NEXT

NEARSHORING EXPERTS AND TECHNOLOGY

Overview of Asset Contribution Proposal

August 2025

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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)

			Ownership (%)
Portfolio	**Equity**	**CBFIs**	**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

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.

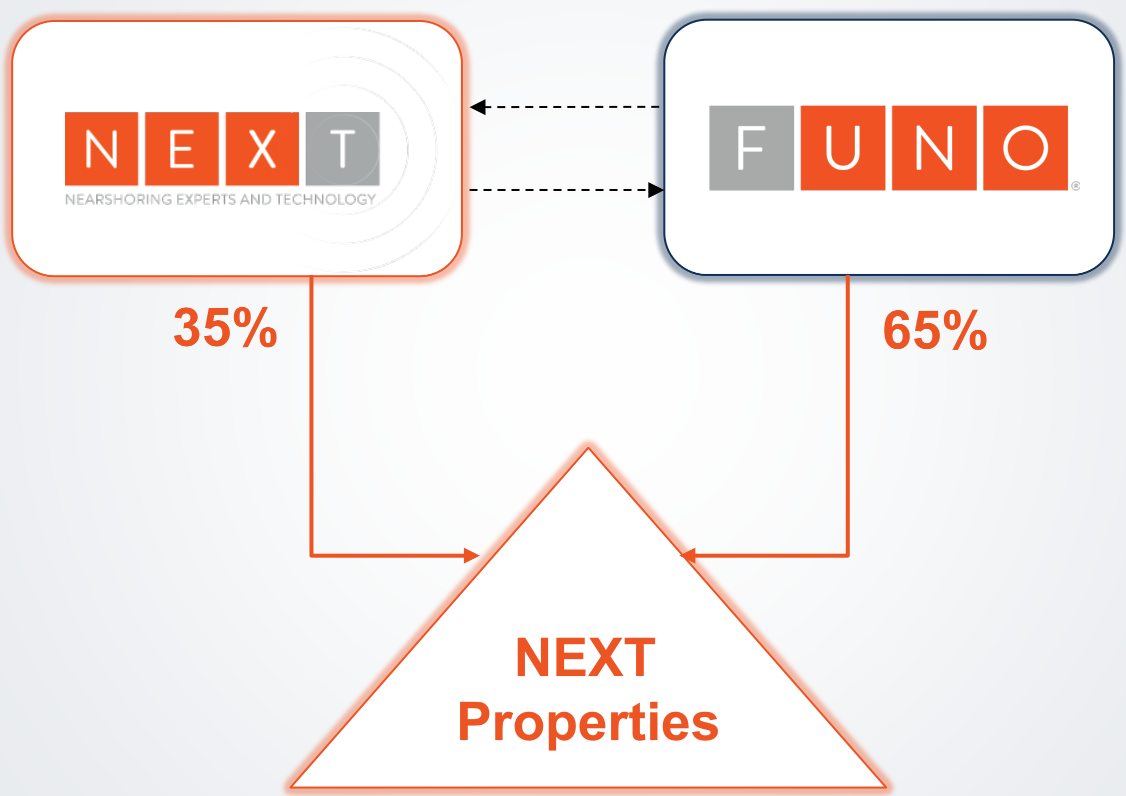
Significant Potential Upside for Fibra NEXT Holders

	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 mm and land contribution of Ps. $6,167 mm at a 10.0% yield on cost for new developments, subsequently revalued at a 7.45% NOI Cap Rate. Remaining proceeds are assumed for acquisitions at a 7.45% NOI Cap Rate.

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

	NEXT In Place / Potential[1]	FIBRA PROLOGIS Consolidated / Core[2]	VESTA	FIBRA Macquarie México	FIBRA MTY
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)]

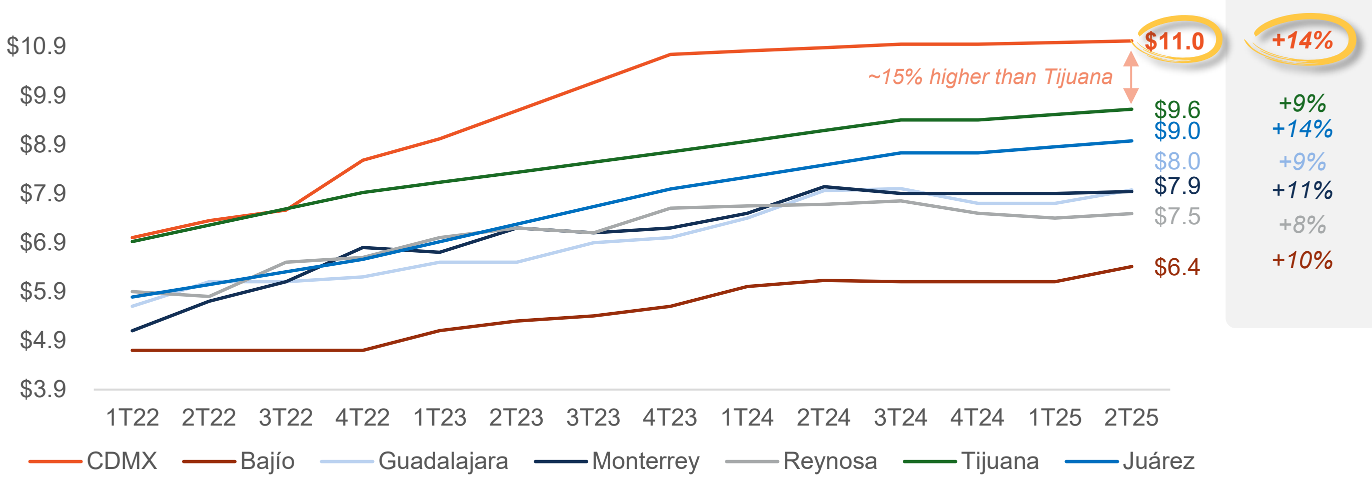
Fibra NEXT would be strategically positioned in top-performing markets, ensuring strong exposure to high growth, more resilient markets while maintaining exposure to dollar-only border markets

