLA (m²)** | 16,128 | 15,459 | 5,147 |
| **GLA under renewal/negotiation (m²)** | 11,697 | 16,492 | 2,725 |
| **Retention rate*** | 95.9% | 98.5% | 99.6% |

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

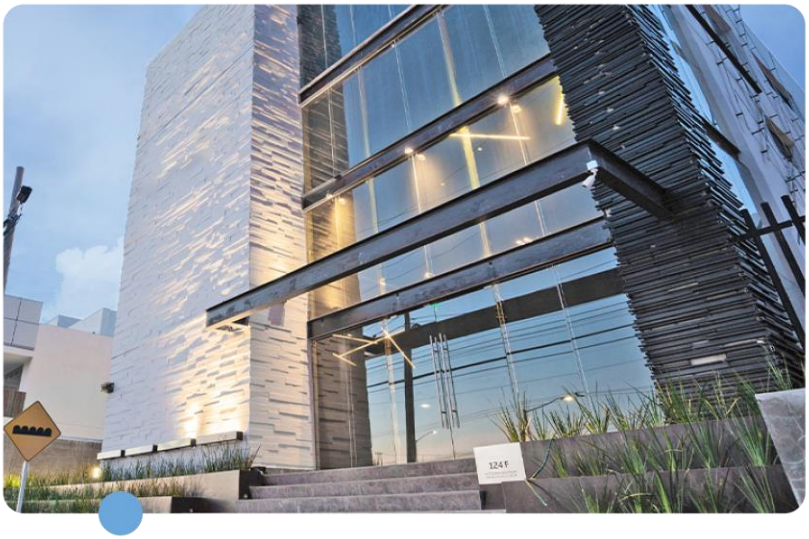


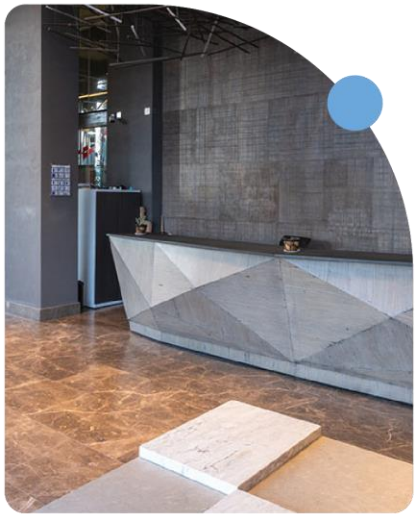



## Portfolios that will shape the future

| Portfolio under development | Segment | Estimated delivery date[1] | Location | Expected GLA ($m^2$) | % of total portfolio GLA |
|---|---|---|---|---|---|
| Espacio Condesa | Retail | 2H26E | Cuauhtémoc, Mexico City | 23,527 | 3.79% |
| Espacio Condesa | Offices | 1H27E | Cuauhtémoc, Mexico City | 38,447 | 6.20% |
| Espacio Condesa | Residential | To be determined | Cuauhtémoc, Mexico City | 7,977 | 1.29% |
| **Portfolio in planning** | **Segment** | **Delivery date[2]** | **Location** | **Expected GLA ($m^2$)** | **% of total portfolio GLA** |
| Bora | Residential | To be determined | Cuajimalpa, Mexico City | 18,555 | 2.99% |
| Manzanillo | Retail | To be determined | Manzanillo, Colima | 20,829 | 3.36% |
| Torre Premier (2nd phase) | Offices | To be determined | Villahermosa, Tabasco | 3,828 | 0.62% |
| Vidarte Satélite | Retail | To be determined | Tlalnepantla, State of Mexico | 13,077 | 2.11% |
| Vidarte Satélite | Offices | To be determined | Tlalnepantla, State of Mexico | 12,600 | 2.03% |
| Ciudad del Carmen | Offices | To be determined | Cd. del Carmen, Campeche | 10,592 | 1.71% |
| **Total portfolio under development and planning** | | | | **149,432** | **24.09%** |

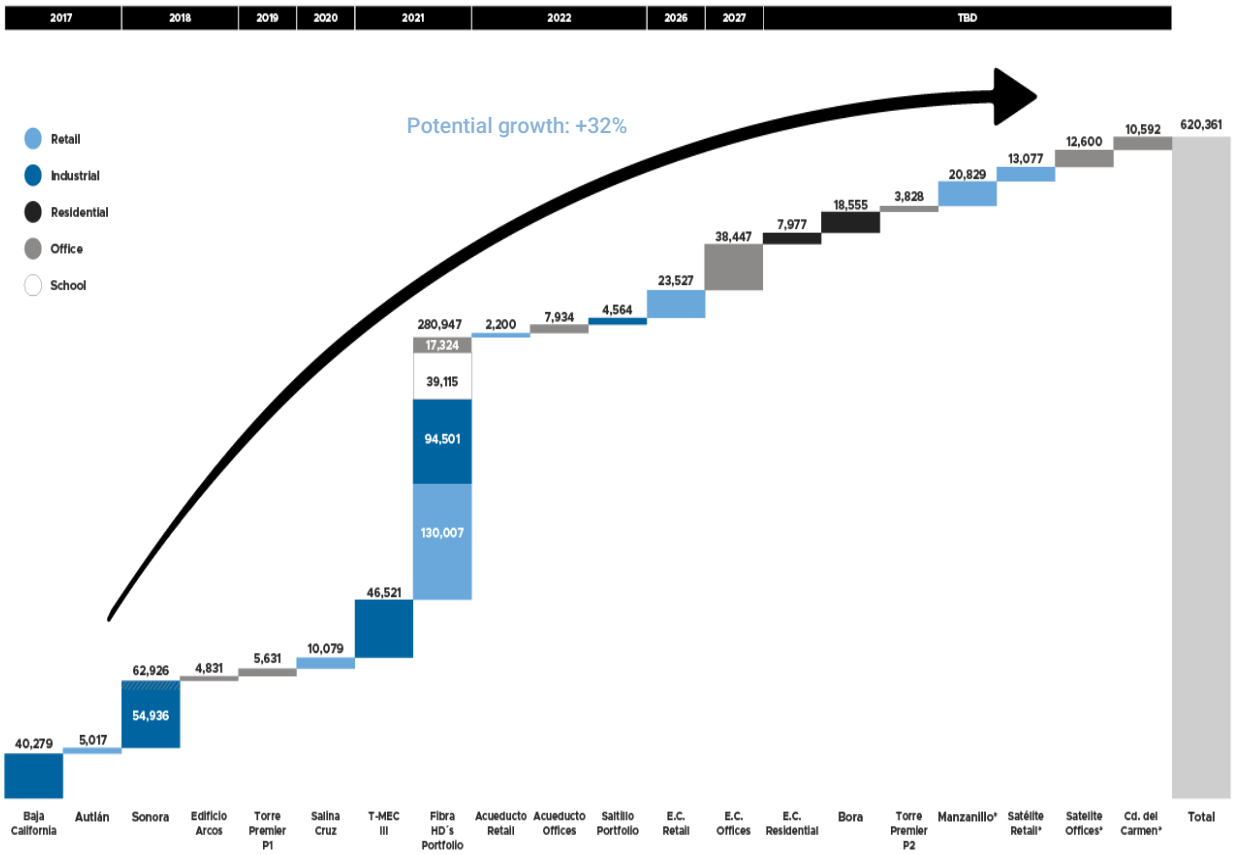
[1]Variations of (+/-) 6 months may occur in the start of operations, following delivery to tenants for fit-out works.
[2]To be determined, as financing sources for its development are still being secured.





