NEXT

NEARSHORING EXPERTS AND TECHNOLOGY

Investor Presentation

August 2026

Today's Presenters

Gonzalo Robina

NEXT's Board Member & FUNO Co-CEO

- 40+ years of experience in the real estate sector
- Founder and CEO of MexFund, a real estate fund created in 2007 and acquired by FUNO in 2011
- Former president of Fenix Capital Group

Raúl Gallegos

CEO of NEXT

- 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

Jorge Pigeon

VP Capital Markets

- 30+ years of experience in investment banking, capital markets, and the real estate industry
- Former Managing Director, Head of ECM at Santander Mexico
- Has participated in transactions for over US$30bn

Section 1

Recent Developments and Current Situation

NEARSHORING EXPERTS AND TECHNOLOGY

FIBRA NEXT At-a-Glance

Leading the Industrial and Logistic Wave in Mexico

As of 2Q26

Asset Scale

83.4m GLA (sqft)
+60% Mexico City
205 Properties

Premium Portfolio

79% Logistics
+600 AAA Tenants

Development Pipeline

131m Exclusive Landbank (sqft)
2.6x Potential GLA Growth

Operating Efficiency

97.8% Occupancy
3.5 years WALT

Highly Profitable

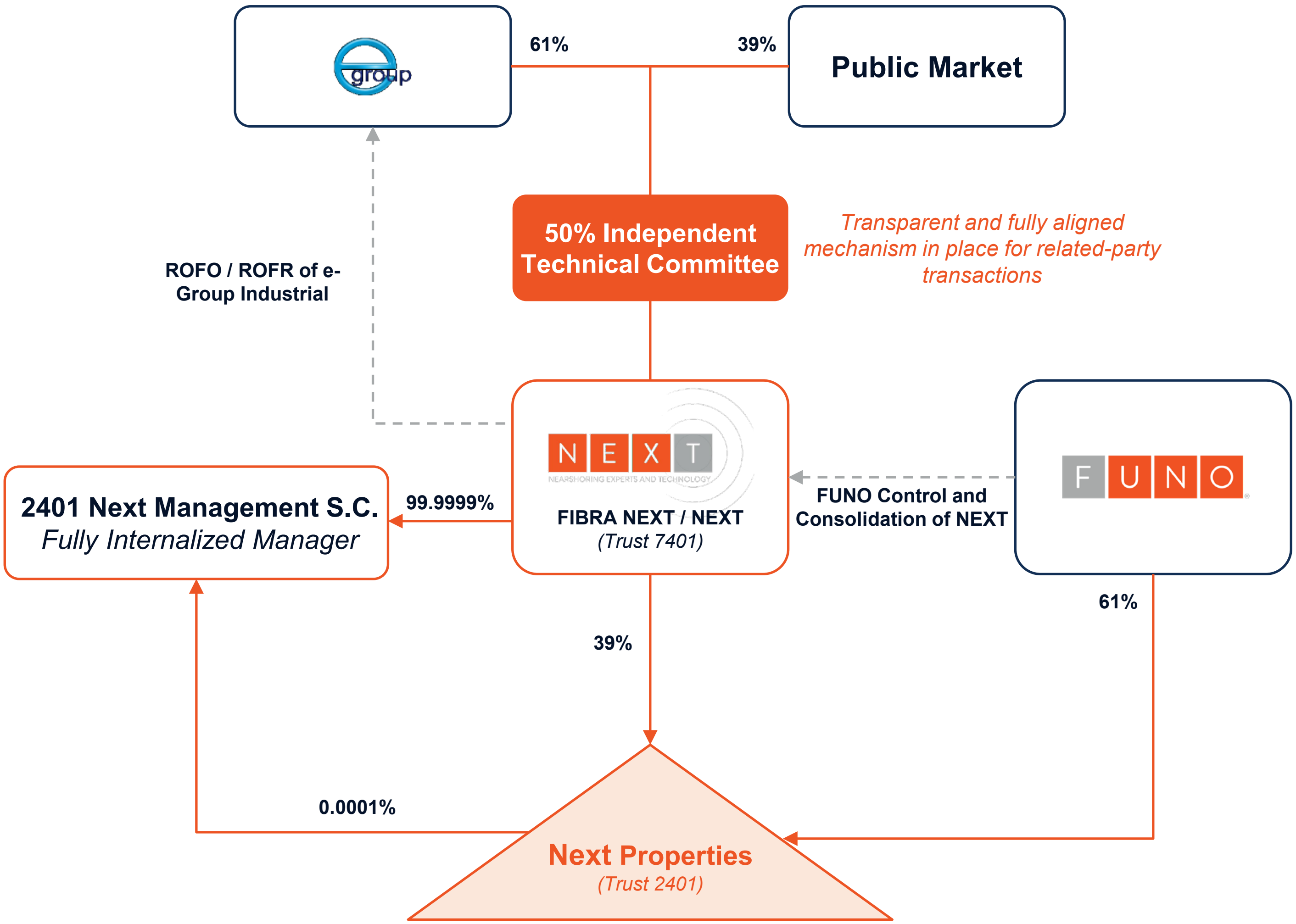
US$592m NOI
(Annualized)
89.3% NOI Margin

Prudent Leverage

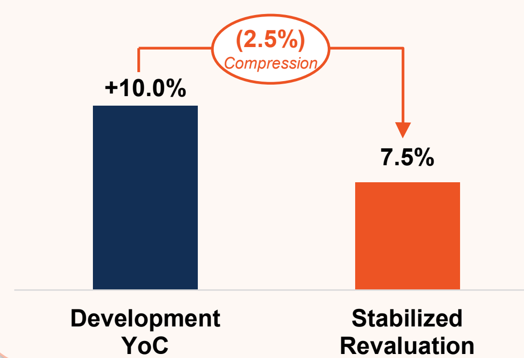
33.1% LTV
4.9x Net Debt / EBITDA

Notes: Data as of March 31st, 2026; Figures converted at a USD/MXN exchange rate of $17.37

Reminder of FIBRA NEXT's Corporate Structure



- ✓ *~US$2.0m Market Cap*
- ✓ *Internalized management structure*
- ✓ *Aims to become a regular issuer in international capital markets to finance accretive growth*
- ✓ *Fully aligned partnership with e-Group:*
  - — *Exclusive access to the Group's industrial strategy*
  - — *Significant skin-in-the-game*
  - — *Transparent mechanism for related party transactions*
  - — *Partnership provides the tools to execute pipeline*
  - — *Competitive advantage to capture development grade returns in de-risked projects without land carrying cost in the Balance Sheet:*



A Full Year of Execution, Not Just Words

Where We Started

Jul – '25

01

US$431m

IPO

Jul – '25

Jupiter Initial Portfolio

9 Properties

8.1m sqft of GLA

What We Promised

02

Corporate Restructure

Combination with FUNO industrial and Jupiter Additional contribution

Follow-On

Triple Home Run Acquisition

What We Delivered

Aug – '26

03

Corporate Restructure

US$400m

Follow-On

Nov – '25

Execution of Growth Strategy

Full deployment of US$831m raised through 4 transactions within 7 months of the last equity offering

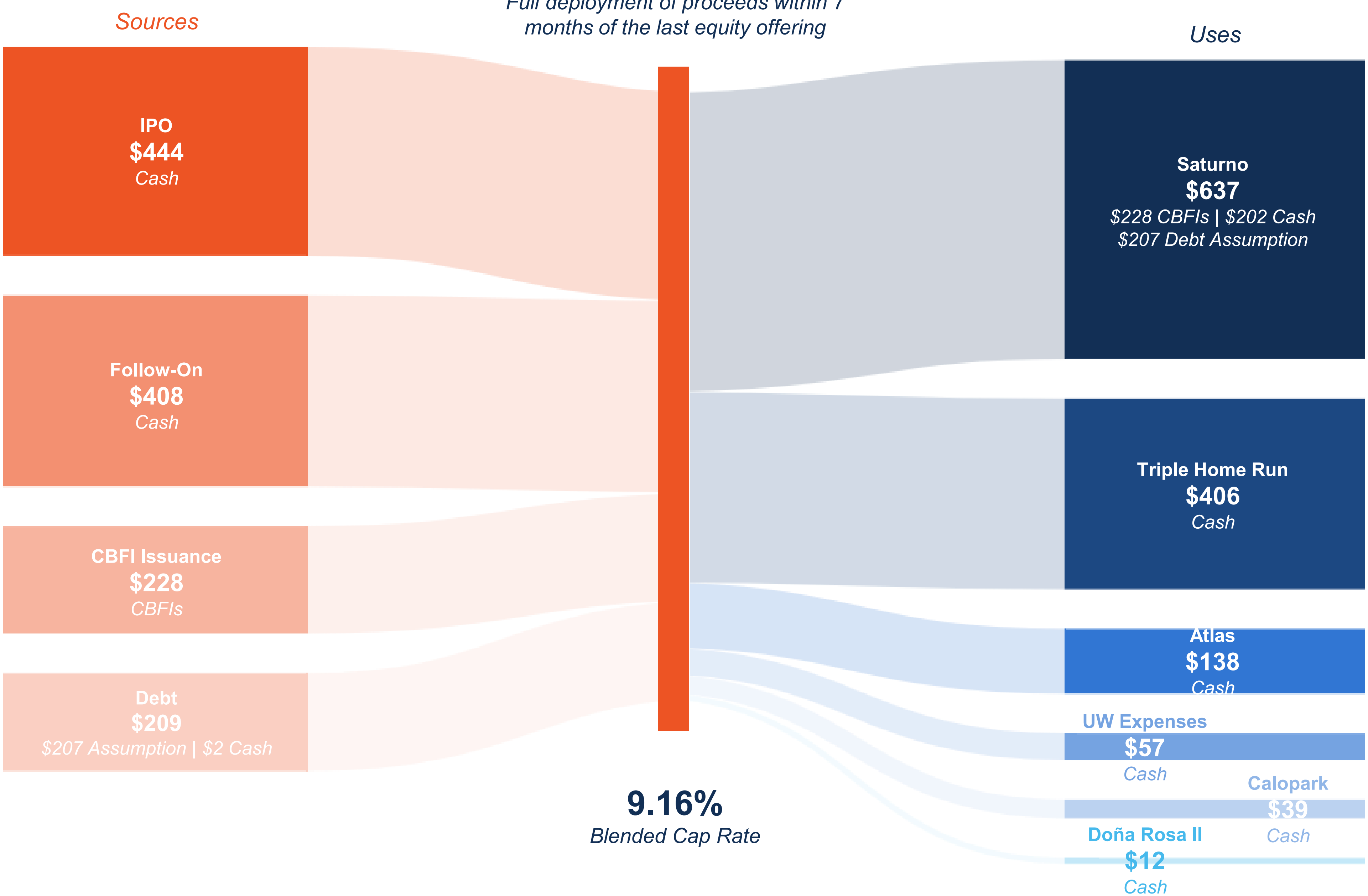
205 Properties

83.4m sqft of GLA

Strategic Deployment of IPO and FO Proceeds

Sources & Uses

In US$m(1)



Note: (1) Figures converted at a USD/MXN exchange rate of $18.00

Generating Significant Value for our Holders

Implied Cap Rate from Equity Offerings
7.45%

	Jul'25 *IPO*		**2Q26**		*Stabilization of Acquisitions*		*Blended Cap Rate of Deployment*
FFO / CBFI Ann.[1] *(US$)*	$0.22	*vs. IPO*	$0.37	*+81.8%*	$0.41	*+86.4%*	**9.16%**
NAV / CBFI[2] *(US$)*	$5.72	*vs. IPO*	$6.35	*+11.0%*	$6.40	*+11.9%*	

Calopark
Mar-2026

Total Investment[1]
US$39m

Acquisition Cap Rate
11.26%

Stabilized GLA
0.5m sqft

Location
Quintana Roo

Atlas
Jun-2026

Total Investment [1]
US$138m

Acquisition Cap Rate
8.94%

Stabilized GLA
2.0m sqft

Location
Border Markets

Triple Home Run
Jun-2026

Total Investment [1]
US$406m

Blended Cap Rate
9.32%

Stabilized GLA
1.5m sqft

Development GLA
2.7m sqft

Locations
St. of MX, Qro. Q. Roo

Saturno
Jul-2026

Total Investment [1]
US$638m

Blended Cap Rate
9.00%

Stabilized GLA
2.2m sqft

Development GLA
3.2m sqft

Location
State of Mexico

Source: Company Information.
Notes: (1) Figures converted at a USD/MXN exchange rate of $18.63 for 3Q25 and $17.37 for 2Q26; (2) Figures converted at a USD/MXN exchange rate of $18.38 for Jul'25, $17.47 for 2Q26; (3) Acquisition figures converted at a USD/MXN exchange rate of $18.00