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)



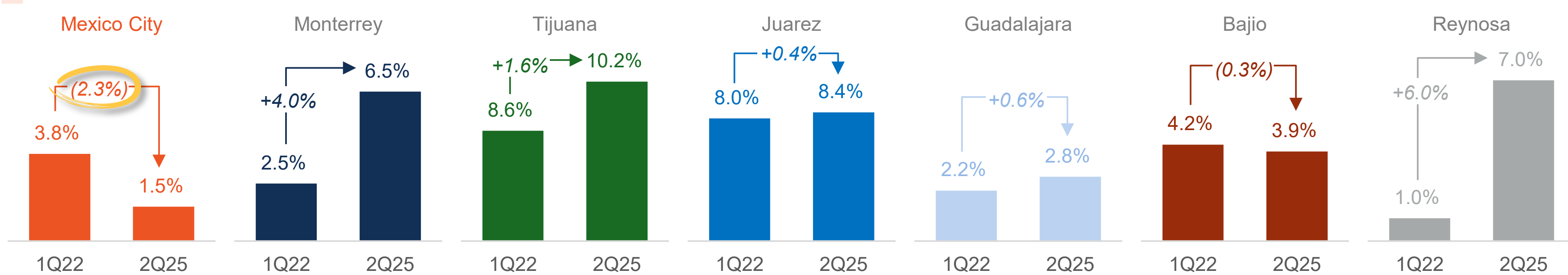
Mexico City stands as the country's fastest-growing and most profitable market

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

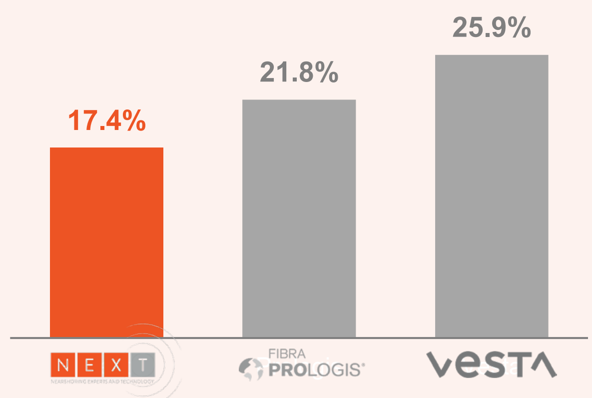
Extensive and Reliable List of Clients…

+950
Leasing Contracts

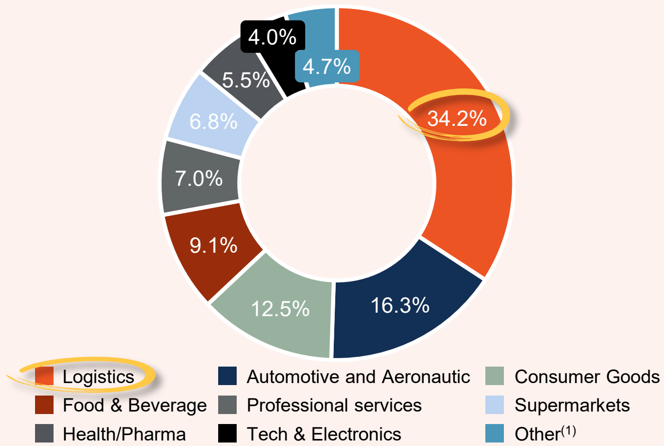
+600
Clients

+30 years
of relationship with Clients

The Most Diversified Portfolio
(Top 10 Tenants as % of Total Annualized Base Rent)



