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Supplementary Information (BMV: FIBRAMQ)

Second Quarter 2026

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FIBRA Macquarie at a glance
As of June 30, 2026

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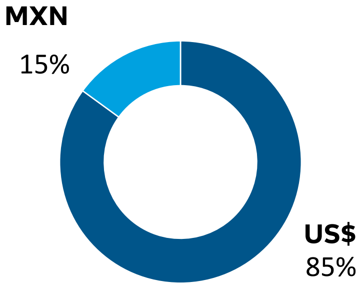
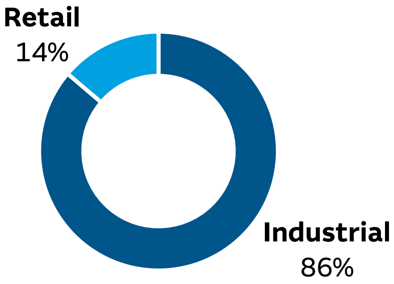
Strategic focus

- FIBRA Macquarie focuses on the acquisition, development, ownership and management of industrial and retail real estate properties in Mexico
- Industrial properties administered by our internal property administration platform focused on providing high-quality customer service to current tenants and attracting new tenants
- Retail properties that provide a range of basic services and are located in high density urban areas, primarily in the Mexico City Metropolitan Area

Portfolio breakdown[1]

NOI by currency





Financial summary

Metric	Amount
Market capitalization EOP[2]	US$2.0bn / Ps. 35.5bn
Total assets (proportionately combined)[2]	US$3.8bn / Ps. 66.3bn
Regulatory LTV ratio / Real Estate Net LTV[3]	32.3%/ 34.4%
NOI (LTM)[4]	US$241.3m / Ps. 4.3bn
Implied NOI cap rate (market cap-based)[5]	7.9%
AFFO per certificate[6] / Scheduled distribution per certificate (2Q26)	Ps. 0.6479 / Ps. 0.6125
AFFO per certificate (LTM)[6] / Scheduled distributions per certificate (LTM)	Ps. 2.6535 / Ps. 2.4500
AFFO Yield / Distribution yield (LTM)[7]	6.0% / 5.5%
ADTV (90-day)[8]	US$5.1m / Ps. 88.3m

Portfolio summary

Type	# of properties	# of Tenants[10]	Occupancy	GLA ('000s sqm)	GLA ('000s sqft)
Industrial	246	273	92.5%	3,003	32,322
Retail[9]	17	735	92.6%	425	4,569
Total	**263**	**1,008**	**92.5%**	**3,427**	**36,891**

1. Calculated using 2Q26 NOI LTM and an average LTM FX rate of Ps. 17.4044. 2. FX: June 30, 2026: Ps. 17.4700, certificate price Ps. 44.54, Outstanding CBFIs: 797,311,397. 3. Regulatory LTV calculated as (total debt + interest payable) / total assets, Net Real Estate LTV calculated as proportionally combined (debt + tenant security deposits - cash - deferred sales proceeds) / (fair market valued property values + land reserves + work in progress). 4. NOI excl SLR. FX: Average rate – LTM: 17.4044 as of June 30, 2026. 5. Calculated as NOI LTM / Implied Operating RE Value; Implied Operating RE Value is calculated as market capitalization + proportionately combined (debt – cash – land reserves), at the end of the quarter. Debt balance is shown as of July 15, 2026 proforma. 6. Calculated using weighted average outstanding CBFIs for the respective period. 7. Calculated using EOP market cap and LTM AFFO and scheduled distributions. 8. ADTV uses the average FX rate for the last 90 trading days up to June 30, 2026 of Ps. 17.4859. 9. Includes 100% of the property information with respect to each of the nine retail properties held through a 50/50 joint venture. 10. The number of tenants is calculated on a per property basis.

Executive summary

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2Q26 Key Metrics

US$6.80 sqm/m	↑	Industrial rental rates (+1.5% QoQ; +5.5% YoY)
92.5%	↓	Industrial occupancy EOP (-209 bps QoQ; -224 bps YoY)
8.0%	↑	Industrial release spread – commercially negotiated (+13.8% 1Q26; +12.5% 2Q26 LTM)
US$52.2m	↑	Industrial Same Store NOI[1] (+3.0% QoQ; +2.7% YoY)
Ps. 195.80 sqm/m	↑	Retail rental rates (+2.4% QoQ; +2.5% YoY)
92.6%	↑	Retail occupancy EOP (+8 bps QoQ; -82 bps YoY)
(0.9%)	↓	Retail release spread – commercially negotiated (+4.1% 1Q26; +3.9% 2Q26 LTM)
Ps. 153.2m	↑	Retail Same Store NOI[1] (+0.4% QoQ; +2.9% YoY)

Ps. 1.3570	↑	NOI per CBFI[1] (+2.8% QoQ; -5.7% YoY)
Ps. 0.6479	↓	AFFO per CBFI (-0.8% QoQ; -12.9% YoY)
Ps. 48.9	↓	NAV per CBFI (-1.6% QoQ; -4.8% YoY)
34.4%	↑	Real Estate Net LTV (+78 bps QoQ; +152bps YoY)
5.5x	↑	Net Debt / EBITDA (1Q26: 5.4x ; 2Q25: 5.2x)
0 sqft		Constructed GLA – under Stabilization
385k sqft		Constructed GLA – deliveries added into Operating Portfolio
242k sqft		GLA under Construction – to be delivered[2]

1. NOI metrics are presented on an excl. SLR basis; 2. Does not consider properties subject to repositioning.

2Q26 Key financial metrics

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Consolidated Portfolio[1]	Ps. m[5] 2Q26	Ps. m[5] 2Q25	Variance (%)	US$m[5,6] 2Q26	US$m[5,6] 2Q25	Variance (%)
Total revenues (inc. SLR)	1,286.0	1,346.0	-4.5%	73.9	68.9	7.3%
Total revenues (exc. SLR)	1,298.4	1,353.3	-4.1%	74.6	69.2	7.7%
Net Operating Income[2] (inc. SLR)	1,069.5	1,140.5	-6.2%	61.5	58.4	5.3%
NOI per certificate[3] (inc. SLR)	1.3414	1.4304	-6.2%	0.0771	0.0732	5.3%
NOI Margin[4] (inc. SLR)	83.2%	84.7%	-156bps	83.2%	84.7%	-156bps
Net Operating Income[2] (exc. SLR)	1,081.9	1,147.7	-5.7%	62.2	58.7	5.9%
NOI per certificate[3] (exc. SLR)	1.3570	1.4395	-5.7%	0.0780	0.0737	5.9%
NOI Margin[4] (exc. SLR)	83.3%	84.8%	-148bps	83.3%	84.8%	-148bps
Earnings before Interest, Tax, Depreciation & Amortization[2]	954.7	1,036.4	-7.9%	54.9	53.0	3.4%
EBITDA per certificate[3]	1.1974	1.2999	-7.9%	0.0688	0.0665	3.4%
EBITDA Margin[4]	74.2%	77.0%	-277bps	74.2%	77.0%	-277bps
Funds From Operations[2]	647.8	725.1	-10.7%	37.2	37.1	0.3%
FFO per certificate[3]	0.8125	0.9094	-10.7%	0.0467	0.0465	0.3%
FFO Margin[4]	50.4%	53.9%	-349bps	50.4%	53.9%	-349bps
Adjusted Funds From Operations[2]	516.5	592.8	-12.9%	29.7	30.3	-2.2%
AFFO per certificate[3]	0.6479	0.7435	-12.9%	0.0372	0.0380	-2.2%
AFFO Margin[4]	40.2%	44.0%	-388bps	40.2%	44.0%	-388bps
Earnings before Interest, Tax, Depreciation & Amortization for Real Estate[2]	746.9	1,033.9	-27.8%	42.9	52.9	-18.9%
EBITDAre per certificate[3]	0.9368	1.2967	-27.8%	0.0538	0.0663	-18.9%
EBITDAre Margin[4]	58.1%	76.8%	-1,873bps	58.1%	76.8%	-1,873bps
AMEFIBRA Funds From Operations[2,5]	653.9	727.4	-10.1%	37.6	37.2	0.9%
AMEFIBRA FFO per certificate[3]	0.8201	0.9123	-10.1%	0.0471	0.0467	0.9%
AMEFIBRA FFO Margin[4]	50.8%	54.0%	-320bps	50.8%	54.0%	-320bps

1. All results presented on economically proportionately combined basis. 2. For further details of the calculation methodology see the definition section in the Appendix. 3. Based on weighted average certificates outstanding during the respective period, 2Q26: 797,311,397 and 2Q25: 797,311,397. 4. Margins are calculated as a % of total revenues. 5. All amounts are expressed in Ps. millions or US$ millions except for per certificate margins and metrics. 6. FX average rates: 2Q26: 17.4044; 2Q25: 19.5445.

2Q26 Key portfolio metrics

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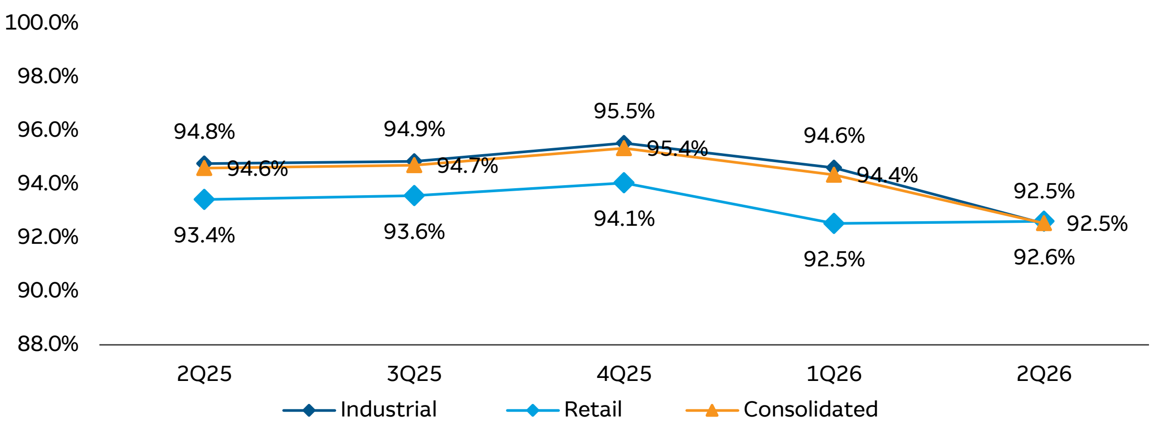
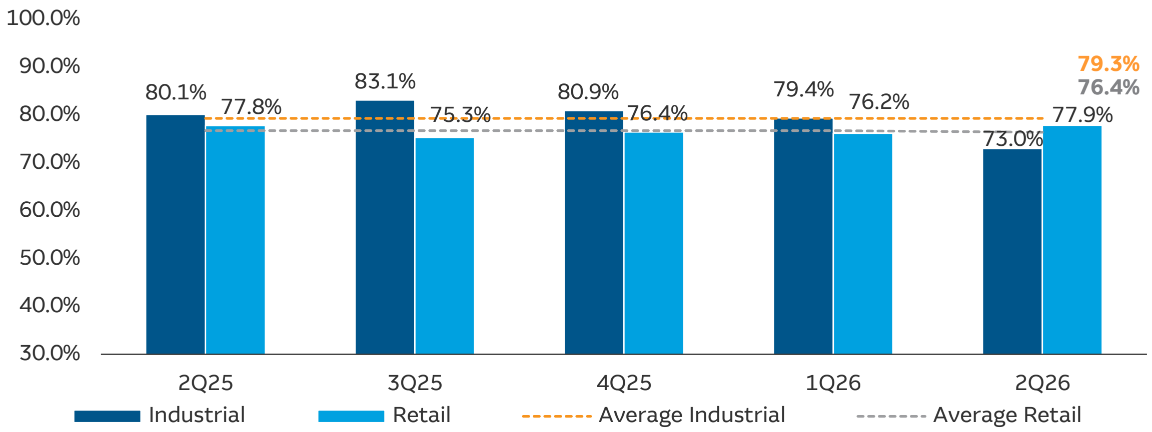
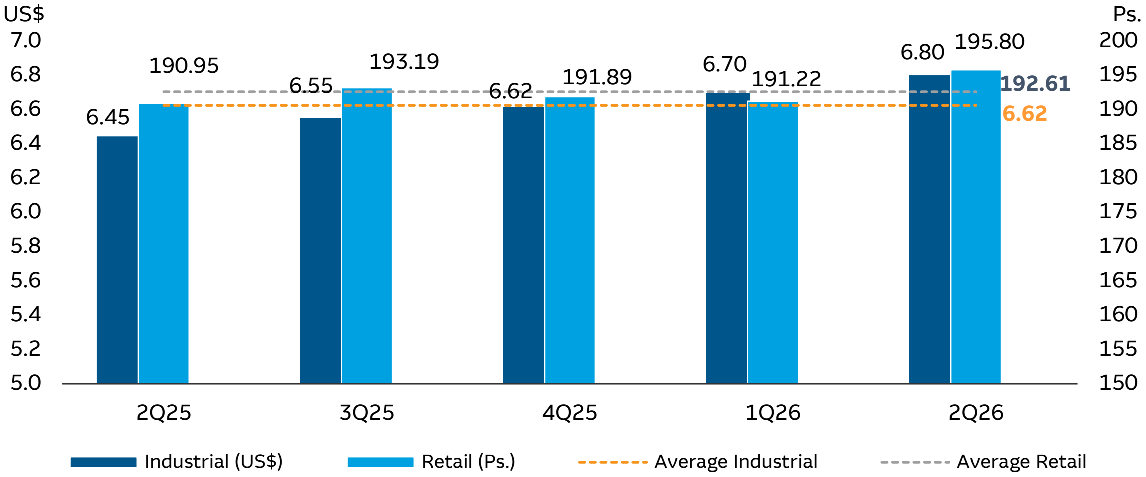
Occupancy
(End of quarter)



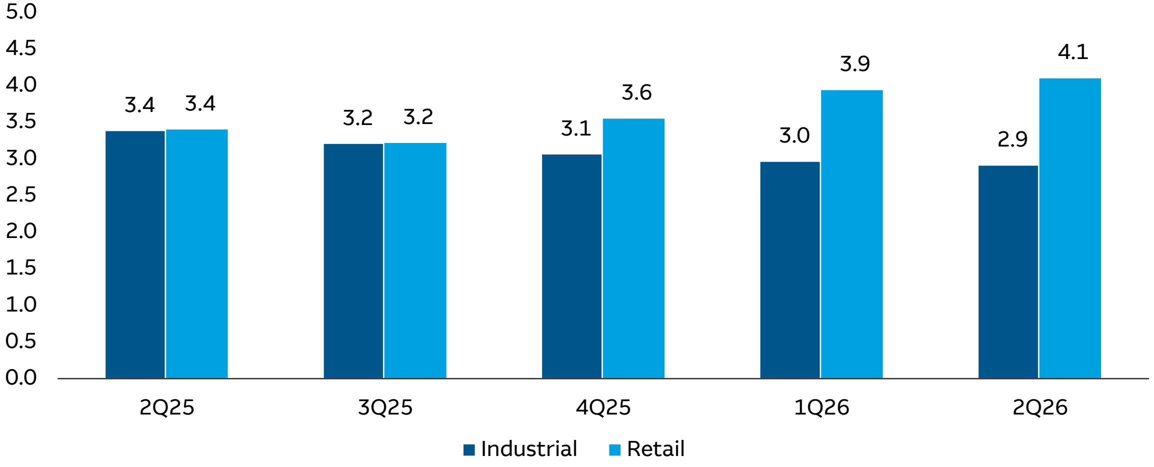
Retention rate[1]
(LTM by GLA)



Rental rates
(Average monthly rent per leased sqm, end of qtr)



Weighted average lease term
(In years by annualized rent, end of qtr)



1. Retention rate is calculated on the basis of renewed leases as a percentage of total expiring leases. For the purpose of this calculation, leases are deemed to expire in the period corresponding to either when the renewal lease is signed or the customer moves out, as applicable.

