NEXT

NEARSHORING EXPERTS AND TECHNOLOGY

CAPITAL DEPLOYMENT

IPO & Follow-on use of proceeds

Sources

	USD	MXN
IPO (Cash)	$ 444.4	$ 8,000.0
Follow-on (Cash)	$ 407.9	$ 7,342.0
CBFIs issunce(1)	$ 228.3	$ 4,109.1
Saturno´s debt	$ 207.1	$ 3,727.5
New debt(2)	$ 1.9	$ 33.6
Total	**$ 1,289.6**	**$ 23,212.2**

Uses

	USD	MXN
Underwriting expenses	$ 56.5	$ 1,017.8
Doña Rosa II	$ 12.2	$ 220.0
Calopark	$ 39.4	$ 710.0
Triple Home Run	$ 405.7	$ 7,301.9
Atlas	$ 138.2	$ 2,487.6
Saturno	$ 637.5	$ 11,474.9
Total	**$ 1,289.6**	**$ 23,212.2**

Resources invested at a **Blended Cap Rate** of: **9.16%**

(1) To be issued over the following months: at closing, 6 and 12 months. at MXN $100 per CBFI at, 6, and 12 months. (2) to be obtained over the following months upon capital requirement. (3) FX: Ps. 18.00 per USD.

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Triple Home Run

THR is a related-party transaction comprised of three properties, *“Queretaro Park VI”*, *“Toluca Park III”, and “Cancun Park II”*, located in three different markets: *Central*, *Bajío,* and *Secondary Market (Cancún)*.

Figures in million pesos.

Stabilized GLA	**$2,660.9**
Land	**$1,608.9**
Development[1] (hard cost)	**$3,032.1**
Total Payment	**$7,301.9**

100% cash payment.

THR Acquisition

36%
Stabilized GLA
143,163 sqm

Stabilized NOI
Ps. $ 206.2 million

Acquisition cost
$2,660.9 mm

7.75%
Cap Rate

64%
GLA to be developed
252,680 sqm

Estimated NOI
Ps. $474.2 million

Estimated cost
Ps. $4,626.0 million

10.25%
YOC

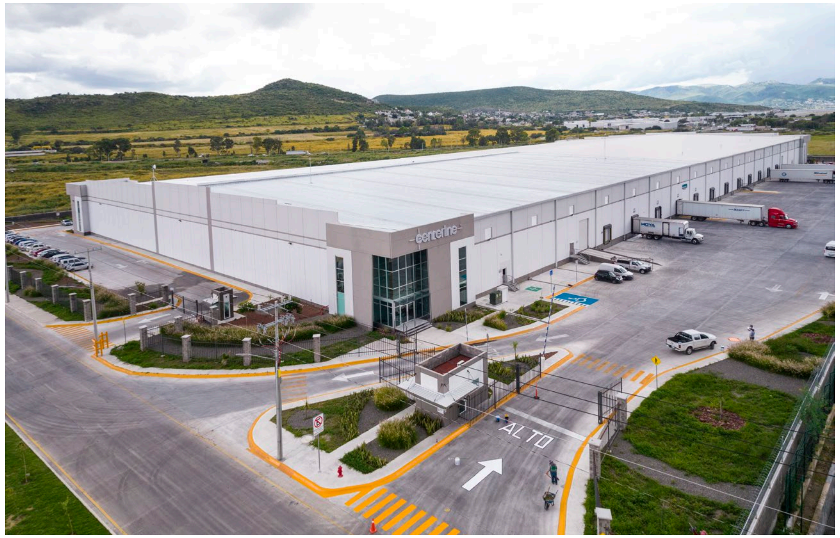
Total GLA
395,843 sqm

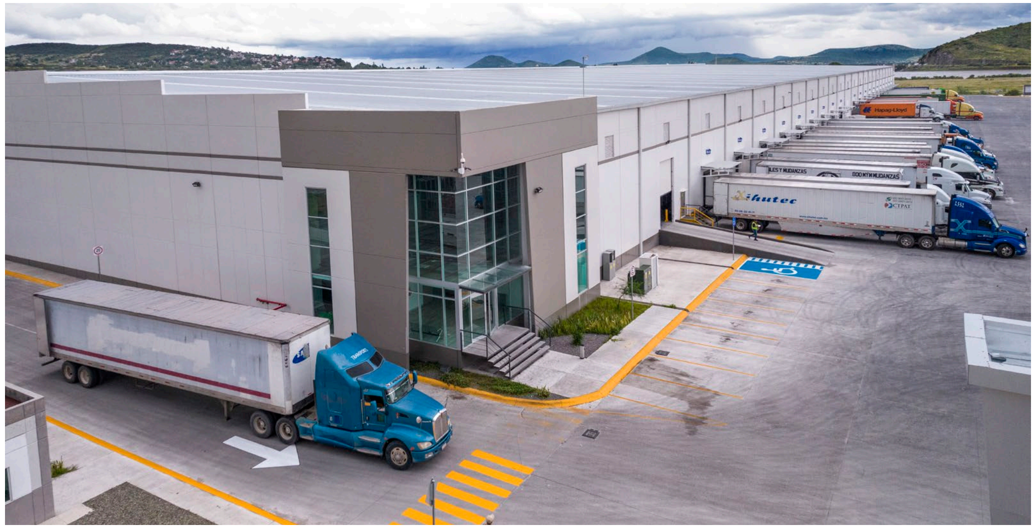
Total NOI
Ps. $608.4 million

Total cost
Ps. $7,301.9 million

9.32%
Blended Cap Rate

Triple Home Run





Atlas Acquisition

Atlas is comprised of 15 properties located in the north of the country, mainly located in the Ciudad Juarez, Celaya, and Coahuila markets.