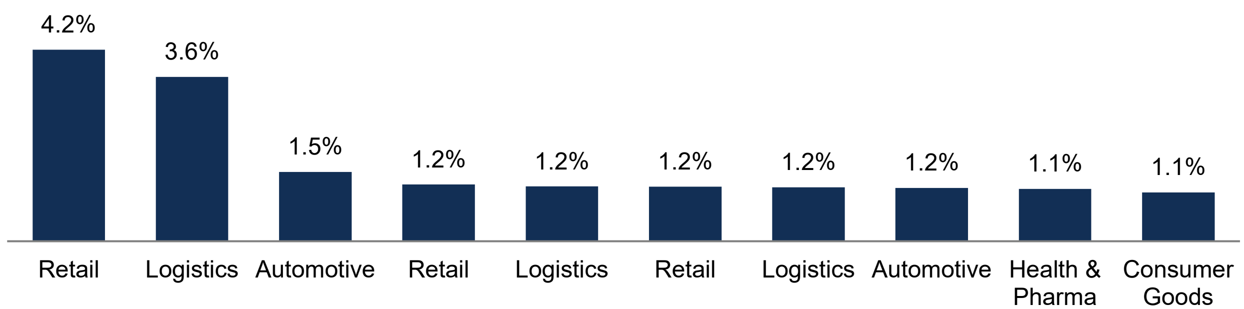
Primary Exposure to Premium Logistics Segment
(% of Total GLA by Underlying Industry of Tenants)



…With the World's Top-Tier 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)



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

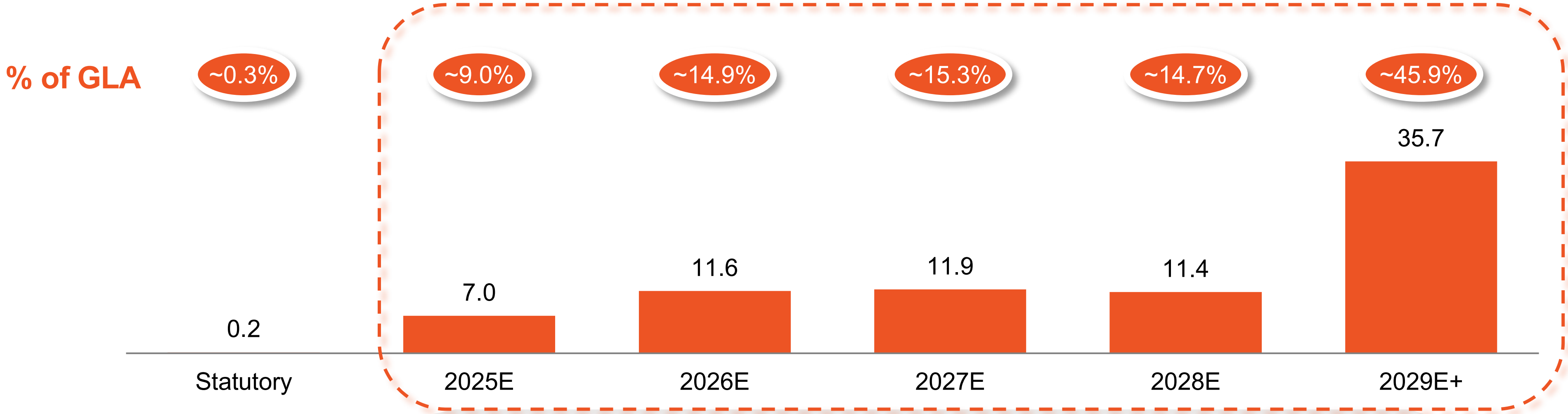
Unique Mark-to-Market Opportunity to Increase Revenues Organically

Lease Maturity Schedule (GLA)

(GLA mm sqft)

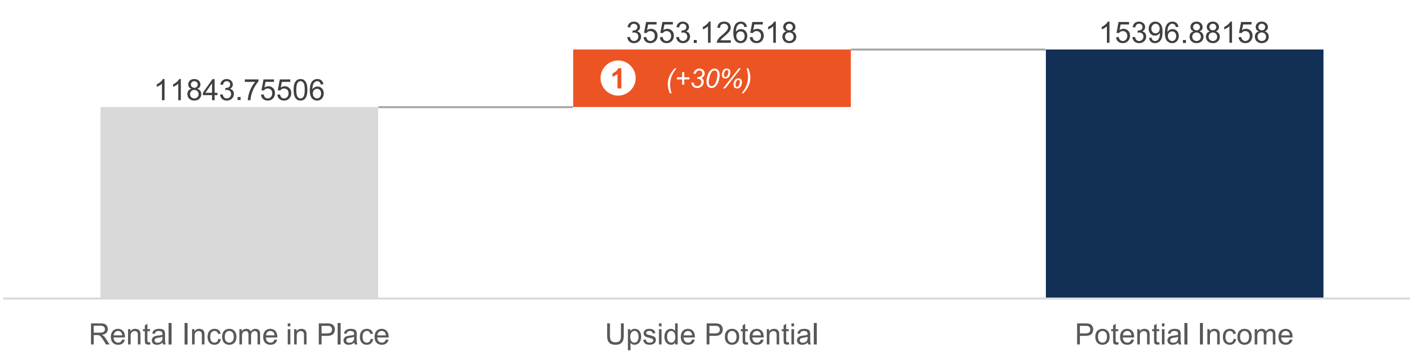
~41.8mm sqft maturing in the next 4 years

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.

