FIBRA MACQUARIE MÉXICO REPORTS SECOND QUARTER 2026 RESULTS

- Updates cash distribution to monthly payments

► Record quarterly consolidated NOI of US$62.2 million, up 5.9% YoY

► 2Q26 cash distribution of Ps. 0.6125 per certificate declared

► July 2026 cash distribution of Ps. 0.2042 per certificate declared

► Reaffirms FY26 cash distribution guidance of Ps. 2.45 per certificate

MEXICO CITY, July 23, 2026 – FIBRA Macquarie México ("FIBRAMQ") (BMV: FIBRAMQ12) announced its financial and operating results for the second quarter ended June 30, 2026.

TRANSACTION UPDATE

On May 29, 2026, FIBRA Monterrey ("FIBRA MTY") (BMV: FMTY14) announced the completion of its public tender and exchange offer for FIBRAMQ CBFIs, after holders representing more than 80% of FIBRAMQ's outstanding certificates tendered into the offer. Under the terms of the offer, tendering holders received, at their election, either 3.20x FIBRA MTY CBFIs or Ps. 44.00 in cash per FIBRAMQ CBFI.

On June 29, 2026 Macquarie Asset Management México, S.A. de C.V. ("Macquarie"), Macquarie Infrastructure And Real Assets Holdings Pty Limited ("MIRAH") and FIBRA MTY entered into an Internalization Agreement under which, subject to the satisfaction of certain conditions, Macquarie agreed to the termination of the management agreement entered into between Macquarie and FIBRAMQ, in order to internalize the management of FIBRAMQ. Upon closing, FIBRA MTY shall pay the corresponding internalization consideration to Macquarie. The aforementioned actions, together, shall be referred to as the "Transaction".

SECOND QUARTER 2026 HIGHLIGHTS

- Record quarterly consolidated revenues of US$74.6 million, up 7.7% YoY
- Record quarterly industrial NOI of US$53.4 million, up 4.4% YoY
- FFO of US$37.2 million, up 0.3% YoY
- Industrial total leasing volume of approximately 1.1. million square feet
- Industrial portfolio rental rates up 5.5% YoY; Retail portfolio rental rates up 2.5% YoY

FINANCIAL AND OPERATING RESULTS

Consolidated Portfolio

FIBRAMQ's consolidated 2Q26 results were as follows:

TOTAL PORTFOLIO	(millions of Pesos, unless otherwise stated)			(millions of Dollars, unless otherwise stated)		
	2Q26	2Q25	Variance	2Q26	2Q25	Variance
Weighted Average CBFIs (millions)	797.3m	797.3m	–	797.3m	797.3m	–
Net Operating Income (inc. SLR)	Ps. 1,069.5m	Ps. 1,140.5m	(6.2%)	US$ 61.5m	US$ 58.4m	5.3%
Net Operating Income (exc. SLR)	Ps. 1,081.9m	Ps. 1,147.7m	(5.7%)	US$ 62.2m	US$ 58.7m	5.9%
EBITDA	Ps. 954.7m	Ps. 1,036.4m	(7.9%)	US$ 54.9m	US$ 53.0m	3.4%
Funds From Operations (FFO)	Ps. 647.8m	Ps. 725.1m	(10.7%)	US$ 37.2m	US$ 37.1m	0.3%
FFO per certificate	Ps. 0.8125	Ps. 0.9094	(10.7%)	US$ 0.0467	US$ 0.0465	0.3%
Adjusted Funds From Operations (AFFO)[1]	Ps. 516.5m	Ps. 592.8m	(12.9%)	US$ 29.7m	US$ 30.3m	(2.2%)
AFFO per certificate[1]	Ps. 0.6479	Ps. 0.7435	(12.9%)	US$ 0.0372	US$ 0.0380	(2.2%)
NOI Margin (inc. SLR)	83.2%	84.7%	(156 bps)	83.2%	84.7%	(156 bps)
NOI Margin (exc. SLR)	83.3%	84.8%	(148 bps)	83.3%	84.8%	(148 bps)
AFFO Margin[1]	40.2%	44.0%	(388 bps)	40.2%	44.0%	(388 bps)
GLA ('000s square feet) EOP	36,891	36,363	1.5%	36,891	36,363	1.5%
GLA ('000s sqm) EOP	3,427	3,378	1.5%	3,427	3,378	1.5%
Leased GLA ('000s sqft) EOP	34,141	34,400	(0.8%)	34,141	34,400	(0.8%)
Leased GLA ('000s sqm) EOP	3,172	3,196	(0.8%)	3,172	3,196	(0.8%)
Occupancy EOP	92.5%	94.6%	(206 bps)	92.5%	94.6%	(206 bps)
Average Occupancy	93.4%	94.5%	(110 bps)	93.4%	94.5%	(110 bps)

1) AFFO excludes transaction-related costs associated with the ongoing FIBRA MTY transaction, as well as certain non-recurring expenses incurred with a Tijuana property.

Industrial Portfolio

The following table summarizes 2Q26 results for FIBRAMQ's industrial portfolio:

INDUSTRIAL PORTFOLIO	(millions of Pesos, unless otherwise stated)			(millions of Dollars, unless otherwise stated)		
	2Q26	2Q25	Variance	2Q26	2Q25	Variance
Net Operating Income (inc. SLR)	Ps. 918.3m	Ps. 996.0m	(7.8%)	US$ 52.8m	US$ 51.0m	3.5%
Net Operating Income (exc. SLR)	Ps. 928.8m	Ps. 998.9m	(7.0%)	US$ 53.4m	US$ 51.1m	4.4%
NOI Margin (inc. SLR)	86.6%	87.8%	(123 bps)	86.6%	87.8%	(123 bps)
NOI Margin (exc. SLR)	86.7%	87.9%	(113 bps)	86.7%	87.9%	(113 bps)
GLA ('000s square feet) EOP	32,322	31,730	1.9%	32,322	31,730	1.9%
GLA ('000s sqm) EOP	3,003	2,948	1.9%	3,003	2,948	1.9%
Leased GLA ('000s sqft) EOP	29,908	30,072	(0.5%)	29,908	30,072	(0.5%)
Leased GLA ('000s sqm) EOP	2,779	2,794	(0.5%)	2,779	2,794	(0.5%)
Occupancy EOP	92.5%	94.8%	(224 bps)	92.5%	94.8%	(224 bps)
Average Occupancy	93.5%	94.7%	(121 bps)	93.5%	94.7%	(121 bps)
Average monthly rent per leased (US$/sqm) EOP	US$ 6.80	US$ 6.45	5.5%	US$ 6.80	US$ 6.45	5.5%
Customer retention LTM	73.0%	80.1%	(714 bps)	73.0%	80.1%	(714 bps)
Weighted Avg Lease Term Remaining (years) EOP	2.9	3.4	(14.0%)	2.9	3.4	(14.0%)

FIBRAMQ's industrial portfolio delivered quarterly NOI (excl. SLR) of US$53.4 million in 2Q26, a 4.4% annual increase in US Dollar terms.

Total industrial leasing activity comprised approximately 1.1 million square feet of GLA, including approximately 77 thousand square feet of new leases and approximately 1.0 million square feet of renewal leases, representing a retention rate of 73.0% on a trailing-twelve-month basis.

Retail Portfolio

The following table summarizes the proportionally combined 2Q26 results for FIBRAMQ's retail portfolio:

RETAIL PORTFOLIO	2Q26	2Q25	Variance
Net Operating Income (incl. SLR)	Ps. 151.3m	Ps. 144.5m	4.7%
Net Operating Income (excl. SLR)	Ps. 153.2m	Ps. 148.9m	2.9%
NOI Margin (%, inc. SLR)	67.0%	68.1%	(113 bps)
NOI Margin (%, exc. SLR)	67.3%	68.8%	(150 bps)
GLA ('000s square feet) EOP	4,569	4,633	(1.4%)
GLA ('000s sqm) EOP	425	430	(1.4%)
Leased GLA ('000s sqft) EOP	4,232	4,329	(2.2%)
Leased GLA ('000s sqm) EOP	393	402	(2.2%)
Occupancy EOP	92.6%	93.4%	(82 bps)
Average Occupancy	92.5%	92.9%	(35 bps)
Average monthly rent per leased sqm EOP	$195.80	$190.95	2.5%
Customer retention LTM	77.9%	77.8%	7 bps
Weighted Avg Lease Term Remaining (years) EOP	4.1	3.4	20.5%

FIBRAMQ signed 100 new and renewal retail leases during the quarter, totaling approximately 25 thousand square meters of GLA. The retail portfolio recorded LTM customer retention of 77.9%.

Lease Rental Rate Summary

Based on annualized base rents, 75.1% of leases in FIBRAMQ's consolidated portfolio are linked to either Mexican or U.S. CPI, representing an annual increase of 390 bps.

In the industrial portfolio, FIBRAMQ achieved a weighted average positive releasing spread of 8.0% in 2Q26, and 12.5% over the trailing twelve-month period.

For further details about FIBRA Macquarie's Second Quarter 2026 results, please refer to the Supplementary Information materials located at BMV Filings (fibramacquarie.com).

CAPITAL ALLOCATION

FIBRAMQ continues to pursue a strategy of investing in and developing Class A industrial assets in core markets that demonstrate strong performance and a positive economic outlook.

For further details regarding projects in process and recently delivered projects, please refer to the Supplementary Information materials located at BMV Filings (fibramacquarie.com).

BALANCE SHEET

As of July 23, 2026, FIBRAMQ had US$1,292.3 million of debt outstanding and in excess of US$675.0 million available on its undrawn committed and uncommitted credit facilities, as well as US$116.5 million of unrestricted cash on hand. FIBRAMQ's indebtedness is 96.1% fixed rate, with 3.3 years of weighted average tenor remaining.

As of June 30, 2026, FIBRAMQ's CNBV regulatory debt to total asset ratio was 32.3% and debt service coverage ratio was 3.5x.

SUSTAINABILITY

As of June 30, 2026, FIBRA Macquarie's industrial green building certification coverage under its sustainability-linked financing framework represented 45.0% of industrial GLA. The sustainability and green financing linked portion of drawn debt stands at 69.6% as of July 23, 2026.

In addition, in June, FIBRAMQ published its 2025 ESG report which can be accessed through the following link: Corporate Responsibility (fibramacquarie.com).

DISTRIBUTION

FIBRAMQ declared a cash distribution of Ps. 0.6125 per certificate for the quarter ended June 30, 2026. The distribution is expected to be paid on or about July 30, 2026, to holders of record on July 29, 2026. FIBRAMQ’s certificates are expected to commence trading ex-distribution on July 29, 2026.

Additionally, FIBRAMQ announces an update to its cash distribution policy, changing from a quarterly to a monthly payment cadence. A distribution of Ps. 0.2042 per certificate was declared for the month of July 2026 and is expected to be paid on or around August 7, 2026, to holders of record on August 6, 2026. FIBRAMQ’s certificates are expected to commence trading ex-distribution on August 6, 2026.

Monthly distribution payments will continue to be subject to approval by FIBRAMQ's Manager, stable market conditions, and prudent capital management by FIBRAMQ.

FY26 GUIDANCE

AFFO

Due to the ongoing Transaction with FIBRA MTY, FIBRAMQ has withdrawn its FY2026 AFFO guidance, consistent with customary practice and reflects the potential internalization of management, which remains subject to applicable approvals and other closing conditions.

Cash Distribution

FIBRAMQ reaffirms its FY26 cash distribution guidance of Ps. 2.45 per certificate.

Payment of distributions remains subject to approval by FIBRAMQ's Manager, stable market conditions, and prudent management of FIBRAMQ's capital.

Outstanding certificates

FIBRA Macquarie had 797,311,397 outstanding certificates as of June 30, 2026.

WEBCAST AND CONFERENCE CALL

Due to the ongoing Transaction with FIBRA MTY, FIBRAMQ will not host a webcast and a conference call in relation to this quarterly earnings result.

