

## **FIBRA MACQUARIE MÉXICO REPORTS FIRST QUARTER 2025 RESULTS**

### **- Reaffirms FY25 AFFO and Distribution Guidance -**

- ▶ Record quarterly AFFO of US\$29.5 million, up 2.5% YoY
- ▶ 1Q25 Industrial leasing renewal spreads of 16.5% on negotiated leases
- ▶ Industrial portfolio monthly rental rates increased to a record US\$6.31/sqm, up 5.7% YoY
- ▶ 1Q25 distribution of Ps. 0.6125 per certificate declared, up 16.7% YoY in Mexican Peso terms
- ▶ FY25 AFFO per certificate and distribution guidance reaffirmed
- ▶ Completion of new 385k sqft development in Tijuana, continuing execution of disciplined growth capex strategy
- ▶ Strong balance sheet and ample liquidity of approximately US\$420 million with Real Estate Net LTV of 33.2%

**MEXICO CITY, April 29, 2025** – FIBRA Macquarie México (FIBRAMQ) (BMV: FIBRAMQ) announced its financial and operating results for the first quarter ended March 31, 2025.

### **FIRST QUARTER 2025 HIGHLIGHTS**

- Total Industrial portfolio leasing activity comprised 1.6 million square feet of GLA, including early renewals of 619 thousand square feet
- Solid tenant retention rates of approximately 80% across both Industrial and Retail portfolios
- Retail portfolio quarterly NOI of Ps. 152.4 million, up 4.4% QoQ and 7.5% YoY
- Consolidated 1Q25 NOI up 20.4% YoY
- Consolidated 1Q25 AFFO up 23.1% YoY

“We are pleased to have started the year with positive momentum and delivered solid earnings growth. Both NOI and AFFO were up more than 20% year over year in Peso terms, with positive rental rate growth and margin expansion.” said Simon Hanna, FIBRA Macquarie’s chief executive officer. “We also recently completed the first development at our Tijuana industrial park comprising 385k sqft of GLA, and are actively marketing it for lease. We have remained disciplined in our growth capex program, with one additional building in stabilization and strategic land parcels available for future growth to commence at the appropriate time.”

Mr. Hanna continued, “While we face an uncertain macro and tariff policy backdrop, we believe we are well-positioned with a resilient portfolio and a strong balance sheet. As we look at the remainder of the year, we have record low expirations in 2025, with approximately 7.4% of the industrial portfolio scheduled to expire. Importantly, we have consistently prioritized prudent balance sheet management which has allowed us to maintain comfortable coverage ratios and ample liquidity, including a recent revolving credit facility drawdown to provide additional flexibility. We remain optimistic that Mexico will continue to retain its privileged status within North American supply chains, and that FIBRA Macquarie’s strategic positioning will continue to deliver long term value for our certificate holders.”

## **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.

### **Industrial Portfolio Growth Capex Program**

FIBRAMQ has 600 thousand square feet of GLA in stabilization.

The forecast 2025 cash investment for the industrial development program continues to be in a range of US\$50.0 million to US\$100.0 million. FIBRAMQ remains disciplined in its capital deployment as it completes developments in process and stabilizes recent deliveries, while being opportunistic to maintain a future growth pipeline. FIBRAMQ maintains a target NOI yield on cost between 9% and 11%, which incorporates the highest sustainability standards and is designed to generate embedded operational efficiencies for its customers.

Projects in process are summarized below. For further details regarding recently delivered projects, please refer to the Supplementary Information materials located at [BMV Filings \(fibramacquarie.com\)](https://www.bmv.com.ar/filings/fibramacquarie.com).

### **Industrial Development Projects in Process**

#### **Guadalajara, Jalisco**

- FIBRAMQ continues to make progress in pre-development works including the obtention of initial permits, licenses and commencement of initial infrastructure works for the first building comprising 330 thousand square feet of GLA.
- FIBRAMQ anticipates developing two Class A buildings on this parcel over time, with a total GLA of approximately 460 thousand square feet.

## Apodaca, Nuevo León

- FIBRAMQ is marketing for lease a 200 thousand square foot property that was delivered during 3Q24.
- This delivery is the third building in a Class A industrial park that is anticipated to comprise a total GLA of 790 thousand square feet, of which FIBRAMQ has completed construction on 590 thousand square feet of GLA.