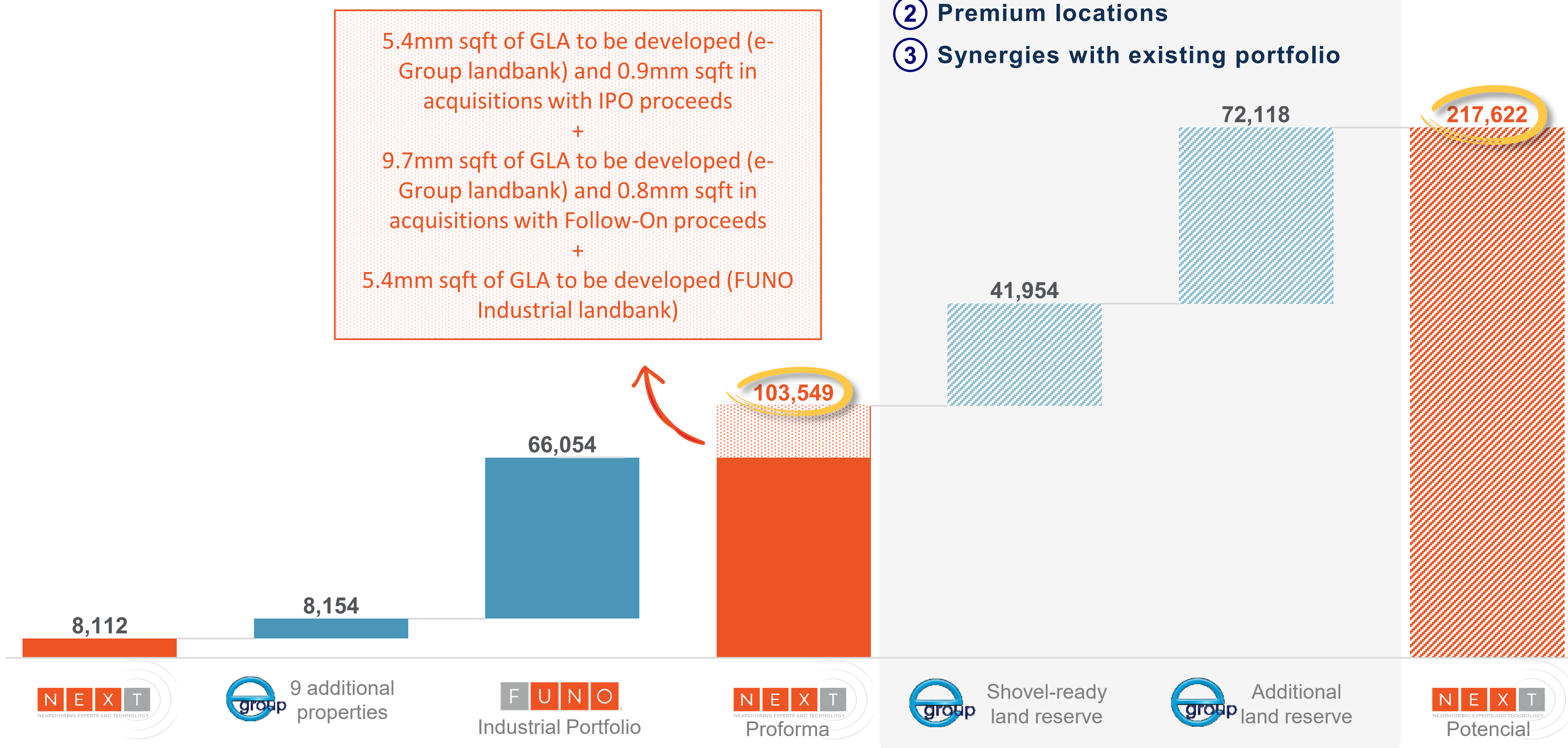
Exponential Growth Avenues Already Mapped Out

Access to an exclusive pipeline through the ROFO and ROFR of e-Group's landbank

Fibra NEXT Proforma GLA[1] Breakdown

(GLA '000 sqft)

1. **Advanced status (permits, utilities)**
2. **Premium locations**
3. **Synergies with existing portfolio**



	NEXT	9 additional properties	Industrial Portfolio	Proforma	Shovel-ready land reserve	Additional land reserve	Potencial
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

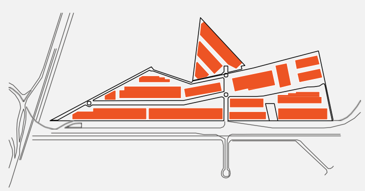
- ☑ **Found in important cities in the country**
- ☑ **Located in markets with high growth and demand**
- ☑ **Projects ready to be developed**

