





GENERAL HOLDERS' MEETING

NEXT
NEARSHORING EXPERTS AND TECHNOLOGY

AUGUST 2025



CONTENTS

I. AGENDA OF THE GENERAL HOLDERS' MEETING.
II. INFORMATION AND DOCUMENTS RELATED TO THE AGENDA.
III. EXHIBITS.



I. AGENDA OF THE GENERAL HOLDERS' MEETING.

AGENDA



I. Proposal, discussion and, if applicable, approval to ratify all acts, decisions, authorizations, instructions, and resolutions adopted by the Initial Technical Committee of the Trust, including those taken at its meetings held on January 16, 2025, and April 14, 2025, as set forth in the respective minutes.

II. Proposal, discussion and, if applicable, approval for the ratification of Mr. Herminio Alonso Blanco Mendoza as Independent Member of the Technical Committee, subject, if applicable, to the prior assessment of his independence.

III. Proposal, discussion and, if applicable, approval for the ratification of Mr. Alejo Martín Muñoz Manzo as Independent Member of the Technical Committee, subject, if applicable, to the prior assessment of his independence.

IV. Proposal, discussion and, if applicable, approval for the ratification of Mr. Jaime Chico Pardo as Independent Member of the Technical Committee, subject, if applicable, to the prior assessment of his independence.

V. Proposal, discussion and, if applicable, approval for the ratification of Mr. Luis Javier Peña Kegel as Independent Member of the Technical Committee, subject, if applicable, to the prior assessment of his independence.

VI. Proposal, discussion and, if applicable, approval for the appointment of Ms. María Cecilia Jiménez Cornejo as Independent Member of the Technical Committee.

VII. Proposal, discussion and, if applicable, approval of the compensation of the Independent Members of the Technical Committee, subject, if applicable, to the prior assessment of their independence.

VIII. Reading by the Chairman of the Meeting and acknowledgment of the report of the Control Trust regarding the ratification of the Members and their respective Alternates of the Technical Committee of the Trust (non-independent), in exercise of the right set forth in subsection (c) of section 9.1.4 of the Trust.

AGENDA



IX. Analysis, discussion and, if applicable, approval of the transaction consisting mainly of: (a) the contribution to the Trust Estate by the Settlors Júpiter and third parties, directly or indirectly, of up to nine properties comprising a portfolio known as Júpiter, including the assumption of the debt related to such real estate portfolio in exchange for CBFIs, cash, or a combination thereof; (b) as a consequence of the contribution of the assets referred to in subsection (a) above, the contribution of the assets and liabilities of the Trust, with a reversion right, to the estate of a certain Subsidiary Trust; and (c) the acceptance of Fibra Uno as settlor and beneficiary of such Subsidiary Trust, through the contribution of Fibra Uno's industrial real estate assets.

X. Proposal, discussion and, if applicable, approval to replace the Trustee to optimize the administrative costs of the Trust and the Subsidiary Trust, and to consolidate the administration in a single civil partnership controlled by the Trust.

XI. Proposal, discussion and, if applicable, approval to negotiate, execute, terminate, amend, and/or ratify any agreements, contracts, instruments, and/or documents required to consummate the transactions referred to in items (IX) and (X) above.

XII. Proposal, discussion and, if applicable, approval of the establishment of the Long-Term Compensation Plan in favor of the executives, officers, and employees of the Administrator of the Trust Estate, as well as the executives, officers, and employees of the administrator of the estate of the Subsidiary Trust.

XIII. Analysis, discussion, and, if applicable, approval to carry out one or more Placements in Mexico and, if applicable, in other foreign markets, under the terms and conditions to be determined by the Technical Committee at the appropriate time.

AGENDA



XIV. Proposal, discussion, and, if applicable, approval of: (a) the issuance of CBFIs to be delivered to the Júpiter Settlors in exchange for the contribution of up to nine properties comprising the portfolio known as Júpiter; (b) the issuance of CBFIs to be delivered to third parties in exchange for the contribution of Assets and/or land for development to the Trust, under the terms and conditions to be determined by the Technical Committee at the appropriate time; (c) the issuance of CBFIs to satisfy the Long-Term Compensation Plan; and (d) the issuance of CBFIs for Placement purposes and/or to be delivered to third parties in exchange for the contribution of Assets and/or land for development to the Trust, under the terms and conditions to be determined by the Technical Committee at the appropriate time.

XV. Proposal, discussion, and, if applicable, approval regarding the right that Fibra Uno would have to exchange, in return for CBFIs of the Trust, the Trust Rights Master Certificates that Fibra Uno may hold in the Subsidiary Trust in the future, as well as the issuance of CBFIs to be delivered in the future to Fibra Uno should it exercise such exchange right.

XVI. Appointment of the Special Delegates of the Meeting.

XVII. Drafting, reading, and approval of the Minutes of the Meeting.

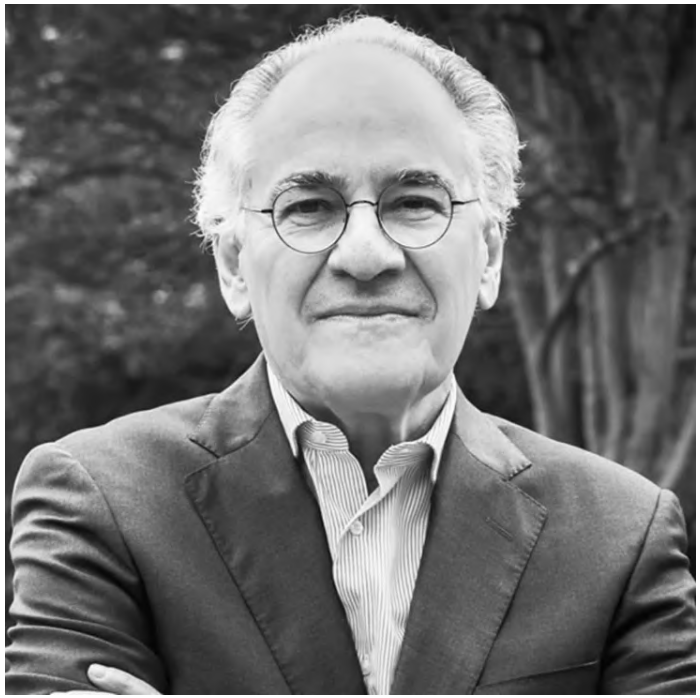


II. INFORMATION AND DOCUMENTS RELATED TO THE AGENDA.

I. Proposal, discussion and, if applicable, approval to ratify all acts, decisions, authorizations, instructions, and resolutions adopted by the Initial Technical Committee of the Trust, including those taken at its meetings held on January 16, 2025, and April 14, 2025, as set forth in the respective minutes.

The minutes of the Initial Technical Committee meetings held on January 16, 2025, and April 14, 2025, are attached hereto as **Exhibit A** and **Exhibit B**, and are available to the Holders on the Trust's website: https://fibranext.mx.

II. Proposal, discussion and, if applicable, approval for the ratification of Mr. Herminio Alonso Blanco Mendoza as Independent Member of the Technical Committee, subject, if applicable, to the prior assessment of his independence.



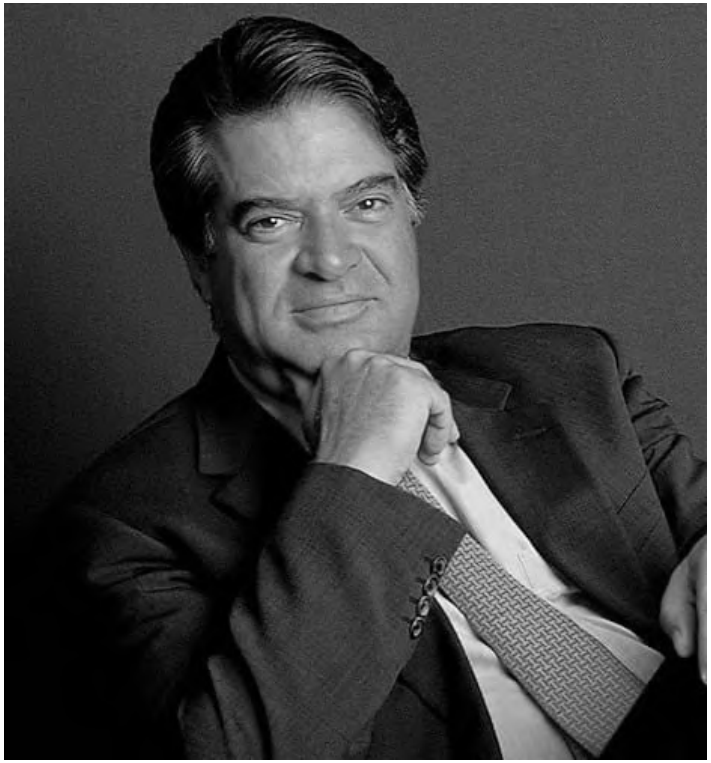
Herminio Blanco Mendoza is the President and CEO of Soluciones Estratégicas Consultoría, a firm specializing in international business consulting. He also serves as Chairman of the Board of IQOM Inteligencia Comercial, the only provider of daily commercial analysis for Latin America and Mexico. Mr. Blanco served as Secretary of Commerce in Mexico during President Zedillo's administration and as Mexico's chief negotiator for NAFTA during President Salinas' administration. He has held key positions on committees and boards of companies such as CYDSA, Grupo Financiero Banorte, Bancomext, and the International Bank of Latin American Commerce. Previously, he was an Assistant Professor at Rice University in the United States and at El Colegio de México. Mr. Blanco earned a Bachelor's degree in Economics from the Monterrey Institute of Technology and Higher Education (ITESM) and a Ph.D. in Economics from the University of Chicago.

III. Proposal, discussion and, if applicable, approval for the ratification of Mr. Alejo Martín Muñoz Manzo as Independent Member of the Technical Committee, subject, if applicable, to the prior assessment of his independence.



Alejo Muñoz Manzo is the founding partner of Muñoz, Manzo & Ocampo, a tax advisory firm in Mexico established in 2006. Mr. Muñoz built his career at J.P. Morgan, EY, and PwC. He holds a Bachelor's degree in Accounting and Finance from the National Autonomous University of Mexico (UNAM) and a Master of Laws (LL.M.) in International Tax Law from Harvard University.

IV. Proposal, discussion and, if applicable, approval for the ratification of Mr. Jaime Chico Pardo as Independent Member of the Technical Committee, subject, if applicable, to the prior assessment of his independence.



Jaime Chico Pardo is a member of the Boards of Directors of Bimbo, Honeywell International, and the University of Chicago Booth School of Business. He has served as Chairman of the Boards of Telmex, Carso Global Telecom, Ideal, and various other companies. From 1995 to 2006, he was CEO of Telmex, and prior to joining Telmex, he served as CEO of Grupo Condumex, Euzkadi/General Tire de México, and Finbursa. Mr. Chico Pardo began his career in international banking with Banamex and founded an investment bank, IFI de México, in 1984. He holds a Bachelor's degree in Industrial Engineering from Universidad Iberoamericana and an MBA from the University of Chicago Booth School of Business.

V. Proposal, discussion and, if applicable, approval for the ratification of Mr. Luis Javier Peña Kegel as Independent Member of the Technical Committee, subject, if applicable, to the prior assessment of his independence.



Luis Peña Kegel is the founding partner and co-chairman of Silvergreen Capital, a Mexican boutique investment advisory firm specializing in mergers and acquisitions, corporate restructuring, and structured finance. Previously, he served as Vice President of Banking and Global Markets for Latin America at HSBC, where he was responsible for key client relationships across the region and acted as a liaison with senior government officials. In this role, he was actively involved in event-driven business, primarily in debt and capital markets, equity offerings, and mergers and acquisitions, from January 2016 to March 2021. From March 2008 to December 2015, Mr. Peña Kegel served as CEO of HSBC Mexico. Prior to joining HSBC, he was CEO of Banorte, one of Mexico's largest commercial banks with more than 1,200 branches and 17,000 employees, from 2004 to 2008. Between 1983 and 2004, he held various positions at Citibanamex, including Director of Corporate and Commercial Banking, Treasurer of the Bank, CEO of Citibanamex, and Director of Hispanic Markets at Citibank in New York from 2002 to 2004. He has also served as Chairman of California Commerce Bank (U.S.), Buró de Crédito (México), and HSBC México. Additionally, he has been a member of the Boards of Directors of Banorte (México), Bansud (Argentina), Avantel (México), Seguros y Afore Banorte Generali (a joint venture with the Italian insurer Generali), Seguros Banamex Aegon (a joint venture with the Dutch insurer Aegon), Mexicana de Aviación (Mexico), Aeroméxico (Mexico), Banamex Investment Bank (UK), Intermex (UK), and the Mexican Banking Association (Mexico). Mr. Peña holds a Bachelor's degree in Industrial Engineering from Universidad Iberoamericana, where he was awarded the Best Student Award, and an MBA from Stanford University, earned in 1986.

VI. Proposal, discussion and, if applicable, approval for the appointment of Ms. María Cecilia Jiménez Cornejo as Independent Member of the Technical Committee.



María Cecilia Jiménez Cornejo is a financial executive with over 18 years of experience in investment banking and asset management, recognized for her leadership and strategic vision. She currently serves as Executive Director of Investments at Banco Santander México, overseeing the development and marketing of investment products with assets under management of nearly $50 billion, leading a multidisciplinary team of 100 professionals under an Agile methodology. Previously, she served as CEO of Santander Asset Management México, achieving 54% organic growth in AUM in just two years and leading the acquisition and integration of BNP Paribas' operations in Mexico. Between 2019 and 2023, she headed Equity Capital Markets at Banco Santander México, participating in raising over $7 billion across 17 transactions and securing the top position in Mexico's League Tables for four consecutive years. With a strong foundation in investment analysis and strategy, Cecilia led Mexico's Equity Research and Strategy division from 2015 to 2019, publishing more than 400 reports and being recognized as Runner-Up by Institutional Investor on three occasions. She is also an angel investor in venture capital and has been named by Expansión magazine as one of Mexico's "100 Most Powerful Women in Business" in 2024 and 2025, reflecting her influence in the financial sector. Educated at the Pontifical Catholic University of Chile and having completed executive programs at the London School of Economics, EGADE, and Kellogg, she complements her profile with multiple board positions—including AMIB and APX Capital—and is co-founder of Mujeres en Finanzas México. Passionate about mountaineering, swimming, and gastronomy, Cecilia combines a global vision with a genuine commitment to driving innovation and diversity in the capital markets.

VII. Proposal, discussion and, if applicable, approval of the compensation of the Independent Members of the Technical Committee, subject, if applicable, to the prior assessment of their independence.

Annual compensation of USD $80,000.00 (eighty thousand dollars 00/100, lawful currency of the United States of America), provided that, for the 2025 fiscal year, only the proportional amount corresponding to the months during which such position has been held shall be paid.

VIII. Reading by the Chairman of the Meeting and acknowledgment of the report of the Control Trust regarding the ratification of the Members and their respective Alternates of the Technical Committee of the Trust (non-independent), in exercise of the right set forth in subsection (c) of section 9.1.4 of the Trust.

Name	Title	Age	Sex	Alternate
Moisés El-Mann Arazi	Chairman	71	Male	Charles El-Mann Fasja
André El-Mann Arazi	Executive Vice President	61	Male	Charles El-Mann Jafif
Max El-Mann Arazi	Member	65	Male	Charles El-Mann Metta
Gonzalo Pedro Robina Ibarra	Member	63	Male	-
Ana Karen Mora González	Member	36	Female	-

* The biographies of the principal members of the Trust's Technical Committee (non-independent) are available in the Offering Prospectus.

In accordance with items II through VIII above, the Technical Committee would be composed as follows:



Secretary (non-member):
Alejandro Chico Pizarro

Also, the Audit, Practices, Nominations, Compensation, and Ethics subcommittees would be composed as follows:

- Audit Committee

Name	Title	Age	Sex
Alejo Muñoz Manzo	Chairman	61	Male
Herminio Blanco Mendoza	Member	74	Male
María Cecilia Jiménez Cornejo	Member	43	Female

- Practices Committee

Name	Title	Age	Sex
Herminio Blanco Mendoza	Chairman	74	Male
Jaime Chico Pardo	Member	75	Male
Luis Peña Kegel	Member	65	Male

- Nominations Committee

Name	Title	Age	Sex
Jaime Chico Pardo	Chairman	75	Male
Alejo Muñoz Manzo	Member	61	Male
María Cecilia Jiménez Cornejo	Member	43	Male

- Compensation Committee

Name	Title	Age	Sex
André El-Mann Arazi	Chairman	61	Male
Gonzalo Pedro Robina Ibarra	Member	63	Male
Luis Peña Kegel	Member	65	Male

- Ethics and Sustainability Committee

Name	Title	Age	Sex
Ana Karen Mora González	Chairman	36	Female
Gonzalo Pedro Robina Ibarra	Member	63	Male
Raúl Alfredo Gallegos Navarro	Member	58	Male

IX. Analysis, discussion and, if applicable, approval of the transaction consisting mainly of: (a) the contribution to the Trust Estate by the Settlors Júpiter and third parties, directly or indirectly, of up to nine properties comprising a portfolio known as Júpiter, including the assumption of the debt related to such real estate portfolio in exchange for CBFIs, cash, or a combination thereof; (b) as a consequence of the contribution of the assets referred to in subsection (a) above, the contribution of the assets and liabilities of the Trust, with a reversion right, to the estate of a certain Subsidiary Trust; and (c) the acceptance of Fibra Uno as settlor and beneficiary of such Subsidiary Trust, through the contribution of Fibra Uno's industrial real estate assets.

The Information Statement submitted pursuant to Article 35 of the General Regulations Applicable to Securities Issuers and Other Market Participants, and the presentation titled Asset Contribution Transaction, are attached hereto as **Exhibit C** and **Exhibit D**, respectively, and are available to the Holders on the Trust's website: https://fibranext.mx.

Offer Overview

Starting with the Fibra NEXT IPO, we take a decisive step toward the goal set in 2023 through strategic transactions that accelerate our growth and potential

1. e-Group contributes 9 additional properties to Fibra NEXT in exchange for 119.7m CBFIs, **on the same terms as the IPO at a 7.45% NOI Cap Rate**
2. Joint Venture in which Fibra NEXT and FIBRA UNO contribute, **on the same terms as the IPO at a 7.45% NOI Cap Rate,** all their industrial assets and certain liabilities to a subsidiary trust ("Next Properties") on equal terms
   - 2.1 Fibra NEXT contributes: i) 18 industrial properties with a value of Ps. $30,627mm; and ii) Ps. $7,623mm(2) in cash from the net proceeds of the IPO
   - 2.2 FIBRA UNO contributes: 182 industrial properties with a value of Ps. $116,991mm
   - 2.3 FIBRA UNO transfers its right of first refusal and right of first offer on e-Group's industrial properties to Fibra NEXT
3. Optimization of management structure so that a single administrator oversees the consolidated portfolio at Next Properties level

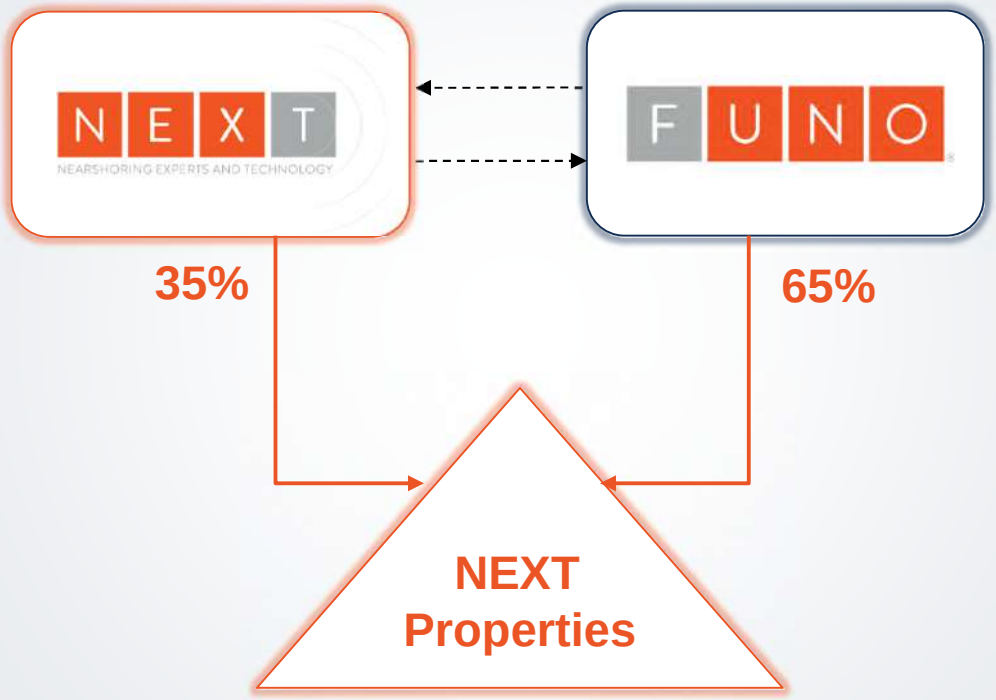


Sources: Fibra NEXT, FUNO and e-Group
Note: (1) Debt figures as of 2Q'25. (2) Balance sheet figures converted at an exchange rate of Ps. $18.89 per US$

Overview of the Proposed Structure

Structure with Proposed Transactions

Considering Phases 1a, 2a y 2b[1]



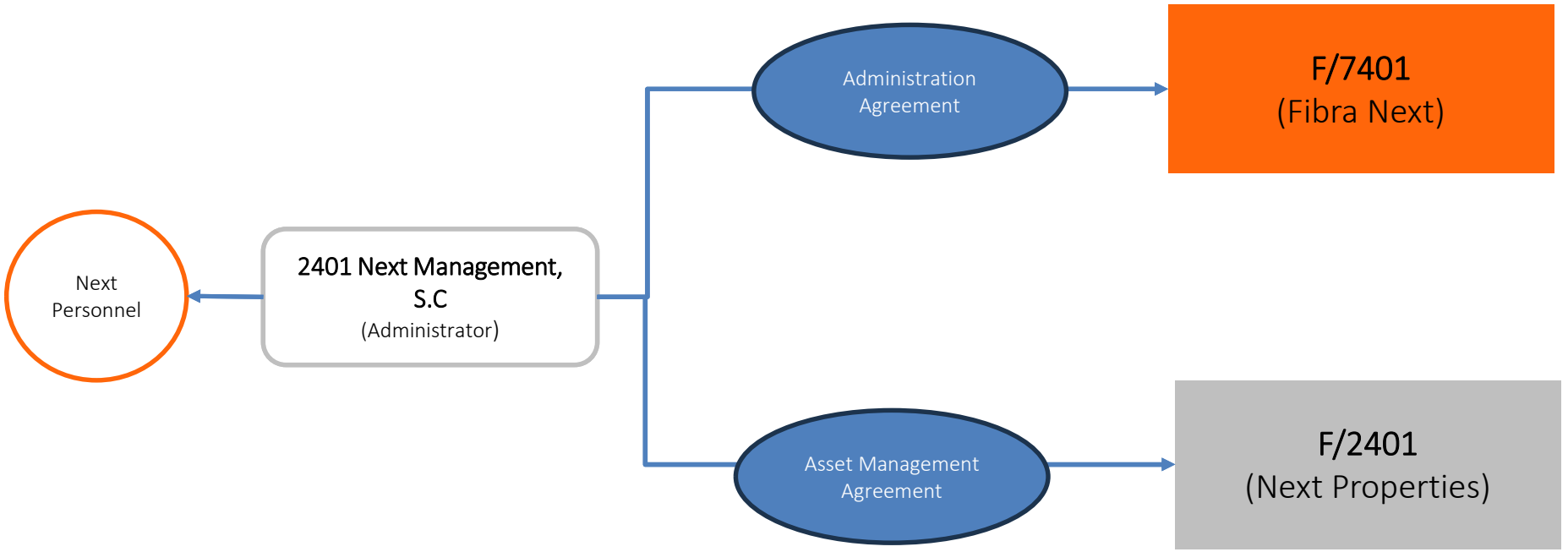
Streamline, internally-managed operation.

Only one administrator to oversee the consolidated portfolio at Next Properties level

FIBRA UNO transfers its ROFO and ROFR on e-Group's industrial properties to Fibra NEXT in exchange for control and consolidation of Fibra NEXT

Source: Fibra NEXT, FUNO and e-Group.
Notes: (1) Phase 1a, 2a and 2b as disclosed in NEXT prospectus.

X. Proposal, discussion and, if applicable, approval to replace the Trustee to optimize the administrative costs of the Trust and the Subsidiary Trust, and to consolidate the administration in a single civil partnership controlled by the Trust.



XII. Proposal, discussion and, if applicable, approval of the establishment of the Long-Term Compensation Plan in favor of the executives, officers, and employees of the Administrator of the Trust Estate, as well as the executives, officers, and employees of the administrator of the estate of the Subsidiary Trust.

https://fibranext.mx The presentation outlining the features of the Long-Term Compensation Plan is attached hereto as **Exhibit E** and is available to the Holders on the Trust's website: https://fibranext.mx.

XIII. Analysis, discussion, and, if applicable, approval to carry out one or more Placements in Mexico and, if applicable, in other foreign markets, under the terms and conditions to be determined by the Technical Committee at the appropriate time.

Maximum Authorized Amount	**300,000,000 CBFIs**
Number of CBFIs subject to each Placement	To be determined from time to time based on each of the offerings, without exceeding the Maximum Authorized Amount.
Placement Pric	The Placement Price for each CBFI will be determined in due course.
Basis for Determining the Placement Price	Among other factors, based on: (i) the Trust's financial and operational condition; (ii) its potential to generate value through future cash flows, appreciation, and earnings; (iii) the multiples of comparable publicly traded companies; and (iv) the general market conditions at the time of the Issuance.
Overallotment Option	It will be disclosed through the public offering notice, as determined by the Technical Committee.
Underwriters	They will be selected as determined by the Technical Committee for each CBFI offering.

Such CBFIs may be used to carry out one or more Placements in Mexico and, if applicable, in other foreign markets, and/or to be delivered to third parties in exchange for the contribution of Assets and/or land for development to the Trust, under the terms and conditions to be determined by the Technical Committee at the appropriate time.

XIV. Proposal, discussion, and, if applicable, approval of: (a) the issuance of CBFIs to be delivered to the Júpiter Settlors in exchange for the contribution of up to nine properties comprising the portfolio known as Júpiter; (b) the issuance of CBFIs to be delivered to third parties in exchange for the contribution of Assets and/or land for development to the Trust, under the terms and conditions to be determined by the Technical Committee at the appropriate time; (c) the issuance of CBFIs to satisfy the Long-Term Compensation Plan; and (d) the issuance of CBFIs for Placement purposes and/or to be delivered to third parties in exchange for the contribution of Assets and/or land for development to the Trust, under the terms and conditions to be determined by the Technical Committee at the appropriate time.

CBFIs to be delivered to the Júpiter Settlors in exchange for the contribution of up to nine properties comprising the portfolio known as Júpiter	**119,708,686 CBFIs**
CBFIs to be delivered to third parties in exchange for the contribution of Assets and/or land for development, totaling 1 million sq. m., under the terms and conditions to be determined by the Technical Committee at the appropriate time.	**36,000,000 CBFIs**
CBFIs to comply with the Long-Term Compensation Plan	**19,017,934 CBFIs**
CBFIs for Placement purposes and/or to be delivered to third parties in exchange for the contribution of Assets and/or land for development to the Trust, under the terms and conditions to be determined by the Technical Committee at the appropriate time.	**300,000,000 CBFIs**

XV. Proposal, discussion, and, if applicable, approval regarding the right that Fibra Uno would have to exchange, in return for CBFIs of the Trust, the Beneficiary Rights Master Certificates that Fibra Uno may hold in the Subsidiary Trust in the future, as well as the issuance of CBFIs to be delivered in the future to Fibra Uno should it exercise such exchange right.

The contribution of Fibra Uno's assets will be made under the same terms as Fibra NEXT's IPO, at a Cap Rate of 7.45%.

Portfolio	NOI (Ps. millions)	NOI Cap Rate	Value (Ps. millions)	Debt (Ps. millions)	Capital (Ps. millions)	CBFIs
FUNO Industrial Portfolio (182 properties)	$8,716	7.45%	$116,991	$53,067	$63,924	639,243,668

Once the right is exercised, Fibra UNO would be entitled to 639,243,668 CBFIs of Fibra NEXT.



III. EXHIBITS

Exhibit A. Minutes of the Initial Technical Committee Meeting dated January 16, 2025.
Exhibit B. Minutes of the Initial Technical Committee Meeting dated April 14, 2025.
Exhibit C. Information Statement submitted pursuant to Article 35 of the General Regulations Applicable to Securities Issuers and Other Market Participants.
Exhibit D. Asset Contribution Transaction Presentation.
Exhibit E. Long-Term Compensation Plan.

Exhibit A

Minutes of the Initial Technical Committee Meeting dated January 16, 2025

MINUTES OF THE INITIAL MEETING OF THE TECHNICAL COMMITTEE OF IRREVOCABLE TRUST NUMBER 7401 OR FIBRA NEXT TRUST, HELD ON JANUARY 16, 2025, AT THE PREMISES LOCATED AT ANTONIO DOVALÍ JAIME TOWER B, 11TH FLOOR, ZEDEC SANTA FE, ÁLVARO OBREGÓN, MEXICO CITY, MEXICO, 01219.

At 12:00 p.m. on January 16, 2025, all the members of the Initial Technical Committee of Irrevocable Trust Number 7401 (the "Trust 7401"), established on October 13, 2023 with Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, acting as trustee (the "Trustee"), which was ratified pursuant to instrument number 49,624, executed before Mr. Celso de Jesús Pola Castillo, Notary Public No. 244 of Mexico City, and subsequently amended for the first time by agreement dated November 8, 2023, ratified by deed number 49,808 dated November 10, 2023 before the aforementioned notary public; amended for the second time to be restated in its entirety by agreement dated December 22, 2023, ratified by deed number 50,864 dated March 19, 2024 before the aforementioned notary public; and amended for the third time to be restated in its entirety by public deed number 52,988 dated December 20, 2024, executed before the aforementioned notary public, met at the premises located at Antonio Dovalí Jaime Tower B, 11th Floor, Zedec Santa Fe, Álvaro Obregón, Mexico City, Mexico, 01219, for the purpose of holding the meeting of the Initial Technical Committee, without the need for any prior call given that all the members of the Initial Technical Committee were present, in accordance with the provisions of the second paragraph of Section 9.1.14 of Trust 7401.

The meeting was presided over by André El Mann Arazi (who also customarily uses the name André El-Mann Arazi), and Mr. Alejandro Chico Pizarro acted as Secretary thereof, having been unanimously appointed by the members of the Initial Technical Committee of Trust 7401 to hold such office.

The Secretary verified the attendance of the members of the Initial Technical Committee, stating that all of its members were present, in accordance with the Attendance List which, once signed by the attendees, is attached hereto as Exhibit "A."

In view of the foregoing, the Chairman declared the meeting duly convened and valid for the adoption of all resolutions that may be passed herein.

The Secretary was requested to read the following Agenda, after certifying the existence of the sufficient and necessary quorum for the holding of the meeting of the Initial Technical Committee, for which purpose the attendees signed at the foot of these minutes.

The capitalized terms used in these minutes and not otherwise defined herein shall have the meaning ascribed to such terms in Trust 7401.

AGENDA

I. Proposal, discussion and, if applicable, approval to terminate the administration,

advisory and maintenance services agreement entered into by the Trustee with 2401 Next Management, S.C. on November 24, 2023. Resolutions in this regard.

II. Presentation, discussion and, if applicable, approval of: (i) the Administrator's initial operating budget for the irregular fiscal year in which the initial public offering of CBFIs is carried out; and (ii) the Administrator's initial operating budget for the fiscal year immediately following the year in which the initial public offering of CBFIs is carried out; pursuant to Article IX, Section 9.1.21, item (viii) of Trust 7401. Resolutions in this regard.

III. Proposal, discussion and, if applicable, approval to authorize the acts referred to in items (iii), (iv), (v), (vii), (ix) and (x) of Section 9.1.21 of Trust 7401. Resolutions in this regard.

IV. Appointment of Special Delegates. Resolutions in this regard.

V. Authorization and execution of the minutes of the Initial Technical Committee meeting. Resolutions in this regard.

The Agenda read by the Secretary having been unanimously approved, the items contained therein were then addressed as follows:

I. Proposal, discussion and, if applicable, approval to terminate the administration, advisory and maintenance services agreement entered into by the Trustee with 2401 Next Management, S.C. on November 24, 2023. Resolutions in this regard.

In connection with this item on the Agenda, the Chairman of the meeting informed the Initial Technical Committee of the need to terminate the administration, advisory, and maintenance services agreement entered into by the Trustee with 2401 Next Management, S.C. on November 24, 2023 (the "Administration Agreement"), given that such company will no longer provide the services contemplated therein to Trust 7401.

The Chairman of the meeting then submitted the matter for consideration by the Initial Technical Committee, which unanimously adopted the following resolutions:

ONE. It is hereby authorized to terminate the Administration Agreement, and the Trustee is instructed to enter into the corresponding termination agreement, on terms substantially similar to those set forth in the document attached hereto as Exhibit "B" (the "Termination Agreement"), for which this Minute shall serve as an instruction to the Trustee. The Special Delegates appointed pursuant to item V of the agenda of this meeting of the Initial Technical Committee (the "Special Delegates") are authorized, if applicable, to instruct the Trustee with respect to the terms and conditions for the execution of the Termination Agreement in accordance with this resolution.

II. Presentation, discussion and, if applicable, approval of: (i) the Administrator's initial operating budget for the irregular fiscal year in which the initial public offering of CBFIs is carried out; and (ii) the Administrator's initial operating budget

for the fiscal year immediately following the year in which the initial public offering of CBFIs is carried out; pursuant to Article IX, Section 9.1.21, item (viii) of Trust 7401. Resolutions in this regard.

In connection with this item on the Agenda, the Chair of the session informed the Initial Technical Committee that, in accordance with the provisions of Article IX, Section 9.1.21, item (viii) of Trust 7401, the Initial Technical Committee is authorized to resolve on the Initial Administrator's operating budget for the irregular fiscal year in which the initial public offering of CBFIs is carried out, as well as on the Administrator's annual operating budget for the fiscal year immediately following the year in which the initial public offering of CBFIs is carried out, provided that such budgets are reviewed and, if applicable, ratified or adjusted by the Technical Committee that assumes functions after the first Issuance has taken place.

The Chairman of the meeting submitted the matter for consideration to the Initial Technical Committee, which unanimously adopted the following resolution:

TWO. The budget for the remaining months of the 2025 fiscal year, as well as for the 2026 fiscal year of the Administrator, is hereby approved in accordance with the document attached hereto as Exhibit "C," provided that it is reviewed and, if applicable, ratified or adjusted by the Technical Committee that assumes functions after the first Issuance has taken place.

III. Proposal, discussion and, if applicable, approval to authorize the acts referred to in items (iii), (iv), (v), (vii), (ix) and (x) of Section 9.1.21 of Trust 7401. Resolutions in this regard.

In connection with this item on the Agenda, the Chairman of the Meeting informed those present that, in accordance with the provisions of items (iii), (iv), (v), (vii), (ix), and (x) of Section 9.1.21, Article IX, of Trust 7401, the Initial Technical Committee is authorized to resolve:

"*(…)*

(iii) the authorization and instruction to the Trustee to enter into the Administration Agreement;

(iv) the delegation of powers to the Administrator in accordance with the Administrator's obligations under this Trust and the Administration Agreement;

(v) the granting, by the Trustee to the Administrator, of the powers referred to in the Administration Agreement, which must comply with the provisions of Article X, Section 10.4, and Article XXXII of this Trust and the Sole Issuers' Circular;

(…)

(vii) the engagement of advisors, appraisers, the External Auditor, Underwriters, and the ratification of the Common Representative;

(…)

(ix) the acquisition of the Preferential Acquisition Right of Fibra Next; and

(x) authorizing the execution and/or accession, in the capacity of settlor and/or beneficiary, of Subsidiary Trusts."

The foregoing was submitted for the consideration of the members of the Initial Technical Committee, who unanimously adopted the following resolutions:

THREE. It is resolved to appoint Galaz, Yamazaki, Ruiz Urquiza, S.C. (miembro de Deloitte Touche Tohmatsu Limited) as the External Auditor of Trust 7401 and, for such purposes, the Trustee is authorized and instructed to enter into the relevant services agreement; the Special Delegates are authorized, for such purpose, to determine and instruct the Trustee on the terms and conditions under which the services agreement with said External Auditor shall be executed, releasing the Trustee from any liability arising from the execution of the services agreement referred to herein.

FOUR. The Trustee is authorized and instructed to comply with the "*General regulations applicable to entities and issuers supervised by the National Banking and Securities Commission that engage external auditing services for basic financial statements*" (the "CUAE") issued by the National Banking and Securities Commission (the "CNBV") and, by way of example but not limitation, is instructed to: (i) disclose, through the Electronic Communication System with Securities Issuers ("Emisnet") operated by Bolsa Mexicana de Valores, S.A.B. de C.V., and through the Securities Information Transfer System ("STIV-2") operated by the CNBV, the appointment of Galaz, Yamazaki, Ruiz Urquiza, S.C. (miembro de Deloitte Touche Tohmatsu Limited) as the firm that will provide the Trust with external auditing services for the Basic Financial Statements (as defined in the CUAE), within 15 (fifteen) business days following its engagement; and (ii) submit to the CNBV, through the STIV-2, a copy of the external audit services agreement for the Basic Financial Statements within 30 days following the date of its execution.

FIVE. It is resolved to ratify the appointment of CIBanco, S.A., Institución de Banca Múltiple, as the Common Representative of the holders of the CBFIs.

SIX. The Trustee is hereby authorized and instructed to engage professional services from external advisors, arrangers, underwriters, rating agencies, and other service providers necessary and/or convenient to carry out the initial public offering of CBFIs; including, without limitation, the engagement of legal advisors to issue their independent opinion regarding compliance with the applicable legal and contractual provisions for carrying out the initial public offering of CBFIs, in accordance with the determinations of the Special Delegates appointed by this Initial Technical Committee.

SEVEN. The Trustee is authorized to carry out the actions referred to in Article IX, Section 9.1.21, items (iii), (iv), (v), and (vii) of Trust 7401, and, for such purposes, the Special Delegates appointed by this Initial Technical Committee are authorized to instruct on the terms and

conditions under which the Trustee shall carry out such actions, as well as to determine their characteristics as necessary and/or convenient.

EIGHT. In the event that, in the future, the Special Delegates appointed by this Initial Technical Committee determine that it is necessary to carry out the actions referred to in Article IX, Section 9.1.21, items (ix) and (x) of Trust 7401, the execution of such actions is hereby authorized, and, for such purposes, the Special Delegates appointed by this Initial Technical Committee are authorized to instruct on the terms and conditions under which the Trustee shall carry out such actions, as well as to determine their characteristics as necessary and/or convenient.

IV. Appointment of Special Delegates. Resolutions in this regard.

In connection with this item on the Agenda, the Chairman of the meeting submitted the matter to the consideration of the Initial Technical Committee, which adopted the following resolution unanimously:

NINE. It is resolved and agreed to appoint Messrs. André El-Mann Arazi, Gonzalo Pedro Robina Ibarra, Jorge Humberto Pigeon Solórzano, Alejandro Chico Pizarro, Jhovany Alfan Galván, and Diego Noriega García (the "Special Delegates"), authorizing any two of them jointly to: (i) exercise the powers conferred upon them pursuant to the resolutions adopted by this Initial Technical Committee; (ii) instruct the Trustee of Trust 7401 to carry out the resolutions adopted at this meeting of the Initial Technical Committee, as well as to execute any acts and sign any documents deemed necessary and/or convenient for such purposes; and (iii) appear before a Notary Public of their choice in order to notarize all or part of this document and, if applicable, file the corresponding record with the relevant Public Registry of Commerce.

V. Authorization and execution of the minutes of the Initial Technical Committee meeting. Resolutions in this regard.

The Chairman of the meeting submitted the matter for the consideration of the Initial Technical Committee, which unanimously adopted the following resolution:

TEN. It is resolved to approve and execute the minutes of the Initial Technical Committee meeting, and the Trustee is instructed to carry out the acts referred to herein, taking these minutes as a letter of instruction for all applicable legal purposes.

There being no further business to discuss, the Agenda was considered concluded, and the Initial Technical Committee meeting was adjourned.

Each of the exhibits mentioned herein is attached to these minutes.

Chairman Secretary

André El Mann Arazi (who also customarily uses the name André El-Mann Arazi)	Alejandro Chico Pizarro

Exhibit B

Minutes of the Initial Technical Committee Meeting dated April 14, 2025

MINUTES OF THE INITIAL MEETING OF THE TECHNICAL COMMITTEE OF IRREVOCABLE TRUST NUMBER 7401 OR FIBRA NEXT TRUST, HELD ON APRIL 14, 2025, AT 10:00 A.M., AT THE PREMISES LOCATED AT ANTONIO DOVALÍ JAIME TOWER B, 11TH FLOOR, ZEDEC SANTA FE, ÁLVARO OBREGÓN, MEXICO CITY, MEXICO, 01219.

At 10:00 a.m. on April 14, 2025, all the members of the Initial Technical Committee of Irrevocable Trust Number 7401 (the "Trust 7401"), established on October 13, 2023 with Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, acting as trustee (the "Trustee" or the "Issuer"), which was ratified pursuant to instrument number 49,624, executed before Mr. Celso de Jesús Pola Castillo, Notary Public No. 244 of Mexico City, and subsequently amended for the first time by agreement dated November 8, 2023, ratified by deed number 49,808 dated November 10, 2023 before the aforementioned notary public; amended for the second time to be restated in its entirety by agreement dated December 22, 2023, ratified by deed number 50,864 dated March 19, 2024 before the aforementioned notary public; and amended for the third time to be restated in its entirety by public deed number 52,988 dated December 20, 2024, executed before the aforementioned notary public, met at the premises located at Antonio Dovalí Jaime Tower B, 11th Floor, Zedec Santa Fe, Álvaro Obregón, Mexico City, Mexico, 01219, for the purpose of holding the meeting of the Initial Technical Committee, without the need for any prior call given that all the members of the Initial Technical Committee were present, in accordance with the provisions of the second paragraph of Section 9.1.14 of Trust 7401.

The meeting was presided over by André El Mann Arazi (who also customarily uses the name André El-Mann Arazi), and Mr. Alejandro Chico Pizarro acted as Secretary thereof, having been unanimously appointed by the members of the Initial Technical Committee of Trust 7401 to hold such office.

The Secretary verified the attendance of the members of the Initial Technical Committee, stating that all of its members were present, in accordance with the Attendance List which, once signed by the attendees, is attached hereto as Exhibit "A."

In view of the foregoing, the Chairman declared the meeting duly convened and valid for the adoption of all resolutions that may be passed herein.

The Secretary was requested to read the following Agenda, after certifying the existence of the sufficient and necessary quorum for the holding of the meeting of the Initial Technical Committee, for which purpose the attendees signed at the foot of these minutes.

The capitalized terms used in these minutes and not otherwise defined herein shall have the meaning ascribed to such terms in Trust 7401.

AGENDA

I. Proposal, discussion and, if applicable, authorization to carry out the first issuance

of real estate trust certificates (*certificados bursátiles fiduciarios inmobiliarios*) identified with ticker symbol NEXT 25 (the "CBFIs"), for the purpose of: (i) being publicly offered in Mexico and, as the case may be, in other foreign markets, and to carry out the first placement of the CBFIs; and (ii) being delivered as consideration for the contribution of the Initial Assets to the Trust Estate; and, as a consequence thereof, to authorize the registration of such securities with the National Securities Registry and their listing on Bolsa Mexicana de Valores, S.A.B. de C.V., pursuant to Article V, Section 5.1, items b., c., d., f. and g., and Article IX, Section 9.1.21, items (i), (ii) and (vi), and Section 9.1.22.1, items i. and iii. of Trust 7401. Resolutions in this regard.