## Tijuana, Baja California

- On April 8, FIBRAMQ completed the construction of a 385 thousand square feet building which is actively being marketed for lease.

## FINANCIAL AND OPERATING RESULTS

### Consolidated Portfolio

FIBRAMQ's consolidated 1Q25 results were as follows:

TOTAL PORTFOLIO	1Q25	1Q24	Variance	1Q25	1Q24	Variance
Net Operating Income (inc. SLR)	Ps. 1,150.3m	Ps. 952.9m	20.7%	US\$ 56.3m	US\$ 56.1m	0.5%
Net Operating Income (exc. SLR)	Ps. 1,154.2m	Ps. 958.4m	20.4%	US\$ 56.5m	US\$ 56.4m	0.2%
EBITDA	Ps. 1,055.2m	Ps. 864.1m	22.1%	US\$ 51.7m	US\$ 50.8m	1.6%
Funds From Operations (FFO)	Ps. 735.2m	Ps. 614.1m	19.7%	US\$ 36.0m	US\$ 36.1m	(0.4%)
FFO per certificate	Ps. 0.9221	Ps. 0.7991	15.4%	US\$ 0.0452	US\$ 0.0470	(4.0%)
Adjusted Funds From Operations (AFFO)	Ps. 602.5m	Ps. 489.3m	23.1%	US\$ 29.5m	US\$ 28.8m	2.5%
AFFO per certificate	Ps. 0.7556	Ps. 0.6368	18.7%	US\$ 0.0370	US\$ 0.0375	(1.2%)
NOI Margin (inc. SLR)	85.9%	85.7%	22 bps	85.9%	85.7%	22 bps
NOI Margin (exc. SLR)	85.9%	85.7%	19 bps	85.9%	85.7%	19 bps
AFFO Margin	45.0%	44.0%	100 bps	45.0%	44.0%	100 bps
GLA ('000s square feet) EOP	36,363	35,575	2.2%	36,363	35,575	2.2%
GLA ('000s sqm) EOP	3,378	3,305	2.2%	3,378	3,305	2.2%
Leased GLA ('000s sqft) EOP	34,343	34,625	(0.8%)	34,343	34,625	(0.8%)
Leased GLA ('000s sqm) EOP	3,191	3,217	(0.8%)	3,191	3,217	(0.8%)
Occupancy EOP	94.4%	97.3%	(288 bps)	94.4%	97.3%	(288 bps)
Average Occupancy	94.7%	97.2%	(248 bps)	94.7%	97.2%	(248 bps)

Weighted average CBFIs have increased year-over-year solely in connection with an extraordinary distribution of 36,022,750 CBFIs paid on March 14, 2024.

## Industrial Portfolio

The following table summarizes 1Q25 results for FIBRAMQ's industrial portfolio:

INDUSTRIAL PORTFOLIO	1Q25	1Q24	Variance	1Q25	1Q24	Variance
Net Operating Income (inc. SLR)	Ps. 997.8m	Ps. 812.2m	22.8%	US\$ 48.9m	US\$ 47.8m	2.2%
Net Operating Income (exc. SLR)	Ps. 1,001.8m	Ps. 816.6m	22.7%	US\$ 49.1m	US\$ 48.0m	2.1%
NOI Margin (inc. SLR)	89.1%	88.9%	15 bps	89.1%	88.9%	15 bps
NOI Margin (exc. SLR)	89.1%	89.0%	13 bps	89.1%	89.0%	13 bps
GLA ('000s square feet) EOP	31,730	30,947	2.5%	31,730	30,947	2.5%
GLA ('000s sqm) EOP	2,948	2,875	2.5%	2,948	2,875	2.5%
Leased GLA ('000s sqft) EOP	30,035	30,394	(1.2%)	30,035	30,394	(1.2%)
Leased GLA ('000s sqm) EOP	2,790	2,824	(1.2%)	2,790	2,824	(1.2%)
Occupancy EOP	94.7%	98.2%	(356 bps)	94.7%	98.2%	(356 bps)
Average Occupancy	94.9%	98.0%	(313 bps)	94.9%	98.0%	(313 bps)
Average monthly rent per leased (US\$/sqm) EOP	US\$ 6.31	US\$ 5.97	5.7%	US\$ 6.31	US\$ 5.97	5.7%
Customer retention LTM	78.8%	88.9%	(1,005 bps)	78.8%	88.9%	(1,005 bps)
Weighted Avg Lease Term Remaining (years) EOP	3.4	3.4	2.0%	3.4	3.4	2.0%