Lease rental rate summary

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Industrial portfolio lease summary

Considers leases that have been in place for at least 12 months through to 2Q26

	GLA (sqm '000s) as of Jun 30, 2026[2]	ABR (US$m) 2Q26	Rental Rate (US$/sqm/m) 2Q25	Rental Rate (US$/sqm/m) 2Q26	Weighted Average Rental Rate Increase 1Q26 (LTM)[3]	Weighted Average Rental Rate Increase 2Q26 (LTM)[3]	Weighted Average Rental Rate Increase 2Q26[4]
Contractual Increases[1]	2,257.3	182.2	6.50	6.73	3.7%	**3.4%**	**3.1%**
US CPI-linked	1,387.1	116.2	6.79	6.98	2.9%	**2.8%**	**3.2%**
MX CPI-linked[5]	174.4	12.3	5.20	5.87	4.6%	**4.3%**	**4.6%**
Fixed % step up	440.7	34.7	6.41	6.57	2.6%	**2.6%**	**2.7%**
Capped rate increase	255.2	19.0	6.00	6.21	5.6%	**6.0%**	**3.1%**
Renewals[6]	310.8	25.8	6.14	6.91	17.8%	**12.5%**	**8.0%**
Negotiated Renewals	310.4	25.7	6.13	6.90	17.8%	**12.5%**	**8.0%**
Contract Extensions	0.4	0.1	11.29	12.32	11.7%	**9.1%**	**13.1%**

Retail portfolio lease summary

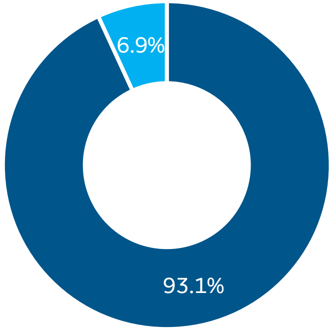
Considers leases that have been in place for at least 12 months through to 2Q26

	GLA (sqm '000s) as of Jun 30, 2026[2]	ABR (Ps. m) 2Q26	Rental Rate (Ps./sqm/m) 2Q25	Rental Rate (Ps./sqm/m) 2Q26	Weighted Average Rental Rate Increase 1Q26 (LTM)[3]	Weighted Average Rental Rate Increase 2Q26 (LTM)[3]	Weighted Average Rental Rate Increase 2Q26[4]
Contractual Increases – MX CPI-linked	218.8	439.1	161.57	167.18	3.6%	**3.5%**	**3.6%**
Renewals	47.8	136.9	229.72	238.60	5.2%	**3.9%**	**-0.8%**
Negotiated Renewals	38.1	118.2	248.63	258.32	5.6%	**3.9%**	**-0.9%**
Contract Extensions	9.7	18.6	155.07	160.71	3.9%	**3.6%**	**0.0%**

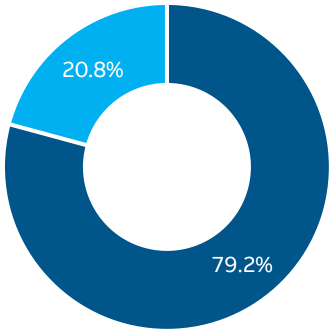
Portfolio rental rate - indexation profile by quarter of escalation (% of ABR)[7]

Indexation Type by Quarter (%)	1Q	2Q	3Q	4Q	Total as of Jun 30, 2026	Total as of Jun 30, 2025	Var YoY (bps)
US CPI-linked Industrial portfolio	17.0%	12.2%	16.4%	9.2%	**54.8%**	**51.6%**	320 bps
MX CPI-linked Total portfolio	6.6%	3.1%	3.4%	7.2%	**20.3%**	**19.6%**	70 bps
MX CPI-linked Industrial portfolio	2.6%	0.2%	1.1%	1.6%	**5.5%**	**5.3%**	20 bps
MX CPI-linked Retail portfolio	4.1%	2.9%	2.3%	5.5%	**14.8%**	**14.3%**	50 bps
CPI-linked Total portfolio	23.6%	15.3%	19.8%	16.3%	**75.1%**	**71.2%**	390 bps
Fixed % step up Industrial portfolio	2.0%	6.3%	2.6%	3.8%	**14.7%**	**15.3%**	(59 bps)
Capped rate increase Industrial portfolio	4.1%	2.1%	0.3%	3.2%	**9.7%**	**13.2%**	(349 bps)
Capped rate increase Retail portfolio	0.2%	0.2%	0.0%	0.1%	**0.4%**	**0.3%**	18 bps
Total portfolio	29.9%	23.9%	22.8%	23.5%	**100.0%**	**100.0%**	

Portfolio ABR composition by currency[7]



Industrial



Consolidated

US$ denominated

Ps. denominated

Note: all figures are reported as of the end of their respective quarter.

1. Actual invoicing of leases has a 2-month lag between actual inflation due to the difference in the temporality of invoicing and inflation data being published by official sources. 2. Considers leases in place as at June, 30, 2026, that were subject to a contractual escalation or renewals as applicable, for the twelve-month period to June 30, 2026. 3. Considers base rent contractual escalations or renewals as applicable, for the twelve-month period to June 30, 2026. 4. Considers base rent contractual escalations or renewals as applicable, for the three-month period to June 30, 2026. 5. MX Rental rate increases shown on an FX-neutral basis 6. Excludes short-term renewals of less than 12 months. 7. MXN leases converted to USD at an FX Rate of 17.4700. Considers proportionately combined ABR.

FIBRA Macquarie México

01

Growth capex

Growth capex projects

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➢ Portfolio operational GLA increased by 385k sqft with the addition of TIJ031

Buildings under stabilization or construction

Tijuana (TIJ101)

Type: New Development (JV Project)

Status: Under construction

GLA: 209k sqft

Projected Investment: US$23.5m (100%)[5]

Tijuana (TIJ002)

Type: Pre-leased

Status: Under construction

GLA: 33k sqft (additional GLA)

Projected Investment: US$2.9m

Development land bank by location ('000s sqft)[3]

	Land size (Ha)	Completed	GLA under const. & stab.[2]	Completed + under const.	Additional potential GLA	Total potential GLA
MCMA[1]	14.7	734	-	734	-	734
Monterrey	45.4	593	-	593	1,102	1,695
Reynosa	7.7	289	-	289	107	396
Ciudad Juárez	60.3	685	-	685	2,192	2,877
Tijuana[4]	164.6	385	209	594	4,379	4,973
Guadalajara	9.6	-	-	-	456	456
Total	**302.3**	**2,686**	**209**	**2,895**	**8,237**	**11,132**

Latest completed buildings

1. MCMA: Mexico City Metropolitan Area. Includes JV project with Alamedida in the CTT corridor, where FIBRA Macquarie holds a 75.0% equity stake.
2. Under construction or stabilization.
3. Land Bank includes all projects since 2017 onwards.
4. Includes 124 hectares acquired in 1Q26 and 100% of the land reserve held in a JV with Grupo FRISA.
5. 50/50 joint venture project with Grupo FRISA in Tijuana. Projected investment represents the entire project, not just FIBRAMQ's stake.

Industrial development and expansions

Project	City	# of Projects	Incremental GLA ('000 sqft)	Investment (eUS$m)	NOI Yield[1]		Completion / Expected Completion	Expected NOI Contribution Date	Initial Lease term (years)
Expansions (inception to date)									
Total		**27**	**1,054**	**51.2**	**11.7%**	**Actual**			**8.5**
Developments delivered to operating portfolio									
REY030	Reynosa	1	145	8.0	11.1%	Actual	2Q17		5.0
JUA043 (LEED Certified)	Ciudad Juárez	1	201	9.0	11.4%	Actual	4Q19		3.0
JUA044 (LEED Gold)	Ciudad Juárez	1	217	10.7	11.3%	Actual	2Q20		10.0
MTY042 (LEED Platinum)	Monterrey	1	183	12.7	10.4%	Actual	3Q22		10.0
MEX008[2]	MCMA	1	510	37.7	11.8%	Actual	3Q23		10.0
MEX009[2] (LEED Platinum)	MCMA	1	225	17.3	12.0%	Actual	4Q23		5.0
MTY043 (LEED Platinum)	Monterrey	1	211	22.1	11.9%	Actual	4Q23		10.0
MTY044	Monterrey	1	200	16.8	10.1%	Actual	3Q24		3.0
REY031	Reynosa	1	144	9.9	9%-11%	Target	4Q23	FY27	n.a.
JUA045	Ciudad Juárez	1	267	19.4	9%-11%	Target	4Q23	FY27	n.a.
TIJ031	Tijuana	1	385	40.6	9%-11%	Target	2Q25	FY26	n.a.
Total		**11**	**2,686**	**204.2**	**10.8%**				**7.7**
Total delivered projects + expansions		**38**	**3,741**	**255.4**	**11.0%**				**7.9**
Expansions and developments in progress									
TIJ101[3]	Tijuana	1	209	11.9	9%-11%	Target	1Q27	FY27	n.a.
TIJ002 (Expansion)	Tijuana	1	33	2.9	9%-11%	Target	4Q26	FY26	n.a.
Total		**2**	**242**	**14.8**					**n.a.**
Total expansions + delivered projects + expansions and developments in progress		**40**	**3,982**	**270.1**	**11.0%**				**7.9**

1. The NOI yield is presented on the basis of the agreed upon terms for the expansion or development and other leasing assumptions and does not reflect actual NOI yield, which may differ from the agreed upon terms. Note: There is no guarantee FIBRA Macquarie will pursue any of the potential expansions or developments described herein or, if such an expansion or development is pursued, that FIBRA Macquarie will be successful in executing it. In addition, there can be no assurance the expansions or developments will be available or achieved on the terms described herein or otherwise or that any expansion or development performs as expected. 2. Project held through a JV in which FIBRA Macquarie is expected to have a 75.0% stake upon stabilization. 3. Project held through a JV in which FIBRA Macquarie is expected to have a 50.0% stake upon stabilization.

FIBRA Macquarie México

02

Industrial portfolio

Industrial portfolio: operating highlights

FIBRA Macquarie México

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Financial and operational metrics

	2Q26	1Q26	Var (%) 2Q26 vs 1Q26	2Q25	Var (%) 2Q26 vs 2Q25
Selected financial metrics (Ps. m)					
Revenues	$1,060.2	$1,034.2	2.5%	$1,133.9	(6.5%)
Expenses	($141.9)	($131.6)	7.9%	($137.9)	2.9%
NOI (incl. SLR)	$918.3	$902.7	1.7%	$996.0	(7.8%)
NOI (excl. SLR)	$928.8	$899.5	3.3%	$998.9	(7.0%)
Normalized below FFO items (Ps. m)					
Tenant improvements	($29.0)	($29.5)	(1.7%)	($33.6)	(13.8%)
Leasing commissions	($20.1)	($20.9)	(3.5%)	($21.6)	(6.8%)
Maintenance capex	($60.4)	($58.2)	3.8%	($55.7)	8.4%
Internal engineering & leasing costs	($22.3)	($21.8)	2.6%	($17.1)	30.6%
Total AFFO adjustments	**(131.9)**	**(130.3)**	**1.2%**	**(128.1)**	**3.0%**
Selected financial metrics (US$ m)					
Revenues	$60.9	$58.9	3.5%	$58.0	5.0%
Expenses	($8.2)	($7.5)	8.9%	($7.1)	15.6%
NOI (incl. SLR)	$52.8	$51.4	2.7%	$51.0	3.5%
NOI (excl. SLR)	$53.4	$51.2	4.2%	$51.1	4.4%
Normalized below FFO items (US$ m)					
Tenant improvements	($1.7)	($1.7)	(0.8%)	($1.7)	(3.2%)
Leasing commissions	($1.2)	($1.2)	(2.5%)	($1.1)	4.7%
Maintenance capex	($3.5)	($3.3)	4.7%	($2.9)	21.7%
Internal engineering & leasing costs	($1.3)	($1.2)	3.6%	($0.9)	46.7%
Total AFFO adjustments	**($ 7.6)**	**($ 7.4)**	**2.1%**	**($ 6.6)**	**15.6%**
Selected operating and profitability metrics					
Occupancy (%) EOP	92.5%	94.6%	(209 bps)	94.8%	(224 bps)
Occupancy (%) Avg.	93.5%	94.6%	(107 bps)	94.7%	(121 bps)
GLA ('000s sqft) EOP	32,321.6	31,983.3	1.1%	31,730.3	1.9%
Weighted Avg rental rate (US$/sqm/m)	$6.80	$6.70	1.5%	$6.45	5.5%
LTM Retention Rate (%, sqft) EOP	73.0%	79.4%	(642 bps)	80.1%	(714 bps)
WALT (yrs) EOP	2.9	3.0	(1.8%)	3.4	(14.0%)
NOI margin (incl. SLR, %)	86.6%	87.3%	(67 bps)	87.8%	(123 bps)
NOI margin (excl. SLR, %)	86.7%	87.2%	(50 bps)	87.9%	(113 bps)
BOP Avg FX (revenue)	17.64	17.49	0.9%	19.77	(10.8%)
EOP FX (balance sheet)	17.47	18.07	(3.3%)	18.89	(7.5%)
Avg FX (expenses)	17.40	17.57	(0.9%)	19.54	(10.9%)

All figures are rounded to the nearest decimal point. Any arithmetic inconsistencies are due to rounding.