## GLA additions

Over the next 12 months, approximately 260,964 $m^2$ of GLA are expected to be incorporated into the operating portfolio through the acquisition of industrial portfolios via Fibra HD. Likewise, 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. Subsequently, the completion of the office component would add a further 38,447 $m^2$ of GLA to the stabilization portfolio.




Note: The Manzanillo, Satélite, 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 does not reflect the effects of the corporate reorganization, but does exclude the GLA corresponding to the assets sold.

As of the end of 3Q26, the GLA of projects under development and planning supports potential growth of 32% of the GLA of the portfolio 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 | 130,007 | 20.96% |
| | Industrial | | Sonora, Aguascalientes, Colima, Durango, Tabasco and State of Mexico | 94,501 | 15.23% |
| | School | | Sonora, Querétaro, Jalisco and Puebla | 39,115 | 6.31% |
| | Offices | | Aguascalientes, Quintana Roo, State of Mexico and Mexico City | 17,324 | 2.79% |
| T-MEC III | Industrial | 2021 | Nuevo Laredo, Tamaulipas | 46,521 | 7.50% |
| Sonora | Industrial | 2018 and 2023 | Nogales, Sonora | 62,926 | 10.14% |
| Baja California | Industrial | 2017 | Ensenada, Baja California | 40,279 | 6.49% |
| Autlán | Retail | 2017 | Autlán de Navarro, Jalisco | 5,017 | 0.81% |
| Torre Arcos | Offices | 2017 | Guadalajara, Jalisco | 4,831 | 0.78% |
| Saltillo Portfolio | Industrial | 2022 | Saltillo, Coahuila | 4,564 | 0.74% |
| | | **Total** | | **445,085** | **71.75%** |

*Does not reflect the effects of the corporate reorganization, but does exclude the GLA corresponding to the assets sold.

Fibra Plus' growth strategy remains focused on the selective incorporation of real estate assets, with special emphasis on the industrial segment. In this context, the Trust is engaged in several negotiations to acquire industrial portfolios, seeking to strengthen its presence in this market and its value-creation capacity.

### Asset Rotation

| 3Q26 divestment | La Pilita |
|---|---|
| **Segment** | Retail |
| **Location** | State of Mexico |
| **GLA (m²)** | 6,450 |

During 3Q26, Fibra Plus completed the sale of a retail asset, marking the fourth consecutive quarter in which it has carried out a divestment. This continuity reflects the progress in the execution of its asset rotation strategy, as well as its ability to attract buyers for properties that, while no longer a priority for the Trust, may represent attractive opportunities for other investors. The capital released will allow progress on priority projects such as Espacio Condesa, support the fulfillment of financial obligations and allocate resources to investments with better return prospects.

As of September 30, 2026, Fibra Plus had identified 28 properties or individual units for potential divestment, which together represented approximately 224 thousand $m^2$ of GLA and an estimated value of MXN$3,634 million. Of these assets, those for MXN$153 million had advanced to the closing stage, while others for MXN$1,075 million remained under negotiation. The inclusion of these properties in the process does not imply a sale commitment, as transactions are subject to the progress of discussions with potential buyers, due diligence and the corresponding approvals.

Divestment decisions will continue to be subject to market conditions and to the return potential of each asset. Accordingly, Fibra Plus will maintain the flexibility to adjust the scope of this strategy as opportunities evolve, including the possibility of keeping in the portfolio assets previously considered for sale.