3rd Party Transactions
Related Party Transactions

Calopark

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3rd Party Transaction

4
# of buildings

GLA Breakdown (k sqft)

538 *Stabilized*	**78** *Development Potential*	**616** *Total*

Current Stabilized Metrics

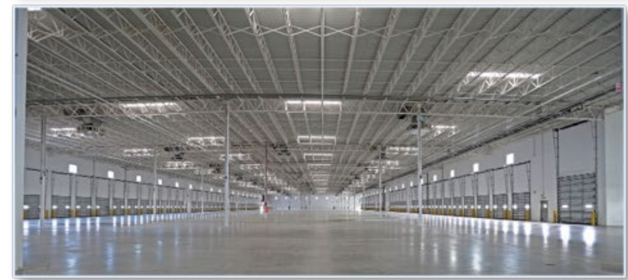
100% *Occupancy Rate*	**18% | 82%** *Lease Currency (US$ | MX$)*	**4.6** *WALT (years)*

Geographic Footprint

Main Tenants

OXXO
CHEDRAUI
mercado libre
THE HOME DEPOT



Calopark's Acquisition – 100% Stabilized[(1)]
100% Cash Payment – Mar-26

Total GLA	*Total NOI*	÷	*Total Cost*	→	*Cap Rate*
616k sqft	**US$4.4m**		**US$39.4m**		**11.26%**

Notes: Figures converted at a USD/MXN exchange rate of $18.00; (1) Adjacent land of 78k sqft considered non-essential

Atlas

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3rd Party Transaction

15
# of properties

GLA Breakdown (m sqft)

2.0
Stabilized

Current Stabilized Metrics

99.6%	**100% | 0%**	**3.0**
Occupancy Rate	*Lease Currency (US$ | MX$)*	*WALT (years)*

Geographic Footprint

Main Tenants

STEWART WARNER
Liverpool






Atlas' Acquisition – 100% Stabilized
100% Cash Payment – Jun-26

Total GLA	*Total NOI*	÷	*Total Cost*	→	*Cap Rate*
2.0m sqft	**US$12.4m**		**US$138.2m**		**8.94%**

Notes: Figures converted at a USD/MXN exchange rate of $18.00

Triple Home Run

Related Party Transaction

3
# of properties

GLA Breakdown (m sqft)

1.5	**2.7**	**4.3**
Stabilized	*Development Potential*	*Total*

Current Stabilized Metrics

100%	**61% | 39%**	**3.9**
Occupancy Rate	*Lease Currency (US$ | MX$)*	*WALT (years)*

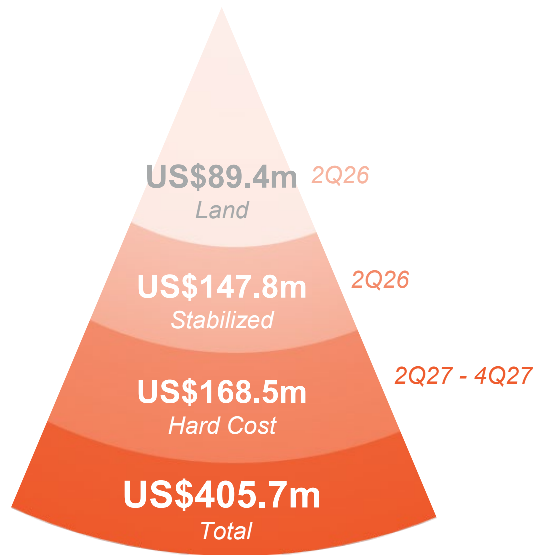
Geographic Footprint

Main Tenants

SAMSUNG
Frialsa
ITALIKA
ALMER

Acquisition Structure and Costs

100% Cash Payment



Stabilized GLA **1.5m sqft**	*Stabilized NOI* **US$11.5m**	÷	*Acquisition Cost* **US$147.8m**	→	*Cap Rate* **7.75%**
GLA to be developed **2.7m sqft**	*Estimated NOI* **US$26.3m**	÷	*Estimated Cost* **US$257.0m**	→	*YoC* **10.25%**
Total GLA **4.3m sqft**	*Total NOI* **US$37.8m**	÷	*Total Cost* **US$405.7m**	→	*Blended Cap Rate* **9.32%**

Notes: Figures converted at a USD/MXN exchange rate of $18.00

Saturno

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Related Party Transaction

2
# of properties

GLA Breakdown (m sqft)

2.2 *Stabilized*	**3.2** *Development Potential*	**5.4** *Total*

Current Stabilized Metrics

100% *Occupancy Rate*	**33% | 67%** *Lease Currency (US$ | MX$)*	**6.8** *WALT (years)*

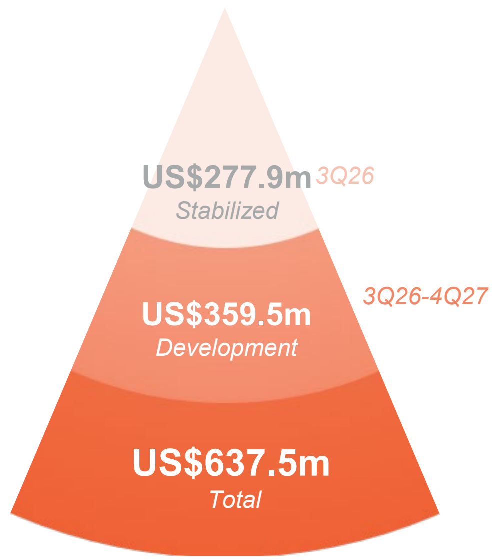
Geographic Footprint

Main Tenants

H-E-B, Solistica, Proteinol, Clorox, Convermex, Naturasol

Acquisition Structure and Costs

US$202.1m *Cash*	**US$228.3m** *CBFI's*	**US$207.1m** *Debt Assumption*

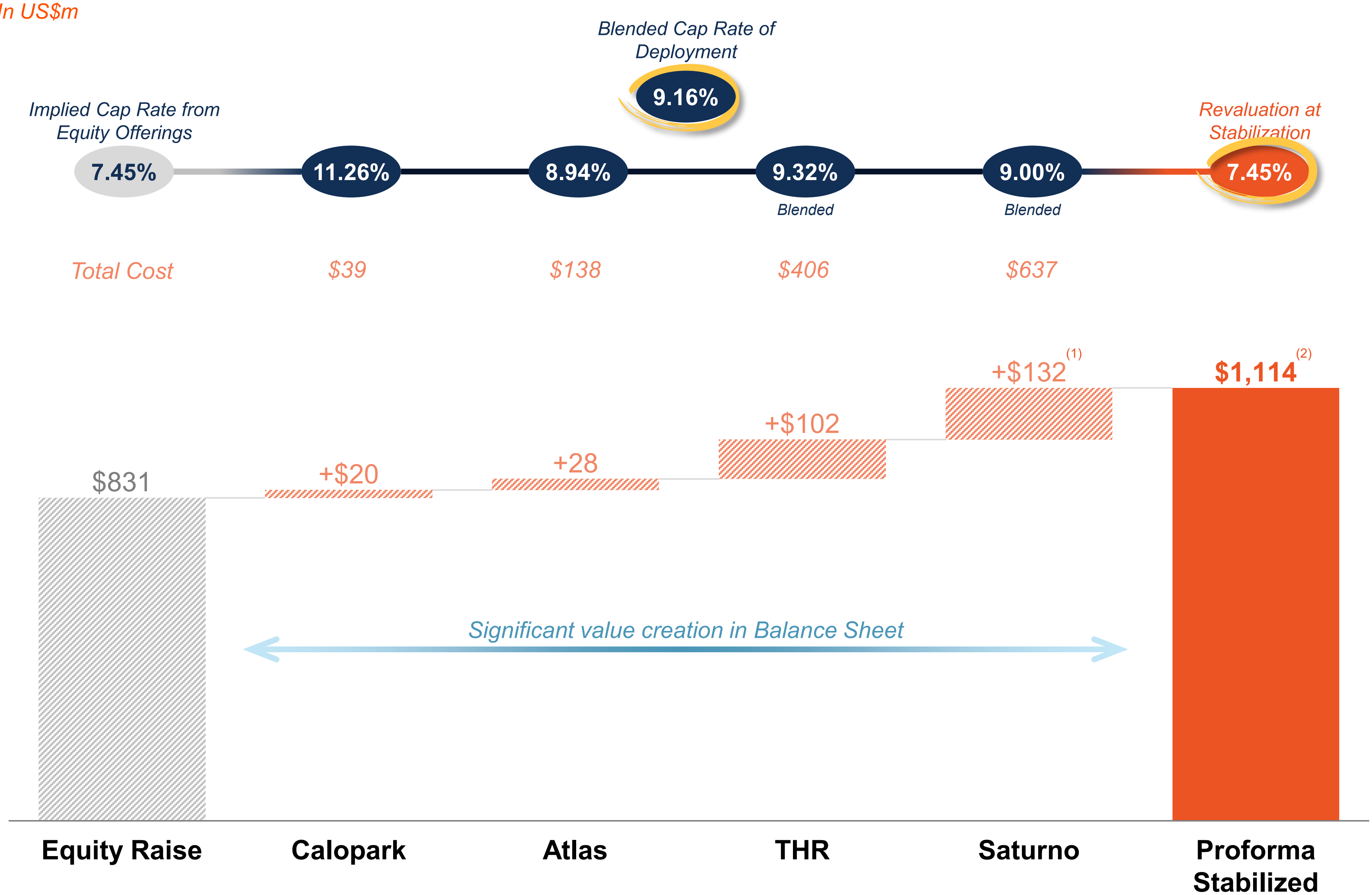


Stabilized GLA **2.2m sqft**	*Stabilized NOI* **US$20.2m**	÷	*Acquisition Cost* **US$277.9m**	*Cap Rate* **7.25%**
GLA to be developed **3.2m sqft**	*Estimated NOI* **US$37.2m**	÷	*Estimated Cost* **US$359.5m**	*YoC* **10.35%**
Total GLA **5.4m sqft**	*Total NOI* **US$57.4m**	÷	*Total Cost* **US$637.5m**	*Blended Cap Rate* **9.00%**

Notes: Figures converted at a USD/MXN exchange rate of $18.00

Highly Accretive Deployment that Demonstrates NEXT's Superior Competitive Advantage

In US$m



Notes: (1) Considers payment in Cash and CBFIs, as well as debt assumption; (2) Excludes Underwriting expenses and Doña Rosa II

Snapshot of FIBRA NEXT's Evolution

	At IPO[1] (Jul'25)	At FO (Nov'25)	Today (2Q'26)	Proforma (Stabilization of Acquisitions)
# of Properties	9	200	205	210
GLA *(m sqft)*	8.1	82.3	83.4	95.0
Occupancy Rate *(%)*	99.3%	97.9%	97.8%	98.9%
NOI Ann. *(US$m)* *(NOI Margin)*	$54 *92.9%*	$561 *92.9%*	$589 *89.3%*	$727 *89.4%*
EBITDA Ann. *(US$m)* *(EBITDA Margin)*	$50 *86.0%*	$513 *85.0%*	$570 *86.0%*	$691 *85.0%*
FFO Ann. *(US$m)*	$50	$308	$386	$445
FFO/CBFI[2] *(US$)*	$0.22	$0.30	$0.37	$0.41
LTV *(%)*	--	33.3%[3]	33.1%	32.7%

Notes: Figures converted at a USD/MXN exchange rate of $19.62 for Jul'25 and Nov'25, and $17.37 for 2Q'26 and profoma; (1) Considers stabilized GLA as well as GLA under development, expansion or stabilization of Jupiter Initial; (2) Considers number of CBFIs of 224,650,000 at IPO; 405,903,582 at FO; and 405,903,582 for 2Q'26 (considering only the controlling portion and assuming stabilization of Olimpo II); (3) As reported for 4Q25