FIBRA Macquarie's industrial presence

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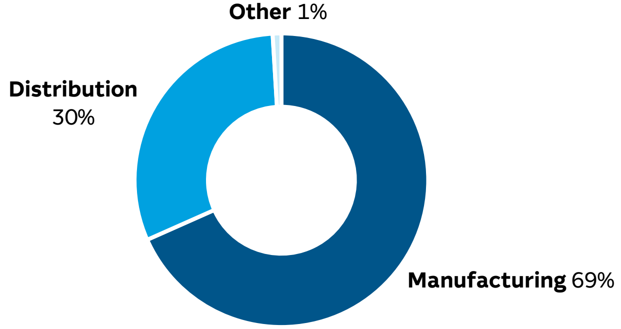
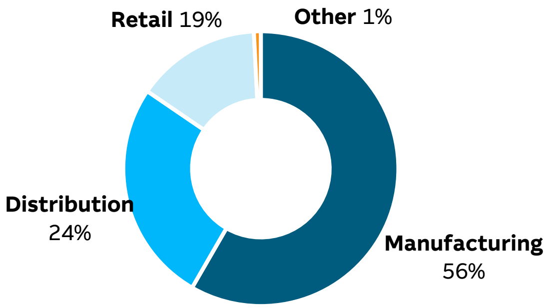
Use of space

(% of annualized base rent)

Industrial Only

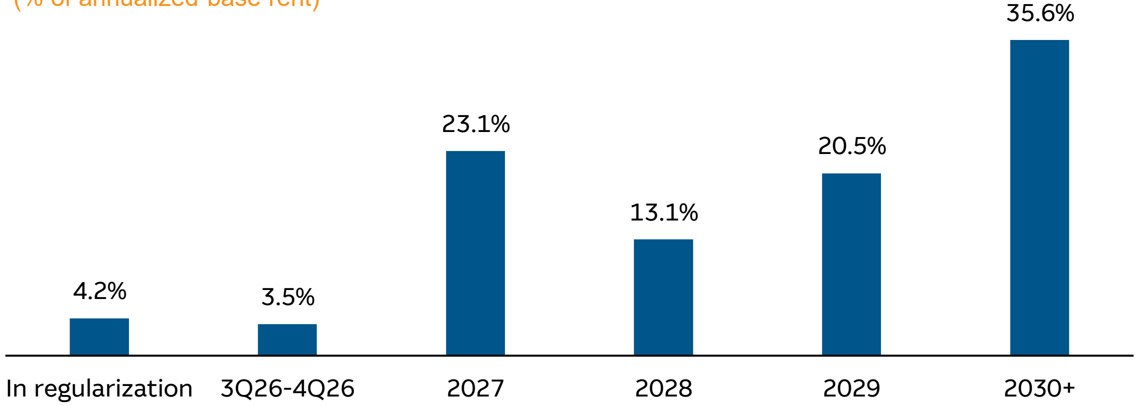


Consolidated Portfolio[1]



Lease expiration profile

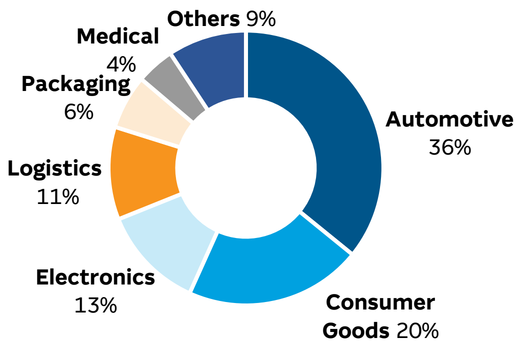
(% of annualized base rent)



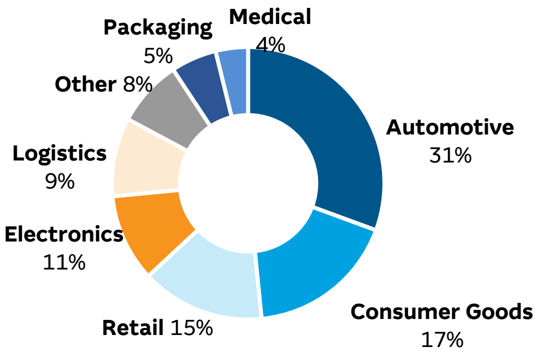
Presence in key industries

(% of annualized base rent)

Industrial Only

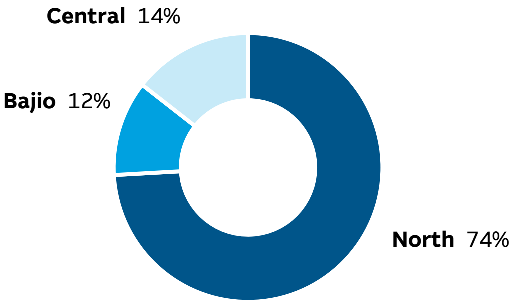


Consolidated Portfolio[1]



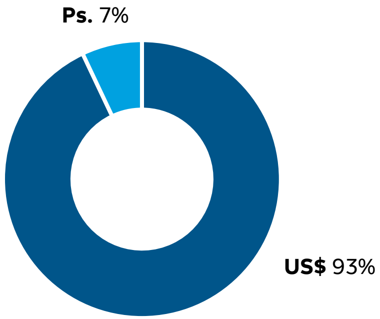
Presence in key markets

(% of annualized base rent)



Lease currency

(% of annualized base rent)



Top 10 customers represent approximately 24.7% of annualized base rent with a weighted average lease term remaining of 3.5 years

1. Retail ABR is shown in a proportionally combined basis with nine retail properties held through a 50/50 joint venture

Industrial leasing summary and regional overview

FIBRA Macquarie México

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2Q26 Industrial leasing highlights

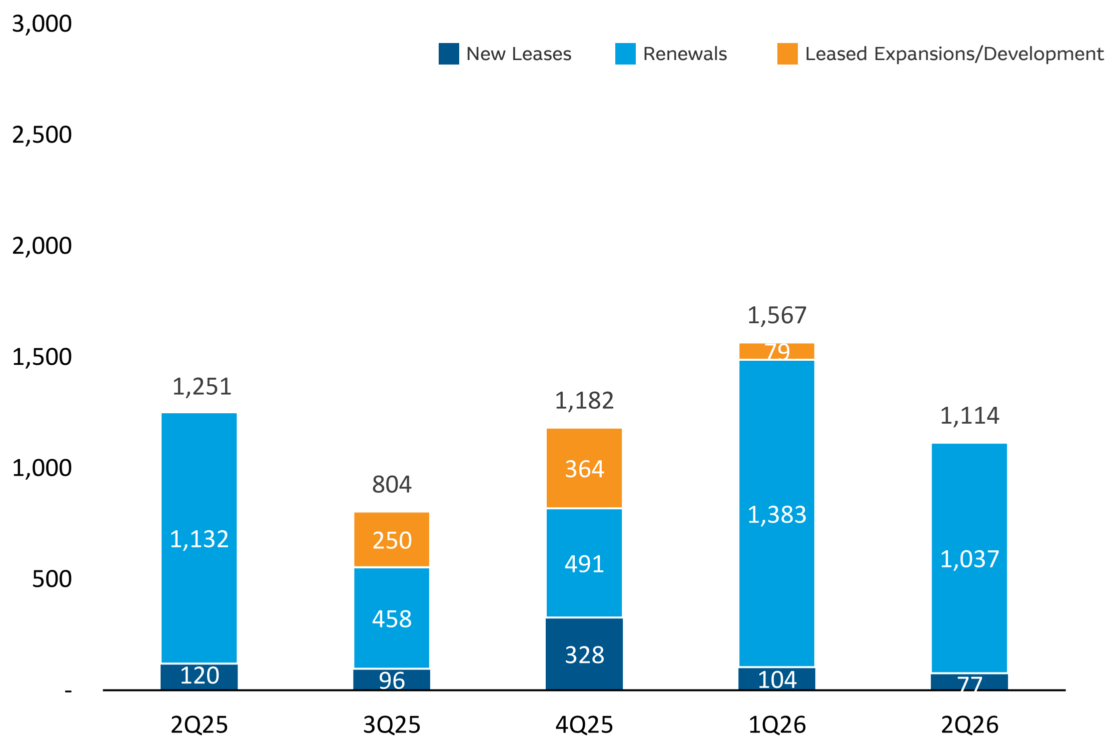
Transaction	Market	GLA (sqft)	Industry	Country of domicile	Term
Renewal	Queretaro	221,545	Manufacturing	Hong Kong	5 years
Renewal	Queretaro	194,681	Manufacturing	Hong Kong	5 years
Renewal	Ciudad Juarez	100,456	Automotive	United States	2 years
New Lease	Ciudad Juarez	56,305	Packaging	Sweden	1 year
New Lease	Ciudad Juarez	21,000	Automotive	United States	5 years

Regional overview

	North	Bajio	Central	Total
Number of Buildings	185	26	35	246
Number of Customers[1]	203	26	44	273
Square feet of GLA ('000s)	24,972.7	3,692.7	3,656.3	32,321.6
Occupancy EOP (%)	91.7%	97.7%	92.8%	92.5%
% Annualized Base Rent	74.3%	11.6%	14.1%	100.0%
Weighted Avg. Monthly US$ Rent per Leased sqm EoP[2]	$6.60	$6.56	$8.46	$6.80

Industrial leasing activity[3]

(Sqft in thousands)



1. Number of customers is calculated on a per property basis. 2. FX rate: 17.4700. 3. Based on lease signing date.

Note: information presented includes 100% of rental rates and GLA relating to properties held in a joint venture.

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03

Retail portfolio

Retail portfolio: operating highlights

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Financial and operational metrics

Ps. millions; except operating stats[1]	2Q26	1Q26	Var (%) 2Q26 vs 1Q26	2Q25	Var (%) 2Q26 vs 2Q25
Selected financial metrics					
Revenues	$225.8	$236.2	(4.4%)	$212.1	6.5%
Lease Rental Income[2]	$172.1	$183.9	(6.4%)	$162.2	6.1%
Lease Variable Income[3]	$31.8	$31.6	0.8%	$29.7	7.2%
Other Variable Income[4]	$21.9	$20.7	5.9%	$20.3	8.1%
Expenses	($74.5)	($73.4)	1.5%	($67.6)	10.2%
NOI (incl. SLR)	$151.3	$162.7	(7.0%)	$144.5	4.7%
NOI (excl. SLR)	$153.2	$152.5	0.4%	$148.9	2.9%
Selected operating and profitability metrics					
Occupancy (%) EOP	92.6%	92.5%	8 bps	93.4%	(82 bps)
Occupancy (%) Avg.	92.5%	93.0%	(52 bps)	92.9%	(35 bps)
GLA ('000s sqm) EOP	424.5	431.5	(1.6%)	430.4	(1.4%)
Weighted Avg Rental rate (Ps./sqm/m)	$195.80	$191.22	2.4%	$190.95	2.5%
LTM Retention Rate (%, sqft) EOP	77.9%	76.2%	166 bps	77.8%	7 bps
WALT (yrs) EOP	4.1	3.9	4.1%	3.4	20.5%
NOI margin (incl. SLR, %)	67.0%	68.9%	(191 bps)	68.1%	(113 bps)
NOI margin (excl. SLR, %)	67.3%	67.5%	(23 bps)	68.8%	(150 bps)
Foot and car park traffic[5]					
Foot traffic ('000s visitors)[5]	3,002.4	2,936.8	2.2%	2,868.5	4.7%
Car park traffic ('000s cars)	1,247.8	1,001.9	24.5%	989.2	26.1%
Normalized below FFO items					
Tenant improvements	($1.4)	($1.3)	4.8%	($1.2)	10.2%
Leasing commissions	($3.1)	($3.0)	3.5%	($3.3)	(4.6%)
Normalized maintenance capex	($7.3)	($7.2)	2.3%	($7.0)	5.3%

1. All figures are rounded to the nearest decimal point. Any arithmetic inconsistencies are due to rounding. Numbers are presented on a proportionally combined basis 2. Lease Rental Income includes Lease related income, straight line rent and early termination. 3. Lease Variable Income includes late fees, tenant recoveries and variable income. 4. Other Variable Income includes car parking income, marketing income and other income. 5. Foot traffic data from the following wholly-owned properties: Coacalco Power Center, Tecamac Power Center, City Shops Valle Dorado, City Shops Del Valle, and Plaza San Roque. Car park traffic data from the following wholly-owned properties; Coacalco Power Center, Tecamac Power Center, City Shops Valle Dorado, City Shops Del Valle, Plazaragoza, and Plaza San Roque.

FIBRA Macquarie's retail presence

FIBRA Macquarie México

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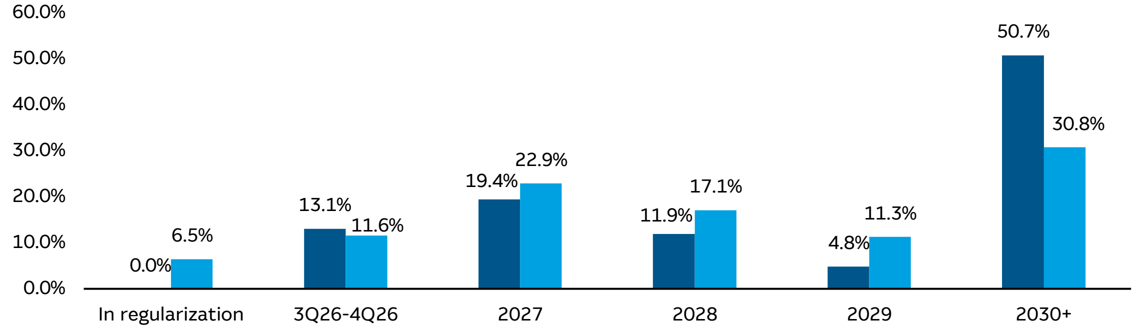
Retail portfolio highlights

- Defensive portfolio primarily located in the top retail market of Mexico City Metropolitan Area (MCMA)
- All leases are inflation protected and provide for recovery of common area maintenance and other property-related costs
- 100% of the leases are denominated in Mexican Pesos
- Customers include well-known names such as Walmart, H-E-B, Chedraui, Liverpool, The Home Depot, Alsea, Cinépolis, Cinemex and Smart Fit

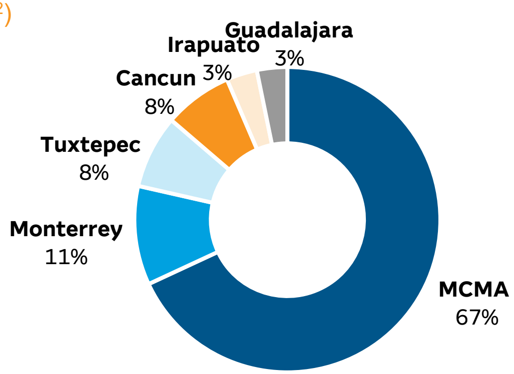
Lease expiration profile

(% of annualized base rent[2])



Important presence in key metro areas

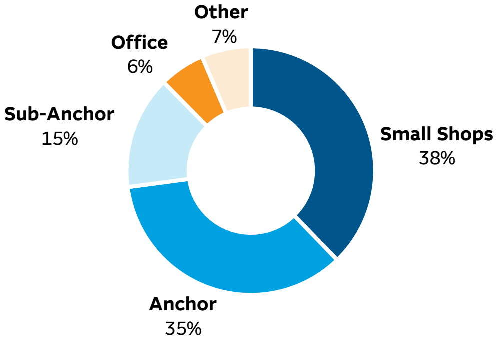
(% of annualized base rent[2])

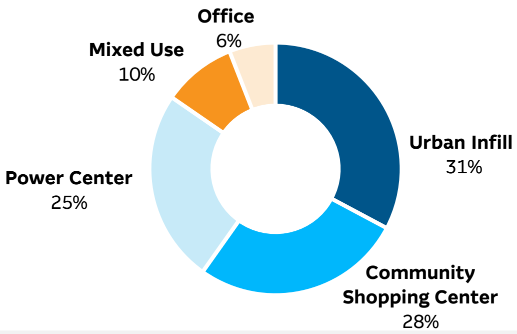


81.2% located in top three retail markets of Mexico[1]

Balanced mix of tenant and center types

(% of annualized base rent[2])





Top 10 customers represent approximately 38.8% of annualized base rent with a weighted average lease term remaining of 6.9 years

1. Refers to Mexico City Metropolitan Area, Monterrey and Guadalajara; by annualized base rent. 2. Includes 100% of rents from properties held in a joint venture.