Geographic Footprint of e-Group Properties

Selected Development Projects

T-MEXPARK

Estado de Mexico
Near Santa Lucia Airport



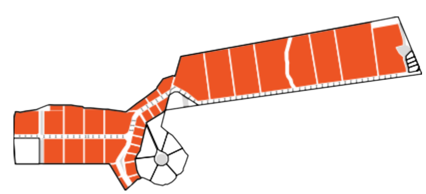
Landbank: 64mm sqft

GLA: 32mm sqft

Rental Revenue: ~Ps. $7,000mm

ElMarqués Park

Queretaro
Access to Mexico-Queretaro Highway



Landbank: 18mm sqft

GLA: 9mm sqft

Rental Revenue: ~Ps. $1,600mm

Toluca Park 3000

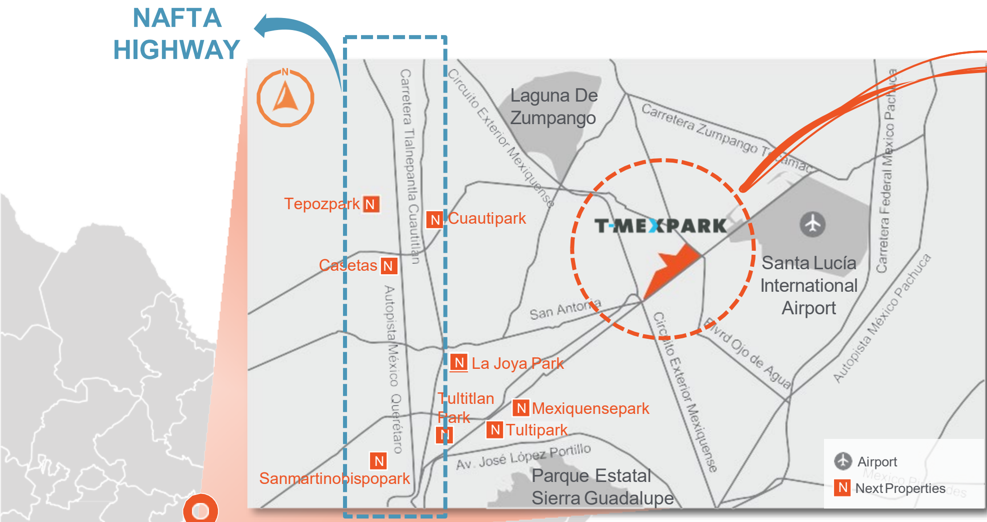
Estado de Mexico
15 min from Toluca International Airport

Landbank: 8mm sqft

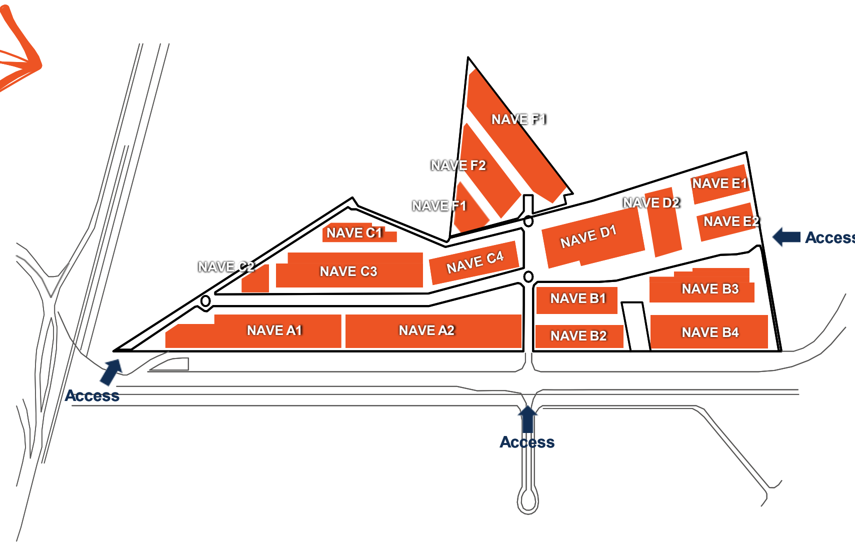
GLA: 4mm sqft

Rental Revenue: ~Ps. $700mm

Sources: Fibra NEXT and CBRE.



Location: Municipio de Nextlalpan, Estado de Mexico



- **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 MetroArea**
  - 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
GLA Completed

5.4mm sqft
GLA under Development

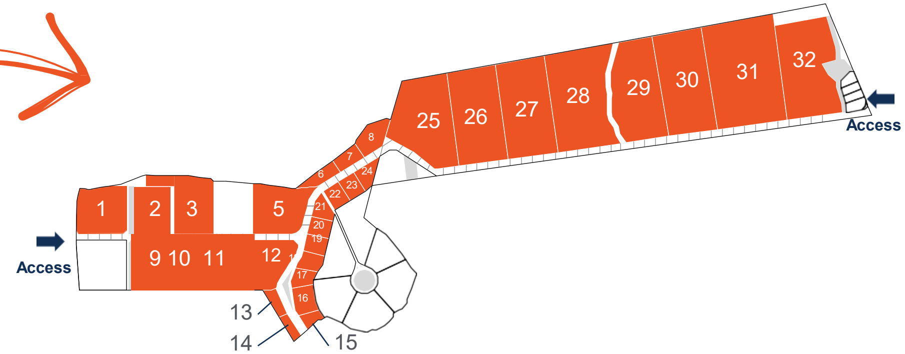
4.0mm sqft
Signed/negotiated GLA

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.