Leading Platform Best Positioned to Seize the Opportunity

Figures as of 2Q26

	NEXT	FIBRA PROLOGIS	FIBRA MTY (1)	VESTA
Management Structure	Internalized	Externalized *Heavy Fee Structure*	Internalized	Internalized
GLA & Occupancy *(In m of sqft)*	97.8% *Operational* 83.4 230.9 *Potential* (2)	95.8% *Core* 66.6 87.3 *Total*	93.9% 60.0	91.7% 43.3
Portfolio Composition *(% of GLA)*	*Logistics* 79.0% 21.0% *Manufacturing*	52.0% 48.0%	29.7% 70.3%(3)	41.0% 59.0%
EBITDA Ann. & EBITDA Margin(4) *(In US$m(5))*	86.0% 569.9	76.7% 542.9	83.8% 377.6 (6)	83.7% 254.4
Growth Strategy *(%)*	+10.0% *Development (YoC)* *Shovel-ready (de-risked) + no carry cost*	6.5% *Acquisitions (Cap Rate)*	7.0 - 8.0% *Acquisitions (Cap Rate)*	10.0% *Development (YoC)* *Permit and development risk + carry cost*

Sources: Companies' quarterly reports

Notes: Figures converted at a USD/MXN exchange rate of $17.37 (1) FMTY shows consolidated figures following the acquisition of FIBRA Macquarie; (2) Considers 131m sqft of GLA development potential from e-Group's landbank; (3) As reported by FMTY considering % of Revenues; (6) Considering 1Q26 EBITDA for FMTY and FIBRAMQ consolidated

We’re Ready for the NEXT Chapter

Two paths with a clear runway of attractive opportunities

	Development	Acquisitions
Envisioned Yield for Deployment	**+10.0%** *Yield-on-Cost*	**+8.0%** *Cap Rate*
Strategy	*Leverage on exclusive access to e-Group’s premium and large landbank to benefit on higher development yields – primarily focused on center region driven by logistics*	*Strategic acquisitions of stabilized assets in US$-denominated markets*
Short-term Opportunities *(next 12 months)*	**~US$1.0bn** *~80% in Greater Mexico City*	**~US$2.0bn** *Primarily focused on CKD / CERPI upcoming maturities*
Considerations	▪ Ideal market conditions to execute pipeline in context of rapidly growing demand of industrial space for logistics around greater Mexico City ▪ Competitive advantage to benefit from development yields while maintaining risk to the minimum: shovel ready land and no carry cost on Balance Sheet ▪ Mid-term strategy – cash flows and Balance Sheet revaluation take longer to reflect	▪ Unique momentum with multiple high quality and sizable portfolios coming to market ▪ Few scaled players with access to resources or operational capabilities to seize the opportunity – limited competition ▪ Provides diversification and rebalance portfolio to increase exposure to US$ revenues ▪ Opportunistic strategy with attractive returns while immediately contributing to cash flow generation

Funding Strategy

Debt → NEXT ← *Equity*

***Prioritize Equity offerings to increase liquidity** of the certificate, paired with leverage to increase ticket size and enhance returns*

Section 2

FIBRA NEXT's Unique Equity Story

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FIBRA NEXT's Unique Equity Story

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The Vehicle of choice and scale to invest in the highly-attractive Industrial and Logistic spaces in Mexico

1. Prime market conditions with high demand driving rent growth and fast absorption
2. Leading platform best positioned to seize the opportunity
3. Tangible upside from low-risk execution of organic growth strategy
4. NEXT's biggest competitive advantage - a value generating, large scale and fully-aligned strategic partnership
5. Optimal Balance Sheet with prudent leverage and a natural hedge
6. Highly-efficient internalized management structure coupled with best-in-class corporate governance practices

1

Favorable Demographic Frame to Boost Consumption…

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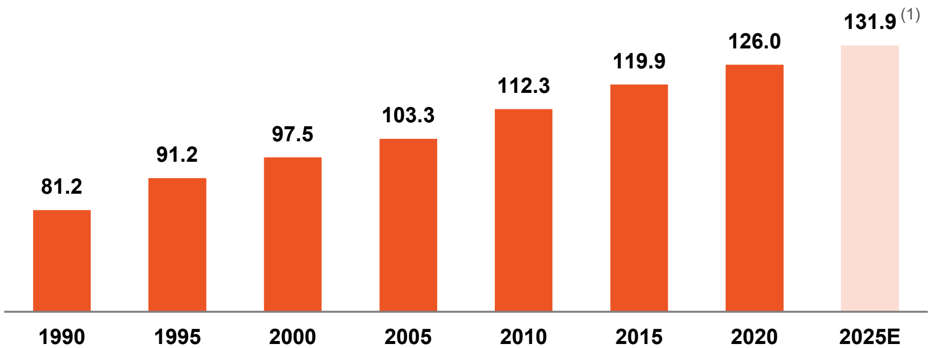
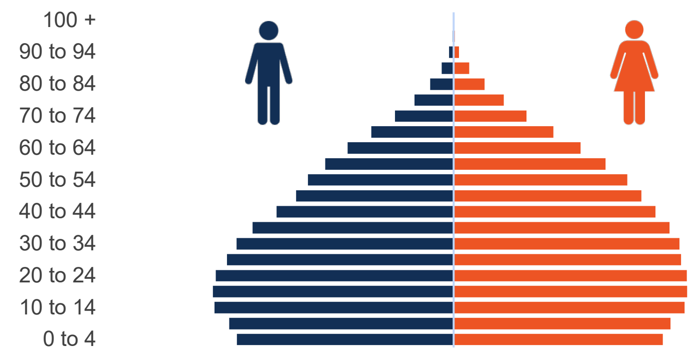
Population of Mexico

(In m)



Continuous growth in population creating the basis for a larger consumer base

Population Pyramid, by age and gender[2]



Median age of 30 to 34 years; the largest cohorts are only now entering household formation and peak consumption — durable demand

Distribution of Population and GDP by State

Population *(2020 Census)* 700,000 17,000,000

GDP *(2024 data referenced to 2018 in US$[3])* $7,800 $220,000

Mexico City and State of Mexico hold together ~21% of the population but ~24% of GDP — the country's single largest pool of consumers and purchasing power

Source: INEGI, World Bank, Government of Mexico, Population Pyramid

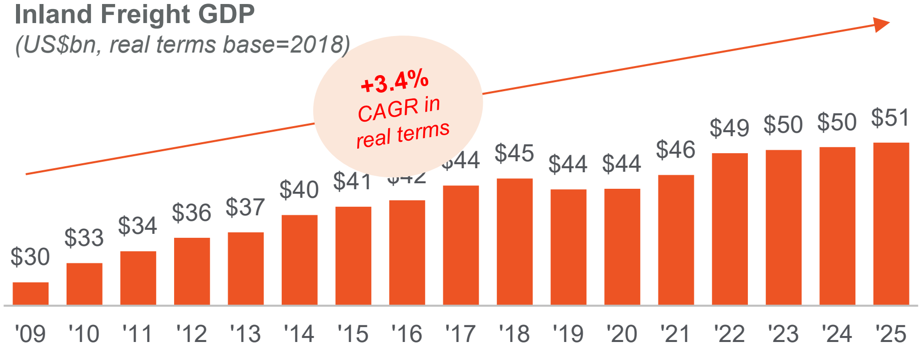
Notes: (1) World Bank estimate, as last population census was 2020's; (2) Considering 2026 population estimates, consistent with 2020's census data; (3) Figures converted at a USD/MXN exchange rate of $19.24

… Generating Significant Demand for Industrial and Logistic Space…

Logistics

Inland freight has shown a steady growth in real terms, well above total GDP…

Inland Freight GDP
(US$bn, real terms base=2018)



Inland freight GDP has grown in real terms at **3.4% over the past 16 years with total GDP growing at half the pace** (1.7%) over the same period

…with Greater Mexico City being the country's inland freight and distribution core…

Total Gross Output — Inland Freight
(Top 10 states)

… as well as concentrating the vast majority of Mexico's air cargo…

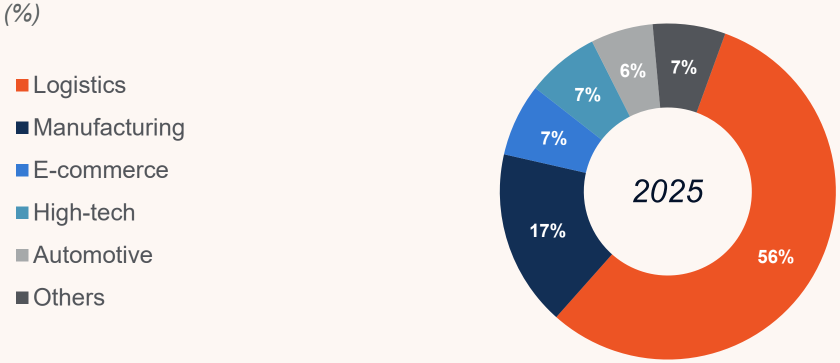
Total Air Cargo in Greater Mexico City Airports
(as % of total air cargo)

56% of air freight moves through **Mexico City Airports** — mainly via **Santa Lucia**

Right where T-Mex park sits and will be key to cover logistics

…rapidly filling up industrial space, being the #1 driver of demand nation-wide

Net Absorption by Main Industries
(%)



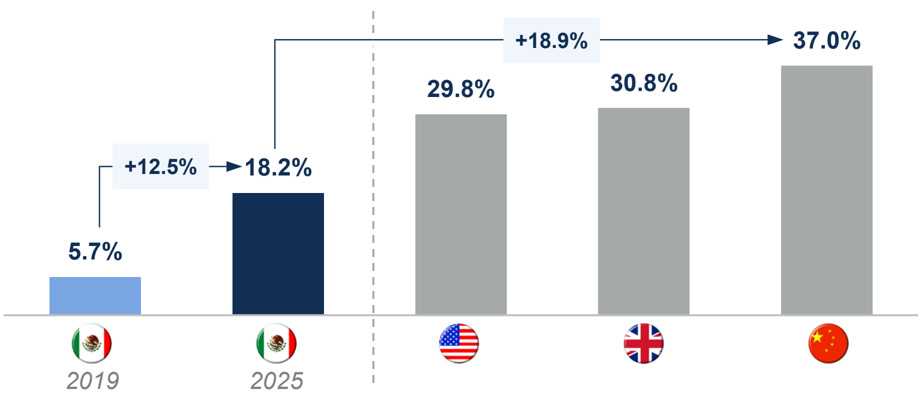
Sources: Euromonitor, INEGI, Federal Civil Aviation Agency, and CBRE.
Notes: (1) Greater Mexico City considers Mexico City and State of Mexico; (2) Greater Mexico City Airports includes Mexico City International Airport, Santa Lucia Felipe Angeles Airport and Toluca International Airport

… Generating Significant Demand for Industrial and Logistic Space… *(cont'd)*

E-Commerce

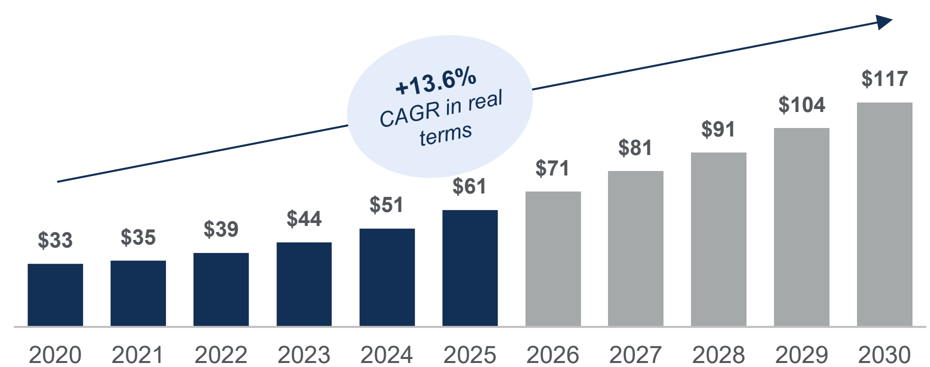
Underpenetrated E-commerce market with an open road to catch up to developed economies

E-Commerce Penetration vs. Other Countries *(2025)*
(% of retail sales)