# KEY FINANCIAL PERFORMANCE FIGURES

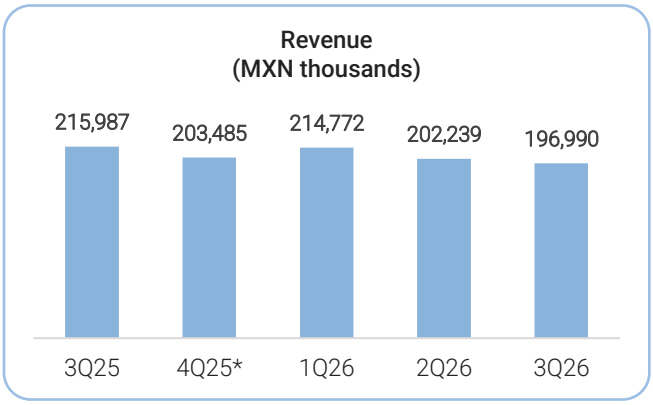
## Income Statement Summary

| MXN thousands | 3Q26 | 3Q25 | Δ% | 9M26 | 9M25 | Δ% |
|---|---|---|---|---|---|---|
| Total revenue | 196,990 | 215,987 | (8.8%) | 614,001 | 639,132 | (3.9%) |
| **Net Operating Income (NOI)** | **149,898** | **163,963** | **(8.6%)** | **459,353** | **494,631** | **(7.1%)** |
| Administrative expenses | 32,791 | 33,632 | (2.5%) | 102,807 | 108,094 | (4.9%) |
| Fair value adjustment and gain (loss) on sale of properties | (15,741) | (15,613) | 0.8% | 122,422 | 109,729 | 11.6% |
| **Operating profit** | **101,367** | **114,717** | **(11.6%)** | **478,969** | **496,266** | **(3.5%)** |
| Investing result | 2,857 | 5,814 | (50.9%) | 10,025 | 29,704 | (66.3%) |
| **Profit before financing and income taxes** | **104,223** | **120,532** | **(13.5%)** | **488,994** | **525,970** | **(7.0%)** |
| Financial and foreign exchange result, net | (126,337) | (63,080) | >100.0% | (291,356) | (144,959) | >100.0% |
| Taxes, discontinued operations and others | 14,579 | (234) | na | 22,094 | (954) | na |
| **Net income for the period** | **(36,692)** | **57,686** | **na** | **175,543** | **381,965** | **(54.0%)** |

### Revenue Evolution

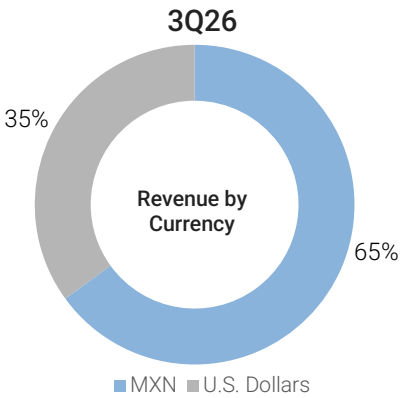
Total revenue decreased 8.8%, from MXN$216.0 million in 3Q25 to MXN$197.0 million in 3Q26. This performance was mainly due to the 7.3% YoY decrease in the quarter's average exchange rate and to a 3.5% reduction in GLA in operation, as a result of the divestment of non-strategic assets.

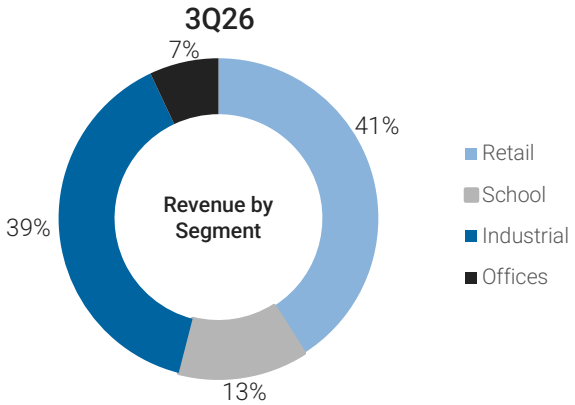
Year to date, total revenue amounted to MXN$614.0 million, compared with MXN$639.1 million in the same period of 2025 (-3.9%), due to the same factors as in the quarter. However, on a same-property basis and at a constant exchange rate, 9M26 revenue would reflect an annual increase of 4.3%.




*Corresponds to the amount originally reported, without considering the effects of IFRS 18.

By segment, retail contributed 41.5% of revenue, industrial 38.8%, schools 12.8% and offices 6.9%. By currency, 65% of revenue corresponded to rents in pesos and 35% to rents in dollars.

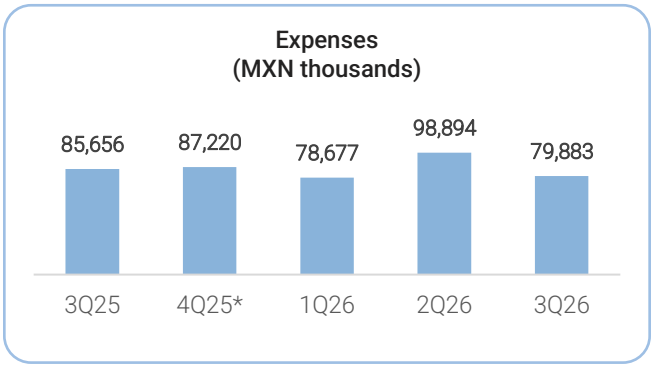


## Expense Management

Expenses totaled MXN$79.9 million in 3Q26, a 6.7% decrease compared to 3Q25, mainly due to the lower number of properties in the portfolio resulting from the rotation of non-strategic assets and to the efficiencies generated by the reorganization of the back office. Compared with 2Q26, expenses decreased 19.2%, as a larger share of scheduled maintenance expenses and works was concentrated in the previous quarter and the pace of spending normalized following the recognition of extraordinary items.

During 9M26, expenses amounted to MXN$257.5 million, increasing only 1.9% compared to the same period of 2025.

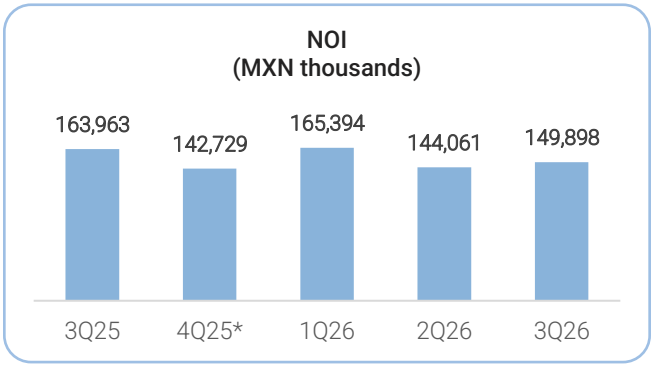



*Corresponds to the amount originally reported, without considering the effects of IFRS 18.