Retail leasing and regional overview

FIBRA Macquarie México

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2Q26 Retail leasing highlights

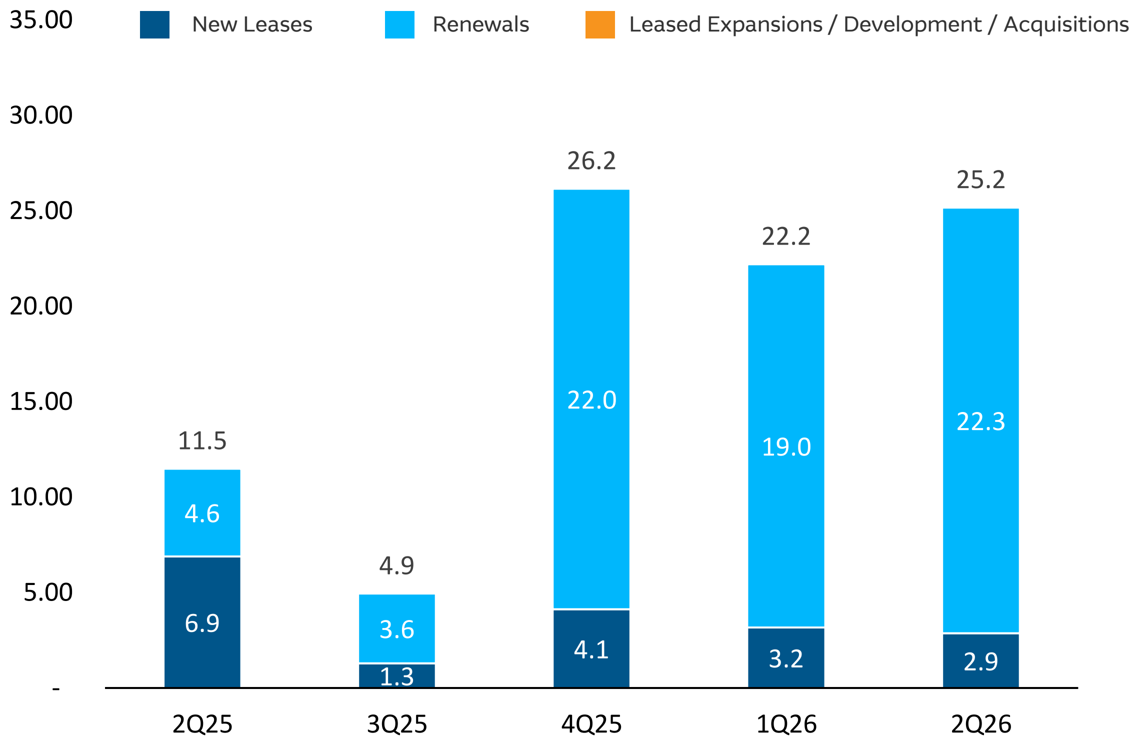
Transaction	Shopping Center	GLA (sqm)	Sector	Customer
New Lease	Multiplaza Arboledas	692	Car Dealership	Automoviles Hermt
New Lease	Magnocentro 26	501	Childcare	Picaboo
Renewal	Multiplaza Arboledas	5,052	Retail	Suburbia
Renewal	Magnocentro 26	4,262	Supermarket	City Market
Renewal	Multiplaza Cancun	2,927	Cinema	Cinemex

Regional overview

	Major Metro Markets[4]	Other Regional Markets	Total
Number of Shopping Centers	12	5	17
Number of Customers[1]	539	196	735
Square Meters '000s GLA	341.7	82.8	424.5
Occupancy EOP (%)	91.0%	99.1%	92.6%
% Annualized Base Rent	81.2%	18.8%	100%
Weighted Avg. Monthly Rent per Leased sqm EOP[2]	Ps. 200.82 US$ 11.49	Ps. 176.77 US$ 10.12	Ps. 195.80 US$ 11.21

Retail leasing activity[3]

(sqm in thousands)



1. Number of customers is calculated on a per property basis. 2. FX rate: 17.4700. 3. Based on lease signing date. 4. Refers to Mexico City, Monterrey and Guadalajara; excludes a non-operating MCMA property removed from GLA, currently undergoing a repositioning.

Note: information presented includes 100% of rental rates and GLA relating to properties held in a joint venture.

Retail segment overview

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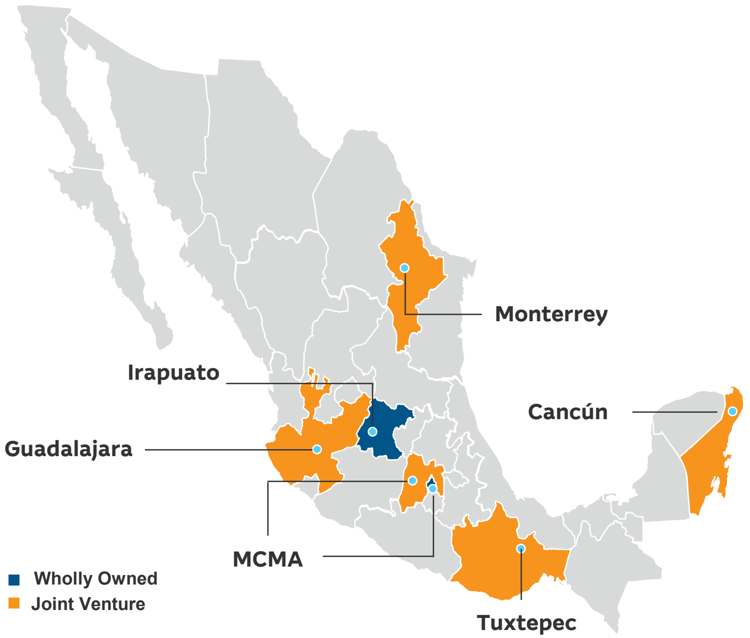
Wholly-owned portfolio

- Portfolio consists of 8 properties:
  - 2 power centers
  - 3 urban infills
  - 1 community shopping center
  - 1 mixed-use property
  - 1 non-operating MCMA property not included in GLA, subject to repositioning as an industrial property
- Main anchors:
  - Walmart
  - Sam's Club
  - The Home Depot



Joint venture portfolio

- Portfolio consists of 9 properties:
  - 6 community shopping centers
  - 2 urban infills
  - 1 mixed-use property
- Main anchors:
  - Walmart
  - Cinépolis
  - Chedraui

2Q26 Operational metrics by portfolio

	Wholly-owned			Joint venture[1]			Total[1]		
	2Q26	2Q25	Var	2Q26	2Q25	Var	2Q26	2Q25	Var
Occupancy EOP (%)	93.9%	93.4%	45 bps	91.2%	93.4%	-223 bps	92.6%	93.4%	-82 bps
Average monthly rental rate (in Ps. per sqm)	182.52	171.65	6.3%	210.96	213.29	-1.1%	195.80	190.95	2.5%
Weighted average lease term remaining (years)	3.5	3.7	-5.8%	4.7	3.1	50.4%	4.1	3.4	20.5%
Total GLA (sqm thousands)	223.3	230.9	-3.3%	201.3	199.5	0.9%	424.5	430.4	-1.4%

1. Represents 100% of total GLA, rental rates, WALT and occupancy for joint venture owned assets.

FIBRA Macquarie México

04

Selected financial statements

Detailed IFRS consolidated income statement by segment

FIBRA Macquarie México

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Ps. millions unless otherwise stated	Jun 30, 2026							Jun 30, 2025
	Wholly-owned				JV		Proportionally	Proportionally
	FIBRA	Industrial	Retail	Consolidated	Retail	Industrial[3,4]	Combined	Combined
Lease related income	-	961.1	116.7	1,077.7	56.7	27.9	**1,162.3**	1,225.2
Tenant recoveries	-	75.6	13.9	89.5	9.3	4.6	**103.4**	100.2
Straight line rent	-	(9.5)	(1.3)	(10.7)	(0.6)	(1.1)	**(12.4)**	(7.3)
Car parking income	-	-	16.4	16.4	3.2	-	**19.6**	18.5
Late fee and early termination	-	1.6	0.6	2.1	0.0	-	**2.2**	0.1
Variable income (linked to tenant sales)	-	-	3.5	3.5	5.1	-	**8.6**	7.6
Marketing income	-	-	1.6	1.6	0.7	-	**2.3**	1.8
Total property related revenues	-	1,028.8	151.3	1,180.0	74.5	31.4	**1,286.0**	1,346.0
Property management expenses	-	(24.4)	(4.3)	(28.6)	(3.1)	-	**(31.8)**	(34.1)
Property maintenance	-	(17.3)	(10.2)	(27.5)	(9.4)	(0.5)	**(37.4)**	(47.5)
Industrial park fees	-	(13.2)	-	(13.2)	-	-	**(13.2)**	(14.7)
Painting expense	-	(20.3)	(0.2)	(20.5)	-	-	**(20.5)**	(10.7)
Non-recurring property related costs[1]	-	(12.0)	-	(12.0)	-	-	**(12.0)**	-
Property taxes	-	(26.1)	(7.8)	(33.9)	(1.2)	(0.6)	**(35.7)**	(31.9)
Property insurance	-	(6.8)	(0.8)	(7.6)	(0.6)	(0.1)	**(8.3)**	(8.9)
Security services	-	(7.9)	(6.2)	(14.1)	(3.5)	(0.4)	**(17.9)**	(14.1)
Property related legal and consultancy expenses	-	(4.8)	(1.8)	(6.6)	-	(0.3)	**(6.9)**	(7.7)
Tenant improvement amortization	-	(30.7)	(0.2)	(30.9)	-	(0.1)	**(31.0)**	(31.4)
Leasing commissions amortization[2]	-	(26.7)	(1.8)	(28.5)	(0.6)	(1.3)	**(30.4)**	(31.1)
Impairment of trade receivables	-	(24.5)	(2.6)	(27.1)	0.5	0.1	**(26.5)**	(18.2)
Other operating expenses	-	(12.8)	(15.1)	(27.9)	(8.4)	(2.6)	**(38.8)**	(28.5)
Total property related expenses	-	(227.4)	(51.0)	(278.4)	(26.3)	(5.7)	**(310.4)**	(278.8)

1. Non-recurring costs associated with a Tijuana property. **2.** Leasing commissions amortization includes internal leasing services. **3.** On September 14, 2020, FIBRAMQ acquired an initial 50.0% interest in a premium land parcel in the Mexico City Metropolitan Area through a joint venture trust, with the remaining 50.0% contributed by the land-owner. This reflects FIBRAMQ's proportionate share (75.0%) of revenue and expenses relating to the new joint venture trust. **4.** On May 23, 2025, FIBRAMQ entered into a 50-50 joint venture trust agreement. This reflects FIBRAMQ's proportionate share (28.2%) of revenue and expenses relating to the new joint venture trust.

Note A: Proportionate share of revenue and expenses relating to respective joint ventures in the Retail portfolio (FIBRAMQ 50.0% interest) and the Industrial portfolio (FIBRAMQ 75.0% interest and FIBRAMQ 28.2% interest) has been included in the above.

Note B: All figures are rounded to the nearest Decimal point. Any arithmetic inconsistencies are due to rounding.

Detailed IFRS consolidated income statement by segment (cont'd)

FIBRA Macquarie México

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Ps. millions unless otherwise stated	Jun 30, 2026							Jun 30, 2025
	Wholly-owned				JV		Proportionally	Proportionally
	FIBRA	Industrial	Retail	Consolidated	Retail	Industrial[2,3]	Combined	Combined
Management fees	(75.8)	-	-	(75.8)	-	-	**(75.8)**	(62.6)
Transaction related expenses[1]	(211.7)	(0.4)	-	(212.2)	-	-	**(212.2)**	(2.6)
Professional, legal and general expenses	(36.1)	(5.4)	(0.3)	(41.9)	(0.5)	(0.1)	**(42.5)**	(43.0)
Finance costs	-	(266.2)	(37.9)	(304.1)	(16.5)	-	**(320.6)**	(360.8)
Interest income	18.3	0.1	0.5	18.8	0.7	0.3	**19.8**	51.8
Other income	-	4.1	-	4.1	-	(0.9)	**3.2**	0.4
Foreign exchange gain	518.5	223.8	0.0	742.3	-	(4.4)	**737.9**	1,427.7
Net unrealized FX loss on investment property	-	(1,711.3)	-	(1,711.3)	-	(67.7)	**(1,779.0)**	(3,961.4)
Net unrealized revaluation gain on investment properties	-	498.3	(27.3)	471.0	33.4	18.1	**522.6**	120.3
Net unrealized gain/(loss) on interest rate swaps	150.0	-	-	150.0	(5.7)	-	**144.3**	(97.9)
Loss on disposal of investment properties	(0.2)	-	-	(0.2)	-	-	**(0.2)**	-
Total other operating (expense)	362.9	(1,257.0)	(65.0)	(959.1)	11.3	(54.8)	**(1,002.6)**	(2,928.2)
Loss for the period per Interim Financial Statements	362.9	(455.6)	35.3	(57.4)	59.5	(29.0)	**(26.9)**	(1,861.0)

1. Includes certain legal and other transaction-related costs associated with public tender offers for FIBRAMQ. **2.** On September 14, 2020, FIBRAMQ acquired an initial 50.0% interest in a premium land parcel in the Mexico City Metropolitan Area through a joint venture trust, with the remaining 50.0% contributed by the land-owner. This reflects FIBRAMQ's proportionate share (75.0%) of revenue and expenses relating to the new joint venture trust. **3.** On May 23, 2025, FIBRAMQ entered into a 50-50 joint venture trust agreement. This reflects FIBRAMQ's proportionate share (28.2%) of revenue and expenses relating to the new joint venture trust.