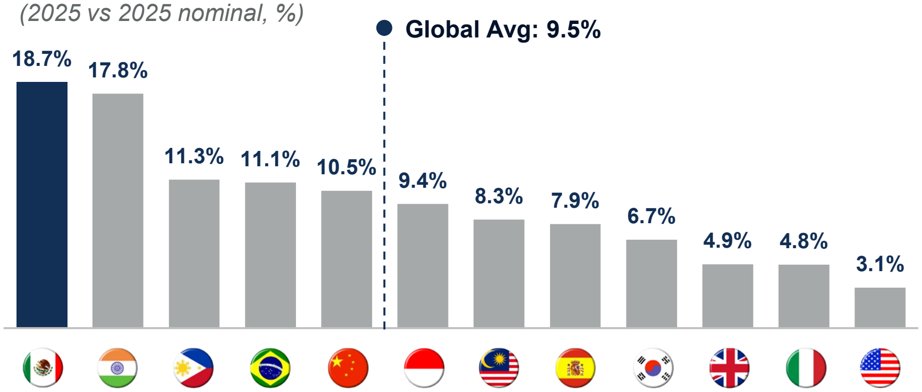
Compounding fast and set to roughly double by 2030

Mexico Retail E-commerce Sales
(US$bn, real terms base=2025)



Being one of the highest growing markets globally

E-Commerce Sales Growth
(2025 vs 2025 nominal, %)



Creating a void that will need to be filled with industrial floor

CBRE estimates that 1.0m sqft of industrial GLA is required to address every US$1.3bn[(1)] of incremental e-commerce revenue

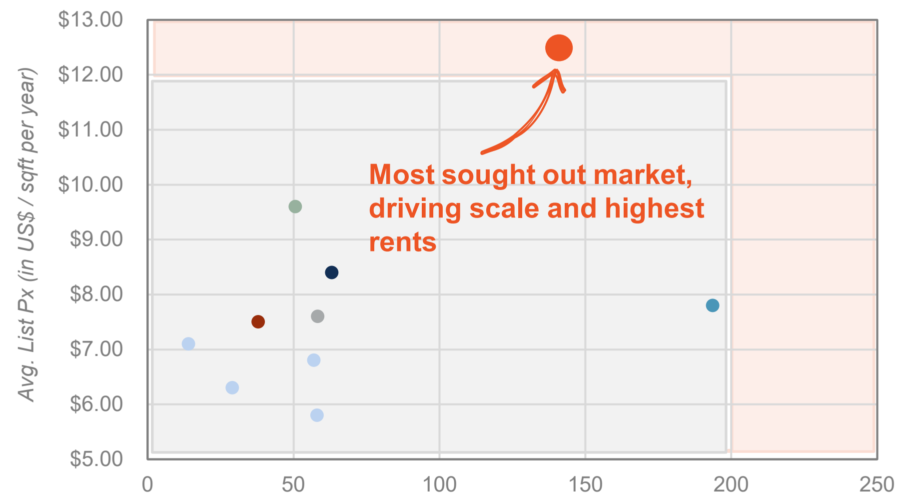
US$76bn *Incremental E-commerce sales (2025-2030)* ÷ **US$1.3bn** = **58.4m sqft** *Minimum Incremental GLA through 2030*

Sources: Euromonitor and CBRE

Notes: (1) CBRE in its Global E-commerce Outlook Report (2021) estimated that every US$1.0bn of incremental e-commerce revenue required 1.0m sqft of industrial GLA. Adjusted for inflation at an assumed 3.0%, US$1.0bn in 2030 supports 766k sqft or 1.0m sqft per US$1.3bn

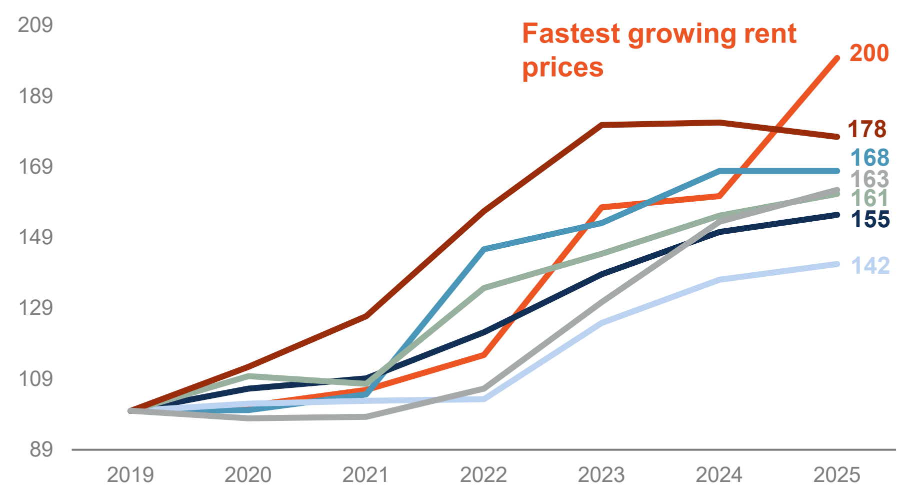
… Concentrated Primarily Around Greater Mexico City, Creating Unique Market Dynamics

Avg. List Px vs Stock



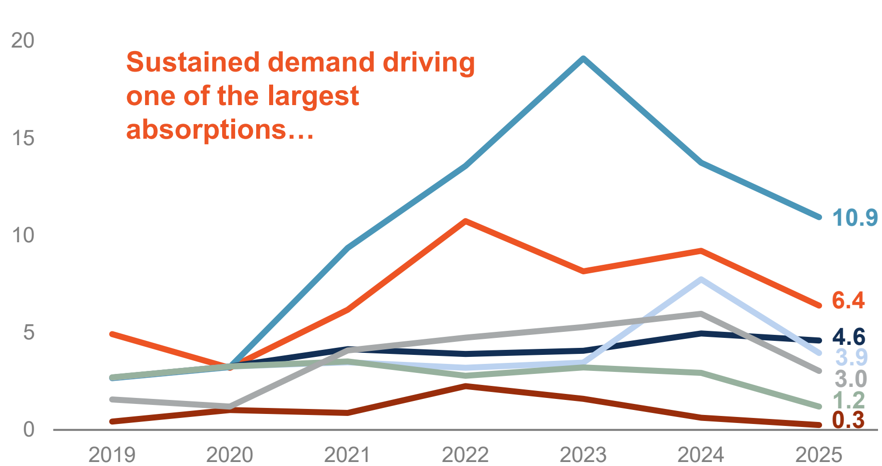
Evolution of Avg. List Px

(Indexed to 100)



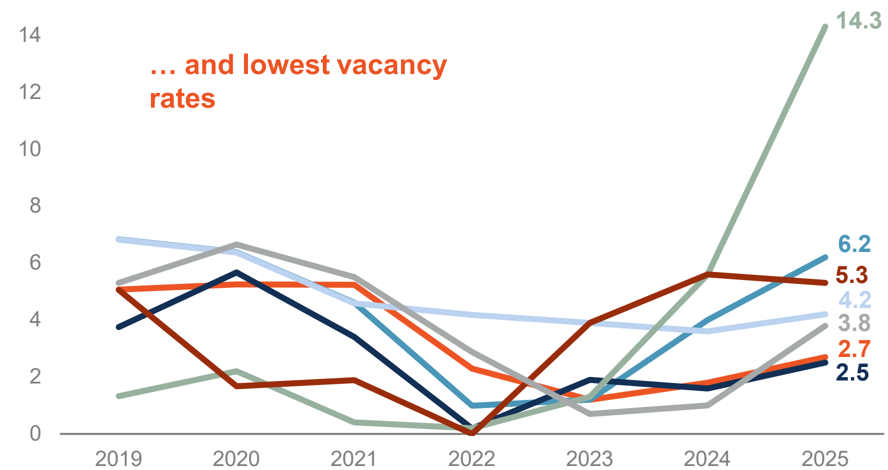
Evolution of Net Absorption

(In m sqft)



Evolution of Vacancy Rate

(In m sqft)



Mexico City | Monterrey | Guadalajara | Bajio Region(1) | Tijuana | Reynosa | Saltillo

Source: CBRE
Note: (1) Bajio Region includes Querétaro, Aguascalientes, Guanajuato and San Luis Potosi

2

Anchored in Mexico's Key Central Market and Hedged by US$ Border Exposure

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205
Properties

83.4m sqft
of GLA(1)

97.8%
Occupancy

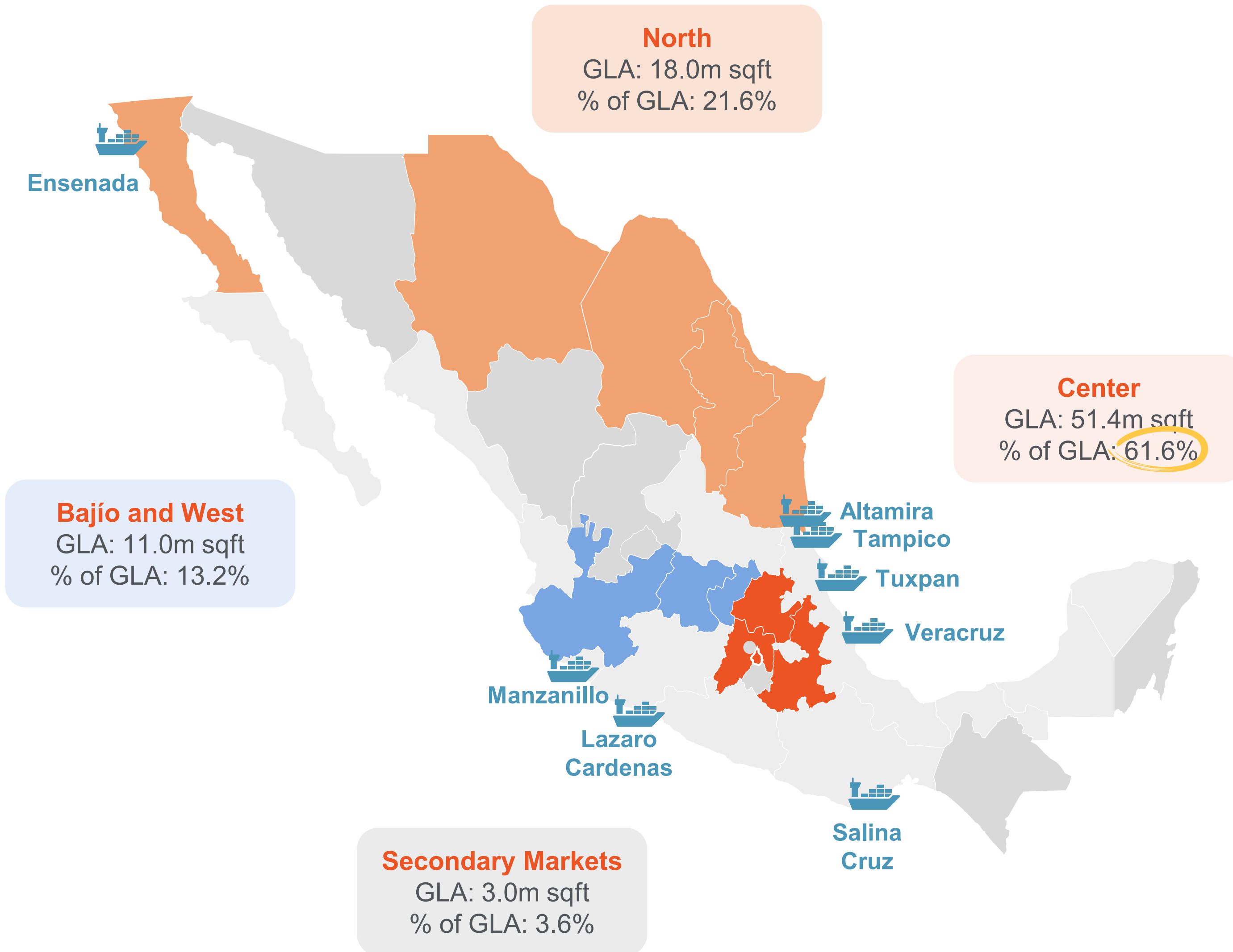
+600
Tenants

14 years
Average Building Life

3.5 years
WALT

131.3m sqft
of Potential GLA in Landbank(4)

34%
Potential Upside in Rents(3)



Main Ports — Main Connecting Highways from Ports — NAFTA Highway

Source: Company public report as of as of 2Q26
Notes: (1) Considers stabilized GLA and GLA under development, expansion or stabilization; (2) Includes Jalisco, Guanajuato and Queretaro; (3) Other markets include Coahuila, Tamaulipas and other secondary markets; (3) As of 1Q26