## Net Operating Income (NOI)

NOI went from MXN$164.0 million in 3Q25 to MXN$149.9 million in 3Q26, a decrease of 8.6%, due to the lower level of revenue in the period, which was partially offset by lower expenses related to the operation of the properties. In 9M26, NOI totaled MXN$459.4 million, 7.1% lower than the MXN$494.6 million in 9M25.

In 3Q26, the NOI margin was 76.1%, 0.2 pp. higher than in 3Q25. In 9M26, the NOI margin stood at 74.8%, compared with 77.4% in 9M25.




*Corresponds to the amount originally reported, without considering the effects of IFRS 18.

## Investing and Financing Result

During 3Q26, the Investing and Financing Result was -MXN$123.5 million vs. -MXN$57.3 million in 3Q25. This was mainly due to the recognition of a foreign exchange loss of MXN$42.8 million, in line with the higher exchange rate recorded QoQ, in contrast to the gain of MXN$35.1 million in 3Q25.

Following the same dynamics as the quarter, in 9M26 the Investing and Financing Result was -MXN$281.3 million, compared with -MXN$115.3 million in 9M25.

## AMEFIBRA FFO

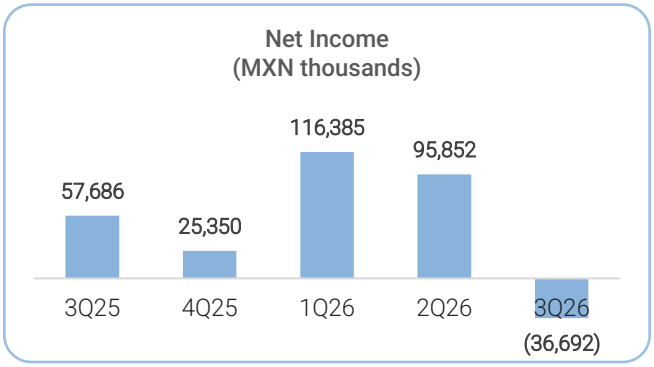
In 3Q26, AMEFIBRA FFO was -MXN$9.9 million, compared with a positive MXN$37.3 million in the same period of the previous year, mainly due to lower NOI, a higher financial cost and a higher charge for taxes, discontinued operations and others, the latter derived from the accounting loss on the sale of assets.

| MXN thousands | 3Q26 | 3Q25 | Δ% | 9M26 |
|---|---|---|---|---|
| Net income attributable to controlling interest | (33,490) | 57,201 | na | 185,350 |
| Fair value (gain) loss on investment properties | - | 15,613 | (100.0%) | (158,578) |
| Foreign exchange fluctuation | 42,837 | (35,104) | na | 31,186 |
| Valuation of financial instruments | (31,735) | (938) | >100.0% | (22,174) |
| Gain/Loss on sale of properties | 15,741 | - | na | 36,156 |
| Effect of adjustments on non-controlling interest | (3,201) | 484 | na | (9,807) |
| **AMEFIBRA FFO** | **(9,850)** | **37,257** | **na** | **62,134** |

## Net Income

In 3Q26, a net loss of MXN$36.7 million was recorded vs. net income of MXN$57.7 million in 3Q25. This variation is mainly explained by the recognition of a negative Investing and Financing Result of MXN$123.5 million vs. a negative MXN$57.3 million in 3Q25.

As of the end of September 2026, cumulative net income amounted to MXN$175.5 million, 54.0% lower than in the same period of 2025.




## CBFIs outstanding

| | Sep-26 | Sep-25 | Δ% |
|---|---|---|---|
| CBFIs outstanding | 636,628,013 | 638,176,752 | (0.2%) |

The Trust's CBFIs outstanding totaled 636.6 million at the end of 3Q26, decreasing 0.2% compared to the 638.2 million in 3Q25, due to the cancellation of 1.5 million CBFIs in 1Q26.

Additionally, the Trust maintains approximately 600 million CBFIs in treasury, which represent a strategic reserve to support future investment opportunities.

## Cash distribution per CBFIs

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

# STATEMENT OF FINANCIAL POSITION

### Balance sheet summary

| MXN thousands | Sep-26 | Sep-25 | Δ% | Jun-26 | Δ% |
|---|---|---|---|---|---|
| Cash and cash equivalents (incl. restricted) | 251,535 | 269,536 | (6.7%) | 274,843 | (8.5%) |
| Investment Properties* | 18,521,848 | 18,109,970 | 2.3% | 18,572,380 | (0.3%) |
| NAV** | 13,145,767 | 12,491,651 | 5.2% | 13,179,249 | (0.3%) |
| Total Assets | 19,930,558 | 19,183,530 | 3.9% | 20,023,932 | (0.5%) |
| Debt | 6,094,087 | 6,021,684 | 1.2% | 6,109,780 | (0.3%) |
| Total liabilities | 7,359,878 | 6,814,891 | 8.0% | 7,413,601 | (0.7%) |
| Stakeholders' Equity | 12,570,680 | 12,368,639 | 1.6% | 12,610,331 | (0.3%) |

*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 taxes, less debt.

## Cash and cash equivalents

As of September 30, 2026, the balance of cash and cash equivalents stood at MXN$251.5 million, 6.7% lower than the MXN$269.5 million in the same period of 2025. This variation is mainly due to the gradual deployment of available cash resources to continue advancing the development of Espacio Condesa.