II. **Proposal, discussion and, if applicable, approval to: (i) acquire the Initial Assets; and (ii) enter into the respective contribution agreements to formalize such acquisition, pursuant to Article IX , Section 9.1.21, item (vi) of Trust 7401. Resolutions in this regard.**

III. **Proposal, discussion and, if applicable, approval of the establishment of the Long-Term Compensation Plan in favor of the executives, officers and employees of the Trust Estate Administrator, as well as the executives, officers and employees of the administrator of the estate of any Subsidiary Trust, pursuant to Article VIII, Section 8.8, item (iii) of Trust 7401, in connection with the provisions of Article IX, Section 9.1.22.1, item (ii) of Trust 7401. Resolutions in this regard.**

IV. **Proposal, discussion, and, if applicable, approval to enter into the Fourth Amendment Agreement to Trust 7401. Resolutions in this regard.**

V. **Appointment of Special Delegates. Resolutions in this regard.**

VI. **Authorization and execution of the minutes of the Initial Technical Committee meeting. Resolutions in this regard.**

The Agenda read by the Secretary having been unanimously approved, the discussion of the items contained therein proceeded as follows:

I. **Proposal, discussion and, if applicable, authorization to carry out the first issuance of real estate trust certificates (*certificados bursátiles fiduciarios inmobiliarios*) identified with ticker symbol NEXT 25 (the "CBFIs"), for the purpose of: (i) being publicly offered in Mexico and, as the case may be, in other foreign markets, and to carry out the first placement of the CBFIs; and (ii) being delivered as consideration for the contribution of the Initial Assets to the Trust Estate; and, as a consequence thereof, to authorize the registration of such securities with the National Securities Registry and their listing on Bolsa Mexicana de Valores, S.A.B. de C.V., pursuant to Article V, Section 5.1, items b., c., d., f. and g., and Article IX, Section 9.1.21, items (i), (ii) and (vi), and Section 9.1.22.1, items i. and iii. of Trust 7401. Resolutions in this regard.**

In connection with this item on the Agenda, the Chairman of the Initial Technical Committee

stated that, in accordance with Article V, Section 5.1, items b., c., d., f., and g., and Article IX, Section 9.1.21, items (i), (ii), and (vi), and Section 9.1.22.1, items i. and iii., as well as the other applicable provisions of Trust 7401, this Initial Technical Committee shall authorize and instruct the Trustee to carry out the issuance of CBFIs for the purpose of: (i) being publicly offered in Mexico through Bolsa Mexicana de Valores, S.A.B. de C.V. ("BMV") or any other stock exchange or quotation and/or trading system in Mexico, and/or being offered in the United States under Rule 144A of the Securities Act of 1933, and in other countries in accordance with Regulation S of the Securities Act of 1933 and the applicable provisions of the jurisdictions where the offer is made (the "Offering"); and (ii) being delivered as consideration for the contribution of the Initial Assets to the Trust Estate.

The members of the Initial Technical Committee stated that, in order to be in a position to carry out the Offering, it was necessary to request the registration of all the CBFIs to be issued for such purposes by Trust 7401 in the National Securities Registry ("RNV") maintained by the National Banking and Securities Commission ("CNBV"), as well as the listing of such CBFIs in the quotation system of the BMV or any other stock exchange or quotation and/or trading system in Mexico.

The foregoing was submitted for the consideration of the members of the Initial Technical Committee, who unanimously adopted the following resolution:

ONE. The Trustee is hereby authorized and instructed to issue a total of 272,876,828 (two hundred seventy-two million eight hundred seventy-six thousand eight hundred twenty-eight) CBFIs, of which: (i) 110,400,000 (one hundred ten million four hundred thousand) CBFIs may be publicly offered in Mexico through the BMV and, if market conditions so permit, may additionally be offered in the United States under Rule 144A of the Securities Act of 1933 and in other countries pursuant to Regulation S under said Securities Act of 1933 and the applicable regulations of the other countries where the offering is made, as necessary or convenient; and (ii) 162,476,828 (one hundred sixty-two million four hundred seventy-six thousand eight hundred twenty-eight) CBFIs shall be delivered as consideration to the respective contributors of the Initial Assets listed in the document attached hereto as **Exhibit "B"**, as applicable, into the accounts notified and instructed to the Trustee by such contributors, in exchange for the contribution of the Initial Assets to the Trust Estate, considering the number of CBFIs per Initial Asset and the payment mechanism as determined by the special delegates appointed pursuant to item V of the agenda of this meeting of the Initial Technical Committee (the "Special Delegates"); provided that such CBFIs shall remain in Treasury and shall not carry any corporate, economic, or other rights until delivered to the respective contributors as set forth in this item of the agenda.

TWO. The Trustee is hereby authorized and instructed to apply for the registration of the CBFIs issued pursuant to the immediately preceding resolution in the RNV maintained by the CNBV, as well as for the listing of such CBFIs on the list of securities authorized for trading on the BMV.

THREE. It is hereby authorized that 110,400,000 (one hundred ten million four hundred thousand) CBFIs issued pursuant to Resolution ONE above be publicly offered in Mexico

through the BMV and, if market conditions so permit, additionally be offered in the United States under Rule 144A of the Securities Act of 1933 and in other countries in accordance with Regulation S of such Securities Act of 1933 and the applicable provisions of the other countries where the offering may be made, as necessary or convenient; the foregoing in accordance with the terms and conditions that, as the case may be, may be determined by the Special Delegates, based, among other matters, on: (i) the levels of supply and demand of the CBFIs; (ii) the prevailing conditions in the securities markets on the date of the Offering; and (iii) any other factors deemed relevant, in accordance with, among others, the following main characteristics or such others as may be determined at the appropriate time by the Special Delegates:

Type of Security:	Real estate trust certificates.
Type of Offering:	The placement of the CBFIs in Mexico shall be carried out through a public offering on Bolsa Mexicana de Valores, S.A.B. de C.V. ("BMV") and, if market conditions so permit, additionally through an offering in the United States of America pursuant to Rule 144A of the U.S. Securities Act of 1933 (the "Securities Act of 1933") and in other countries pursuant to Regulation S of such Securities Act of 1933 and the applicable provisions of the other countries where such offering is carried out.
Total Number of CBFIs Subject to the Offering:	Up to 80,000,000 (eighty million) CBFIs, excluding the CBFIs subject to the Hot Deal Option (as defined below) and the CBFIs subject to the Overallotment Option (as defined below); up to 96,000,000 (ninety-six million) CBFIs including the CBFIs subject to the exercise of the Hot Deal Option and excluding the CBFIs subject to the Overallotment Option; up to 92,000,000 (ninety-two million) CBFIs including the CBFIs subject to the Overallotment Option and excluding the CBFIs subject to the exercise of the Hot Deal Option; and up to 110,400,000 (one hundred ten million four hundred thousand) CBFIs including the CBFIs subject to the exercise of the Hot Deal Option and the CBFIs subject to the exercise of the entirety of the Overallotment Option.
Amount of the Offering:	Up to $8,000,000,000.00 pesos (eight billion Mexican Pesos 00/100 Mexican currency) (excluding the CBFIs subject to the Hot Deal Option (as defined below) and the CBFIs subject to the Overallotment Option (as defined below)); up to $9,600,000,000.00 pesos (nine billion six hundred million Mexican Pesos 00/100 Mexican currency) (including the CBFIs subject to the exercise of the Hot Deal

	Option and excluding the CBFIs subject to the Overallotment Option); up to $9,200,000,000.00 pesos (nine billion two hundred million Mexican Pesos 00/100 Mexican currency) (including the CBFIs subject to the Overallotment Option and excluding the CBFIs subject to the exercise of the Hot Deal Option); and up to $11,040,000,000.00 pesos (eleven billion forty million Mexican Pesos 00/100 Mexican currency) (including the CBFIs subject to the exercise of the Hot Deal Option and the CBFIs subject to the exercise of the entirety of the Overallotment Option).
Overallotment Option and Hot Deal Option:	Trust 7401 may place: (i) up to an additional 20% (twenty percent) of the CBFIs subject to the Offering (as part of the Offering, but excluding the Overallotment Option), equivalent to 16,000,000 (sixteen million) CBFIs, which may be offered to cover over-allocations, provided that this option (the "Hot Deal Option") may only be exercised with the prior consent of the legal representative of Nearshoring Experts & Technology, S.C.; and (ii) up to an additional 15% (fifteen percent) of CBFIs in respect of the Total CBFIs subject to the Offering (including the CBFIs subject to the exercise of the Hot Deal Option), equivalent to 14,400,000 (fourteen million four hundred thousand) CBFIs, which may be offered to cover over-allocations (the "Overallotment Option"). The Overallotment Option shall be valid for a period of 30 (thirty) days from the date of the Offering. The Placement Intermediaries may, respectively, exercise the Overallotment Option independently but in a coordinated manner, at a price equal to the placement price and only once.
Underwriters:	The underwriters for the Offering in Mexico shall be: (i) Actinver Casa de Bolsa, S.A. de C.V., Grupo Financiero Actinver, (ii) BTG Pactual Casa de Bolsa, S.A. de C.V., (iii) Casa de Bolsa Banorte, S.A. de C.V., Grupo Financiero Banorte, (iv) Casa de Bolsa BBVA México, S.A. de C.V., Grupo Financiero BBVA México, (v) Casa de Bolsa Santander, S.A. de C.V., Grupo Financiero Santander Mexico, (vi) Goldman Sachs México, Casa de Bolsa, S.A. de C.V. and (vii) Merrill Lynch Mexico, S.A. de C.V. y (viii)

	any other that may be designated. The underwriters for the Offering abroad shall be: (i) Banco Bilbao Vizcaya Argentaria, S.A., (ii) Banco BTG Pactual S.A. – Cayman Branch, (iii) BofA Securities, Inc., (iv) Citigroup Global Markets Inc, (iv) Goldman Sachs & Co. LLC and (v) J.P. Morgan Securities LLC. It is understood that the Special Delegates appointed by this Initial Technical Committee are authorized to determine, in their discretion, the participation of the aforementioned underwriters or any others.
Currency:	The CBFIs shall be denominated in Mexican Pesos, the legal currency of the United Mexican States.
Nominal Value of the CBFIs:	The CBFIs shall have no nominal value.
Ticker symbol:	NEXT 25.
Collateral:	The CBFIs shall be unsecured and shall not be backed by any collateral.
Source of Payment of Distributions	All Distributions to be made under the CBFIs shall be paid exclusively from the assets available in the Trust Estate.
Amortization of CBFIs:	CBFIs shall not be repayable.
Place and Form of Payment:	All cash payments to be made to the Holders of the CBFIs shall be made by wire transfer through S.D. Indeval, Institución para el Depósito de Valores, S.A. de C.V. ("Indeval"), with registered office at Paseo de la Reforma No. 255, 3rd Floor, Col. Cuauhtémoc, 06500, Mexico City.
Common Representative:	CIBanco, S.A., Institución de Banca Múltiple.
Use of Proceeds:	The proceeds from the Offering shall be allocated as indicated in the Offering Memorandum and may be used to: (i) pay taxes related to the acquisition of the Initial Assets; (ii) cover expenses related to the Offering; and (iii) acquire Assets and/or land that meet the Eligibility Criteria to form part of the Portfolio, for the development of Assets, and for working capital, and may also be used

	to pay part of the acquisition cost of the Initial Assets.
Potential Purchasers:	Individuals or legal entities of Mexican or foreign nationality, provided that, as the case may be, their investment regime expressly permits it.
Tax Regime:	Pursuant to Articles 187 and 188 of the Income Tax Law, in force.
Applicable Law:	The laws of the United Mexican States

In this regard, the Special Delegates appointed by this Initial Technical Committee are authorized to instruct the Trustee to: (i) make any amendment to the characteristics of the Offering set forth herein; and (ii) take any actions they deem necessary or convenient to consummate the Offering and, specifically, they are authorized to determine the obligations to do, not to do, and to give, as well as any other terms and conditions necessary for the purposes of carrying out the Offering in Mexico and abroad.

FOUR. The Special Delegates appointed by this Initial Technical Committee are authorized, as applicable, to instruct the Trustee to cancel any CBFIs not placed as part of the Offering.

FIVE. The Trustee is hereby authorized and instructed to carry out all procedures or actions before any governmental authority or person, national or foreign (including, without limitation, the CNBV, the BMV, and Indeval), as necessary to: (i) register the CBFIs in the RNV maintained by the CNBV; (ii) carry out the public offering of CBFIs in Mexico and, if applicable, their offering in the United States pursuant to Rule 144A of the U.S. Securities Act of 1933 and in other countries in accordance with Regulation S of such Securities Act of 1933 and the applicable provisions of the other countries where such offering is carried out; (iii) list the CBFIs on the BMV; and (iv) deposit with Indeval the master certificate evidencing the CBFIs.

SIX. The Trustee is hereby authorized and instructed to carry out all acts deemed necessary and/or convenient to conduct the public offering of CBFIs in Mexico through the BMV and, if applicable, their offering in the United States pursuant to Rule 144A of the U.S. Securities Act of 1933 and in other countries in accordance with Regulation S of such Securities Act of 1933 and the applicable provisions of the other countries where such offering is carried out, as determined by the Special Delegates appointed by this Initial Technical Committee.

SEVEN. The Trustee is hereby authorized and instructed to retain professional services from external advisors, national or foreign, arrangers, underwriters, common representative, rating agencies, and other service providers necessary and/or convenient to carry out the initial public offering of CBFIs in Mexico through the BMV and, if applicable, additionally offer them in the United States pursuant to Rule 144A of the U.S. Securities Act of 1933 and in other countries in accordance with Regulation S of such Securities Act of 1933 and the

applicable regulations of the other countries where such offering is carried out; including, without limitation, the retention of legal advisors to issue their independent opinion regarding compliance with applicable legal and contractual provisions for the issuance and offering of the CBFIs and in accordance with the terms of Trust 7401; all of the foregoing as determined by the Special Delegates appointed by this Initial Technical Committee.

EIGHT. It is approved that information regarding Trust 7401 be included in the Offering Memorandum, both preliminary and final, as well as in any other documents used to carry out the Offering in Mexico and abroad, in accordance with the requirements of applicable regulations and to the extent that the Special Delegates appointed by this Initial Technical Committee approve such information and documentation, being authorized to instruct the Trustee regarding the terms and conditions under which the Offering Memorandum and other documents prepared and/or distributed in connection with the Offering in Mexico and abroad must be executed.

NINE. The Trustee is authorized to carry out any procedure or management, and to enter into, execute, and/or acknowledge the execution of all kinds of documents, agreements, contracts, certifications, and to make any payments, deposits, and transfers, and to execute and/or issue entries, notices, advisories, and perform other activities and acts before any authority, agency, or person in Mexico and/or abroad (including any tax-related matters), as necessary or convenient to carry out the initial public offering of CBFIs in Mexico and, if applicable, additionally offer them in the United States pursuant to Rule 144A of the U.S. Securities Act of 1933 and in other countries in accordance with Regulation S of such Securities Act of 1933 and the applicable provisions of the other countries where such offering is carried out, including, without limitation, the registration and/or execution of any informational document, as well as the execution of: (i) one or more placement agreements with any underwriter, aimed at placing the CBFIs (or the securities or instruments representing such CBFIs) in Mexico, the United States, and/or other foreign markets; (ii) any trust agreements; and (iii) any other documents, contracts, or similar agreements and/or related instruments necessary or convenient to carry out the initial public offering of CBFIs in Mexico and, if applicable, their offering abroad. In this regard, the Special Delegates appointed by this Initial Technical Committee are authorized and empowered to agree upon the terms of the contracts, agreements, and instruments mentioned above, including agreeing on representations, affirmative or negative covenants, indemnity and contribution clauses, and any other necessary provisions, such contracts or agreements being governed by Mexican law or any foreign law, hereby authorizing the Trustee to submit to the jurisdiction of any foreign courts. Furthermore, the Special Delegates appointed by this Initial Technical Committee are authorized and empowered to determine which persons shall be authorized to provide the information required to be included in the Offering's informational documents (including the offering memorandum related to the offering of CBFIs abroad), to approve such documents and, if necessary, execute them, as well as any other documents prepared and/or distributed in connection with the public offering of CBFIs in Mexico and, if applicable, their offering abroad.

TEN. The Trustee is hereby authorized to appoint as process agent, and to grant in favor of the entity named "Corporation Service Company," to be exercised through its authorized representatives, a special irrevocable power of attorney for lawsuits and collections, pursuant to Articles 2553 and 2554 of the Federal Civil Code and the corresponding articles of the Civil Codes of the federal entities of the United Mexican States, limited as to its purpose but as broad as necessary, so that, in the name and on behalf of Trust 7401, "Corporation Service Company" may receive all kinds of notices, notifications, and service of process of any nature in connection with any claim, action, proceeding, or lawsuit, including, without limitation, judicial, administrative, or arbitral proceedings, arising from the documents to be executed or executed by the Trustee in connection with the contracting or obtaining of any type of financing and/or the issuance and placement of real estate trust certificates (*certificados bursátiles fiduciarios inmobiliarios*), pursuant to the terms of Trust 7401, whether on a public or private basis, including, without limitation, credit agreements, the issuance and offering of any type of securities in the United States of America and/or other foreign jurisdictions, such as debt securities (Senior Notes), real estate trust certificates (*certificados bursátiles fiduciarios inmobiliarios*), which include, without limitation, the documents that may be related thereto, such as, by way of example but not limitation: (i) the purchase agreement, (ii) the corresponding offering memorandum, (iii) the indenture, and/or (iv) any other contract, instrument, or related document.

Trust 7401 shall designate, as its contractual domicile for purposes of receiving any of the aforementioned notices or service of process, the address located in New York, New York, or any other, pursuant to the respective documents for the appointment of the process agent or any other domicile that may in the future be designated by such agent. The special power of attorney to be granted shall be irrevocable pursuant to Article 2596 of the Federal Civil Code and the corresponding articles of the Civil Codes of the federal entities of the United Mexican States and of the Civil Code of Mexico City, inasmuch as it is granted in order to comply with an obligation set forth in a bilateral agreement.

ELEVEN. In connection with the Issuance of CBFIs referred to in Resolution ONE, and pursuant to the provisions of Section 30.1 of Trust 7401, any person who acquires 10% (ten percent) or more of the total outstanding CBFIs as a result of the Offering or as a result of any act carried out in order to comply with the use of proceeds referred to in said Resolution ONE above and Resolution THIRTEEN below is hereby authorized.

TWELVE. The Trustee is hereby authorized and instructed to take any and all actions necessary or convenient to effect the issuance of CBFIs authorized under Resolution ONE above, including, without limitation, entering into, executing, and/or acknowledging the execution of any documents, contracts, agreements, instruments, or certificates; making any payments chargeable to the Trust Estate (to the extent available); and carrying out any deposits, entries, notices, filings, transfers, or other acts, procedures, or formalities before any authority, agency, or person, including, without limitation, the CNBV, Indeval, BMV, the Mexican Tax Administration Service, the Federal Antitrust Commission, and any governmental authority or stock exchange.

The Special Delegates appointed by this Initial Technical Committee are hereby authorized to determine the terms and conditions of the documents, contracts, agreements, instruments, and certificates mentioned above, including agreeing on representations, affirmative and negative covenants, indemnity and contribution clauses, and any other provisions deemed necessary.

Furthermore, the Special Delegates appointed by this Initial Technical Committee are authorized to instruct the Trustee on the terms and conditions under which the CBFIs, the issuance of which is hereby authorized, shall be issued.

II. Proposal, discussion and, if applicable, approval to: (i) acquire the Initial Assets; and (ii) enter into the respective contribution agreements to formalize such acquisition, pursuant to Article IX , Section 9.1.21, item (vi) of Trust 7401. Resolutions in this regard.

In connection with this item on the Agenda, the Chairman of the meeting informed the Initial Technical Committee that, pursuant to the provisions of Article IX, Section 9.1.21, item (vi) of Trust 7401, the Initial Technical Committee is authorized to approve the acquisition of the Initial Assets (as defined in Trust 7401) listed in the document attached hereto as Exhibit "B."

Continuing with the floor, the Chairman of the meeting presented to the members of the Initial Technical Committee the proposal to acquire the Initial Assets, for which up to 162,476,828 (one hundred sixty-two million four hundred seventy-six thousand eight hundred twenty-eight) CBFIs would be delivered to the contributors (who may include, in addition to the Jupiter Trust Settlors, other persons, provided that such persons hold proportional interests in the Initial Assets with respect to which the Jupiter Trust Settlors also hold proportional interests), as consideration for the contribution of the Initial Assets to the Trust Estate, as listed in the document attached hereto as Exhibit "B," taking into account the number of CBFIs per Initial Asset and the payment mechanism as determined by the Special Delegates; provided that: (i) such CBFIs shall remain in Treasury and shall not have any corporate, economic, or other rights until delivered to the respective contributors in accordance with this item on the Agenda; and (ii) the consideration corresponding to each Initial Asset may be paid to the contributors, as applicable, in CBFIs and/or cash and/or a combination thereof, as determined by the Special Delegates.

The Chairman of the meeting submitted the matter to the consideration of the Initial Technical Committee, which unanimously adopted the following resolutions:

THIRTEEN. The Trustee is hereby authorized and instructed to acquire the Initial Assets listed in the document attached hereto as Exhibit "B" and to enter into the contribution agreement(s) with the respective owners of such Initial Assets (who may include, in addition to the Jupiter Trust Settlors, other persons, provided that such persons hold proportional interests in the Initial Assets with respect to which the Jupiter Trust Settlors also hold proportional interests). The Special Delegates appointed by this Initial Technical Committee are hereby authorized to instruct the Trustee regarding the terms and conditions for entering

into the contribution agreements in accordance with the approvals set forth herein, including determining the consideration corresponding to each Initial Asset, provided that such consideration: (i) shall be determined once the Offering and placement of the CBFIs authorized pursuant to Resolution THREE above has been completed and taking into account the results thereof, and (ii) may be paid to the contributors, as applicable, in CBFIs and/or cash and/or a combination thereof, as determined by the Special Delegates.

FOURTEEN. The Trustee is hereby authorized and empowered to cancel the CBFIs the issuance of which is authorized pursuant to item (ii) of Resolution ONE above that are not delivered in connection with the acquisition of the Initial Assets, as applicable, in accordance with the instructions of the Special Delegates; such Special Delegates are, where appropriate, empowered to instruct the Trustee on the actions necessary for such purposes and to update the registration of the CBFIs in the RNV as a result of such cancellation.

III. Proposal, discussion and, if applicable, approval of the establishment of the Long-Term Compensation Plan in favor of the executives, officers and employees of the Trust Estate Administrator, as well as the executives, officers and employees of the administrator of the estate of any Subsidiary Trust, pursuant to Article VIII, Section 8.8, item (iii) of Trust 7401, in connection with the provisions of Article IX, Section 9.1.22.1, item (ii) of Trust 7401. Resolutions in this regard.

In connection with this item on the Agenda, the Chairman of the meeting informed the Initial Technical Committee that, pursuant to the provisions of Article VIII, Section 8.8, item (iii) of Trust 7401, in relation to the provisions of Article IX, Section 9.1.22.1, item (ii) of Trust 7401, the Initial Technical Committee is authorized to approve the Long-Term Compensation Plan in favor of the executives, officers, and employees of the Trustee of the Trust Estate, as well as the executives, officers, and employees of the trustee of any Subsidiary Trust.

The Chairman of the meeting submitted the matter to the consideration of the Initial Technical Committee, which unanimously adopted the following resolutions:

FIFTEEN. The establishment of the Long-Term Compensation Plan in favor of the executives, officers, and employees of the Trustee of the Trust Estate, as well as the executives, officers, and employees of the trustee of any Subsidiary Trust, is hereby authorized, considering the following characteristics:

- The Long-Term Compensation Plan contemplates the payment and delivery of performance-based compensation to the executives, officers, and employees of the Trustee.

- It shall be valid for a term of 10 years as from 2025.

- The plan shall be regulated and supervised by the committee to be named the "Compensation Committee," which shall be established pursuant to the provisions of Article IX, Section 9.1.22.2, item (xix), sub-item (ii) of Trust 7401.

- The aforementioned committee shall regulate the corresponding compensation by allocation and shall submit its considerations for final approval by the Technical Committee.

IV. Proposal, discussion, and, if applicable, approval to enter into the Fourth Amendment Agreement to Trust 7401. Resolutions in this regard.

In connection with this item on the Agenda, the members of the Initial Technical Committee stated that, as it is in their best interest and in light of certain comments received from the CNBV, the fourth amending agreement to Trust 7401 will be executed, and therefore it is appropriate to proceed with such amendment to the terms of Trust 7401.

The Chairman noted that, notwithstanding the requirements set forth in Article Thirty-First of Trust 7401 regarding amendments to the Trust, and even though a right in favor of the Holders was stipulated, since no CBFIs or other securities have been issued or listed, there are currently no Holders, and such right has not been accepted by any Holders; therefore, Trust 7401 may be amended with the consent of the parties that executed and are part of the Trust.

Having stated the above, the Chairman submitted the matter to the consideration of the Initial Technical Committee, which unanimously adopted the following resolutions:

SIXTEEN. It is resolved to authorize the execution of the fourth amendment agreement to Trust 7401, and the Trustee is instructed to appear, through its trust delegates, for the signing of such agreement; the Special Delegates appointed at this meeting are authorized, jointly or separately, to instruct the Trustee to execute the agreement in its final terms and conditions, provided that the Initial Settlot may also provide instructions to the Trustee in the same manner.

V. Appointment of Special Delegates. Resolutions in this regard.

In connection with this item on the Agenda, the Chairman of the meeting submitted the matter to the consideration of the Initial Technical Committee, which adopted the following resolution unanimously:

SEVENTEEN. It is resolved and agreed to appoint Messrs. André El-Mann Arazi, Gonzalo Pedro Robina Ibarra, Jorge Humberto Pigeon Solórzano, Alejandro Chico Pizarro, Jhovany Alfan Galván, and Diego Noriega García (the "Special Delegates"), authorizing any two of them jointly to: (i) exercise the powers conferred upon them pursuant to the resolutions adopted by this Initial Technical Committee; (ii) instruct the Trustee of Trust 7401 to carry out the resolutions adopted at this meeting of the Initial Technical Committee, as well as to execute any acts and sign any documents deemed necessary and/or convenient for such purposes; and (iii) appear before a Notary Public of their choice in order to notarize all or part of this document and, if applicable, file the corresponding record with the relevant Public Registry of Commerce.

VI. Authorization and execution of the minutes of the Initial Technical Committee meeting. Resolutions in this regard.

The Chairman of the meeting submitted the matter for the consideration of the Initial Technical Committee, which unanimously adopted the following resolution:

EIGHTEEN. It is resolved to approve and execute the minutes of the Initial Technical Committee meeting, and the Trustee is instructed to carry out the acts referred to herein, taking these minutes as a letter of instruction for all applicable legal purposes.

There being no further business to discuss, the Agenda was considered concluded, and the Initial Technical Committee meeting was adjourned.

Each of the exhibits mentioned herein is attached to these minutes.

[*SIGNATURE PAGE FOLLOWS*]

Chairman	Secretary
_____	_____
André El Mann Arazi (who also customarily uses the name André El-Mann Arazi)	Alejandro Chico Pizarro

Signature Page of the Minutes of the Meeting of the Initial Technical Committee of Irrevocable Trust No. 7401 held at 10:00 a.m. on April 14, 2025

Exhibit C

Information Statement submitted pursuant to Article 35 of the General Regulations Applicable to Securities Issuers and Other Market Participants

INFORMATION STATEMENT
SUBMITTED PURSUANT TO ARTICLE 35 OF THE GENERAL REGULATIONS APPLICABLE TO SECURITIES ISSUERS AND OTHER MARKET PARTICIPANTS

Nearshoring Experts & Technology, S.C.
SETTLOR

Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, as trustee of trust number 7401 ("Fibra Next")
ISSUING TRUSTEE

Ticker
NEXT 25.

Address of Trustee
Montes Urales 620, Piso 1, Col. Lomas de Chapultepec,
Alcaldía Miguel Hidalgo, Ciudad de México, México, 11000.

Address of Initial Settlor and Administrator
Antonio Dovalí Jaime 70 Torre A, Piso 11, Col. Santa Fe Zedec,
Alcaldía Álvaro Obregón, Ciudad de México, México, 01219.

All capitalized terms used on this cover page and not specifically defined herein shall have the meaning ascribed to them in the glossary included in section "*1. Glossary of Terms and Definitions*" of this information statement submitted pursuant to Article 35 of the General Regulations Applicable to Securities Issuers and Other Market Participants (this "Information Statement" or the "Statement").

On August 8, 2025, Fibra Next published a call notice to hold a general Holders' meeting through EMISNET, the electronic system for the submission and dissemination of information of the Mexican Stock Exchange, in the Official Gazette of the Federation, and in the newspaper El Economista, to be held on August 25, 2025 (the "Next Holders' Meeting"), to submit for the consideration of the Holders, among other matters, the approval of the Transaction described in this Information Statement, pursuant to the provisions of the Securities Market Law and the General Regulations Applicable to Securities Issuers and Other Securities Market Participants, and the terms and conditions thereof.

Brief Summary of the Transaction

The transaction, which will be submitted to the Holders at the upcoming meeting, consists of one or more transactions (the "*Transaction*") through which Fibra Next will acquire up to nine Assets corresponding to the portfolio referred to as the Additional Jupiter Portfolio[1], in exchange for CBFIs, cash, or a combination of both (including, to the extent applicable, the assumption of related debt to be assumed by a Subsidiary Trust). Subsequently or simultaneously with the Transaction[2]:

I. The direct or indirect consolidation, in one or more transactions, of: (a) Fibra Next's Assets, including the Initial Jupiter Portfolio and the Additional Jupiter Portfolio, as well as net cash proceeds (after expenses) obtained by Fibra Next in the Initial Public Offering; (b) the FUNO Industrial Portfolio, through a Subsidiary Trust (the "*Next Properties Industrial Portfolio Consolidation*"); and (c) Fibra Next's acquisition of the Preferential Acquisition Right over E-Group Assets; and

II. In connection with the Next Properties Industrial Portfolio Consolidation, Fibra Next and Fibra Uno will receive the respective Trust Rights Certificates from the Subsidiary Trust. Fibra Next will control the Subsidiary Trust through its Technical Committee, and Fibra Uno will acquire control over Fibra Next, as simultaneously with the Next Properties Industrial Portfolio Consolidation, the Requirements for the Appointment of Technical Committee Members by Fibra Uno will be fulfilled.

The valuation methodology for both the contribution of the Additional Jupiter Portfolio and the Next Properties Industrial Portfolio Consolidation shall be carried out **using the same Cap Rate used in the Initial Public Offering** and based on the potential NOI of each portfolio, considering both Real Estate in operation and those under stabilization, expansion, and/or development.

[1] As of the contribution date of the Additional Jupiter Portfolio, at least 646,384 sq. m., which would generate approximately 86.3% of the income, are owned by the Controlling Family. Regarding the Asset within the Additional Jupiter Portfolio identified as Santín, third parties other than the Controlling Family hold undivided interests equivalent to 50% of the trust rights in the trust owning such Asset. With respect to this Asset: (i) it may be acquired in whole or in part by the Controlling Family prior to its contribution. In such case, the Controlling Family would make the relevant contribution to Fibra NEXT through the execution of the applicable Contribution Agreement; (ii) it may be contributed directly to Fibra Next by the third parties holding undivided interests through the execution of the applicable Contribution Agreement. Such third parties would receive, as consideration, CBFIs proportional to their contributions, cash, or a combination of both; or (iii) if the Controlling Family does not acquire such undivided interest and the third parties do not opt to make their direct contribution, the Controlling Family may contribute exclusively its undivided interest in the trust owning such Asset through the execution of the applicable Contribution Agreement, without including the participation of third parties.

[2] These transactions are intended to be carried out subsequently or simultaneously with the Transaction. In certain sections of this document, and as the context may require, they are presented as part of this Information Statement in order to provide the Holders with relevant information regarding the context in which the Transaction would be executed.

For the rental income estimate, all Lease Agreements executed and in force in each portfolio are considered, together with the estimated rents (based on market rents) of the spaces under construction and stabilization.

For the determination of the value of the Additional Jupiter Portfolio, the same maintenance and service recovery margin, the same NOI margin, and the **same Cap Rate (capitalization rate) used in the Initial Public Offering** were used. Subsequently, such value is adjusted based on the debt of each portfolio to be assumed by the Subsidiary Trust, thus obtaining the net equity contributed by each, as detailed below.

Portfolio	NOI (Ps.$ millions)	Cap Rate (%)	Valuation (Ps.$ millions)	Debt (Ps.$ millions)	Net Capital (Ps.$ millions)	CBFIs (No. millions)
Initial Jupiter Portfolio	1,077.6	7.45%	14,465.0		14,465.0	145
Initial Public Offering			7,623.0		7,623.0	80
Total Fibra NEXT at the time of the IPO	**1,077.6**		**22,088.0**	**0.0**	**22,088.0**	**225**
Additional Jupiter Portfolio	1,204.1	7.45%	16,162.6	4,191.7	11,970.9	120
Total Fibra NEXT	**2,281.8**		**38,250.6**	**4,191.7**	**34,058.8**	**344**

Fibra UNO shall contribute the FUNO Industrial Portfolio simultaneously with the contribution of Fibra NEXT's assets to the Subsidiary Trust. For this purpose, the value of the FUNO Industrial Portfolio was determined using the same maintenance and service recovery margin, the same NOI margin, and **the same Cap Rate used in the Initial Public Offering**. Subsequently, such value shall be adjusted based on the debt of each portfolio to be assumed by the Subsidiary Trust, thereby obtaining the net equity contributed by each, as detailed below.

Portfolio	NOI (Ps$. millions)	Cap Rate (%)	Valuation (Ps$. millions)	Debt (Ps$. millions)	Net Capital (Ps$. millions)	Trust Rights Certificates (%)
Fibra NEXT	2,281.8		38,250.6	4,191.7	34,058.8	34.76%
FUNO Industrial Portfolio	8,715.9	7.45%	116,991.3	53,066.9	63,924.4	65.24%
Total Next Properties	**10,997.6**		**155,241.9**	**57,258.7**	**97,983.2**	

If approved, the Consolidated Portfolio is expected to consist of a total of 200 Assets, divided into the following categories: 115 in the logistics category, 79 in the light manufacturing category, and 6 in the business parks category, including 1.1 million sq. m. of land reserves available to develop over 500,000 sq. m. of GLA. It is also expected to have 7.4 million sq. m. of GLA (of which 5.8 million correspond to the logistics category, 1.4 million to the light manufacturing category, and 0.2 million to the business parks category, representing approximately 10.7% of industrial property GLA in Mexico). Additionally, it would include 1 million sq. m. of land reserves available for internal development.

Pursuant to the Transaction described above, the following legal acts, among others, shall be undertaken:

(i) The Contribution Agreements;

(ii) A certain Partners' Agreement to be entered into by and among Fibra Next, Fibra Uno, and the Grantor Family, pursuant to which, among other matters, the consolidation of the Jupiter Industrial Portfolio and the FUNO Industrial Portfolio into a Subsidiary Trust shall be agreed, and Fibra Next shall receive, exclusively, the Preferential Acquisition Right of Fibra Next over E-Group Assets, a right currently granted by the members of the Grantor Family in favor of Fibra Uno, which shall apply exclusively to the Assets with an industrial purpose; and

(iii) Any other contracts, agreements, and arrangements necessary or ancillary to carry out and complete the Transaction described herein, including, without limitation, the launch of various exchange offers by the Subsidiary Trust consolidating the Consolidated Portfolio, with respect to certain senior notes issued by Fibra Uno, by any means permitted under applicable law and deemed feasible, efficient, and appropriate in the judgment of Fibra Next, the Subsidiary Trust, its corporate governance bodies, including its Technical Committees, and/or the special agents or delegates authorized for such purposes (the "*Note Exchange*").

Characteristics of the Securities

The Transaction contemplated in this Information Statement shall not in any way affect the characteristics of the CBFIs or the rights conferred by them to the Holders.

As of the date of this Information Statement, there are 198,150,000 CBFIs outstanding. The CBFIs are registered in the National Securities Registry (RNV) maintained by the CNBV, pursuant to official letter number 153/1522/2025 dated July 16, 2025, through which the CNBV authorized the registration of the CBFIs in the RNV under number 3265-1.81-2025-045.

Information Regarding Fibra Next

Due to its recent incorporation and listing, Fibra Next has not disseminated or made available to the public information regarding its financial, administrative, operational, or legal condition other than the information included in Fibra Next's offering memorandum dated July 24, 2025, and in this Information Statement.

FIBRA NEXT HAS DECIDED TO SUBMIT THE TRANSACTION FOR THE CONSIDERATION OF ITS HOLDERS' MEETING SOLELY ON THE BASIS OF ITS FINANCIAL INFORMATION AND RELEVANT INFORMATION PROVIDED BY THE CONTRIBUTORS AND PREPARED, DISSEMINATED, AND MADE AVAILABLE TO THE INVESTING PUBLIC BY FIBRA UNO.

ACCORDINGLY, NEITHER FIBRA NEXT, NOR THE TRUSTEE, NOR THE ADMINISTRATOR HAS, ASSUMES, OR SHALL BE DEEMED TO HAVE OR

ASSUME, ANY RESPONSIBILITY WITH RESPECT TO FIBRA UNO'S INFORMATION.

THE PRO FORMA FINANCIAL INFORMATION OF FIBRA NEXT INCLUDED IN THIS INFORMATION STATEMENT HAS BEEN PREPARED ON THE BASIS THAT THE TRANSACTION DESCRIBED HEREIN WILL BE CARRIED OUT ON THE TERMS SET FORTH HEREIN. LIKEWISE, SUCH PRO FORMA FINANCIAL INFORMATION OF FIBRA NEXT IS SUBJECT TO VARIATIONS RESULTING FROM THE ACTUAL OUTCOME OF ITS FUTURE TRANSACTIONS, AS WELL AS THE EFFECTS OF OTHER FACTORS BEYOND THE CONTROL OF FIBRA NEXT OR THE ADMINISTRATOR. ACCORDINGLY, THE PRO FORMA FINANCIAL INFORMATION MAY NOT REFLECT THE ACTUAL FINANCIAL CONDITION OR OPERATING RESULTS OF FIBRA NEXT AS A RESULT OF THE TRANSACTION.

REGISTRATION IN THE NATIONAL SECURITIES REGISTRY DOES NOT INVOLVE ANY CERTIFICATION AS TO THE QUALITY OF THE SECURITIES, THE SOLVENCY OF THE ISSUER, OR THE ACCURACY OR TRUTHFULNESS OF THE INFORMATION CONTAINED HEREIN, NOR DOES IT VALIDATE ANY ACTS THAT MAY HAVE BEEN CARRIED OUT IN VIOLATION OF THE LAW.

Information Regarding Fibra Uno

THE INFORMATION REGARDING FIBRA UNO, INCLUDING ITS ADMINISTRATIVE, FINANCIAL, OPERATIONAL, AND/OR LEGAL CONDITION, CONTAINED IN THIS INFORMATION STATEMENT HAS BEEN EXTRACTED FROM FIBRA UNO'S PRIOR ANNUAL REPORTS, QUARTERLY REPORTS, MATERIAL EVENTS, AND OTHER INFORMATION PREPARED, DISSEMINATED, AND OTHERWISE MADE AVAILABLE TO THE PUBLIC BY FIBRA UNO ON ITS WEBSITE (HTTPS://FUNO.MX/) AND ON THE WEBSITES OF THE CNBV (WWW.GOB.MX/CNBV) AND THE BMV (WWW.BMV.COM.MX), IT BEING UNDERSTOOD THAT SUCH WEBSITES (OR THEIR CONTENT) DO NOT FORM PART OF THIS INFORMATION STATEMENT.

Mexico City, August 11, 2025

The information included herein contains certain general information as of the date hereof regarding Fibra Next, as well as public information regarding Fibra Uno. The information is presented in summary form and is not intended to be complete. No representation or warranty, express or implied, is made as to the accuracy, fairness, or completeness of this information.

The information related to this Information Statement was obtained from reliable public sources and information provided by the Contributors, and therefore Fibra Next makes no representation or warranty as to the accuracy of such information. This document does not constitute an offer, in whole or in part.

This document may contain certain forward-looking statements and information regarding Fibra Next and the Transaction that reflect Fibra Next's current opinions and management's views regarding its performance, business management, and future events. Forward-looking statements include, but are not limited to, any statements that may predict, forecast, indicate, or imply future results, performance, or achievements and may contain words such as "believe," "anticipate," "consider," "expect," "foresee," or any other word or phrase of similar meaning. Such statements are subject to a number of risks, uncertainties, and assumptions. We caution that a significant number of factors could cause actual results to differ materially from the plans, objectives, expectations, estimates, and intentions expressed in this document regarding the Transaction. In no event shall Fibra Next or its subsidiaries or related companies be liable to third parties (including investors) for any investments or business decisions made or actions taken based on the information and statements contained in this document.

This document does not constitute an offer or invitation, or a solicitation of an offer to subscribe to or purchase any security. Neither this document nor anything contained therein shall constitute the basis of any contract or commitment for the parties to the Transaction.

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TABLE OF CONTENTS

1. EXECUTIVE SUMMARY ---------- 16

a) Brief Description of the Fibra Next Trust ---------- 16

b) Brief Description of Fibra Uno and E-Group ---------- 18

c) Relevant Aspects of the Transaction ---------- 18

2. DETAILED INFORMATION ON THE TRANSACTION ---------- 24

a) Detailed Description of the Transaction ---------- 24

b) Objective of the Transaction ---------- 28

c) Sources of Financing and Expenses Arising from the Transaction ---------- 28

d) Date of Approval of the Transaction ---------- 29

e) Exchange Date of Master Certificate Representing the CBFIs ---------- 30

f) Additional Information Regarding the Transaction ---------- 30

g) Material difference between the rights of the securities prior to the Transaction --- 46

h) Accounting Treatment of the Transaction ---------- 46

i) Tax Consequences of the Transaction ---------- 48

3. INFORMATION REGARDING EACH PARTY INVOLVED IN THE TRANSACTION ---------- 49

a) Information on the Fibra Next Trust ---------- 49

b) Information of the Contributors ---------- 51

c) Information of Fibra Uno ---------- 51

4. RISK FACTORS ---------- 53

5. SELECTED FINANCIAL INFORMATION ---------- 66

6. MANAGEMENT'S DISCUSSION AND ANALYSIS OF OPERATING RESULTS AND FINANCIAL CONDITION OF FIBRA NEXT ---------- 68

7. MATERIAL CONTRACTS ---------- 72

8. RESPONSIBLE PERSONS ---------- 74

a) Initial Settlor ---------- 74

b) Trustee ---------- 75

c) Common Representative ---------- 76

9. EXHIBITS ---------- 77

GLOSSARY OF TERMS AND DEFINITIONS

Capitalized terms used in this Information Statement that are not otherwise defined herein shall have the meanings set forth in this section or, if not defined herein, in the Fibra Next Trust, and shall be used in the singular or plural as appropriate.