Clear Dominant in the Market with the Most Attractive Dynamics

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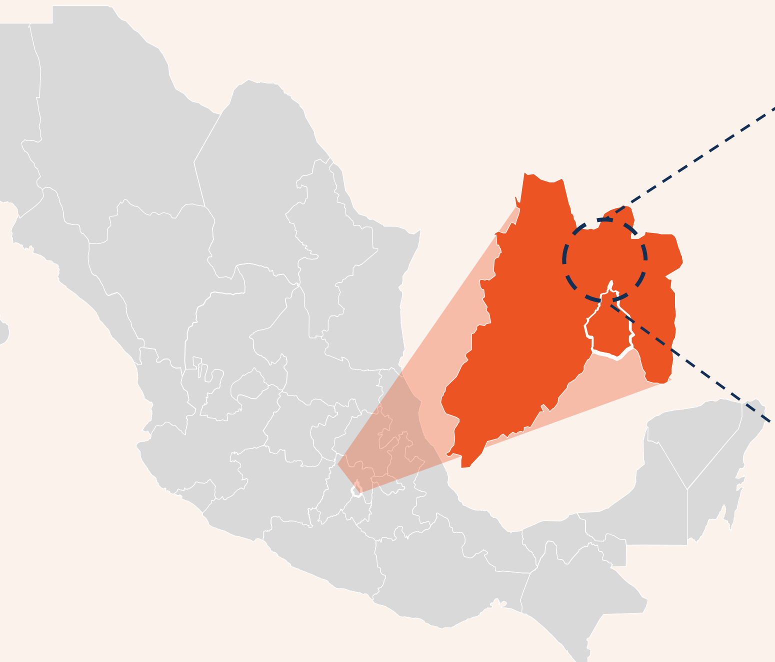
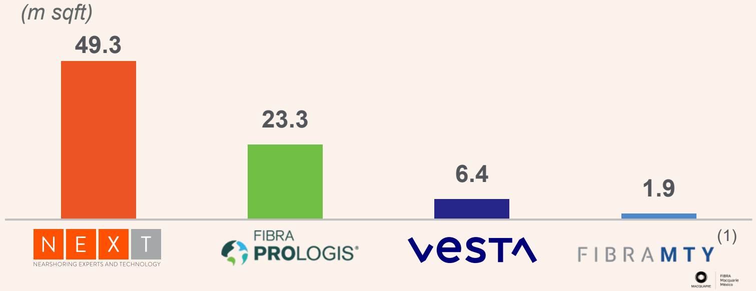
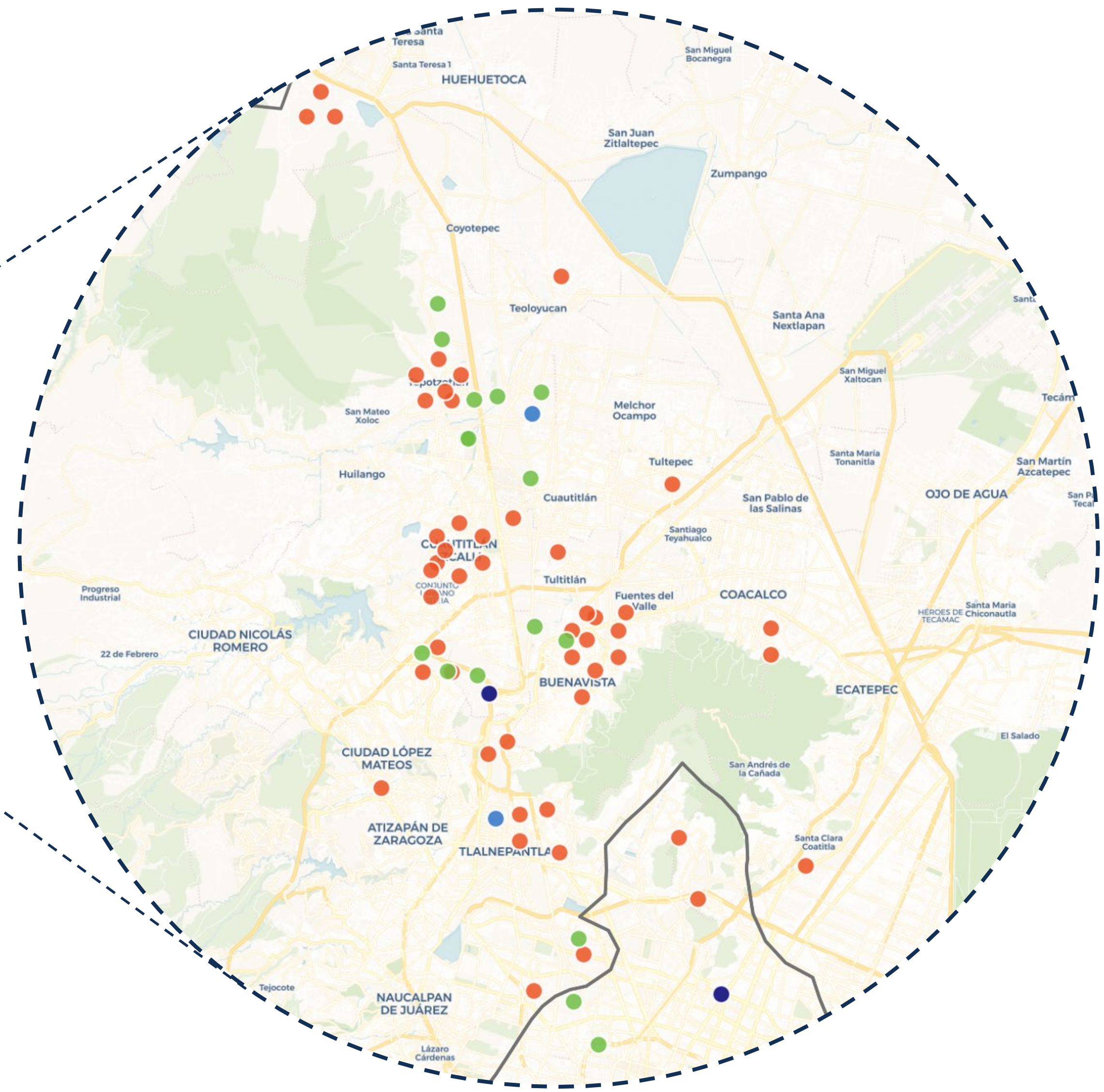
Largest portfolio in the Greater Mexico City area



GLA in Mexico City and State of Mexico
(m sqft)





NEXT 49 Properties

FIBRA PROLOGIS 15 Properties

VESTA 2 Properties

FIBRA MTY (1) 2 Properties

Source: Companies Filings.
Notes: (1) FMTY data shown as of 2Q26 considering proforma to the consolidation of FIBRAMQ

World-Class & Diversified Tenant Base

A Numerous and Loyal Clientele…

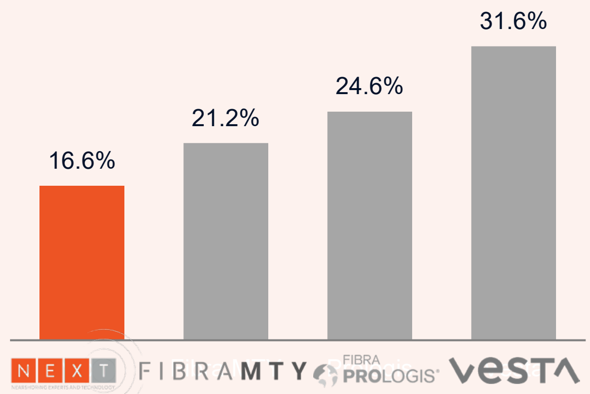
+950
Leasing Contracts

+600
Clients

+30 years
of relationship with Clients

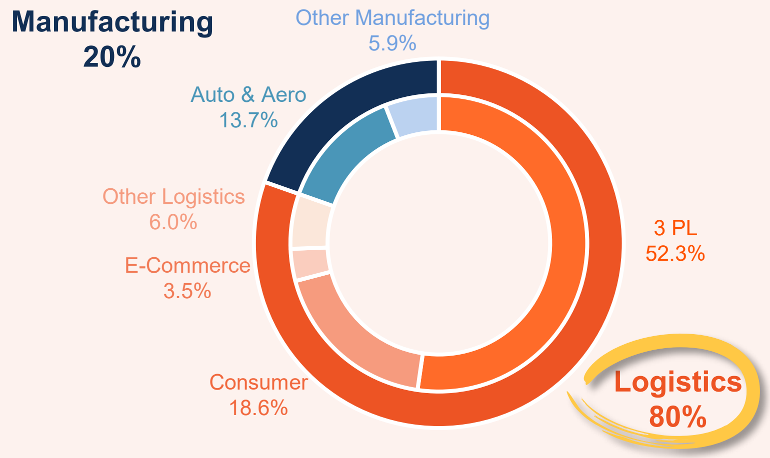
The Most Diversified Portfolio

(Top 10 Tenants as % of Total Annualized Base Rent[1])



Primary Exposure to Premium Logistics Segment

(% of Total GLA by Underlying Industry of Tenants[2])



…Full of World-Class Companies

amazon, FedEx, GE, DHL, PEPSICO, mercado libre, Walmart, DELPHI, Unilever, CATERPILLAR, Kimberly-Clark, Volkswagen México, LOGIS xpress, Welch Allyn, Schindler, KUEHNE+NAGEL, Smurfit Kappa, BOSCH, FEMSA, ISUZU, MARY KAY

Top 10 Tenants

(% of Total GLA)

Moody's	A2	Aa2	Baa1	n.a.	n.a.	n.a.	A1	n.a.	n.a.	A1
S&P	n.a.	AA	BBB+	BBB+	n.a.	n.a.	A+	n.a.	n.a.	A+
Fitch	A-	AA	BBB+	A	n.a.	WD	WD	n.a.	n.a.	WDu

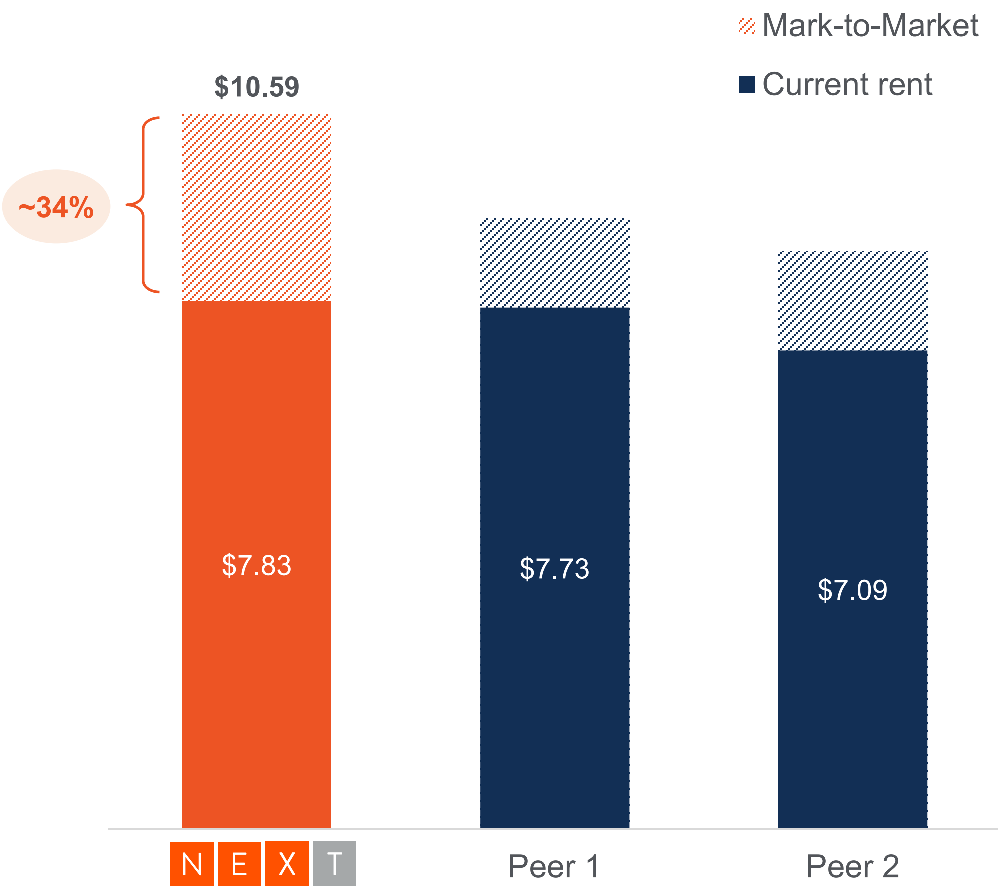
Notes: (1) FIBRA MTY's attributed percentage is of its net effective rent and Vesta's is of its revenue; (2) Breakdown as of 1Q26.