FIBRAMQ's industrial portfolio performance remains robust, with growing average rental rates and robust retention. For the quarter ended March 31, 2025, FIBRAMQ's industrial portfolio delivered NOI of US\$49.1 million, a 2.1% increase YoY. At quarter-end, occupancy was 94.7%, down 117 basis points QoQ as a result of scheduled move outs during the quarter and lower new leasing activity reflecting the current market uncertainty derived from the broader macro environment and tariff/trade-related uncertainty.

Total leasing activity comprised 1.6 million square feet of GLA, including 28 thousand square feet of new leases. Renewal leases comprised 15 contracts across 1.6 million square feet, driving a retention rate of 78.8% over the last 12 months.

## Retail Portfolio

The following table summarizes the proportionally combined 1Q25 results for FIBRAMQ's retail portfolio:

RETAIL PORTFOLIO	1Q25	1Q24	Variance
Net Operating Income (incl. SLR)	Ps. 152.5m	Ps. 140.6m	8.4%
Net Operating Income (excl. SLR)	Ps. 152.4m	Ps. 141.7m	7.5%
NOI Margin (% inc. SLR)	69.6%	70.7%	(109 bps)
NOI Margin (% exc. SLR)	69.6%	70.9%	(126 bps)
GLA ('000s square feet) EOP	4,633	4,629	0.1%
GLA ('000s sqm) EOP	430	430	0.1%
Leased GLA ('000s sqft) EOP	4,308	4,231	1.8%
Leased GLA ('000s sqm) EOP	400	393	1.8%
Occupancy EOP	93.0%	91.4%	159 bps
Average Occupancy	93.1%	91.2%	185 bps
Average monthly rent per leased sqm EOP	\$189.00	\$179.60	5.2%
Customer retention LTM	81.7%	87.3%	(563 bps)
Weighted Avg Lease Term Remaining (years) EOP	3.5	3.5	0.3%

FIBRAMQ signed 48 new and renewal leases during the quarter totaling 6.7 thousand square meters of GLA, across a diverse range of tenants. The retail portfolio has a retention of 81.7% over the last twelve months. During 1Q25, FIBRAMQ leased 54.6% of the 4.3 thousand square meters of GLA that were vacated during the quarter at a weighted average rental rate 7.2% higher than the prior rental rate on the same spaces.

Retail portfolio cash collections during the quarter trended up to Ps. 214.5 million, an increase of 9.0% versus the prior corresponding period.

## Lease Rental Rate Summary

Based on annualized base rents, leases in FIBRAMQ's consolidated portfolio is now 69.5% linked to either Mexican or US CPI, representing an increase of 383 bps over the last twelve months.

In the Industrial portfolio, FIBRAMQ achieved a weighted average positive releasing spread of 16.5% in respect of 1Q25.

During the prior 12-month period, FIBRA Macquarie achieved a weighted average lease spread of 14.6% in respect of commercially negotiated lease renewals generating US\$42.8 million of annualized base rent.

For further details about FIBRA Macquarie's First Quarter 2025 results, please refer to the Supplementary Information materials located at [BMV Filings \(fibramacquarie.com\)](https://www.fibramacquarie.com).

## **BALANCE SHEET**

At March 31, 2025, FIBRAMQ had US\$1,278 million of debt outstanding and total liquidity of US\$419 million comprising US\$174 million available on its undrawn committed revolving credit facilities as well as US\$245 million of unrestricted cash on hand. FIBRAMQ's indebtedness is 81.6% fixed rate, with 3.2 years of weighted average tenor remaining.

FIBRAMQ does not have any loans maturing before September 2026.

In order to increase cash liquidity and financial flexibility amidst an uncertain macro environment, FIBRAMQ drew down US\$225.0 million on its revolving credit facility.

As of March 31, 2025, FIBRAMQ's CNBV regulatory debt to total asset ratio was 35.1% and debt service coverage ratio was 6.1x.