About FIBRA Macquarie

FIBRA Macquarie México (FIBRAMQ) (BMV: FIBRAMQ12) is a real estate investment trust (fideicomiso de inversión en bienes raíces), or FIBRA, listed on the Mexican Stock Exchange (Bolsa Mexicana de Valores) targeting industrial, retail and office real estate opportunities in Mexico, with a primary focus on stabilized income-producing properties. FIBRA Macquarie's portfolio consists of 246 industrial properties and 17 retail properties, located in 20 cities across 16 Mexican states as of June 30, 2026. Nine of the retail properties are held through a 50/50 joint venture.

For additional information about FIBRA Macquarie, please visit www.fibramacquarie.com.

Cautionary Note Regarding Forward-looking Statements

This release may contain forward-looking statements. Forward-looking statements involve inherent risks and uncertainties. We caution you that a number of important factors could cause actual results to differ significantly from these forward-looking statements and we undertake no obligation to update any forward-looking statements.

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CONDENSED INTERIM CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS OF JUNE 30, 2026 (UNAUDITED) AND DECEMBER 31, 2025

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

	Jun 30, 2026 $'000	Dec 31, 2025 $'000
Current assets		
Cash and cash equivalents	**1,406,720**	2,087,228
Trade and other receivables, net	**95,436**	254,436
Other assets	**327,247**	178,241
Total current assets	**1,829,403**	2,519,905
Non-current assets		
Restricted cash	**14,703**	15,121
Investment properties	**60,777,367**	58,785,946
Equity-accounted investees	**1,820,319**	1,670,069
Goodwill	**837,330**	837,330
Other assets	**261,005**	264,281
Derivative financial instruments	**178,991**	-
Total non-current assets	**63,889,715**	61,572,747
Total assets	**65,719,118**	64,092,652
Current liabilities		
Trade and other payables	**1,251,117**	838,576
Interest-bearing liabilities	**1,310,163**	1,347,237
Tenant deposits	**114,175**	112,555
Other liabilities	**6,758**	6,274
Total current liabilities	**2,682,213**	2,304,642
Non-current liabilities		
Trade and other payables	**596,615**	171
Interest-bearing liabilities	**19,907,543**	19,305,478
Tenant deposits	**422,694**	380,559
Derivative financial instruments	**-**	67,024
Other liabilities	**4,328**	6,352
Deferred income tax	**23,234**	23,234
Total non-current liabilities	**20,954,414**	19,782,818
Total liabilities	**23,636,627**	22,087,460
Net assets	**42,082,491**	42,005,192
Equity		
Contributed equity	**18,506,916**	18,506,916
Retained earnings	**22,977,019**	22,899,883
Total controlling interest	**41,483,935**	41,406,799
Non-controlling interest	**598,556**	598,393
Total equity	**42,082,491**	42,005,192

CONDENSED INTERIM CONSOLIDATED STATEMENTS OF INCOME FOR THE THREE AND SIX MONTHS ENDED JUNE 30, 2026 (UNAUDITED) AND 2025

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

	3 months ended		6 months ended	
	Jun 30, 2026 $'000	Jun 30, 2025 $'000	**Jun 30, 2026 $'000**	Jun 30, 2025 $'000
Property related income	**1,221,961**	1,280,958	**2,427,587**	2,555,677
Property related expenses	**(285,718)**	(254,675)	**(538,607)**	(486,211)
Property income after related expenses	**936,243**	1,026,283	**1,888,980**	2,069,466
Management fees	**(75,809)**	(62,625)	**(137,171)**	(124,739)
Transaction related expenses	**(212,155)**	(2,576)	**(234,848)**	(3,996)
Professional, legal and other expenses	**(41,944)**	(42,295)	**(84,868)**	(77,760)
Total operating expenses	**(329,908)**	(107,496)	**(456,887)**	(206,495)
Other income	**2,890**	-	**3,992**	-
Net unrealized foreign exchange loss on investment properties	**(1,794,599)**	(3,992,606)	**(1,407,749)**	(3,851,659)
Unrealized revaluation gain/(loss) on investment properties measured at fair value	**495,187**	82,752	**708,086**	(399,769)
Finance costs	**(304,099)**	(344,546)	**(598,273)**	(667,782)
Interest income	**19,193**	50,857	**43,084**	71,953
Share of profit from equity-accounted investees	**52,323**	61,804	**123,913**	90,109
Net foreign exchange gain	**738,770**	1,426,398	**511,518**	1,406,408
Loss on disposal of investment property	**(190)**	-	**(257)**	-
Net unrealized gain/(loss) on interest rate swaps	**149,983**	(91,876)	**246,015**	(265,489)
Consolidated (loss)/profit for the period	**(34,207)**	(1,888,430)	**1,062,422**	(1,753,258)
Total consolidated (loss)/profit for the period attributable to:				
Controlling interest	**(26,968)**	(1,861,121)	**1,058,742**	(1,723,726)
Non-controlling interest	**(7,239)**	(27,309)	**3,680**	(29,532)
Total (loss)/profit for the period	**(34,207)**	(1,888,430)	**1,062,422**	(1,753,258)
(Loss)/profit per CBFI*				
Basic and diluted (loss)/profit per CBFI (pesos)	**(0.03)**	(2.33)	**1.33**	(2.16)

**Real Estate Trust Certificates (Certificados Bursátiles Fiduciarios Inmobiliarios or "CBFI").*

CONDENSED INTERIM CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE SIX MONTHS ENDED JUNE 30, 2026 (UNAUDITED) AND 2025

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

	Contributed equity $'000	Retained earnings $'000	Total controlling interest $'000	Total non-controlling interest $'000	Total $'000
Total equity at January 1, 2025	18,506,916	27,281,518	45,788,434	519,304	46,307,738
Total loss for the period	-	(1,723,726)	(1,723,726)	(29,532)	(1,753,258)
Total loss for the period	-	(1,723,726)	(1,723,726)	(29,532)	(1,753,258)
Transactions with equity holders in their capacity as equity holders:					
- Distributions to CBFI holders	-	(906,942)	(906,942)	-	(906,942)
- Distributions to non-controlling interest	-	-	-	(13,037)	(13,037)
Total transactions with equity holders in their capacity as equity holders	-	(906,942)	(906,942)	(13,037)	(919,979)
Total equity as of June 30, 2025	18,506,916	24,650,850	43,157,766	476,735	43,634,501
Total equity at January 1, 2026	**18,506,916**	**22,899,883**	**41,406,799**	**598,393**	**42,005,192**
Total profit for the period	**-**	**1,058,742**	**1,058,742**	**3,680**	**1,062,422**
Total profit for the period	**-**	**1,058,742**	**1,058,742**	**3,680**	**1,062,422**
Transactions with equity holders in their capacity as equity holders:					
- Distributions to CBFI holders	**-**	**(976,706)**	**(976,706)**	**-**	**(976,706)**
- Distributions to non-controlling interest	**-**	**-**	**-**	**(14,921)**	**(14,921)**
- Equity (diluted)/increase in non-controlling interest	**-**	**(9,693)**	**(9,693)**	**9,693**	**-**
- Equity contributed from non-controlling interest	**-**	**-**	**-**	**1,711**	**1,711**
- Equity contributed from controlling interest	**-**	**4,793**	**4,793**	**-**	**4,793**
Total transactions with equity holders in their capacity as equity holders	**-**	**(981,606)**	**(981,606)**	**(3,517)**	**(985,123)**
Total equity as of June 30, 2026	**18,506,916**	**22,977,019**	**41,483,935**	**598,556**	42,082,491

CONDENSED INTERIM CONSOLIDATED STATEMENTS OF CASH FLOW FOR THE SIX MONTHS ENDED JUNE 30, 2026 (UNAUDITED) AND 2025

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

	6 months ended	
	Jun 30, 2026	Jun 30, 2025
	$'000	$'000
	Inflows / (Outflows)	Inflows / (Outflows)
Operating activities:		
Profit/(loss) for the period	**1,062,422**	(1,753,258)
Adjustments for:		
Net unrealized foreign exchange loss on investment properties	**1,407,749**	3,851,659
Unrealized revaluation (gain)/loss on investment properties measured at fair value	**(708,086)**	399,769
Straight line rental income adjustment	**(512)**	10,444
Loss on disposal of investment property	**257**	-
Tenant improvement amortization	**61,550**	61,768
Leasing expense amortization	**60,881**	60,756
Right-of-use assets depreciation*	**2,321**	2,287
Interest income	**(43,084)**	(71,953)
Impairment on trade receivables	**52,504**	39,502
Net unrealized foreign exchange gain on monetary items	**(551,887)**	(1,717,740)
Finance costs	**598,273**	667,782
Share of profit from equity-accounted investees	**(123,913)**	(90,109)
Net unrealized (gain)/loss on interest rates swaps	**(246,015)**	265,489
Movements in working capital:		
Increase in receivables	**(92,742)**	(332,905)
Increase/(decrease) in payables	**174,540**	(63,982)
Net cash flows from operating activities	**1,654,258**	1,329,509
Investing activities:		
Land acquisitions	**(835,533)**	-
Capital contribution in equity-accounted investees	**(82,039)**	(71,079)
Investment in equity received from non-controlling interest	**11,405**	-
Maintenance capital expenditure and other capitalized cost	**(685,830)**	(528,444)
Distributions received from equity-accounted investees	**55,702**	61,002
Interest received	**43,084**	71,953
Net cash flows used in investing activities	**(1,493,211)**	(466,568)
Financing activities:		
Repayment of interest-bearing liabilities	**-**	(959,660)
Interest paid	**(565,264)**	(574,398)
Proceeds from interest-bearing liabilities, net of facility charges	**1,150,500**	4,665,560
Lease payments	**(2,518)**	(2,525)
Distribution to CBFI holders	**(1,465,060)**	(1,325,530)
Net cash flows generated (used in)/from financing activities	**(882,342)**	1,803,447
Net (decrease)/increase in cash and cash equivalents	**(721,295)**	2,666,388
Cash and cash equivalents at the beginning of the period	**2,102,349**	653,348
Foreign exchange gain on cash and cash equivalents	**40,369**	311,332
Cash and cash equivalents at the end of the period**	**1,421,423**	3,631,068

*The depreciation is in respect of the right-of-use assets held at the Group's vertically integrated internal platform level, calculated in accordance with IFRS16.

**Includes restricted cash balance of $14.7 million (2025: $15.9 million) as of June 30, 2026.

FIBRA MACQUARIE MÉXICO

UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDING JUNE 30, 2026

Important: This English translation, available online at www.fibramacquarie.com, is for courtesy purposes only. The Spanish original prevails.

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Independent Auditors' Report on Review of Interim Financial Information

To the CBFIs holders of Fideicomiso Irrevocable No. F/1622
(HSBC México, Sociedad Anónima, Institución de Banca Múltiple,
Grupo Financiero HSBC, División Fiduciaria) and its controlled entities:

Introduction

We have reviewed the accompanying condensed interim consolidated statement of financial position of Fideicomiso Irrevocable No. F/1622 (HSBC México, Sociedad Anónima, Institución de Banca Múltiple, Grupo Financiero HSBC, División Fiduciaria) and its controlled entities ("FIBRA Macquarie México" or "the Trust") as at June 30, 2026, the condensed interim consolidated statements of income, changes in equity and cash flows for the six-month period then ended, and notes to the condensed interim consolidated financial information. Management is responsible for the preparation and presentation of this condensed interim consolidated financial information in accordance with IAS 34 'Interim Financial Reporting'. Our responsibility is to express a conclusion on this condensed interim consolidated financial information based on our review.

Scope of Review

We conducted our review in accordance with the International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed interim consolidated financial information as at June 30, 2026 is not prepared, in all material respects, in accordance with IAS 34 'Interim Financial Reporting'.

KPMG CARDENAS DOSAL, S. C.