3 Tangible Upside from Low-Risk Execution of Organic Growth Strategy[1]

Largest Mark-to-Market Potential Among Peers

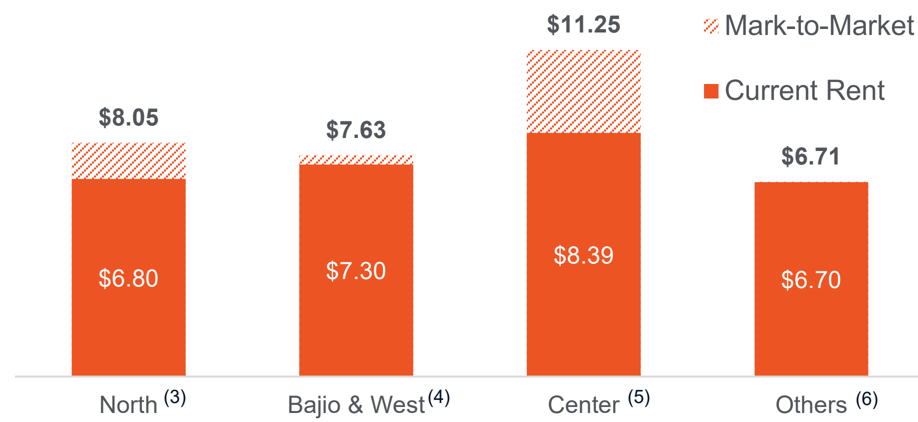
(US$ / sqft / year)

***NEXT has a Mark-to-Market potential of ~34%** compared to peers with only **~20%** on average*



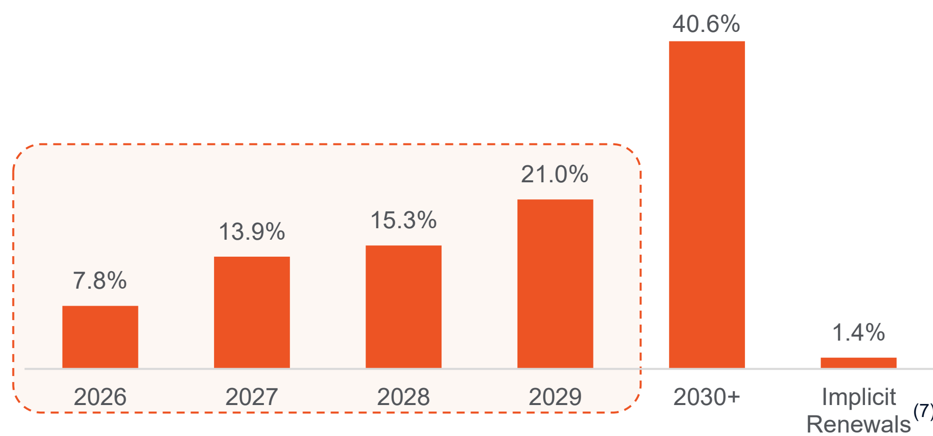
Center-Market Concentration Drives the Gap[2]

(US$ / sqft / year)



~58% of GLA expiring by 2029

(US$ / sqft / year)



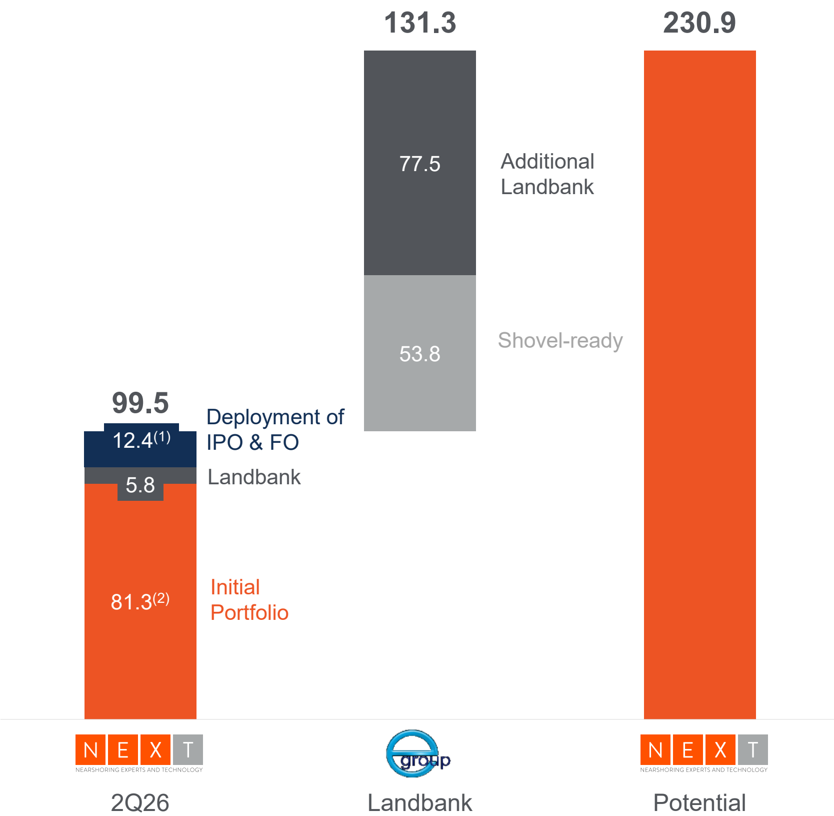
Source: Companies public filings and CBRE. Notes: (1) Information displayed as of 1Q26; (2) Regional average rent calculated as weighted average of the states that comprise each region; (3) North includes Baja California, Chihuahua, Coahuila, Nuevo Leon, and Tamaulipas; (4) Bajio & West includes Jalisco, Guanajuato, and Queretaro; (5) Center includes Mexico City, Hidalgo, State of Mexico, and Puebla; (6) Others include Chiapas, Aguascalientes, Durango, Morelos, Sonora, Zacatecas, and Quintana Roo; (7) Statutory Leases.

NEXT's Biggest Competitive Advantage

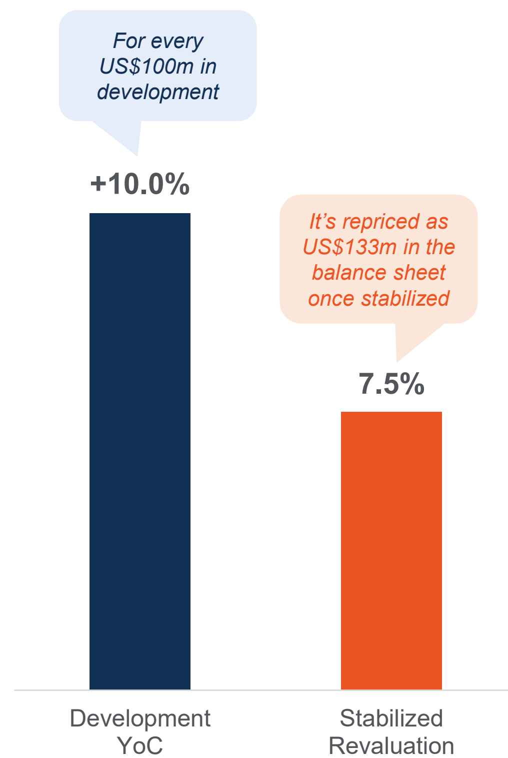
A value generating, large scale and fully-aligned strategic partnership

Exponential growth through exclusive access to the largest and highest quality Landbank

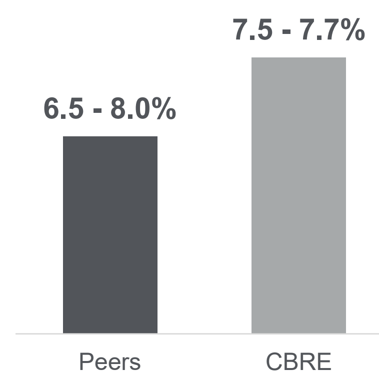
GLA, m sqft



Our Strategic Partnership with e-Group provides a superior competitive advantage to capture development grade returns in de-risked projects without land carrying cost in the Balance Sheet



In a market environment with limited upside from acquisitions



Partnership with interests aligned

- ✓ ***Significant skin-in-the-game**: e-Group holds ~61% of direct ownership in FIBRA NEXT + ~17% indirectly through FUNO at Next Properties level*
- ✓ ***Transparent mechanism in-place for related-party transactions***
- ✓ ***NEXT's scale and access to capital markets provide e-Group the tools to execute pipeline***

Notes: (1) Includes 6.3 mm sqft of Stabilized GLA and 6.1m sqft of Development GLA; (2) Considers the stabilized GLA of the properties included since the IPO & Follow-On

Exclusive Access to the Largest Shovel-Ready Land Positioned in the Country's Tightest Market

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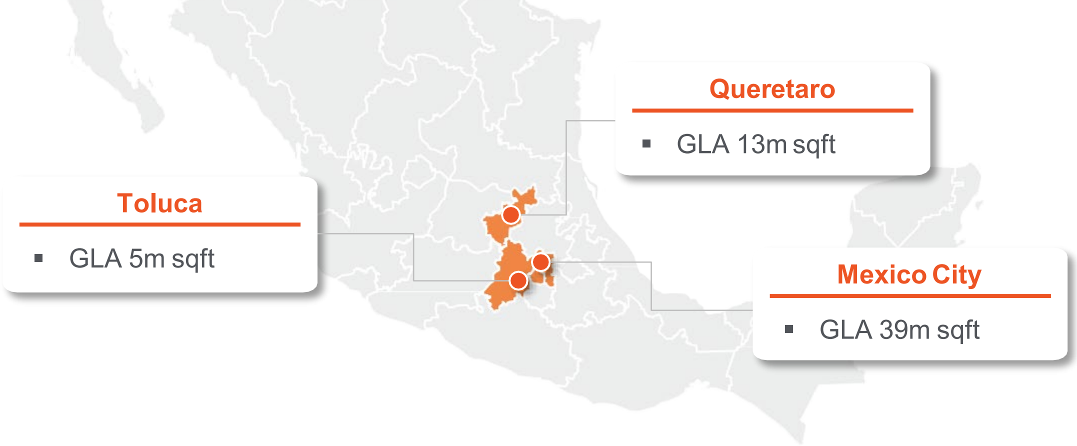
Focused on creating value for our holders through development projects

Key Highlights

- ☑ **Found in important cities in the country**
- ☑ **Located in markets with high growth and demand**
- ☑ **Projects ready to be developed**

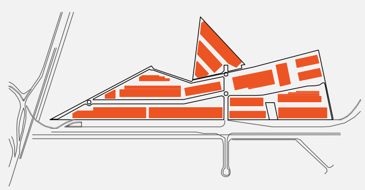
Geographic Footprint of e-Group Properties



Selected Development Projects

T-MEXPARK

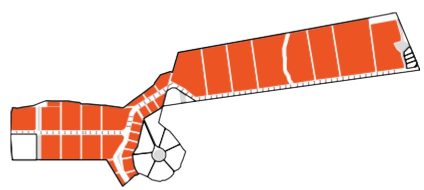
Estado de Mexico
Near Santa Lucia Airport



- **Landbank:** 64m sqft
- **GLA:** 32m sqft
- **Rental Revenue:** ~Ps. $7,000m

ElMarqués Park

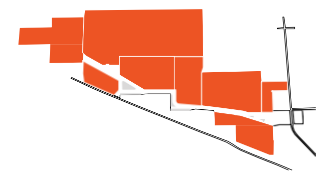
Queretaro
Access to Mexico-Queretaro Highway



- **Landbank**: 18m sqft
- **GLA:** 9m sqft
- **Rental Revenue:** ~Ps. $1,600m

Toluca Park 3000

Estado de Mexico
15 min from Toluca International Airport



- **Landbank**: 8m sqft
- **GLA:** 4m sqft
- **Rental Revenue:** ~Ps. $700m

Source: CBRE.