Terms	Meaning
GLA	means gross leasable area.
Assets	means, collectively, the investments and assets that comply with the requirements set forth in the Tax Regulations Applicable to FIBRAs, including: (i) Real Estate (including, without limitation, industrial real estate), together with all rights thereto *de jure or de facto* (including the trust rights of the trusts whose assets consist of such Real Estate); (ii) the buildings and improvements located on such Real Estate; (iii) financings provided for the acquisition or construction of Real Estate, secured by a mortgage on such Real Estate; (iv) Lease Agreements; (v) Lease Rights; and (vi) the trust rights in the Subsidiary Trusts.
Administrator	means Nearshoring Experts & Technology, S.C., or its successor or permitted assigns.
Contributor	means E-Group, the Jupiter Settlors or any other Person who enters into a Contribution Agreement.
Tenant	means any Person who, as a tenant, is a party to a Lease Agreement.
Holders' Meeting	means any Holders' meeting held in accordance with the Trust, the LMV, and the LGTOC.
External Auditor	means Galaz, Yamazaki, Ruiz Urquiza, S.C. (afiliada a una firma miembro de Deloitte Touche Tohmatsu Limited) ("Deloitte").
Real Estate	means, collectively, the Properties designated for lease.
BMV	means the Bolsa Mexicana de Valores, S.A.B. de C.V.
CBFIs	means the real estate trust certificates with ticker symbol "NEXT 25" issued by the Trustee in accordance with the Trust, the LMV, the Issuer Regulations, and other Applicable Law.
Issuer Regulations	means the General Regulations Applicable to Securities Issuers and Other Market Participants, published in the

	Official Gazette of the Federation on March 19, 2003, as they may have been or may be amended from time to time.
CNBV	means the National Banking and Securities Commission of Mexico.
Lease Agreements	means the lease, sublease, or, in general, any other agreement under which the temporary use and enjoyment of any Property is granted for consideration, entered into by the Trustee or any Subsidiary Trust in accordance with the policies and instructions issued by the Technical Committee.
Trust Rights Certificates	means the certificates issued by the trustee of any applicable Subsidiary Trust in favor of its respective beneficiaries, indicating the trust rights held by their holders and certifying the percentage of each beneficiary's interest in the assets of the applicable Subsidiary Trust; provided that, under no circumstances, shall the Trust Rights Certificates be or be considered negotiable instruments.
Partners' Agreement	means the agreement to be entered into by Fibra Next, Fibra Uno, and the Grantor Family, pursuant to which, among other matters, the consolidation of, among others, the Jupiter Industrial Portfolio and the FUNO Industrial Portfolio into a Subsidiary Trust shall be agreed, and Fibra Next shall exclusively receive the Preferential Acquisition Right over E-Group Assets, a right currently granted by the members of the Grantor Family in favor of Fibra Uno, which shall apply solely to Assets designated for industrial use.
Contribution Agreements	means, collectively, the FUNO Industrial Portfolio Contribution Agreement, the Additional Jupiter Portfolio Contribution Agreement and the Initial Jupiter Portfolio Contribution Agreement.
FUNO Industrial Portfolio Contribution Agreements	means the agreements through which Fibra Uno shall join and contribute the FUNO Industrial Portfolio to the Subsidiary Trust established for such purposes (if applicable, with a Reacquisition Right), together with all rights thereto by law or in fact, including the FUNO Debt.
Additional Jupiter Portfolio Contribution Agreements	means the agreements through which the Additional Jupiter Portfolio would be contributed to the Trust Estate of the Fibra Next Trust and, consequently, directly or indirectly to the estate of the Subsidiary Trust established for such purposes (if applicable, with a Reacquisition Right), together with all rights thereto *de jure or de facto*, including the debt of the

	Additional Jupiter Portfolio, which shall be assumed by a Subsidiary Trust.
Initial Jupiter Portfolio Contribution Agreements	means the agreements through which Fibra Next contributed, directly or indirectly, the Next Portfolio to the Subsidiary Trust established for such purposes, with a Reacquisition Right.
Lease Rights	means the rights consisting of the collection rights and the income derived from Lease Agreements entered into in connection with any Real Estate.
Preferential Acquisition Right of Fibra Next over E-Group Assets	means the preferential right that Fibra Uno would assign to the Trust, consisting of the right to preferentially acquire, on the same terms and conditions negotiated or to be negotiated by the Grantor Family with third parties, any industrial Asset that such Grantor Family intends to sell or acquire, provided that such Asset substantially meets the Eligibility Criteria.
Reacquisition Right	means the right that, as applicable and in accordance with the Subsidiary Trust established to consolidate the Assets of the Consolidated Portfolio and the respective Contribution Agreements, Fibra Next, the Contributors, and Fibra Uno have to reacquire ownership of the Assets they have contributed to the assets of the Subsidiary Trust established for such purposes.
Trust Rights	means the rights or Trust Rights Certificates granted to the beneficiaries of the Subsidiary Trusts and any other trusts under the terms of their respective Subsidiary Trusts or corresponding trusts, including, in addition, the rights provided under Article 390 of the LGTOC.
FUNO Debt	has the meaning assigned to such term in section "*2. DETAILED INFORMATION ON THE TRANSACTION*", clause "*f. Additional Information Regarding the Transaction*", sub-clause "*i. Subsidiary Trust Initial Debt upon Completion of the Transaction*" "*FUNO Industrial Portfolio Related Debt*" hereof.
Subsidiary Trust Initial Debt upon Completion of the Transaction	has the meaning assigned to such term in section "*2. DETAILED INFORMATION ON THE TRANSACTION*", clause "*f. Additional Information Regarding the Transaction*", sub-clause "*i. Subsidiary Trust Initial Debt upon Completion of the Transaction*" "*FUNO Industrial Portfolio Related Debt*" hereof.
Additional Jupiter Portfolio Debt	has the meaning assigned to such term in section "*2. DETAILED INFORMATION ON THE TRANSACTION*", clause "*f. Additional Information Regarding the Transaction*", sub-

	clause *"i. Subsidiary Trust Initial Debt upon Completion of the Transaction" "Additional Jupiter Portfolio Related Debt"* hereof.
Tax Regulations Applicable to FIBRAs	means Articles 187 and 188 of the LISR; rules 3.21.2.1., 3.21.2.4, 3.21.2.5., 3.21.2.6., 3.21.2.7., 3.21.2.8., 3.21.2.10., 3.21.2.11., 3.21.2.12, 3.21.2.14. and 3.21.2.15. of the RMF; tax forms 139/ISR, 141/ISR, and 166/ISR contained in Annex 1-A of the RMF, and any other tax provisions applicable to trusts engaged in the acquisition or construction of real estate or to the assets of such trusts, or any other provisions that replace or amend them at any time.
DOF	Means the Official Gazette of the Federation.
Dollars	means the lawful currency of the United States of America.
E-Group	means the Group of Persons consisting of individuals, including trusts, engaged in the acquisition, development, leasing, and operation of real estate projects in Mexico, including industrial, commercial, tourism, office, and mixed-use developments, related to the Control Family.
Material Events	means those events that are considered "material events" in accordance with Article 2 and other applicable provisions of the LMV.
Control Family	means: (i) all and/or any of the members of the El-Mann Arazi family and their relatives by marriage, as well as their direct-line descendants in the first degree by blood; and (ii) any trust, company, vehicle, entity, instrument, agreement, or contract through which any of the persons referred to in clause (i) above hold ownership of, or rights derived from, the CBFIs issued by the Trust.
Grantor Family	means all and/or any of Mr. Moussa El-Mann Arazi (who also commonly uses the name Moisés El-Mann Arazi), Max El-Mann Arazi, André El-Mann Arazi, and Elías Sacal Micha.
Fibras or FIBRAs	means the administration trusts known as "real estate investment trusts" subject to the tax regime established under the Tax Regulations Applicable to FIBRAs.
Trust, Fibra Next Trust, Issuer, Fibra Next or Fibra	means the irrevocable administration trust agreement identified with number 7401, originally entered into on October 13, 2023, with the Trustee, as amended for the first time by amendment agreement dated November 8, 2023, for the second time by amendment and restatement agreement dated December 22, 2023, for the third time by amendment

	and restatement agreement dated December 20, 2024, for the fourth time by amendment agreement dated May 6, 2025, and for the fifth time by amendment agreement dated July 4, 2025, as further amended from time to time, in which the current parties are: Nearshoring Experts & Technology, S.C., as initial settlor; Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria, as Trustee; and Altor Casa de Bolsa, S.A. de C.V., as the common representative of the holders of CBFIs to be issued by the Trust.
Fibra Uno Trust or Fibra Uno	means the real estate investment trust identified with number 1401, originally established on January 10, 2011, as amended from time to time, in which Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria acts as trustee, Fibra Uno Administración S.C. acts as settlor, and Altor Casa de Bolsa, S.A. de C.V. acts as the common representative of the holders of the trust certificates issued by such trust.
Initial Settlor	means Nearshoring Experts & Technology, S.C.
Trust 1203	means the irrevocable trust identified with number 1203: (i) whose trustee is Banco Ve Por Más, S.A., Institución de Banca Múltiple, Grupo Financiero Ve Por Más; (ii) whose sole settlor and beneficiary is currently the Trust; and (iii) whose estate consists, among other things, of a minority interest in the share capital of the Administrator.
Subsidiary Trust	means any trust in respect of which the Trustee holds, directly or indirectly, Trust Rights, and whose estate consists of: (i) Assets, either directly or through other Subsidiary Trusts; and (ii) any other assets or rights as determined by the Initial Technical Committee or the Technical Committee, as applicable; provided that the purposes of any such trusts must allow them to qualify as passive trusts for purposes of the LISR or otherwise not be treated as a legal entity subject to taxation under the LISR.
Jupiter Settlors	means one, any, and, if applicable, all members of the Control Family who, directly or indirectly, contribute Assets to the Trust Estate.
Trustee or Issuer	means Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, or its successors, assignees, or any Person subsequently appointed as trustee in accordance with the Trust.

Group of Persons	means any Persons who have agreements, of any kind, to act together in making decisions. For purposes of this definition, it is presumed, unless proven otherwise, that the following constitute a Group of Persons: (a) individuals related by blood, marriage, or adoption up to the fourth degree, including spouses and domestic partners; and (b) entities that are part of the same consortium or business group, and any Person or group of Persons who exercise control over such entities.
Property	means, for purposes of Article 750 of the Federal Civil Code: (i) real estate by nature, consisting of constructions and buildings, together with the land on which they are built and the related *in rem* rights; (ii) real estate by purpose, forming an integral part of constructions and buildings as they are attached in a fixed manner, so that they cannot be separated without damaging the property or the object attached thereto; and (iii) all property that, even if not physically incorporated into the building, acquires the status of Property due to the owner's intent to keep it attached and which is essential for the property's operation.
ISR	means the tax provided for in the LISR.
IVA	means the tax provided for in the LIVA.
Applicable Law	means the laws, regulations, decrees, circulars, and other legal provisions of federal, state, and/or municipal scope in force in Mexico, as well as any valid and enforceable orders, decrees, judgments, judicial mandates, notices, or agreements issued, promulgated, or entered into by any governmental authority that are applicable to such circumstance.
LGTOC	means the General Law of Negotiable Instrument and Credit Transactions (*Ley General de Títulos y Operaciones de Crédito*), as amended from time to time.
LIC	means the Banking Law (*Ley de Instituciones de Crédito*).
LISR	means the Income Tax Law (*Ley del Impuesto sobre la Renta*).
LIVA	means the Value Added Tax Law (*Ley del Impuesto al Valor Agregado*).
LMV	means the Securities Market Law (*Ley del Mercado de Valores*).
Mexico	means the United Mexican States.

NOI	means net operating income, a measure not defined under IFRS, calculated as the total of (a) rental income, (b) maintenance income, and (c) any other income derived from the leasing of the Real Estate, minus (i) operating expenses, (ii) property taxes, (iii) insurance expenses, and (iv) any other applicable expenses.
Initial Public Offering	means the primary public offering and placement of CBFIs carried out by Fibra Next on July 25, 2025, the information of which is publicly available.
Trust Estate or Fibra Next Trust Estate	has the meaning assigned to such term in Article IV of the Fibra Next Trust.
Person	means, as the context may require, a natural person or a legal entity, a trust, a partnership (including a joint venture), or any other legal entity.
Related Parties	means the persons related in terms of, and in accordance with, the meaning attributed to such term in the LMV.
Pesos or Ps. $	means the lawful currency of Mexico.
Consolidated Portfolio and/or Portfolio	means, collectively, the 182 Assets comprising the FUNO Industrial Portfolio, including approximately 1.1 million sq. m. of available land reserves, the nine assets comprising the Initial Jupiter Portfolio, and the nine Assets comprising the Additional Fibra Next Portfolio, for a total of 200 Assets, together with the debt related to such portfolios.
FUNO Industrial Portfolio	means the 182 (one hundred eighty-two) Assets to be contributed, with a Reacquisition Right, by Fibra Uno to the estate of the Subsidiary Trust, including approximately 1.0 million sq. m. of land reserve available for the development of over 500,000 sq. m. of GLA, together with the debt related to such Assets.
Additional Jupiter Portfolio	the nine (9) Assets to be contributed by the Contributors to Fibra Next for their subsequent contribution by Fibra Next, with a Reacquisition Right, to the estate of the Subsidiary Trust, together with the debt related to such Assets, which shall be assumed by the Subsidiary Trust.
Initial Jupiter Portfolio	means the nine (9) Assets, as described in Fibra Next's offering memorandum dated July 24, 2025, contributed with a Reacquisition Right to the Subsidiary Trust.

Next Portfolio	means, collectively, the Initial Jupiter Portfolio and the Additional Jupiter Portfolio.
Consolidated Portfolios Portfolio	means, collectively, the Next Portfolio and the FUNO Industrial Portfolio.
Rents	means all income derived from the Lease Agreements, including, without limitation, fixed, variable, or mixed rents; interest; indemnities; penalties; awards; and any amounts that, for any reason, are due and payable under the Lease Agreements or their guarantees.
Common Representative	means Altor Casa de Bolsa, S.A. de C.V., who shall be the common representative of the Holders, or any person subsequently appointed as the common representative of the Holders.
Requirements for the Appointment of Technical Committee Members	means the requirements that Fibra Uno must satisfy under the provisions of the Trust for the purpose of appointing members of the Technical Committee.
RFA	means the annualized fixed rent of the Assets.
RNV	means the National Securities Registry.
Holders	means the holders of one or more CBFIs.
Transaction	has the meaning assigned to such term in the "*Brief Summary of the Transaction*" section of this Information Statement.

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1. EXECUTIVE SUMMARY

The following is an executive summary, which should be read together with the more detailed information contained in this document regarding us, the historical and pro forma financial statements included herein, and the information set forth in the "*Risk Factors*" section hereof. References in this document to the "*Fibra Next Trust*," "*Fibra Next*," the "*Trust*," "*we*," "*our*," "*us*," and "*our company*" refer to the irrevocable administration trust identified with number 7401, together with the Administrator of the Fibra Next Trust.

a) Brief Description of the Fibra Next Trust

Formation and Structure

Fibra Next is a newly established vehicle engaged in the acquisition, development, construction, and/or management of Assets, directly or through Subsidiary Trusts. Fibra Next, directly or through Subsidiary Trusts, holds Real Estate primarily intended for lease through the execution of Lease Agreements, in accordance with the Tax Regulations Applicable to FIBRAs.

Fibra Next is a trust established under the laws of Mexico and, among other things, is therefore subject to the Commercial Code, the General Law of Commercial Companies, the LGTOC, the LIC, and the LMV. Also, Fibra Next must comply with applicable local and municipal laws and regulations.

Fibra Next bases its value proposition on the following pillars:

a. Generation of returns above the cost of capital through the cash flows generated by the Assets in the Next Portfolio.

b. Real Estate development, which could represent approximately 10% to 15% of the Next Portfolio, generating materially higher returns than the Next Portfolio and above our cost of capital.

c. Appreciation of Real Estate through:

    a. Inflation-indexed cash flows, which drive real growth in the value of the Next Portfolio.

    b. Increasing value derived from the scarcity of Properties located in high-demand areas. In this regard, we prioritize investing in the logistics segment over the light manufacturing segment, as the return from appreciation is materially higher over time.

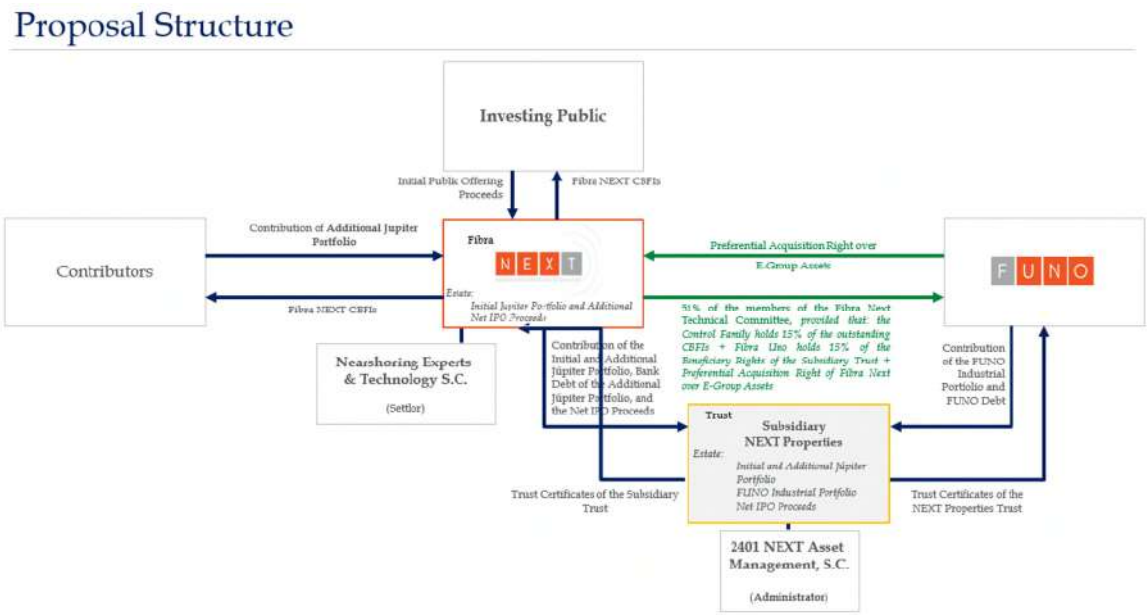
d. Risk mitigation through a portfolio with highly diversified Tenants across industries, locations, and credit profiles, among other, while fostering long-term relationships and maintaining stable cash flows over time.

e. Capacity for sustained growth over time by maintaining stable occupancy levels and operational margins.

f. Experienced management team with proven execution capability across the entire value chain: acquisition, operation, development, administration, and even sale of Assets, achieving double-digit internal rates of return.

Fibra Next's principal offices are located in Antonio Dovalí Jaime 70, Torre A, Piso 11, Samara, Santa Fe Zedec, 01219, Ciudad de México, México, tel. 55-4170-7782.

[3]



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[3] At the upcoming Holders' Meeting, it is also proposed to replace the management of the properties with a single Fibra Next subsidiary administrator responsible for managing the Consolidated Portfolio.

b) Brief Description of Fibra Uno and E-Group

Fibra Uno is a real estate investment trust identified with the number 1401, whose trustee is Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria.

Fibra Uno is the issuer of the real estate trust certificates with ticker symbol "FUNO 11," which are registered with the National Securities Registry under number 2679-1.81-2011-001 and listed on the BMV.

Fibra Uno has a proven track record unmatched by any other FIBRA in Mexico. Over a 14-year period, it successfully expanded its industrial real estate portfolio more than fourteenfold through development and acquisition of real estate. Its portfolio grew from 429,389 sq. m. at its initial public offering to 6,136,618 sq. m. currently, maintaining a strong focus on operational excellence, which has resulted in an average occupancy rate above 97.6% from inception through the end of the second quarter of 2025.

For more information on Fibra Uno, reference is made to Fibra Uno's annual reports from prior years, as well as all information disclosed by Fibra Uno in accordance with the Securities Market Law and the Issuer Regulations, including quarterly reports and Material Events, all of which can be accessed on its website at https://funo.mx/ and the CNBV and BMV websites noted above, provided that such websites (or their content) are not part of this Information Statement.

E-Group is recognized as one of the leading companies in industrial real estate development in Mexico and the most important partner of Fibra Uno. E-Group's presence has been a key factor in Fibra Uno's growth and success. Over the past 14 years, E-Group has contributed and/or sold approximately 4 million sq. m. of industrial real estate. Currently, E-Group holds approximately 10.7 million sq. m. of land with the potential to develop around 5.3 million sq. m. of GLA of industrial real estate, which could be contributed, sold, or developed jointly with Fibra Next.

c) Relevant Aspects of the Transaction

The transaction, which will be submitted to the Holders at the upcoming meeting, consists of one or more transactions (the "Transaction") through which Fibra Next shall acquire up to nine Assets comprising the portfolio referred to as the Additional Jupiter Portfolio, in exchange for CBFIs, cash, or a combination of both (together with all rights thereto *de jure or de facto*, including, if applicable, the assumption of the related debt by a certain Subsidiary Trust). Subsequently or simultaneously with the Transaction[4]:

I. The consolidation, directly or indirectly, in one or more transactions, of: (a) the Assets of Fibra Next, including the Initial Jupiter Portfolio and the Additional Jupiter Portfolio, as well as the net cash proceeds (after expenses) obtained by Fibra Next in the Initial Public Offering; (b) the FUNO Industrial Portfolio,

[4] These transactions are intended to be executed subsequently or simultaneously with the Transaction. In certain sections of this document, and as the context may require, they are presented as part of this Information Statement in order to provide the Holders with relevant information regarding the context in which the Transaction would be carried out.

through a Subsidiary Trust (the "Next Properties Industrial Portfolio Consolidation"); and (c) Fibra Next's acquisition of the Preferential Acquisition Right over E-Group Assets, and

II. In connection with the Next Properties Industrial Portfolio Consolidation, Fibra Next and Fibra Uno shall receive the respective Trust Rights Certificates from the Subsidiary Trust. Fibra Next shall have control over the Subsidiary Trust through its Technical Committee, and Fibra Uno shall acquire control of Fibra Next, by virtue of the simultaneous fulfillment of the Requirements for the Appointment of Technical Committee Members by Fibra Uno in connection with the Next Properties Industrial Portfolio Consolidation.

The valuation methodology for both the contribution of the Additional Jupiter Portfolio and the Next Properties Industrial Portfolio Consolidation shall be carried out using **the same Cap Rate used in the Initial Public Offering** and based on the potential NOI of each portfolio, considering both Real Estate in operation and those under construction and stabilization.

For the estimation of rental income, all executed and active Lease Agreements in each portfolio are considered, in addition to projected rents from spaces under stabilization, expansion, and/or development.

The valuation of the Additional Jupiter Portfolio was determined using the same maintenance and service recovery margin, the same NOI margin, and **the same Cap Rate used in the Initial Public Offering**. Subsequently, such value shall be adjusted based on the debt of each portfolio to be assumed by the Subsidiary Trust, thereby obtaining the net equity contributed by each, as detailed below.

Portfolio	NOI (Ps$. millions)	Cap Rate (%)	Valuation (Ps$. millions)	Debt (Ps$. millions)	Net Capital (Ps$. millions)	CBFI's (No. millions)
Initial Jupiter Portfolio	1,077.6	7.45%	14,465.0		14,465.0	145
Initial Public Offering			7,623.0		7,623.0	80
Total Fibra NEXT at the time of the IPO	**1,077.6**		**22,088.0**	**0.0**	**22,088.0**	**225**
Additional Jupiter Portfolio	1,204.1	7.45%	16,162.6	4,191.7	11,970.9	120
Total Fibra NEXT	**2,281.8**		**38,250.6**	**4,191.7**	**34,058.8**	**344**

Fibra UNO shall contribute the FUNO Industrial Portfolio simultaneously with the contribution of Fibra NEXT's assets to the Subsidiary Trust. For this purpose, the value of the FUNO Industrial Portfolio was determined using the same maintenance and service recovery margin, the same NOI margin, and **the same Cap Rate applied in the Initial Public Offering**. Subsequently, such value shall be adjusted based on the debt of each portfolio to be assumed by the Subsidiary Trust, thereby obtaining the net equity contributed by each, as detailed below.

Portfolio	NOI (Ps$. millions)	Cap Rate (%)	Valuation (Ps$. millions)	Debt (Ps$. millions)	Net Capital (Ps$. millions)	Trust Rights Certificates (%)
Fibra NEXT	2,281.8		38,250.6	4,191.7	34,058.8	34.76%
FUNO Industrial Portfolio	8,715.9	7.45%	116,991.3	53,066.9	63,924.4	65.24%
Total Next Properties	**10,997.6**		**155,241.9**	**57,258.7**	**97,983.2**	

If approved, the Consolidated Portfolio is expected to consist of a total of 200 Assets, divided into the following categories: 115 in the logistics category, 79 in the light manufacturing category, and 6 in the business parks category, including 1.1 million sq. m. of land reserves available to develop over 500,000 sq. m. of GLA. It is also expected to have 7.4 million sq. m. of GLA (of which 5.8 million correspond to the logistics category, 1.4 million to the light manufacturing category, and 0.2 million to the business parks category, representing approximately 10.7% of industrial property GLA in Mexico). Additionally, it would include 1 million sq. m. of land reserves available for internal development.

Pursuant to the Transaction described above, the following legal acts, among others, shall be undertaken:

(i) The Contribution Agreements;

(ii) A certain Partners' Agreement to be entered into by and among Fibra Next, Fibra Uno, and the Grantor Family, pursuant to which, among other matters, the consolidation of the Jupiter Industrial Portfolio and the FUNO Industrial Portfolio into a Subsidiary Trust shall be agreed, and Fibra Next shall receive, exclusively, the Preferential Acquisition Right of Fibra Next over E-Group Assets, a right currently granted by the members of the Grantor Family in favor of Fibra Uno, which shall apply exclusively to the Assets with an industrial purpose; and

(iii) Any other contracts, agreements, and arrangements necessary or ancillary to carry out and complete the Transaction described herein, including, without limitation, the launch of various exchange offers by the Subsidiary Trust consolidating the Consolidated Portfolio, with respect to certain senior notes issued by Fibra Uno, by any means permitted under applicable law and deemed feasible, efficient, and appropriate in the judgment of Fibra Next, the Subsidiary Trust, its corporate governance bodies, including its Technical Committees, and/or the special agents or delegates authorized for such purposes.

We believe that, if the consolidation of the Assets into the Consolidated Portfolio is achieved, it would create one of the best opportunities for investors seeking a liquid vehicle with growth potential and direct exposure to logistics, e-commerce, and nearshoring trends in Mexico.

It is important to note that the information presented in this Information Statement assumes the simultaneous consolidation of the Portfolios; however, the Transaction could be carried out through partial transactions and not necessarily in a single, simultaneous act.

Among other actions, the Subsidiary Trust is expected to conduct various exchange offers with respect to certain senior notes issued by Fibra Uno, and there can be no assurance that such offers will be successful.

- **It is intended that Fibra Uno exercise control over Fibra Next, which in turn will exercise control over the Subsidiary Trust.**

As part of the Transaction, Fibra Uno is expected to exercise control over Fibra Next through the appointment of the majority (more than half) of the members of the Technical Committee, provided that the following conditions are met concurrently: (i) the Control Family retains ownership of at least 15% of the CBFIs outstanding; (ii) Fibra Uno directly or indirectly maintains an interest equal to or greater than 15% of the total Trust Rights in the Subsidiary Trusts in which Fibra Next participates; and (iii) the Trustee, directly or indirectly through any Subsidiary Trust, holds the Preferential Acquisition Right over E-Group Assets. The satisfaction of these conditions would result in Fibra Next consolidating the Subsidiary Trust on its books and Fibra Uno consolidating Fibra Next on its books.

- **It is intended that the Subsidiary Trust through which the Portfolios' Assets are consolidated shall assume various liabilities related to the Additional Jupiter Portfolio and the FUNO Industrial Portfolio through multiple transactions.**

For more information regarding the liabilities to be assumed by the Subsidiary Trust in which the Portfolios' Assets will be consolidated, please refer to the section "*(i) Subsidiary Trust Initial Debt upon Completion of the Transaction*" in subsection "*e) Additional Information Regarding the Transaction*" of section "*2. DETAILED INFORMATION ON THE TRANSACTION*" of this Information Statement.

- **Interest percentages.**

Fibra Uno intends for the documents executed in connection with the Transaction to reflect the individual interest percentages in the Transaction and in the resulting Subsidiary Trust, based on the following estimated proportions, which may be adjusted once the final terms of the Transaction are agreed upon by the parties: (i) Fibra Uno would hold approximately 65.24% of the Trust Rights of the Subsidiary Trust; and (ii) Fibra Next would hold approximately 34.76% of the Trust Rights of the Subsidiary Trust, upon completion of the consolidation of the Assets and liabilities comprising the Portfolios.

- **Various agreements**

For the implementation and completion of the Transaction, it is expected that various agreements, contracts, instruments, and/or documents will be executed, including, without limitation, the following:

(i) Subsidiary Trust. An irrevocable administration trust under which Fibra Next and Fibra Uno will participate as settlors and beneficiaries, with the primary

purpose of receiving, holding, and managing the Consolidated Portfolio. This Subsidiary Trust shall be controlled by Fibra Next, which, in turn, shall be controlled by Fibra Uno. The Subsidiary Trust will include, among other provisions, the granting of the Reacquisition Right in favor of Fibra Uno and Fibra Next to reacquire ownership of the Assets contributed by each of them to its estate.

(ii) Partners' Agreement. Agreement under which Fibra Uno, with the consent of the Control Family, will assign to Fibra Next the Preferential Acquisition Right of Fibra Next over E-Group Assets, granted exclusively with respect to industrial-use properties and originally granted by the members of the Grantor Family in favor of Fibra Uno.

(iii) Asset Contribution Agreements:

a. *Contribution Agreement of Assets from the Additional Jupiter Portfolio to Fibra Next and from Fibra Next to the Subsidiary Trust*. Instruments through which the Contributors would transfer, with a Right of Reacquisition, the Assets of the Additional Jupiter Portfolio, including, without limitation, Real Estate, Lease Agreements, permits and licenses, collection rights, and other rights, to the estate of the Fibra Next Trust in exchange for CBFIs. Additionally, these Additional Jupiter Portfolio Assets would be contributed by Fibra Next to the estate of the Subsidiary Trust in exchange for Trust Rights Certificates, with Fibra Next retaining the Right of Reacquisition.

b. *Contribution Agreement of Assets from the Initial Jupiter Portfolio to the Subsidiary Trust*. Instruments through which Fibra Next transferred, with a Right of Reacquisition, the Assets of the Initial Jupiter Portfolio, including, without limitation, Real Estate, Lease Agreements, permits and licenses, collection rights, and other rights, to the estate of the Subsidiary Trust in exchange for Trust Rights Certificates; and

c. *Contribution Agreement of Assets from the FUNO Industrial Portfolio to the Subsidiary Trust*. Instruments through which Fibra Uno will join the Subsidiary Trust and transfer, with a Right of Reacquisition, the Assets of the FUNO Industrial Portfolio, including, without limitation, Real Estate, Lease Agreements, permits and licenses, collection rights, and other rights, to the estate of the Subsidiary Trust in exchange for Trust Rights Certificates.

(iv) Debt Assignment and Assumption Agreements:

a. *Additional Jupiter Portfolio Debt*. Agreements for the assignment and assumption of debt under which the debt of the Additional Jupiter Portfolio would be assigned to and assumed by the Subsidiary Trust.

b. *FUNO Industrial Portfolio Debt*. Agreements for the assignment and assumption of debt under which the debt of the FUNO Industrial Portfolio would be assigned to and assumed by the Subsidiary Trust.

The Portfolios, the related assets and liabilities, and the actions required to implement and complete the Transaction and the Next Properties Industrial Portfolio Consolidation may vary and will largely depend on negotiations, circumstances, authorizations, and other factors of diverse nature. Accordingly, Fibra Next will request that the Holders grant a broad authorization empowering its Technical Committee and/or the duly appointed attorneys-in-fact or special delegates with full and sufficient authority to implement and finalize any options or alternatives that may be necessary and/or advisable to consummate the Transaction and the Next Properties Industrial Portfolio Consolidation. **It is understood, however, that there will be no change in the valuation methodology for both the contribution of the Additional Jupiter Portfolio and the Next Properties Industrial Portfolio Consolidation, which will be conducted at the same Cap Rate used in Fibra Next's IPO and based on the potential NOI of each portfolio, considering both Real Estate in operation and those under stabilization, expansion, and/or development.**

- **Corporate Governance**

We intend that, upon completion of the Transaction, corporate governance provisions acceptable to Fibra Next will be in place within the Subsidiary Trust through which the Next Properties Industrial Portfolio Consolidation will be carried out, as well as in any other entities that may result from the Transaction, as applicable.

- **Proforma financial information**

The External Auditor carried out an assurance engagement on the unaudited condensed pro forma consolidated financial statements as of March 31, 2025 and December 31, 2024, and for the three-month periods ended March 31, 2025 and 2024, and for the year ended December 31, 2024, in accordance with International Standard on Assurance Engagements 3420 – "*Assurance Engagements to Report on the Compilation of Pro Forma Financial Information Included in a Prospectus*," issued by the International Auditing and Assurance Standards Board.

For further information regarding the financial information presented in this Information Statement, see section "*5. SELECTED FINANCIAL INFORMATION*" hereof.

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2. DETAILED INFORMATION ON THE TRANSACTION

a) Detailed Description of the Transaction

Background:

On October 9, 2023, the Fibra Uno holders' meeting, with 89% attendance and 100% of those present voting in favor, approved, among other matters, the proposal to segregate the Industrial Assets (as defined in the minutes of the meeting) from the remaining Assets comprising the trust estate of Fibra Uno and contribute them to a newly created vehicle, as described, whose primary purpose will be to make investments or co-investments in Real Estate—including with related parties—intended for industrial use or purpose to be leased to third parties, as well as to operate and manage such Assets.

The meeting also approved that the vehicle to which the Industrial Assets would be contributed may directly or indirectly obtain financing, credit facilities, or any other means of funding, including the direct or indirect issuance of public or private debt, whether domestic or foreign, with or without collateral, provided that the parameters established in the Fibra Uno Trust or applicable law are met, and, if applicable, the necessary authorizations under the current obligations of the Fibra Uno Trust are obtained to carry out the transfer or assignment of any portion of the Fibra Uno Trust's debt related to the Industrial Assets and their appurtenances to such vehicle.

Similarly, authorization was granted to undertake all procedures and/or actions before any governmental authorities or Persons to obtain all approvals required under applicable law.

The Transaction:

The transaction to be submitted to the Holders at the upcoming meeting consists of one or more transactions (the "Transaction") through which Fibra Next will acquire up to nine Assets belonging to the portfolio referred to as the Additional Jupiter Portfolio[5], in exchange for CBFIs, cash, or a combination of both (together with all rights and entitlements thereto, including, where applicable, the assumption of the related debt by a certain Subsidiary Trust). Subsequent or simultaneous to the Transaction[6]:

[5] As of the contribution date of the Additional Jupiter Portfolio, at least 646,384 sq. m., which would generate approximately 86.3% of the income, are owned by the Controlling Family. Regarding the Asset within the Additional Jupiter Portfolio identified as Santín, third parties other than the Controlling Family hold undivided interests equivalent to 50% of the trust rights in the trust owning such Asset. With respect to this Asset: (i) it may be acquired in whole or in part by the Controlling Family prior to its contribution. In such case, the Controlling Family would make the relevant contribution to Fibra NEXT through the execution of the applicable Contribution Agreement; (ii) it may be contributed directly to Fibra Next by the third parties holding undivided interests through the execution of the applicable Contribution Agreement. Such third parties would receive, as consideration, CBFIs proportional to their contributions, cash, or a combination of both; or (iii) if the Controlling Family does not acquire such undivided interest and the third parties do not opt to make their direct contribution, the Controlling Family may contribute exclusively its undivided interest in the trust owning such Asset through the execution of the applicable Contribution Agreement, without including the participation of third parties.

[6] These transactions are intended to be carried out either subsequently or simultaneously with the Transaction. In certain sections of this document, and as the context may require, they are presented as part of this Information

I. The direct or indirect consolidation, through one or more transactions, of: (a) Fibra Next's assets, including the Initial Jupiter Portfolio and the Additional Jupiter Portfolio, as well as net cash proceeds (after expenses) obtained by Fibra Next in the Initial Public Offering; (b) the FUNO Industrial Portfolio, through a Subsidiary Trust (the "Next Properties Industrial Portfolio Consolidation"); and (c) Fibra Next's acquisition of the Preferential Acquisition Right over E-Group Assets.

II. In connection with the Next Properties Industrial Portfolio Consolidation, Fibra Next and Fibra Uno will receive the respective Trust Rights Certificates from the Subsidiary Trust. Fibra Next will control the Subsidiary Trust through its Technical Committee, and Fibra Uno will acquire control of Fibra Next, by virtue of simultaneously meeting the Requirements for the Appointment of Technical Committee Members by Fibra Uno in connection with the Next Properties Industrial Portfolio Consolidation.

The valuation methodology for both the contribution of the Additional Jupiter Portfolio and the Next Properties Industrial Portfolio Consolidation **will be carried out using the same Cap Rate used in the Initial Public Offering** and based on the potential NOI of each portfolio, considering both Real Estate in operation and those under stabilization, expansion, and/or development.

For the estimation of rental income, all executed and active Lease Agreements in each portfolio are considered, in addition to projected rents (based on market rates) for spaces under construction or stabilization.

The valuation of the Additional Jupiter Portfolio was determined using the same maintenance and service recovery margin, the same NOI margin, and **the same Cap Rate used in the Initial Public Offering**. Subsequently, such value shall be adjusted based on the debt of each portfolio to be assumed by the Subsidiary Trust, thereby obtaining the net equity contributed by each, as detailed below.

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Statement to provide the Holders with relevant information regarding the context in which the Transaction would be executed.

Portfolio	NOI (Ps$. millions)	Cap Rate (%)	Valuation (Ps$. millions)	Debt (Ps$. millions)	Net Capital (Ps$. millions)	CBFI's (No. millions)
Initial Jupiter Portfolio	1,077.6	7.45%	14,465.0		14,465.0	145
Initial Public Offering			7,623.0		7,623.0	80
Total Fibra NEXT at the time of the IPO	**1,077.6**		**22,088.0**	**0.0**	**22,088.0**	**225**
Additional Jupiter Portfolio	1,204.1	7.45%	16,162.6	4,191.7	11,970.9	120
Total Fibra NEXT	**2,281.8**		**38,250.6**	**4,191.7**	**34,058.8**	**344**

Fibra UNO shall contribute the FUNO Industrial Portfolio simultaneously with the contribution of Fibra NEXT's assets to the Subsidiary Trust. For this purpose, the value of the FUNO Industrial Portfolio was determined using the same maintenance and service recovery margin, the same NOI margin, and **the same Cap Rate used in the Initial Public Offering**. Subsequently, such value shall be adjusted based on the debt of each portfolio to be assumed by the Subsidiary Trust, thereby obtaining the net equity contributed by each, as detailed below.

Portfolio	NOI (Ps$. millions)	Cap Rate (%)	Valuation (Ps$. millions)	Debt (Ps$. millions)	Net Capital (Ps$. millions)	Trust Rights Certificates (%)
Fibra NEXT	2,281.8		38,250.6	4,191.7	34,058.8	34.76%
FUNO Industrial Portfolio	8,715.9	7.45%	116,991.3	53,066.9	63,924.4	65.24%
Total Next Properties	**10,997.6**		**155,241.9**	**57,258.7**	**97,983.2**	

If approved, the Consolidated Portfolio is expected to consist of a total of 200 Assets, divided into the following categories: 115 in the logistics category, 79 in the light manufacturing category, and 6 in the business parks category, including 1.1 million sq. m. of land reserves available to develop over 500,000 sq. m. of GLA. It is also expected to have 7.4 million sq. m. of GLA (of which 5.8 million correspond to the logistics category, 1.4 million to the light manufacturing category, and 0.2 million to the business parks category, representing approximately 10.7% of industrial property GLA in Mexico). Additionally, it would include 1 million sq. m. of land reserves available for internal development.

Pursuant to the Transaction described above, the following legal acts, among others, shall be undertaken:

(i) The Contribution Agreements;

(ii) A certain Partners' Agreement to be entered into by and among Fibra Next, Fibra Uno, and the Grantor Family, pursuant to which, among other matters, the

consolidation of the Jupiter Industrial Portfolio and the FUNO Industrial Portfolio into a Subsidiary Trust shall be agreed, and Fibra Next shall receive, exclusively, the Preferential Acquisition Right of Fibra Next over E-Group Assets, a right currently granted by the members of the Grantor Family in favor of Fibra Uno, which shall apply exclusively to the Assets with an industrial purpose; and

(iii) Any other contracts, agreements, and arrangements necessary or ancillary to carry out and complete the Transaction described herein, including, without limitation, the launch of various exchange offers by the Subsidiary Trust consolidating the Consolidated Portfolio, with respect to certain senior notes issued by Fibra Uno, by any means permitted under applicable law and deemed feasible, efficient, and appropriate in the judgment of Fibra Next, the Subsidiary Trust, its corporate governance bodies, including its Technical Committees, and/or the special agents or delegates authorized for such purposes (the "*Note Exchange*").

Next Holders' Meeting

On August 8, 2025, Fibra Next published a call notice to hold a general Holders' meeting through EMISNET, the electronic system for the submission and dissemination of information of the Mexican Stock Exchange, in the Official Gazette of the Federation, and in the newspaper El Economista, to be held on August 25, 2025, to submit for the consideration of the Holders, among other matters, the approval of the Transaction described in this Information Statement, pursuant to the provisions of the Securities Market Law and the General Regulations Applicable to Securities Issuers and Other Securities Market Participants, and the terms and conditions thereof.

At such Next Holders' Meeting, the following matters will be submitted for approval, among others: (i) the Transaction; (ii) the issuance of CBFIs to be delivered to the Jupiter Settlors in consideration for the contribution of up to 9 properties comprising the Additional Jupiter Portfolio; (iii) the right of Fibra Uno to exchange, in consideration for CBFIs of the Trust, the Trust Rights Certificates it holds in the Subsidiary Trust, as well as the issuance of CBFIs to be delivered to Fibra Uno in the future should it exercise such exchange right; and (iv) that the Holders instruct and authorize the corporate bodies, Fibra Next's attorneys-in-fact, and any special delegates appointed by the Meeting to, without the need for further approvals, negotiate, agree, amend, execute, rescind, and ratify all agreements, contracts, instruments, and documents necessary to implement and carry out any acts required for the implementation and perfection of the Transaction.

The Portfolios, the related assets and liabilities, and the actions required to implement and complete the Transaction and the Next Properties Industrial Portfolio Consolidation may vary and will largely depend on negotiations, circumstances, authorizations, and other factors of diverse nature. Accordingly, Fibra Next will request that the Holders grant a broad authorization empowering its Technical Committee and/or the duly appointed attorneys-in-fact or special delegates with full and sufficient authority to implement and finalize any options or alternatives that may be necessary and/or advisable to consummate the Transaction and the Next Properties Industrial Portfolio Consolidation. **It is understood, however, that there will be no change in the valuation methodology for both the**

contribution of the Additional Jupiter Portfolio and the Next Properties Industrial Portfolio Consolidation, which will be conducted at the same Cap Rate used in Fibra Next's IPO and based on the potential NOI of each portfolio, considering both Real Estate in operation and those under stabilization, expansion, and/or development.

The Transaction may be carried out in one or multiple successive acts, by any means permitted under applicable law.

Approvals from the Contributors

To effectuate the contribution of the Additional Jupiter Portfolio, the corporate bodies of each Contributor must approve, instruct, and execute the necessary acts. It is estimated that such approvals could be obtained in August 2025; however, there is no assurance that they will be obtained within that period or that all required authorizations will ultimately be secured.

Authorization from COFECE

Only to the extent applicable under the Applicable Law, and provided that the Next Holders' Meeting approves carrying out the Transaction described in this Information Statement, the consummation of the Transaction could be subject to obtaining the corresponding authorization from the Federal Antitrust Commission.

b) Objective of the Transaction

The main objective of the Transaction is to effectuate the contribution of the Additional Jupiter Portfolio and, subsequently or simultaneously, carry out the Next Properties Industrial Portfolio Consolidation, with the purpose of establishing the Consolidated Portfolio as one of the most attractive options for domestic and international investors seeking an internalized, liquid vehicle with growth potential and direct exposure to logistics, e-commerce, and nearshoring trends in Mexico.

c) Sources of Financing and Expenses Arising from the Transaction

(i) Sources of Financing

As of this date, no financing arrangements are contemplated for the execution of the Transaction, and we expect that the Transaction-related expenses to be covered by Fibra Uno and Fibra Next, as applicable, will be paid with their own resources.

(ii) Expenses Arising from the Transaction:

Expenses related to the negotiation and consummation of the Transaction, <including financial, legal, and tax advisory services, will be paid by Fibra Uno and Fibra Next, as applicable. Transaction-related expenses for Fibra Next are expected to amount to approximately $150,000,000.00 (one hundred fifty million pesos 00/100).

d) Date of Approval of the Transaction

Fibra Next

Fibra Next published a call to convene the Next Holders' Meeting, to submit for the consideration of the Holders the approval of the Transaction described in this Information Statement, pursuant to the provisions of the Securities Market Law and the General Regulations Applicable to Securities Issuers and Other Securities Market Participants, and in accordance with its terms and conditions.

At such Next Holders' Meeting, the following matters will be submitted for approval, among others: (i) the Transaction; (ii) the issuance of CBFIs to be delivered to the Jupiter Settlors in consideration for the contribution of up to 9 properties comprising the Additional Jupiter Portfolio; (iii) the right of Fibra Uno to exchange, in consideration for CBFIs of the Trust, the Trust Rights Certificates it holds in the Subsidiary Trust, as well as the issuance of CBFIs to be delivered to Fibra Uno in the future should it exercise such exchange right; and (iv) that the Holders instruct and authorize the corporate bodies, Fibra Next's attorneys-in-fact, and any special delegates appointed by the Meeting to, without the need for further approvals, negotiate, agree, amend, execute, rescind, and ratify all agreements, contracts, instruments, and documents necessary to implement and carry out any acts required for the implementation and perfection of the Transaction.