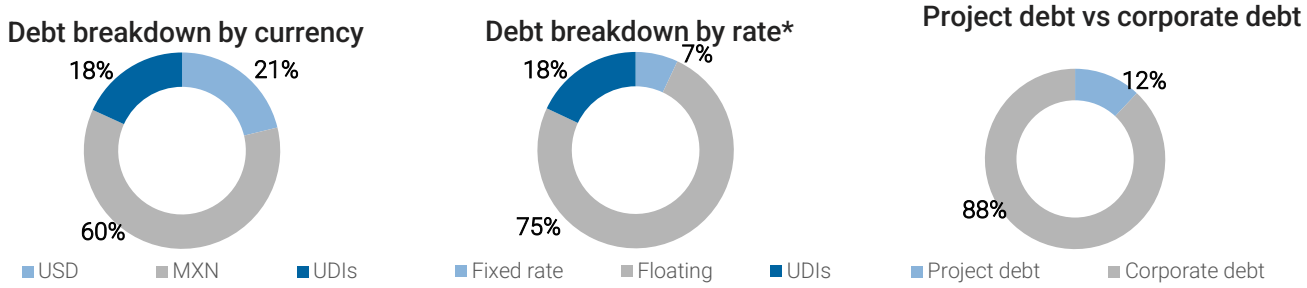
## Assets

Total assets went from MXN$19,184 million in 3Q25 to MXN$19,931 million in 3Q26, increasing 3.9% or MXN$747.0 million, mainly due to the higher valuation of investment properties (+MXN$411.9 million) and to a higher balance of recoverable taxes (+MXN$332.6 million), as a result of the reallocation of investment properties between the vehicles.

NAV amounted to MXN$13,146 million, growing 5.2% compared to the MXN$12,492 million recorded in the same period of 2025.

## Debt

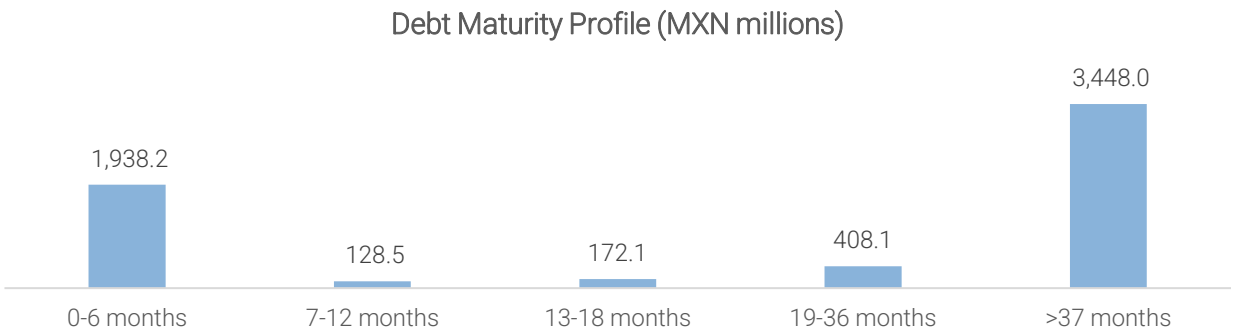
| MXN thousands | Sep-26 | Sep-25 | Δ% |
|---|---|---|---|
| Debt | 6,094,087 | 6,021,684 | 1.2% |




*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 3Q26, debt amounted to MXN$6,094 million, an increase of 1.2% compared to the MXN$6,022 million in 3Q25, due to the credit drawdowns carried out at the end of 2025 for the development of Espacio Condesa. However, debt showed a slight decrease of 0.3% versus the previous quarter, in line with the scheduled debt amortization.

As of September 30, 2026, the composition of the debt by currency was 60% in pesos, 21% in dollars and 18% in UDIs. By interest rate type, 7% of the debt was fixed-rate, 18% fixed-rate indexed to UDIs and 75% floating-rate (34% is hedged through a fixed-rate swap).




At the end of 3Q26, more than 68% of total debt had a maturity of more than 12 months. In addition, of the portion classified as short-term debt, 11.9% 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

LTV went from 31.39% in 3Q25 to 30.58% in 3Q26, decreasing 81 bps. This improvement is explained by the increase in the level of assets, which exceeded the increase recorded in debt.

Fibra Plus' Debt Service Coverage Ratio (DSCR) was 1.28x in 3Q26 vs. the 1.20x 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 3Q26 | 218,654,000 |
| $VAT_t$ | 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 3Q26 | 0 |
| $I_t$ | Projected interest payments | 565,608,427 |
| $P_t$ | Scheduled principal amortizations | 253,963,039 |
| $K_t$ | Estimated recurring Capex | 110,000,000 |
| $D_t$ | Estimated non discretionary development expenditures | 45,000,000 |
| $DSCR_t$ | Debt Service Coverage Ratio | 1.28x |

## Key debt metrics

| | Sep-26 | Sep-25 | Δ% |
|---|---|---|---|
| LTV (%) | 30.58% | 31.39% | (81 bps) |
| Debt Service Coverage Ratio (DSCR) | 1.28x | 1.20x | 0.08x |
| Liabilities / Equity | 58.55% | 55.10% | 345 bps |
| Assets / Equity | 1.59x | 1.55x | 0.03x |
| Weighted average cost | 8.35% | 9.20% | (85 bps) |
| Debt with maturity over 1 year | 66.09% | 70.01% | (393 bps) |

## Liabilities

Total liabilities amounted to MXN$7,360 million in 3Q26, 8.0% above the level recorded in 3Q25 and 0.7% below the previous quarter. Compared with September 2025, the increase was mainly associated with taxes payable related to the transfer of assets from Fibra HD to Fibra Plus, completed in February 2026. The quarterly decrease, in turn, derived both from the application of the good-faith deposits related to the sale of the La Pilita shopping center and from the debt payments made during the period.

## Total Equity

As of September 30, 2026, total equity amounted to MXN$12,571 million, increasing 1.6% compared to the MXN$12,369 million in the same period of 2025. Accordingly, the book value per CBFI (excluding non-controlling interest) stood at MXN$19.44 (+1.9% vs. 3Q25).

# OUTSTANDING DEVELOPMENTS

- On October 27, 2026, Fibra HD published its 3Q26 results, which are available at the following link: Quarterly Information.
- On October 2, 2026, Fibra Plus reported the non-renewal of a lease agreement in Nogales, Sonora, anticipating a vacancy effective as of January 1, 2027. The Trust noted that, based on the information available to date, Management does not expect this to cause financial stress, as the estimated effect is 5.47% of annualized revenue, without considering other leasing movements or changes in the composition of the portfolio.