5

Optimal Balance Sheet with Prudent Leverage and a Natural Hedge

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Debt Profile Highlights

Total Debt	Weighted Avg. Coupon	Average Life of Debt	EBITDA Coverage Ratio	LTV (%)
US$3,102m	**6.50%**	**8.6 years**	**~4.9x**	**33.1%**

Debt Breakdown

Assets
100%

Debt
33%

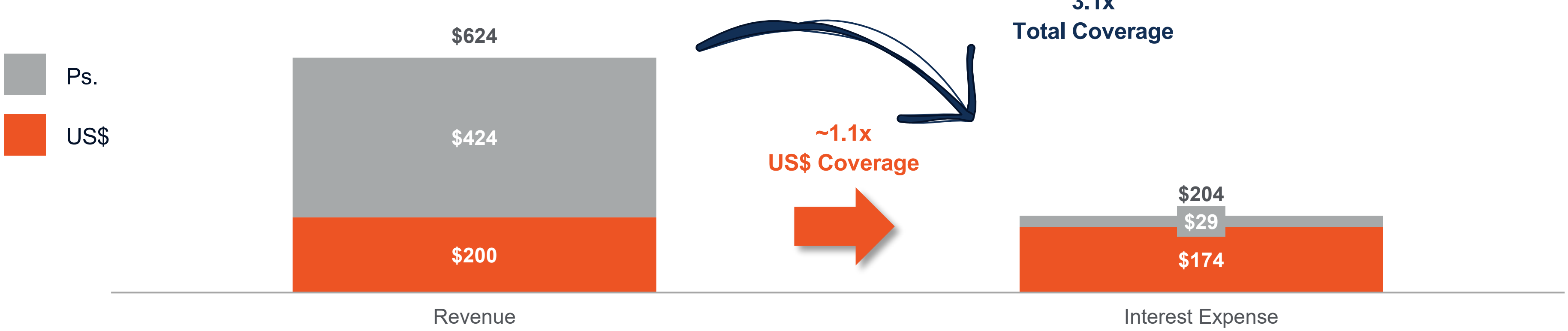
Equity
67%

Ps. Rent
11%

US$ Rent
89%

Naturally Hedged Cash Flows Against FX Volatility

(US$m)



Source: Fibra NEXT, FUNO and e-Group.
Notes Figures converted at a USD/MXN exchange rate of $17.47 for balance sheet figures and $17.37 for 2Q26 annualized financial figures.

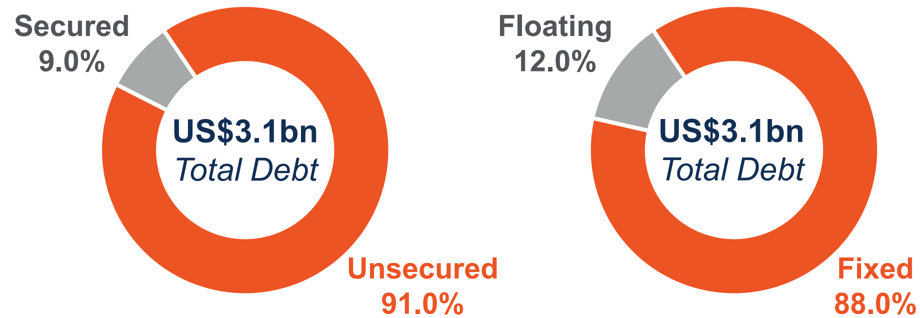
5

Diversified Funding with Attractive Terms and Staggered Maturity Profile

Loans Breakdown

Fibra NEXT Debt Type	Currency	Interest Rate	Maturity	Amount (US$ m)
Citi	US$	SOFR + 80bps	Sep-26	$145
BBVA	Ps.	TIIE + 117bps	Jul-26	$83
Atizapan 1 facility	Ps.	TIIE + 185bps	May-29	$56
Atizapan 2 facility	US$	SOFR + 235bps	May-29	$12
Santin 1 facility	Ps.	TIIE + 250bps	Mar-31	$28
Santin 2 facility	Ps.	TIIE + 260bps	Jun-37	$29
Doña Rosa facility	Ps.	11.58%	Dec-28	$42
Jupiter facility	Ps.	TIIE + 135bps	Feb-31	$104
Titan facility	US$	SOFR + 210bps	Sep-27	$750
Bank Debt				**$1,249**
Bonds	US$	6.62%[1]		$1,885
International Bonds				**$1,885**
Transactional Costs (-)				**($32)**
Total Debt		**6.50%[1]**		**$3,102**

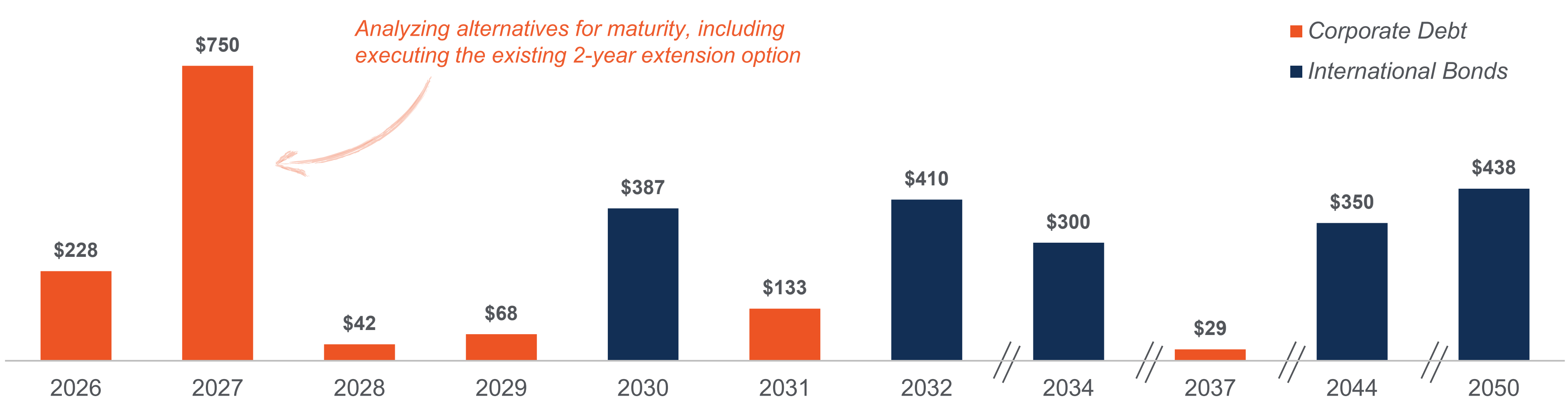
Debt Breakdown Highlights



No currency risk; NEXT's rental income in US$ is enough to cover interests from debt in US$

Debt Maturity Profile

(In US$m)



Notes: Figures converted at a USD/MXN exchange rate of $17.47; (1) Weighted Average interest Rate

6 Seasoned Management Team Supported by Best-in-class Corporate Governance

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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
CFO

- 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

Carlos Manzano
COO

- 25+ years of experience in commercial real estate
- Led commercial and asset management strategies at GE Capital and Blackstone
- Industrial Engineer from Universidad Panamericana and MBA from IPADE Business School

Diego Noriega
CLO

- 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

Non-Independent
Independent

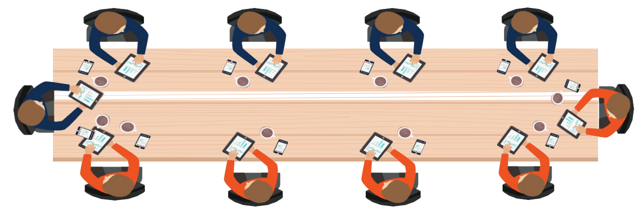
André El-Mann
Executive Vice Chairman

Max El-Mann
Director

Gonzalo Robina
Director

Ana Karen Mora
Director

Moisés El-Mann
Chairman



Herminio Blanco
Director

Cecilia Jiménez
Director

Jaime Chico
Director

Alejo Muñoz
Director

Luis Peña
Director

Audit Committee
(3 members | 100% Independent)

Practices Committee
(3 members | 100% Independent)

Ethics & Sustainability Committee
(3 members)

Nomination Committee
(3 members | 100% Independent)

Compensation Committee
(3 members)

Key Governance Considerations

- ✓ **Internally-managed** vehicle; no fees paid to third parties
- ✓ **Fully independent management team** (CEO, CFO, COO, CLO, property management team)
- ✓ **50% independent technical committee**
- ✓ **Independent board committees** (audit, practices, nomination, ethics & sustainability, debt and investments, and compensation)

6

Transparent Related-party Mechanism to Cement a Fully-aligned Partnership

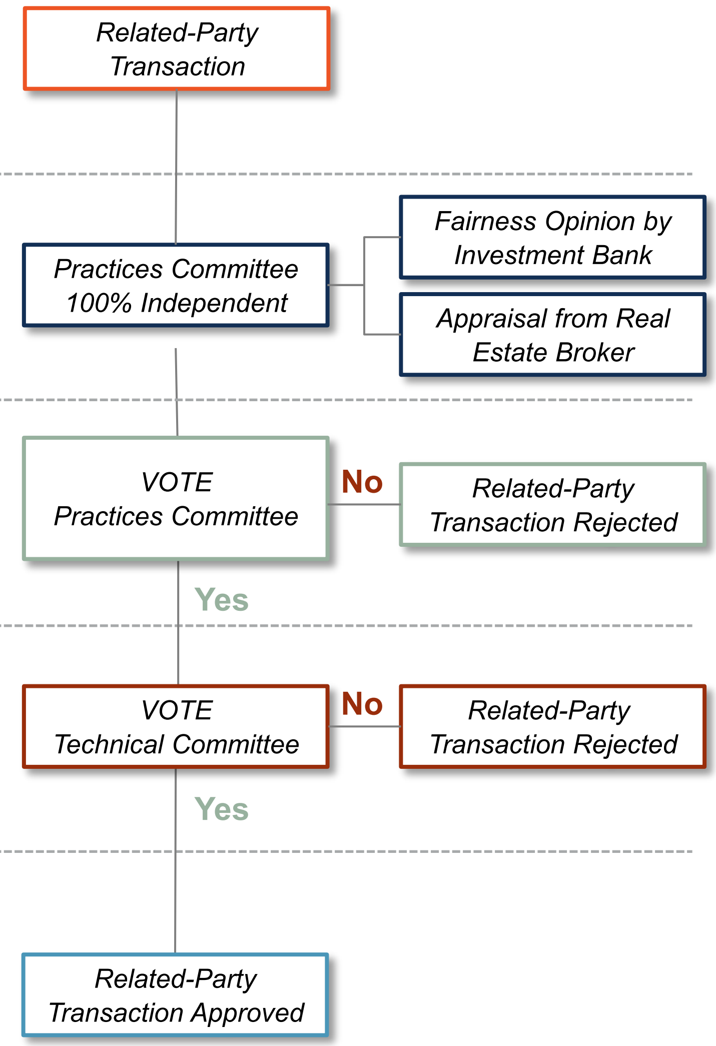
1. **Related- party transaction** is presented to Practices Committee

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 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**

Appendix

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NEARSHORING EXPERTS AND TECHNOLOGY

Committed to the Best Social and Environmental Practices

Selected Achievements From our Sponsor

ESG Regional Top Rated

Member FTSE4Good Index Series

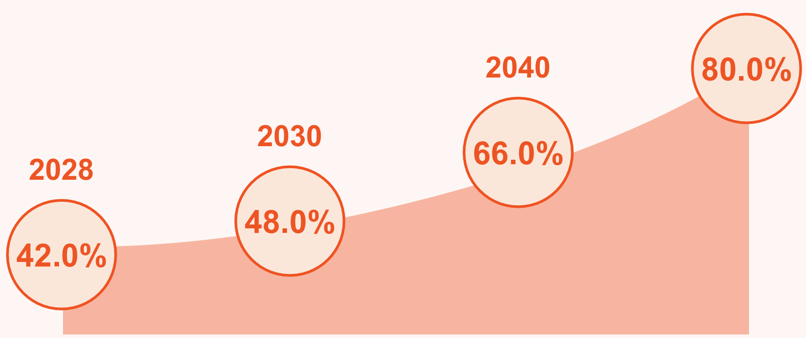
Member Dow Jones Mila Sustainability Index