Note A: Proportionate share of revenue and expenses relating to respective joint ventures in the Retail portfolio (FIBRAMQ 50.0% interest) and the Industrial portfolio (FIBRAMQ 75.0% interest and FIBRAMQ 28.2% interest) has been included in the above.

Note B: All figures are rounded to the nearest Decimal point. Any arithmetic inconsistencies are due to rounding.

IFRS net profit to NOI[1]
Adjustments by segment

FIBRA Macquarie México

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Ps. millions unless otherwise stated	Jun 30, 2026							Jun 30, 2025
	Wholly-owned				JV		Proportionally	Proportionally
	FIBRA	Industrial	Retail	Consolidated	Retail	Industrial[5,6]	Combined	Combined
Loss for the period per Interim Financial Statements	**362.9**	**(455.6)**	**35.3**	**(57.4)**	**59.5**	**(29.0)**	**(26.9)**	**(1,861.0)**
Adjustment items:								
Management fees	75.8	-	-	75.8	-	-	**75.8**	62.6
Transaction related expenses[2]	211.7	0.4	-	212.2	-	-	**212.2**	2.6
Professional, legal and general expenses	36.1	5.4	0.3	41.9	0.5	0.1	**42.5**	43.0
Finance costs	-	266.2	37.9	304.1	16.5	-	**320.6**	360.8
Interest income	(18.3)	(0.1)	(0.5)	(18.8)	(0.7)	(0.3)	**(19.8)**	(51.8)
Other income	-	(4.1)	-	(4.1)	-	0.9	**(3.2)**	(0.4)
Foreign exchange gain	(518.5)	(223.8)	(0.0)	(742.3)	-	4.4	**(737.9)**	(1,427.7)
Net unrealized FX loss on investment property	-	1,711.3	-	1,711.3	-	67.7	**1,779.0**	3,961.4
Net unrealized revaluation gain on investment properties	-	(498.3)	27.3	(471.0)	(33.4)	(18.1)	**(522.6)**	(120.3)
Net unrealized (gain)/loss on interest rate swaps	(150.0)	-	-	(150.0)	5.7	-	**(144.3)**	97.9
Loss on disposal of investment properties	0.2	-	-	0.2	-	-	**0.2**	-
Net Property Income	**0.0**	**801.4**	**100.3**	**901.7**	**48.2**	**25.7**	**975.6**	**1,067.2**
Adjustment items:								
Tenant improvements amortization	-	30.7	0.2	30.9	-	0.1	**31.0**	31.4
Leasing commissions amortization[3]	-	26.7	1.8	28.5	0.6	1.3	**30.4**	31.1
Painting expense	-	20.3	0.2	20.5	-	-	**20.5**	10.7
Non-recurring property related costs[4]	-	12.0	-	12.0	-	-	**12.0**	-
Net Operating Income	**0.0**	**891.2**	**102.4**	**993.6**	**48.8**	**27.1**	**1,069.5**	**1,140.5**

1. NOI includes lease-related and other variable income, less property operating expenses (including property administration expenses). **2.** Includes certain legal and other transaction-related costs associated with public tender offers for FIBRAMQ. **3.** Leasing commissions amortization includes internal leasing services. **4.** Non-recurring costs associated with a Tijuana property. **5.** On September 14, 2020, FIBRAMQ acquired an initial 50.0% interest in a premium land parcel in the Mexico City Metropolitan Area through a joint venture trust, with the remaining 50.0% contributed by the land-owner. This reflects FIBRAMQ's proportionate share (75.0%) of revenue and expenses relating to the new joint venture trust. **6.** On May 23, 2025, FIBRAMQ entered into a 50-50 joint venture trust agreement. This reflects FIBRAMQ's proportionate share (28.2%) of revenue and expenses relating to the new joint venture trust.

Note A: A proportionate share of revenue and expenses relating to (i) the nine retail properties held through the 50/50 joint venture with Grupo Frisa and (ii) the Industrial portfolio (FIBRAMQ 75.0% interest and FIBRAMQ 28.2% interest) have been included in the respective categories above.

Note B: All figures are rounded to the nearest Decimal point. Any arithmetic inconsistencies are due to rounding.

FFO[1] and AFFO[2] Adjustments by segment

FIBRA Macquarie México

MACQUARIE

Ps. millions unless otherwise stated	Jun 30, 2026							Jun 30, 2025
	Wholly-owned				JV		Proportionally	Proportionally
	FIBRA	Industrial	Retail	Consolidated	Retail	Industrial	Combined	Combined
Net Operating Income	0.0	891.2	102.4	993.6	48.8	27.1	1,069.5	1,140.5
Management fees	(75.8)	-	-	(75.8)	-	-	**(75.8)**	(62.6)
Professional, legal and general expenses	(36.1)	(0.8)	(0.3)	(37.2)	(0.5)	(0.1)	**(37.9)**	(39.2)
Transaction related expenses	(4.0)	(0.4)	-	(4.4)	-	-	**(4.4)**	(2.6)
Other income	-	4.1	-	4.1	-	(0.9)	**3.2**	0.4
EBITDAre[3]	(115.9)	894.1	102.1	880.3	48.3	26.1	**954.7**	1,036.4
Financial income	18.3	0.1	0.5	18.8	0.7	0.3	**19.8**	51.8
Interest expense[4]	-	(256.6)	(36.3)	(292.9)	(16.1)	-	**(308.9)**	(353.4)
Normalized debt costs	(17.3)	-	-	(17.3)	(0.4)	-	**(17.7)**	(9.8)
FIBRAMQ Funds From Operations[5]	(114.9)	637.6	66.3	589.0	32.5	26.4	**647.8**	725.1
Maintenance capital expenditures[6]	-	(60.0)	(5.8)	(65.8)	(1.5)	-	**(67.2)**	(61.3)
Tenant improvements	-	(23.0)	(1.3)	(24.4)	(0.0)	-	**(24.4)**	(30.2)
Above-standard tenant improvements	-	(5.9)	-	(5.9)	-	-	**(5.9)**	(4.6)
Extraordinary maintenance capital expenditures	-	(0.4)	-	(0.4)	(0.1)	-	**(0.5)**	(1.4)
Leasing commissions	-	(20.1)	(2.7)	(22.8)	(0.5)	-	**(23.3)**	(24.9)
Internal platform engineering costs	-	(6.4)	-	(6.4)	-	-	**(6.4)**	(4.7)
Internal platform leasing costs	-	(15.9)	-	(15.9)	-	-	**(15.9)**	(12.4)
Straight line rents	-	9.5	1.3	10.7	0.6	1.1	**12.4**	7.3
Adjusted Funds From Operations	(114.9)	515.2	57.8	458.1	31.0	27.4	**516.5**	592.8
FIBRAMQ Funds From Operations	(114.9)	637.6	66.3	589.0	32.5	26.4	**647.8**	725.1
Add: Normalized debt costs	17.3	-	-	17.3	0.4	-	**17.7**	9.8
Less: Amortization of debt costs per IFRS	-	(9.6)	(1.6)	(11.2)	(0.4)	-	**(11.6)**	(7.4)
AMEFIBRA Funds From Operations	(97.6)	628.0	64.7	595.0	32.5	26.4	**653.9**	727.4

1. FFO is equal to EBITDA plus interest income less interest less income tax expense and normalized financing costs. **2.** AFFO is derived by adjusting FFO for normalized capital expenditure (including painting expense), tenant improvements, leasing commissions, internal leasing and engineering costs and straight-line rent adjustment. **3.** EBITDAre includes NOI less FIBRA-level management fees, corporate expenses, professional & legal expenses and business development (transaction related) expenses. **4.** Excludes amortization of upfront borrowing costs. **5.** All items below FFO except straight lining of rents are calculated based on a cash basis three-year rolling average. **6.** Excludes expansion projects, new developments, and remodeling expenses.

Note A: A proportionate share of revenue and expenses relating to respective joint ventures in the Retail portfolio (FIBRAMQ 50.0% interest) and the Industrial portfolio (FIBRAMQ 75.0% interest and FIBRAMQ 28.2% interest) has been included in the above.

Note B: All figures are rounded to the nearest Decimal point. Any arithmetic inconsistencies are due to rounding.

Reconciliations of loss per interim financial statements to FFO and AMEFIBRA FFO

FIBRA Macquarie México

MACQUARIE

	Jun 30, 2026							Jun 30, 2025
	Wholly-owned				JV		Proportionally	Proportionally
Ps. millions unless otherwise stated	FIBRA	Industrial	Retail	Consolidated	Retail	Industrial[4]	Combined	Combined
Loss for the period per Interim Financial Statements	**362.9**	**(455.6)**	**35.3**	**(57.4)**	**59.5**	**(29.0)**	**(26.9)**	**(1,861.0)**
Adjustment items:								
Tenant improvements amortization	-	30.7	0.2	30.9	-	0.1	**31.0**	31.4
Leasing commissions amortization[1]	-	26.7	1.8	28.5	0.6	1.3	**30.4**	31.1
Painting expense	-	20.3	0.2	20.5	-	-	**20.5**	10.7
Non-recurring property related costs[2]	-	12.0	-	12.0	-	-	**12.0**	-
Internal platform related costs	-	4.6	-	4.6	-	-	**4.6**	3.8
Foreign exchange gain	(518.5)	(223.8)	(0.0)	(742.3)	-	4.4	**(737.9)**	(1,427.7)
Net unrealized FX loss on investment property	-	1,711.3	-	1,711.3	-	67.7	**1,779.0**	3,961.4
Net unrealized revaluation gain on investment properties	-	(498.3)	27.3	(471.0)	(33.4)	(18.1)	**(522.6)**	(120.3)
Net unrealized (gain)/loss on interest rate swaps	(150.0)	-	-	(150.0)	5.7	-	**(144.3)**	97.9
Transaction related expenses[3]	207.8	-	-	207.8	-	-	**207.8**	-
Loss on disposal of investment properties	0.2	-	-	0.2	-	-	**0.2**	-
AMEFIBRA Funds From Operations	(97.6)	628.0	64.7	595.0	32.5	26.4	**653.9**	727.4
Less: Normalized debt costs	(17.3)	-	-	(17.3)	(0.4)	-	**(17.7)**	(9.8)
Add: Amortization of debt costs per IFRS	-	9.6	1.6	11.2	0.4	-	**11.6**	7.4
Funds From Operations, as modified by FIBRA Macquarie	(114.9)	637.6	66.3	589.0	32.5	26.4	**647.8**	725.1

1. Leasing commissions amortization includes internal leasing services. **2.** Non-recurring costs associated with a Tijuana property. **3.** Includes certain legal and other transaction-related costs associated with public tender offers for FIBRAMQ. **4.** This reflects FIBRAMQ's proportionate share of revenues and expenses held across all industrial properties and projects where FIBRAMQ has a joint venture interest.

Note A: Proportionate share of revenue and expenses relating to the respective interests in FIBRAMQ's Retail portfolio and the Industrial portfolio joint ventures, has been included in the above.

Note B: All figures are rounded to the nearest decimal point. Any arithmetic inconsistencies are due to rounding.

Net assets by segment

FIBRA Macquarie México

MACQUARIE

	Jun 30, 2026							Jun 30, 2025
	Wholly-owned				JV		Proportionally	Proportionally
Ps. millions unless otherwise stated	FIBRA	Industrial	Retail	Consolidated	Retail	Industrial	Combined	Combined
Current assets								
Cash and cash equivalents	988.1	119.8	49.4	1,157.2	17.4	249.7	1,424.3	3,628.9
Trade receivables, net[1]	-	62.4	15.0	77.4	6.9	17.9	102.2	99.2
Other receivables	0.1	0.0	-	0.1	-	17.3	17.4	37.5
Other assets	103.2	203.7	22.2	329.0	8.2	1.7	339.0	195.5
Total current assets	**1,091.4**	**385.8**	**86.6**	**1,563.8**	**32.5**	**286.5**	**1,882.8**	**3,961.2**
Non-current assets								
Restricted cash	-	14.7	-	14.7	31.1	-	45.8	46.5
Other assets	-	206.8	23.1	229.9	13.0	31.1	274.0	291.1
Goodwill	-	837.3	-	837.3	-	-	837.3	841.6
Investment properties	-	53,652.7	4,598.0	58,250.7	2,217.8	2,652.9	63,121.4	62,662.3
Derivative financial instruments	179.0	-	-	179.0	-	-	179.0	-
Total non-current assets	**179.0**	**54,711.5**	**4,621.1**	**59,511.6**	**2,261.9**	**2,684.0**	**64,457.6**	**63,841.5**
Total assets	**1,270.4**	**55,097.3**	**4,707.7**	**61,075.4**	**2,294.5**	**2,970.6**	**66,340.4**	**67,802.7**
Current liabilities								
Trade and other payables	122.4	996.5	80.6	1,199.6	17.6	53.7	1,270.9	432.0
Interest-bearing liabilities	1,310.2	-	-	1,310.2	3.6	-	1,313.8	3.6
Other liabilities	-	6.8	-	6.8	-	-	6.8	5.7
Tenant deposits	-	103.3	10.8	114.2	-	-	114.2	86.0
Total current liabilities	**1,432.6**	**1,106.6**	**91.5**	**2,630.7**	**21.2**	**53.7**	**2,705.7**	**527.4**

Note A: Proportionate share of revenue and expenses relating to respective joint ventures in the Retail portfolio (FIBRAMQ 50.0% interest) and the Industrial portfolio (FIBRAMQ 75.0% interest and FIBRAMQ 28.2% interest) has been included in the above.

Note B: All figures are rounded to the nearest Decimal point. Any arithmetic inconsistencies are due to rounding.

1. Includes gross receivables net of provision for doubtful debt and other adjustment items.

Net assets by segment (cont'd)

FIBRA Macquarie México

MACQUARIE

Ps. millions unless otherwise stated	Jun 30, 2026							Jun 30, 2025
	Wholly-owned				JV		Proportionally	Proportionally
	FIBRA	Industrial	Retail	Consolidated	Retail	Industrial	Combined	Combined
Non-current liabilities								
Trade and other payables	-	596.5	0.1	596.6	-	-	596.6	0.2
Tenant deposits	-	313.0	32.8	345.7	21.9	76.9	444.6	429.4
Interest-bearing liabilities	14,945.7	4,961.9	-	19,907.5	556.0	-	20,463.6	23,127.2
Deferred income tax	-	23.2	-	23.2	-	-	23.2	12.0
Other liabilities	-	4.3	-	4.3	-	-	4.3	8.1
Derivative financial instruments	-	-	-	-	19.9	-	19.9	63.7
Total non-current liabilities	**14,945.7**	**5,898.9**	**32.9**	**20,877.5**	**597.8**	**76.9**	**21,552.2**	**23,640.8**
Total liabilities	**16,378.3**	**7,005.5**	**124.4**	**23,508.2**	**619.0**	**130.7**	**24,257.9**	**24,168.2**
Net assets	**(15,107.9)**	**48,091.8**	**4,583.3**	**37,567.2**	**1,675.4**	**2,839.9**	**42,082.5**	**43,634.5**

Note A: Proportionate share of revenue and expenses relating to respective joint ventures in the Retail portfolio (FIBRAMQ 50.0% interest) and the Industrial portfolio (FIBRAMQ 75.0% interest and FIBRAMQ 28.2% interest) has been included in the above.