R. Sergio Lopez Lara

Monterrey, Nuevo Leon, Mexico
July 23, 2026

CONDENSED INTERIM CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS OF JUNE 30, 2026 (UNAUDITED) AND DECEMBER 31, 2025

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

	Note	Jun 30, 2026 $'000	Dec 31, 2025 $'000
Current assets			
Cash and cash equivalents		**1,406,720**	2,087,228
Trade and other receivables, net	15	**95,436**	254,436
Other assets		**327,247**	178,241
Total current assets		**1,829,403**	2,519,905
Non-current assets			
Restricted cash		**14,703**	15,121
Investment properties	10,15	**60,777,367**	58,785,946
Equity-accounted investees	9	**1,820,319**	1,670,069
Goodwill		**837,330**	837,330
Other assets		**261,005**	264,281
Derivative financial instruments	12,15	**178,991**	-
Total non-current assets		**63,889,715**	61,572,747
Total assets		**65,719,118**	64,092,652
Current liabilities			
Trade and other payables		**1,251,117**	838,576
Interest-bearing liabilities	11	**1,310,163**	1,347,237
Tenant deposits		**114,175**	112,555
Other liabilities		**6,758**	6,274
Total current liabilities		**2,682,213**	2,304,642
Non-current liabilities			
Trade and other payables		**596,615**	171
Interest-bearing liabilities	11	**19,907,543**	19,305,478
Tenant deposits		**422,694**	380,559
Derivative financial instruments	12,15	**-**	67,024
Other liabilities		**4,328**	6,352
Deferred income tax		**23,234**	23,234
Total non-current liabilities		**20,954,414**	19,782,818
Total liabilities		**23,636,627**	22,087,460
Net assets		**42,082,491**	42,005,192
Equity			
Contributed equity	13	**18,506,916**	18,506,916
Retained earnings		**22,977,019**	22,899,883
Total controlling interest		**41,483,935**	41,406,799
Non-controlling interest	14	**598,556**	598,393
Total equity		**42,082,491**	42,005,192

The above unaudited condensed interim consolidated statements of financial position should be read in conjunction with the accompanying notes.

CONDENSED INTERIM CONSOLIDATED STATEMENTS OF INCOME FOR THE THREE AND SIX MONTHS ENDED JUNE 30, 2026 (UNAUDITED) AND 2025

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

		3 months ended		6 months ended	
	Note	Jun 30, 2026 $'000	Jun 30, 2025 $'000	Jun 30, 2026 $'000	Jun 30, 2025 $'000
Property related income	4(a)	**1,221,961**	1,280,958	**2,427,587**	2,555,677
Property related expenses	4(b)	**(285,718)**	(254,675)	**(538,607)**	(486,211)
Property income after related expenses		**936,243**	1,026,283	**1,888,980**	2,069,466
Management fees	17(c)	**(75,809)**	(62,625)	**(137,171)**	(124,739)
Transaction related expenses		**(212,155)**	(2,576)	**(234,848)**	(3,996)
Professional, legal and other expenses	4(c)	**(41,944)**	(42,295)	**(84,868)**	(77,760)
Total operating expenses		**(329,908)**	(107,496)	**(456,887)**	(206,495)
Other income		**2,890**	-	**3,992**	-
Net unrealized foreign exchange loss on investment properties	10,15	**(1,794,599)**	(3,992,606)	**(1,407,749)**	(3,851,659)
Unrealized revaluation gain/(loss) on investment properties measured at fair value	10,15	**495,187**	82,752	**708,086**	(399,769)
Finance costs	4(d)	**(304,099)**	(344,546)	**(598,273)**	(667,782)
Interest income		**19,193**	50,857	**43,084**	71,953
Share of profit from equity-accounted investees	9(b)	**52,323**	61,804	**123,913**	90,109
Net foreign exchange gain	4(e)	**738,770**	1,426,398	**511,518**	1,406,408
Loss on disposal of investment property		**(190)**	-	**(257)**	-
Net unrealized gain/(loss) on interest rate swaps		**149,983**	(91,876)	**246,015**	(265,489)
Consolidated (loss)/profit for the period		**(34,207)**	(1,888,430)	**1,062,422**	(1,753,258)
Total consolidated (loss)/profit for the period attributable to:					
Controlling interest		**(26,968)**	(1,861,121)	**1,058,742**	(1,723,726)
Non-controlling interest		**(7,239)**	(27,309)	**3,680**	(29,532)
Total (loss)/profit for the period		**(34,207)**	(1,888,430)	**1,062,422**	(1,753,258)
(Loss)/profit per CBFI*					
Basic and diluted (loss)/profit per CBFI (pesos)	8	**(0.03)**	(2.33)	**1.33**	(2.16)

** Real Estate Trust Certificates (Certificados Bursátiles Fiduciarios Inmobiliarios or “CBFI”).*

The above unaudited condensed interim consolidated statements of income should be read in conjunction with the accompanying notes.

CONDENSED INTERIM CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE SIX MONTHS ENDED JUNE 30, 2026 (UNAUDITED) AND 2025

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

	Note	Contributed equity $'000	Retained earnings $'000	Total controlling interest $'000	Total non-controlling interest $'000	Total $'000
Total equity at January 1, 2025	13	18,506,916	27,281,518	45,788,434	519,304	46,307,738
Total loss for the period		-	(1,723,726)	(1,723,726)	(29,532)	(1,753,258)
Total loss for the period		-	(1,723,726)	(1,723,726)	(29,532)	(1,753,258)
Transactions with equity holders in their capacity as equity holders:						
- Distributions to CBFI holders	7	-	(906,942)	(906,942)	-	(906,942)
- Distributions to non-controlling interest		-	-	-	(13,037)	(13,037)
Total transactions with equity holders in their capacity as equity holders		-	(906,942)	(906,942)	(13,037)	(919,979)
Total equity as of June 30, 2025		18,506,916	24,650,850	43,157,766	476,735	43,634,501
Total equity at January 1, 2026	13	**18,506,916**	**22,899,883**	**41,406,799**	**598,393**	**42,005,192**
Total profit for the period		**-**	**1,058,742**	**1,058,742**	**3,680**	**1,062,422**
Total profit for the period		**-**	**1,058,742**	**1,058,742**	**3,680**	**1,062,422**
Transactions with equity holders in their capacity as equity holders:						
- Distributions to CBFI holders	7	**-**	**(976,706)**	**(976,706)**	**-**	**(976,706)**
- Distributions to non-controlling interest		**-**	**-**	**-**	**(14,921)**	**(14,921)**
- Equity (diluted)/increase in non-controlling interest		**-**	**(9,693)**	**(9,693)**	**9,693**	**-**
- Equity contributed from non-controlling interest		**-**	**-**	**-**	**1,711**	**1,711**
- Equity contributed from controlling interest		**-**	**4,793**	**4,793**	**-**	**4,793**
Total transactions with equity holders in their capacity as equity holders		**-**	**(981,606)**	**(981,606)**	**(3,517)**	**(985,123)**
Total equity as of June 30, 2026		**18,506,916**	**22,977,019**	**41,483,935**	**598,556**	**42,082,491**

The above unaudited condensed interim consolidated statements of changes in equity should be read in conjunction with the accompanying notes.

CONDENSED INTERIM CONSOLIDATED STATEMENTS OF CASH FLOW FOR THE SIX MONTHS ENDED JUNE 30, 2026 (UNAUDITED) AND 2025

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

		6 months ended	
	Note	Jun 30, 2026 $'000 Inflows / (Outflows)	Jun 30, 2025 $'000 Inflows / (Outflows)
Operating activities:			
Profit/(loss) for the period		**1,062,422**	(1,753,258)
Adjustments for:			
Net unrealized foreign exchange loss on investment properties	10,15	**1,407,749**	3,851,659
Unrealized revaluation (gain)/loss on investment properties measured at fair value	10,15	**(708,086)**	399,769
Straight line rental income adjustment		**(512)**	10,444
Loss on disposal of investment property		**257**	-
Tenant improvement amortization	4(b)	**61,550**	61,768
Leasing expense amortization	4(b)	**60,881**	60,756
Right-of-use assets depreciation*		**2,321**	2,287
Interest income		**(43,084)**	(71,953)
Impairment on trade receivables	4(b)	**52,504**	39,502
Net unrealized foreign exchange gain on monetary items	4(e)	**(551,887)**	(1,717,740)
Finance costs	4(d)	**598,273**	667,782
Share of profit from equity-accounted investees	9(b)	**(123,913)**	(90,109)
Net unrealized (gain)/loss on interest rates swaps		**(246,015)**	265,489
Movements in working capital:			
Increase in receivables		**(92,742)**	(332,905)
Increase/(decrease) in payables		**174,540**	(63,982)
Net cash flows from operating activities		**1,654,258**	1,329,509
Investing activities:			
Land acquisitions		**(835,533)**	-
Capital contribution in equity-accounted investees	9(b)	**(82,039)**	(71,079)
Investment in equity received from non-controlling interest		**11,405**	-
Maintenance capital expenditure and other capitalized cost		**(685,830)**	(528,444)
Distributions received from equity-accounted investees	9(b)	**55,702**	61,002
Interest received		**43,084**	71,953
Net cash flows used in investing activities		**(1,493,211)**	(466,568)
Financing activities:			
Repayment of interest-bearing liabilities	11	**-**	(959,660)
Interest paid		**(565,264)**	(574,398)
Proceeds from interest-bearing liabilities, net of facility charges	11	**1,150,500**	4,665,560
Lease payments		**(2,518)**	(2,525)
Distribution to CBFI holders	7	**(1,465,060)**	(1,325,530)
Net cash flows generated (used in)/from financing activities		**(882,342)**	1,803,447
Net (decrease)/increase in cash and cash equivalents		**(721,295)**	2,666,388
Cash and cash equivalents at the beginning of the period		**2,102,349**	653,348
Foreign exchange gain on cash and cash equivalents	4(e)	**40,369**	311,332
Cash and cash equivalents at the end of the period**		1,421,423	3,631,068

* The depreciation is in respect of the right-of-use assets held at the Group's vertically integrated internal platform level, calculated in accordance with IFRS 16. This amount is included in property administration expense in note 4.
** Includes restricted cash balance of $14.7 million (2025: $15.9 million) as of June 30, 2026.

The above unaudited condensed interim consolidated statements of cash flows should be read in conjunction with the accompanying notes.

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

1. REPORTING ENTITY

FIBRA Macquarie México ("FIBRA Macquarie") was created under the Irrevocable Trust Agreement No. F/1622, dated November 14, 2012, which is now maintained by Macquarie Asset Management México, S.A. de C.V., as settlor, HSBC México, S.A., Institución de Banca Múltiple, Grupo Financiero HSBC, División Fiduciaria ("HSBC"), as trustee (in such capacity, the "FIBRA Macquarie Trustee"), Macquarie Asset Management México, S.A. de C.V. as Manager (in such capacity, "MAM México" or the "Manager"), and Monex Casa de Bolsa, S.A. de C.V., Monex Grupo Financiero, as common representative. FIBRA Macquarie is a real estate investment trust (Fideicomiso de Inversión en Bienes Raíces or "FIBRA") for Mexican federal tax purposes.

FIBRA Macquarie is domiciled in the United States of México ("México") and the address of its registered office is at Av. Paseo de la Reforma 347, Cuauhtémoc, Alcaldía Cuauhtémoc, México City, 06500 with effect from July 18, 2025.

These unaudited condensed interim consolidated financial statements comprise the trust and its controlled entities F/311022 MMREIT Industrial Trust III, F/311014 MMREIT Industrial Trust IV, F/311138 MMREIT Industrial Trust V, F/311146 MMREIT Industrial Trust VI, F/3493 HSBC México, F/311162 MMREIT Industrial Trust VII, F/311189 MMREIT Industrial Trust VIII, F/311197 MMREIT Retail Trust III, F/311235 MMREIT Retail Trust V and MMREIT Property Administration, A.C. ("MPA") (together referred as the "Group" or "FIBRA Macquarie"). FIBRA Macquarie was established with the purpose of investing in real estate assets in México.

Relevant activities during the period ended June 30, 2026

On February 19, 2026, the Group acquired 124 hectares (ha) of a land parcel located in Tijuana for a total consideration of US$113.8 million excluding transaction costs and taxes.