Disclosure of carbon footprint to CDP

FUNO Foundation

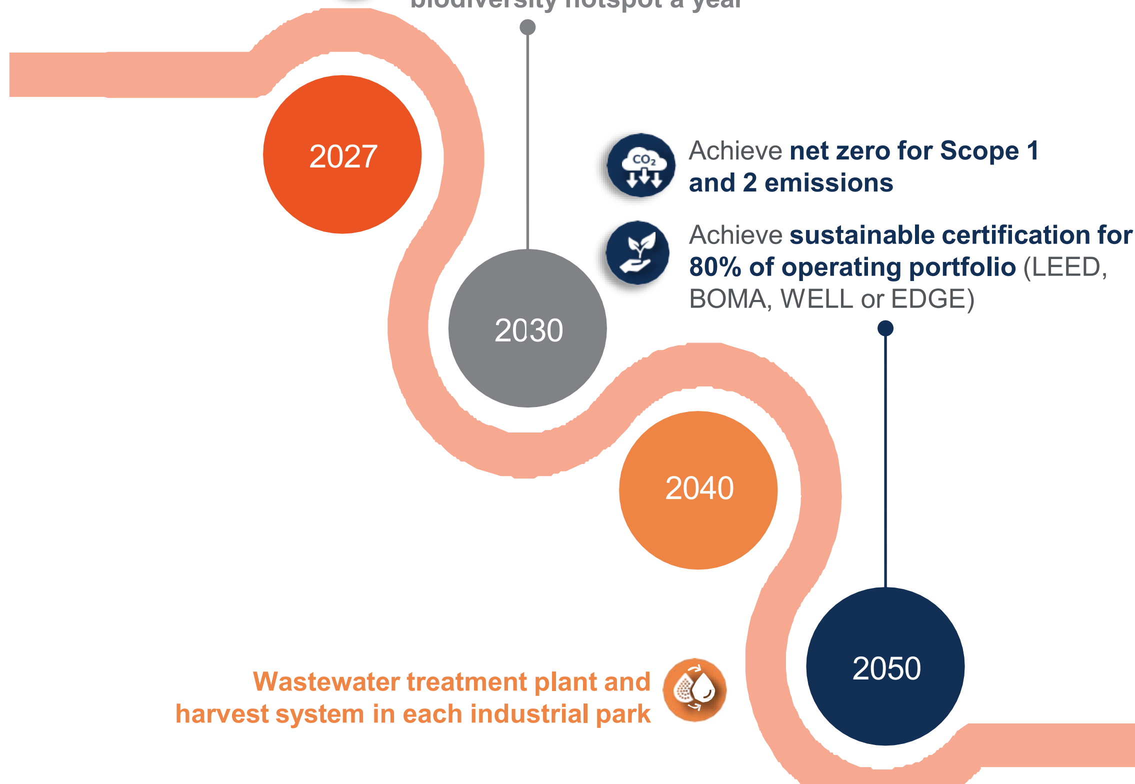
Sustainability Performance Target

(% of certified GLA under sustainable building certifications)



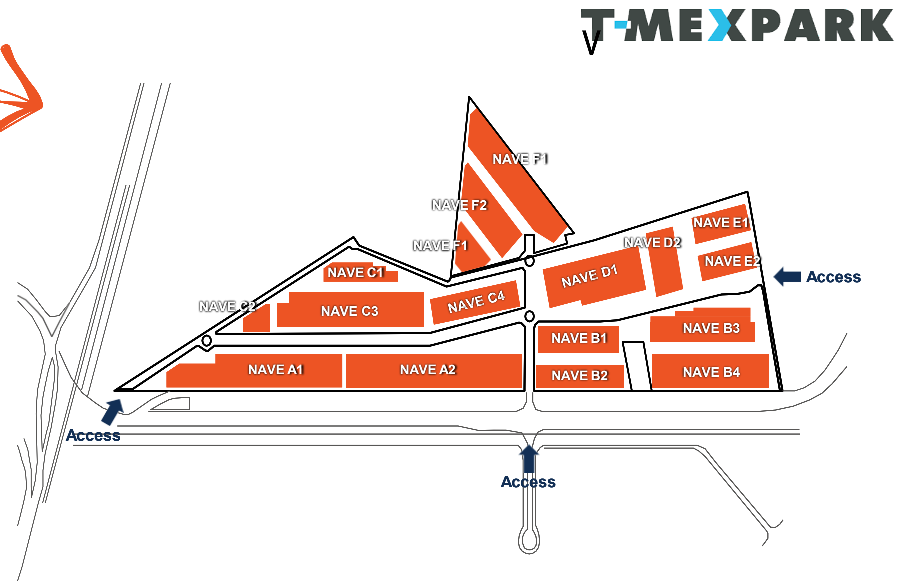
Fibra NEXT Sustainability Goals

- 70% of workforce coming from local communities
- 20% of employees coming from priority groups
- Eliminate pay gap amongst women and men
- Rehabilitate at least one biodiversity hotspot a year



T-MEX Park

Location: Municipio de Nextlalpan, Estado de Mexico



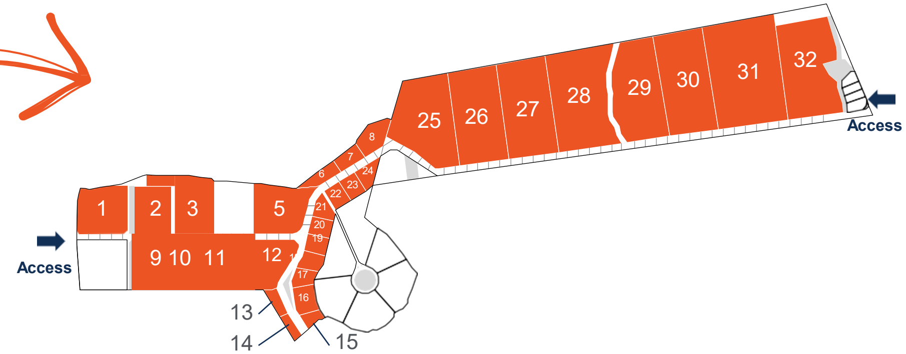
- **64m sqft of land** with **32m sqft of expected GLA** once fully developed
- Strategically located **near Santa Lucia International Airport and important cities in the Mexico City Metro Area**
  - 1 hour from Mexico City, 2 hours from Toluca and 2,5 hours from Queretaro, with **easy access to the Mexiquense Highway**
- First phase of project includes developing 20m sqft into 17 properties, totaling 13m sqft of GLA
  - **Building sizes ranging from 270 thousand to 1.6m sqft**
- Incremental Rental Revenue of ~**Ps. $7,000m once land is fully developed**

El Marqués Park

ElMarqués Park

NAFTA HIGHWAY

Location: Municipio del Marques, Queretaro

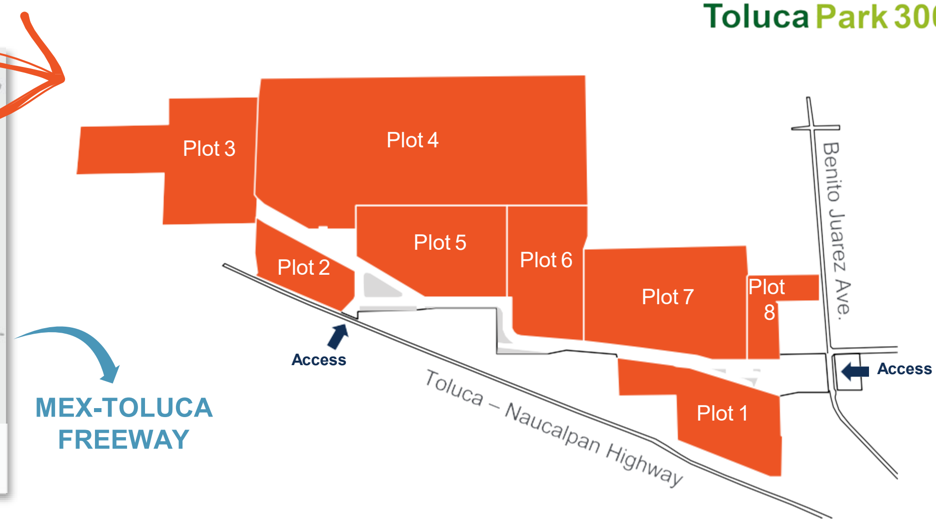


- **18m sqft of land** with **9m sqft of expected GLA** once fully developed
- Property **near multiple industrial poles** (Huawei, Bombardier, DHL, etc.), with **direct access to the Mexico-Queretaro Highway**, and **15 min from Santiago de Querétaro**
- **32 plots** to be developed, with **sizes ranging from 50 thousand to +1.6 million sqft**
- Incremental **Rental Revenue of ~Ps. $1,600m per year** once project is fully developed

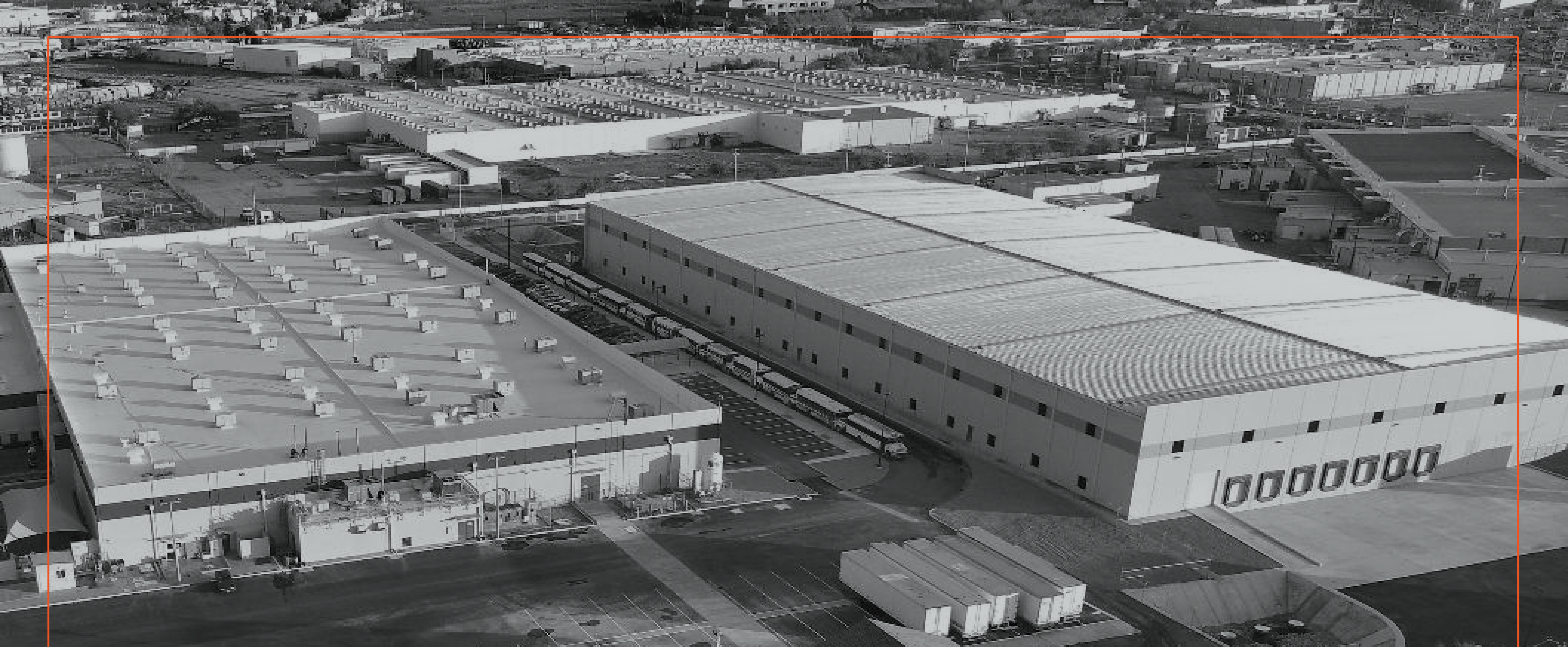
Toluca Park 3000

Toluca Park 3000

Location: San Francisco Xonacatlan, Estado de Mexico



- **8m sqft of land** with **4m 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. $700m** once project is fully developed



NEXT

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