## MARKET INFORMATION

| FPLUS16 | Sep-26 | Sep-25 | Δ% |
|---|---|---|---|
| Closing price (MXN) | 5.00 | 5.20 | (3.8%) |
| Market capitalization (MXN thousands) | 3,183,140 | 3,318,519 | (4.1%) |

## ANALYST COVERAGE

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

## EARNINGS CONFERENCE





# FINANCIAL STATEMENTS

## STATEMENT OF FINANCIAL POSITION

Fideicomiso Irrevocable No. F/1110
Banco Azteca, S.A., Institución de Banca Múltiple, Dirección Fiduciaria and Subsidiary
Consolidated financial position as of September 30, 2026, and 2025
(Figures in MXN thousands)

| | Sep-26 | Sep-25 | Δ% |
|---|---|---|---|
| **ASSETS** | | | |
| **Current Assets** | | | |
| Cash and cash equivalents (incl. restricted) | 251,535 | 269,536 | (6.7%) |
| Accounts receivable | 61,935 | 38,160 | 62.3% |
| Recoverable taxes | 466,471 | 133,829 | >100.0% |
| Other current assets | 378,886 | 331,054 | 14.4% |
| **Total Current Assets** | **1,158,827** | **772,580** | **50.0%** |
| | | | |
| **Non-Current Assets** | | | |
| Investment Properties | 18,521,848 | 18,109,970 | 2.3% |
| Other non-current assets | 249,883 | 300,980 | (17.0%) |
| **Total Non-Current Assets** | **18,771,731** | **18,410,950** | **2.0%** |
| **Total Assets** | **19,930,558** | **19,183,530** | **3.9%** |
| | | | |
| **LIABILITIES** | | | |
| **Current Liabilities** | | | |
| Accounts payable | 158,196 | 140,041 | 13.0% |
| Taxes payable | 447,180 | 47,994 | >100.0% |
| Short-term borrowings | 2,066,726 | 1,805,714 | 14.5% |
| Other Current Liabilities | 176,745 | 96,669 | 82.8% |
| **Total Current Liabilities** | **2,848,847** | **2,090,419** | **36.3%** |
| | | | |
| **Non-current liabilities** | | | |
| Long-term borrowings | 4,027,361 | 4,215,970 | (4.5%) |
| Other Non-Current Liabilities | 483,671 | 508,502 | (4.9%) |
| **Total Non-Current Liabilities** | **4,511,032** | **4,724,472** | **(4.5%)** |
| **Total Liabilities** | **7,359,878** | **6,814,891** | **8.0%** |
| | | | |
| **EQUITY** | | | |
| Contributed equity | 9,099,122 | 10,456,754 | (13.0%) |
| CBFI buyback fund | (77,805) | (60,246) | 29.1% |
| Retained earnings and net income | 3,356,016 | 1,776,904 | 88.9% |
| **Equity attributable to controlling interest** | **12,377,333** | **12,173,412** | **1.7%** |
| Non-controlling interest | 193,347 | 195,227 | (1.0%) |
| **Total equity** | **12,570,680** | **12,368,639** | **1.6%** |
| **Total liabilities and equity** | **19,930,558** | **19,183,530** | **3.9%** |

## INCOME STATEMENT

Fideicomiso Irrevocable No. F/1110
Banco Azteca, S.A., Institución de Banca Múltiple, Dirección Fiduciaria and Subsidiary
Consolidated statement of income for the three and nine months ended September 30, 2026 and 2025
(Figures in MXN thousands)

| | 3Q26 | 3Q25 | Δ% | 9M26 | 9M25 | Δ% |
|---|---|---|---|---|---|---|
| Rental income | 196,321 | 206,102 | (4.7%) | 609,442 | 620,247 | (1.7%) |
| Other income (parking and others) | 668 | 9,885 | (93.2%) | 4,559 | 18,885 | (75.9%) |
| **Total revenue** | **196,990** | **215,987** | **(8.8%)** | **614,001** | **639,132** | **(3.9%)** |
| | | | | | | |
| Maintenance (income) | (2,070) | (10,345) | (80.0%) | (12,883) | (31,566) | (59.2%) |
| Operating expenses | 20,095 | 46,154 | (56.5%) | 96,709 | 123,739 | (21.8%) |
| Property tax, insurance and bad debts | 29,066 | 16,215 | 79.3% | 70,821 | 52,328 | 35.3% |
| **Net Operating Income (NOI)** | **149,898** | **163,963** | **(8.6%)** | **459,353** | **494,631** | **(7.1%)** |
| | | | | | | |
| Management fees | 21,099 | 10,051 | >100.0% | 57,537 | 45,450 | 26.6% |
| Trust administrative expenses | 11,692 | 23,581 | (50.4%) | 45,270 | 62,644 | (27.7%) |
| **EBITDA** | **117,107** | **130,331** | **(10.1%)** | **356,547** | **386,538** | **(7.8%)** |
| | | | | | | |
| Fair value adjustment of properties | - | (15,613) | (100.0%) | 158,578 | 110,456 | 43.6% |
| Gain (loss) on sale of properties | (15,741) | - | na | (36,156) | (727) | >100.0% |
| **Operating profit** | **101,367** | **114,717** | **(11.6%)** | **478,969** | **496,266** | **(3.5%)** |
| | | | | | | |
| Investing result | 2,857 | 5,814 | (50.9%) | 10,025 | 29,704 | (66.3%) |
| **Profit before financing and income taxes** | **104,223** | **120,532** | **(13.5%)** | **488,994** | **525,970** | **(7.0%)** |
| | | | | | | |
| Financial result, net | (83,500) | (98,184) | (15.0%) | (260,170) | (262,696) | (1.0%) |
| Foreign exchange result, net | (42,837) | 35,104 | na | (31,186) | 117,737 | na |
| Taxes, discontinued operations and others | 14,579 | (234) | na | 22,094 | (954) | na |
| | | | | | | |
| **Net income for the period** | **(36,692)** | **57,686** | na | **175,543** | **381,965** | **(54.0%)** |
| Non-controlling net income | (3,201) | 484 | na | (9,807) | 8,940 | na |
| Controlling net income | (33,490) | 57,201 | na | 185,350 | 373,025 | (50.3%) |