Atlas Acquisition – 100% Stabilized

8.94% CAP Rate

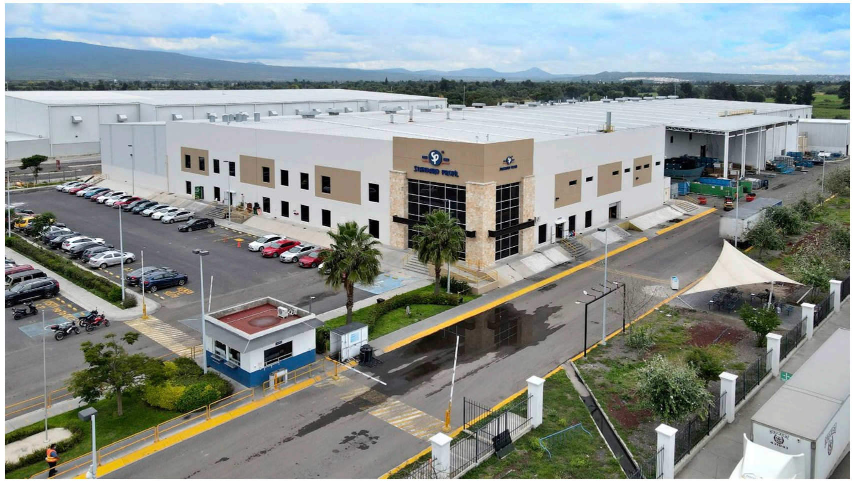
Stabilized GLA
183,461 sqm

Stabilized NOI
USD $12.4 million

Acquisition cost
USD $138.2 million

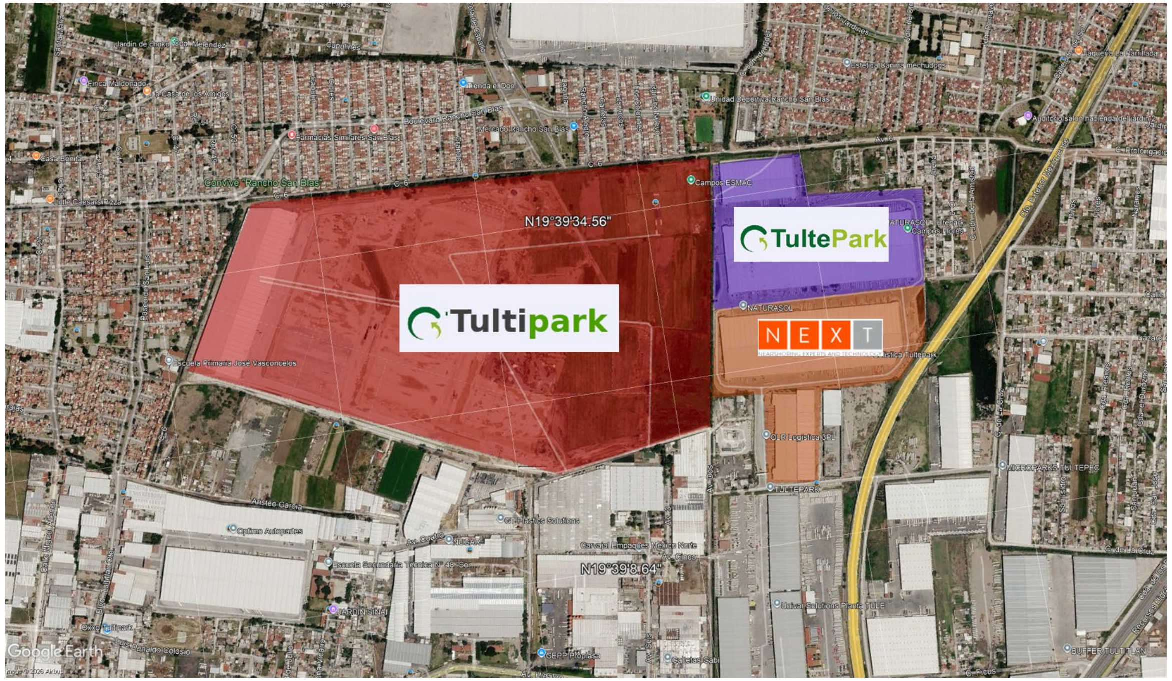
- 99.6% Occupancy Rate
- Revenues: 100% USD

- Third-party acquisition
- Form of payment: 100% Cash



Saturno Acquisition

Saturno is comprised of two properties, “*Tultipark V*” and “*Tultepark II*”, adjacent to current Fibra Next´s property “Tultepark I”.



Saturno Acquisition

41%

Stabilized GLA
207,479 sqm

Stabilized NOI
Ps. $362.7 million

Acquisition cost
$5,003 mm

7.25%
Cap Rate

59%

GLA to be developed
294,180 sqm

Estimated NOI
Ps. $669.7 million

Estimated cost
Ps. $6,471 million

10.35%
YOC

Total GLA
501,659 sqm

Total NOI
Ps. $1,032.5 million

Total cost
Ps. $11,475 million

9.0%
Blended Cap Rate

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Saturno Acquisition – form of payment

Figures in million pesos.

Total Projected investment	$11,474.9
Saturno´s Debt	$3,727.5
Equity value	$7,747.4
Cash available for payment and development	*$3,638.3*
Payment in CBFI's (Ps. $100 per CBFI)	$4,109.1
Total Payment	$7,747.4

Cash
- *At closing: Ps. $2,138.3*
- *$500 in 6,12 and 18 months*

CBFI's
- *$2,109.1 at closing*
- *$1,000 in 6 months.*
- *$1,000 in 12 months.*

Paying in installments prevents dilution of our investors' quarterly distributions.

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