On February 25, 2026, FIBRA Macquarie announced that it had been informed that Macquarie Asset Management México, S.A. de C.V. ("MAM México"), Prologis Property México, S.A. de C.V. ("Prologis") and FIBRA Prologis had entered into a Transaction and Covenant Agreement under which MAM México had agreed to transfer to Prologis all of its rights and obligations under the management agreement entered into between MAM México and FIBRA Macquarie, subject to the satisfaction of certain conditions.

On March 17, 2026, FIBRA Prologis received authorization from its holders to conduct a public offering for up to 100% of the CBFIs issued by FIBRA Macquarie.

As of March 31, 2026, FIBRA Macquarie fully drew US$50.0 million from the senior unsecured sustainability-linked credit facility with International Finance Corporation (IFC).

On April 7, 2026, FIBRA Prologis announced that it launched a public tender offer (the "FIBRA Prologis Public Offer") for up to 100% of the real estate certificates issued by FIBRA Macquarie.

On April 15, 2026, FIBRA Macquarie announced the upsizing and extension of its existing sustainability-linked, uncommitted revolving credit with BBVA México. The facility has been increased to a total amount of up to US$200.0 million, and its maturity has been extended by five years, now maturing on April 15, 2031. Borrowings under this facility will bear interest at a variable rate equal to 90-day SOFR plus a credit spread of 105-basis points over the term of the loan.

On April 24, 2026, FIBRA Macquarie made an announcement referring to the public announcement issued by FIBRA Monterrey ("FIBRA MTY"), regarding FIBRA MTY's launch of a public tender offer for up to 100% of the CBFIs issued by FIBRA Macquarie (the "FIBRA MTY Public Offer").

On May 27, 2026, FIBRA Macquarie made an announcement referring to the notice for informational purposes *(aviso con fines informativos)* published on May 26, 2026 by FIBRA Prologis, regarding the results of the FIBRA Prologis Public Offer. In such notice, FIBRA Prologis informed that, as certain conditions to which the FIBRA Prologis Public Offer was subject were not satisfied, and given that the FIBRA Prologis Public Offer period had elapsed, the FIBRA Prologis Public Offer had expired.

On June 1, 2026, FIBRA Macquarie made an announcement referring to the public announcement issued on May 31, 2026 by FIBRA MTY, confirming that all of the conditions to the successful consummation of the FIBRA MTY Public Offer had been satisfied and that more than 80% of the outstanding FIBRAMQ CBFIs had participated in the FIBRA MTY Public Offer. In connection with the transaction, FIBRA Macquarie engaged BofA Securities to provide financial advisory and related services. Following the successful completion of the transaction, and in accordance with the terms of the engagement, FIBRA Macquarie paid to BofA Securities a total fee of US$9.25 million as of June 30, 2026. In addition, FIBRA Macquarie incurred legal, advisory, and other transaction-related costs associated with the execution and completion of the transaction.

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

1. REPORTING ENTITY (CONTINUED)

Relevant activities during the period ended June 30, 2026 (continued)

On June 29, 2026, FIBRA Macquarie announced that it had been informed that MAM México, Macquarie Infrastructure And Real Assets Holdings Pty Limited and FIBRA MTY had entered into an Internalization Agreement under which, subject to the satisfaction of certain conditions, the termination of the management agreement entered into between MAM México and FIBRA Macquarie was agreed, in order to internalize the management of FIBRA Macquarie. Under such Internalization Agreement, FIBRA MTY shall pay the corresponding internalization consideration to MAM México and FIBRA MTY will assume the management responsibilities at FIBRA Macquarie. Further, FIBRA MTY announced its intention to launch a tender offer for up to 100% of the outstanding FIBRAMQ CBFIs, subject to obtaining the required regulatory approvals. Until the conditions precedent of the Internalization Agreement are satisfied, the Company continues to be managed by MAM México.

2. BASIS OF PREPARATION AND PRESENTATION

a) Statement of compliance

These unaudited condensed interim consolidated financial statements are for the Group and have been prepared in accordance with International Accounting Standard ("IAS") 34 *Interim Financial Reporting*. Certain information and note disclosures normally included in the consolidated financial statements prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IFRS Accounting Standards) have been condensed or omitted in accordance with the provisions for reporting interim periods. Therefore, the unaudited condensed interim consolidated financial statements should be read in conjunction with the consolidated financial statements for the year ended December 31, 2025, prepared in accordance with IFRS. The results of the interim periods are not necessarily indicative of the consolidated statements of income for the full year.

The Manager considers that all regular and recurring adjustments necessary for a fair presentation of the unaudited condensed interim consolidated financial statements have been included.

These unaudited condensed interim consolidated financial statements were approved by the Technical Committee of FIBRA Macquarie on July 22, 2026.

b) Historical cost convention

These unaudited condensed interim consolidated financial statements have been prepared on a going concern basis under the historical cost convention, as modified by the revaluation of investment properties at fair value.

c) Critical accounting judgements and estimates

During the preparation of the unaudited condensed interim consolidated financial statements, the Manager is required to make judgements, estimations and estimates of uncertainties as of June 30, 2026 that affect the application of accounting policies. Estimates and assumptions used in these unaudited condensed interim consolidated financial statements are based on information available to the Group at the end of the reporting period. The notes to the unaudited condensed interim consolidated financial statements set out areas involving a higher degree of judgement or complexity, or areas where assumptions are significant to the unaudited condensed interim consolidated financial statements such as:

(i) Judgements

- Classification of joint arrangements into joint ventures "JV": critical judgements are made with respect to the fair values of investment properties included in both JV's with Grupo Frisa. See note 9 for further details.

(ii) Assumptions and estimation of uncertainties

- Trade and other receivables: the portfolio is measured based on a forward-looking 'Expected Credit Loss' ("ECL") model. This requires considerable judgement about how changes in economic factors affect ECLs, which will be determined on a probability-weighted basis. Any change in Management's estimates can result in modification of the impairment loss of trade receivables.

2. BASIS OF PREPARATION AND PRESENTATION (CONTINUED)

c) Critical accounting judgements and estimates (continued)

(ii) Assumptions and estimation of uncertainties (continued)

- Critical assumptions relating to the valuation of investment properties at fair value include the receipt of contractual rents, expected future market rents, renewal rates, capital expenditures, discount rates that reflect current market uncertainties, capitalization rates and recent investment properties transactions. If there is any change in these assumptions, or regional, national or international economic conditions, the fair value of investment properties may change materially. See note 10 for further details.

- Estimation of fair value of investment properties: critical judgements are made with respect to the fair values of investment properties. The fair values of investment properties are reviewed regularly by Management with reference to independent property valuations and market conditions existing at the reporting date, using generally accepted market practices. The independent valuer is experienced, nationally recognized and qualified in the professional valuation of industrial and retail buildings in their respective geographic areas. FIBRA Macquarie performed quarterly independent appraisals. See note 10 and 15 for further details.

- Estimation of fair value of derivative financial instruments: the inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. The judgements include considerations of inputs such as credit risk and volatility. Changes in assumptions about these factors could materially affect the reported fair value of financial instruments. See note 15 for further details.

- Income tax and deferred income tax: the recognition and measurement of deferred tax assets or liabilities is dependent on Management's estimate of future taxable profits and income tax rates that are expected to be in effect in the period the asset is realised, or the liability is settled. Any changes in Management's estimates can result in changes in deferred tax assets or liabilities as reported in the unaudited condensed interim consolidated statement of financial position.

- Goodwill is tested for impairment at least once a year, and when circumstances indicate that the carrying value may be impaired based on key assumptions underlying the portfolio premium.

Management believes that the estimates used in preparing the unaudited condensed interim consolidated financial statements are reasonable. Actual results in the future may differ from those reported and therefore it is possible, on the basis of existing knowledge, that outcomes within the next financial year that are different from our assumptions and estimates could result in an adjustment to the carrying amounts of the assets and liabilities previously reported.

d) Measurement of fair value

The Group measures financial instruments, such as derivatives and non-derivatives financial assets and investment properties, at fair value at every reporting date. Fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either: in the principal market for the asset or liability, or, in the absence of a principal market, in the most advantageous market for the asset or liability.

All assets and liabilities for which fair value is measured or disclosed in the unaudited condensed interim consolidated financial statements are categorized in one of these hierarchy levels based on inputs used in the valuation process. The level in the fair value hierarchy under which fair value measurement falls is determined based on the lowest level input that is significant to the fair value measurement. The levels of the fair value hierarchy are as follows:

Level 1 – The fair value is based on unadjusted quoted prices in active markets that are accessible to the entity for identical assets or liabilities. These quoted prices generally provide the most reliable evidence and should be used to measure fair value whenever available.

Level 2 – Fair value is based on inputs other than quoted prices included within level 1, that inputs, which are observable for the asset or liability, either directly or indirectly, substantially for the full term of the asset or liability through corroboration of observable market data.

Level 3 – The fair value is based on significant unobservable inputs for the asset or liability. Such inputs reflect the Group's own assumptions about how market participants would price the asset or liability.

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

3. SUMMARY OF MATERIAL ACCOUNTING POLICIES

The Group has consistently applied its material accounting policies for all periods presented in the unaudited condensed interim consolidated financial statements and in relation with those of the previous year.

a) Accounting standards issued but not yet effective

A number of new accounting standards and amendments to accounting standards are effective for annual periods beginning after January 1, 2026 and earlier application is permitted. The Group has not early adopted any of the forthcoming new or amended accounting standards in preparing these unaudited condensed interim consolidated financial statements. These standards and amendments would have immaterial or no impact to the Group's unaudited condensed interim consolidated financial statements. These include:

- Translation to a Hyperinflationary Presentation Currency - Amendment to IAS 21
- Presentation and Disclosure in Financial Statements – IFRS 18
- Amendments to the Classification and Measurement of Financial Instruments – Amendments to IFRS 9, Financial Instruments and IFRS 7, Financial Instruments: Disclosures

b) Principles of consolidation

The unaudited condensed interim consolidated financial statements of FIBRA Macquarie incorporate the assets and liabilities of its controlled entities as of June 30, 2026 and December 31, 2025; the income statement for the six months period ended as of June 30, 2026 and June 30, 2025. The effects of intra-Group balances and transactions, and any unrealized income and expenses arising from subsidiaries transactions, are eliminated in preparation of the unaudited condensed interim consolidated financial statements.

(i) Subsidiaries

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The unaudited interim financial statements of subsidiaries are included in the unaudited condensed interim consolidated financial statements from the date on which control commences until the date on which control ceases. For the period ended as of June 30, 2026, the Group consolidated the financial results of MMREIT Property Administration, A.C. ("MPA") and HSBC México, S.A., Institución de Banca Múltiple, Grupo Financiero HSBC F/3493 ("F/3493").