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY - UNAUDITED

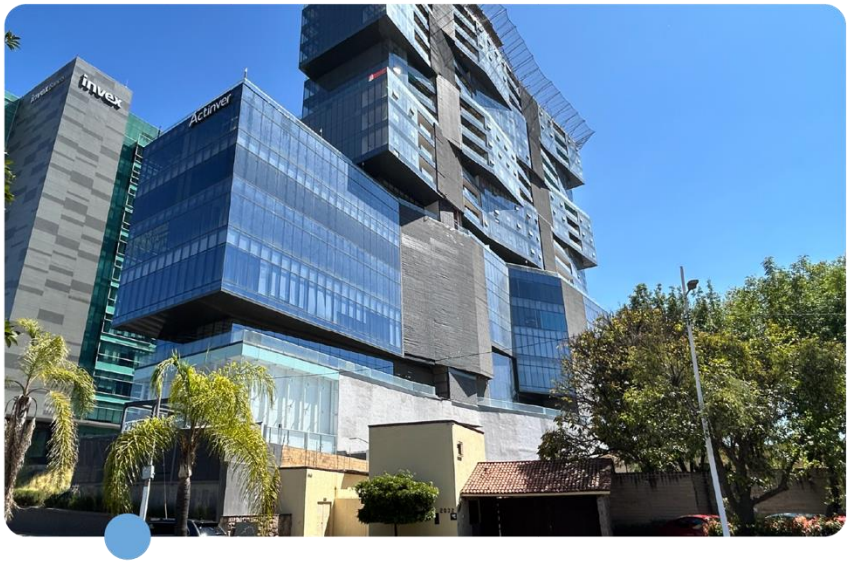
Fideicomiso Irrevocable No. F/1110
Banco Azteca, S.A., Institución de Banca Múltiple, Dirección Fiduciaria and Subsidiary
Consolidated statement of changes in equity as of September 30, 2026
(Figures in MXN thousands)

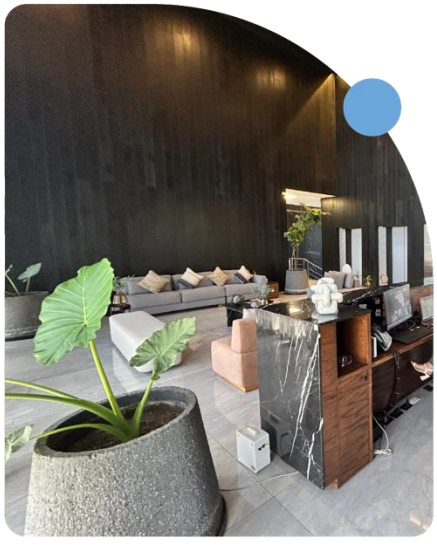
| | Contributed equity | CBFI buyback fund | Retained earnings from prior years | Net income for the period | Non-controlling interest | Total equity |
|---|---|---|---|---|---|---|
| **Balances as of December 31, 2025** | **9,099,072** | **(63,697)** | **2,794,694** | **376,022** | **203,153** | **12,409,244** |
| CBFI buyback, net | - | (14,108) | - | - | - | (14,108) |
| Net income for the period | - | - | - | 185,350 | (9,807) | 175,543 |
| Transfer of prior-year results | - | - | 376,022 | (376,022) | - | - |
| Accounting adjustment to contributed equity | 50 | - | (50) | - | - | - |
| **Balances as of September 30, 2026** | **9,099,122** | **(77,805)** | **3,170,666** | **185,350** | **193,347** | **12,570,680** |