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.

Location: San Francisco Xonacatlan, Estado de Mexico

- **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

Assets
100%

Debt[(1)]
37%

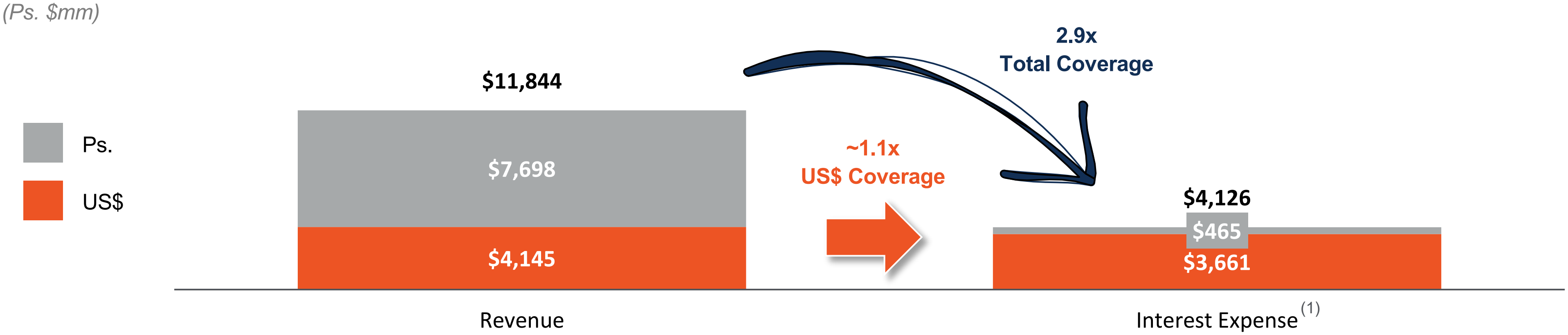
Equity
63%

US$ Rent
35%

Ps. Rent
65%

Naturally Hedged Cash Flows Against FX Volatility

(Ps. $mm)