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

4. INCOME/(EXPENSE) FOR THE PERIOD

The income/(expense) for the period includes the following items of revenues and expenses:

	3 months ended		6 months ended	
	Jun 30, 2026 $'000	Jun 30, 2025 $'000	**Jun 30, 2026 $'000**	Jun 30, 2025 $'000
a) Property related income				
Lease related income	**1,109,910**	1,172,766	**2,220,336**	2,353,489
Car parking income	**16,355**	15,418	**31,764**	29,864
Expenses recoverable from tenants	**95,696**	92,774	**175,487**	172,324
Total property related income[1]	**1,221,961**	1,280,958	**2,427,587**	2,555,677
b) Property related expenses				
Property administration expense	**(28,647)**	(30,981)	**(58,774)**	(62,032)
Property insurance	**(7,794)**	(8,390)	**(15,516)**	(17,062)
Property tax	**(34,615)**	(30,667)	**(69,330)**	(61,949)
Repairs and maintenance	**(48,600)**	(50,055)	**(82,831)**	(78,717)
Industrial park fees	**(13,225)**	(14,681)	**(26,962)**	(28,915)
Security services	**(14,546)**	(11,010)	**(27,296)**	(21,948)
Property related legal and consultancy expenses	**(18,956)**	(7,722)	**(26,537)**	(13,491)
Tenant improvements amortization	**(30,999)**	(31,382)	**(61,550)**	(61,768)
Leasing expenses amortization	**(30,225)**	(30,624)	**(60,881)**	(60,756)
Utilities	**(18,544)**	(10,800)	**(33,681)**	(18,902)
Marketing costs	**(3,524)**	(4,425)	**(7,450)**	(9,720)
Car park operating fees	**(4,285)**	(3,291)	**(7,868)**	(6,973)
Impairment on trade receivables	**(27,003)**	(18,234)	**(52,504)**	(39,502)
Other property related expenses	**(4,755)**	(2,413)	**(7,427)**	(4,476)
Total property related expenses	**(285,718)**	(254,675)	**(538,607)**	(486,211)
c) Professional, legal and other expenses				
Tax advisory expenses	**(214)**	(624)	**(870)**	(1,283)
Accountancy expenses	**(4,937)**	(6,414)	**(10,977)**	(10,535)
Valuation expenses	**(1,787)**	(1,773)	**(3,647)**	(3,654)
Audit expenses	**(1,797)**	(1,551)	**(3,594)**	(3,102)
Other professional expenses	**(15,947)**	(17,307)	**(30,531)**	(27,932)
Other expenses	**(17,262)**	(14,626)	**(35,249)**	(31,254)
Total professional, legal and other expenses	**(41,944)**	(42,295)	**(84,868)**	(77,760)
d) Finance costs				
Interest expense on interest-bearing liabilities	**(292,873)**	(337,499)	**(577,097)**	(654,102)
Finance costs under effective interest method	**(11,128)**	(6,916)	**(20,968)**	(13,408)
Interest expense on lease liabilities	**(98)**	(131)	**(208)**	(272)
Total finance costs	**(304,099)**	(344,546)	**(598,273)**	(667,782)
e) Net foreign exchange gain				
Unrealized foreign exchange gain on monetary items	**767,242**	1,745,801	**575,021**	1,701,222
Realized foreign exchange loss	**(28,472)**	(319,403)	**(63,503)**	(294,814)
Total net foreign exchange gain	**738,770**	1,426,398	**511,518**	1,406,408

[1] Refer to note 5 for a split of property related income by operating segments and geographic area. All revenues are recognized on a straight-lined basis over the lease term in accordance with IFRS 16 Leases.

As of June 30, 2026, the Group had 93 employees (2025: 84 employees) in its vertically integrated internal property management platform.

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

5. SEGMENT REPORTING

The chief operating decision-maker is the person that allocates resources to, and assesses, the performance of the operating segments of an entity. The Group has determined that its chief operating decision-maker is the Chief Executive Officer ("CEO") of the Group. The Manager has identified the operating segments based on the reports reviewed by the CEO in making strategic decisions.

The operating segments obtained their income primarily from lease rental derived from tenants in México divided into two segments (Industrial and Retail). During the year, there were no transactions between the Group's operating segments.

The locations of the properties are grouped by regions as follows: **North East:** Matamoros, Monterrey, Nuevo Laredo, Reynosa and Saltillo; **Central:** Guadalajara, Irapuato, México City Metropolitan Area (MCMA), Puebla, Querétaro and San Luis Potosí; **North West:** Hermosillo, Los Mochis, Mexicali, Nogales and Tijuana; **North:** Cd. Juárez and Chihuahua; **South:** Cancún and Tuxtepec.

The segment information includes proportionately consolidated results of the joint ventures, which are eliminated in the segment reconciliations. The CEO monitors the performance of the Group based on the location of the investment properties, as follows:

	Industrial				Retail[1,2,3]		Total
3 months ended June 30, 2026	North East $'000	Central $'000	North West $'000	North $'000	South $'000	Central $'000	$'000
Revenue from external customers[1]	376,030	288,711	221,670	184,281	28,961	196,813	1,296,466
Lease related income	*351,328*	*261,477*	*207,386*	*172,949*	*24,057*	*158,939*	*1,176,136*
Car park income	-	-	-	-	*1,273*	*18,319*	*19,592*
Expenses recoverable from tenants	*24,702*	*27,234*	*14,284*	*11,332*	*3,631*	*19,555*	*100,738*
Segment net (loss)/profit[2]	(109,296)	(71,640)	(62,639)	(47,114)	25,124	113,030	(152,535)
Included in loss for the period:							
Foreign exchange gain	54,516	30,102	99,179	35,088	-	22	218,907
Net unrealized foreign exchange loss on investment properties	(615,435)	(471,840)	(421,729)	(290,809)	-	-	(1,799,813)
Unrealized revaluation gain/(loss) on investment properties measured at fair value	188,359	144,234	111,114	78,745	12,822	(6,687)	528,587
Finance costs[3]	(21,962)	(14,726)	(16,188)	(14,105)	(6,379)	(10,099)	(83,459)

[1] The retail south segment and the retail central segment includes revenues relating to joint ventures amounting to $29.0 million and $45.5 million respectively.

[2] The retail south segment and the retail central segment includes operating profit relating to joint ventures amounting to $25.1 million and $40.0 million respectively.

[3] The retail south segment and the retail central segment include finance costs relating to the joint ventures amounting to $6.4 million and $10.1 million respectively.

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

5. SEGMENT REPORTING (CONTINUED)

3 months ended June 30, 2025	Industrial North East $'000	Industrial Central $'000	Industrial North West $'000	Industrial North $'000	Retail[1,2,3] South $'000	Retail[1,2,3] Central $'000	Total $'000
Revenue from external customers[1]	395,475	304,433	239,702	202,464	23,552	188,531	1,354,157
Lease related income	*372,004*	*278,098*	*227,896*	*189,803*	*19,763*	*151,740*	*1,239,304*
Car park income	-	-	-	-	*987*	*17,491*	*18,478*
Expenses recoverable from tenants	*23,471*	*26,335*	*11,806*	*12,661*	*2,802*	*19,300*	*96,375*
Segment net (loss)/profit[2]	(1,024,900)	(660,214)	(522,223)	(507,522)	22,040	159,343	(2,533,476)
Included in (loss)/profit for the period:							
Foreign exchange gain	122,509	64,059	89,498	81,210	-	20	357,296
Net unrealized foreign exchange loss on investment properties	(1,472,603)	(974,207)	(796,409)	(749,387)	-	-	(3,992,606)
Unrealized revaluation gain on investment properties measured at fair value	39,911	7,882	207	15,400	11,721	44,453	119,574
Finance costs[3]	(25,318)	(14,990)	(18,149)	(16,477)	(5,234)	(11,030)	(91,198)

¹ The retail south segment and the retail central segment includes revenues relating to joint ventures amounting to $23.6 million and $49.6 million, respectively.

² The retail south segment and the retail central segment includes operating profit relating to joint ventures amounting to $22.0 million and $46.8 million, respectively.

³ The retail south segment and the retail central segment include finance costs relating to the joint ventures amounting to $5.2 million and $11.0 million, respectively.

6 months ended June 30, 2026	Industrial North East $'000	Industrial Central $'000	Industrial North West $'000	Industrial North $'000	Retail[1,2,3] South $'000	Retail[1,2,3] Central $'000	Total $'000
Revenue from external customers[1]	**746,386**	**562,941**	**439,319**	**366,275**	**47,815**	**414,118**	**2,576,854**
Lease related income	***697,889***	***516,140***	***414,593***	***343,089***	***39,592***	***337,109***	***2,348,412***
Car park income	**-**	**-**	**-**	**-**	***2,148***	***36,321***	***38,469***
Expenses recoverable from tenants	***48,497***	***46,801***	***24,726***	***23,186***	***6,075***	***40,688***	***189,973***
Segment net profit[2]	**406,319**	**293,691**	**210,313**	**177,506**	**40,891**	**151,609**	**1,280,329**
Included in profit for the period:							
Foreign exchange gain/(loss)	**41,558**	**24,776**	**9,273**	**27,660**	**-**	**(56)**	**103,211**
Net unrealized foreign exchange loss on investment properties	**(512,048)**	**(393,566)**	**(263,380)**	**(241,612)**	**-**	**-**	**(1,410,606)**
Unrealized revaluation gain/(loss) on investment properties measured at fair value	**335,565**	**227,448**	**160,307**	**133,475**	**20,677**	**(104,837)**	**772,635**
Finance costs[3]	**(44,750)**	**(28,773)**	**(32,620)**	**(28,524)**	**(10,452)**	**(22,176)**	**(167,295)**

¹ The retail south segment and the retail central segment includes revenues relating to joint ventures amounting to $47.8 million and $101.4 million respectively.

² The retail south segment and the retail central segment includes operating profit relating to joint ventures amounting to $40.9 million and $86.8 million respectively.

³ The retail south segment and the retail central segment include finance costs relating to the joint ventures amounting to $20.7 million and $43.9 million respectively.

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

5. SEGMENT REPORTING (CONTINUED)

6 months ended June 30, 2025	Industrial North East $'000	Industrial Central $'000	Industrial North West $'000	Industrial North $'000	Retail[1,2,3] South $'000	Retail[1,2,3] Central $'000	Total $'000
Revenue from external customers[1]	794,815	589,500	479,727	406,405	45,995	385,039	2,701,481
Lease related income	*750,990*	*542,470*	*458,238*	*379,741*	*38,517*	*312,439*	*2,482,395*
Car park income	-	-	-	-	*2,056*	*34,326*	*36,382*
Expenses recoverable from tenants	*43,825*	*47,030*	*21,489*	*26,664*	*5,422*	*38,274*	*182,704*
Segment net (loss)/profit[2]	(860,243)	(546,719)	(394,427)	(426,026)	37,270	341,645	(1,848,500)
Included in (loss)/profit for the period:							
Foreign exchange gain	128,146	66,871	92,345	83,655	-	20	371,037
Net unrealized foreign exchange loss on investment properties	(1,420,596)	(939,712)	(768,489)	(722,862)	-	-	(3,851,659)
Unrealized revaluation (loss)/gain on investment properties measured at fair value	(159,435)	(144,857)	(81,487)	(80,238)	16,852	102,816	(346,349)
Finance costs[3]	(51,720)	(30,680)	(37,386)	(33,730)	(10,268)	(22,282)	(186,066)

[1] The retail south segment and the retail central segment includes revenues relating to joint ventures amounting to $45.9 million and $99.8 million respectively.

[2] The retail south segment and the retail central segment includes operating profit relating to joint ventures amounting to $37.3 million and $80.9 million respectively.

[3] The retail south segment and the retail central segment include finance costs relating to the joint ventures amounting to $10.3 million and $22.3 million respectively.

As of June 30, 2026	Industrial North East $'000	Industrial Central $'000	Industrial North West $'000	Industrial North $'000	Retail South $'000	Retail Central $'000	Total $'000
Total segment assets	**19,641,281**	**15,268,256**	**13,705,097**	**9,254,404**	**735,000**	**6,267,076**	**64,871,114**
Total segment liabilities	**(1,913,368)**	**(1,335,647)**	**(2,637,424)**	**(1,172,880)**	**(198,300)**	**(541,906)**	**(7,799,525)**
As of December 31, 2025							
Total segment assets	20,333,141	14,694,581	10,718,187	9,638,521	715,613	6,582,325	62,682,368
Total segment liabilities	(1,974,139)	(1,310,069)	(1,366,281)	(1,201,731)	(199,562)	(518,516)	(6,570,298)

The Group's non-current assets are primarily comprised of investment properties located in México.