Note B: All figures are rounded to the nearest Decimal point. Any arithmetic inconsistencies are due to rounding.

FIBRA Macquarie México

05

Debt profile

Debt overview

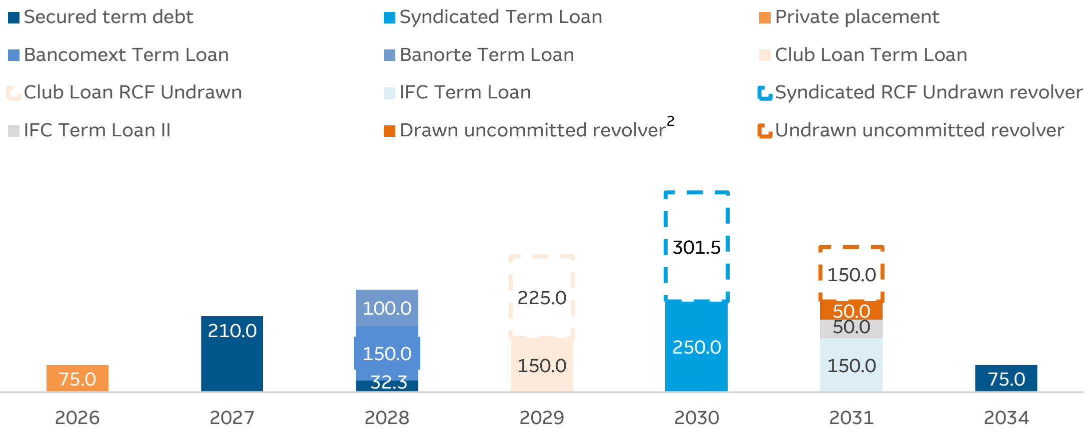
FIBRA Macquarie México

MACQUARIE

Overview

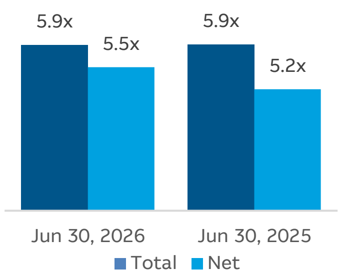
- CNBV Regulatory LTV of 32.3%[1] and Regulatory Debt Service Coverage Ratio of 3.5x[1]
- Real Estate net LTV of 34.4% and weighted average cost of debt of 5.4% per annum[2]
- Liquidity of US$794m available via undrawn committed, uncommitted and surplus cash[2]
- 73.9% of property assets are unencumbered[2,3]
- Average debt tenor remaining of 3.3 years[2]

Loan expiry profile (US$m)[2,4]

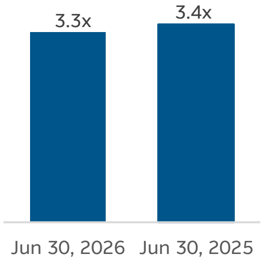


Key debt ratios[2,4]

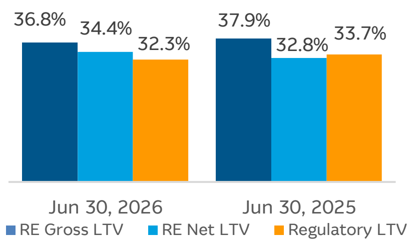
Total and net debt to EBITDA[5]



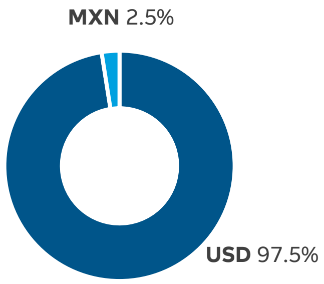
Interest coverage[6]



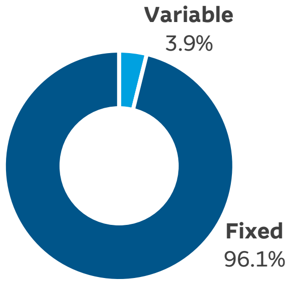
Real estate gross[7], net and regulatory LTV



By currency[2]

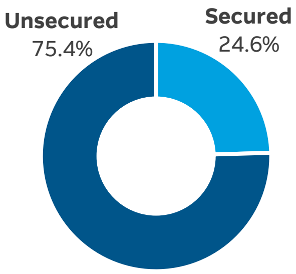


By interest rate type[2]



By security type[2]

(secured debt / unsecured debt)



1. As of June 30, 2026. **2.** As of July 23, 2026. **3.** Percentage of investment properties value. **4.** Proportionately combined result, including interest rate swap on variable rate term loans, as applicable, FX: Ps. 17.4700 per US$. **5.** Debt/EBITDA calculated using LTM EBITDA (2Q26) using an average FX rate of 17.9872 along with EoP debt balances converted to USD at an FX rate of 17.4700 **6.** LTM NOI / LTM interest expense. **7.** Gross debt / total RE assets per latest independent valuation adjusted for FX and land at cost – on a proportionally combined basis, excludes surplus cash reserves. Net real estate LTV ratio calculated as (debt - cash - sales proceeds receivable + escrow deposits) / (total properties at market value + land reserves) proportionally combined.

Debt disclosure

FIBRA Macquarie México

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Debt associated with wholly-owned properties

Lenders	ESG component	Ccy	Balance US$ m[1]	Balance Ps. mm[1]	Interest type (Fixed/'Variable)	Interest rate p.a.	Amortization[2]	Security type	Commencement date	Maturity date
Insurance Companies through a Note Purchase and Guaranty Agreement - Term Loan		USD	75.0	1,310.3	Fixed	5.71%	Interest Only	Unsecured	26-Sep-16	30-Sept-26
Metropolitan Life Insurance Company - Term Loan		USD	210.0	3,668.7	Fixed	5.38%	Interest Only	Guaranty Trust, among others[3]	13-Sep-17	1-Oct-27
Banorte - Term Loan[4]		USD	100.0	1,747.0	Fixed	5.73%	Interest Only	Unsecured	14-Jun-23	14-Jun-28
Bancomext - Term Loan[5]		USD	150.0	2,620.5	Fixed	5.62%	Interest Only	Unsecured	15-Jun-23	23-Jun-28
Various Banks through a Credit Facility - Term Loan[6]		USD	150.0	2,620.5	Fixed	5.06%	Interest Only	Unsecured	21-Aug-25	21-Aug-29
Various Banks through a Credit Facility – Committed Revolving Credit Facility[7]		USD	-	-	Variable	30-day SOFR + 1.50%	Interest Only	Unsecured	21-Aug-25	21-Aug-29
Various Banks through a Credit Facility – Term Loan[8]		USD	250.0	4,367.5	Fixed	4.84%	Interest Only	Unsecured	17-Dec-25	17-Dec-30
Various Banks through a Credit Facility – Committed Revolving Credit Facility[9]		USD	-	-	Variable	30-day SOFR + 1.40%	Interest Only	Unsecured	17-Dec-25	17-Dec-30
		Ps.	-	-	Variable	28-day TIIEF + 1.35%				
International Finance Corporation[10]		USD	50.0	873.5	Fixed	5.13%	Interest Only	Unsecured	22-Dec-25	15-Mar-31
BBVA México – Revolving Credit Facility[11]		USD	50.0	873.5	Variable	90-day SOFR + 1.05%	Interest Only	Unsecured	15-Apr-26	15-Apr-31
International Finance Corporation[12]		USD	150.0	2,620.5	Fixed	5.65%	Interest Only	Unsecured	28-Jun-24	28-Jun-31
Metropolitan Life Insurance Company - Term Loan		USD	75.0	1,310.3	Fixed	5.23%	Interest Only	Guaranty Trust, among others[4]	22-May-19	1-Jun-34
Total			1,260.0	22,012.2						

Debt associated with JV Trusts[13]

Lender	Ccy	Balance US$ m[1]	Balance Ps. mm[1]	Interest type (Fixed/ Variable)	Interest rate p.a.	Amortization	Security type	Commencement date	Maturity date
Various Banks through a Credit Facility - Term Loan[14]	Ps.	32.3	564.2	Fixed	11.12%	Principal and interest[15]	Guaranty Trust, among others[4]	15-Dec-23	14-Dec-28
Total		32.3	564.2						
Total Wholly-Owned + JV Proportionate Share		1,292.3	22,576.4						

1. Excludes upfront borrowing costs which, if capitalized, are amortized over the term of the relevant loan. FX: Ps.17.4700 per USD. **2.** Interest only subject to compliance with certain debt covenants. **3.** Lenders have recourse only to the properties, cash flows and other reserves constituted under the facilities, except under certain limited circumstances in which the lenders have recourse to FIBRA Macquarie. **4.** Fixed by a corresponding interest rate swap. Term loan has a variable interest type calculated at 90-day SOFR + 1.90% p.a. spread (includes ESG adjustment). **5.** Fixed by a corresponding interest rate swap. Term loan has a variable interest type calculated at 90-day SOFR + 1.80% p.a. spread (includes ESG adjustment). **6.** Fixed by a corresponding interest rate swap. Term loan has a variable interest type calculated at 90-day SOFR + 1.60% p.a. spread (includes ESG adjustment). **7.** Committed Revolving Credit Facility with an undrawn amount of US$225.0m, bearing a variable interest type calculated at 30-day SOFR + 1.50% p.a. spread (includes ESG adjustment). Three-year committed revolving credit facility, which can be extended for one additional year. **8.** Fixed by a corresponding interest rate swap. Term loan has a variable interest type calculated at 90-day SOFR + 1.50% p.a. spread (includes ESG adjustment). **9.** Committed Revolving Credit Facility with an undrawn amount of US$250.0m (USD tranche) and Ps.899.6m (Peso tranche) totaling to USe$301.5m. The variable interest type calculated at 30-day SOFR + 1.40% p.a. spread (includes ESG adjustment) and 28-day TIIEF+ 1.35% (includes ESG adjustment) respectively. **10.** Fixed by a corresponding interest rate swap. Term loan has a variable interest type calculated at 90-day SOFR + 1.50% p.a. spread (includes ESG adjustment). **11.** Uncommitted Revolving Credit Facility with an undrawn amount of US$150.0 million as of 23 July, 2026, bearing a variable interest of 90-day SOFR +1.05% p.a. spread. **12.** Fixed by a corresponding interest rate swap. Term loan has a variable interest type calculated at 90-day SOFR + 1.85% p.a. spread (includes ESG adjustment). **13.** Amounts stated represent FIBRA Macquarie's proportionate share. **14.** Fixed by a corresponding interest rate swap. Term loan has a variable interest type calculated at 28-day TIIE + 2.10% p.a. spread. **15.** 5-years amortization of principal starting on 2024. **Note**: All interest rates are inclusive of applicable withholding taxes.

CNBV regulatory ratios

FIBRA Macquarie México

MACQUARIE

Leverage ratio	2Q26 Ps.'000
Bank debt[1]	21,237,405
Bonds	-
Total assets	65,719,117

$$\text{Leverage ratio} = \frac{21{,}237{,}405}{65{,}719{,}117} = 32.3\% \quad \text{(Regulatory Maximum 50\%)}$$

Debt service coverage ratio (ICD_t)		t=0	Ps.'000 $\sum_{t=1}^{4}$
AL_0	Liquid assets	1,406,720	-
IVA_t	Value added tax receivable	-	-
UO_t	Net operating income after dividends	-	2,093,267
LR_0	Revolving debt facilities	-	9,197,875
I_t	Estimated debt interest expense	-	1,177,309
P_t	Scheduled debt principal amortization	-	1,310,250
K_t	Estimated recurrent capital expenditures	-	329,410
D_t	Estimated non-discretionary development costs	-	792,961

$$ICD_t = \frac{1{,}406{,}720 + 2{,}093{,}267 + 9{,}197{,}875}{1{,}177{,}309 + 1{,}310{,}250 + 329{,}410 + 792{,}961} = 3.5x \quad \text{(Regulatory Minimum 1.0x)}$$

$$\text{RE LTV} = \frac{\text{Gross Debt}}{\text{2Q26 External Valuation + E\&D WIP at Cost}} = \frac{\text{US }\$1{,}292{,}295{,}279}{\text{US }\$3{,}515{,}364{,}967} = 36.8\%$$

$$\text{Net RE LTV} = \frac{\text{Net debt + Tenant deposits}}{\text{2Q26 External Valuation + E\&D WIP at Cost}} = \frac{\text{US }\$1{,}207{,}748{,}875}{\text{US }\$3{,}515{,}364{,}967} = 34.4\%$$

1. Bank Debt associated with the Retail JV is accounted for using the equity accounting method pursuant to IFRS, and so is classified in Total Assets, not in Bank Debt. Industrial JV assets are included at 100% value in Total Assets, pursuant to IFRS.

FIBRA Macquarie México

06

AFFO calculation methodology

AFFO calculation methodology

FIBRA Macquarie México

MACQUARIE

Definitions

NOI item	Definition
Repairs and maintenance expense (R&M)	Scheduled or unscheduled work to repair minor damage or normal wear and tear, as well as make-ready expenses. Typically, low value relative to maintenance capex.
FFO items	
Transaction related expenses	Relates to business development expenses incurred during the quarter, which are expensed to P&L in accordance with IFRS.
Normalized financing costs	Incurred in connection with raising, refinancing or extinguishing loan facilities. Calculated based upon actual cash expenses in respect of each loan facility, amortized daily over the original tenor of the relevant debt facility.
AFFO items	
Normalized maintenance capex	Expenditure related to sustaining and maintaining existing property. Typically scheduled on a recurring basis based on warranty and useful life needs. Higher value than R&M. Often recoverable through the lease at cost.
Normalized extraordinary capex	Rare, unscheduled major capital works to repair damage or to replace items arising from unforeseen events such as natural disasters, accidents and vandalism. Typically eligible for insurance claims, which are netted against the costs.
Normalized tenant improvements (TIs)	Have similar characteristics to maintenance capex, except that the expenditure is typically one-off and is recovered through the lease generating a return.
Above-Standard Tenant Improvements (ASTIs)	Specialized, non-standard tenant improvements that would usually not be valued by another tenant or replaced/maintained after current lease. Cost is generally recovered through lease generating a return.
Third-party leasing commissions	Third-party broker costs paid on new and renewal leases.
Property management platform leasing-related expenses	Costs incurred by FIBRAMQ's internal property management platform related to leasing existing GLA. Recognized on an accrual basis effective 1 January 2024.
Property management platform engineering-related expenses	Costs incurred by FIBRAMQ's internal property management platform related to sustaining and maintaining existing GLA. Based on expenses allocable to maintenance capex and TIs. Recognized on an accrual basis effective 1 January 2024
Excluded from AFFO	
Expansions	Investment related to the addition of new GLA for an existing property. Includes relevant internal and third-party costs.
Development	Investment related to the addition of land and related construction of new GLA. Includes relevant internal and third-party costs.
Remodeling costs	Significant appearance and/or structural changes made with the aim of increasing property usefulness and appeal. Includes relevant internal and third-party costs. Includes any material conversion of property use.