The Holders' Meeting to be held on August 25, 2025, is expected to resolve, among other matters, the authorization to carry out the Transaction.

Fibra Uno

On October 9, 2023, the Fibra Uno holders' meeting, with 89% attendance and 100% of those present voting in favor, approved, among other matters, the proposal to segregate the Industrial Assets (as defined in the minutes of the meeting) from the remaining Assets comprising the trust estate of Fibra Uno and contribute them to a newly created vehicle, as described, whose primary purpose will be to make investments or co-investments in Real Estate—including with related parties—intended for industrial use or purpose to be leased to third parties, as well as to operate and manage such Assets.

The meeting also approved that the vehicle to which the Industrial Assets would be contributed may directly or indirectly obtain financing, credit facilities, or any other means of funding, including the direct or indirect issuance of public or private debt, whether domestic or foreign, with or without collateral, provided that the parameters established in the Fibra Uno Trust or applicable law are met, and, if applicable, the necessary authorizations under the current obligations of the Fibra Uno Trust are obtained to carry out the transfer or assignment of any portion of the Fibra Uno Trust's debt related to the Industrial Assets and their appurtenances to such vehicle.

Similarly, authorization was granted to undertake all procedures and/or actions before any governmental authorities or Persons to obtain all approvals required under applicable law.

Approvals of Contributors

To effectuate the contribution of the Additional Jupiter Portfolio, the corporate bodies of each Contributor must approve, instruct, and execute the necessary acts. It is estimated that such approvals could be obtained in August 2025; however, there is no assurance that they will be obtained within that period or that all required authorizations will ultimately be secured.

e) Exchange Date of Master Certificate Representing the CBFIs

The exchange of the master certificate representing the CBFIs is expected to take place once the transaction or transactions through which the contribution of the Additional Jupiter Portfolio is carried out have been completed, and the corresponding CBFIs have been delivered to the Contributors as a result of such contribution.

f) Additional Information Regarding the Transaction

(i) Liens on the Assets Involved in the Transaction.

The following table sets forth the liens (whether pledged to a guarantee trust and/or encumbered with a mortgage) related to the Subsidiary Trust Initial Debt upon Completion of the Transaction, which would be assumed by the Subsidiary Trust:

Encumbered Properties

Additional Jupiter Portfolio	FUNO Industrial Portfolio
08001 COACALCO	38001 DOÑA ROSA
29012 LERMA PARK III	
29017 BARRIENTOS II	
29031 ATIZAPAN PARK	
29032 TULTEPARK	
32001 CHIQUIHUITE	
35004 LOS REYES	
80001 TULTIPARK III	
98001 SANTIN	

(ii) Subsidiary Trust Initial Debt upon Completion of the Transaction

The Subsidiary Trust is intended to assume various liabilities related to the Additional Jupiter Portfolio and the FUNO Industrial Portfolio through multiple transactions, which may be carried out partially, simultaneously, or successively.

Additional Jupiter Portfolio Related Debt

The following table sets forth the agreements and amounts that are expected to be assumed by the Subsidiary Trust as a result of the contribution of the Additional Jupiter Portfolio (the "Additional Jupiter Portfolio Debt"):

	Currency	Interest Rate	Maturity	Amount (Ps$. millions)	Amount (Us.$ millions)	Total (Ps$. millions)[1]
Bank Debt						
Jupiter Loan	Pesos	28-day TIIE + 1.35%	Feb-31	$1,851.3		$1,851.3
Atizapán Park and Tultepark Loan	Dollars	3-month SOFR + 2.35%	May-29		$12.5	$236.1
Atizapán Park and Tultepark Loan	Pesos	28-day TIIE + 1.85%	May-29	$1,050.0		$1,050.0
Santín Loan	Pesos	7.46%	Mar-31	$542.0		$542.0
Santín Loan	Pesos	10.90%	Jun-27	$512.3		$512.3
Total Bank Debt						**$4,191.7**
Average Life of Debt						**5.8 years**
Average Interest Rate						**9.44%**

1. An exchange rate of 18.8928 as of June 2025 was used.
* Figures as of June 30, 2025.

The assumptions by the Subsidiary Trust of the aforementioned loans will hereinafter be referred to as the "Assumption of Additional Jupiter Portfolio Debt."

FUNO Industrial Portfolio Related Debt

The agreements and amounts that we estimate would be assumed by the Subsidiary Trust as a result of the contribution of the FUNO Industrial Portfolio (the "FUNO Debt" and, together with the Additional Jupiter Portfolio Debt, the "Subsidiary Trust Initial Debt upon Completion of the Transaction") are detailed below:

	Currency	Interest Rate	Maturity	Amount (Ps$. millions)	Amount (Us.$ millions)	Total (Ps.$ millions)
Bank Debt						
Titán Loan	Dollars	1-month SOFR + 210 bps	Sep-29		$750.0	$14,169.6
Citibanamex	Dollars	1-month SOFR + 80 bps	Nov-25		$145.0	$2,739.5
Doña Rosa Loan	Pesos	11.58%	Nov-28	$733.9		$733.9
Total Bank Debt						**$17,642.9**
Bonds						
International Bond	Dollars	4.87%	Dec-30		$387.5	$7,321.0
International Bond	Dollars	7.70%	Dec-32		$250.0	$4,723.2
International Bond	Dollars	7.38%	Dec-34		$300.0	$5,667.8
International Bond	Dollars	8.25%	Dec-37		$150.0	$2,833.9
International Bond	Dollars	6.95%	Dec-44		$350.0	$6,612.5
International Bond	Dollars	6.39%	Dec-50		$437.5	$8,265.6
Total Bonds						**$35,424.0**
Total Debt						**$53,066.9**
Average Life of Debt						**10.7 years**
Average Coupon						**6.58%**

1. An exchange rate of 18.8928 as of June 2025 was used.
* Figures as of June 30, 2025.

The assumption of the aforementioned debt by the Subsidiary Trust as a result of the contribution of the FUNO Industrial Portfolio will hereinafter be referred to as the "FUNO Debt Assumption" and, together with the Assumption of Additional Jupiter Portfolio Debt,

as the "Assumption of the Subsidiary Trust Initial Debt upon Completion of the Transaction."

Initial Jupiter Portfolio Related Debt

As of the date hereof, the Assets of the Initial Jupiter Portfolio are free and clear of any liens or liabilities of any kind, without reservation or limitation on ownership, and therefore the Subsidiary Trust has not assumed any debt related to such Assets.

It is intended that Fibra Next fully consolidate into a Subsidiary Trust, including the Subsidiary Trust Initial Debt upon Completion of the Transaction, which as of June 30, 2025, amounted to Ps. $57,258.7 million, which includes the debt of the Consolidated Portfolio. Depending on the final negotiations among the parties to the Transaction, a lesser amount than the aforementioned Subsidiary Trust Initial Debt upon Completion of the Transaction may be consolidated.

(iii) Valuation Report:

The economic valuation of the Transaction has been prepared considering the annual NOI of each party's portfolios at a **uniform Cap Rate identical to that used in the Initial Public Offering**.

(iv) Description of the Assets:

Initial Jupiter Portfolio

The Initial Jupiter Portfolio consists of nine logistics Assets totaling 753,595 sq. m. of GLA, with 537,277 sq. m. of stabilized GLA. Three of the nine Assets are currently in the process of stabilization, expansion, or development, with 216,318 sq. m. of GLA under stabilization. The assets in the Initial Jupiter Portfolio are strategically located across five federal entities, including Mexico City, State of Mexico, Jalisco, Querétaro, and Quintana Roo.

Market	No. of Properties	Stabilized GLA (sq m)	Occupied GLA (sq m)	Occupation (%)	GLA under Stabilization (sq m)	Total GLA (sq m)	% of Total	Stabilized RFA (Ps$. millions)	RFA under Stabilization (Ps$. millions)	RFA Total (Ps$. millions)	% of Total	Average Rent/ sq m
Mexico City Metropolitan Area	5	301,021	301,021	100.0%	24,780	325,801	43.2%	411.3	62.9	474.2	39.4%	121.3
Guadalajara Metropolitan Area	2	193,401	193,401	100.0%	191,538	384,939	51.1%	257.2	422.7	679.9	56.5%	147.2
Querétaro	1	35,855	35,855	100.0%	0	35,855	4.8%	45.1	0.0	45.1	3.8%	104.9
Secondary Markets	1	7,000	7,000	100.0%	0	7,000	0.9%	3.2	0.0	3.2	0.3%	37.9
Total	9	537,277	537,277	100.0%	216,318	753,595	100.0%	716.8	485.6	1,202.4	100.0%	133.0

Additional Jupiter Portfolio

The Additional Jupiter Portfolio consists of nine logistics properties totaling 759,558 sq. m. of GLA, with 699,988 sq. m. of stabilized GLA. Three of the nine assets are currently in the process of stabilization, expansion, or development, with 59,570 sq. m. of GLA under stabilization, representing approximately 1.1% of the industrial property GLA in Mexico.

The assets in the Additional Jupiter Portfolio are strategically located in two federal entities, including Mexico City and the State of Mexico.

Market	No. of Properties	Stabilized GLA (sq m)	Occupied GLA (sq m)	Occupation (%)	GLA under Stabilization (sq m)	Total GLA (sq m)	% of Total	Stabilized RFA (Ps$. millions)	RFA under Stabilization (Ps$. millions)	RFA Total (Ps$. millions)	% of Total	Average Rent/ sq m
Mexico City Metropolitan Area	7	453,397	453,397	100.0%	57,500	510,897	67.4%	720.0	146.1	866.0	70.4%	141.3
Toluca - Lerma	2	246,591	246,591	100.0%	0	246,591	32.6%	364.0	0.0	364.0	0.3	123.0
Total	9	699,988	699,988	100.0%	57,500	757,488	100.0%	1,083.9	146.1	1,230.0	1.0	135.3

FUNO Industrial Portfolio

The FUNO Industrial Portfolio consists of 182 Assets, including 97 logistics, 79 light manufacturing, and six business park properties, totaling 6,136,387 sq. m. of GLA, representing approximately 8.5% of industrial property GLA in Mexico. All Assets within the FUNO Industrial Portfolio are stabilized. Additionally, FUNO will contribute, along with its stabilized portfolio, 1.0 million sq. m. of land reserve for internal development.

The Assets within the FUNO Industrial Portfolio are strategically located across 19 federal entities, including Mexico City, State of Mexico, Puebla, Hidalgo, Morelos, Jalisco, Querétaro, Guanajuato, Aguascalientes, Zacatecas, Nuevo León, Baja California, Chihuahua, Coahuila, Tamaulipas, Durango, Sonora, Quintana Roo, and Chiapas. These markets represent the largest and most dynamic in Mexico. As of June 30, 2025, the FUNO Industrial Portfolio totaled 6,136,387 sq. m. of GLA. Approximately 50.5% of the total GLA is located in the Mexico City metropolitan area, considered one of its strongest competitive advantages. The Mexico City metropolitan area accounts for around 23.2% of Mexico's population and 26.0% of the country's real GDP[7]. The growing demand for strategically located industrial properties, driven by the country's logistics centralization, availability of electricity, and skilled labor, has made Mexico City and its metropolitan area a prime destination for foreign direct investment. Beyond the Mexico City metro area, the key industrial markets where the FUNO Industrial Portfolio assets are located include Nuevo León, Toluca, Ciudad Juárez, Querétaro, Tamaulipas, Guadalajara, and Tijuana, among others.

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[7] Source: INEGI – Gross Domestic Product by Federal Entity and Total Population by Federal Entity.

Market	No. of Properties	Stabilized GLA (sq m)	Occupied GLA (sq m)	Occupation (%)	Total GLA (sq m)	% of Total	RFA Total (Ps$. millions)	% of Total	Average Rent/ sq m
Mexico City Metropolitan Area	37	3,026,759	2,952,188	97.5%	3,026,759	49.3%	4,626.4	52.0%	127.4
Monterrey Metropolitan Area	41	718,985	696,733	96.9%	718,985	11.7%	1,076.6	12.1%	124.8
Toluca - Lerma	7	540,153	540,003	100.0%	540,153	8.8%	694.0	7.8%	107.1
Ciudad Juárez	21	351,614	351,614	100.0%	351,614	5.7%	457.4	5.1%	108.4
Querétaro	9	325,972	312,084	95.7%	325,972	5.3%	449.9	5.1%	115.0
Guadalajara Metropolitan Area	5	269,628	268,122	99.4%	269,628	4.4%	367.5	4.1%	113.6
Reynosa/Matamoros	20	268,544	236,618	88.1%	268,544	4.4%	318.5	3.6%	98.8
Secondary markets	12	215,094	215,094	100.0%	215,094	3.5%	294.4	3.3%	114.1
Tijuana	14	208,803	208,803	100.0%	208,803	3.4%	320.6	3.6%	128.0
Saltillo/Ramos Arizpe	7	110,072	110,072	100.0%	110,072	1.8%	144.6	1.6%	109.5
Puebla	9	100,994	100,994	100.0%	100,994	1.6%	153.2	1.7%	126.4
Total	182	6,136,618	5,992,325	97.6%	6,136,618	100.0%	8,903.2	100.0%	120.9

Description of the Consolidated Portfolio

If the Transaction is completed, the Consolidated Portfolio would consist of 200 Assets with 7.4 million sq. m. of stabilized GLA at 97.9% occupancy and 0.3 million sq. m. in the process of stabilization, expansion, and/or development, of which 5.8 million correspond to the logistics category, 1.4 million to light manufacturing, and 0.2 million to business parks. This represents approximately 10.7% of the GLA of industrial properties in Mexico. Additionally, the portfolio would include an internal development land reserve of approximately 1.0 million sq. m.

The Assets of the Consolidated Portfolio are strategically located across 19 federal entities, including Mexico City, the State of Mexico, Puebla, Hidalgo, Morelos, Jalisco, Querétaro, Guanajuato, Aguascalientes, Zacatecas, Nuevo León, Baja California, Chihuahua, Coahuila, Tamaulipas, Durango, Sonora, Quintana Roo, and Chiapas. Approximately 50.5% of the total GLA of the Consolidated Portfolio is located in the Mexico City metropolitan area, which is considered one of its strongest competitive advantages. The Mexico City metropolitan area represents about 23.2% of Mexico's population and 26.0% of the country's real GDP[8]. The growing demand for industrial properties in strategic locations—driven by the country's logistical centralization, the availability of electricity, and a skilled workforce—has made Mexico City and its metropolitan area the primary destination for foreign direct investment. Besides the Mexico City metropolitan area, the main industrial markets where the Consolidated Portfolio's Assets are located include Nuevo León, Toluca, Ciudad Juárez, Querétaro, Tamaulipas, Guadalajara, and Tijuana, among others.

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[8] Source: INEGI – Gross Domestic Product by Federal Entity and Total Population by Federal Entity.

Market	No. of Properties	Stabilized GLA (sq m)	Occupied GLA (sq m)	Occupation (%)	Total GLA (sq m)	% of Total	RFA Total (Ps$. millions)	% of Total	Average Rent/ sq m	Market	No. of Properties
Mexico City Metropolitan Area	49	3,781,178	3,706,607	82,280	3,863,458	50.5%	209.0	5,757.6	5,966.6	52.6%	128.7
Toluca - Lerma	9	786,743	786,593	0	786,743	10.3%	0.0	1,058.0	1,058.0	9.3%	112.1
Monterrey Metropolitan Area	41	718,985	696,733	0	718,985	9.4%	0.0	1,076.6	1,076.6	9.5%	124.8
Guadalajara Metropolitan Area	7	463,029	461,523	191,538	654,567	8.6%	422.7	624.7	1,047.4	9.2%	133.3
Querétaro	10	361,827	347,939	0	361,827	4.7%	0.0	495.1	495.1	4.4%	114.0
Ciudad Juárez	21	351,614	351,614	0	351,614	4.6%	0.0	457.4	457.4	4.0%	108.4
Reynosa/Matamoros	20	268,544	236,618	0	268,544	3.5%	0.0	318.5	318.5	2.8%	98.8
Secondary markets	13	222,094	222,094	0	222,094	2.9%	0.0	297.6	297.6	2.6%	111.7
Tijuana	14	208,803	208,803	0	208,803	2.7%	0.0	320.6	320.6	2.8%	128.0
Saltillo/Ramos Arizpe	7	110,072	110,072	0	110,072	1.4%	0.0	144.6	144.6	1.3%	109.5
Puebla	9	100,994	100,994	0	100,994	1.3%	0.0	153.2	153.2	1.4%	126.4
Total	200	7,373,883	7,229,589	273,818	7,647,701	100.0%	631.7	10,704.0	11,335.7	100.0%	123.5

Market	**Land (sq m)**	**Potential GLA (sq m)**	**Estimated price per sq m [1] (US$)**	**Projected Annual Income (US$ thousand)**
Mexico City metropolitan area	669,477	334,739	9.25	37,156
Secondary markets	257,193	128,597	5.44	8,401
Ciudad Juárez	30,375	15,188	8.05	1,467
Tijuana	25,532	12,766	8.63	1,322
Monterrey metropolitan area	18,845	9,423	7.12	805
Puebla	5,958	2,979	6.80	243
Querétaro	1,084	542	7.50	49
Total	**1,008,464**	**504,232**	**8.17**	**49,443**

Tenants

The Assets comprising the Consolidated Portfolio have a Tenant base of over 643 high-quality tenants with 957 lease agreements, with an average lease term of 3.4 years. These tenants include world-class multinational companies such as Wal-Mart, DHL, and PepsiCo, among others, as well as leading Mexican companies in their sectors such as Soriana and Onest, among others. The tenants of the Consolidated Portfolio's Assets are primarily industrial, focused on logistics and light manufacturing. These clients are experienced and/or market-leading companies with solid commercial relationships in their target markets and clear short- and long-term growth plans.

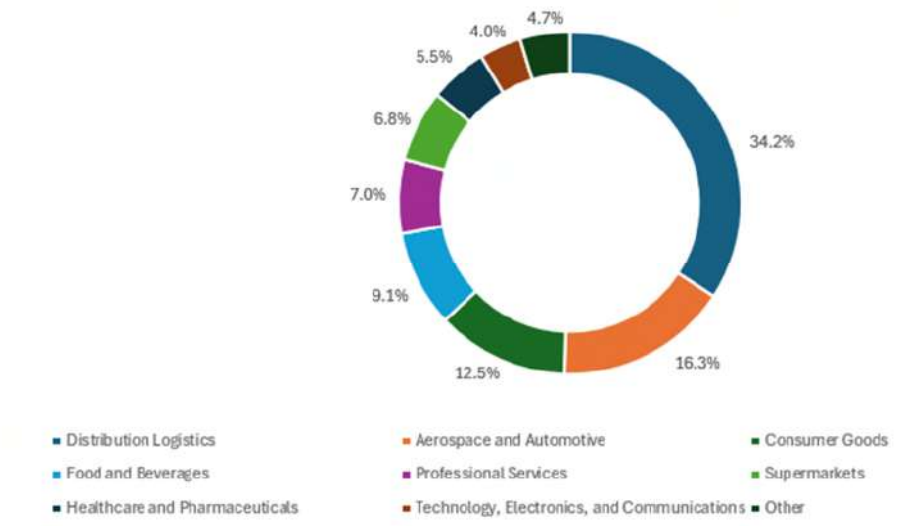
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As of June 30, 2025, the ten largest tenants in terms of GLA and RFA represented approximately 17.4% of the GLA and 16.8% of the RFA of the Consolidated Portfolio. No individual tenant accounted for more than 4.2% of the GLA or more than 3.6% of the GLA of the Consolidated Portfolio. The following chart provides information on the five largest tenants by GLA:

Top	GLA	%	Sector
1	**300,054**	4.2%	Retail Store
2	**257,818**	3.6%	Distribution Logistics
3	**108,800**	1.5%	Automotive
4	**88,881**	1.2%	Supermarkets
5	**85,933**	1.2%	Distribution Logistics
6	**85,611**	1.2%	Food & Beverage
7	**84,652**	1.2%	Distribution Logistics
8	**83,695**	1.2%	Automotive
9	**82,039**	1.1%	Health & Pharmaceutical
10	**76,640**	1.1%	Consumer Goods
	1,254,124	17.4%	

Top	RFA ('000)	%	Sector
1	**380,662**	3.6%	Retail Store
2	**342,879**	3.2%	Distribution Logistics
3	**150,045**	1.4%	Automotive
4	**146,817**	1.4%	Food & Beverage
5	**146,003**	1.4%	Distribution Logistics
6	**139,436**	1.3%	Distribution Logistics
7	**126,194**	1.2%	Consumer Goods
8	**118,812**	1.1%	Consumer Goods
9	**118,486**	1.1%	Distribution Logistics
10	**113,810**	1.1%	Automotive
	1,783,144	16.8%	

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We note that the detailed composition of the Consolidated Portfolio referred to in this Statement may vary as reviews and negotiations among the parties progress.

(v) Competitive Advantages of the Consolidated Portfolio

Portfolio Diversification

Having a presence throughout Mexico represents a key strategic advantage in terms of geographic diversification, operational resilience, and commercial reach. This national distribution enables efficient service across the different economic and logistical dynamics of each region—from manufacturing hubs in the north such as Monterrey, Tijuana, and Ciudad Juárez, to consumption and distribution centers in the Bajío and the Valley of Mexico. Moreover, being present in multiple markets mitigates risks associated with local factors such as supply saturation, regulatory changes, or dependence on a single industry. Nationwide coverage also allows for comprehensive solutions to clients with multi-site operations, strengthening long-term relationships and increasing retention rates. Additionally, it facilitates capturing demand driven by nearshoring, as many companies seek strategic locations both to export to the United States and to supply the domestic market. This territorial breadth not only generates operational synergies and efficiency in managing the Consolidated Portfolio but also enhances its attractiveness to global investors by demonstrating scale, market depth, and the capacity to adapt to macroeconomic or sector-specific changes.

Increase in in-place rents

The Consolidated Portfolio has a potential rental growth of 36.4% based on current market rents. Additionally, the Consolidated Portfolio has a weighted average lease term of 3.6 years, which indicates that we can adjust the rents of approximately 10.1% of the Consolidated Portfolio every year. This represents significant potential rental growth above current market levels, which is particularly valuable in an inflationary environment or amid high logistics demand, as it allows capturing meaningful increases in income upon lease renewals without additional development or acquisition investments. Moreover, the 3.6-

year WALT provides medium-term financial stability and visibility. This combination of growth and stability enables the Consolidated Portfolio to benefit both from future upside and a solid operational base, making it an attractive platform for institutional investors seeking risk-adjusted returns, resilience to economic cycles, and potential for sustained appreciation.

Market	Occupied GLA sq m	WALT	Current Rent (US$ 000)[1]	Average In-Place Rent (US$)	Average Market Rent (US$)[2]	Upside
Mexico City Metropolitan Area	3,706,607	3.4	$302,323	$6.80	$9.88	45.4%
Toluca - Lerma	786,593	4.4	$55,118	$5.84	$8.55	46.4%
Monterrey Metropolitan Area	696,733	3.6	$54,066	$6.47	$7.12	10.1%
Guadalajara Metropolitan Area	461,523	3.2	$32,810	$5.92	$7.15	20.7%
Ciudad Juárez	351,614	3.9	$22,689	$5.38	$8.05	49.7%
Querétaro	347,939	2.8	$25,413	$6.09	$5.95	-2.2%
Reynosa/Matamoros	236,618	3.3	$15,824	$5.57	$6.72	20.6%
Secondary markets	222,094	3.9	$14,936	$5.60	$7.37	31.5%
Tijuana	208,803	4.5	$15,960	$6.37	$8.63	35.5%
Saltillo/Ramos Arizpe	110,072	4.9	$7,250	$5.49	$6.71	22.2%
Puebla	100,994	2.6	$7,687	$6.34	$6.80	7.2%
Total	**7,229,589**	**3.6**	**$554,077**	**$6.39**	**$8.71**	36.4%

1. An exchange rate of 18.8928 as of June 30, 2025, was used.
2. Source: CBRE 2Q'25.

Land Reserve Contributed by Fibra Uno

Having a land reserve within the Consolidated Portfolio provides strategic flexibility, the ability for organic growth, and a competitive edge over peers with more mature or constrained portfolios. This land bank allows for agile responses to the growing demand driven by e-commerce and global supply chain reconfigurations, enabling the development of customized spaces for global tenants seeking to establish logistics and manufacturing operations in Mexico. Additionally, it offers the potential to capitalize on increases in market value, achieve superior returns through developments, and maintain a robust pipeline without relying solely on acquisitions. The availability of land in strategic locations also strengthens negotiating power with tenants seeking immediate solutions in high-occupancy areas, enhancing commercial and operational relevance. Overall, this intangible asset—rare and strategically valuable—enhances Fibra Uno's ability to generate sustained growth, attract institutional investors, and consolidate its position as a leader in the Mexican industrial market.

Market	Land (sq m)	Potential GLA (sq m)	Estimated Price per sq m (US$)
Mexico City Metropolitan Area	669,477	334,739	9.25
Secondary markets	257,193	128,597	5.44
Ciudad Juárez	30,375	15,188	8.05
Tijuana	25,532	12,766	8.63
Monterrey Metropolitan Area	18,845	9,423	7.12
Puebla	5,958	2,979	6.80
Querétaro	1,084	542	7.50
Total	**1,008,464**	**504,232**	**8.17**

Acquisition and Development Pipeline

Another competitive advantage arising from the Transaction would be that Fibra Uno would transfer to Fibra Next the Preferential Acquisition Right over E-Group Assets, enabling it to acquire industrial-use Real Estate. To date, approximately 10.7 million sq. m. of available land reserve have been identified, with the potential to develop around 5.3 million sq. m. of industrial GLA.

Market	Land (sq m)	Potential GLA (sq m)	Estimated price per sq m (US$)	Projected Annual Income (US$ thousands)
Mexico City Metropolitan Area	6,880,000	3,440,000	9.25	381,840.
Querétaro	2,590,000	1,295,000	7.50	116,550
Toluca	1,130,000	565,000	7.00	47,460
Total	**10,600,000**	**5,300,000**	**8.58**	**545,850**

Below is a description of the most important projects in E-Group's acquisition and development pipeline: (Note: The projected annual rental income in this section was calculated based on the per-square-meter rates reported in CBRE's market reports for each market as of the second quarter of 2025).

T-MexPark

This project covers a land reserve of approximately 6 million sq. m., with the potential to develop around 3 million sq. m. T-MexPark is located in the municipality of Nextlalpan, State of Mexico, near the Felipe Ángeles International Airport.

The first phase of the project involves the construction of approximately 1.2 million sq. m. of potential GLA across 17 industrial buildings, spanning an area of about 1.9 million sq. m. of land.

T-MexPark is expected to generate projected annual rental income of approximately Ps. $6,660 million once stabilized.

El Marqués

El Marqués will be located in Querétaro, in the municipality of El Marqués, within an industrial area with direct access to the Mexico–Querétaro Highway. It currently has a land reserve of 1.8 million sq. m., with 32 identified lots. The development is expected to have approximately 0.9 million sq. m. of GLA.

Once stabilized, El Marqués is projected to generate annual rental income of approximately Ps. $1,620 million.

Toluca Park 3000

Toluca Park 3000 is located in Toluca, in the municipality of San Francisco Xonacatlán, State of Mexico, near the Toluca 2000 industrial park and the urban area of the city of Toluca. It

currently has approximately 0.75 million sq. m. of land, with a potential GLA of 0.4 million sq. m.

Once stabilized, Toluca Park 3000 is projected to generate annual rental income of approximately Ps. $630 million.

(vi) Performance of the Assets Involved:

Initial Jupiter Portfolio

The Initial Jupiter Portfolio generated revenues of Ps. $158.2 million for the three months ended March 31, 2025, with a NOI of Ps. $143.7 million, representing a NOI margin of 90.8%. As of March 31, 2024, revenues amounted to Ps. $122.1 million with a NOI of Ps. $108.0 million, corresponding to a margin of 88.4%. The increases in both amounts and margins are attributable to the development and stabilization of the assets, rent adjustments for inflation, and renegotiations with our tenants.

Additional Jupiter Portfolio

The Additional Jupiter Portfolio generated revenues of Ps. $271.4 million for the three months ended March 31, 2025, with a NOI of Ps. $252.1 million, representing a NOI margin of 92.9%. As of March 31, 2024, revenues were Ps. $212.2 million and NOI was Ps. $198.8 million, corresponding to a margin of 93.7%. The increase reflects growth in the portfolio's gross leasable area, as well as rent adjustments for inflation and lease renewals with certain tenants.

FUNO Industrial Portfolio

The FUNO Industrial Portfolio generated revenues of Ps. $2,357.9 million for the three months ended March 31, 2025, with a NOI of Ps. $2,155.0 million, representing a NOI margin of 91.4%. As of March 31, 2024, revenues amounted to Ps. $2,033.0 million, with a NOI of Ps. $1,892.3 million, representing a margin of 93.1%.

For more information on the performance of the Assets comprising the FUNO Industrial Portfolio, it is recommended to consult Fibra Uno's annual reports, as well as all information disclosed by Fibra Uno in accordance with the Securities Market Law and the Issuer Regulations, including quarterly reports and Material Events, all of which can be accessed on its website at https://funo.mx/ and the CNBV and BMV websites referenced above. It is understood that such websites (or their content) are not part of this Information Statement.

Consolidated Portfolio

For more information regarding the revenues of the Consolidated Portfolio and the NOI for the three months ended March 31, 2025 and 2024, see section "i) *Operating Results*" in "6. *Management's Discussion and Analysis of Operating Results and Financial Condition of Fibra Next*."

(vii) Impact on Business Plan Compliance, Investment Timeline, and Expected Returns

Fibra Next is a newly established vehicle with the vision of becoming a leading reference in the industrial real estate sector in Mexico. Its business plan is designed to position Fibra Next as the undisputed leader in the Mexican industrial sector, capitalizing on the historic growth of logistics in the country and the potential expansion driven by the global reconfiguration of supply chains. The strategy focuses on the acquisition, development, and operation of Class A industrial properties located in strategic logistics corridors that connect the main consumption and export hubs. These spaces, designed to meet the growing demand in logistics, light manufacturing, and e-commerce, ensure versatility, operational efficiency, and high-quality standards. All capital and debt market proceeds will be used exclusively for the acquisition and development of top-tier industrial assets, ensuring a modern, profitable, and resilient portfolio. With the goal of surpassing 22 million sq. m. of gross leasable area by 2030, Fibra Next aims to maintain optimal occupancy with first-class tenants, maximize recurring cash flows, enhance portfolio value, and generate sustained and competitive returns for its investors.

From this initial stage, and in addition to the Transaction described in this Information Statement, the management team of the Administrator has identified various opportunities that could be added to the Consolidated Portfolio, including land ready for development and stabilized properties, both from E-Group and third parties. These opportunities represent significant potential to capture value generated by development and the real estate market for the benefit of our Holders.

The acquisition and development of these assets will be carried out using the Trust's available resources and will be subject to an analysis and approval process as set forth in the Trust Agreement. This process includes verifying compliance with the Eligibility Criteria and, where applicable, obtaining the necessary corporate and governmental authorizations. All investment decisions will be made within a corporate governance framework that adheres to the highest standards in Mexico, with the goal of maximizing the Trust's value for the benefit of our Holders.

In this regard, we have developed a strategy to serve as a guide for the Trust's operation, which is described below:

Value Proposition

Fibra Next bases its value proposition on the following pillars:

a. Generation of returns above the cost of capital through the cash flows generated by our Portfolio.

b. Real Estate development, which could represent approximately 10% to 15% of the Consolidated Portfolio, generating materially higher returns than the Consolidated Portfolio and above our cost of capital.

c. Appreciation of Real Estate through:

i. Inflation-indexed cash flows, which drive real growth in the value of our Portfolio.

ii. Increasing value derived from the scarcity of Real Estate located in high-demand areas. In this regard, we prioritize investing in the logistics segment over the light manufacturing segment, as the return from appreciation is materially higher over time.

d. Risk mitigation through a portfolio of highly diversified Tenants across industries, locations, and credit profiles, among other, while fostering long-term relationships and maintaining stable cash flows over time.

e. Capacity for sustained growth over time by maintaining stable occupancy levels and operational margins.

f. Experienced management team with proven execution capability across the entire value chain: acquisition, operation, development, administration, and even sale of assets, achieving double-digit internal rates of return.

Business Mission

To be the leading and benchmark company in industrial real estate in Mexico.

Management and operation of our properties

Our operations team has experience in the management and administration of industrial properties. The structure and activities carried out by Fibra Next will follow the highest quality standards in the industry, continuously evolving and innovating while respecting the environment and Mexican culture.

Industrial Properties should foster investment, generate employment through tenants, and facilitate the distribution of goods. We believe that the management, operation, and condition of the Assets are key factors both for attracting new tenants and retaining existing ones. For this reason, part of our strategy is to offer competitive leasing rates for the Assets to maximize the potential of our Portfolio, while maintaining close relationships with Tenants through our regional teams. We believe our business model will allow us to maintain long-term commercial relationships with many Tenants by conducting regular site visits, continuously reviewing the condition of common areas, buildings, tenant operations within our facilities, environmental audits, and more—all focused on ensuring that every aspect of the Assets remains in optimal condition.

We believe we will be able to meet the growth and expansion demands of the vast majority of our Assets across Mexico by making strategic investments in our properties, ensuring that Tenants are satisfied and can continue operating their businesses efficiently. One of our main objectives is to always be positioned as our clients' first choice for their real estate needs, offering the best locations, top-quality properties, and the most personalized service possible.

The location of our Properties

Location is the key factor when acquiring a property or land for development. That is why the positioning of our Portfolio is highly privileged: most of our Assets are located in the Metropolitan Area of Mexico City (50.5% of the Consolidated GLA), with additional presence in the country's most important cities. We believe that our Assets will continue to appreciate over time, and this added value will be reflected in the rental income from our leases. For this reason, we have chosen to invest in Assets located in cities with higher population density, stronger economic growth, and where increasing demand for scarce properties drives long-term asset appreciation. This strategy also benefits our Tenants by allowing them to optimize their logistics costs, locating as close as possible to their end consumer.

We are confident that the urban expansion of Mexico's main cities will eventually transform the use of many of our Assets into last mile logistics or other segments (residential, retail, office, etc.), thereby maximizing their value.

Future Growth Opportunities of the Consolidated Portfolio

Looking ahead, we see significant opportunities for growth in our Consolidated Portfolio through both organic and inorganic strategies, which will allow us to further strengthen our market presence and enhance our cash flow potential. In addition, there is an inherent opportunity for organic growth by adopting a market-based rental approach, recalibrating lease rates in line with prevailing market conditions.

According to CBRE's market report for the second quarter of 2025, rental rates increased 8.8% year-over-year in the Metropolitan Area of Mexico City, where 50.5% of our portfolio is located. Similarly, rents in Querétaro rose 8.7% over the same period.

Commitment to Best Practices in Social and Environmental Sustainability

Sustainable infrastructure lies at the core of our business model, and our goal is to create long-term value for the communities in which we operate while benefiting all our stakeholders. We have implemented a range of environmental, social, and governance ("ESG") practices that we intend to continue applying, promoting, enhancing, and expanding. One of the key initiatives aligned with this objective is the certification of industrial Real Estate (LEED, BOMA, and EDGE), which we believe directly supports our commitment to improving the efficiency of the Real Estate, reducing water and energy consumption, and strengthening compliance with international best practices. For further information, see "3.2.6. *Environmental performance and certain considerations regarding climate change*" of this Information Statement.

Expanding our presence in markets with promising growth and economic activity

We believe that the location of our Assets has been both a competitive differentiator and a key driver of success. We plan to continue investing in and developing properties in regions characterized by strong consumer demand, dynamic economic activity, established infrastructure, and growing commercial development. More specifically, we intend to expand and strengthen our presence in the Metropolitan Area of Mexico City, Toluca,

Monterrey, Guadalajara, and Cancún—regions that have shown favorable trends in both population and income growth. We expect these areas to continue thriving and to benefit from the nearshoring trend as well as the ongoing expansion of e-commerce in Mexico.

Continuing to capitalize on and pursue opportunities to acquire and develop Assets

Our objective is to continue expanding the Fibra Next Portfolio through the acquisition of Assets that meet our Eligibility Criteria, always with a focus on growing revenues and cash flows in order to maximize returns and dividends for Holders. We believe that our management team, along with our solid balance sheet and liquidity position, will enable us to successfully execute these transactions and capitalize on such opportunities.

Leverage opportunities to maximize cash flow of the Consolidated Portfolio

In addition to expanding the Consolidated Portfolio, we will pursue opportunities to enhance the cash flows generated by the Assets in the Consolidated Portfolio. Strategies include increasing rental rates, as Leases come up for renewal, by aligning them more closely with prevailing market averages in order to capture current margins, as well as advancing the development and expansion of Assets.

Safeguarding our high-quality tenant base

We believe that the caliber of our Tenants is a key asset, providing us with a more predictable and stable cash flow, and one with which we aim to continue building long-term relationships. As previously mentioned, our Tenant base includes leading national and multinational companies, some of which have leased our Real Estate for over 30 years. These long-standing relationships are the result not only of the quality of the Real Estate, but also of the high level of service we provide and the wide range of options available in terms of asset type and geographic location, ensuring that we meet their needs more effectively. Our goal is to continue strengthening these relationships, both to protect our current cash flow and to attract Tenants to the new properties we plan to develop.

High potential for organic growth and opportunity for consolidation in the industrial real estate sector

To identify and analyze market opportunities, we will leverage the expertise of our management team, which has extensive experience in negotiations, acquisitions, decision-making, and market dynamics. Each acquisition will be executed in line with our investment policies and must be approved in accordance with the procedures set forth in the Trust. When evaluating investment opportunities and assessing the specific characteristics of potential Assets, we will also consider the overall composition of our Portfolio, its diversification, and market risks. As we continue to invest heavily in the growth and success of Mexico's industrial real estate sector, we will maintain ongoing communication with our Tenants to identify their needs in a timely manner and to gain valuable insights into sector-specific market trends. This dialogue will position us as a strategic partner in their future growth plans, including through the financing of future expansions and improvements under a build-to-suit model. We believe this approach will enable us to develop and lease industry-focused Real Estate tailored to the operational needs of our Tenants, supporting

sustained growth and delivering first-class, and in many cases, customized Real Estate solutions.

Debt Policy of Fibra Next

Fibra Next may access the capital markets frequently once acquisition opportunities have been identified, in order to minimize the carrying cost of any liquid resources held.

Pursuant to the Trust, Fibra Next is authorized to incur debt. To this end, Fibra Next may seek financing in the capital markets and from credit institutions. The Technical Committee may establish debt policies for the Trust Estate, under which financings shall be contracted. The Audit Committee will be responsible for ensuring that mechanisms and controls are in place to verify that the contracting or assumption of loans, credits, or financings complies with applicable regulations.

Fibra Next will seek to maintain timely access to liquid resources, arranging credit facilities or medium-term note programs as necessary, so as to be able to capitalize on opportunities requiring swift execution, subject to the corresponding authorizations from the Trust's governing bodies.

Capitalization Policy of Fibra Next

The Issuer intends to access the securities markets on a recurring basis to carry out successive placements of CBFIs and, likewise, will consistently seek to ensure that acquisitions of Real Estate are paid for or settled, in whole or in part, with CBFIs. These placements will be executed within the framework of the general investment plan approved by the Technical Committee and, where applicable, by the Holders' Meeting.

Fibra Next also intends to manage the cadence of such placements in a manner that ensures its capital structure maximizes value for the Holders. The Holders' Meeting shall be responsible for convening to approve any issuance of CBFIs and their placement in the Mexican securities market, as well as their sale abroad.

Social commitment

In accordance with the provisions of the Trust, directly or through any of our subsidiaries, we will donate 0.25% (zero point twenty-five percent) of the income derived from Lease Agreements to Fundación FUNO, A.C., with the aim of supporting a social commitment we believe will have a positive impact on many people. The oversight of the operation and management of donated resources will be carried out by the committee or subcommittee of the Technical Committee established under the terms of the Trust, provided that the donation percentage mentioned above may be increased or modified subject to the approval of the Technical Committee.

As of December 2022, Fundación FUNO has carried out social investments totaling Ps. $682.5 million and 4,194 in-kind donations, financing 155 Civil Associations primarily focused on the health of children and adolescents, particularly in areas such as cancer, bone marrow transplants, cerebral palsy, health and nutrition, human trafficking, and sexual abuse and violence. Fundación FUNO has also supported causes including the installation of eco-technologies in indigenous communities in Quintana Roo and Chiapas, the

construction of social care centers, support for migrants and refugees in Mexico, digital education for children and adults, the construction of a water reservoir for Mexico City, and the conservation of forests and mangroves, among other initiatives.

g) Material difference between the rights of the securities prior to the Transaction

We believe that, as a result of the Transaction, there would be no change in the rights of the CBFIs before and after the Transaction.

h) Accounting Treatment of the Transaction

The accompanying unaudited condensed pro forma consolidated financial statements assume that the Portfolios, along with their related and assigned debts described above, have been contributed by all parties and that all conditions governing the structuring of the Transaction have been satisfied. As of this date, it is unknown whether all such conditions will be fulfilled or if any modifications may occur.

The unaudited condensed pro forma consolidated statements of financial position as of March 31, 2025, and December 31, 2024, present the financial information of Fibra Next and its subsidiaries as if the Transaction had occurred as of those dates. Similarly, the unaudited condensed pro forma consolidated statements of comprehensive income for the three-month periods ended March 31, 2025, and 2024, and for the year ended December 31, 2024, present the financial information of Fibra Next and its subsidiaries as if the Transaction had occurred on January 1, 2024, and were prepared using, among other sources, the following reports:

- Consolidated statement of financial position as of December 31, 2024, and consolidated statement of income of Fibra Next for the year then ended, prepared in accordance with International Financial Reporting Standards ("IFRS").

- Interim consolidated condensed statement of financial position as of March 31, 2025, of Fibra Next, and interim consolidated condensed statements of income for the periods ended March 31, 2025, and 2024, prepared in accordance with IAS 34 Interim Financial Reporting.

- Consolidated statement of financial position as of December 31, 2024, of Fibra Uno, and consolidated statement of income for the year then ended, prepared in accordance with IFRS.

- Interim consolidated statement of financial position as of March 31, 2025, of Fibra Uno, and interim consolidated statements of income for the periods ended March 31, 2025, and 2024, prepared in accordance with IAS 34.

- Combined, condensed, unaudited special-purpose financial statements of certain revenues and certain operating expenses for the year ended December 31, 2024, prepared under a special-purpose framework using principles derived from IFRS for all properties.

- Interim combined, condensed, unaudited special-purpose financial statements of certain revenues and certain operating expenses for the three-month periods ended March 31, 2025, and 2024, prepared under a special-purpose framework using principles derived from IFRS for all properties.

- Valuations by independent appraisers of the investment properties, conducted in accordance with techniques established by IFRS 13 *Fair Value Measurement*.

- Information regarding the values from Fibra Next's public offering, including cash, property valuations, transaction costs, and CBFIs issued. This information is presented in the "Portfolio from Initial Public Offering" column in these pro forma financial statements.

The historical annual figures as of December 31, 2024, presented in the pro forma financial information, were obtained, in the case of Fibra Next and its subsidiaries, from the audited financial statements and accompanying notes prepared by Fibra Next's management, on which the external auditors issued an unqualified report dated March 14, 2025. The interim historical figures of Fibra Next as of March 31, 2025, were reviewed by the external auditors, who issued a limited review report dated May 14, 2025. Figures for the Jupiter Portfolio have been taken from internally generated information prepared by the Jupiter Portfolio management. Figures for Fibra Uno were obtained from the accounting records underlying the audited annual financial statements as of December 31, 2024, and accompanying notes, on which the external auditors issued an unqualified report dated February 28, 2025. Similarly, the figures as of March 31, 2025, and 2024, for Fibra Uno were taken from the accounting records underlying the quarterly report that, as a listed issuer, Fibra Uno published in compliance with its disclosure obligations to the market.

The pro forma adjustments included in the unaudited condensed pro forma consolidated financial statements described herein reflect adjustments to Fibra Next's historical financial position and performance, including the effects related to the Transaction. Furthermore, following an evaluation that considered various factors, including the concentration analysis described below, Fibra Next's management concluded that the inclusion of the Portfolios will be accounted for as a business combination under common control, applying the predecessor method, also referred to as the "book value method" method.