## **CERTIFICATE REPURCHASE PROGRAM**

FIBRAMQ has a Ps. 1,000 million CBFI repurchase-for-cancellation program available through to June 25, 2026. No certificates were repurchased during the quarter.

## **SUSTAINABILITY**

At March 31, 2025, FIBRA Macquarie's green building certification coverage represented 41.8% of consolidated GLA, representing an increase of 192bps YoY.

The sustainability and green financing linked portion of drawn debt stands at 69.6%

## **DISTRIBUTION**

FIBRAMQ declared a cash distribution of Ps. 0.6125 per certificate for the quarter ended March 31, 2025. The distribution is expected to be paid on or about June 27, 2025, to holders of record on June 26, 2025. FIBRAMQ's certificates are expected to commence trading ex-distribution on June 26, 2025.

## **FY25 GUIDANCE**

### **AFFO**

FIBRA Macquarie is reaffirming its FY25 AFFO per certificate guidance of Ps. 2.95 to Ps. 3.05.

The FY25 AFFO guidance equates to a range of US\$115 million to US\$119 million, representing an annual increase of between 1% and 5% in underlying USD terms. FIBRAMQ maintains a cautious outlook on operational performance for 2025, and this guidance assumes no material deterioration of the geopolitical landscape or Mexico's key trading relationships. FIBRAMQ has a record-low level of annual scheduled lease expirations in its Industrial portfolio, with remaining scheduled expirations of approximately 7.4% of Industrial portfolio annualized base rents. Revenue and NOI growth for the

consolidated portfolio is expected to be partly offset by the financing costs of the precautionary drawdown on its revolving credit facility and near-term investments in FIBRAMQ's industrial growth capex program, which is expected to contribute to additional revenue and AFFO growth from FY26 onwards.

- This guidance assumes: an average exchange rate of Ps. 20.50 per US dollar for the remainder of 2025;
- no new acquisitions or divestments;
- no issuances or repurchases of certificates;
- no deterioration in broader economic and market conditions, including the potential implementation of tariffs or deterioration in the trade relationship with key trading partners

Should the recent appreciation of the Peso relative to the US dollar persist, FIBRAMQ will provide an update to the market regarding its FY25 AFFO per certificate guidance. It is important to note that the FY25 AFFO guidance in US dollars, ranging from US\$115 million to US\$119 million, is not impacted by the Peso's appreciation.

### **Cash Distribution**

FIBRAMQ is reaffirming guidance for cash distributions in FY25 of Ps. 2.45 per certificate, paid in equal quarterly instalments of Ps. 0.6125 per certificate.

The FY25 cash distribution guidance equates to approximately US\$95m, representing an annual increase for scheduled distributions of 4.2% in underlying USD terms.

The guidance implies an expected FY25 AFFO payout ratio of approximately 82%, based on the AFFO guidance midpoint.

The payment of distributions is subject to the approval of the Manager, stable market conditions and prudent management of FIBRAMQ's capital position.

### **Outstanding certificates**

FIBRA Macquarie had 797,311,397 outstanding certificates as of March 31, 2025. This considers the 36.0 million certificates issuance to existing holders that was made in March 2024 in respect of the extraordinary distribution corresponding to FY23, resulting in a 4.7% increase in outstanding CBFIs.

## **WEBCAST AND CONFERENCE CALL**

FIBRAMQ will host an earnings conference call and webcast presentation on Wednesday, April 30, 2025, at 11:00 a.m. CT / 13:00 p.m. ET. The conference call, which will also be webcast, can be accessed online at [www.fibramacquarie.com](http://www.fibramacquarie.com) or by dialing toll free +1-877-407-2988. Callers from Mexico may dial 01-800-522-0034 and other callers from outside the United States may dial +1-201-389-0923. Please ask for the FIBRA Macquarie First Quarter 2025 Earnings Call. An audio replay will be available by dialing +1-877-660-6853 or +1-201-612-7415 for callers from outside the United States. A webcast archive of the conference call and FIBRA Macquarie's financial information for the first quarter 2025 will also be available on FIBRAMQ's website, [www.fibramacquarie.com](http://www.fibramacquarie.com).