AFFO calculation methodology (cont'd)

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Quarterly cash deployment vs normalized methodology

Actual cash deployment for the three months ended	2Q26 Ps. m	2Q25 Ps. m	Var (%)
Financing costs	(3.3)	(0.2)	*NM
Maintenance capital expenditures	(101.1)	(57.0)	77.3%
Tenant improvements	(18.5)	(18.2)	1.9%
Above-standard tenant improvements	(7.5)	(23.7)	(68.1%)
Extraordinary maintenance capital expenditures, net of insurance proceeds	9.3	1.8	*NM
Leasing commissions	(12.3)	(17.6)	(30.0%)
Internal platform engineering costs[1]	(7.6)	(6.6)	15.4%
Internal platform leasing costs[1]	(16.9)	(15.6)	7.7%
Subtotal FFO/AFFO Adjustments[2]	**(157.8)**	**(137.0)**	**15.2%**
Normalized methodology			
Subtotal FFO/AFFO Adjustments[2]	**(161.4)**	**(149.3)**	**8.1%**

1. Recognized on an accrual basis effective 1 January 2024 . **2.** Excludes straight linings of rents.

NM: Not meaningful (movements over 100%).

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Appendix

Rental Rate bridges Year-on-Year

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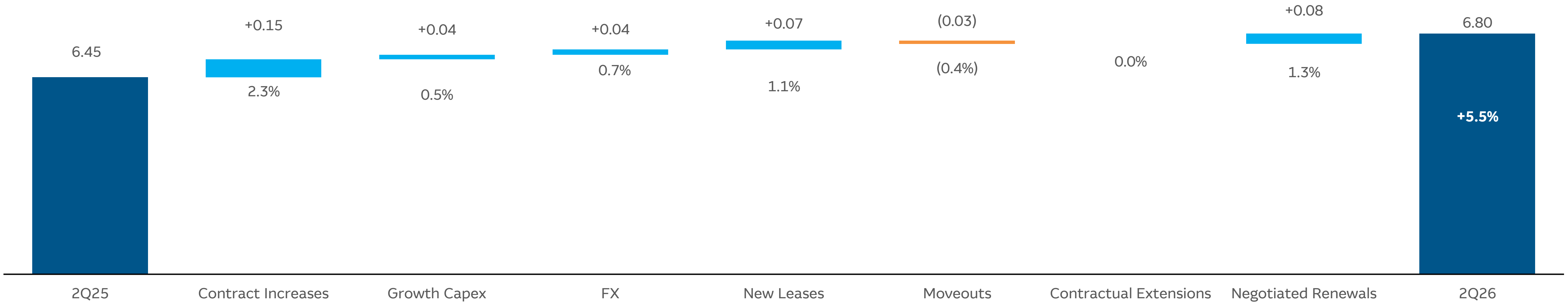
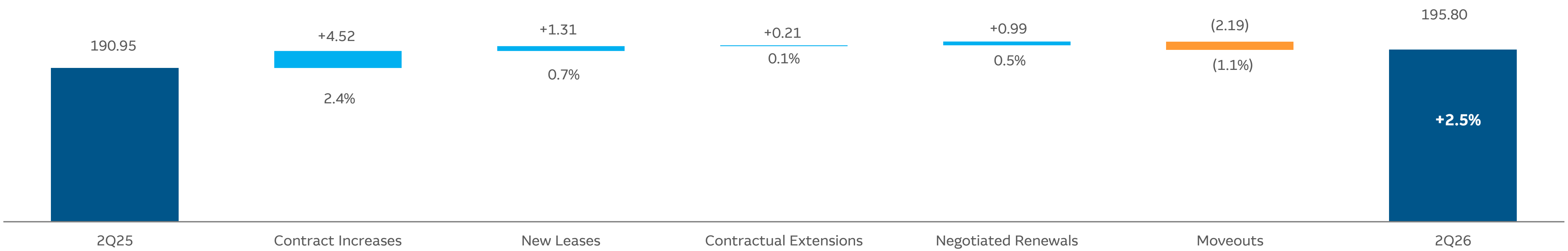
Industrial rental rate bridge from 2Q25 to 2Q26 (US$/sqm/m)



Retail rental rate bridge from 2Q25 to 2Q26 (Ps./sqm/m)



2Q26 Quarterly AFFO per Certificate Bridges (Ps.)

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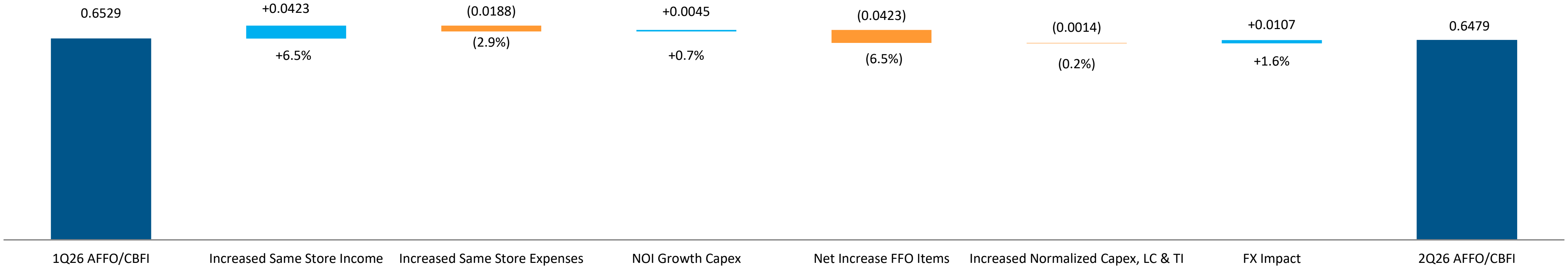
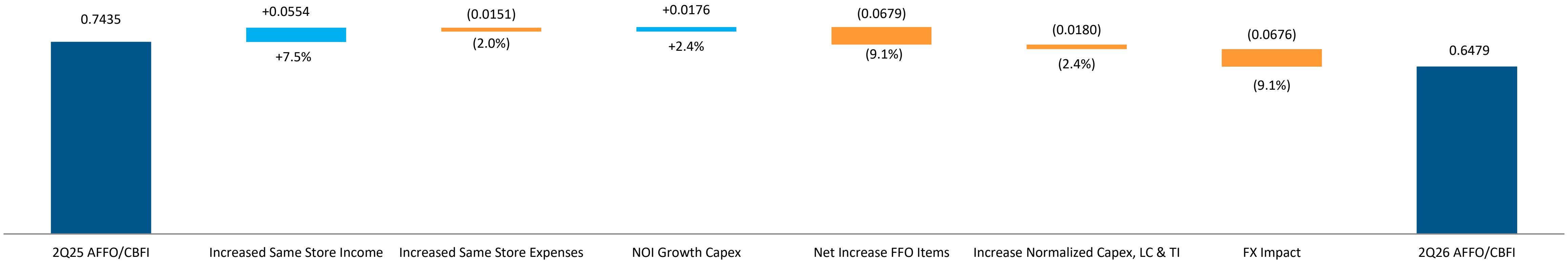
AFFO per certificate in Ps. 1Q26 to 2Q26



AFFO per certificate in Ps. 2Q25 to 2Q26



Consolidated portfolio: Same store metrics[1]

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Financial Metrics (Ps. m)	2Q26[2]	2Q25[3]	Var (%)	6 Months ended Jun 30, 2026	6 Months ended Jun 30, 2025 (PCP)	Var (%)
Revenues (Ps. m; inc. SLR)	Ps. 1,255.7m	Ps. 1,333.3m	(5.8%)	Ps. 2,495.0m	Ps. 2,655.8m	(6.1%)
Net Operating Income (Inc. SLR)	Ps. 1,050.1m	Ps. 1,134.8m	(7.5%)	Ps. 2,100.0m	Ps. 2,285.0m	(8.1%)
Net Operating Income Margin (Inc. SLR)	83.6%	85.1%	(149 bps)	84.2%	86.0%	(187 bps)
Revenues (Ps. m; exc. SLR)	Ps. 1,266.8m	Ps. 1,340.6m	(5.5%)	Ps. 2,498.5m	Ps. 2,667.0m	(6.3%)
Net Operating Income (Exc. SLR)	Ps. 1,061.2m	Ps. 1,142.1m	(7.1%)	Ps. 2,103.5m	Ps. 2,296.2m	(8.4%)
Net Operating Income Margin (Exc. SLR)	83.8%	85.2%	(143 bps)	84.2%	86.1%	(190 bps)

Operating Metrics	2Q26	2Q25	Var (%)	6 Months ended Jun 30, 2026	6 Months ended Jun 30, 2025 (PCP)	Var (%)
Number of Properties	255	254	0.4%	255	254	0.4%
GLA ('000s sqft) EOP	35,922	35,949	(0.1%)	35,922	35,949	(0.1%)
GLA ('000s sqm) EOP	3,337	3,340	(0.1%)	3,337	3,340	(0.1%)
Occupancy EOP	93.8%	95.1%	(131 bps)	93.8%	95.1%	(131 bps)
Average Monthly Rent (US$/sqm) EOP	$7.33	$6.88	6.6%	$7.33	$6.88	6.6%
Weighted Avg Lease Term Remaining (years) EOP	3.2	3.4	(7.5%)	3.2	3.4	(7.5%)
Percentage of US$ denominated Rent EOP	75.1%	76.4%	(130 bps)	75.1%	76.4%	(130 bps)

1. Same Store includes all properties that have been part of the portfolio for the entirety of this period and the prior comparable period. 2. FX: 17.4859 3. FX: 19.9810

Note: A proportionate share of revenue and expenses relating to respective joint ventures in the Retail Portfolio (50.0% interest) and the Industrial portfolio (FIBRAMQ 75.0% interest) has been included in the section above

Industrial portfolio: Same store metrics[1]

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Financial Metrics (Ps. m)	2Q26[2]	2Q25[3]	Var (%)	6 Months ended Jun 30, 2026	6 Months ended Jun 30, 2025 (PCP)	Var (%)
Revenues (Ps. m; inc. SLR)	Ps. 1,029.9m	Ps. 1,121.2m	(8.1%)	Ps. 2,033.0m	Ps. 2,224.8m	(8.6%)
Net Operating Income (Ps. m; inc. SLR)	Ps. 898.8m	Ps. 990.3m	(9.2%)	Ps. 1,786.0m	Ps. 1,988.0m	(10.2%)
Net Operating Income Margin (inc. SLR)	87.3%	88.3%	(106 bps)	87.9%	89.4%	(151 bps)
Revenues (Ps. m; exc. SLR)	Ps. 1,039.1m	Ps. 1,124.1m	(7.6%)	Ps. 2,044.8m	Ps. 2,231.6m	(8.4%)
Net Operating Income (Ps. m; exc. SLR)	Ps. 908.1m	Ps. 993.2m	(8.6%)	Ps. 1,797.8m	Ps. 1,994.9m	(9.9%)
Net Operating Income Margin (exc. SLR)	87.4%	88.4%	(97 bps)	87.9%	89.4%	(147 bps)

Financial Metrics (US$m)	2Q26[2]	2Q25[3]	Var (%)	6 Months ended Jun 30, 2026	6 Months ended Jun 30, 2025 (PCP)	Var (%)
Revenues (US$m; inc. SLR)	US$ 59.2m	US$ 57.4m	3.2%	US$ 116.3m	US$ 111.3m	4.4%
Net Operating Income (US$m; inc. SLR)	US$ 51.6m	US$ 50.7m	1.9%	US$ 102.1m	US$ 99.5m	2.7%
Net Operating Income Margin (inc. SLR)	87.3%	88.3%	(106 bps)	87.9%	89.4%	(151 bps)
Revenues (US$m; exc. SLR)	US$ 59.7m	US$ 57.5m	3.8%	US$ 116.9m	US$ 111.7m	4.7%
Net Operating Income (US$m; exc. SLR)	US$ 52.2m	US$ 50.8m	2.7%	US$ 102.8m	US$ 99.8m	3.0%
Net Operating Income Margin (exc. SLR)	87.4%	88.4%	(97 bps)	87.9%	89.4%	(147 bps)

Operating Metrics	2Q26	2Q25	Var (%)	6 Months ended Jun 30, 2026	6 Months ended Jun 30, 2025 (PCP)	Var (%)
Number of Properties	238	237	0.4%	238	237	0.4%
GLA ('000s sqft) EOP	31,352.5	31,316.6	0.1%	31,352.5	31,316.6	0.1%
GLA ('000s sqm) EOP	2,912.7	2,909.4	0.1%	2,912.7	2,909.4	0.1%
Occupancy EOP	94.0%	95.3%	(139 bps)	94.0%	95.3%	(139 bps)
Average Monthly Rent (US$/sqm) EOP	6.77	6.46	4.9%	6.77	6.46	4.9%
Customer Retention LTM EOP	75.2%	83.8%	(864 bps)	75.2%	83.8%	(864 bps)
Weighted Avg Lease Term Remaining (years) EOP	2.9	3.4	(14.1%)	2.9	3.4	(14.1%)
Percentage of US$ denominated Rent EOP	93.0%	93.1%	(14 bps)	93.0%	93.1%	(14 bps)

1. Same Store includes all properties that have been part of the portfolio for the entirety of this period and the prior comparable period. 2. FX: 17.4859 3. FX: 19.9810

Note: A proportionate share of revenue and expenses relating to respective joint ventures in the Industrial portfolio (FIBRAMQ 75.0% interest) has been included in the section above

Retail portfolio: same store metrics[1]

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Financial Metrics (Ps. m)	2Q26[2]	2Q25[3]	Var (%)	6 Months ended Jun 30, 2026	6 Months ended Jun 30, 2025 (PCP)	Var (%)
Revenues (Ps. m; inc. SLR)	Ps. 225.8m	Ps. 212.1m	6.5%	Ps. 461.9m	Ps. 431.0m	7.2%
Net Operating Income (Ps. m; inc. SLR)	Ps. 151.3m	Ps. 144.5m	4.7%	Ps. 314.0m	Ps. 296.9m	5.7%
Net Operating Income Margin (inc. SLR)	67.0%	68.1%	(113 bps)	68.0%	68.9%	(92 bps)
Revenues (Ps. m; exc. SLR)	Ps. 227.7m	Ps. 216.5m	5.2%	Ps. 453.6m	Ps. 435.4m	4.2%
Net Operating Income (Ps. m; exc. SLR)	Ps. 153.2m	Ps. 148.9m	2.9%	Ps. 305.7m	Ps. 301.3m	1.5%
Net Operating Income Margin (exc. SLR)	67.3%	68.8%	(150 bps)	67.4%	69.2%	(182 bps)

Operating Metrics	2Q26	2Q25	Var (%)	6 Months ended Jun 30, 2026	6 Months ended Jun 30, 2025 (PCP)	Var (%)
Number of Properties	17	17	-	17	17	-
GLA ('000s sqft) EOP	4,569.5	4,632.8	(1.4%)	4,569.5	4,632.8	(1.4%)
GLA ('000s sqm) EOP	424.5	430.4	(1.4%)	424.5	430.4	(1.4%)
Occupancy EOP	92.6%	93.4%	(82 bps)	92.6%	93.4%	(82 bps)
Average Monthly Rent (US$/sqm) EOP	$195.80	$190.95	2.5%	$195.80	$190.95	2.5%
Weighted Avg Lease Term Remaining (years) EOP	4.1	3.4	20.5%	4.1	3.4	20.5%

1. Same Store includes all properties that have been part of the portfolio for the entirety of this period and the prior comparable period.