The unaudited condensed pro forma consolidated financial information is not intended to represent Fibra Next's financial position or operating results as if the Transaction had occurred on the dates indicated, nor is it intended to project Fibra Next's financial position or comprehensive results for any future period or as of any future date. All pro forma adjustments are based on preliminary estimates and assumptions made by management and are subject to change. The unaudited condensed pro forma consolidated financial information does not include adjustments related to the acquisition or contribution of real estate assets other than those included in the Transaction described above.

The functional currency of the Portfolios is the Mexican peso, the legal tender in Mexico.

Amounts generated at the commencement of leases—primarily security deposits, insurance, and property tax as of the closing date of the Transaction—will be included as assets or liabilities of Fibra Next. However, potential effects from economies of scale in operating and

administrative expenses, access to financing at more favorable rates, and insurance costs have not been reflected in these unaudited condensed pro forma financial statements, due to the inability to reasonably estimate them until the completion of the Transaction, including the due diligence process and any potential shareholder agreements that may be executed.

Upon completion of the Transaction, Fibra Uno would obtain control of Fibra Next by contractually assuming control over Fibra Next's Technical Committee, through the assignment of certain rights of first offer and rights of first refusal, as well as other conditions enabling it to exercise power over Fibra Next's relevant activities. Additionally, it is expected that service agreements between Fibra Uno and Fibra Next will be negotiated, exposing Fibra Uno to variable returns from Fibra Next's operations by linking the compensation for such services to Fibra Next's performance metrics. Conversely, Fibra Next would control the Subsidiary Trust and therefore consolidate its operations, being able to appoint the members of that committee. Fibra Next would be exposed to variable returns from the Subsidiary Trust through distributions of operational residuals. Accordingly, these unaudited condensed pro forma consolidated statements of financial position and comprehensive income have been prepared assuming that the Portfolios, debts, revenues, expenses, and operating assets and liabilities had been under common control for the entire period.

i) Tax Consequences of the Transaction

This section provides a description of certain tax aspects under Mexican law that may be applicable to Holders as a result of the Transaction described in this Statement, but it should not be considered a comprehensive description of all tax considerations that may be relevant to you when making investment decisions. This analysis does not constitute, and should not be construed as, legal or tax advice for Holders and is intended solely to provide general information. This description is based on Mexican tax laws currently in effect. The tax treatment described below may not be applicable to all Holders; therefore, **each Holder is advised to consult their own tax advisors to obtain a complete understanding of the tax consequences** of their participation. We assume no responsibility for any tax effects or obligations that may arise for the Holders.

In general terms, we estimate that the Transaction described in this Statement should not result in any direct adverse tax consequences for Holders.

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3. INFORMATION REGARDING EACH PARTY INVOLVED IN THE TRANSACTION

a) Information on the Fibra Next Trust

(i) Trust Agreement:

The real estate investment trust identified as No. 7401, entered into on October 13, 2023, with Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria, as Trustee, which was amended for the first time by an amendment agreement dated November 8, 2023, for the second time by an amendment and restatement agreement dated December 22, 2023, for the third time by an amendment and restatement agreement dated December 20, 2024, for the fourth time by an amendment agreement dated May 6, 2025, and for the fifth time by an amendment agreement dated July 4, 2025, and as may be further amended from time to time. The current parties to the Trust are: Nearshoring Experts & Technology, S.C., in its capacity as initial settlor; Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria, in its capacity as Trustee of the Trust; and Altor Casa de Bolsa, S.A. de C.V., in its capacity as the common representative of the holders of CBFIs to be issued by the Trust.

(ii) Trustee:

Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria.

(iii) Initial Settlor and Administrator:

Nearshoring Experts & Technology, S.C.

(iv) Common Representative:

Altor Casa de Bolsa, S.A. de C.V.

(v) Purposes of the Trust

The primary purpose of the Trust is the acquisition and/or construction of Assets, including Real Estate (including industrial properties) intended for lease; the acquisition of the right to receive income from the lease of such Assets, including Personal Property (including industrial); as well as obtaining financing for these purposes secured by the Assets.

The Trustee, for purposes of fulfilling the primary purpose of the Trust, shall carry out, among others, the following activities: (i) conduct Issuances in accordance with the terms of the Trust; (ii) receive and use the Proceeds from the Issuance in accordance with the terms set forth in the Trust, including the payment of Trust expenses; (iii) acquire, hold, dispose of, and manage the assets and rights comprising the Trust Estate; (iv) distribute and manage in the Trust Accounts the proceeds from the Issuance of CBFIs; (v) make Permitted Cash Investments; (vi) carry out any other activities that the Administrator, and where applicable, the Technical Committee or the Holders' Meeting, through the Common Representative, consider necessary, advisable, convenient, or incidental to achieve the foregoing; and (vii) perform any legal acts or activities consistent with the foregoing.

(vi) Description of the Evolution of Fibra Next

Fibra Next is a newly established trust, designed to become a FIBRA upon completion of a public issuance of CBFIs. Therefore, its individual financial figures are not material due to the recent commencement of operations. For this reason, the development of this section will focus on the portfolio that currently comprises Fibra Next, following the public issuance, which consists of the nine properties referred to in this prospectus as the Initial Jupiter Portfolio.

Comparative Results for the three-month periods ended March 31, 2025, and 2024 of the Initial Jupiter Portfolio

Lease Income

For the three-month period ended March 31, 2025, lease income totaled Ps. $158.2 million, an increase of Ps. $36.13 million, or 29.6%, compared to Ps. $122.1 million for the three-month period ended March 31, 2024.

The increase in income was primarily due to the completion and commencement of operations of new industrial warehouses, as well as higher occupancy levels and increases in monthly lease revenues negotiated with our tenants. Additionally, the opening of the new industrial warehouses and the rise in occupancy resulted in higher maintenance income.

Operating Expenses

For the three-month period ended March 31, 2025, operating expenses totaled Ps. $14.5 million, an increase of Ps. $0.4 million, or 2.8%, compared to Ps. $14.1 million for the three-month period ended March 31, 2024.

The increase in direct operating expenses was primarily due to the completion and commencement of operations of new industrial warehouses, as well as higher costs for electricity, water, and security associated with the increased occupancy.

Comparative results for the years ended December 31, 2024, and 2023 of the Initial Jupiter Portfolio

Lease Income

For the year ended December 31, 2024, lease income totaled Ps. $549.1 million, an increase of Ps. $134.9 million, or 32.6%, compared to Ps. $414.2 million for the year ended December 31, 2023.

The increase in income was primarily due to the completion and commencement of operations of new industrial warehouses, higher occupancy levels, and increases in monthly lease revenues negotiated with our tenants, as well as the depreciation of the average exchange rate of the Peso against the U.S. Dollar (from Ps. $16.89 per $1.00 USD for the year ended December 31, 2023, to Ps. $20.51 per $1.00 USD for the year ended December 31, 2024). Additionally, the opening of new industrial warehouses and higher occupancy levels resulted in increased maintenance income.

Operating Expenses

For the year ended December 31, 2024, operating expenses totaled Ps. $64.3 million, an increase of Ps. $4.3 million, or 7.2%, compared to Ps. $60.0 million for the year ended December 31, 2023.

The increase in direct operating expenses was primarily due to the completion and commencement of operations of new industrial warehouses, as well as higher costs for electricity, water, and security associated with the increased occupancy.

(vii) Structure of the Trust Estate:

The estate of Fibra Next following the public issuance consists of cash of approximately Ps. $6.3 billion and total equity of approximately Ps. $20.3 billion, primarily comprised of Ps. $8 billion in proceeds received from investors and the contributed properties, which had a book value of Ps. $13.0 billion. This book value is lower than the transaction and deeded value of the properties, as the contribution was made in accordance with the common control accounting principle.

(viii) Material changes in the Trust's financial statements since the last annual report:

Due to its recent incorporation, Fibra Next has not published any annual report.

b) Information of the Contributors

The Contributors are E-Group, the Jupiter Settlors, or any other Person who enters into a Contribution Agreement. E-Group is a group of Persons, consisting of Mexican individuals and entities, including trusts, engaged in the acquisition, development, leasing, and operation of real estate developments in Mexico, including industrial, commercial, tourism, office, and mixed-use developments associated with the Control Family.

With respect to the information on the Assets of the Additional Jupiter Portfolio, these are described and detailed throughout this document.

c) Information of Fibra Uno

(i) Trust Agreement:

A real estate investment trust identified as No. 1401, originally entered into on January 10, 2011, as amended and restated from time to time, in which Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria, acts as Trustee; Fibra Uno Administración S.C. acts as settlor; and Altor Casa de Bolsa, S.A. de C.V. acts as common representative of the holders of the trust certificates issued by such trust.

(ii) Trustee:

Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria.

(iii) Settlor:

Fibra Uno Administración S.C.

(iv) Administrator:

F1 Management, S.C.

(v) Common Representative:

Altor Casa de Bolsa, S.A. de C.V.

(vi) Purposes of the Fibra Uno Trust:

In accordance with Article 187, Section II of the LISR (as amended from time to time), the primary purpose of the Fibra Uno Trust is the acquisition and/or construction of Properties intended for lease, or the acquisition of the right to receive income from the lease of such Properties, as well as the granting of financing secured by mortgages on the leased Properties for the aforementioned purposes.

(vii) Description of the evolution of the Fibra Uno Trust in the past year:

As Fibra Uno is a listed issuer the Mexican stock exchange and reports its performance management periodically, it is recommended to refer to the publicly available information on the websites of the BMV (https://www.bmv.com.mx) and Fibra Uno (https://funo.mx).

(viii) Structure of the Fibra Uno Trust Estate

As Fibra Uno is a listed issuer the Mexican stock exchange and reports its performance management periodically, it is recommended to refer to the publicly available information on the websites of the BMV (https://www.bmv.com.mx) and Fibra Uno (https://funo.mx).

(ix) Material changes in the financial statements since the last annual report:

As Fibra Uno is a listed issuer the Mexican stock exchange and reports its performance management periodically, it is recommended to refer to the publicly available information on the websites of the BMV (https://www.bmv.com.mx) and Fibra Uno (https://funo.mx).

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4. RISK FACTORS

Fibra Next has identified the following risk factors related to the Transaction that could significantly affect its performance and profitability and influence the price of the CBFIs.

It is also recommended to review the risk factors related to Real Estate of Fibra Uno disclosed in Fibra Uno's annual report, as well as the risk factors disclosed in the offering memorandum dated July 24, 2025, of Fibra Next, and all information disclosed by Fibra Uno and Fibra Next in accordance with the Securities Market Law and the Issuer Regulations, including quarterly reports and Material Events. All of this information can be accessed on the Fibra Uno website (https://funo.mx) and the previously mentioned CNBV and BMV websites, provided that such websites (or their content) are not incorporated by reference into this Information Statement.

The potential Transaction is non-binding, and there can be no assurance that such Transaction will be completed in its entirety or on the exact terms set forth in this Information Statement.

The Transaction and its implementation are subject to review processes, conditions, approvals, and any agreements that may be reached; however, provided that the parties act in good faith, we do not anticipate any significant or substantial execution risks.

Risk of non-obtaining or delays in COFECE authorization

The completion of the Transaction may be subject to prior authorization from the Federal Antitrust Commission ("COFECE"). If such authorization is required, there is no certainty that it will be obtained in a timely manner, or at all. In the event that authorization is required, a denial—or a substantial delay—by COFECE could prevent the integration of the Portfolios and, consequently, the realization of the anticipated operational and financial synergies. As a result, the inability to obtain, or the delayed or conditional approval from COFECE, could have a material adverse effect on the completion of the Transaction, as well as on the financial position and operating results of Fibra Next.

The proposed Transaction could affect the price of Fibra Next's CBFIs

As a result of the completion of the Transaction described in this Information Statement, Fibra Uno and Fibra Next would consolidate the Assets of the Consolidated Portfolio. This may be perceived positively or negatively by Fibra Next investors, which, in turn, could impact the market price of the CBFIs.

Denials or delays in consent to carry out the Transaction

The Transaction requires approval from various governing bodies of Fibra Next, for which several internal authorization processes must be completed and the formal requirements under the Trust must be satisfied. If the necessary requirements to authorize the Transaction are not met, this could result in the Transaction not being approved or being approved later than intended, which may be perceived negatively by the Holders and could adversely affect the price of the CBFIs.

Additionally, the owners of the Jupiter Portfolio will need to consent to its transfer in favor of Fibra Next.

Furthermore, we depend on a variety of factors that could hinder or prevent the Transaction, in whole or in part, or prevent it from being executed on terms most desirable from the perspective of the Holders. Therefore, it should be considered that, notwithstanding our efforts to carry out all acts necessary or appropriate to implement the resolutions of our Holders' Meeting in connection with the Transaction, it is possible that the Transaction may not be completed or may be executed differently or at a different time.

The Transaction will be subject to the fulfillment of certain conditions and requirements

As of the date of this Information Statement, it cannot be confirmed that the Transaction will in fact be completed. The Transaction may be subject to obtaining various corporate and regulatory approvals, including authorization from COFECE, which are not within Fibra Next's control, as well as other conditions customary in this type of transactions. If such risks materialize, or if for any other reason Fibra Next is unable to complete the Transaction, Fibra Next may incur non-recoverable expenses and costs, and its results and/or financial position could be materially and adversely affected.

The Transaction will involve various negotiations and agreements among the parties

The execution of the Transaction is subject to the negotiation of a variety of contracts and agreements among the parties involved, and we cannot guarantee that we will be able to execute each and every one of them, or do so within the timeframe expected by our investors.

The Transaction contemplates Fibra Uno taking control of Fibra Next

To carry out the Transaction, Fibra Uno intends to assume control of Fibra Next under certain conditions, which will require a series of actions and agreements to be completed. We cannot guarantee that such actions and agreements will be carried out on the terms or within the timeline anticipated. Should they not be executed as planned, the interests of Fibra Next and the Holders could be adversely affected.

Information regarding Fibra Uno

The information concerning the administrative, financial, operational, and/or legal situation of Fibra Uno contained in this Information Statement has been extracted from Fibra Uno's annual reports, quarterly reports, Material Events, and other information prepared, published, and otherwise made publicly available by Fibra Uno on its website (https://funo.mx/) and the websites of the CNBV (www.gob.mx/cnbv) and the BMV (www.bmv.com.mx), provided that such websites (or their content) do not form part of this Information Statement.

Accordingly, neither Fibra Next nor the Administrator has, or assumes, nor should it be interpreted that they have or assume, any responsibility with respect to Fibra Uno's information, including, without limitation, any liability that Fibra Uno may incur due to the dissemination of false, inaccurate, or potentially misleading information to the investing public.

Transaction costs may exceed expectations

Fibra Next will incur costs related to the Transaction, primarily those arising from accounting, tax, legal, notarial, and other professional services. These costs, whether incurred before or after the Transaction, could exceed expectations and may have an adverse effect on Fibra Next's business, financial position, operating results, and cash flows.

There can be no assurance that Fibra Next will realize the anticipated business growth opportunities, benefits related to earnings, cost savings, synergies, or other expected advantages arising from the Transaction.

Fibra Next cannot guarantee that it will achieve the business growth opportunities, profit-related benefits, cost savings, synergies, or other anticipated benefits for Fibra Uno as a result of the Transaction. While Fibra Next believes the Transaction is justified by the contemplated benefits, the expected benefits may not materialize, and other considerations on which the decision to proceed with the Transaction was based could prove to be incorrect, as such considerations were, among other things, primarily based on publicly available information.

Estimates and associated risks

The information included in this Information Statement reflects Fibra Next's perspective regarding future events and may contain information on financial results, economic conditions, trends, and uncertain events. When evaluating such provisions or estimates, the factors described in this section, as well as other warnings contained in this Information Statement or in any other publicly disclosed document related to the Transaction, should be taken into account.

The unaudited condensed pro forma consolidated financial information included in this Information Statement may not be representative of actual operating results or financial position. Consequently, you have limited financial information on which to evaluate the financial projections.

Prior to the consummation of the Transaction, we had no history for the Assets of the Consolidated Portfolio as a whole, and our operations had not previously been managed on a combined basis. The pro forma financial information is not necessarily indicative of the financial position or operating results that would have actually occurred had the consolidation of the Consolidated Portfolio been completed as of the dates presented, nor is it indicative of our future operating results or financial position. The pro forma financial information does not reflect future non-recurring expenses arising from the consolidation of the Consolidated Portfolio or potential changes in our accounting policies. It also does not reflect future events that may occur after the consolidation of the Consolidated Portfolio, including the potential realization of operating cost savings, the incurrence of costs related to the contemplated contributions, or the termination or renegotiation of terms and conditions of certain significant Lease Agreements, without taking into account the likely impact of current market conditions on revenues or expenses.

Additionally, the pro forma financial information presented herein is based in part on certain assumptions regarding the consolidation of the Consolidated Portfolio that we consider reasonable under the circumstances, but we cannot guarantee that these

assumptions will prove to be accurate over time. For example, we could incur transaction costs higher than anticipated, and general economic and business conditions could negatively affect our financial position or operating results.

The execution of the transactions related to the Transaction pursuant to which the Consolidated Portfolio would be consolidated is subject to certain conditions, including due diligence, closing, and others, and is based on publicly available information.

The ability to complete the transactions pursuant to which the Consolidated Portfolio would be consolidated depends on several factors, including the completion of due diligence and the satisfaction of customary closing conditions.

Furthermore, considering that each of the decisions regarding the FUNO Industrial Portfolio is based on public information, we may not have the ability to identify risks, breaches, and situations that could result in higher costs in the execution of the Transaction, the presence of unidentified risks, and a detriment to the value of the Transaction. Consequently, additional risks could arise for our investors that may not have been within our knowledge.

The contribution of certain Assets from the Consolidated Portfolio may be subject to the right of first refusal of the respective Tenants to consolidate such Assets, pursuant to the Lease Agreements or the Applicable Law. For example, the consolidation of certain Real Estate may be subject to obtaining waivers from tenants who may hold rights of first refusal to acquire ownership in accordance with their respective Lease Agreements. We intend to notify each of the Tenants and comply with all applicable notification requirements prior to the contribution. Although such rights of first refusal by Tenants are common in Mexico and, based on our experience, are not frequently exercised, there can be no assurance that the Tenants will not exercise their right to acquire these Assets.

Prior to or at the time of consummating the Transaction, it is intended that the Subsidiary Trust will launch certain exchange offers with respect to senior notes issued by Fibra Uno. There can be no assurance that such offers will be successful. In the event that the holders of Fibra Uno's notes do not participate in such offers, do not do so in the required percentage, or demand terms and conditions different from those proposed by the respective Subsidiary Trust in the notes offered in exchange, the Transaction may not be consummated or may be consummated on different and less favorable terms than those contemplated.

The definitive structure under which the Transaction will be consummated has not been determined as of the date of this Information Statement.

There are various structuring options and alternatives to execute the Transaction. We cannot assure that our decisions with respect to the definitive structure of the Transaction will be the most adequate from the standpoint of certain Holders. In general, the Portfolios, the assets and liabilities, and the actions required to perfect the Transaction and the Next Properties Industrial Portfolio Consolidation may vary; provided, however, that there will be no variation in the valuation methodology either for the contribution of the Additional Jupiter Portfolio or for the Next Properties Industrial Portfolio Consolidation. **Both will be carried out at the same Cap Rate at which the Fibra NEXT IPO was completed** and based on the potential NOI of each portfolio, considering both Real Estate in operation, as well as

those under stabilization, expansion, and/or development. We cannot foresee or assure the outcome of the negotiations between the parties, nor the final terms of the implementation of the Transaction. One or more Holders may not agree with the results of the negotiations and/or the implementation of the Transaction, as the case may be.

The transactions related to the Transaction could involve potential conflicts of interest.

Different parties currently having a relationship with us will participate in the transactions related to the Transaction; in particular, the Jupiter Portfolio would be contributed by Related Parties. While the Transaction has been previously approved to be carried out with the participation of Related Parties of Fibra Next, we cannot assure that there will not be perceptions of, or actual, conflicts of interest in the execution of the transactions related to the Transaction.

The consummation of the Transaction would involve the management of the Assets comprising the Consolidated Portfolio, which include Assets that have been managed by parties other than us.

The Transaction involves the consolidation of Assets that are currently under management different from ours, and therefore we cannot assure that the terms under which such Assets will be jointly managed with our industrial Assets will be efficient or produce the same expected results as those we have considered reasonable in connection with the Transaction.

The transactions related to the Transaction may have significant tax implications for Fibra Next and the Holders.

We cannot assure that the different structuring options and alternatives related to the Transaction cover all possible scenarios. Likewise, we cannot assure that our decisions regarding the final structure of the Transaction will be the most suitable from the standpoint of some of the Holders. Therefore, any decisions related to the structure of the Transaction and its tax consequences may prove more burdensome than other alternatives that, in the view of our investors, might be considered more efficient.

The business plan described in this Information Statement may be subject to value judgments by the Administrator and the Issuer.

The business plan described herein may be based on various opinions regarding the current state of the FIBRAs industry, and certain differentiators that form the core of Fibra Next's business strategy will be proposed on that basis.

It should be noted that the value judgments presented in this Statement reflect the perception of the Administrator and may not correspond to those of the reader of the Statement, analysts, or other participants in the sector.

Moreover, such sections may inevitably contain the subjectivity of the Administrator and of Fibra Next, and investors should take this into account when reviewing this Information Statement.

The unaudited condensed pro forma consolidated financial information and other financial information related to the Asset portfolios included in this Statement may not be representative of

our results of operations or financial condition, and, consequently, you have limited financial information on which to evaluate our financial projections.

Prior to the completion of the consolidation of the Asset portfolios, we have had no operating history of the Consolidated Portfolio Assets, and our operations had not previously been managed on a combined basis. The pro forma financial information is not necessarily indicative of the financial condition or results of operations that would actually have occurred had the consolidation of the Asset portfolios been completed on the dates indicated, nor is it indicative of our future results of operations or financial condition. The pro forma financial information does not reflect future non-recurring expenses resulting from the consolidation of the Asset portfolios, nor potential changes in our accounting methodologies. It also does not reflect future events that may occur following the consolidation of the Asset portfolios, including potential achievement of operating cost savings, incurrence of costs related to the proposed contributions, termination or renegotiation of the terms and conditions of certain significant Lease Agreements, or the likely impact of current market conditions on revenues or expenses.

In addition, the pro forma financial information presented in this Statement is based in part on certain assumptions relating to the consolidation of the Asset portfolios that we believe are reasonable under the circumstances, but we cannot assure you that these assumptions will prove to be accurate over time. For example, we may incur transaction costs higher than those anticipated, and general economic and business conditions could negatively affect our financial condition or results of operations.

We are subject to potential conflicts of interest arising from our relationship with the Administrator and the Jupiter Settlors.

We are subject to potential conflicts of interest arising from our relationship with the Administrator and the Jupiter Settlors. Conflicts of interest may arise when an investment opportunity is suitable both for us and for the Jupiter Settlors. In addition, some of the non-independent members of our Technical Committee are also officers of the Administrator. The management services agreement entered into with our Administrator was negotiated among related parties, and its terms may not be as favorable to us as if it had been negotiated on an arm's-length basis with unrelated third parties. We have entered into, and plan to continue entering into, transactions with related parties. We cannot assure that any of our policies will eliminate the influence of such potential conflicts. If these measures are not successful, decisions may be made that do not fully reflect the interests of the Holders.

In addition, certain members of our Technical Committee will contribute properties to the Consolidated Portfolio. Due to our desire to maintain our relationships with the members of the Technical Committee with whom we will enter into Contribution Agreements in connection with the Transaction, we may choose not to enforce, or may enforce less rigorously, our rights under such agreements.

Members of the Administrator's management team may have other external business and investment interests that could potentially divert their time and attention from us.

Members of the Administrator's management team may have other external business interests, including equity holdings and, in some cases, managerial responsibilities, related

to certain properties and entities that are not part of our assets. André El-Mann Arazi, Gonzalo Pedro Robina Ibarra, Jorge Humberto Pigeon Solórzano, Alejandro Chico Pizarro, and Ana Karen Mora González, who are executives at Fibra Uno and/or F1 Management, S.C., are also officers of our Administrator or members of the Technical Committee. The existence of these external business interests could present a conflict of interest, as they may interfere with the ability of the Administrator's management team members to devote time and attention to our business, which could, consequently, have a negative effect on our operations.

Exposure of Executives and Committee Members

Since the executives and members of our committees are, or may become, prominent business figures and leaders in various sectors of their professions—often holding key decision-making positions and serving as members or alternate members of different boards of directors—they are constantly exposed to potential administrative and judicial proceedings of various kinds. Some of these situations could limit the time they dedicate to our business. However, we believe that such proceedings (being purely personal in nature for our executives and committee members) would not create direct liability for the Trust or our Administrator. If deemed necessary, we will submit in due course any required decisions to our corporate governance bodies in order to prevent any disruption to the normal course of our business that could, in the future, negatively affect our performance and, consequently, the payment of Distributions to the Holders.

Fibra Uno would maintain control of our Technical Committee under certain scenarios.

In accordance with the Trust and its terms, Fibra Uno would have the right, through the agreement of at least 75% (seventy-five percent) of the members of its technical committee, to appoint the remaining members of the Technical Committee (those not appointed by Holders representing individually or collectively 10% of the total outstanding CBFIs) and their respective alternates (and, where applicable, remove previously appointed members), so that it would have the right to appoint at least half plus one of the total members of the Technical Committee, provided that: (i) the Control Family holds at least 15% (fifteen percent) of the outstanding CBFIs; (ii) Fibra Uno maintains a participation equal to or greater than 15% (fifteen percent) of the total Beneficiary Interests; and (iii) the Trustee, directly or indirectly through any Subsidiary Trusts, holds the Preferential Acquisition Right of Fibra Next over E-Group Assets granted exclusively on industrial Real Estate originally granted by the Grantor Family members in favor of Fibra Uno.

Only in the event that Fibra Uno does not have the right to appoint at least half plus one of the members of the Technical Committee as provided above, and provided that the Control Family holds at least 15% (fifteen percent) of the outstanding CBFIs, either individually or together with Fibra Uno, the Control Family shall have the right, through the Control Trust, to appoint the remaining members of the Technical Committee and their respective alternates, so that it shall have the right to appoint at least a simple majority of the total members of the Technical Committee.

The Technical Committee may unilaterally change certain policies without the approval of the Holders.

Under the Trust Agreement, the investment and Distribution policies, as well as policies regarding other activities including growth and operations, shall be determined by the Technical Committee without requiring approval from the Holders' Meeting. Changes to these policies could have an adverse effect on the business, financial condition, operating results, and cash flow, as well as on the price of the CBFIs and Fibra Next's ability to make Total Distributions.

The formal consolidation of the Assets comprising the Consolidated Portfolio may not be completed within the estimated timeframe or in its entirety.

Our inability to consolidate any of the Assets, or to execute the contracts and other documentation necessary to consummate the contribution of the Additional Jupiter Portfolio, as well as to obtain the authorizations, licenses, or consents required to complete such consolidation in a timely manner, could have an adverse effect on our financial condition, operating results, cash flow, and ability to make Distributions. If we fail to complete the consolidation of any of the Assets in the Additional Jupiter Portfolio, we will issue the corresponding CBFIs, but they will remain in treasury and will not be delivered to the Contributors. Consequently, such Assets will not form part of the Consolidated Portfolio, and the Holders of the CBFIs will not benefit from the expected returns associated with them. In that case, we may need to explore alternative transactions or investment opportunities, the economic advantages of which may not have been previously disclosed to or evaluated by investors.

In this regard, with respect to 1 of the 9 Assets comprising the Additional Jupiter Portfolio, namely Santín, there are third parties other than the Control Family who hold fractional interests in the trusts that own such Assets. Regarding these fractional interests held by third parties, the following alternative transactions could take place:

(i) they may be acquired, in whole or in part, by the Control Family prior to their contribution. In such case, the Control Family would make the corresponding contribution to Fibra Next through the execution of the Contribution Agreements and would receive, in return, CBFIs proportional to their contributions.

(ii) they may be contributed directly to Fibra Next by the third parties holding fractional interests, through the execution of the applicable Contribution Agreements. Such third parties would receive, in return, CBFIs proportional to their contributions, cash, or a combination of both.

(iii) in the event that the Control Family does not acquire these fractional interests and the third parties do not elect to make their direct contribution, the Control Family may contribute only its own fractional interest in the trusts owning such Assets through the execution of the applicable Contribution Agreements, excluding the participation of third parties. Consequently, (a) the proportional CBFIs that are not delivered as consideration would remain as Treasury CBFIs; (b) the income generated by the Assets of the Additional Jupiter Portfolio could

be proportionally lower than projected in this Information Statement; and (c) the total amount of Distributions to the Holders would be made solely on the outstanding CBFIs. [9]

The completion of the transactions under which the Consolidated Portfolio will be formed is subject to certain conditions, including due diligence, closing, and other conditions that could prevent us from consolidating those Assets.

Our ability to complete the transactions under which the Consolidated Portfolio will be formed depends on many factors, including the completion of due diligence and the satisfaction of customary closing conditions.

Additionally, the consolidation of certain Assets within the Consolidated Portfolio may be subject to the respective Tenants' preferential rights to acquire such Assets under the terms of their Lease Agreements or Applicable Law. For example, the consolidation of certain Real Estate may be contingent upon receiving waivers from Tenants who may have preferential rights to acquire the property under their respective Lease Agreements. Where applicable, we may notify each Tenant and comply with all applicable notice requirements prior to consolidation. Although such preferential rights are common in Mexico and, based on our experience, are not frequently exercised, there can be no assurance that Tenants will not exercise their right to acquire these Assets.

The inability to complete any of these contributions, execute all related agreements and other necessary documentation, or obtain the required authorizations, licenses, or consents within the expected timelines could adversely affect our financial condition, operating results, cash flow, and ability to pay Distributions and Total Distributions to the Holders. If we fail to complete the consolidation of any of the Assets in the Consolidated Portfolio, there will be no specifically designated or immediate use for the net proceeds that would have been used to acquire such Assets. In such case, the Holders will not be able to assess in advance how we will invest those proceeds or the economic merits of the investments we may ultimately make with such proceeds.

Contributors under the Contribution Agreements will retain the Reacquisition Right with respect to the Consolidated Portfolio

Under the Contribution Agreements, the Contributors will retain the Reacquisition Right with respect to the Assets they have contributed to the Trust. If the Contributors decide to exercise their Reacquisition Right, the Trust's Equity could be substantially reduced, and part or all of the Final may no longer be part of the Trust Estate, which could have a material adverse effect on our business, financial condition, operating results, and/or the liquidity or trading price of our CBFIs.

[9] As of the date of the contribution of the Additional Jupiter Portfolio, at least 646,384 sq. m., which would generate approximately 86.3% of the income, are owned by the Control Family.

Income from our properties could be lower than estimated.[10]

If the Gross Leasable Area (GLA) under development or in the stabilization phase does not reach the expected occupancy or rental levels, monthly (Ps. $102.5 million) and annual (Ps. $1,230.0 million) income would be reduced, directly impacting dividends for investors. This risk, which is not entirely within FIBRA NEXT's control, may arise from various macroeconomic factors, such as:

- Slowing demand for space: Although nearshoring has boosted demand for industrial warehouses, changes in trade policies, tax incentives, or production costs in Mexico could reduce the interest of foreign companies in establishing operations in the country.

- Adverse economic cycles: A slowdown in key sectors such as automotive, manufacturing, or logistics could significantly impact occupancy levels in industrial properties.

- Specific contractual conditions: The inclusion of extended grace periods or initial discounts in lease agreements may result in actual income being lower than projected during the first years, particularly if leases are signed at rates below expectations.

This description underscores the importance of considering the macroeconomic environment and market conditions when evaluating the performance of industrial assets in Mexico.

The valuations of the Assets performed by the appraisers rely on different estimates and judgments, and as such, may differ from one another.

The valuations of the Assets conducted by the appraisers rely on different estimates and judgments, and therefore may differ from one another. Investors should take into account that the value determined by the appraisers could differ from the market or replacement value of the Assets. There is a possibility that we may consolidate Assets based solely on these valuations.

We plan to consolidate Assets that are encumbered, such as by a mortgage or other forms of debt.

We plan to consolidate Assets that are encumbered, which may limit our ability to make Distributions or Total Distributions, as the intention is to use available resources to pay or refinance the debt associated with such Assets. It is possible that we will not have sufficient resources to meet the obligations of these debts, and our inability to pay the debt linked to these Assets could have a material adverse effect on us, including, if we fail to comply with the necessary legal requirements, the potential loss of recognition as a FIBRA.

[12] As of the date of the contribution of the Additional Jupiter Portfolio, at least 646,384 sq. m., which would generate approximately 86.3% of the income, are owned by the Control Family.

It is likely that the financing agreements for the Assets we plan to consolidate will contain restrictive covenants related to our operations, which may affect our Distribution and operational policies and our ability to incur additional debt.

We are likely to be subject to certain restrictions under the covenants of any financing agreement for the Assets to be consolidated, which may affect our Distribution and operational policies as well as our ability to incur additional debt.

The financing agreements for the Assets may include credit facilities, property-level debt (including mortgages), and construction loans, any of which are likely to contain restrictive covenants. In addition, such a credit facility may require us to maintain specific financial ratios and comply with certain tests, including minimum interest coverage ratios, maximum leverage ratios, minimum net worth, and minimum equity capitalization requirements. Failure to comply with any of these financing agreements, including the financial coverage ratios, could result in a default or acceleration of part or all of the debt on the Assets, which would have a material adverse effect on us.

The debt service obligations of the Assets could adversely affect our overall operating results, may require us to sell Assets, could put our FIBRA status at risk, and could adversely affect our ability to make Distributions to the Holders and the market price of the CBFIs.

The assumption of the debt of the Assets to be consolidated could expose us to numerous risks, including the risk that:

- our operating cash flow may be insufficient to meet required principal and interest payments;
- our leverage may increase our vulnerability to adverse economic and industry conditions;
- we may be required to dedicate a substantial portion of our operating cash flow to debt payments, thereby reducing the cash available for distribution to the CBFI holders, funds available for operations and capital expenditures, future business opportunities, or other purposes;
- the terms of any refinancing we seek may not be as favorable as the terms of the debt being refinanced;
- the terms of our debt may limit our ability to make Distributions to the CBFI Holders; and
- the market price of the CBFIs may be adversely affected.

If we breach the covenants of the debt agreements for the Assets, we could be required to repay all or part of such debt before its maturity, at a time when we may be unable to obtain financing for such repayment on favorable terms, if at all.

Interest payments on any debt related to the Assets may limit our available cash and, consequently, our ability to make Distributions.

The debt of the Assets may bear a fixed or variable interest rate. Higher interest rates could increase the amounts required to service variable-rate debt and could affect our ability to make Distributions, as well as reduce funds available for our operations and future business opportunities.

Interest payments on any variable-rate debt may limit our available cash and, consequently, our ability to make Distributions.

The debt of the Assets may bear a fixed or variable interest rate. Any increases or volatility in interest rates could raise the amounts required to service any of our variable-rate debt (and any new financing we may seek) and could limit our available cash, affect our ability to make Distributions, and reduce funds available for our operations and future business opportunities.

The consolidation of the Assets that would form the Consolidated Portfolio could adversely affect our business and financial condition.

The consolidation of the Assets that would form the Consolidated Portfolio could adversely affect our business and financial condition. Consolidating Real Estate carries risks, including the possibility that a property may not perform as expected, that actual costs for rehabilitation, repositioning, renovation, and improvements identified during the pre-consolidation due diligence process exceed estimates, or that such contingencies may not be indemnifiable. The Assets forming the Consolidated Portfolio may be subject to liabilities, including tax liabilities, which could be non-recourse or limited-recourse with respect to unknown obligations. Consequently, if we were held liable due to our new ownership of any of these Assets, we could be required to pay substantial amounts to satisfy such liabilities.

Real Estate to be consolidated could be subject to unknown liabilities that may affect their value and profitability.

As part of the Transaction, we may assume existing liabilities related to the Assets that would form the Consolidated Portfolio, some of which may be unknown or unquantifiable at the time the consolidation is completed. Unknown liabilities could include obligations for environmental cleanup or remediation of undisclosed conditions, claims from Tenants, suppliers, or other parties dealing with the sellers or Contributors, tax liabilities, employment-related matters, and accrued but unpaid liabilities, whether incurred in the ordinary course of business or otherwise. If the magnitude of such unknown liabilities is significant, either individually or in the aggregate, they could have a material adverse effect on our business, financial condition, operating results, cash flow, the trading price of the CBFIs, and our ability to make Distributions to the Holders.

Some of the Assets that would form the Consolidated Portfolio are exposed to potential disasters, including natural disasters, which could cause significant damage to such Assets and materially affect Fibra Next's revenues.

Some of the Assets that would form the Consolidated Portfolio may be located in areas prone to natural disasters such as earthquakes, volcanic activity, cyclones, fires, floods, landslides, subsidence, environmental contamination, among others, which could cause significant damage to such Assets. Additionally, natural disasters or other events may occur within the premises of Real Estate, including explosions, gas leaks, presence of toxic chemicals, electrical system failures, spills of hazardous substances or waste, among others. If Fibra Next were to incur a loss due to natural disasters or other relevant factors that are not covered by insurance, or that exceed coverage limits, it could result in significant costs

and losses of capital invested in the damaged Assets, as well as anticipated future revenues from them, which would adversely affect Fibra Next's financial performance.

Some of the Assets that would form the Consolidated Portfolio may be organized under a condominium ownership regime. In the event of contingencies, the respective owner would be responsible for covering such obligations.

Some of the Assets that would form the Consolidated Portfolio may be organized under a condominium ownership regime. The co-owners will be responsible for addressing any contingencies of any kind related to the respective Properties. Fibra Next cannot guarantee that such co-owners will have sufficient resources to cover any contingencies. In the event that any of these co-owners lack sufficient resources to satisfy their liabilities, Fibra Next, as a participant in the condominium, could be required to cover such liabilities, which could have an adverse effect on Fibra Next.

The consolidation of the Assets that would form the Consolidated Portfolio could be subject to antitrust laws in Mexico.

While we believe that the consolidation of the Assets that would form the Consolidated Portfolio does not fall within the scenarios established by the Federal Antitrust Law, we could nevertheless be subject to the thresholds set forth by this law or any other applicable regulations issued in this regard, and would therefore need to comply with them. If we fall within the thresholds established under the Applicable Law in antitrust matters, there could be a risk of fines or even being prevented from consolidating certain Assets.

There could be unforeseen defaults by the Contributors of the Assets that would form the Consolidated Portfolio, which could adversely affect our business.

Even though the Contributors declare in the respective Contribution Agreements that they have fulfilled all of their obligations as owners of the Assets and/or, as applicable, holders of the Trust Rights to be contributed to the Trust Estate, there remains a risk that such Contributors may breach applicable laws or contracts in ways that cannot be foreseen, which could adversely affect us.

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5. SELECTED FINANCIAL INFORMATION

The purpose of this section is to present pro forma financial information of Fibra Next in terms of the unaudited condensed pro forma consolidated financial statements as of March 31, 2025, and December 31, 2024, and for the three-month periods ended March 31, 2025, and 2024, as well as for the year ended December 31, 2024, together with the report of the independent public accountants dated August 7, 2025 (the "Pro Forma Financial Information").

Galaz, Yamazaki, Ruiz Urquiza, S.C. (affiliated with a member firm of Deloitte Touche Tohmatsu Limited), in their capacity as External Auditors of Fibra Next, conducted an assurance engagement on the unaudited pro forma consolidated financial statements as of March 31, 2025, and December 31, 2024, and for the three-month periods ended March 31, 2025, and 2024, and for the year ended December 31, 2024, in accordance with International Standard on Assurance Engagements 3420 – "*Assurance Engagements to Report on the Compilation of Pro Forma Financial Information Included in a Prospectus*," issued by the International Auditing and Assurance Standards Board.

For more information and a detailed description of how the Pro Forma Financial Information was prepared, please refer to Notes 1 and 2 of the pro forma financial statements attached to this Information Statement.

The pro forma financial information presented herein has been prepared on the assumption that the Transaction takes place under a scenario in which, as a result of the Transaction, Fibra Uno consolidates Fibra Next, and Fibra Next consolidates the Subsidiary Trust.

The following describes the transactions related to the Transaction, based on the assumptions set forth in the preceding paragraph, that would take place to consummate the Transaction, through which Fibra Next would acquire up to nine Assets corresponding to the portfolio referred to as the Additional Jupiter Portfolio[11], in exchange for CBFIs, cash, or a combination of both (including, to the extent applicable, the assumption of any related debt). Subsequently or simultaneously with the Transaction[12]:

[11] As of the contribution date of the Additional Jupiter Portfolio, at least 646,384 sq. m., which would generate approximately 86.3% of the income, are owned by the Controlling Family. Regarding the Asset within the Additional Jupiter Portfolio identified as Santín, third parties other than the Controlling Family hold undivided interests equivalent to 50% of the trust rights in the trust owning such Asset. With respect to this Asset: (i) it may be acquired in whole or in part by the Controlling Family prior to its contribution. In such case, the Controlling Family would make the relevant contribution to Fibra NEXT through the execution of the applicable Contribution Agreement; (ii) it may be contributed directly to Fibra Next by the third parties holding undivided interests through the execution of the applicable Contribution Agreement. Such third parties would receive, as consideration, CBFIs proportional to their contributions, cash, or a combination of both; or (iii) if the Controlling Family does not acquire such undivided interest and the third parties do not opt to make their direct contribution, the Controlling Family may contribute exclusively its undivided interest in the trust owning such Asset through the execution of the applicable Contribution Agreement, without including the participation of third parties.

[12] These transactions are intended to be carried out either subsequently or simultaneously with the Transaction. In certain sections of this document, and as the context may require, they are presented as part of this Information Statement to provide the Holders with relevant information regarding the context in which the Transaction would be executed.

I. The consolidation, directly or indirectly, in one or more transactions, of: (a) the Assets of Fibra Next, including the Initial Jupiter Portfolio and the Additional Jupiter Portfolio, as well as the net cash proceeds (after expenses) obtained by Fibra Next in the Initial Public Offering; (b) the FUNO Industrial Portfolio, through a Subsidiary Trust (the "Next Properties Industrial Portfolio Consolidation"); and (c) Fibra Next's acquisition of the Preferential Acquisition Right over E-Group Assets, and

II. In connection with the Next Properties Industrial Portfolio Consolidation, Fibra Next and Fibra Uno shall receive the respective Trust Rights Certificates from the Subsidiary Trust. Fibra Next shall have control over the Subsidiary Trust through its Technical Committee, and Fibra Uno shall acquire control of Fibra Next, by virtue of the simultaneous fulfillment of the Requirements for the Appointment of Technical Committee Members by Fibra Uno in connection with the Next Properties Industrial Portfolio Consolidation.

Upon completion of the Transaction, it is expected that:

1. Fibra Uno will maintain control of Fibra NEXT through contractual arrangements granting it control over the appointments of the majority of Fibra NEXT's Technical Committee members, as well as through the assignment of the exercise of first offer (ROFO) and first refusal (ROFR) rights. Additionally, a service agreement is contemplated between Fibra Uno and Fibra NEXT, which would expose Fibra Uno to variable returns from Fibra NEXT's operations by linking the compensation for such services to Fibra NEXT's performance metrics.

2. Fibra NEXT will control the Subsidiary Trust. Fibra NEXT will be exposed to variable returns from the Subsidiary Trust through distributions of residual operating proceeds.

Accordingly, these unaudited condensed pro forma consolidated financial statements of financial position and results of operations have been prepared assuming that the portfolios, debts, revenues, expenses, and operating assets and liabilities had been under common control throughout the period.

The accompanying unaudited condensed pro forma consolidated financial statements assume that the total portfolios of the three business groups, along with their related and allocated debts, as described above, have been contributed by all parties and that all conditions applicable to the structuring of the Transaction will have been met. As of this date, it is unknown whether all of these conditions will be satisfied or if any modifications may occur.

The aforementioned financial statements, together with the compilation report from our independent external auditors, are included as an Exhibit hereto.

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6. MANAGEMENT'S DISCUSSION AND ANALYSIS OF OPERATING RESULTS AND FINANCIAL CONDITION OF FIBRA NEXT

This section has been prepared assuming that the Transaction, as described in this Information Statement, will occur, taking into account all its relevant aspects. The accompanying unaudited condensed pro forma consolidated financial statements assume that the Consolidated Portfolio of real estate Assets described above has been contributed and integrated by all parties and that all conditions precedent to which the structuring of the Transaction is subject will have been satisfied. As of this date, it is unknown whether all such conditions will be fulfilled. Furthermore, it is anticipated that, as part of the agreements to be reached, Fibra Next will be controlled by Fibra Uno, which would become its holding entity, and in turn, the Subsidiary Trust would be controlled by Fibra Next. Accordingly, the unaudited condensed pro forma consolidated statements of financial position and comprehensive income have been prepared assuming that the portfolios, debts, revenues, expenses, and operational assets and liabilities had been under common control for the entire period.