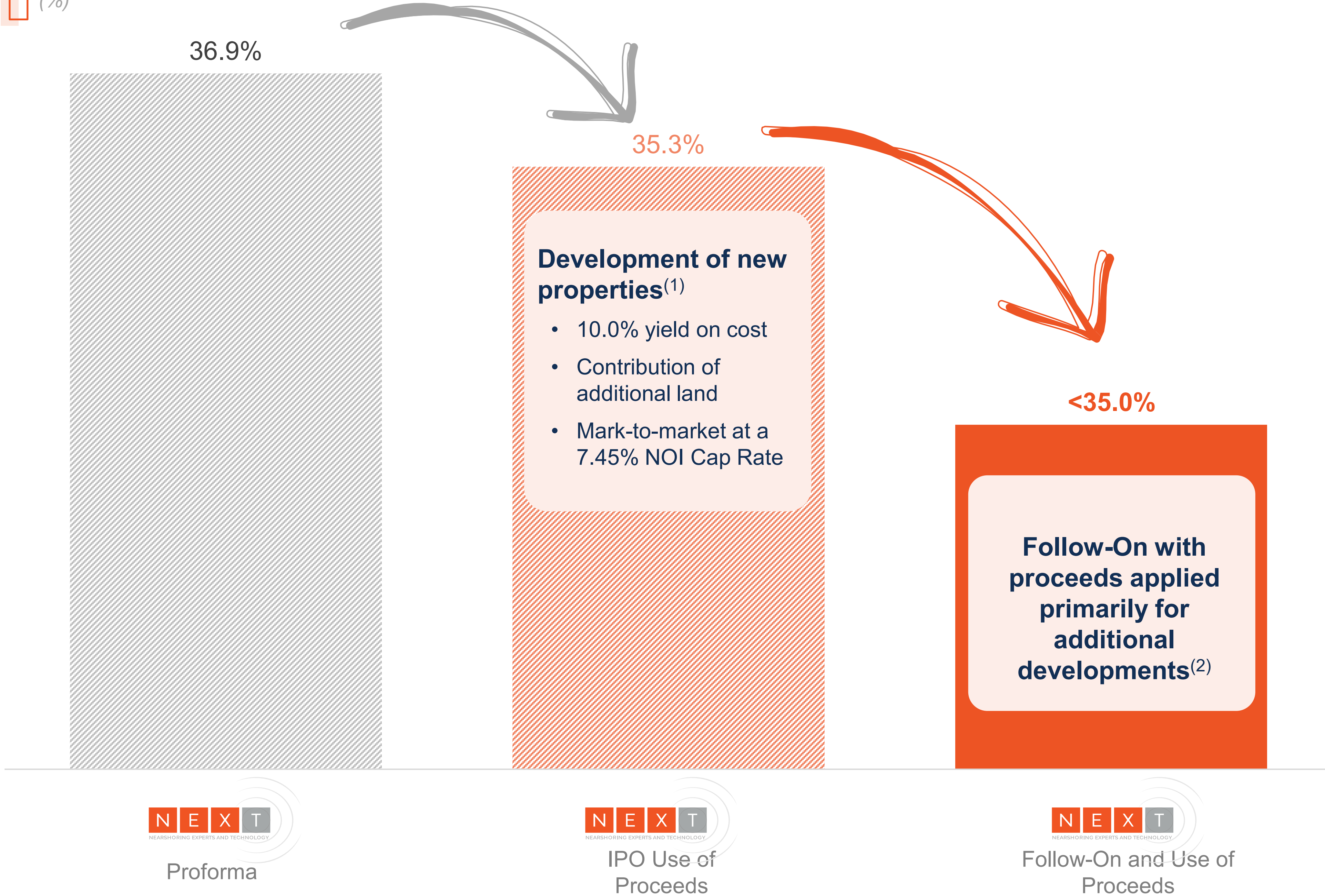


Source: Fibra NEXT, FUNO and e-Group.
Notes: Considers an illustrative FX rate of Ps. $18.89 per US$ for balance sheet figures and Ps. $20.16 per US$ for 2Q25 annualized financial figures. (1) Exchange offer considering all of FUNO's International Bonds at 50% for illustrative purposes, structure and 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.

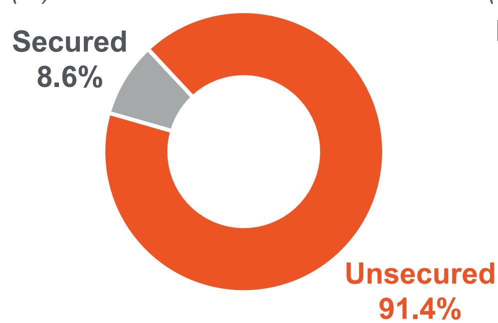
Optimal Balance Sheet Structure with Prudent Leverage

Fibra NEXT Target Capital Structure

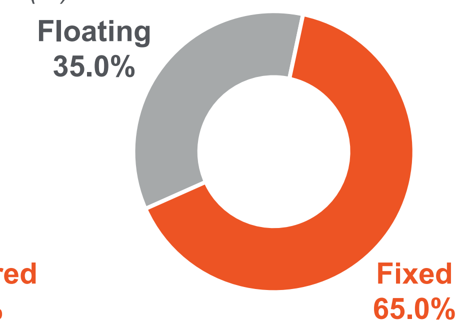
Fibra NEXT Debt Type	Currency	Interest Rate	Maturity	Amount (Ps. $mm)
Citibanamex	US$	SOFR 1M + 80bps	Nov-25	$2,739
Atizapan and Tultepec facility	Ps. / US$	TIIE 28 + 185bps SOFR 1M + 235bps	May-29	$1,286
Santin 1 facility	Ps.	7.46%	Mar-31	$542
Jupiter facility	Ps.	TIIE 28 + 1.35%	Feb-31	$1,851
Santin 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]



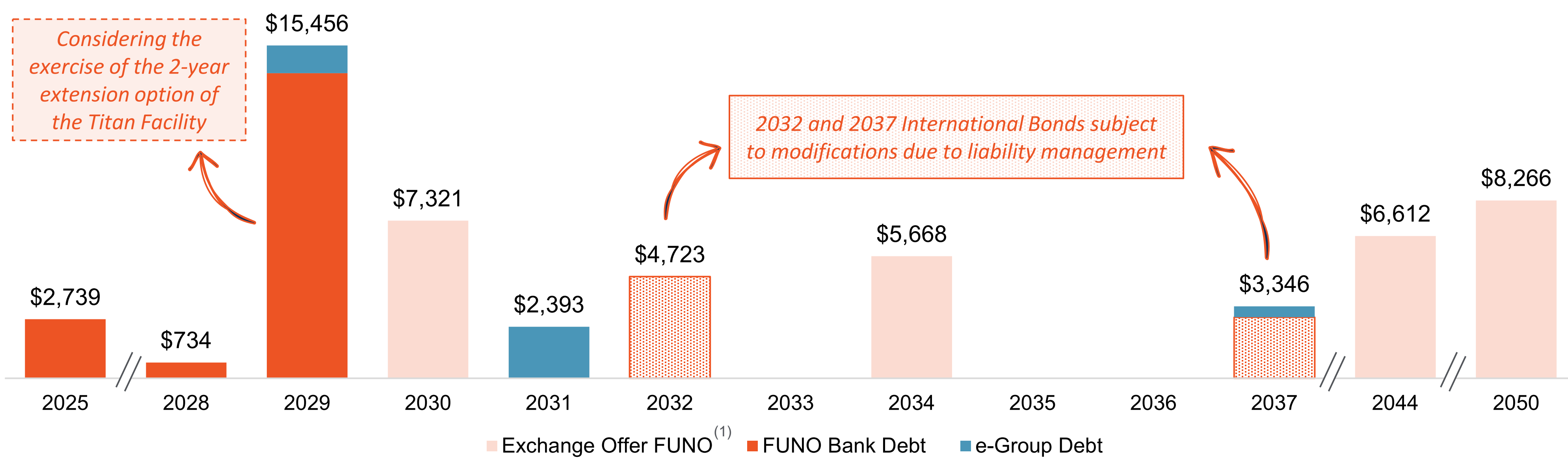
By Rate[1]