Note: A proportionate share of revenue and expenses relating to a joint venture (FIBRAMQ 50.0% interest) has been included in the section above

GLA distribution by market

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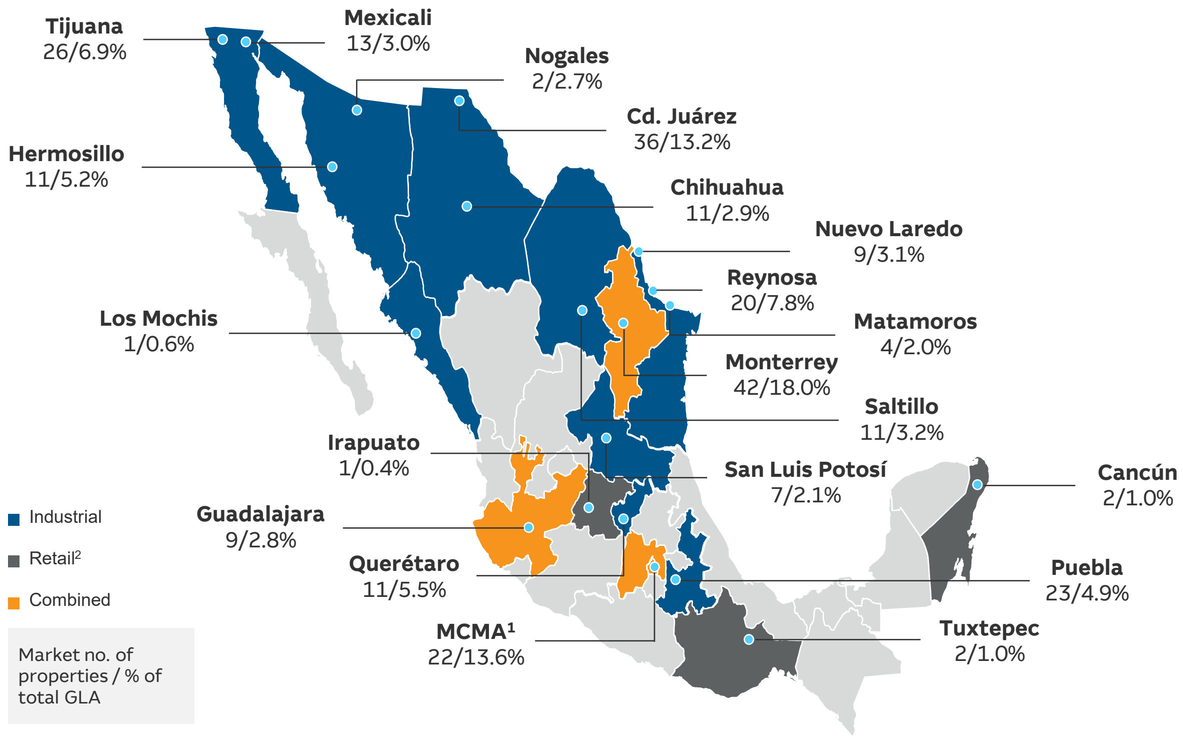
Diversified portfolio

City	Region	GLA (sqm 000's) Industrial[2]	%	Retail[3]	%	Total	%
Monterrey	North	583	19.4%	35	8.2%	618	18.0%
Ciudad Juárez	North	453	15.1%	0	0.0%	453	13.2%
MCMA[1]	Central	173	5.8%	292	68.8%	465	13.6%
Reynosa	North	268	8.9%	0	0.0%	268	7.8%
Tijuana	North	237	7.9%	0	0.0%	237	6.9%
Querétaro	Bajío	189	6.3%	0	0.0%	189	5.5%
Hermosillo	North	179	6.0%	0	0.0%	179	5.2%
Puebla	Central	166	5.5%	0	0.0%	166	4.9%
Saltillo	North	110	3.7%	0	0.0%	110	3.2%
Chihuahua	North	99	3.3%	0	0.0%	99	2.9%
Nuevo Laredo	North	105	3.5%	0	0.0%	105	3.1%
Mexicali	North	101	3.4%	0	0.0%	101	3.0%
Guadalajara	Bajío	81	2.7%	15	3.5%	96	2.8%
Nogales	North	93	3.1%	0	0.0%	93	2.7%
San Luis Potosí	Bajío	73	2.4%	0	0.0%	73	2.1%
Matamoros	North	69	2.3%	0	0.0%	69	2.0%
Cancún	South	0	0.0%	34	8.0%	34	1.0%
Tuxtepec	South	0	0.0%	33	7.9%	33	1.0%
Los Mochis	North	22	0.7%	0	0.0%	22	0.6%
Irapuato	Bajío	0	0.0%	15	3.6%	15	0.4%
Total		3,003	100%	425	100%	3,427	100%

	Industrial	%	Retail	%	Total	%
North	2,320	77.3%	35	8.2%	2,355	68.7%
Central	340	11.3%	292	68.8%	632	18.4%
Bajío	343	11.4%	30	7.1%	373	10.9%
South	0	0.0%	67	15.9%	67	2.0%
Total	3,003	100.0%	425	100.0%	3,427	100.0%

Key market presence

Industrial assets in strategic manufacturing markets and retail assets in high density urban areas.



1. Mexico City Metropolitan Area (MCMA). 2. Includes two industrial buildings held in a joint venture at 100%. 3. Includes nine retail joint venture properties at 100%. Note: All figures are rounded to the nearest decimal point. Any arithmetic inconsistencies are due to rounding.

Portfolio distribution by market

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Industrial

City	Total Number of Properties	Total Number of Tenants	Occupancy	GLA (000's sqft)	GLA (000's sqm)	% Industrial GLA	Average Monthly Rent per Leased m² (US$)[1]
Monterrey	41	44	92.5%	6,275.9	583.1	19.4%	6.75
Ciudad Juárez	36	36	91.9%	4,877.9	453.2	15.1%	6.62
Tijuana	26	31	78.0%	2,554.6	237.3	7.9%	7.61
Puebla	23	28	94.7%	1,791.7	166.5	5.5%	7.11
Reynosa	20	18	84.6%	2,889.0	268.4	8.9%	6.75
Mexicali	13	23	97.0%	1,091.5	101.4	3.4%	5.63
Chihuahua	11	12	100.0%	1,062.5	98.7	3.3%	6.04
Hermosillo	11	13	100.0%	1,925.5	178.9	6.0%	7.04
Querétaro	11	13	100.0%	2,030.2	188.6	6.3%	5.46
Saltillo	11	10	95.9%	1,186.9	110.3	3.7%	5.17
MCMA	12	16	91.1%	1,864.6	173.2	5.8%	9.81
Nuevo Laredo	9	10	100.0%	1,125.3	104.5	3.5%	6.42
Guadalajara	8	7	100.0%	876.9	81.5	2.7%	9.17
San Luis Potosi	7	6	89.1%	785.6	73.0	2.4%	6.46
Matamoros	4	3	85.6%	744.0	69.1	2.3%	5.25
Nogales	2	2	100.0%	1,004.5	93.3	3.1%	6.64
Los Mochis	1	1	100.0%	235.2	21.9	0.7%	6.69
Total	**246**	**273**	**92.5%**	**32,322**	**3,003**	**100.0%**	**6.80**

Retail

City	Total Number of Properties	Total Number of Tenants	Occupancy	GLA (000's sqft)	GLA (000's sqm)	% Retail GLA	Average Monthly Rent per Leased m² (Ps.)
MCMA	10	417	90.8%	3,145.5	292.2	68.8%	194.61
Cancun	2	96	100.0%	365.7	34.0	8.0%	170.18
Tuxtepec	2	78	98.4%	360.3	33.5	7.9%	187.76
Monterrey	1	79	91.2%	373.6	34.7	8.2%	261.49
Irapuato	1	22	98.8%	165.0	15.3	3.6%	167.63
Guadalajara	1	43	95.9%	159.4	14.8	3.5%	181.45
Total	**17**	**735**	**92.6%**	**4,569**	**424.5**	**100.0%**	**195.80**

1. FX rate: 17.4700

Definitions

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- **Adjusted funds from operations (AFFO)**[1] is equal to FFO less straight-line rent, normalized maintenance capex, normalized above-standard tenant improvements, normalized extraordinary capex, normalized tenant improvement, normalized third-party leasing commissions and normalized leasing and engineering-related costs incurred by the internal property management platform, all based upon the rolling three year average of actual cash expenditure.
- **AMEFIBRA defined Funds from operations (FFO)** is equal to EBITDA plus interest income less interest expense, income tax and amortization of debt costs (in accordance with IFRS). Alternatively, it would be equal to FIBRA Macquarie defined FFO less normalized debt costs plus amortization of debt costs (in accordance with IFRS).
- **Development Portfolio** includes properties that are under development and properties that are developed but have not met Stabilization.
- **Earnings before interest, tax, depreciation and amortization (EBITDA)** - Prospectively from 4Q20 EBITDA includes NOI less FIBRA-level management fees, corporate expenses, administrative expenses, transaction related expenses, professional and legal expenses, therefore, EBITDA is equal to EBITDA*re.* For prior periods EBITDA excluded transaction related expenses.
- **Earnings Before Interest, Taxes, Depreciation and Amortization for Real Estate (EBITDA*re*)** - EBITDA*re* is a non-GAAP financial measure. FIBRAMQ computes EBITDA*re* in accordance with standards established by the National Association of Real Estate Investment Trusts, or NAREIT, which may not be comparable to EBITDA*re* reported by other FIBRAs that may not compute EBITDA*re* in accordance with the NAREIT definition, or that interpret the NAREIT definition differently than FIBRAMQ does. EBITDA*re* is defined as EBITDA (see definition above) less transaction related expenses.
- **Funds from operations (FFO)** is equal to EBITDA plus interest income less interest expense, income tax and normalized financing costs.
- **Gross leasable area (GLA)** is the total area of a building which is available for lease to external parties.
- **Net operating income (NOI)** includes lease-related income and other variable income, less property operating expenses (including property administration expenses).
- **Net tangible asset value** is calculated by subtracting goodwill, derivative financial instruments, straight line rent asset, unamortized debt costs, unamortized tenant improvements (including above-standard tenant improvements) and unamortized leasing commissions, from net assets as per IFRS.
- **Occupancy** is the total GLA which has been leased to a tenant under a binding agreement, as a percentage of total GLA. We do not include any GLA as leased which is not subject to binding arrangements. Occupancy percentage is calculated as the total area leased to customers divided by the total GLA.
- **Operating Portfolio** represents properties that have reached Stabilization.
- **Real estate gross LTV** is stated on a proportionately combined basis and is calculated as (gross debt) / (total RE assets per latest independent valuation adjusted for FX + land at cost).
- **Real estate net LTV** is stated on a proportionately combined basis and is calculated as (gross debt - unrestricted cash - asset sales receivable + tenant security deposits) / (total RE assets per latest independent valuation adjusted for FX + land at cost).

1. AFFO may be calculated in a different manner by other market participants thereby limiting its usefulness as a comparative measure. The use of AFFO in the analysis of the financial performance of FIBRA Macquarie should be in addition to and not in lieu of other financial measures as required under IFRS.

Other important information

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- **Redevelopments** (generally projects which require capital expenditures exceeding 25% of the gross cost basis) are placed in the operating portfolio upon the earlier of reaching 90% occupancy or twelve months from the completion of renovation construction.
- **Regulatory LTV** is calculated as defined by the CNBV (Comisión Nacional Bancaria y de Valores) (total IFRS consolidated debt + interest payable) / total IFRS consolidated assets.
- **Regulatory Debt Service Coverage Ratio (DSCR)** is calculated as per the methodology defined by the CNBV (Comisión Nacional Bancaria y de Valores) which reflects the inclusion of four quarters of forecast information.
- **Reporting Standards:** our financial statements are prepared in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board.
- **Retention** is calculated on the basis of renewed leases as a percentage of total expiring leases. For the purpose of this calculation, leases are deemed to expire in the period corresponding to when either the renewal lease is signed or the customer moves out, as applicable.
- **Rounding:** where appropriate, figures in this presentation have been rounded to the nearest decimal point. Arithmetic inconsistencies are due to this rounding.
- **Same store metrics** are calculated based on those properties which have been owned for a minimum period of 15 months. All properties included in same store for 2Q25 and 2Q26 have been owned and operated since, and remain so, from April 1, 2025 until June 30, 2026. Expansions of these properties are included.
- **Stabilization** is defined as the earlier of when a property that was developed has been completed for one year or is 90% occupied. Upon Stabilization, a property is moved into our Operating Portfolio.
- **Straight-line rent** is a requirement under IFRS to recognize a non-cash adjustment for the difference between the monthly rent invoiced and the average monthly rent amount (i.e. total income of all payments over the lease, including fixed escalations and rent free periods, divided by the total lease term).
- **Valuations:** our investment properties are included in the IFRS financial statements at fair value, supported by an external valuation as of June 30, 2026. The key assumptions are as follows:
  - The range of reversionary capitalization rates applied to the portfolio were between 6.75% and 10.25% for industrial properties and 9.25% and 11.50% for retail properties.
  - The discount rates applied a range of between 8.25% and 12.00% for industrial properties and 11.75% and 14.50% for retail properties.