The unaudited condensed pro forma consolidated statements of financial position as of March 31, 2025, and December 31, 2024, present the financial information of Fibra Next and its subsidiaries as if the Transaction had occurred as of those dates. Similarly, the unaudited condensed pro forma consolidated statements of comprehensive income for the three-month periods ended March 31, 2025, and 2024, and for the year ended December 31, 2024, present the financial information of Fibra Next and its subsidiaries as if the Transaction had occurred on January 1, 2024, and were prepared using, among other sources, the following reports:

- Consolidated statement of financial position as of December 31, 2024, and consolidated statement of income of Fibra Next for the year then ended, prepared in accordance with International Financial Reporting Standards ("IFRS").

- Interim consolidated condensed statement of financial position as of March 31, 2025, of Fibra Next, and interim consolidated condensed statements of income for the periods ended March 31, 2025, and 2024, prepared in accordance with IAS 34 Interim Financial Reporting.

- Consolidated statement of financial position as of December 31, 2024, of Fibra Uno, and consolidated statement of income for the year then ended, prepared in accordance with IFRS.

- Interim consolidated statement of financial position as of March 31, 2025, of Fibra Uno, and interim consolidated statements of income for the periods ended March 31, 2025, and 2024, prepared in accordance with IAS 34.

- Combined, condensed, unaudited special-purpose financial statements of certain revenues and certain operating expenses for the year ended December

31, 2024, prepared under a special-purpose framework using principles derived from IFRS for all properties.

- Interim combined, condensed, unaudited special-purpose financial statements of certain revenues and certain operating expenses for the three-month periods ended March 31, 2025, and 2024, prepared under a special-purpose framework using principles derived from IFRS for all properties.

- Valuations by independent appraisers of the investment properties, conducted in accordance with techniques established by IFRS 13 *Fair Value Measurement*.

- Information regarding the values from Fibra Next's public offering, including cash, property valuations, transaction costs, and CBFIs issued. This information is presented in the "Portfolio from Initial Public Offering" column in these pro forma financial statements.

The historical annual figures as of December 31, 2024, presented in the pro forma financial information, were obtained, in the case of Fibra Next and its subsidiaries, from the audited financial statements and accompanying notes prepared by Fibra Next's management, on which the external auditors issued an unqualified report dated March 14, 2025. The interim historical figures of Fibra Next as of March 31, 2025, were reviewed by the external auditors, who issued a limited review report dated May 14, 2025. Figures for the Jupiter Portfolio have been taken from internally generated information prepared by the Jupiter Portfolio management. Figures for Fibra Uno were obtained from the accounting records underlying the audited annual financial statements as of December 31, 2024, and accompanying notes, on which the external auditors issued an unqualified report dated February 28, 2025. Similarly, the figures as of March 31, 2025, and 2024, for Fibra Uno were taken from the accounting records underlying the quarterly report that, as a listed issuer, Fibra Uno published in Mexico's stock market.

The pro forma adjustments included in the unaudited condensed pro forma consolidated financial statements described below reflect adjustments to Fibra Next's historical financial position and performance, including the effects related to the Transaction. Furthermore, following an evaluation that considered various factors, including the concentration analysis described below, Fibra Next's management concluded that the inclusion of the Jupiter Portfolio and the FUNO Industrial Portfolio will be accounted for as a business combination under common control, applying the predecessor method, also referred to as the "book value method" method.

The unaudited condensed pro forma consolidated financial information is not intended to represent Fibra Next's financial position or operating results as if the Transaction had occurred on the dates indicated, nor is it intended to project Fibra Next's financial position or comprehensive results for any future period or as of any future date. All pro forma adjustments are based on preliminary estimates and assumptions made by management and are subject to change. The unaudited condensed pro forma consolidated financial information does not include adjustments related to the acquisition or contribution of real estate assets other than those included in the Transaction described above.

The functional currency of Fibra Next, the Jupiter Portfolio, and Fibra Uno is the Mexican peso.

Amounts generated at the commencement of leases—primarily security deposits, insurance, and property tax as of the closing date of the Transaction—will be included as assets or liabilities of Fibra Next. However, potential effects from economies of scale in operating and administrative expenses, access to financing at more favorable rates, and insurance costs have not been reflected in these unaudited condensed pro forma financial statements, due to the inability to reasonably estimate them until the completion of the Transaction, including the due diligence process and any potential shareholder agreements that may be executed.

The main changes in the unaudited condensed pro forma consolidated financial statements as of March 31, 2025, and December 31, 2024, as well as for the periods ended March 31, 2025, and 2024, are as follows:

i) *Operating results*

Total revenues: As of March 31, 2025, total revenues amounted to Ps. $2,787.5 million, representing an increase of Ps. $420.2 million compared to Ps. $2,367.3 million as of March 31, 2024. This increase is attributable to Ps. $95.3 million from the 18-property Jupiter Portfolio and Ps. $324.9 million from the FUNO Industrial Portfolio. The growth is primarily due to contractual rent increases, a higher level of GLA, particularly in the Jupiter Portfolio due to the opening of new industrial warehouses and improved tenant negotiations to align rents with market rates.

Operating expenses, property taxes, and insurance: Operating expenses, before pro forma adjustments, totaled Ps. $402.7 million as of March 31, 2025, compared to Ps. $287.8 million as of March 31, 2024. For the 18-property Jupiter Portfolio, operating expenses were Ps. $48.2 million as of March 31, 2025, versus Ps. $32.8 million as of March 31, 2025 and 2024, respectively. The FUNO Industrial Portfolio reported Ps. $354.5 million and Ps. $255.0 million as of March 31, 2025 and 2024, respectively. These increases are primarily attributable to inflationary pressures in service costs and to the opening of new buildings, which result in higher operating expenses.

Net Operating Income (NOI): NOI, excluding management fees and expenses and before pro forma adjustments, totaled Ps. $2,550.8 million as of March 31, 2025, representing an increase of Ps. $351.7 million compared to Ps. $2,199.1 million as of March 31, 2024. Of the total NOI, the 18-property Jupiter Portfolio contributed Ps. $395.8 million in 2025 and Ps. $306.9 million in 2024, while the FUNO Industrial Portfolio amounted to Ps. $2,155.0 million in 2025 and Ps. $1,892.2 million in 2024. These changes are primarily attributable to the factors described above.

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ii) Financial position, liquidity, and capital resources

Investment Properties: The total pro forma investment properties amount to Ps. $141,899.0 million as of both December 31, 2024, and March 31, 2025, before pro forma adjustments. Of this total, Ps. $113,572.6 million correspond to the FUNO Industrial Portfolio, and Ps. $28,326.4 million correspond to the 18-property Jupiter Portfolio. There is no change between the two periods, as the most recent fair value appraisal was conducted in December 2024, and it was determined that no significant events occurred between the periods that would warrant a valuation adjustment.

Debt: Pro forma debt as of March 31, 2025, amounts to Ps. $60,923.1 million, including both short- and long-term debt, compared to Ps. $60,283.9 million as of December 31, 2024.

Readers are advised to refer to Note 2 of the accompanying pro forma financial statements for a detailed breakdown of pro forma financial debt.

Equity: Pro forma equity as of March 31, 2025, amounts to Ps. $86,769.4 million, compared to Ps. $87,019.8 million as of December 31, 2024. The variation is primarily explained by the net income generated during the period, the valuation of investment properties, and dividend distributions.

Covenants: The main financial ratios used are the Loan-to-Value ratio ("LTV"), calculated as outstanding debt divided by total assets, and the Debt Service Coverage Ratio ("DSCR"), calculated as operating income divided by debt service.

Fibra Next will assess the financial debt level ratio (LTV), defined by the CNBV as total debt divided by total assets, and the DSCR, calculated for purposes of compliance with CNBV requirements, using the following formula: (Liquid Assets + Recoverable Value Added Tax + Estimated Operating Income after Distributions + Available Credit Lines) divided by (Interest Payments + Principal Payments + Recurrent Capital Expenditures + Non-discretionary Acquisition and/or Development Expenses).

Likewise, there are a series of financial and non-financial covenants related to the Titán and Doña Rosa loans that have been met by each of the entities to which they are currently assigned.

Regarding the impact on our leverage, we believe that, as a result of the Transaction, we will continue to comply with all applicable legal and contractual requirements.

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7. MATERIAL CONTRACTS

As of today, the contracts and actions necessary to carry out the Transaction have not been negotiated or executed; however, it has been identified that, among others, the following or similar agreements could potentially be executed:

(i) Subsidiary Trust. An irrevocable administration trust under which Fibra Next and Fibra Uno will participate as settlors and beneficiaries, with the primary purpose of receiving, holding, and managing the Consolidated Portfolio. This Subsidiary Trust shall be controlled by Fibra Next, which, in turn, shall be controlled by Fibra Uno. The Subsidiary Trust will include, among other provisions, the granting of the Reacquisition Right in favor of Fibra Uno and Fibra Next to reacquire ownership of the Assets contributed by each of them to its estate.

(ii) Partners' Agreement. Agreement under which Fibra Uno, with the consent of the Control Family, will assign to Fibra Next the Preferential Acquisition Right of Fibra Next over E-Group Assets, granted exclusively with respect to industrial-use properties and originally granted by the members of the Grantor Family in favor of Fibra Uno.

(iii) Asset Contribution Agreements**:**

a. *Contribution Agreement of Assets from the Additional Jupiter Portfolio to Fibra Next and from Fibra Next to the Subsidiary Trust*. Instruments through which the Contributors would transfer, with a Right of Reacquisition, the Assets of the Additional Jupiter Portfolio, including, without limitation, Real Estate, Lease Agreements, permits and licenses, collection rights, and other rights, to the estate of the Fibra Next Trust in exchange for CBFIs. Additionally, these Additional Jupiter Portfolio Assets would be contributed by Fibra Next to the estate of the Subsidiary Trust in exchange for Trust Rights Certificates, with Fibra Next retaining the Right of Reacquisition.

b. *Contribution Agreement of Assets from the Initial Jupiter Portfolio to the Subsidiary Trust*. Instruments through which Fibra Next transferred, with a Right of Reacquisition, the Assets of the Initial Jupiter Portfolio, including, without limitation, Real Estate, Lease Agreements, permits and licenses, collection rights, and other rights, to the estate of the Subsidiary Trust in exchange for Trust Rights Certificates; and

c. *Contribution Agreement of Assets from the FUNO Industrial Portfolio to the Subsidiary Trust*. Instruments through which Fibra Uno will join the Subsidiary Trust and transfer, with a Right of Reacquisition, the Assets of the FUNO Industrial Portfolio, including, without limitation, real estate, lease agreements, permits and licenses, collection rights, and other rights, to the estate of the Subsidiary Trust in exchange for Trust Rights certificates.

(iv) Debt Assignment and Assumption Agreements:

a. *Additional Jupiter Portfolio Debt*. Agreements for the assignment and assumption of debt under which the debt of the Additional Jupiter Portfolio would be assigned to and assumed by the Subsidiary Trust.

b. *FUNO Industrial Portfolio Debt*. Agreements for the assignment and assumption of debt under which the debt of the FUNO Industrial Portfolio would be assigned to and assumed by the Subsidiary Trust.

The Portfolios, the related assets and liabilities, and the actions required to implement and complete the Transaction and the Next Properties Industrial Portfolio Consolidation may vary and will largely depend on negotiations, circumstances, authorizations, and other factors of diverse nature. Accordingly, Fibra Next will request that the Holders grant a broad authorization empowering its Technical Committee and/or the duly appointed attorneys-in-fact or special delegates with full and sufficient authority to implement and finalize any options or alternatives that may be necessary and/or advisable to consummate the Transaction and the Next Properties Industrial Portfolio Consolidation. **It is understood, however, that there will be no change in the valuation methodology for both the contribution of the Additional Jupiter Portfolio and the Next Properties Industrial Portfolio Consolidation, which will be conducted at the same Cap Rate used in Fibra Next's IPO and based on the potential NOI of each portfolio, considering both Real Estate in operation and those under stabilization, expansion, and/or development.**

Furthermore, the Transaction described in this Information Statement could involve the acquisition of additional Assets that meet the Eligibility Criteria set forth in the Fibra Next Trust, and once completed, the Assets acquired through such transactions would ultimately be contributed to the Subsidiary Trust.

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8. RESPONSIBLE PERSONS

a) Initial Settlor

We, the undersigned, hereby state, under penalty of perjury, that within the scope of our respective functions, we have prepared the information regarding the Issuer contained in this Statement, which, to the best of our knowledge and belief, fairly reflects its condition. Furthermore, we state that we are not aware of any material information that has been omitted or misstated in this Statement, or that it contains information that could mislead investors.

Nearshoring Experts & Technology, S.C.

_____

Raúl Alfredo Gallegos Navarro
Chief Executive Officer

_____

Carlos Mariano Pantoja Flores
Chief Financial Officer

_____

Diego Noriega García
Chief Counsel

b) Trustee

We, the undersigned, hereby state, under penalty of perjury, that within the scope of our respective functions, we have prepared the information regarding the Issuer contained in this Statement, which, to the best of our knowledge and belief, fairly reflects its condition. Furthermore, we state that we are not aware of any material information that has been omitted or misstated in this Statement, or that it contains information that could mislead investors..

Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, as Trustee of the trust identified with number 7401

_____

Name: [*]
Title: Trust Delegate

_____

Nombre: [*]
Title: Trust Delegate

c) Common Representative

We, the undersigned, hereby state, under penalty of perjury, that within the scope of our respective functions, we have prepared the information regarding the Issuer contained in this Statement, which, to the best of our knowledge and belief, fairly reflects its condition. Furthermore, we state that we are not aware of any material information that has been omitted or misstated in this Statement, or that it contains information that could mislead investors..

Altor Casa de Bolsa, S.A. de C.V.

_____

Name: [*]
Title: Representative

_____

Nombre: [*]
Title: Representative

9. EXHIBITS

1. Unaudited Condensed Pro Forma Consolidated Financial Statements as of March 31, 2025, and for the three-month periods ended March 31, 2025 and 2024, and as of December 31, 2024, and for the year then ended.

2. External Auditor's Statement issued in accordance with Article 37 of the "*General regulations applicable to issuers supervised by the National Banking and Securities Commission that engage external auditing services for basic financial statements*," published in the Official Gazette on April 26, 2018, and subsequent amendments.

Fideicomiso Irrevocable No.7401 (Banco Actinver, S.A., Multiple Banking Institution, Grupo Financiero Actinver, Fiduciary Division) and Subsidiaries (Fibra NEXT)

Consolidated, Condensed, Pro Forma, Unaudited financial statements as of March 31, 2025, and for the three-months ended March 31, 2025 and 2024 and December 31, 2024 and for the year then ended.

Fideicomiso Irrevocable No. 7401
(Banco Actinver, S.A., Multiple Banking Institution, Financial Group Actinver, Trusteeship Division)

Contents **Page**

Consolidated, Condensed, Pro Forma, Unaudited,
Statement of Financial position as of March 31, 2025 4

Consolidated, Condensed, Pro Forma, Unaudited,
Statement of Financial position as of December 31, 2024 5

Consolidated, Condensed, Pro Forma, Unaudited,
Statement of Operations for the three-months ended March 31, 2025 6

Consolidated, Condensed, Pro Forma, Unaudited,
Statement of Operations for the three-months ended March 31, 2024 7

Consolidated, Condensed, Pro Forma, Unaudited,
Statement of Operations for the year ended December 31, 2024 8

Notes to Consolidated, Condensed, Pro Forma, Unaudited Financial Statements 9

Fibra NEXT and Subsidiaries

Consolidated, Condensed, Pro Forma, Unaudited Statement of Financial Position as of March 31, 2025

(In thousands of Mexican pesos)

Asset	FIBRA NEXT The Trust	Initial Public Offering Portfolio (pro forma Adjustment)	Jupiter Portfolio (9 properties)	FUNO Industrial Portfolio (182 properties)	Debt Exchange (pro_forma adjustment)	Subtotal	Pro forma adjustments	The Trust pro forma
Current Asset:								
Cash and cash equivalents	$ 2,653	$ 6,261,355	$ -	$ -	$ -	$ 6,264,008	$ -	$ 6,264,008
Taxes to be recovered, mainly VAT	-	1,738,645	-	-	-	1,738,645	-	1,738,645
Derivative financial instruments	-	-	13,142	-	-	13,142	-	13,142
Total Current Assets	2,653	8,000,000	13,142	-	-	8,015,795	-	8,015,795
Non-current asset:								
Restricted cash	-	-	20,313	17,770	-	38,083	-	38,083
Investment properties and non-current financial assets	-	12,964,547(*)	15,361,810	113,572,644	-	141,899,001	1,306,686	143,205,687
Total non-current asset	-	12,964,547	15,382,123	113,590,414	-	141,937,084	1,306,686	143,243,770
Total Asset	$ 2,653	$ 20,964,547	$ 15,395,265	$ 113,590,414	$ -	$ 149,952,879	$ 1,306,686	$ 151,259,565
Liabilities and assets of the trustees/trustees								
Short Term Liability:								
Related parties	$ 55,478	$ -	$ -	$ -	$ -	$ 55,478	$ -	$ 55,478
Loans	-	-	107,869	2,949	2,946,139	3,056,957	-	3,056,957
Accumulated liabilities and other payables	2,330	511,301	13,135	8,162	462,663	997,59 1	1,306,686	2,304,277
Tenant deposits	-	22,262	7,439	16,849	-	46,550	-	46,550
Total short-term liabilities	57,808	533,563	128,443	27,960	3,408,802	4,156,576	1,306,686	5,463,262
Long-term liabilities:								
Loans	-	-	4,100,955	15,888,003	37,877,147	57,866,105	-	57,866,105
Tenant deposits	-	54,546	128,129	825,601	-	1,008,276	-	1,008,276
Derivative financial instruments	-	-	27,500	125,051	-	152,551	-	152,551
Total long-term liabilities	-	54,546	4,256,584	16,838,655	37,877,147	59,026,932	-	59,026,932
Total liabilities	57,808	588,109	4,385,027	16,866,615	41,285,949	63,183,508	1,306,686	64,490,194
Total equity	(55,155)	20,376,438	11,010,238	96,723,799	(41,285,949)	86,769,371	-	86,769,371
Total liabilities and equity	$ 2,653	$ 20,964,547	$ 15,395,265	$ 113,590,414	$ -	$ 149,952,879	$ 1,306,686	$ 151,259,565
Total equity of the trustees/trustees:								
Controlling Interest	$ (55,155)	$ 18,717,627	$ 11,010,238	$ -	$ -	$ 29,672,710	$ 453,615	$ 30,126,325
Non-controlling Interest	$ -	$ 1,658,811	$ -	$ 96,723,799	$ (41,285,949)	$ 57,096,661	$ (453,615)	$ 56,643,046

(*) Reflects the book value of the 9 properties as of March 31, 2025, adjusted for capitalizable costs such as notary, ISAI, and construction costs amounting to $143,491, $22,944, and $350,000, respectively. as well as the contribution of 88,780 square meters of the expansion of GDL Olympus I with a contribution value of $1,300,000 under the agreements of the acquisition of the initial portfolio. This value will differ from the book value that is assigned to the properties for the different acquisition dates.

Fibra NEXT and Subsidiaries

Consolidated, Condensed, Pro Forma, Unaudited Statement of Financial Position as of December 31, 2024

(In thousands of Mexican pesos)

	FIBRA NEXT							
	The Trust	Initial Public Offering Portfolio (Pro forma Adjustment)	Jupiter Portfolio (9 properties)	FUNO Industrial Portfolio (182 properties)	Debt Exchange (pro_forma adjustment)	Subtotal	Pro forma adjustments	The Trust pro forma
Asset								
Current Asset:								
Cash and cash equivalents	$ 14	$ 6,261,355	$ -	$ -	$ -	$ 6,261,369	$ -	$ 6,261,369
Taxes to be recovered, mainly VAT	-	1,738,645	-	-	-	1,738,645	-	1,738,645
Derivative Financial instruments	-	-	22,967	-	-	22,967	-	22,967
Total Current Assets	14	8,000,000	22,967	-	-	8,022,981	-	8,022,981
Non-current assets:								
Restricted cash	-	-	15,297	17,770	-	33,067	-	33,067
Investment properties and non-current financial assets	-	12,964,547*(*)*	15,361,810	113,572,644	-	141,899,001	1,306,686	143,205,687
Derivative Financial instruments	-	-	7,780	-	-	7,780	-	7,780
Total non-current asset	-	12,964,547	15,384,887	113,590,414	-	141,939,848	1,306,686	143,246,534
Total Asset	$ 14	$ 20,964,547	$ 15,407,854	$ 113,590,414	$ -	$ 149,962,829	$ 1,306,686	$ 151,269,515
Liabilities and assets of the trustees/trustees								
Short Term Liability:								
Related parties	$ 113	-	-	-	-	113	-	113
Loans	-	-	89,052	2,864	2,938,904	3,030,820	-	3,030,820
Accumulated liabilities and other payables	1,165	511,301	15,265	2,721	1,094,423	1,624,875	1,306,686	2,931,561
Tenant deposits	-	18,729	2,266	16,600	-	37,595	-	37,595
Total short-term liabilities	1,278	530,030	106,583	22,185	4,033,327	4,693,403	1,306,686	6,000,089
Long-term liabilities:								
Loans	-	-	3,626,258	15,844,157	37,782,611	57,253,026	-	57,253,026
Tenant deposits	-	60,186	119,444	813,400	-	993,030	-	993,030
Derivative Financial instruments	-	-	-	3,576	-	3,576	-	3,576
Total long-term liabilities	-	60,186	3,745,702	16,661,133	37,782,611	58,249,632	-	58,249,632
Total liabilities	1,278	590,216	3,852,285	16,683,318	41,815,938	62,943,035	1,306,686	64,249,721
Total equity	(1,264)	20,374,331	11,555,569	96,907,096	(41,815,938)	87,019,794	-	87,019,794
Total liabilities and equity	$ 14	$ 20,964,547	$ 15,407,854	$ 113,590,414	$ -	$ 149,962,829	$ 1,306,686	$ 151,269,515
Total equity of the trustees/trustees:								
Controlling Interest	$ (1,264)	$ 18,715,520	$ 11,555,569	$ -	$ -	$ 30,269,825	$ (56,553)	$ 30,213,272
Non-controlling Interest	$ -	$ 1,658,811	$ -	$ 96,907,096	$ (41,815,938)	$ 56,749,969	$ 56,553	$ 56,806,522

(*) Reflects the book value of the 9 properties as of December 31, 2024, adjusted for certain capitalizable costs such as notary, ISAI and construction costs amounting to $143,491, $22,944 and $350,000 respectively, as well as the contribution of 88,780 square meters of the expansion of GDL Olympus I with a contribution value of $1,300,000 under the agreements of the acquisition of the initial portfolio. This value will differ from the book value assigned to the properties at their respective acquisition dates.

Fibra NEXT and Subsidiaries

Consolidated Condensed Pro Forma Unaudited Statement of Comprehensive Income
For the year ended December 31, 2024

(In thousands of Mexican pesos)

	FIBRA NEXT							
	The Trust	Portfolio by Initial Public Offer	Portfolio Jupiter (9 properties)	Industrial Portfolio FUNO (182 properties)	Debt Allocated (Exchange)	Subtotal	Pro forma adjustments to the transaction	Total
Revenue from investment properties	$ -	$ 515,247	$ 922,713	$ 8,016,992	$ -	$ 9,454,952	$ -	$ 9,454,952
Revenue from maintenance, services and other operations	-	33,818	65,484	415,294	-	514,596	-	514,596
Total revenues	-	549,065	988,197	8,432,286	-	9,969,548	-	9,969,548
Administration fees and expenses	(1,052)	(34,522)	(4,880)	(524,132)	-	(564,586)	(97,667)	(662,253)
Operating expenses related to investment properties	-	(64,329)	(69,578)	(599,691)	-	(733,598)	(8,921)	(742,519)
	(1,052)	(98,851)	(74,458)	(1,123,823)	-	(1,298,184)	(106,588)	(1,404,772)
Operating profit	(1,052)	450,214	913,739	7,308,463	-	8,671,364	(106,588)	8,564,776
Interest, debt costs and valuation of financial instruments and loans, net	-	-	(328,960)	(940,912)	(2,599,793)	(3,869,665)	-	(3,869,665)
Interest earned	-	-	-	-	1,434	1,434	-	1,434
Foreign exchange loss, net	-	-	(11,439)	(2,485,792)	(6,835,116)	(9,332,347)	-	(9,332,347)
Financial fees and expenses Amortization	-	-	(2,007)	(28,691)	(15,020)	(45,718)	-	(45,718)
Adjustment to the fair value investment property, property financial assets and participation in joint partners and businesses	-	1,341,681	698,998	9,465,002	-	11,505,681	-	11,505,681
Consolidated net and operating profit	$ (1,052)	$ 1,791,895	$ 1,270,331	$ 13,318,070	$ (9,448,495)	$ 6,930,749	$ (106,588)	$ 6,824,161
Consolidated comprehensive income:								
Controlling Interest	$ (1,052)	$ 1,701,702	$ 1,270,331	$ -	$ -	$ 2,970,981	$ (601,633)	$ 2,369,349
Non-controlling Interest	$ -	$ 90,193	$ -	$ 13,318,070	$ (9,448,495)	$ 3,959,768	$ 495,045	$ 4,454,812

Fibra NEXT and Subsidiaries

Consolidated, Condensed, Pro Forma, Unaudited Statement of Comprehensive Income
For the three-months ended March 31, 2025
(In thousands of Mexican pesos)

	FIBRA NEXT							
	The Trust	Portfolio by Initial Public Offer	Portfolio Jupiter (9 properties)	Industrial Portfolio FUNO (182 properties)	Debt Allocated (Exchange)	Subtotal	Pro forma adjustments to the transaction	Total
Revenue from investment properties	$ -	$ 148,845	$ 253,801	$ 2,245,530	$ -	$ 2,648,176	$ -	$ 2,648,176
Revenue from maintenance, services and other operations	-	9,399	17,568	112,405	-	139,372	-	139,372
Total revenues	-	158,244	271,369	2,357,935	-	2,787,548	-	2,787,548
Administrative fees and expenses	(5,437)	(4,712)	(4,263)	(151,526)	-	(165,938)	-	(165,938)
Operating expenses related to investment properties	-	(14,519)	(19,275)	(202,963)	-	(236,757)	(2,226)	(238,983)
	(5,437)	(19,231)	(23,538)	(354,489)	-	(402,695)	(2,226)	(404,921)
Operating profit	(5,437)	139,013	247,831	2,003,446	-	2,384,853	(2,226)	2,382,627
Interest expense, debt costs and valuation of financial instruments and loans, net	-	-	(99,834)	(252,325)	(707,584)	(1,059,743)	-	(1,059,743)
Interest Income	-	-	-	-	303	303	-	303
Foreign Exchange loss, net	-	-	(624)	(104,146)	(122,312)	(227,082)	-	(227,082)
Amortization of commissions and financial expenses	-	-	(849)	(7,301)	(3,631)	(11,781)	-	(11,781)
Net comprehensive income	$ (5,437)	$ 139,013	$ 146,524	$ 1,639,674	$ (833,224)	$ 1,086,550	$ (2,226)	$ 1,084,324
Comprehensive Income:								
Controlling Interest	$ (5,437)	$ 115,020	$ 146,524	$ -	$ -	$ 256,107	$ 120,369	$ 376,477
Non-controlling Interest	$ -	$ 23,993	$ -	$ 1,639,674	$ (833,224)	$ 830,443	$ (122,595)	$ 707,847

Fibra NEXT and Subsidiaries

Consolidated, Condensed, Pro Forma, Unaudited Statement of Comprehensive Income
For the three-months ended March 31, 2024
(In thousands of Mexican pesos)

	FIBRA NEXT							
	The Trust	Portfolio by Initial Public Offer	Portfolio Jupiter (9 properties)	Industrial Portfolio FUNO (182 properties)	Debt Allocated (Exchange)	Subtotal	Pro forma adjustments to the transaction	Total
Revenue from investment properties	$ -	$ 115,325	$ 198,758	$ 1,938,882	$ -	$ 2,252,965	$ -	$ 2,252,965
Revenue from maintenance, services and other operations	-	6,792	13,424	94,113	-	114,329	-	114,329
Total revenue	-	122,117	212,182	2,032,995	-	2,367,294	-	2,367,294
Administrative fees and expenses	(263)	(4,618)	(395)	(114,388)	-	(119,664)	-	(119,664)
Operating expenses related to investment properties	-	(14,125)	(13,346)	(140,677)	-	(168,148)	(2,196)	(170,344)
	(263)	(18,743)	(13,741)	(255,065)	-	(287,812)	(2,196)	(290,008)
Operating profit	(263)	103,374	198,441	1,777,930	-	2,079,482	(2,196)	2,077,286
Interest expense, debt costs and valuation of financial instruments and loans, net	-	-	(72,425)	(202,856)	(595,363)	(870,644)	-	(870,644)
Interest Income	-	-	-	-	378	378	-	378
Foreign Exchange loss, net	-	-	-	163,257	442,044	605,301	-	605,301
Amortization of commissions and financial expenses	-	-	(313)	(6,619)	(2,689)	(9,621)	-	(9,621)
Net comprehensive income	$ (263)	$ 103,374	$ 125,703	$ 1,731,712	$ (155,630)	$ 1,804,896	$ (2,196)	$ 1,802,700
Comprehensive Income:								
Controlling Interest	$ (263)	$ 81,674	$ 125,703	$ -	$ -	$ 207,114	$ 418,783	$ 625,897
Non-controlling Interest	$ -	$ 21,700	$ -	$ 1,731,712	$ (155,630)	$ 1,597,782	$ (420,980)	$ 1,176,803

Notes to Consolidated, Condensed, Pro Forma, Unaudited Financial Statements

As of March 31, 2025 and December 31, 2024 and for the periods ended March 31, 2025 and 2024 and for the year ended December 31, 2024
(In thousands of Mexican pesos, except for earnings per Real Estate Trust Certificates – CBFIs)

1. Activity and significant matters

Fideicomiso Irrevocable No. 7401 (Banco Actinver, S.A., Multiple Banking Institution, Grupo Financiero Actinver) ("Fibra NEXT") was established on October 13, 2023 as a Real Estate Investment Trust (FIBRA). Its trustees are Nearshoring Experts & Technology, S.C. (NEXT, S.C.) and the holders of CBFIs, represented by Altor Casa de Bolsa, S.A. de C.V and the trustee is Banco Actinver, S.A., Multiple Banking Institution, Grupo Financiero Actinver, Fiduciary Division ("the Trustee").

On July 23, 2025, Fibra NEXT carried out a public issuance of CBFIs through which it acquired 9 industrial properties and raised cash resources amounting to $8 billion to continue its development and expansion program in this sector in Mexico. Of the 9 properties acquired, one (San José) was contributed to Fibra NEXT at 50%, through the acquisition of trust rights in a trust that holds the property. Another property (Coacalco II) was contributed under co-ownership, with Fibra NEXT holding 76.9% of it. In both cases, it is assumed that Fibra NEXT would maintain operational and administrative control over both properties, and consequently, it has been considered that it exercises control over them. Therefore, they have been consolidated in these pro forma financial statements, incorporating the corresponding non-controlling interest. If control is not obtained, the presentation would be modified, and the equity method would need to be applied. The remaining 7 properties were acquired 100% by Fibra NEXT.

On July 25, 2025, Fibra NEXT contributed the 9 properties, with repurchase rights, to its Subsidiary Trust named "NEXT Properties," legally known as Fideicomiso Irrevocable No. 2401 (Banco Actinver, S.A., Multiple Banking Institution, Grupo Financiero Actinver).

As a result of Fibra NEXT's public offering, the effects of such offering have been developed in the present pro forma financial statements, in the column "Initial Public Offering Portfolio" which predominantly includes the funds raised from public investors, less issuance expenses, recoverable value-added tax, security deposits, and deed and property tax expenses incurred in the acquisition of the portfolio. It also includes the book value of the 9 properties, determined based on fair value that approximates the appraised value of the properties as of December 31, 2024, as of the date of the presented proforma financial position statements. This value differs from the book values that will be assigned to the properties at the acquisition date of each asset. The properties acquired as a result of the public offering were deeded at a cap rate of 7.45%. This difference arises because the transaction will be accounted for as an asset acquisition under common control, based on book values.

On the other hand, the controlling group of Fibra NEXT, through E-Group, owns a remaining industrial portfolio of 9 properties that includes stabilized assets (those with at least 80% occupancy), properties under development, land reserves, and financing, and is known as the "Jupiter Portfolio." It is contemplated that this portfolio will be contributed to Fibra NEXT through the issuance of CBFIs, while retaining repurchase rights. Simultaneously, Fibra NEXT will contribute the Jupiter Portfolio to NEXT Properties, maintaining repurchase rights over it. The exercise of such repurchase rights is subject to the approval of both NEXT Properties and Fibra NEXT, as established in the trust agreements.

On the other hand, Fibra Uno owns an industrial portfolio comprising 182 properties and land, which is expected to be contributed to NEXT Properties, also retaining repurchase rights. This contribution will include the rights over the properties, the debts directly associated with the assets, and a portion of debt that will be allocated by Fibra Uno to said portfolio, reflected as a proforma transaction in these proforma financial statements under the column "Assigned Debt (Exchange)." The exercise of repurchase rights is subject to the approval of NEXT Properties, in accordance with the trust agreement.

The three business groups (Fibra NEXT, E-Group, and Fibra Uno) are evaluating the contribution of their respective industrial portfolios to NEXT Properties. This transaction would result in the formation of the largest industrial real estate conglomerate in the country.

Below are the operations that, collectively, constitute "the Transaction" and are expected to take place to achieve the objective:

- **Acquisition of the Jupiter Portfolio:** Fibra NEXT would acquire from E-Group the remainder of the Jupiter portfolio (9 remaining properties), along with the related rights and liabilities, in exchange for CBFIs, cash or a combination of both and retaining the acquisition rights on the Jupiter Portfolio.

- **Jupiter Portfolio Contribution to NEXT Properties**: Simultaneously, Fibra Next will contribute the entire Jupiter Portfolio to NEXT Properties, along with other related rights and liabilities, as well as the cash proceeds from the public offering, in exchange for trust rights, while retaining repurchase rights over the Jupiter Portfolio.

- **Contribution of the FUNO Industrial Portfolio**: Fibra Uno plans to contribute its industrial portfolio, consisting of 182 properties, land reserves, and other related rights and liabilities, described as the FUNO Industrial Portfolio, in exchange for trust rights in NEXT Properties, while retaining repurchase rights over the FUNO Industrial Portfolio.

- **Debt *Exchange* offers**: NEXT Properties will launch one or more debt exchange offers regarding certain senior notes previously issued by Fibra Uno, with the objective that NEXT Properties (and therefore its parent company, Fibra NEXT) holds approximately 50% of such debts. In addition to the bonds, a dollar-denominated bank loan is expected to be allocated to the assets contributed by Fibra Uno and assumed by NEXT Properties, jointly and in connection with the net contribution of the FUNO Industrial Portfolio.

Upon completion of the Transaction, it is expected that:

1. Fibra Uno will retain control over Fibra NEXT through contractual agreements granting it authority over the appointment of the majority of Fibra NEXT's Technical Committee members, as well as through the assignment of rights of first offer (ROFO) and first refusal (ROFR). Additionally, a service agreement is expected to be executed whereby Fibra Uno will provide services to Fibra NEXT, exposing Fibra Uno to variable returns from Fibra NEXT's operations by linking the compensation for such services to Fibra NEXT's performance metrics.

2. Fibra NEXT will retain control over the Technical Committee of NEXT Properties by having the authority to appoint its members. Fibra NEXT will be exposed to variable returns from NEXT Properties through the distributions of operational surpluses, as Fibra NEXT is the sole beneficiary entitled to receive such distributions.

As a result, these consolidated, condensed, proforma, unaudited financial statements of financial position and results have been prepared, assuming that the portfolios, debts, revenues, expenses and operating assets and liabilities have been under common control throughout that period.

2. Basis of Presentation

The attached consolidated, condensed, proforma, unaudited financial statements assume that the total portfolios of the three business groups, as well as their related and allocated debts described above, have been contributed by all parties and that all conditions required for structuring the Transaction have been fulfilled. As of this date, it is unknown whether all such conditions will be met as described or if they may be subject to modifications.

The consolidated, condensed, proforma, unaudited statements of financial position as of March 31, 2025, and December 31, 2024, present the financial information of Fibra NEXT and its subsidiaries as if the Transaction had occurred on the respective dates of each financial position statement.

The consolidated, condensed, proforma, unaudited statements of results for the three-month periods ended March 31, 2025 and 2024, and for the year ended December 31, 2024, present the financial information of Fibra NEXT and its subsidiaries as if the Transaction had taken place on January 1, 2024, in all cases.

To prepare these consolidated, condensed, proforma, unaudited financial statements, the following reports were used:

- Consolidated statement of financial position as of December 31, 2024 and consolidated statement of results of Fibra NEXT for the year ended, prepared in accordance with the International Financial Reporting Standards (IFRS) issued by the IASB.
- Interim consolidated condensed statement of financial position as of March 31, 2025, of Fibra NEXT and interim consolidated condensed statements of results for the periods ended March 31, 2025 and 2024, prepared in accordance with IAS 34 *Interim Financial Reporting*.
- Consolidated statement of financial position as of 31, December 2024, of Fibra Uno and consolidated statement of results for the year ended, prepared in accordance with the IFRS terms of the consolidated terms of the products.
- Interim consolidated statement of financial position as of March 31, 2025, of Fibra Uno and interim consolidated statements of results for the periods ended March 31, 2025 and 2024, prepared in accordance with IAS 34.
- Combined, condensed special-purpose unaudited financial statements of certain revenues and certain operating expenses for the year ended December 31, 2024, prepared under a special-purpose framework using principles derived from IFRS for all properties.
- Combined, condensed, special-purpose unaudited interim financial statements of certain revenues and certain operating expenses for the three-month periods ended March 31, 2025 and 2024, prepared under a special-purpose framework using principles derived from IFRS for all properties.
- Valuations by independent appraisers of investment properties in accordance with techniques established by IFRS 13 Fair Value.
- Information regarding the settlement values of Fibra NEXT's public offering, including cash, property valuations, transaction costs, and issued CBFIs. This information is detailed in the column "Initial Public Offering Portfolio" in these pro forma financial statements.

The annual historical figures as of December 31, 2024, presented in the proforma financial information, were obtained, in the case of Fibra NEXT and its subsidiaries, from the audited financial statements and notes prepared by Fibra NEXT's management, for which the external auditors issued an unqualified special-purpose audit report dated March 14, 2025. The interim historical figures as of March 31, 2025, for Fibra NEXT were reviewed by the external auditors, who issued a limited review report dated May 14, 2025. The figures for the Jupiter Portfolio were taken from information internally generated by the management of the Jupiter Portfolio. The figures for Fibra Uno were taken from the accounting records used to prepare the audited annual financial statements as of December 31, 2024, and their notes, for which the external auditors issued an unqualified audit report dated February 28, 2025. Likewise, the figures as of March 31, 2025 and 2024 for Fibra Uno were taken from the accounting records used to prepare the quarterly report that, as a listed issuer, the entity published in the Mexican stock market.

The proforma adjustments included in the consolidated, condensed, proforma, unaudited financial statements described below represent adjustments to the historical financial position and performance of Fibra NEXT that include the effects related to the Transaction. Furthermore, after an evaluation that considered various factors, including the asset concentration analysis described later, Fibra NEXT's management concluded that the incorporation of the Jupiter Portfolio and the FUNO Industrial Portfolio will be accounted for as an asset acquisition under common control, applying the predecessor method, also known as the "book value method."

The consolidated, condensed, proforma, unaudited financial information is not intended to represent the financial position or operating results of Fibra NEXT as if the Transaction had occurred on the mentioned dates; nor is it intended to project Fibra NEXT's financial position or comprehensive results for any future period or date. All proforma adjustments are based on preliminary estimates and assumptions made by management and are subject to change or revision. The consolidated, condensed, proforma, unaudited financial information does not include adjustments related to the acquisition or contribution of real estate assets other than those included in the Transaction.

The functional currency of Fibra NEXT, Jupiter Portfolio and Fibra Uno is the Mexican peso.

Amounts generated at the beginning of leases, mainly from security deposits, insurance, and property taxes existing at the date of the transaction's completion, will form part of Fibra NEXT's assets or liabilities. However, potential effects of economies of scale in operating expenses, administrative costs, access to financing at more favorable rates, and insurance costs have not been reflected in these consolidated, condensed, proforma, unaudited financial statements due to the inability to reasonably estimate them until the Transaction is completed, including due diligence processes and potential shareholder agreements.

Acquisition and contribution of portfolios to NEXT Properties

Since substantially all the fair value of the net assets contributed is concentrated in a group of identifiable assets of a similar nature, the Transaction will be accounted for as an asset acquisition under common control. The value of the assets contributed by Fibra NEXT, the Jupiter Portfolio, and Fibra Uno is clearly identifiable and has been determined based on management's estimates, supplemented by appraisals obtained from independent experts, and is estimated to approximate the adjusted participation value of each group. Simultaneously, Fibra Uno will contribute only its industrial portfolio to NEXT Properties, while Fibra NEXT will also contribute its initial assets and the remaining Jupiter Portfolio (in all cases, the properties at fair value). Consequently, Fibra NEXT will retain control over a total of 200 stabilized properties, plus land under development and assets in the process of stabilization. A summary is presented below:

Market	No, of pro forma Properties (unaudited)
Metropolitan Area of Mexico City	49
Monterrey	41
Ciudad Juarez	21
Reynosa / Matamoros	20
Tijuana	14
Toluca / Lerma	9
Querétaro	10
Puebla	9
Guadalajara Metropolitan Area	7
Saltillo / Ramos Arizpe	7
Secondary markets	13
Total (March 2025)	200

In accordance with the above, within the Transaction that will integrate the initial portfolio, is included the contribution of the trustee rights in the real estate assets of the three business groups are contributed.

Acquisition of Jupiter Portfolio and FUNO Industrial Portfolio

Fibra NEXT's management has performed the asset concentration test established under IFRS 3 – Business Combinations, which became effective on January 1, 2020, to determine the nature of the contribution transferred to Fibra NEXT. Based on its evaluations, Fibra NEXT's management concluded that the entire contribution of the Jupiter Portfolio and the FUNO Industrial Portfolio qualifies as asset acquisitions as a result of the asset concentration test.

To carry out this test, the following considerations were made:

a) The investment properties of the Jupiter Portfolio and the FUNO Industrial Portfolio will be contributed, net of their associated debts and security deposits received from tenants, at fair value, so the transaction will be basically represented by the value of the properties. In both cases, the contribution excludes the remaining operating assets and liabilities of the original contributors; that is, cash, accounts receivable and payable, and taxes will remain with the original investor and will not be transferred to Fibra NEXT or NEXT Properties.

b) The fair value of the gross assets acquired will include any consideration transferred (plus the fair value of any non-controlling interest and the fair value of any previously held interest), which exceeds the fair value of the identifiable net assets acquired. The fair value of the gross assets acquired is normally determined as the total obtained by summing the fair value of the consideration transferred (plus the fair value of any non-controlling interest and any previously held interest) and the fair value of the liabilities assumed (excluding deferred tax liabilities), and then excluding the elements identified in subparagraph (a). However, if the fair value of the gross assets acquired is greater than that total, a more precise calculation may sometimes be necessary.

c) A single identifiable asset will include any asset or group of assets that would be recognized and measured as a single identifiable asset in a single business combination.

d) If a tangible asset is attached and cannot be physically removed and used separately from another tangible asset (or an underlying asset subject to a lease, as defined in IFRS 16-*Leases*), without incurring a significant cost or decrease in utility or fair value for any of the assets (e.g. land and buildings), such assets shall be considered a single identifiable asset.

e) When evaluating whether assets are similar, Fibra NEXT will consider the nature of each identifiable asset and the risks associated with asset management and performance creation (i.e., risk characteristics).

For the acquisition of the Jupiter Portfolio and the FUNO Industrial Portfolio, it is estimated that Fibra NEXT will grant investors either CBFIs or trust rights in NEXT Properties. It is expected that none of the parties will receive cash consideration. As mentioned in Note 1, the accounting treatment of the portfolio contributions is considered an asset contribution under common control and is initially recognized at book value, following the predecessor method. The book value of the investment properties corresponds to their recorded fair value.