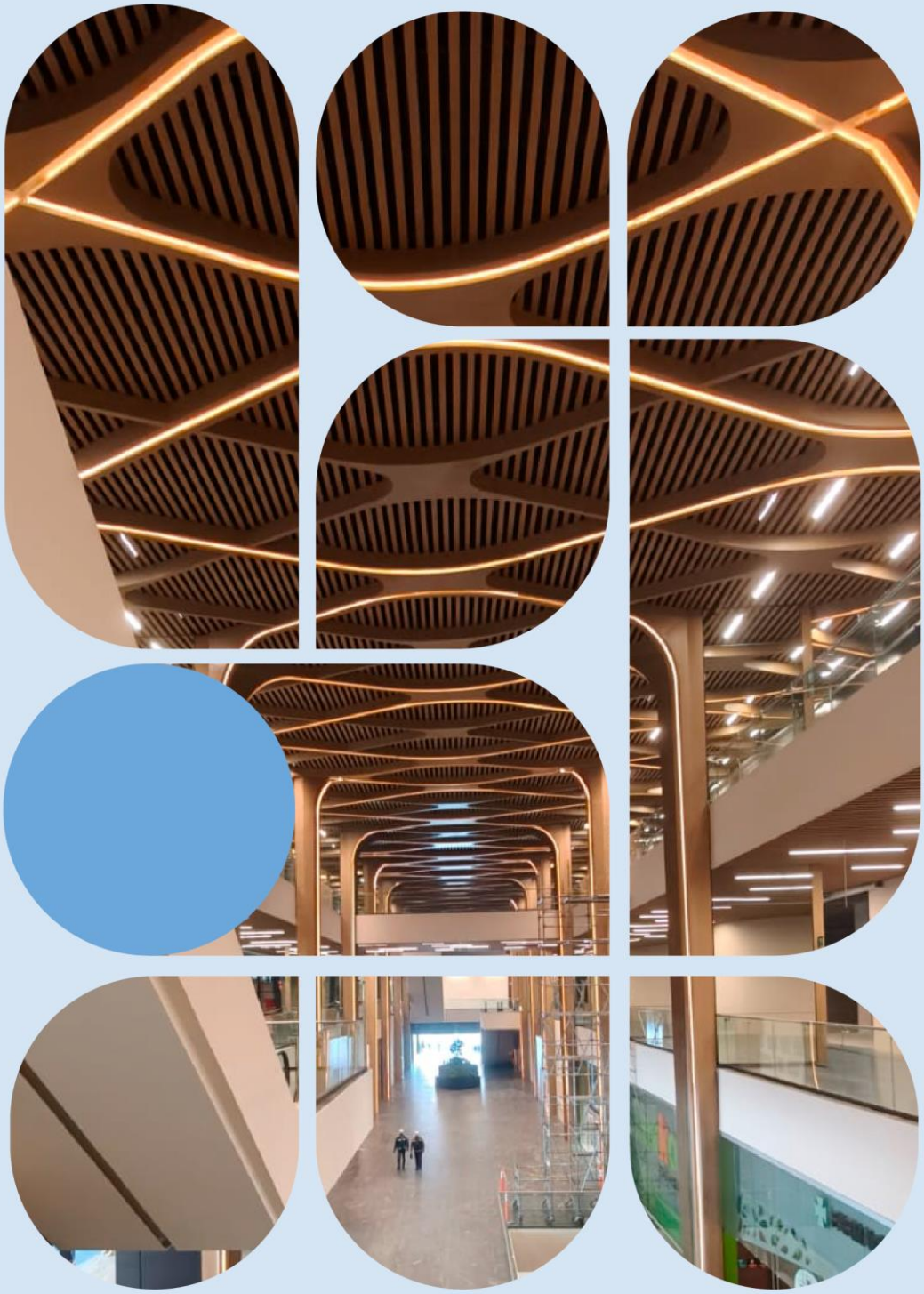
## CONSOLIDATED STATEMENT OF CASH FLOWS

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

| | Sep-26 | Sep-25 | Δ% |
|---|---|---|---|
| **Net income** | **175,543** | **381,965** | **(54.0%)** |
| | | | |
| (-) Accounts receivable | (20,773) | (23,531) | (11.7%) |
| (-) Cash reserves | - | - | na |
| (-) Recoverable taxes | (320,596) | (55,098) | >100.0% |
| (-) Other assets | (61,815) | 33,032 | na |
| (+) Accounts payable | 13,827 | (358,596) | na |
| (+) Taxes payable | 372,289 | 4,529 | >100.0% |
| (+) Security deposits | (117,470) | 199,342 | na |
| (+) Other liabilities | 98,654 | 56,613 | 74.3% |
| | | | |
| **Operating cash flow** | **139,658** | **238,257** | **(41.4%)** |
| | | | |
| (-) Investing activities | (159,842) | (1,066,318) | (85.0%) |
| | | | |
| **Cash flow after investing activities** | **(20,184)** | **(828,061)** | **(97.6%)** |
| | | | |
| (+) Financing activities | (77,423) | 459,885 | na |
| (+) Changes in equity | (14,107) | (5,716) | >100.0% |
| | | | |
| **Free cash flow** | **(111,714)** | **(373,892)** | **(70.1%)** |
| | | | |
| **Cash and cash equivalents at the beginning of the period** | **363,249** | **643,428** | **(43.5%)** |
| **Cash and cash equivalents at the end of the period** | **251,535** | **269,536** | **(6.7%)** |





# Annexes

## Loan breakdown

| Financing Source | Outstanding Balance (MXN) | Maturity | Interest rate | Currency |
|---|---|---|---|---|
| BANCO NACIONAL DE COMERCIO EXTERIOR SNC | 456,607,510 | 2030-05-28 | 5.85% | USD |
| BANCO DEL BAJÍO SA and SA 1 | 113,105,000 | 2030-01-31 | TIIE+300 bps | MXN |
| BANCO DEL BAJÍO PQ | 155,000,000 | 2026-11-18 | TIIE+300 bps | MXN |
| BANCO BANCREA SA | 914,946,784 | 2026-12-20 | TIIE+425 bps | MXN |
| BANCO SABADELL SA | 197,433,736 | 2027-02-09 | LIBOR+400 bps | USD |
| BANCO MERCANTIL DE PANAMÁ | 90,350,000 | 2026-12-26 | SOFR+250 bps | USD |
| Syndicated with BBVA | 1,948,617,625 | 2029-12-01 | TIIE+299 bps | MXN |
| Syndicated with BBVA | 500,000,000 | 2029-12-01 | TIIE+250 bps | MXN |
| Syndicated with BBVA | 588,802,096 | 2029-12-01 | SOFR+300 bps | USD |
| Fibra HD19U issuance | 1,129,224,249 | 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 | 69.17% |
| Cantera | FPLUS | Retail | 6,799 | 197,510,000 | 97.83% |
| Carmen Center | FHD | Retail | 15,090 | 251,616,000 | 97.60% |
| Cataviña | FPLUS | Retail | 8,100 | 245,870,000 | 90.09% |
| 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 | 94.10% |
| 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 | 49.18% |
| 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% |
| Las Ramblas | FPLUS | Retail | 5,520 | 119,778,000 | 62.82% |
| Lomas Verdes | FHD | Retail | 5,863 | 23,417,000 | 94.84% |
| Los Corales | FHD | Retail | 6,028 | 161,011,000 | 83.51% |
| Los Mochis | FPLUS | Retail | 22,753 | 440,640,000 | 97.68% |
| Península | FPLUS | Retail | 7,183 | 308,945,000 | 92.95% |
| Periférico Norte | FPLUS | Offices | 3,174 | 54,173,000 | 8.46% |
| Plaza Chimalhuacán | FPLUS | Retail | 30,755 | 787,682,000 | 99.92% |
| Portafolio BAE | FHD | Retail | 4,250 | 75,909,000 | 100.00% |
| Sky Cumbres | FPLUS | Offices | 1,659 | 51,512,000 | 61.54% |
| 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 | 73.27% |
| 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 | 96.80% |
| Downtown | FPLUS | Offices | 260 | 17,752,000 | 100.00% |
| Autlán | FPLUS | Retail | 5,017 | 107,066,000 | 90.31% |
| 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 | 44.65% |
| Ciudad del Carmen | FPLUS | Offices | 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 | 85.92% |
| 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 (49 vs. 53) 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.**