## **About FIBRA Macquarie**

FIBRA Macquarie México (FIBRA Macquarie) (BMV:FIBRAMQ) 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 243 industrial properties and 17 retail properties, located in 20 cities across 16 Mexican states as of March 31, 2025. Nine of the retail properties are held through a 50/50 joint venture. For additional information about FIBRA Macquarie, please visit [www.fibramacquarie.com](http://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.

**Other than Macquarie Bank Limited ABN 46 008 583 542 (“Macquarie Bank”), any Macquarie Group entity noted in this document is not an authorized deposit-taking institution for the purposes of the Banking Act 1959 (Commonwealth of Australia). The obligations of these other Macquarie Group entities do not represent deposits or other liabilities of Macquarie Bank. Macquarie Bank does not guarantee or otherwise provide assurance in respect of the obligations of these other Macquarie Group entities. In addition, if this document relates to an investment, (a) the investor is subject to investment risk including possible delays in repayment and loss of income and principal invested and (b) none of Macquarie Bank or any other Macquarie Group entity guarantees any particular rate of return on or the performance of the investment, nor do they guarantee repayment of capital in respect of the investment.**

**THIS RELEASE IS NOT AN OFFER FOR SALE OF SECURITIES IN THE UNITED STATES, AND SECURITIES MAY NOT BE OFFERED OR SOLD IN THE UNITED STATES ABSENT REGISTRATION OR AN EXEMPTION FROM REGISTRATION UNDER THE U.S. SECURITIES ACT OF 1933, AS AMENDED.**

## Contacts

### **Investor relations contact:**

General enquiries  
Tel: +52 (55) 9178 7700  
Nikki Sacks  
Tel: +1 203 682 8263  
Email: [nikki.sacks@icrinc.com](mailto:nikki.sacks@icrinc.com)

### **For press queries, please contact:**

FleishmanHillard México  
Contact: Arturo García Arellano  
Tel: +52 55 8664 0910  
Email: [arturo.garcia@fleishman.com](mailto:arturo.garcia@fleishman.com)

## CONDENSED INTERIM CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS OF MARCH 31, 2025 (UNAUDITED) AND DECEMBER 31, 2024

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

	Mar 31, 2025 \$'000	Dec 31, 2024 \$'000
<b>Current assets</b>		
Cash and cash equivalents	4,963,539	636,400
Trade and other receivables, net	149,247	81,871
Other assets	276,230	258,667
<b>Total current assets</b>	<b>5,389,016</b>	<b>976,938</b>
<b>Non-current assets</b>		
Restricted cash	16,990	16,948
Investment properties	64,133,930	64,341,328
Equity-accounted investees	1,528,527	1,529,360
Goodwill	841,614	841,614
Other assets	309,086	296,372
Derivative financial instruments	48,977	222,590
<b>Total non-current assets</b>	<b>66,879,124</b>	<b>67,248,212</b>
<b>Total assets</b>	<b>72,268,140</b>	<b>68,225,150</b>
<b>Current liabilities</b>		
Trade and other payables	416,322	807,234
Tenant deposits	94,313	30,465
Other liabilities	5,709	5,668
<b>Total current liabilities</b>	<b>516,344</b>	<b>843,367</b>
<b>Non-current liabilities</b>		
Trade and other payables	257	295
Interest-bearing liabilities	25,278,642	20,568,886
Tenant deposits	434,675	482,362
Other liabilities	9,296	10,461
Deferred income tax	12,041	12,041
<b>Total non-current liabilities</b>	<b>25,734,911</b>	<b>21,074,045</b>
<b>Total liabilities</b>	<b>26,251,255</b>	<b>21,917,412</b>
<b>Net assets</b>	<b>46,016,885</b>	<b>46,307,738</b>
<b>Equity</b>		
Contributed equity	18,506,916	18,506,916
Retained earnings	27,000,325	27,281,518
<b>Total controlling interest</b>	<b>45,507,241</b>	<b>45,788,434</b>
Non-controlling interest	509,644	519,304
<b>Total equity</b>	<b>46,016,885</b>	<b>46,307,738</b>