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

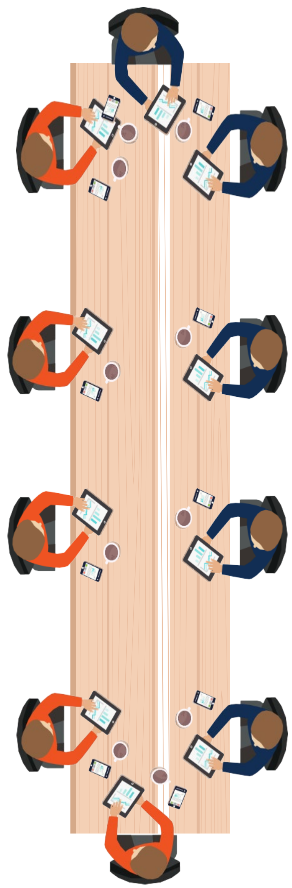
Diego Noriega
Legal Director

- 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

Moisés El-Mann
Chairman



Cecilia Jiménez
Director

André El-Mann
Executive Vice Chairman

Jaime Chico
Director

Max El-Mann
Director

Alejo Muñoz
Director

Gonzalo Robina
Director

Luis Peña
Director

Ana Karen Mora
Director

Herminio Blanco
Director

Non-Independent
Independent

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

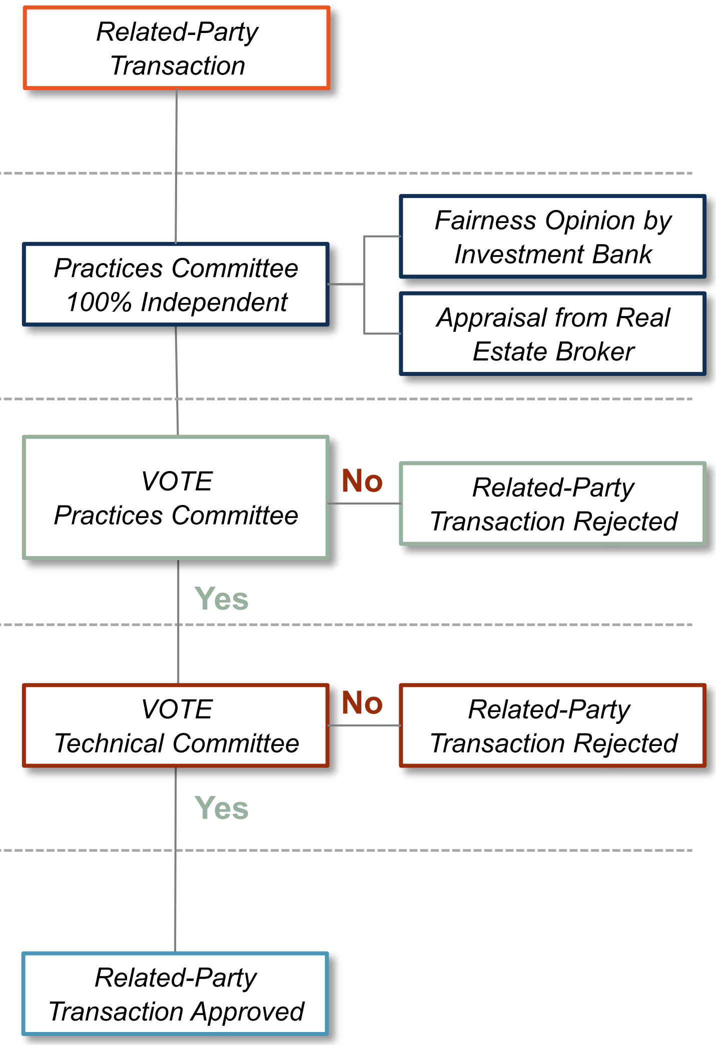
1. **Related- party transaction** is presented to Practices Committee

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

2027
- Provide access to 100% of our employees to finalize formal education

2030
- 70% of workforce coming from local communities
- 20% of employees coming from a priority group
- Eliminate pay gap amongst women and men
- Rehabilitate at least one biodiversity hotspot a year

2040
- Wastewater treatment plant and harvest system in each industrial park
- Have 100% of clean energy sources in our operations and at least 30% of clean energy sources in our tenants' operations
- Achieve sustainable certification for 100% of operating portfolio (LEED, BOMA, WELL or EDGE)

2050
- Achieve net zero for Scope 1 and 2 emissions