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

5. SEGMENT REPORTING (CONTINUED)

Segment revenue and segment profit are reconciled to total revenue and operating profit for the period as follows:

	3 months ended		6 months ended	
	Jun 30, 2026 $'000	Jun 30, 2025 $'000	**Jun 30, 2026 $'000**	Jun 30, 2025 $'000
Total segment revenue	**1,296,466**	1,354,156	**2,576,854**	2,701,480
Revenue attributable to equity-accounted investees	**(74,505)**	(73,198)	**(149,267)**	(145,803)
Total revenue for the period	**1,221,961**	1,280,958	**2,427,587**	2,555,677
Segment (loss)/profit	**(152,535)**	(2,533,475)	**1,280,329**	(1,848,505)
Unallocated segments amounts:				
Property related expenses not included in reporting segments	**1,024**	1,130	**2,111**	2,200
Finance costs not included in reporting segments[1]	**(237,118)**	(269,613)	**(463,606)**	(514,269)
Interest income	**19,193**	50,857	**43,084**	71,953
Items attributable to equity-accounted investees	**(5,613)**	(5,722)	**1,608**	(26,689)
Other income	**2,890**	-	**3,992**	-
Net foreign exchange gain[2]	**518,067**	1,069,102	**406,035**	1,035,371
Loss on disposal of investment property	**(190)**	-	**(257)**	-
Net unrealized gain/(loss) on interest rate swaps	**149,983**	(93,207)	**246,015**	(266,820)
Management fees[3]	**(75,809)**	(62,626)	**(137,171)**	(124,739)
Transaction related expenses[4]	**(212,155)**	(2,576)	**(234,850)**	(3,996)
Professional, legal and other expenses	**(41,944)**	(42,300)	**(84,868)**	(77,764)
(Loss)/profit for the period	**(34,207)**	(1,888,430)	**1,062,422**	(1,753,258)

[1] A portion of existing debt is in the form of unsecured facilities at FIBRA Macquarie level and consequently, in 2026 and 2025 finance cost is considered as a reconciling item.

[2] Net foreign exchange gain on monetary items arising in respect of the unsecured debt revaluation at the end of the period.

[3] Fees related with the Manager in respect of the existing management agreement, entered into on December 11, 2012 (the "management agreement").

[4] Includes certain legal and other transaction-related costs associated with the tender offer process.

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

5. SEGMENT REPORTING (CONTINUED)

Segment assets and liabilities are reconciled to total assets and liabilities as follows:

	Period/Year ended	
	Jun 30, 2026 $'000	Dec 31, 2025 $'000
Segment assets	**64,871,114**	62,682,368
Items non included in segment assets:		
Cash, cash equivalents and restricted cash[1]	**994,837**	1,789,939
Trade and other receivables, net	**149**	(3,303)
Other assets[1]	**295,295**	243,031
Assets attributable to equity-accounted investees[1]	**(2,441,587)**	(2,289,452)
Investment in equity-accounted investees[1]	**1,820,319**	1,670,069
Derivative financial instruments not included in reporting segment[1]	**178,991**	-
Total assets	**65,719,118**	64,092,652
Segment liabilities	**(7,799,525)**	(6,570,298)
Items non included in segment liabilities:		
Interest-bearing liabilities[1]	**(16,255,827)**	(15,551,690)
Trade and other payables[1]	**(174,981)**	(488,302)
Liabilities attributable to equity-accounted investees[1]	**621,268**	619,441
Other liabilities[1]	**(4,328)**	(6,352)
Deferred income tax liability[1]	**(23,234)**	(23,234)
Derivative financial instruments not included in reporting segment[1]	**-**	(67,025)
Total liabilities	**(23,636,627)**	(22,087,460)

[1] Assets and liabilities held at fund level.

6. SEASONALITY OF OPERATIONS

There are no material seasonal fluctuations for the Group operations given the characteristics of the properties and lease agreements.

7. DISTRIBUTIONS PAID OR PROVIDED FOR

For the period ended June 30, 2026, FIBRA Macquarie paid three distributions amounting to $1,465.2 million (2025: $1,325.6 million) as follows:

Distribution period	Payment date	Distribution paid per CBFI	Distribution paid[1]
3Q25[2]	Jan 30, 2026	0.6125	**488.4**
4Q25	Mar 12, 2026	0.6125	**488.4**
1Q26	Jun 18, 2026	0.6125	**488.4**
Distributions paid during the period			**1,465.2**

[1] Amounts expressed in million of pesos.
[2] Distribution accrued as of December 31, 2025 and paid on January 30, 2026.

The total distributions approved and recorded in equity for the period ended June 30, 2026 amounted to $976.8 million (2025: $907.0 million).

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

8. (LOSS)/PROFIT AFTER TAX PER CBFI

	3 months ended Jun 30, 2026 $'000	Jun 30, 2025 $'000	6 months ended Jun 30, 2026 $'000	Jun 30, 2025 $'000
(Loss)/profit after tax per CBFI				
Basic and diluted (loss)/profit per CBFI ($)	**(0.03)**	(2.33)	**1.33**	(2.16)
Basic and diluted (loss)/profit used in the calculation of earnings per CBFI				
Net (loss)/profit after tax attributable to controlling interests for basic earnings per CBFI ($'000)	**(26,968)**	(1,861,121)	**1,058,742**	(1,723,726)
Weighted average number of CBFIs used as the denominator in calculating basic earnings per CBFI ('000)	**797,311**	797,311	**797,311**	797,311

9. EQUITY-ACCOUNTED INVESTEES

MMREIT Retail Trust III entered into two joint arrangements with Grupo Frisa through which it acquired a 50% interest in two joint venture trusts ("JV Trusts"). These have been classified as joint venture trusts under *IFRS 11 – Joint Arrangements* as MMREIT Retail Trust III has a right to 50% of the net assets of the JV Trusts. The debt used to finance the purchase of the assets held by the JV Trusts is at the JV Trust level. FIBRA Macquarie and/or MMREIT Retail Trust III have an exposure in relation to this debt solely in their capacity as joint obligors and only in exceptional circumstances which do not currently exist.

MMREIT Industrial Trust VII entered into a joint venture agreement with Residencias Habitacionales de Tijuana, S.A. de C.V. and Promotora de Casas Habitacionales de Tijuana, S.A. de C.V. This has been classified as a joint venture trust under *IFRS 11 - Joint Arrangements*. In addition to the initial contributions, FIBRA Macquarie will contribute capital to fund the development of industrial property on the land parcel.

a) Carrying amounts

Name of the entity	Country of establishment / Principal activity	Ownership interest as of Jun 30, 2026	Ownership interest as of Dec 31, 2025	Jun 30, 2026 $'000	Dec 31, 2025 $'000
JV Trust CIB/589	México / Own and lease retail properties	**50%**	50%	**408,293**	446,422
JV Trust F/1896[1]	México / Own and lease retail properties	**50%**	50%	**1,267,129**	1,155,406
JV Trust F/311170	México / Own industrial land	**28%**	15%	**144,897**	68,241
Total equity accounted investees				**1,820,319**	1,670,069

[1] On May 14, 2026, following the substitution of the trustee, Trust CIB/586 was redesignated as Banco Ve Por Más, F/1896

b) Movement in carrying amounts

	Jun 30, 2026 $'000	Dec 31, 2025 $'000
Carrying amount at the beginning of the period/year	**1,670,069**	1,529,360
Capital contribution during the period/year[1]	**82,039**	79,949
Distributions received during the period/year	**(55,702)**	(111,947)
Share of profits from equity-accounted investees	**62,217**	100,115
Share of unrealized foreign exchange loss on investment properties	**(2,852)**	(4,294)
Share of revaluation gain on investment properties measured at fair value	**64,548**	76,886
Carrying amount at the end of the period/year	**1,820,319**	1,670,069

[1] Relates to a capital contribution in respect of certain capital expenditures at the JV Trust level.

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

9. EQUITY-ACCOUNTED INVESTEES (CONTINUED)

c) Summarized financial information for joint ventures

The below table provides summarized financial information for the JV Trusts since these are material to the Group. The information disclosed reflects the amounts presented in the financial statements of the JV Trusts and not FIBRA Macquarie's share of those amounts. These have been amended to reflect adjustments made by the Group using the equity method including adjustments and modifications for differences in accounting policy between FIBRA Macquarie and the JV Trusts.

Condensed Statement of Financial Position	**JV Trust CIB/589 Jun 30, 2026 $'000**	JV Trust CIB/589 Dec 31, 2025 $'000	**JV Trust F/1896 Jun 30, 2026 $'000**	JV Trust F/1896 Dec 31, 2025 $'000
Total current assets[1]	**58,733**	53,880	**53,764**	43,225
Total non-current assets[2]	**764,572**	845,360	**3,759,315**	3,544,267
Total current liabilities[3]	**-**	-	**(89,904)**	(82,568)
Total non-current liabilities[3]	**(6,719)**	(6,396)	**(1,188,917)**	(1,194,111)
Net assets	**816,586**	892,844	**2,534,258**	2,310,813

¹ Includes cash and cash equivalents of $34.9 million (2025: $35.3 million).
² Includes restricted cash as non-current asset of $00.0 million (2025: $52.5 million).
³ Current and non-current financial liabilities (excluding trade and other payables and provisions) amounts to $1,124.0 million (2025: $1,129.0 million).

Condensed Statement of Financial Position	**JV Trust CIB/589 Jun 30, 2026 $'000**	JV Trust CIB/589 Dec 31, 2025 $'000	**JV Trust F/1896 Jun 30, 2026 $'000**	JV Trust F/1896 Dec 31, 2025 $'000
Reconciliation to carrying amounts:				
Opening net assets for the period/year[1]	**892,844**	922,104	**2,310,813**	2,136,616
Net movements for the period/year	**(76,258)**	(29,260)	**223,445**	174,197
Net assets	**816,586**	892,844	**2,534,258**	2,310,813
FIBRA Macquarie's share (%)	**50%**	50%	**50%**	50%
FIBRA Macquarie's share ($)	**408,293**	446,422	**1,267,129**	1,155,406
FIBRA Macquarie's carrying amount	**408,293**	446,422	**1,267,129**	1,155,406

¹ During the six months ended June 30, 2026, FIBRA Macquarie paid VAT on behalf of the JV Trusts amounting to $14.3 million (2025: $29.1 million). These recoverable amounts have been settled against the distributions received by FIBRA Macquarie from the JV Trusts.

Condensed Income Statement	**JV Trust CIB/589 6 months ended Jun 30, 2026 $'000**	JV Trust CIB/589 6 months ended Jun 30, 2025 $'000	**JV Trust F/1896 6 months ended Jun 30, 2026 $'000**	JV Trust F/1896 6 months ended Jun 30, 2025 $'000
Income:				
Property related and other income	**49,921**	62,800	**248,610**	228,805
Unrealized gain on interest rate swaps	**-**	-	**1,948**	-
Unrealized revaluation gain of investment properties measured at fair value	**-**	27,374	**210,498**	79,470
Interest income	**118**	354	**2,773**	3,987
Total income	**50,039**	90,528	**463,829**	312,262
Expenses:				
Finance costs	**-**	-	**(65,255)**	(65,100)
Unrealized loss on interest rate swaps	**-**	-	**-**	(56,076)
Other expenses	**(24,608)**	(21,826)	**(84,001)**	(76,877)
Unrealized revaluation loss of investment properties measured at fair value	**(81,402)**	-	**-**	-
Total expenses	**(106,010)**	(21,826)	**(149,256)**	(198,053)
(Loss)/profit of the period	**(55,971)**	68,702	**314,573**	114,209
FIBRA Macquarie's share (%)	**50%**	50%	**50%**	50%
FIBRA Macquarie's share	**(27,985)**	34,351	**157,287**	57,105

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

9. EQUITY-ACCOUNTED INVESTEES (CONTINUED)

c) Summarized financial information for joint ventures (continued)

Condensed Statement of Financial Position	JV Trust F/311170 Jun 30, 2026 $'000	JV Trust F/311170 Dec 31, 2025 $'000
Total current assets	**74,086**	68,693
Total non-current assets	**434,368**	368,914
Total current liabilities	**(7,910)**	-
Net assets	**500,544**	437,607

Condensed Statement of Financial Position	JV Trust F/311170 Jun 30, 2026 $'000	JV Trust F/311170 Dec 31, 2025 $'000
Reconciliation to carrying amounts:		
Opening net assets for the period/year	**437,607**	-
Net movements for the period/year	**62,937**	437,607
Net assets	**500,544**	437,607
FIBRA Macquarie's share (%)	**28%**	15%
FIBRA Macquarie's share ($)	**144,897**	68,186
FIBRA Macquarie's carrying amount	**144,897**	68,186

Condensed Income Statement*	JV Trust F/311170 6 months ended Jun 30, 2026 $'000	JV Trust F/311170 6 months ended Jun 30, 2025 $'000
Expenses:		
Other expenses	**(931)**	(106)
Net foreign exchange loss on monetary items	**(8,051)**	-
Net unrealized foreign exchange loss on investment properties	**(10,119)**	(8,699)
Total expenses	**(19,101)**	(8,805)
Loss for the period	**(19,101)**	(8,805)
FIBRA Macquarie's share (%)	**28%**	15%
FIBRA Macquarie's share	**(5,389)**	(1,347)

* On May 23, 2025, FIBRA Macquarie entered into a joint venture agreement with Grupo Frisa.

d) Share of contingent liabilities of joint venture

As of June 30, 2026 and December 31, 2025, there was no share of contingent liabilities incurred jointly with the joint venture partners and no contingent liabilities of the joint ventures for which FIBRA Macquarie is liable.