It is expected that during the negotiations the parties will agree to make the portfolio contribution on the basis of the annual Net Operating Income ("NOI") of the portfolios of each of the parties involved at a unifrom *cap rate*, estimated at 7.45% to maintain the valuation of the initial 9 properties and avoid subsequent dilution of the original investors. The result of this valuation may differ from the book value of these assets shown in these pro forma financial statements.

The consolidated, condensed, pro forma, unaudited financial statements include the financial statements of the Fibra NEXT trusts and subsidiaries, as well as those of the FUNO Industrial Portfolio and the Jupiter Portfolio, over which Fibra NEXT is assumed to exercise control. These statements include all assets and liabilities held by the respective trusts. The investment properties of Fibra NEXT are presented at the actual fair values assigned during the public offering, representing the latest known market value negotiated with independent parties. In the case of the FUNO Industrial Portfolio and the Jupiter Portfolio, the investment properties are recognized at their estimated fair value as of March 31, 2025, and December 31, 2024, which may differ from the values agreed upon by the parties involved; other assets and liabilities are recognized at amortized cost.

Pro Forma financial debt

NEXT Properties is expected to assume US dollar-denominated debt composed of (i) the international bonds currently in charge of Fibra Uno that are estimated to represent 50% of the nominal value of the bonds and (ii) for a bank credit denominated in dollars in the amount of US$145 million. Additionally, there are loans associated with the properties, which in the case of the FUNO Industrial Portfolio include the Doña Rosa Loan and the Titán Loan (currently unsecured but potentially convertible to mortgage-backed debt starting in the fifth year of acquisition). There are also loans associated with the Jupiter Portfolio, consisting of the properties known as Santín ("Santín Loan," together with the trust rights), Lerma Park, Tultipark III, Barrientos, Chiquihuite, Coacalco, and Los Reyes ("Jupiter Loan"), and Atizapán and Tultepark ("Atizapán Loan"). A summary of Fibra NEXT's consolidated pro forma debt is presented in the following pro forma financial statements.

As of March 31, 2025 (in thousands of pesos or thousands of dollars, as indicated in each case):

Commitment	Institution	Interest Rate	Maturity	Currency	Jupiter Portfolio (9 properties)	Industrial Portfolio FUNO (182 properties)	Assigned Debt (Exchange)
Citibanamex	Citibanamex	SOFR + 0.80%	25-Nov	USD	-	-	145,000
Titán	BBVA Bancomer	SOFR + 2.10%	27-Sep	USD	-	750,000	-
Atizapán	BBVA Bancomer	SOFR + 2.35%	29-May	USD	12,500	-	-
FUNO 2030	International	4.87%	30-Jan	USD	-	-	387,500
FUNO 2032	International	7.70%	Jan-32	USD	-	-	250,000
FUNO 2034	International	7.38%	Feb-34	USD	-	-	300,000
FUNO 2037	International	8.25%	Jan-37	USD	-	-	150,000
FUNO 2044	International	6.95%	Jan-44	USD	-	-	350,000
FUNO 2050	International	6.39%	Jan-50	USD	-	-	437,500
Doña Rosa	Metlife	11.58%	28-Dec	MXN	-	734,679	-
Júpiter	Bancomext	TIIE + 1.35%	Feb-29	MXN	1,855,019	-	-
Atizapán	BBVA Bancomer	TIIIE + 1.85%	29-May	MXN	1,050,000	-	-
Santin I	Banorte	TIIE + 2.50%	31-Mar	MXN	553,594	-	-
Santin II	Banorte	TIIIE + 2.60%	Jun-37	MXN	514,323	-	-
				Balances outstanding as of March 31, 2025 in dollars	12,500	750,000	2,020,000
				Exchange rate as of March 31, 2025	20.3182	20.3182	20.3182
				Balances outstanding as of March 31, 2025 in dollars equivalent in pesos	253,978	15,238,650	41,042,764
				Balances outstanding as of March 31, 2025 in pesos	3,972,936	734,679	-
				Total balances outstanding as of March 31, 2025 equivalent in pesos	4,226,914	15,973,329	41,042,764
				Total short-term loans	110,916	3,424	2,946,139
				Amortized cost short-term	(3,048)	(475)	-
					107,868	2,949	2,946,139
				Total long-term loans	4,115,998	15,696,905	38,096,625
				Amortized cost long-term	(15,043)	(81,902)	(219,478)
					4,100,955	15,615,003	37,877,147

As of December 31, 2024 (in thousands of pesos or thousands of dollars, as indicated in each case):

Commitment	Institution	Interest Rate	Maturity	Currency	Jupiter Portfolio (9 properties)	FUNO Industrial Portfolio (182 properties)	Assigned Debt (Exchange)
Citibanamex	Citibanamex	SOFR + 0.80%	Nov-25	USD	-	-	145,000
Titán	BBVA Bancomer	SOFR + 2.10%	Sep-27	USD	-	750,000	-
Atizapán	BBVA Bancomer	SOFR + 2.35%	May 29	USD	12,500	-	-
FUNO 2030	International	4.87%	Jan-30	USD	-	-	387,500
FUNO 2032	International	7.70%	Jan-32	USD	-	-	250,000
FUNO 2034	International	7.38%	Feb-34	USD	-	-	300,000
FUNO 2037	International	8.25%	Jan-37	USD	-	-	150,000
FUNO 2044	International	6.95%	Jan-44	USD	-	-	350,000
FUNO 2050	International	6.39%	Jan-50	USD	-	-	437,500
Santin	Banorte	TIIE + 2.50%	Mar-31	MXN	564,948	-	-
Doña Rosa	Metlife	11.58%	Dec-25	MXN	-	735,475	-
Júpiter	Bancomext	TIIE + 1.35%	Feb-29	MXN	1,860,662	-	-
Atizapán	BBVA Bancomer	TIIE + 1.85%	'May-29	MXN	1,050,000	-	-
				Outstanding balances as of December 31, 2024 in dollars	12,500	750,000	2,020,000
				Exchange rate as of December 31, 2024	20.2683	20.2683	20.2683
				Outstanding balances as of December 31, 2024 in dollars equivalent in pesos	253,354	15,201,225	40,941,966
				Outstanding balances as of December 31, 2024 in pesos	3,475,610	735,475	-
				Total outstanding balances as of December 31, 2024 equivalent in pesos	3,728,964	15,936,700	40,941,966
				Total short-term loans	91,692	3,326	2,938,904
				Amortized cost short-term	(2,640)	(462)	-
				Total long-term loans	89,052	2,864	2,938,904
					3,637,272	15,933,373	38,003,063
				Total long-term loans	(11,014)	(89,216)	(220,452)
				Amortized cost long-term	3,626,258	15,844,157	37,782,611

Fibra Uno is currently undergoing a liability management process to determine whether the international bonds from the FUNO 2032 and FUNO 2037 issuances will be transferred at 50% of their nominal value, or whether a combination of both bonds will be used, representing different proportions for each. However, for purposes of these pro forma financial statements, it has been estimated that 50% of the total combined value of both bonds will be exchanged.

The expenses related to the bond exchange have not been pro formed, as half of the bonds expected to be assumed by NEXT Properties are already presented in these pro forma financial statements along with the original issuance cost of those loans, which is currently in effect and would resemble the issuance costs of the exchange, amortized over time. The estimated amount of expenses related to the bond exchange between Fibra UNO and NEXT Properties resulting from this process amounts to approximately US$10.3 million and has not been pro formed. This figure does not include potential effects from incentives granted to bondholders for early exchange offers or for extending exchange periods.

Additionally, a US$145 million loan with Citibanamex has been included, which is not part of Fibra Uno's international bonds and therefore will not be subject to the exchange process. However, it will be assigned to NEXT Properties and is therefore included in the "Assigned Debt" column.

Furthermore, accrued interest payable as of March 31, 2025, and December 31, 2024, is presented under the line item "accrued liabilities and other payables."

The pro forma financial information considers the calculation of foreign exchange results and interest associated with these loans, based on current market conditions to determine the pro forma figures. As mentioned in the pro forma adjustments section, the effects on results related to restructurings and new borrowings have been considered retroactively as if they had occurred on January 1, 2024.

Derivative financial instruments

NEXT Properties is expected to assume a set of derivative financial instruments intended for interest rate hedging. A summary of the debt-related derivative financial instruments referred to in the previous section is shown below:

As of March 31, 2025 (in thousands of pesos and thousands of dollars):

						Jupiter Portfolio (9 properties)	Jupiter Portfolio (9 properties)	FUNO Industrial Portfolio (182 properties)	FUNO Industrial Portfolio (182 properties)
Commitment	**Counterparty**	**Type of Coverage**	**Passive Rate**	**Maturity**	**Currency**	**National**	**Fair Value asset (liability)**	**Notional**	**Fair Value asset (liability)**
Titán I	BBVA Bancomer	Cash flow	3.60%	Sep-27	USD	-	-	30,000	719
Titán II	BBVA Bancomer	Cash flow	4.03%	Sep-27	USD	-	-	720,000	(125,770)
Atizapán I	BBVA Bancomer	Cash flow	9.12%	May-29	MXN	700,000	(20,430)	-	-
Atizapán II	BBVA Bancomer	Cash flow	8.55%	May-29	MXN	140,000	(2,414)	-	-
Santin I	Banorte	Cash flow	4.96%	Dec-25	MXN	553,594	13,142	-	-
Santin II	Banorte	Cash flow	8.30%	Apr-31	MXN	514,324	(4,656)	-	-
			Total as of March 31, 2025			**1,907,918**	**(14,358)**	**750,000**	**(125,051)**

As of December 31, 2024 (in thousands of pesos and thousands of dollars):

Commitment	Counterparty	Type of Coverage	Passive Rate	Maturity	Currency	Jupiter Portfolio (9 properties) National	Jupiter Portfolio (9 properties) Fair Value asset (liability)	FUNO Industrial Portfolio (182 properties) Notional	FUNO Industrial Portfolio (182 properties) Fair Value asset (liability)
Titán I	BBVA Bancomer	Cash flow	3.60%	Sep-27	USD	-	-	30,000	6,176
Titán II	BBVA Bancomer	Cash flow	4.03%	Sep-27	USD	-	-	720,000	(9,752)
Atizapán I	BBVA Bancomer	Cash flow	9.12%	May-29	MXN	700,000	7,780	-	-
Santin I	Banorte	Cash flow	4.96%	Dec-25	MXN	564,948	22,967	-	-
				Total December 31, 2024		**1,264,948**	**30,747**	**750,000**	**(3,576)**

Management Adjustments and Other Non-Pro forma Effects

Synergies and Expenses Upon Completion of the Structure

Fibra NEXT's management considers it foreseeable and viable that a series of benefits will arise from the critical mass and volume of operations that will be achieved once the contributing parties are consolidated, and the Transaction is completed. However, at this time, there is insufficient and unreliable basis to estimate the potential benefits that this project may generate. Likewise, additional restructuring costs may arise, which are currently unquantified, in addition to those described in the pro forma adjustments section. Therefore, no adjustments have been incorporated for potential efficiencies or additional expenses once the Transaction is completed.

Value Added Tax (VAT) and related payment

Upon transferring ownership of the constructions on the properties that would comprise the remainder of the Jupiter Portfolio, a value-added tax (VAT) would be triggered, which must be paid by the acquirer. Since this amount would be settled using internal resources and is expected to be recovered through reimbursement in the short term, no pro forma adjustment has been presented for this item. In the case of the FUNO Industrial Portfolio, it will be transferred with reversion rights, and therefore no VAT would be triggered. On the other hand, the VAT payable for the acquisition of the Initial Portfolio (9 initial properties) has been estimated at $1,738,645 (including VAT on the construction of development projects), and this amount has been included in the pro forma statements of financial position under the column "Initial Public Offering Portfolio."

Exchange issuance costs

The expenses related to the bond exchange have not been pro formed, as half of the bonds that are expected to be assumed by NEXT Properties are already presented in these pro forma financial statements along with the original issuance cost of those loans, which is currently in effect and would resemble the issuance costs of the exchange, amortized over time. The estimated amount of expenses for the bond exchange between Fibra UNO and NEXT Properties amounts to US$10.3 million, and as previously mentioned, has not been pro-formed. This figure does not include potential effects from incentives granted to bondholders for early exchange offers or for extending exchange periods.

Follow-On issuance costs

Additionally, there are a series of costs incurred by Fibra Uno on behalf of Fibra NEXT, which are expected to be reimbursed once the proposed real estate contributions in this Transaction are made and a follow-on capital raise is executed, when market conditions are favorable. The estimated amount is $250 million, and this effect has not yet been pro formed until the Transaction is finalized. The settlement of this liability is entirely dependent on the success of the Follow-on offering, and additional issuance costs beyond this amount may also be incurred, which would likewise depend on the success of the Follow-On.

Additional tax disclosures

In order to qualify for the FIBRA tax regime under local tax laws, Fibra NEXT is required to distribute at least 95% of its tax revenue to CBFI holders annually. Accordingly, ISR-related effects have not been included.

Pro Forma Adjustments to the Consolidated, Condensed, Unaudited Financial Statements as of March 31, 2025 and December 31, 2024, and for the Three-Month Periods Ended December 31, 2025 and 2024, and for the Year Ended December 31, 2024

Adjustments to the condensed, pro forma, unaudited, consolidated financial position statements

Adjustment 1.- to reflect deed costs, taxes and other costs

As part of the execution of this integration scheme and as a result of the Transaction, Fibra NEXT will pay an estimated amount (equivalent to 1.0% of the values of the Initial Portfolio and the Jupiter Portfolio), totaling $314,451 plus VAT, for certain expenses directly related to this Transaction, which mostly correspond to deed costs, consulting fees, and contractual commissions. The FUNO Industrial Portfolio will generate expenses for the same concept in an approximate amount of $1,135,726.

Additionally, upon transferring ownership of the properties that comprise the remainder of the Jupiter Portfolio, for which Fibra NEXT CBFIs will be exchanged, a tax levy will be triggered on the value of the real estate assets. The total amount of ISAI (Real Estate Acquisition Tax) to be paid may fluctuate but could represent approximately 2% to 3% of the value of the properties. Fibra NEXT will pay an estimated ISAI amount of $22,944 for the acquisition of the 9 original properties. In the case of the 9 additional Jupiter properties, ISAI amounts have not been pro formed due to the undefined transaction values. For the FUNO Industrial Portfolio, ISAI would not be triggered based on the existence of repurchase rights, and payment would be subject to certain future conditions. Additionally, in certain federal jurisdictions, ISAI may be exempted based on local considerations.

As previously mentioned, the VAT payable for the acquisition of the Initial Portfolio (9 initial properties) has been estimated at $1,738,645 (including VAT on the construction of development projects), and this amount has been included in the pro forma statements of financial position under the column “Initial Public Offering Portfolio.”

Adjust 2.- to reflect the effects on Controlling and Non-Controlling Interests

As described in Note 1, the determination of the percentages attributable to the trust rights of the different contributors to NEXT Properties will be based on certain criteria derived from the Net Operating Income (NOI) of each real estate portfolio and a uniform cap rate. Additionally, there is a non-controlling interest described in Note 1 related to the contribution of the Initial Portfolio. This has resulted in differences between the current accounting values of the ownership interests of each of the three contributing business groups.

For purposes of these pro forma financial statements, it has been considered that Fibra Uno, upon contributing the FUNO Industrial Portfolio, will hold 65.28% of NEXT Properties, while Fibra NEXT will hold the remaining 34.72%. Accordingly, a reallocation of controlling and non-controlling interests has been made, amounting to $30,126,325 and $56,643,046 as of March 31, 2025, and $30,213,272 and $56,806,522 as of December 31, 2024, respectively, at the level of the consolidated, condensed, pro forma, unaudited statements of financial position. The controlling and non-controlling interests described above consider the interests not acquired by Fibra NEXT in the initial public offering

Adjustment 3.- to reflect the effects of restructuring financial debt and taking on financial liabilities

After December 31, 2023, and up to the date of issuance of this report, new financing has been obtained and various loan restructures have been carried out:

- On January 23, 2025, the FUNO 2032 international bond was issued, with an interest rate of 7.70% and maturity date of January 2032; also the FUNO 2037 was issued, with an interest rate of 8.25% and maturity date of January 2037; with the proceeds from these issuances, on February 24, 2025, the FUNO 2026 international bond was prepaid, with an interest rate of 5.25% and the original maturity date of January 2026.

The following restructurings occurred in 2024 and are not reflected as pro forma adjustments, as they are already included in the statements of financial position as of March 31, 2025, and December 31, 2024.

- On February 13, 2024, Fibra UNO issued the FUNO 2034 international bond, with an interest rate of 7.38% and maturity date of February 2034. With the proceeds, on March 15, 2024, it prepaid the FUNO 2024 international bond, which had an interest rate of 5.25% and an original maturity date of December 2024.

- On February 23, 2024, Fibra UNO refinanced its syndicated loan with Banco Nacional de Comercio Exterior (BANCOMEXT), at an interest rate of TIIE + 1.35% and with maturity date of February 2029. This refinancing represented a change in the loan conditions, particularly in the spread, which was previously 2.25%.

a) **Adjustments to consolidated, condensed, pro forma, unaudited statements of comprehensive income**

Adjustment A.- To Reflect the Expense Adjustment for Property Tax, Insurance, and Operating Costs in a FIBRA Environment

There are concepts such as property tax and insurance, which often undergo adjustments once the property deeds have been recorded. These adjustments correspond only to the difference between the amounts estimated in the historical information of the properties of the Portfolio by Initial Public Offer and the expected additional expenses to be added to the FIBRA environment. The amount associated with this adjustment is estimated at $2,226, $2,196 and $8,921 as of March 31, 2025, and 2024 and as of December 31, 2024, respectively. In addition, the adjustment includes additional compliance expenses related to the regulation and standards of a Fibra that they contemplate, fees, payroll and payments to regulators and others in the amount of $97,667 as of December 31, 2024.

Adjust B.- to reflect the effects of non-controlling interest

As a result of adjustment 2 to the consolidated, condensed, pro forma, unaudited statement of financial position, it is estimated that reallocations of the controlling and non-controlling interest could be generated within the net and integral profit of the $376,477 and $707,847 as of March 31, 2025; from $2,369,349 and $4,454,812 to December 31, 2024 and $625,897 and $1,176,803 to March 31, 2024.

Adjustment C.- to reflect the effects of restructuring financial debt and assuming financial liabilities on the year's results

For the preparation of pro forma financial information, the information referred to in *adjustment 3* was considered *to reflect the effects of restructuring financial debt and assuming financial liabilities,* as if it had been in effect since January 1, 2024. The interest expense were estimated at current rates and conditions, which represented a higher expenditure on this item for $23.8 million at March 31, 2025, $217.1 million at December 31, 2024, and $57.7 million at March 31, 2024.

* * * * * *

Exhibit D

Asset Contribution Transaction Presentation

STRICTLY PRIVATE AND CONFIDENTIAL

NEXT

NEARSHORING EXPERTS AND TECHNOLOGY

Overview of Asset Contribution Proposal

August 2025





Disclaimer

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Offer Overview

Starting with the Fibra NEXT IPO, we take a decisive step toward the goal set in 2023 through strategic transactions that accelerate our growth and potential

1. e-Group contributes 9 additional properties to Fibra NEXT in exchange for 119.7m CBFIs, **on the same terms as the IPO at a 7.45% NOI Cap Rate**
2. Joint Venture in which Fibra NEXT and FIBRA UNO contribute, **on the same terms as the IPO at a 7.45% NOI Cap Rate,** all their industrial assets and certain liabilities to a subsidiary trust ("Next Properties") on equal terms
   - 2.1 Fibra NEXT contributes: i) 18 industrial properties with a value of Ps. $30,627mm; and ii) Ps. $7,623mm(2) in cash from the net proceeds of the IPO
   - 2.2 FIBRA UNO contributes: 182 industrial properties with a value of Ps. $116,991mm
   - 2.3 FIBRA UNO transfers its right of first refusal and right of first offer on e-Group's industrial properties to Fibra NEXT
3. Optimization of management structure so that a single administrator oversees the consolidated portfolio at Next Properties level



Sources: Fibra NEXT, FUNO and e-Group
Note: (1) Debt figures as of 2Q'25. (2) Balance sheet figures converted at an exchange rate of Ps. $18.89 per US$

Detailed Ownership Structure – Fibra NEXT

Fibra NEXT ownership structure considering the same terms as the IPO at a 7.45% NOI Cap Rate

(Ps. $ mm and Millions)

Portfolio	Equity	CBFIs	Ownership (%) Fibra NEXT
Initial Portfolio properties at IPO (9 properties)[1]	$14,465	145	42%
Initial Public Offering (Float; remaining cash)	7,623[2]	80	23%
Total Fibra NEXT at IPO	**$22,088**	**225**	**65%**
Jupiter 9 Additional Properties	11,971	120	35%
Total Fibra NEXT	**$34,059**	**344**	**100%**

Sources: Fibra NEXT, FUNO and e-Group. Notes: Balance sheet figures converted at an exchange rate of Ps. $18.89 per US$. (1) Considers the expansion of GDL Olimpo I, totaling 1.9mm sqft of stabilized GLA, with up to 26.5mm CBFIs to be delivered as payment for the contribution. (2) Net Proceeds from the IPO.

Detailed Ownership Structure – Next Properties

Next Properties ownership structure considering the same terms as the IPO at a NOI Cap Rate of 7.45%

(Ps. $ mm and Millions)

Portfolio	Value	Debt	Equity	CBFIs	Ownership (%) Next Properties
Total Fibra NEXT[1]	**$38,251**	**$4,192**	**$34,059**	**344**	**35%**
FUNO Industrial—Contribution (182 properties)	$116,991	$53,067[2]	$63,924	--	65%
Total Next Properties	**$155,242**	**$57,259**	**$97,983**	**--**	**100%**

Sources: Fibra NEXT, FUNO and e-Group. Notes: Balance sheet figures converted at an exchange rate of Ps. $18.89 per US$. (1) Considers the expansion of GDL Olimpo I, totaling 1.9mm sqft of stabilized GLA, with up to 26.5mm CBFIs to be delivered as payment for the contribution.

Sequence of Fibra NEXT's Creation – **Achieving the 2023 Goal**

Phase		
1	• Initial public offering of Fibra NEXT raising Ps. $8,000mm	✓
Proposed Transaction		
2	• Consolidation of the entire FUNO Industrial and Jupiter portfolios into Next Properties • **Considering the same terms and valuation as the IPO**	*Upon Approval from Shareholders' Meeting*
Next Step		
3	• Follow-On	*TBD*

2023 Goal Achieved: consolidate Fibra NEXT as a leader in the industrial real estate sector in Mexico

Creating a Leader in the Industrial Real Estate Space in Mexico

	At IPO[1]	e-Group Additional[1]	FUNO Industrial	Proforma[1] Next Properties
	1			2
# of Properties	9	9	182	**200**
GLA *(mm sqft)*	8.1	8.1	66.1	Actual: 82.3 **Deployment: 88.6**[3]
Occupancy Rate *(%)*	100%	100%	97.6%	**98.0%**
WALT *(years)*	**3.3** *years*	**4.2** *years*	**3.5** *years*	**3.6** *years*
Ps.$/US$ rents *(%)*	79% / 21%	87% / 13%	61% / 39%	**65% / 35%**
NOI[2] *(Ps. $mm)*	$1,078	$1,204	$8,716	Actual: $10,998 **Deployment: $12,089**[3]
EBITDA[2] *(Ps. $mm)*	$986	$1,102	$7,978	Actual: $10,067 **Deployment: $11,066**[3]
FFO *(Ps. $mm)*	$986	$705	$4,249	Actual: $5,941 **Deployment: $6,940**[3]
FFO/CBFI *(Ps. $)*				Actual: $6.04 **Deployment: $6.80**[3]

Sources: Fibra NEXT, FUNO and e-Group. Notes: converted at an exchange rate of Ps. $20.16. Financial figures correspond to 2Q25 annualized. (1) Considers stabilized GLA and GLA under development, expansion or stabilization. (2) Fibra NEXT's NOI and EBITDA margins are applied to e-Group's additional properties and FUNO's industrial revenues to calculate NOI and EBITDA. (3) Assuming deployment of IPO proceeds for development of new industrial properties with Ps. $6,000mm of proceeds and contribution of land from e-Group for Ps. $3,700mm, as well as additional acquisitions with the remaining resources from the IPO.

Significant Potential Upside for Fibra NEXT Holders

	Proforma	Use of IPO Proceeds[2]	Use of Follow-On Proceeds[3]	Market Revaluation
CBFIs *(mm)*	984[1]	1,021	1,202	1,202
GLA *(mm sqft)*	82.3	**88.6**[2] Development of **5.3mm sqft** and acquisition of 0.9mm **sqft**	**98.2**[3] Development of 9.7mm **sqft** and acquisition of 0.8mm **sqft**	98.2
Proforma NOI *(Ps.$ mm)*	$10,998	$12,089	$13,812	$13,812
NOI Cap Rate *(%)*	**7.45%**	**7.45%**	**7.45%**	**6.74%** **Mark-to-market at Peers' levels**
(+) Properties Value *(Ps.$ mm)*	$155,619	$169,885	$193,020	$204,827
(-) Total Debt *(Ps.$ mm)*	$57,259	$57,259	$57,259	$57,259
Equity Value ***(Ps.$ mm)***	**$98,360**	**$112,626**	**$135,761**	**$147,568**
Price per CBFI ***(Ps.$ / CBFI)***	**$100.0**	**$110.4** ***+10.8%*** *vs. IPO Price*	**$112.9** ***+13.4%*** *vs. IPO Price*	**$122.7** ***+23.2%*** *vs. IPO Price*

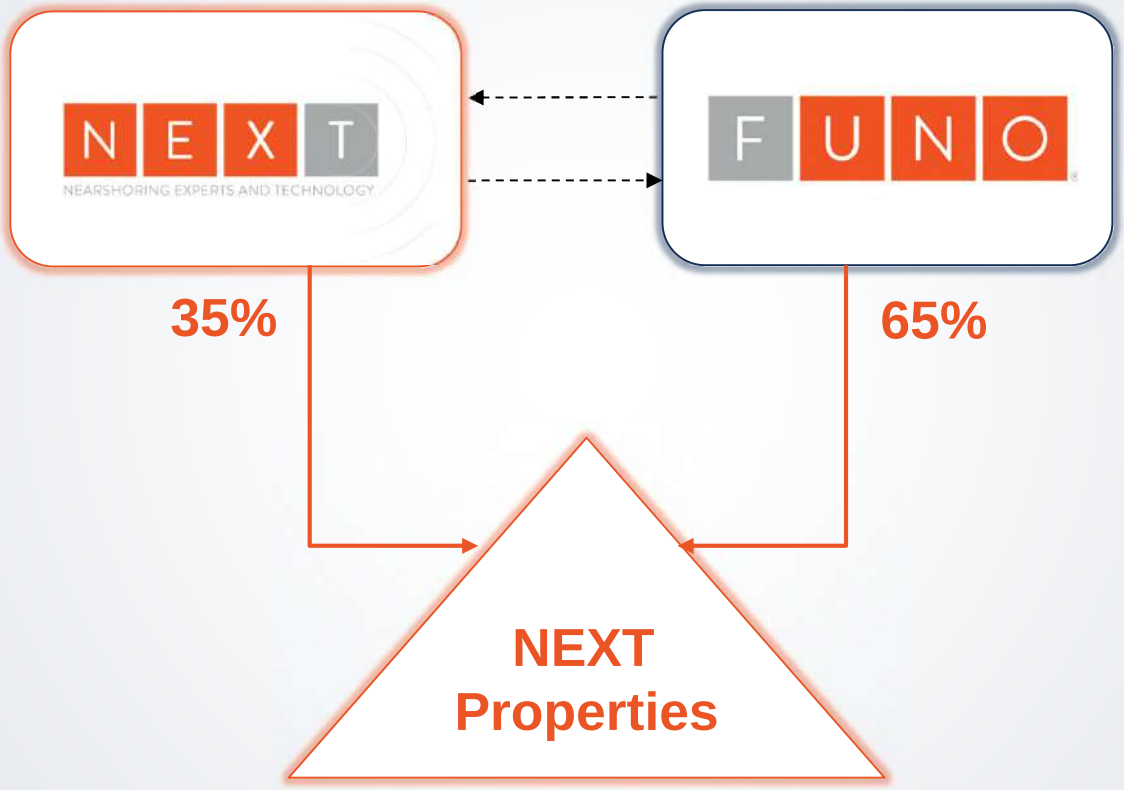
Sources: Bloomberg, Fibra NEXT, FUNO and e-Group.

Notes: (1) Considering 639mm CBFIs that FUNO would receive if Next Properties was ever absorbed by Fibra NEXT. (2) Assuming Ps. $6,000 mm from IPO proceeds and land contribution of Ps. $3,700 mm at a 10.0% yield on cost for new development and subsequently revalued at a 7.45% NOI Cap Rate. The remaining proceeds are assumed to be allocated to acquisitions at a NOI Cap Rate of 7.45%. (3) Assuming a Ps. $12,000 mm Follow-On, allocating Ps. $10,000

Overview of the Proposed Structure

Structure with Proposed Transactions

Considering Phases 1a, 2a y 2b[1]



Streamline, internally-managed operation.

Only one administrator to oversee the consolidated portfolio at Next Properties level

FIBRA UNO transfers its ROFO and ROFR on e-Group's industrial properties to Fibra NEXT in exchange for control and consolidation of Fibra NEXT

Source: Fibra NEXT, FUNO and e-Group.
Notes: (1) Phase 1a, 2a and 2b as disclosed in NEXT prospectus.

Fibra NEXT Compares Favorably Against Other Mexican Industrial Real Estate Players

	In Place / Potential[1]	Consolidated / Core [2]			
Operational GLA *(mm sqft)*	**82.3 / 98.2**	87.0 / 65.5	41.7	36.4	21.4
Potential GLA[3] *(mm sqft)*	**217.6**	91.1[4] / 69.6[4]	43.0	41.4	22.3
Occupancy rate *(%)*	**98.0%**	96.4% / 97.7%	92.3%	94.6%	95.4%
NOI *(Ps. $ mm)*	**$10,998 / $13,812**	$10,890 / $9,501	$4,941	$4,562	$3,068
NOI Margin *(%)*	**92.9%**	86.4% / 86.0%	91.9%	84.7%	90.7%
EBITDA *(Ps. $ mm)*	**$10,067 / $12,644**	$9,573[5] / $8,184[5]	$4,396	$4,164	$2,811
EBITDA Margin *(%)*	**85.0%**	75.9%[5] / 74.1%[5]	81.8%	77.0%	83.1%
Management Structure	**Internal**	External	Internal	External	Internal
Development	**In-House**	Third Party	In-House	Third Party	Third Party

Sources: Operating information as of 2Q25 and financial figures shown as 2Q25 annualized.
Notes: (1) Pro Forma of the Company Considering Investments of US$1 bn. (2) Considers data corresponding to FIBRA Prologis' core and non-core assets. (3) Considers potential GLA from landbank in pipeline (4) Considers assets under development from Prologis and FIBRA Prologis as disclosed in 2Q25 report. (5) Assuming same delta between Consolidated NOI and Core NOI for Core operations EBITDA calculation.

Fibra NEXT: The Best Positioned Industrial Real Estate Portfolio in Mexico

200
Properties

82.3 mm sqft
of GLA(1)

98.0%
Occupancy

+600
Tenants

13 years
Average Building Life

3.6 years
WALT

10.9 mm sqft
of Potential GLA in Landbank

36%
Potential Upside in Rents(4)



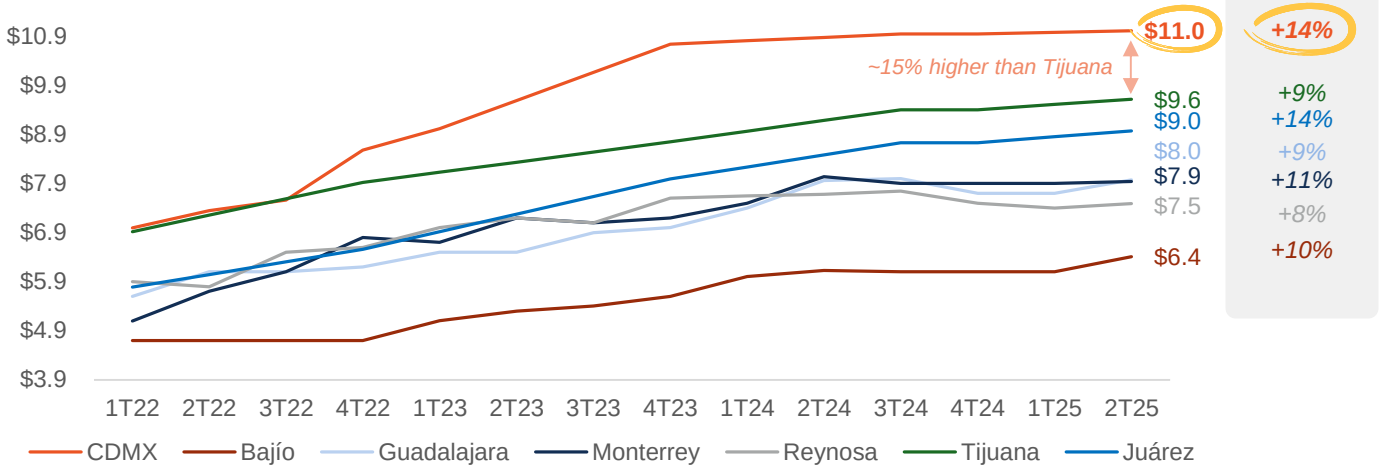
Fibra NEXT would be strategically positioned in top-performing markets, ensuring strong exposure to high growth, more resilient markets while maintaining exposure to dollar-only border markets

Sources: INEGI, Fibra NEXT, CBRE, FUNO and e-Group.
Notes: As of 2Q'25 (1) Considers stabilized GLA and GLA under development, expansion or stabilization. (2) Includes Guadalajara Metro Area and Queretaro. (3) Other markets include Saltillo/Ramos Arizpe, Reynosa/Matamoros and other secondary markets. (4) Considers an FX rate of Ps. 18.84 per US$, in line with CBRE report as of 2Q'25

Portfolio Concentrated in the Market with Most Attractive Dynamics

Evolution of Asking Rent Prices by Region

(US$ / sqft / year)



Approximate CAGR (%) 1Q'22-2Q'25	
CDMX	+14%
Bajío	+9%
Guadalajara	+14%
Monterrey	+9%
Reynosa	+11%
Tijuana	+8%
Juárez	+10%

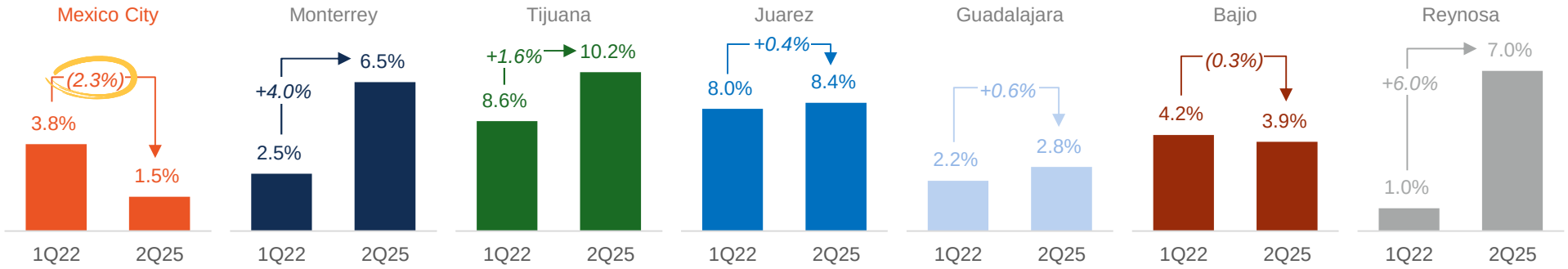
Mexico City stands as the country's fastest-growing and most profitable market

Monthly rents are ~15% higher than the next most profitable region and ~38% above the market average

Rents in Mexico City have grown +300 bps faster per year than other markets on average

Evolution of Vacancy by Region

(%)



With vacancy improving from 3.8% in 1Q'22 to 1.5% in 2Q'25, Mexico City shows the strongest recovery and now holds the lowest vacancy rate among key markets

Sources: CBRE and Newmark reports

World-Class & Diversified Tenant Base

Widely Diversified and High-quality Tenant Base: Top 10 Tenants Represents Less Than 20% of Fibra NEXT's Total Rent

Extensive and Reliable List of Clients…

+950
Leasing Contracts

+600
Clients

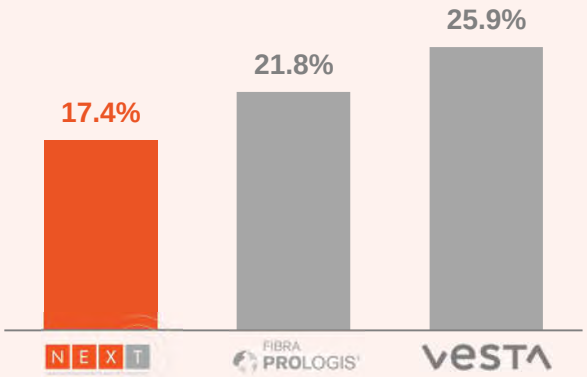
+30 years
of relationship with Clients

…With the World's Top-Tier Companies

amazon, FedEx, GE, DHL, PepsiCo, mercado libre, Walmart, Delphi, Unilever, Caterpillar, Kimberly-Clark, Volkswagen, LOGIS express, WelchAllyn, Schindler, Kuehne + Nagel, Smurfit Kappa, Bosch, FEMSA, Isuzu, Mary Kay

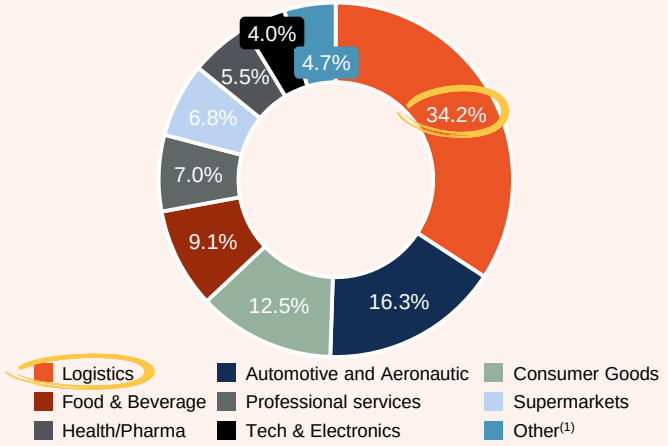
The Most Diversified Portfolio

(Top 10 Tenants as % of Total Annualized Base Rent)



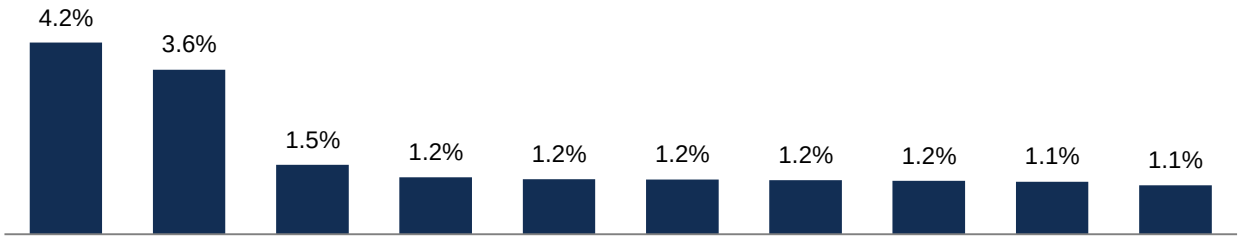
Primary Exposure to Premium Logistics Segment

(% of Total GLA by Underlying Industry of Tenants)



Top 10 Tenants

(% of Total GLA)



Country										
Moody's	Aa2	A2	NR	NR	NR	Baa1	NR	NR	A1	A2
S&P	AA	NR	NR	NR	NR	BBB+	NR	NR	A+	A
Fitch	AA	A-	NR	AAA	NR	BBB+	NR	NR	NR	NR

Sources: Companies information as of 2Q25.
Notes (1) Other includes fashion, commercial services, department stores, entertainment, education and government

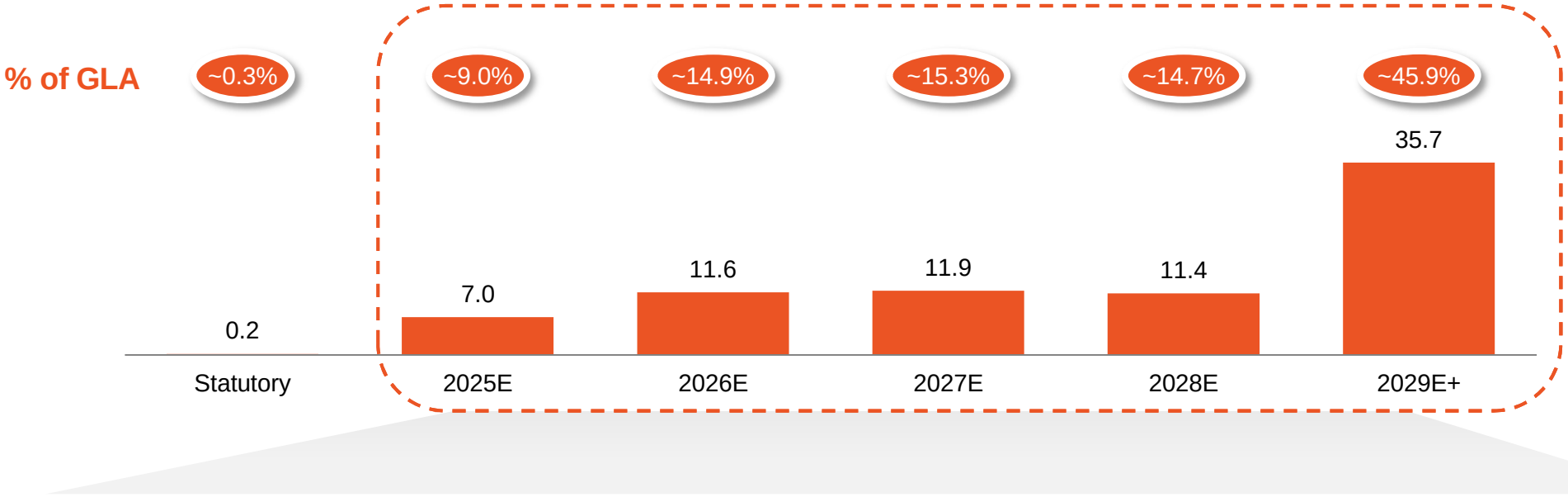
Unique Mark-to-Market Opportunity to Increase Revenues Organically

Lease Maturity Schedule (GLA)

(GLA mm sqft)

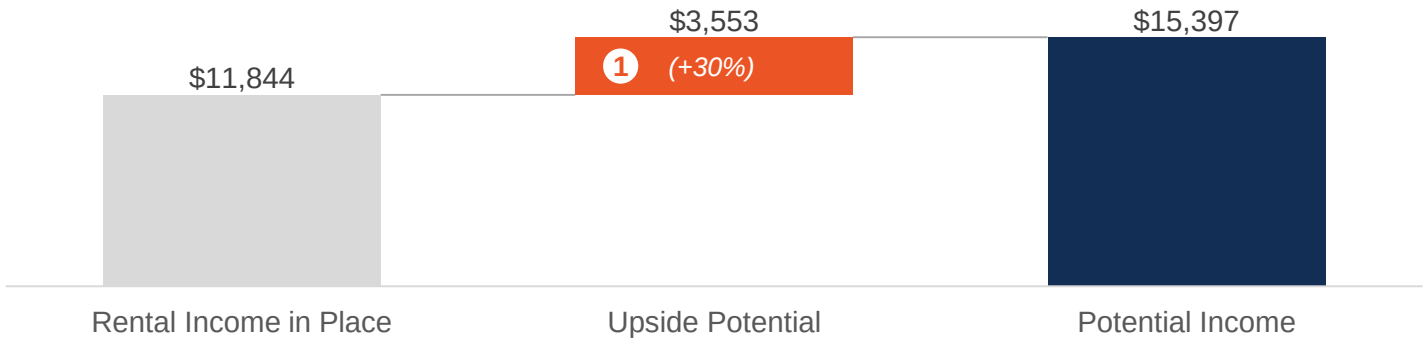
~41.8mm sqft maturing in the next 4 years

54% of total leases/GLA expected to mature in the next 4 years and today the consolidated portfolio's avg. price rent is 36% below market



Significant upside potential if the consolidated portfolio re-priced at market levels

(Incremental potential rent in Ps. $mm)[1]



1

Ps. $3,553m
Considering a re-price of +30% out of the 36% current spread to market levels

Sources: Fibra NEXT, CBRE.
Note: (1) Considers the difference between the average market rent and the consolidated portfolio's average market rent as of 2Q'25.

Exponential Growth Avenues Already Mapped Out

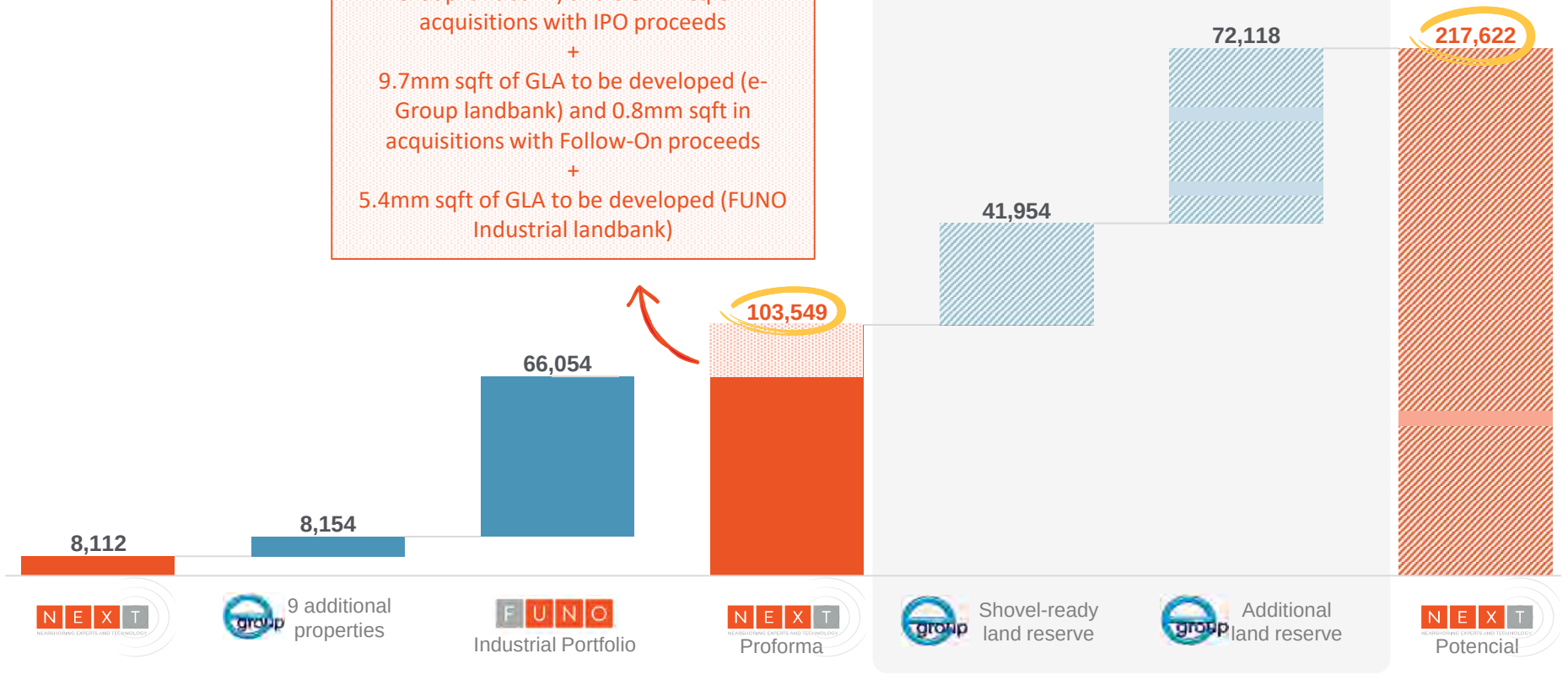
Access to an exclusive pipeline through the ROFO and ROFR of e-Group's landbank

Fibra NEXT Proforma GLA(1) Breakdown

(GLA '000 sqft)

5.4mm sqft of GLA to be developed (e-Group landbank) and 0.9mm sqft in acquisitions with IPO proceeds
+
9.7mm sqft of GLA to be developed (e-Group landbank) and 0.8mm sqft in acquisitions with Follow-On proceeds
+
5.4mm sqft of GLA to be developed (FUNO Industrial landbank)

1. **Advanced status (permits, utilities)**
2. **Premium locations**
3. **Synergies with existing portfolio**



NOI*(2) *(Ps. $ mm)	$1,078	$1,204	$8,716	$14,652	$8,102	$13,801	$36,555
NOI*(2) *(US$mm)	$53	$60	$432	$730	$402	$685	$1,817

Source: Fibra NEXT, FUNO and e-Group.
Notes: Considers an illustrative FX rate of Ps. $20.16 per US$. (1) Considers stabilized GLA and GLA under development, expansion or stabilization. (2) NOI 2Q25 Annualized for FUNO and E-Group Portfolio. NOI for FUNO contributed landbank and e-Group's land reserve estimated as per CBRE market prices as of 2Q'25.

Access to the Largest Shovel-Ready Developable GLA in Center Mexico

Focused on creating value for our shareholders through development projects

Key Highlights

- **Found in important cities in the country**
- **Located in markets with high growth and demand**
- **Projects ready to be developed**

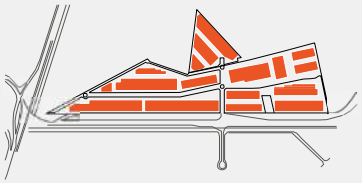
Geographic Footprint of e-Group Properties



Selected Development Projects

T-MEXPARK

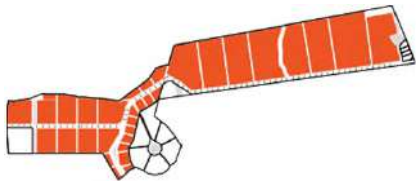
Estado de Mexico
Near Santa Lucia Airport



Landbank: 64mm sqft
GLA: **32mm sqft**
Rental Revenue: ~Ps. $7,000mm

El Marqués Park

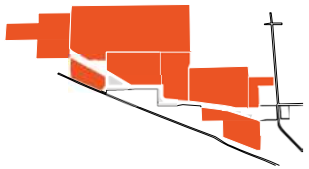
Queretaro
Access to Mexico-Queretaro Highway



Landbank: 18mm sqft
GLA: **9mm sqft**
Rental Revenue: ~Ps. $1,600mm

Toluca Park 3000

Estado de Mexico
15 min from Toluca International Airport

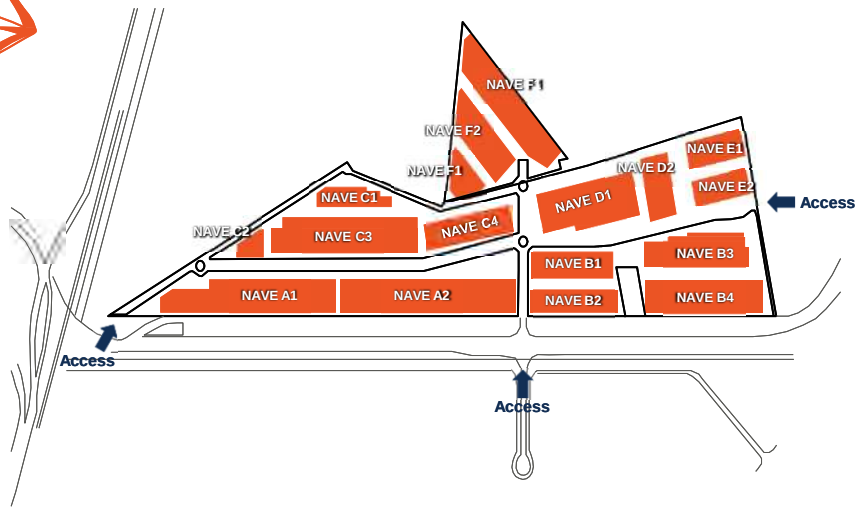


Landbank: 8mm sqft
GLA: **4mm sqft**
Rental Revenue: ~Ps. $700mm

Sources: Fibra NEXT and CBRE.

T-MEX Park





- **64mm sqft of land** with **32mm sqft of expected GLA** once fully developed
- Strategically located **near Santa Lucia International Airport and important cities in the Mexico City Metro Area**
  - 1 hour from Mexico City, 2 hours from Toluca and 2,5 hours from Queretaro, with **easy access to the Mexiquense Highway**
- First phase of project includes developing 20mm sqft into 17 properties, totaling 13mm sqft of GLA
  - **Building sizes ranging from 270 thousand to 1.6mm sqft**
- Incremental Rental Revenue of ~**Ps. $7,000mm once land is fully developed**



Source: Fibra NEXT.

Case Study: Progress Delivery of T-MEX Park

Significant progress in the development of TMEX Park since 2023 – already nearing successful completion

T-MEX Park[1] (Apr'23)



T-MEX Park[1] (Mar'25)



T-MEX Park Key Stats

5.4mm sqft	5.4mm sqft	4.0mm sqft
GLA Completed	GLA under Development	Signed/negotiated GLA

Signed tenants

DHL

INDITEX

Frialsa®
GARANTIZAMOS LA CADENA DE FRÍO CON SERVICIO Y CALIDAD

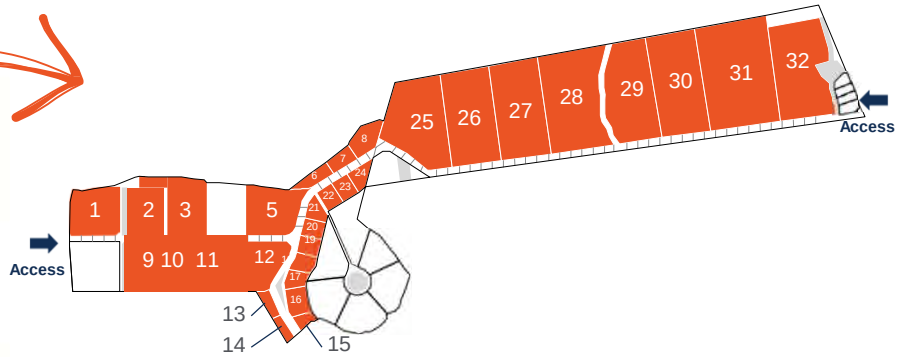
BBB

Sources: Fibra NEXT and Google Earth
Note: (1) Pictures sourced from Google Earth.

El Marqués Park



Location: Municipio del Marques, Queretaro



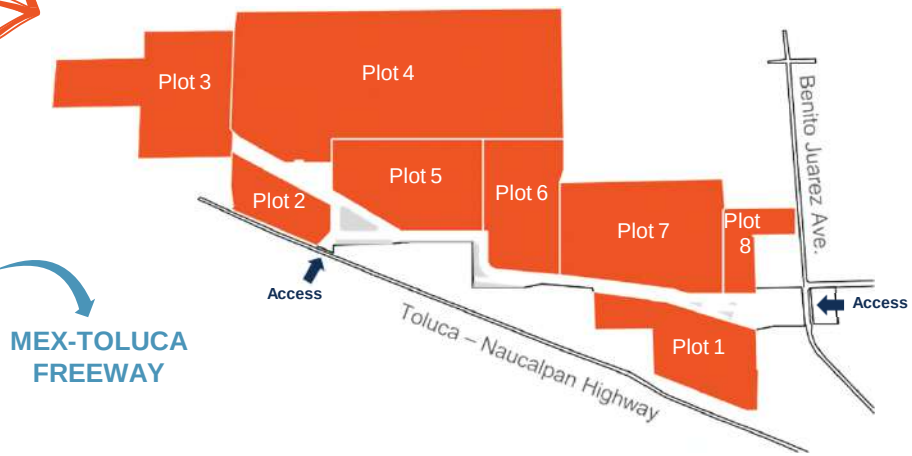
- **18mm sqft of land** with **9mm sqft of expected GLA** once fully developed
- Property **near multiple industrial poles** (Huawei, Bombardier, DHL, etc.), with **direct access to the Mexico-Queretaro Highway**, and **15 min from Santiago de Querétaro**
- **32 plots** to be developed, with **sizes ranging from 50 thousand to +1.6 million sqft**
- Incremental **Rental Revenue of ~Ps. $1,600mm per year** once project is fully developed



Source: Company Information.

Toluca Park 3000





- **8mm sqft of land** with **4mm sqft of expected GLA** once fully developed
- Strategically located near the industrial park Toluca 2000 (Amazon, DHL, Vesta Park Toluca II, etc.) and multiple urban areas, **~30 minutes from the center of Toluca and 15 minutes from Toluca International Airport**
- First phase of project includes developing 8 plots with **building sizes ranging from 182 thousand to 2.1 million sqft**
- Incremental **Rental Revenue of ~Ps. $700mm** once project is fully developed



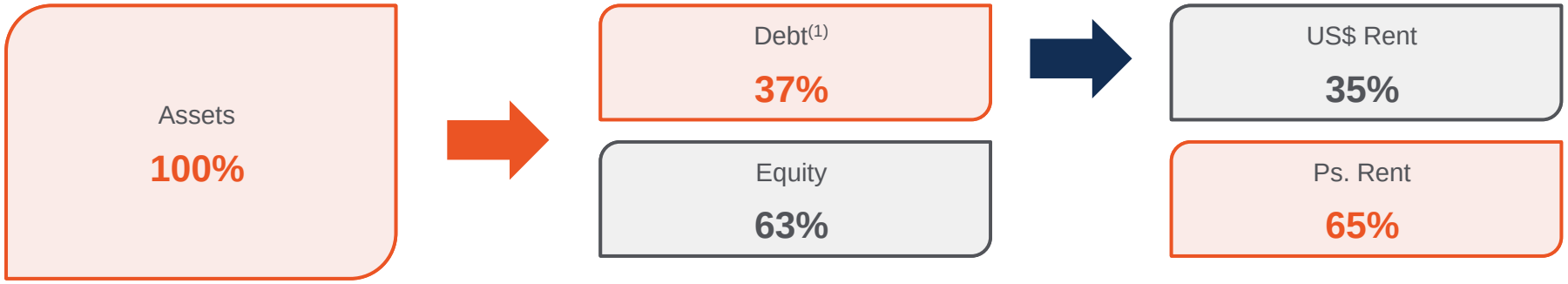
Source: Fibra NEXT.

Next Properties Optimal Balance Sheet with Prudent Leverage

Debt Profile Highlights

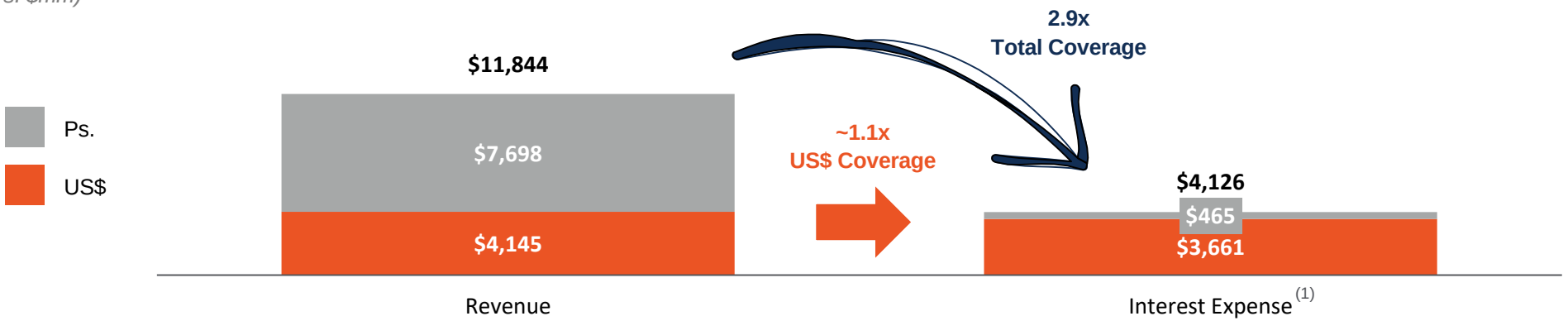
Total Debt	Weighted Avg. Coupon	Average Life of Debt	EBITDA Coverage Ratio	Gross LTV (%)
Ps. $57,259mm(1)	6.8%(1)	10 years	>2.2x	36.9%

Debt Breakdown



Naturally Hedged Cash Flows Against FX Volatility

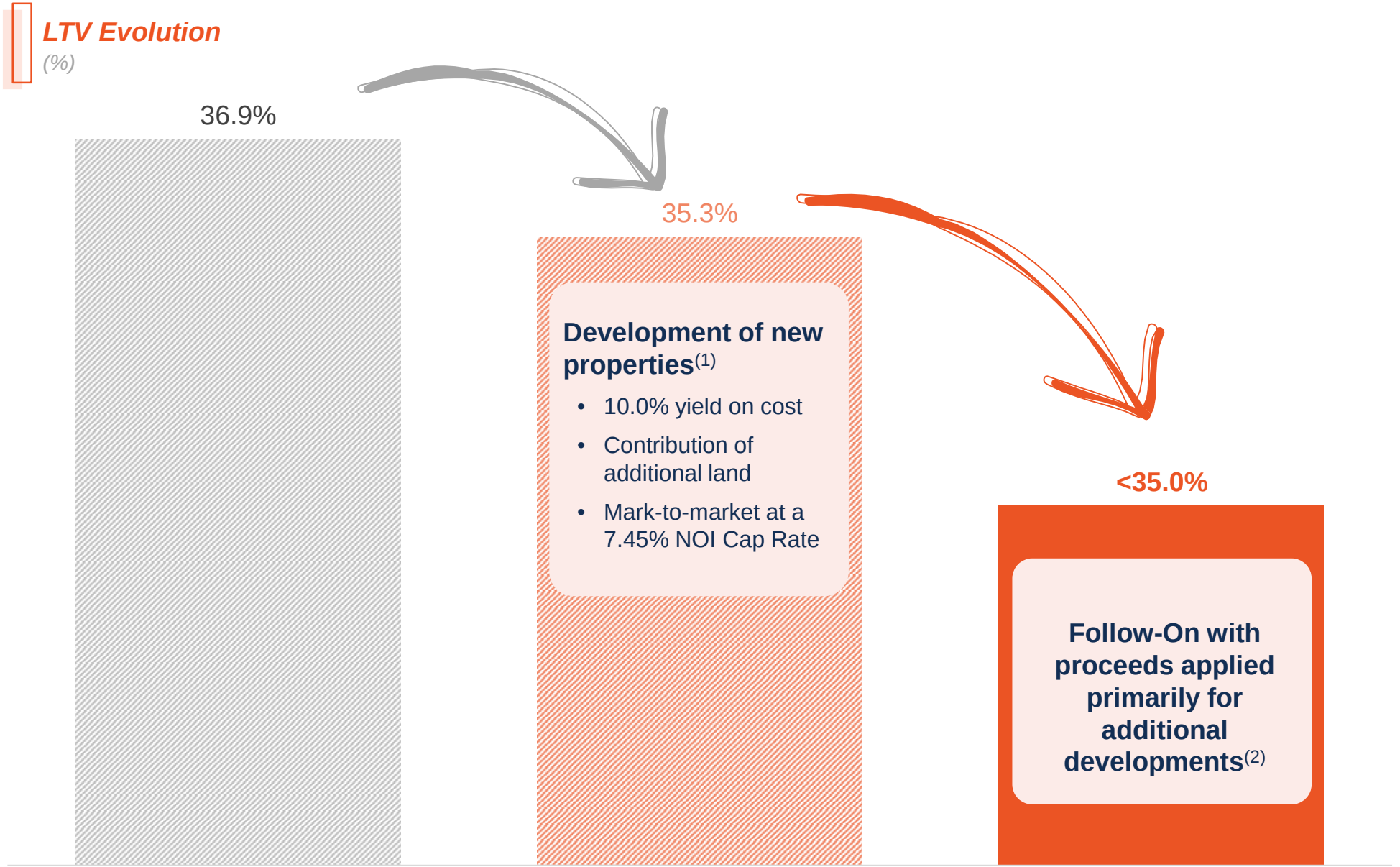
(Ps. $mm)



Source: Fibra NEXT, FUNO and e-Group.
Notes: Considers an illustrative FX rate of Ps. $18.89 per US$ for balance sheet figures and Ps. $20.16 per US$ for 2Q25 annualized financial figures. (1) Exchange offer considering all of FUNO's International Bonds at 50% for illustrative purposes, structure and definitive terms are yet to be defined.

Deleveraging Strategy of Fibra NEXT

LTV Evolution
(%)



Source: Fibra NEXT, FUNO and e-Group.
Notes: (1) Assuming Ps. $6,000mm of IPO proceeds and PS. $3,700mm in land contribution for development of new assets. The remaining balance of IPO proceeds are assumed for acquisitions at a 7.45% NOI Cap Rate.

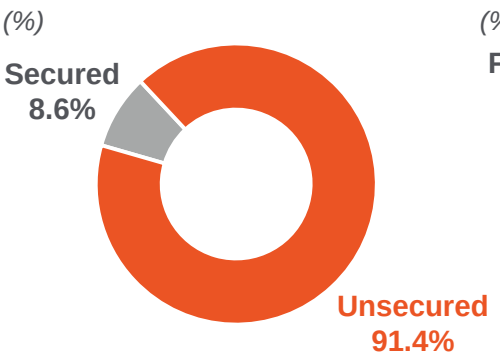
Optimal Balance Sheet Structure with Prudent Leverage

Fibra NEXT Target Capital Structure

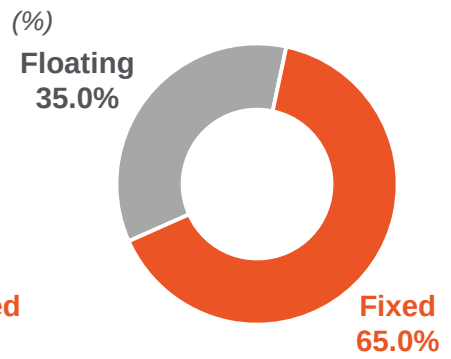
Fibra NEXT Debt Type	Currency	Interest Rate	Maturity	Amount (Ps. $mm)
Citibanamex	US$	SOFR 1M + 80bps	Nov-25	$2,739
Atizapan and Tultepec facility	Ps. / US$	TIIE 28 + 185bps SOFR 1M + 235bps	May-29	$1,286
Santin 1 facility	Ps.	7.46%	Mar-31	$542
Jupiter facility	Ps.	TIIE 28 + 1.35%	Feb-31	$1,851
Santin 2 facility	Ps.	10.90%	Jun-37	$512
Doña Rosa facility	Ps.	11.58%	Nov-28	$734
Titan facility	US$	SOFR 1M + 210bps	Sep-29	$14,170
Bank Debt				**$21,835**
Exchange Offer	US$	6.66%(2)		$35,424
Intl. Bonds				**$35,424**
Total Debt		**6.79%(2)**		**$57,259**

Debt Breakdown Highlights

By Security(1)



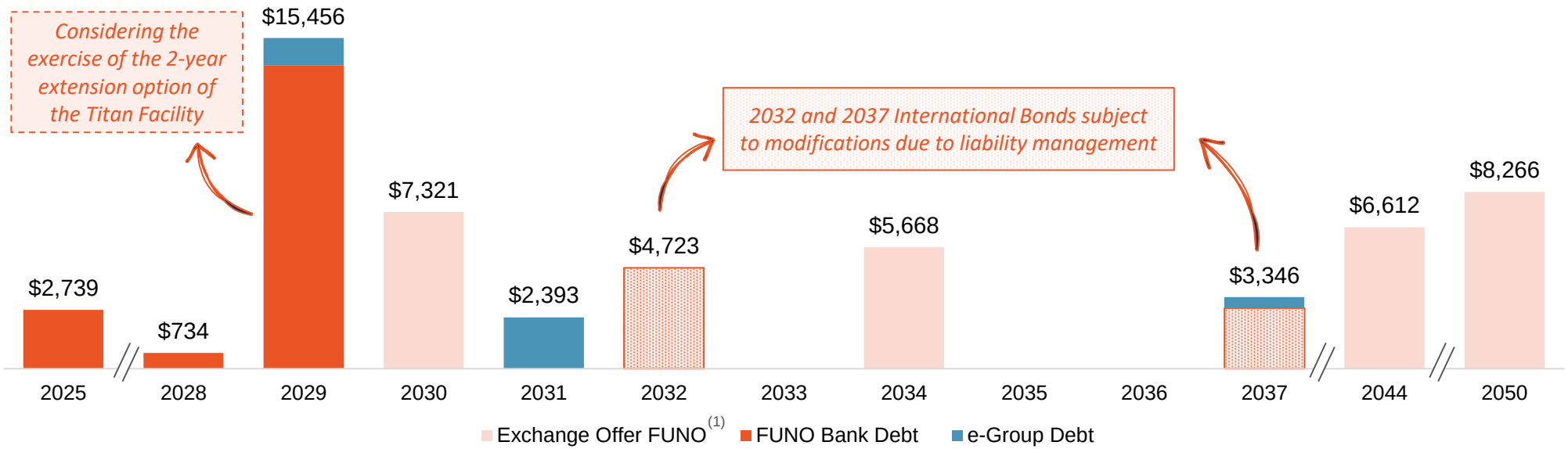
By Rate(1)



No currency risk; NEXT's rental income in US$ are enough to cover interests from debt in US$

Target Debt Maturity Profile

(Ps $mm)



Source: Fibra NEXT, FUNO and e-Group. Notes: figures converted at Ps. $20.16 for illustrative purposes. (1) Exchange offer considering all of FUNO's International Bonds at 50% for illustrative purposes, structure and definitive terms are yet to be defined. (2) Weighted Average interest Rate

Seasoned Management Team Supported by Best-in-class Corporate Governance

Internally managed by a seasoned team with +40 years of experience in the Industrial Real Estate Sector



Raúl Gallegos
CEO

- Former President and CEO of GE in Mexico, having also led the Real Estate Business at GE Mexico for several years
- Co-founder and Managing Director of Credit Suisse Real Estate lending vehicle CKD, launched in 2017



Carlos Pantoja
Financial Director

- 25+ years of experience in the financial services and audit industries
- Former Deloitte and EY Audit Real Estate, Hospitality & Construction partner
- Public Accountant and MBA by ITAM

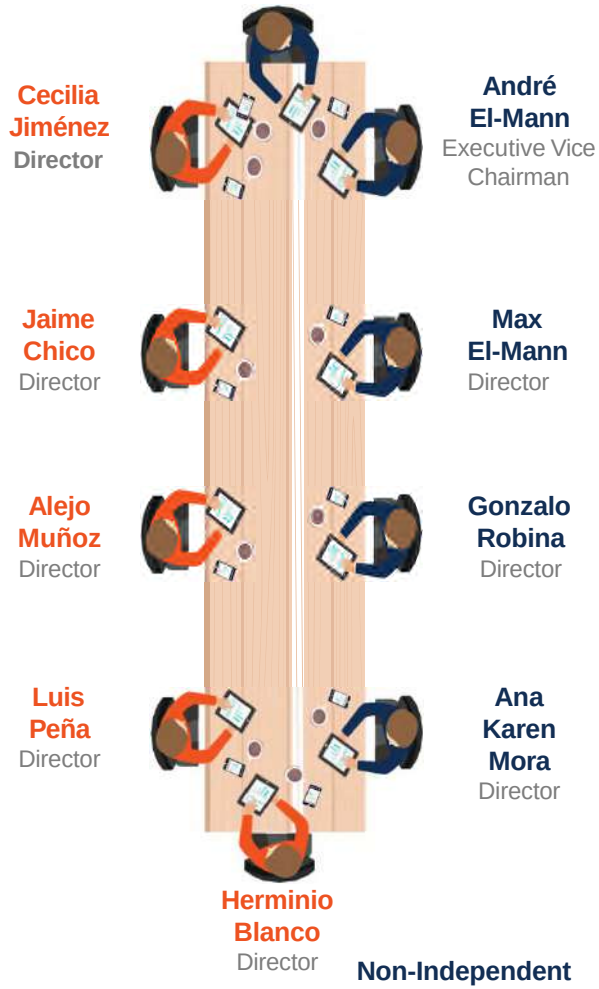


Diego Noriega
Legal Director

- 15+ years of experience in Banking and Finance, Capital Markets, and Corporate Law
- Former Senior Associate at Jones Day
- Experience in international law firms including Hayes & Boone and White & Case

Best-in-class Corporate Governance

Technical Committee



Audit Committee
(3 members | 100% Independent)

Practices Committee
(3 members | 100% Independent)

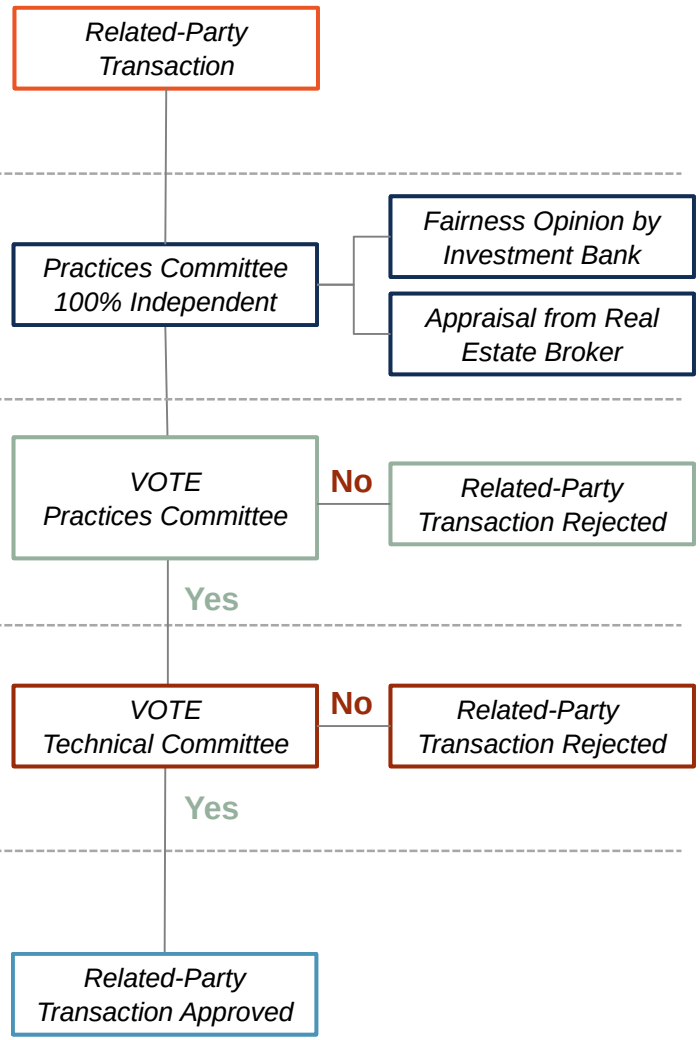
Nomination Committee
(3 members | 100% Independent)

Ethics & Sustainability Committee
(3 members)

Compensation Committee
(3 members)

Transparent Conflicts of Interest Resolution Mechanism Will Rule our Transactions With e-Group

1. **Related- party transaction** is presented to Practices Committee
2. A **mandatory fairness opinion and appraisal from independent advisors** are required before Practices Committee issues an opinion and recommends the proposed transaction
3. The **Practices Committee**, based on its analysis, issues an opinion and a recommendation to the Technical Committee about the related-party acquisition **requires vote of majority** of Practices Committee
4. For the acquisition to move forward (i) **approval by the majority of the Technical Committee**, excluding related parties from vote and (ii) **the favorable vote by the majority of independent members of the Technical Committee** – otherwise, the acquisition is rejected
5. **Transaction is approved** and the M&A team proceeds with the **execution of the acquisition**



Additional Fibra NEXT's Rights

- Whenever the **controlling families sell a real estate asset**, Fibra **NEXT** has the first **right to buy**
- Whenever the **controlling families wish to acquire an asset**, it must **first offer it to Fibra NEXT**

Committed to the Best Social and Environmental Practices

Selected Achievements From our Sponsor

- **ESG Regional Top Rated**
- **Member of the FTSE4Good Index Series**
- **Member of the Dow Jones Sustainability MILA Index**
- **Disclosure of carbon footprint to the Carbon Disclosure Project**
- **FUNO Foundation**

Fibra NEXT Sustainability Goals

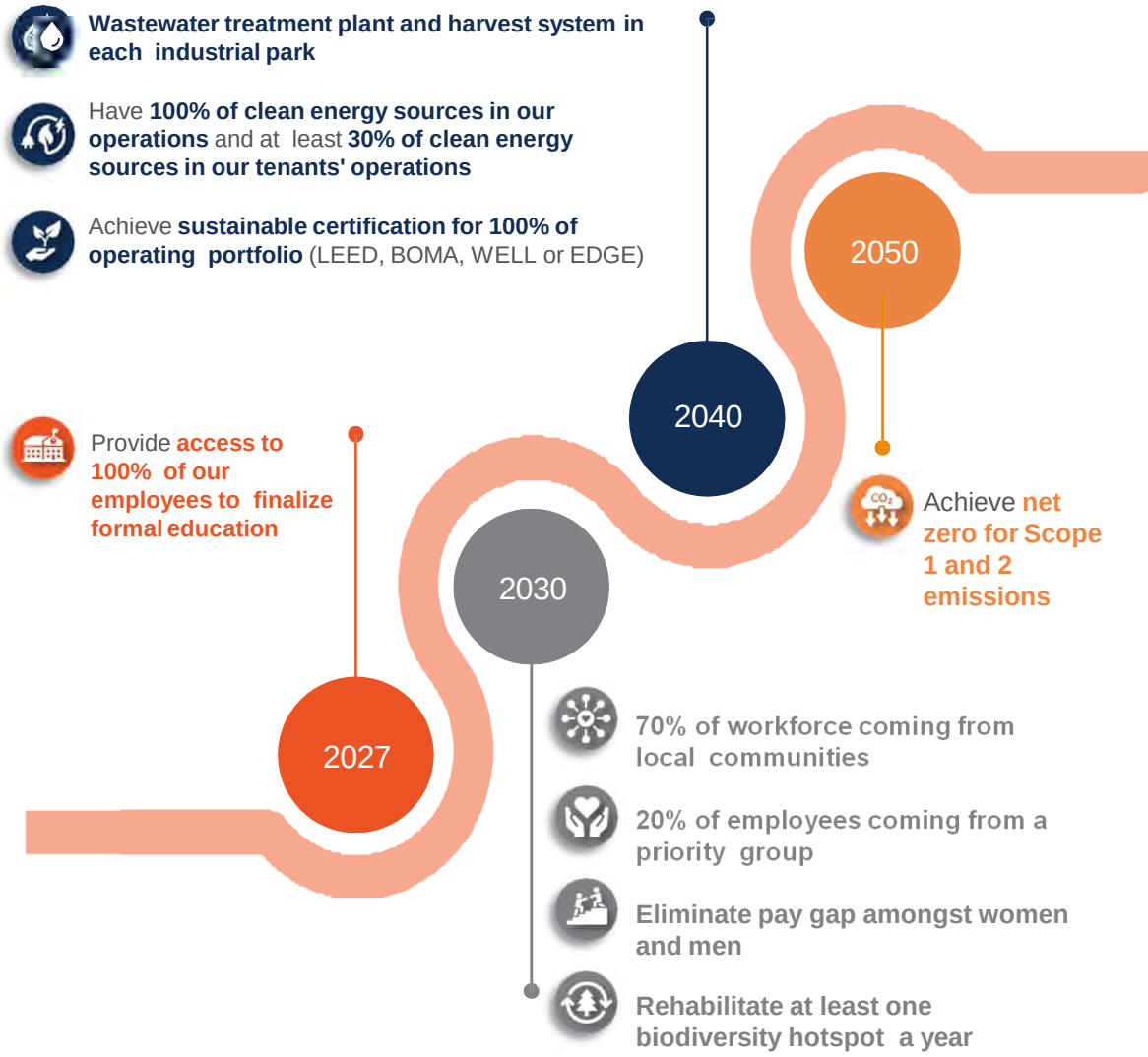


Exhibit E
Long-Term Compensation Plan



Compensation Plan

2025-2035

Compensation Plan

Size

- The issuance of 19,017,934 CBFIs, equivalent to 5% of the CBFIs.

Scope

- The plan will be valid for 10 years starting 2025

Granting period

- 3 years following the grant.

Governance

- The plan will be governed by the Compensation Committee.
- NEXT's management shall propose the compensation to the Compensation Committee, which will review and recommend the compensation to the Technical Committee.
- The Technical Committee will review the recommendation and instruct management to carry out the compensation to the employees.
- Management shall implement the compensation.

Compensation Plan

- Key Parameters:
  - The recommendation from Management and the Compensation Committee must follow the following criteria:
  - Definitions:
    - FFO/CBFI Growth – The term FFO/CBFI is defined as Funds from Operations divided by the number of CBFIs eligible to receive a dividend in the corresponding year.
    - Dividend/CBFI Growth – The term *Dividend/CBFI* refers to dividends and distributions paid (from taxable earnings and return of capital) divided by the number of CBFIs eligible to receive a dividend in the corresponding year.
    - CBFI Price Growth – Defined as the percentage increase in the CBFI price, calculated as the closing price on the last trading day versus the CBFI price on the first trading day of the fiscal year preceding the calendar year of the grant.
    - ESG Target – Defined as the percentage increase in the GLA certified under LEED, BOMA, or EDGE schemes, on its path to becoming a net-zero carbon portfolio. The ultimate goal is to achieve LEED Zero and EDGE Zero certification levels by 2050.

Compensation Plan

- Up to 10% of the plan's CBFIs may be issued per year.

- If options are issued, NEXT certifies that such options will not be issued at a discount to the market price at the time of issuance.

- 20% Loyalty Bonus: The CBFIs available for annual distribution under the plan may be issued as a retention bonus.

- 80% of the CBFIs available to be issued under the plan will be granted according to the following metrics:

    - 20% FFO/CBFI
    - 20% Dividend/CBFI
    - 20% CBFI Price Growth
    - 20% ESG

- If, in any given year, the CBFIs available for distribution are not issued, they may be issued in subsequent years, subject to a maximum limit of 20% of the plan's total CBFIs.

FFO/CBFI Growth

Growth above Inflation	Score
Up to 100 bps	20%
Up to 200 bps	40%
Up to 300 bps	60%
Up to 400 bps	80%
Up to 500 bps	100%

Dividend Growth / CBFI

Growth above Inflation	Score
0 bps	20%
Up to 50 bps	40%
Up to 100 bps	60%
Up to 150 bps	80%
Up to 200 bps	100%

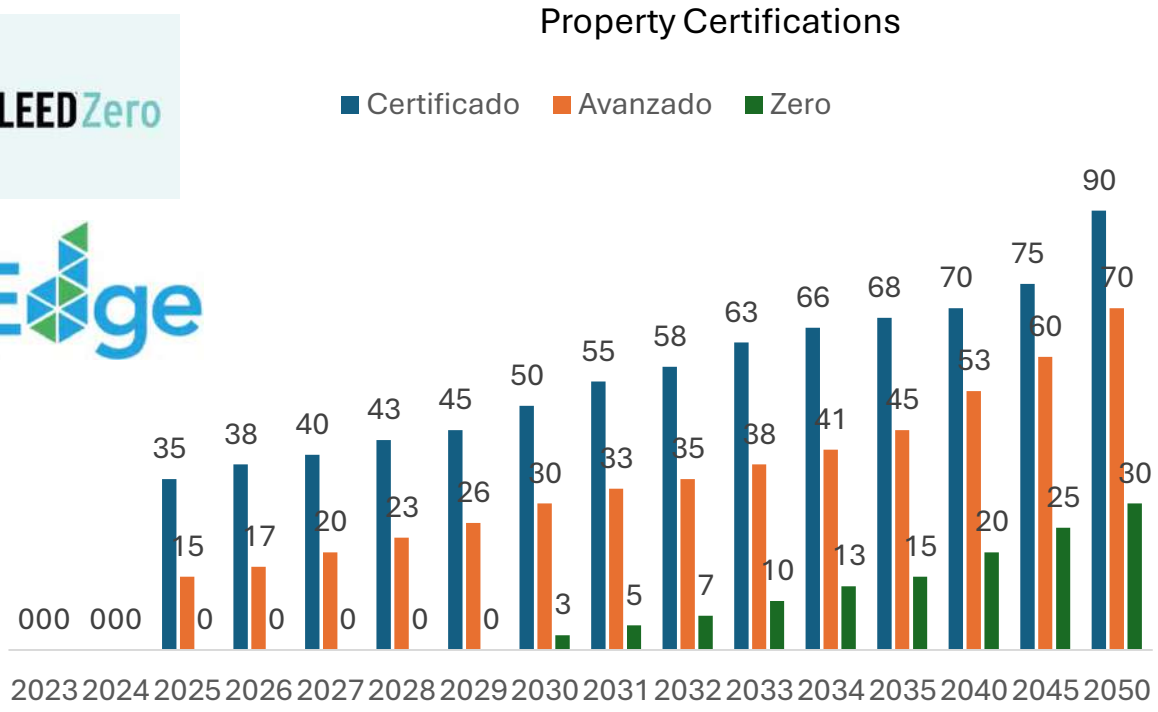
CBFI Price Growth

Year-over-Year Growth	Score
1%	10%
Up to 5%	50%
Up to 10%	100%
Up to 15%	150%
Up to 20%	200%

Square meters certified under LEED, BOMA, or EDGE toward Zero

Annual Compliance Percentage	Score
80%	20%
Up to 85%	40%
Up to 90%	60%
Up to 100%	80%
Up to 110%	100%

NET ZERO Stratergy



- By 2040, 100% of the portfolio must be certified.
- By 2050, 100% of the portfolio must achieve LEED Zero or EDGE Zero levels.
- Requires renovations, refurbishments, and investments in energy, water, and waste.

Certified includes all certification levels.
Advanced includes the EDGE Advanced level and the LEED Gold and Platinum levels.
Zero includes EDGE Zero and LEED Zero certifications.
The EDGE certification accounts for embedded carbon.

Characteristics



- Grant Vehicle: CBFIs
- Approved Quantity: 5% of the CBFIs, equivalent to 19,017,934 CBFIs
- Frequency: Annual (a maximum of 10% of the total may be distributed per year)
- Plan Mechanics:
  - The portion corresponding to the retention bonus will vest annually based on the assigned weight.
  - The portion corresponding to performance will vest according to the achievement in that specific year, taking into account the assigned weight.
  - Any unachieved portion will roll over to the following year, with a maximum cap of 20% of the total CBFIs that may vest each year.
- Types of plans :
  - Retention bonus 20%
  - Performance bonus 80%

Other characteristics

- Eligibility: Includes the following levels:
  - General Management
  - Deputy General Manager and Vice Presidents
  - Directors
  - Managers (up to level 13)
  - A 3% reserve of the CBFIs will be set aside for special grants or for new hires.
- Vesting Schedule:
  - Vesting will occur over 3 years, with 33% vesting each year.



Entry and Exit Rules

Scenarios	
Hiring	In the case of hires during the year, the incentive will be paid proportionally to the time worked, with a cut-off date of September 30 of each year. Hires after this date will not be eligible for that year's plan; however, the company may, at its discretion, grant a discretionary award.
Retirement, death, or disability	In the event of retirement, death, or disability, any grants that have not yet completed their vesting period will fully vest immediately upon the occurrence of the event and must be paid by the company to the executive or their beneficiary.
Resignation	In the event of resignation, any grants that have not yet completed their vesting period will be fully forfeited on the date the employment relationship with the company ends, with no payment to the participant.

Entry and Exit Rules

- **Dividend Payment**: The plan will entitle participants to receive dividends, which will be paid in cash whenever the issuer pays dividends.

- **Start Date:** 2025

- **Administración:** To ensure transparency in the administration of the plan, it is recommended that it be delegated to a third party.

Scenarios	
Termination for reasons not attributable to the executive	The granted certificates will continue to vest according to the normal schedule
Termination for reasons attributable to the executive	Any grants that have not completed their vesting period will be forfeited.
The Technical Committee has the right to modify any resolution made, including the review or adjustment of CBFI payments, in the event that inaccuracies are detected in the calculations used to determine the LTI amount. If a participant engages in fraud, dishonest practices, serious misconduct, failure to fulfill their duties or obligations to NEXT®, or any action that discredits the company, this will result in the termination of the contractual relationship and the forfeiture or recovery of all unvested CBFIs.	