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

10. INVESTMENT PROPERTIES

	Note	Jun 30, 2026 $'000	Dec 31, 2025 $'000
Carrying amount at the beginning of the period/year		**58,785,946**	64,341,328
Additions during the period/year:			
Land acquisition[1]		**1,954,782**	-
Investment properties acquisitions[2]		**-**	1,001,080
Capital expenditure (including tenant improvements)		**196,372**	193,270
Transfers from investment properties under construction		**396,489**	374,390
Investment properties under construction	10(a)	**148,948**	178,159
Net unrealized foreign exchange loss on investment properties		**(1,407,749)**	(6,466,077)
Disposal of investment property[3]		**-**	(199,979)
Unrealized revaluation gain/(loss) on investment properties measured at fair value		**708,086**	(655,468)
Leasing commissions, net of amortization		**(5,507)**	19,243
Carrying amount at the end of the period/year		**60,777,367**	58,785,946

[1] Amount corresponds to the acquisition of land parcels in Tijuana.
[2] Amount includes the acquisition of two industrial properties in México City Metropolitan Area (MCMA).
[3] Amount includes the disposal of one industrial properties in Chihuahua.

a) Investment properties under construction*

	Jun 30, 2026 $'000	Dec 31, 2025 $'000
Carrying amount at the beginning of the period/year	**1,308,656**	1,130,497
Capital expenditure	**545,437**	552,549
Transfer to completed investment properties	**(396,489)**	(374,390)
Carrying amount at the end of the period/year	**1,457,604**	1,308,656

* Investment properties under construction are initially recognized at cost since the fair value of these properties under construction cannot reasonably be measured at that date. At year-end or date of completion if the property is finalized, whichever is earlier, any difference between the initial recognition and the fair value at that date will be recognized in the statement of income.

b) Asset-by-asset valuation

The valuation of investment properties are carried out on a quarterly basis by a qualified valuation specialist independent of FIBRA Macquarie (the "Independent Valuer"). CBRE México, an internationally recognized valuation and advisory firm with relevant expertise and experience, was engaged as the Independent Valuer to conduct an independent appraisal of FIBRA Macquarie's investment properties for the period ended June 30, 2026 and December 31, 2025.

The valuation methods – comparable transactions, market value and capitalization analysis – are applied by the Independent Valuer in order to estimate that market value of the acquired properties applying primarily an income analysis, using direct capitalization as well as discounted cash flow analysis.

The fair value for all investment properties was determined based on the inputs to the valuation techniques mentioned below. Investment property is classified as level 3.

The significant inputs and assumptions in respect of the valuation process are developed in consultation with Management.

The inputs used in the valuations as of June 30, 2026 and December 31, 2025 were as follows:

- The range of reversionary capitalisation rates applied to the portfolio were between 6.75% and 10.25% (2025: 6.75% and 10.25%) for industrial and between 9.25% and 11.50% (2025: 9.25% and 12.00%) for retail properties.

- The discount rates applied range between 8.25% and 12.00% (2025: 8.25% and 11.75%) for industrial properties and 11.75% and 14.50% (2025: 11.75% and 14.50%) for retail properties.

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

10. INVESTMENT PROPERTIES (CONTINUED)

b) Asset-by-asset valuation (continued)

- The vacancy rate applied was from 2.00% and 5.00% (2025: 2.00% and 5.00%), with a weighted average of 4.61% (2025: 4.48%) for industrial properties and between 5.00% and 15.00% (2025: 5.00% and 30.00%), with a weighted average of 10.54% (2025: 11.49%) for retail properties.

The estimated fair value increases if the estimated rental increases, vacancy levels decrease or if discount rates (market yields) and reversionary capitalisation rates decrease. The valuations are sensitive to all three assumptions. Changes in discount rates attributable to changes in market conditions can have a significant impact on property valuations.

The difference between the above fair value for financial reporting purposes and the carrying value at the end of the period is primarily on account of capitalized leasing costs and tenant improvements which are carried at historical cost and amortized.

11. INTEREST-BEARING LIABILITIES

Interest-bearing liabilities-current

As of June 30, 2026, the Group has outstanding notes issued through various insurance companies totalling US$75.0 million, equivalent to $1,310.2 million (December 31, 2025: $1,347.2 million). These notes were classified as current interest-bearing liabilities, as they mature within the next twelve-month period.

	Jun 30, 2026 $'000	Dec 31, 2025 $'000
The Group has access to:		
Loan facilities - undrawn		
Undrawn US$	**11,530,200**	11,049,521
Undrawn MXN	**899,625**	899,625
Total undrawn loan facilities	**12,429,825**	11,949,146
Loan facilities - drawn		
US$-denominated term funding	**20,090,500**	19,493,870
US$-denominated notes	**1,310,250**	1,347,503
Unamortized transaction costs	**(183,044)**	(188,658)
Total drawn loan facilities, net of unamortized transaction costs	**21,217,706**	20,652,715

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

11. INTEREST-BEARING LIABILITIES (CONTINUED)

The drawn credit facilities are summarized as follows:

Lenders / Facility Type	Currency	Facility Limit $'million	Drawn Amount $'million	Interest Rate p.a.*	Maturity Date	Carrying Amount Jun 30, 2026 $'000
Various Insurance Companies through Notes[1]	US$	75.0	75.0	5.71%	Sep-26	**1,310,163**
MetLife - Term Loan[3]	US$	210.0	210.0	5.38%	Oct-27	**3,665,263**
Banco Mercantil del Norte - Term Loan	US$	100.0	100.0	5.73%[2]	Jun-28	**1,739,162**
Banco Nacional de Comercio Exterior - Term Loan	US$	150.0	150.0	5.62%[2]	Jun-28	**2,612,263**
Various Banks through a Credit Facility -Term Loan	US$	150.0	150.0	5.06%[2]	Aug-29	**2,577,563**
Various Banks through a Credit Facility -Term Loan	US$	250.0	250.0	4.84%[2]	Dec-30	**4,300,547**
International Finance Corporation (IFC) - Term Loan	US$	50.0	50.0	5.13%[2]	Mar-31	**865,409**
BBVA México - Revolving Credit Facility[4]	US$	200.0	15.0	90-day SOFR + 1.05%	Apr-31	**261,474**
International Finance Corporation (IFC) - Term Loan	US$	150.0	150.0	5.65%[2]	Jun-31	**2,589,247**
MetLife - Term Loan[5]	US$	75.0	75.0	5.23%	Jun-34	**1,296,615**
Balance at the end of the period		**1,410.0**	**1,225.0**			**21,217,706**
Interest-bearing liabilities non-current		**1,335.0**	**1,150.0**			**19,907,543**

[1] Classified as interest-bearing liabilities current as of December 31, 2025. [2] Fixed by interest rate swap. Refer to note 12. [3] Forty-nine industrial properties are secured pursuant to this Term Loan. [4] On April 16, 2026, FIBRA Macquarie had drawdown US$15.0 million under the new uncommitted revolver credit facility with BBVA Mexico. [5] Sixteen industrial properties are secured pursuant to this Term Loan.

* All interest rates are inclusive of applicable withholding taxes.

Prestamistas/ Tipo de crédito	Moneda	Límite de crédito $'millones	Monto dispuesto $'millones	Tasa de interés Anual*	Fecha de vencimiento	Valor en libros Dic 31, 2025 $'000
Varias instituciones de seguros - mediante pagarés[1]	US$	75.0	75.0	5.71%	Sep-26	1,347,237
MetLife - a plazo[2]	US$	210.0	210.0	5.38%	Oct-27	3,768,248
Banco Mercantil del Norte - a plazo	US$	100.0	100.0	5.73%[3]	Jun-28	1,787,115
Banco Nacional de Comercio Exterior - a plazo	US$	150.0	150.0	5.62%[3]	Jun-28	2,684,530
Varios bancos a través de la línea de crédito - a plazo	US$	150.0	150.0	5.06%[3]	Ago-29	2,645,108
Varios bancos a través de la línea de crédito - a plazo[4]	US$	250.0	250.0	4.84%[3]	Dic-30	4,427,088
International Finance Corporation (IFC) - a plazo	US$	150.0	150.0	5.65%[3]	Jun-31	2,660,612
MetLife - a plazo[5]	US$	75.0	75.0	5.23%	Jun-34	1,332,777
Saldo al cierre del año		**1,160.0**	**1,160.0**			**20,652,715**
Deuda a largo plazo		**1,085.0**	**1,085.0**			**19,305,478**

[1] Classified as interest-bearing liabilities current as of December 31, 2025. [2] Forty-nine industrial properties are secured pursuant to this Term Loan. [3] Fixed by interest rate swap. Refer to note 12. [4] On December 19, 2025, FIBRA Macquarie has a drawdown US$250.0 million under the new Term Loan. [5] Sixteen industrial properties are secured pursuant to this Term Loan.

* All interest rates are inclusive of applicable withholding taxes.

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

11. INTEREST-BEARING LIABILITIES (CONTINUED)

Reconciliation of interest-bearing liabilities to cash flows arising from financing activities:

	Jun 30, 2026 $'000	Dec 31, 2025 $'000
Carrying amount at the beginning of the period/year	**20,652,715**	20,568,886
Changes from financing cash flows:		
Repayments of interest-bearing liabilities	**-**	(2,953,752)
Proceeds from interest-bearing liabilities, net of facility charges	**1,150,500**	5,926,960
Total changes for financing cash flow	**1,150,500**	2,973,208
Total effect of changes in foreign exchange rate	**(586,103)**	(2,811,733)
Liability-related other changes:		
Transaction cost on loans	**(20,374)**	(121,682)
Amortization of capitalized borrowing costs	**20,968**	44,036
Carrying amount at the end of the period/year	**21,217,706**	20,652,715

12. DERIVATIVE FINANCIAL INSTRUMENTS

FIBRA Macquarie has entered into several interest rate swap agreements with various counterparties, whereby the Group pays an annual weighted average fixed rate of interest on its respective interest rate swap contracts and receives a variable interest rate based on three-months US$ SOFR settled on a quarterly basis.

Below, there is a summary of the terms and fair value of the agreements.

Counterparties	Trade date	Maturity date	Notional amount	Fixed interest rate Jun 30, 2026	Jun 30, 2026 $'000	Dec 31, 2025 $'000
Various Banks	Jun 23, 2023	Jun 30, 2028	US$150.0 million	3.82%	**6,870**	(34,450)
Banorte	Jun 23, 2023	Jun 30, 2028	US$100.0 million	3.83%	**3,405**	(23,475)
Various Banks	Aug 25, 2025	Sep 28, 2029	US$150.0 million	3.38%	**41,347**	(2,046)
Various Banks	Dec 19, 2025	Dec 19, 2030	US$250.0 million	3.24%	**111,956**	39,072
BNP Paribas	Jan 15, 2026	Mar 15, 2031	US$ 25.0 million	3.55%	**5,892**	-
J.P. Morgan SA	Mar 26, 2026	Mar 15, 2031	US$ 25.0 million	3.71%	**2,878**	-
Various Banks	Jul 22, 2024	Jun 27, 2031	US$150.0 million	3.80%	**6,643**	(46,125)
Total estimated fair value			**US$850.0 million**		**178,991**	(67,024)

13. CONTRIBUTED EQUITY

	No. of CBFIs '000	$'000
Balance at January 1, 2025	**797,311**	18,506,916
CBFIs outstanding as of December 31, 2025	**797,311**	18,506,916
Balance at January 1, 2026	**797,311**	18,506,916
CBFIs outstanding as of June 30, 2026	**797,311**	18,506,916

The Group currently has an active CBFI buy- back program which since the inception has been approved by the Technical Committee of FIBRA Macquarie. On April 10, 2026, the extension of this program was approved through June 25, 2027.

From the inception of the CBFI buy-back program to June 30, 2026, a total of 50,074,481 CBFIs, amounting to $1,066.0 million (including transaction costs), have been repurchased. During the period ended June 30, 2026, no CBFIs were repurchased.

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

14. NON-CONTROLLING INTEREST

On September 14, 2020, FIBRA Macquarie, through a wholly-owned investment trust, completed the acquisition of 50% equity in a joint venture trust ("F/3493") with Inmobiliaria Alamedida (the "F/3493 JV Partner") for a total consideration of US$12.2 million. FIBRA Macquarie conducted a control assessment under IFRS 10 and concluded that it has control over F/3493, and therefore, should apply consolidation accounting and reflect the ownership of F/3493 JV Partner as non-controlling interests in its unaudited condensed interim consolidated financial statements.

The following table summarizes the non-controlling interest and the consolidated entities total assets and liabilities.

As of June 30, 2026	Non-controlling ownership percentage	Non-controlling Interest $'000	Total Assets $'000	Total Liabilities $'000
JV Trust F/3493	**25%**	**598,556**	**2,832,398**	**(137,398)**
		598,556	**2,832,398**	**(137,398)**

As of December 31, 2025	Non-controlling ownership percentage	Non-controlling Interest $'000	Total Assets $'000	Total Liabilities $'000
JV Trust F/3493	25%	598,393	2,841,467	(147,119)
		598,393	2,841,467	(147,119)

15. FAIR VALUES OF FINANCIAL ASSETS AND LIABILITIES

The Group measures the following assets and liabilities at fair value and further information about the assumptions made in measuring fair values is included in the following notes:

- Investment properties, (note 10).

- Derivative financial instruments, (note 12).

Fair value reflects the amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties in an arm's length transaction. Quoted prices or rates are used to determine fair value where an active market exists. If the market for a financial instrument is not active, fair values are estimated using present value or other valuation techniques, using inputs based on market conditions prevailing on the measurement date.

The values derived from applying these techniques are affected by the choice of valuation model used and the underlying assumptions made regarding inputs such as timing and amounts of future cash flows, discount rates, credit risk, volatility and correlation.

The investment properties' valuations were determined using discounted cash flow projections, based on significant unobservable inputs. These inputs include:

- Future rental cash flows: based on the location, type and quality of the properties and supported by the terms of any existing lease or other contracts or external evidence such as current market rents for similar properties;

- Discount rates: reflecting current market assessments of the uncertainty in the amount and timing of cash flows;

- Vacancy rates: based on current and expected future market conditions after expiry of any current leases;

- Maintenance costs: including necessary investments to maintain functionality of the property for its expected useful life;

- Capitalisation rates: based on location, size and quality of the properties and taking into account market data at the valuation date; and

- Terminal value: taking into account assumptions regarding maintenance costs, vacancy rates and market rents.

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

15. FAIR VALUES OF FINANCIAL ASSETS AND LIABILITIES (CONTINUED)

Management regularly reviews significant unobservable inputs and valuation adjustments. If third party information, such as broker quotes or pricing services, is used to measure fair value, then Management assesses the evidence obtained from the third parties to support the conclusion that these valuations meet the requirements of IFRS, including the level in the FV hierarchy in which the valuations should be classified. Significant valuation issues are reported to the Board of Directors.

The fair value of derivative financial instruments is calculated as the present value of the estimated future cash flows.

Estimates of future floating-rate cash flows are based on quoted swap rates, futures prices and interbank borrowing rates.

Estimated cash flows are discounted using a yield curve constructed from similar sources and which reflects the relevant benchmark interbank rate used by market participants for this purpose when pricing interest rate swaps.

Financial instruments measured at fair value are categorised in their entirety, in accordance with the levels of the fair value hierarchy as outlined below:

Level 1 – quoted prices (unadjusted) in active markets for identical assets or liabilities;

Level 2 – inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices);

Level 3 – inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The appropriate level for an instrument is determined on the basis of the lowest level input that is significant to the fair value measurement.

The following table sets out the fair value of financial instruments (net of unamortized acquisition costs) not measured at fair value and analyses them by the level in the fair value hierarchy into which each fair value measurement is categorised:

As of June 30, 2026	Level 2 $'000	Total fair value $'000	Total carrying amount $'000
Trade and other receivables, net	**95,436**	**95,436**	**95,436**
Interest-bearing liabilities*	**(20,902,670)**	**(20,902,670)**	**(21,217,706)**
As of December 31, 2025			
Trade and other receivables, net	254,436	254,436	254,436
Interest-bearing liabilities*	(20,453,567)	(20,453,567)	(20,652,715)

* As of June 30, 2026 and December 31, 2025 the unamortized transaction cost of the debt was $183.0 million and $188.6 million, respectively.

The following table summarizes the levels of the fair value hierarchy for financial instruments measured at fair value of the Group:

As of June 30, 2026	Level 1 $'000	Level 2 $'000	Level 3 $'000	Total $'000
Derivative financial instruments, net	**-**	**178,991**	**-**	**178,991**
Investment properties	**-**	**-**	**60,777,367**	**60,777,367**
As of December 31, 2025				
Derivative financial instruments, net	-	(67,024)	-	(67,024)
Investment properties	-	-	58,785,946	58,785,946

The fair value of the interest rate swaps is based on independent third-party broker quotes. Those quotes are tested for reasonableness by discounting estimated future cash flows based on the term and maturity of each contract and using market interest rates for a similar instrument at the measurement date.

The fair value of the interest rate swaps reflects the credit risk of the instrument and includes adjustments to take account of the credit risk of the Group entity and counterparty, where appropriate.

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

15. FAIR VALUES OF FINANCIAL ASSETS AND LIABILITIES (CONTINUED)

The following table presents the changes in level 3 of the fair value hierarchy for the Group:

	Jun 30, 2026 $'000	Dec 31, 2025 $'000
Balance at the beginning of the period/year	**58,785,946**	64,341,328
Capital expenditure/leasing commission, net of amortization	**736,302**	765,062
Land acquisition	**1,954,782**	-
Investment properties acquisitions	**-**	1,001,080
Disposal of investment property	**-**	(199,979)
Net unrealized foreign exchange loss on investment properties	**(1,407,749)**	(6,466,077)
Unrealized revaluation gain/(loss) on investment properties measured at fair value	**708,086**	(655,468)
Balance at the end of the period/year	**60,777,367**	58,785,946

16. LEASES

Agreements entered into by the Group and its tenants have been classified as operating leases under IFRS 16. The Group is the lessor of the leases entered into with third parties in respect of its investment properties. Of the leases entered into by the Group, there are certain contracts that are fixed-term leases which include renewal options exercisable by the respective tenant. Notwithstanding these particular leases, the lease agreements entered into by the Group have expiration dates ranging from June 30, 2026 to November 05, 2044.

Where the minimum lease payments are considered to be the net accumulated rent over the lease term, which is defined as the earliest possible termination date available to the tenant, irrespective of the probability of the tenant terminating or not exercising available renewal options; the minimum lease payments to be received by the Group going forward are as laid out below:

As of June 30, 2026	<1 year US$'000	1-5 years US$'000	>5 years US$'000	Total US$'000
USD denominated minimum future lease collections	**188,914**	**389,806**	**57,271**	**635,991**
*Peso denominated minimum future lease collections	**32,369**	**54,620**	**29,819**	**116,808**

*Amount translated to USD for presentation purposes only.

17. RELATED PARTIES

FIBRA Macquarie is listed on the Mexican Stock Exchange and its CBFIs are understood by the Manager to be widely held. The following summary provides an overview of the Group's key related parties:

a) Transactions with key management personnel

The key management personnel in respect of the Group are employed and remunerated by the Manager.

b) Trustee

Since the execution of the Trustee Substitution Agreement on July 18, 2025, HSBC México, S.A., Institución de Banca Múltiple, Grupo Financiero HSBC, División Fiduciaria is the FIBRA Macquarie Trustee. HSBC registered office is at Av. Paseo de la Reforma 347, Cuauhtémoc, Alcaldía Cuauhtémoc, México City, 06500.

The trustee of the Investment Trusts is HSBC México, S.A., Institución de Banca Múltiple, Grupo Financiero HSBC, División Fiduciaria ("Investment Trust Trustee"). The two other trustees of the Investment Trusts within the Group are Banco Nacional de México, S.A., which forms part of Grupo Financiero Banamex and Banco Monex, S.A. Institución de Banca Múltiple, Monex Grupo Financiero. For the three and six months ended June 30, 2026, the trustee fees for the Group amounted to $1.4 million (2025: $1.3 million) and $3.1 million (2025: $2.6 million) respectively.

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

CURRENCY AMOUNTS EXPRESSED IN THOUSANDS OF MEXICAN PESOS (UNLESS OTHERWISE STATED)

17. RELATED PARTIES (CONTINUED)

c) Manager

MAM México, acts as Manager of FIBRA Macquarie and has its registered office at Pedregal 24, piso 21, Col. Molino del Rey, Miguel Hidalgo, 11040, México City.

Under the terms of the Management Agreement, MAM México, is entitled to a base management fee of $75.8 million (2025: $62.6 million) and $137.2 million (2025: $124.7 million) for the three and six months ended June 30, 2026. The base management fee is calculated as 1% per annum of the value of the market capitalization of FIBRA Macquarie for the relevant calculation period. The fee is calculated on April 1st and October 1st respectively for the subsequent six months period. The market capitalization is calculated as the product of: (i) the average closing price per CBFI during the last 60 trading days prior to the calculation date and, (ii) the total number of outstanding CBFIs at the close of trading on the calculation date.

MAM México is also entitled to receive a performance fee, which is calculated as 10% of an amount comprising the market capitalization, per above, plus the aggregate amount of all distributions made to CBFI holders, increased at a rate equal to the aggregate of 5% per annum and an annual cumulative Mexican inflation rate from their respective payment dates, minus the aggregate issuance price of all issuances of CBFIs, plus the aggregate amount of all repurchases of CBFIs, in each case, increased at a rate equal to the aggregate of 5% per annum and the annual cumulative Mexican inflation rate from their respective issuance or repurchase dates, less any performance fees previously paid. This potential fee is payable on the last business day of each two-year period commencing on March 19, 2012. As of June 30, 2026 no performance fee was payable by FIBRA Macquarie.

On June 29, 2026, FIBRA Macquarie was notified that MAM México, Macquarie Infrastructure And Real Assets Holdings Pty Limited and FIBRA MTY had entered into an Internalization Agreement pursuant to which, subject to the satisfaction of certain conditions, the existing management arrangements of FIBRA Macquarie may be terminated and the management of FIBRA Macquarie internalized. The agreement may have implications for the existing arrangements between FIBRA Macquarie and the Manager, including certain fee-related matters. The Internalization Agreement remains subject to the satisfaction of certain conditions and, accordingly, no changes to the existing management arrangements has become effective as of June 30, 2026.

d) Other associated entities

During the three and six months ended June 30, 2026, the Group accrued a total of $0.5 million (2025: $1.5 million) and $3.1 million (2025: $3.6 million) respectively, in respect of out of pocket expenses incurred by affiliate entities of MAM México, in performance of its duties as Manager.

As of June 30, 2026, Macquarie Infrastructure And Real Assets Holdings Pty Limited, an affiliate entity of MAM México, held 38,597,476 CBFIs and received a total distribution equivalent to $70.9 million during the period ended June 30, 2026 (2025: $64.2 million)

From time to time, other related subsidiaries, or associates of Macquarie Group Limited may hold CBFIs on their own account or on account of third parties.

18. EVENTS AFTER BALANCE SHEET DATE

The Technical Committee of FIBRA Macquarie has evaluated all subsequent events at the date of these unaudited condensed interim consolidated financial statements and has determined that there are no subsequent events requiring recognition or disclosure.