## CONDENSED INTERIM CONSOLIDATED STATEMENTS OF INCOME FOR THE THREE MONTHS ENDED MARCH 31, 2025 (UNAUDITED) AND 2024

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

	3 months ended	
	Mar 31, 2025	Mar 31, 2024
	\$'000	\$'000
Property related income	1,274,719	1,049,039
Property related expenses	(231,536)	(203,646)
<b>Property income after related expenses</b>	<b>1,043,183</b>	<b>845,393</b>
Management fees	(62,114)	(60,084)
Transaction related expenses	(1,420)	(141)
Professional, legal and other expenses	(35,465)	(31,045)
<b>Total operating expenses</b>	<b>(98,999)</b>	<b>(91,270)</b>
Net unrealized foreign exchange gain/(loss) on investment properties	140,947	(550,041)
Unrealized revaluation (loss)/gain on investment properties measured at fair value	(482,521)	718,552
Finance costs	(323,236)	(232,769)
Interest income	21,096	7,552
Share of profit from equity-accounted investees	28,305	60,513
Net foreign exchange (loss)/gain on monetary items	(19,990)	199,012
Net unrealized (loss)/gain on interest rate swaps	(173,613)	124,118
<b>Consolidated profit for the period</b>	<b>135,172</b>	<b>1,081,060</b>
<b>Total consolidated profit for the period attributable to:</b>		
Controlling interest	137,395	1,035,834
Non-controlling interest	(2,223)	45,226
<b>Total profit for the period</b>	<b>135,172</b>	<b>1,081,060</b>
<b>Profit per CBFI*</b>		
Basic and diluted profit per CBFI (pesos)	0.17	1.35

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

## CONDENSED INTERIM CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE THREE MONTHS ENDED MARCH 31, 2025 (UNAUDITED) AND 2024

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, 2024	17,303,908	18,733,063	36,036,971	292,040	36,329,011
Total profit for the period	-	1,035,834	1,035,834	45,226	1,081,060
<b>Total profit for the period</b>	-	1,035,834	1,035,834	45,226	1,081,060
Transactions with equity holders in their capacity as equity holders:					
- Distributions to CBFI holders	-	(2,120,048)	(2,120,048)	-	(2,120,048)
- Equity contributed from CBFI holders, net of associated costs	1,204,177	-	1,204,177	-	1,204,177
- Distributions to non-controlling interest	-	-	-	(3,754)	(3,754)
<b>Total transactions with equity holders in their capacity as equity holders</b>	1,204,177	(2,120,048)	(915,871)	(3,754)	(919,625)
<b>Total equity at March 31, 2024</b>	<b>18,508,085</b>	<b>17,648,849</b>	<b>36,156,934</b>	<b>333,512</b>	<b>36,490,446</b>
Total equity at January 1, 2025	18,506,916	27,281,518	45,788,434	519,304	46,307,738
Total profit/(loss) for the period	-	137,395	137,395	(2,223)	135,172
<b>Total profit/(loss) for the period</b>	-	137,395	137,395	(2,223)	135,172
Transactions with equity holders in their capacity as equity holders:					
- Distributions to CBFI holders	-	(418,588)	(418,588)	-	(418,588)
- Distributions to non-controlling interest	-	-	-	(7,437)	(7,437)
<b>Total transactions with equity holders in their capacity as equity holders</b>	-	(418,588)	(418,588)	(7,437)	(426,025)
<b>Total equity at March 31, 2025</b>	<b>18,506,916</b>	<b>27,000,325</b>	<b>45,507,241</b>	<b>509,644</b>	<b>46,016,885</b>

## CONDENSED INTERIM CONSOLIDATED STATEMENTS OF CASH FLOW FOR THE THREE MONTHS ENDED MARCH 31, 2025 (UNAUDITED) AND 2024

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

	3 months ended	
	Mar 31, 2025 \$'000 Inflows / (Outflows)	Mar 31, 2024 \$'000 Inflows / (Outflows)
<b>Operating activities:</b>		
Profit for the period	135,172	1,081,060
<b>Adjustments for:</b>		
Net unrealized foreign exchange (gain)/loss on investment properties	(140,947)	550,041
Unrealized revaluation loss/(gain) on investment properties measured at fair value	482,521	(718,552)
Straight line rental income adjustment	3,346	4,794
Tenant improvement amortization	30,386	33,436
Leasing expense amortization	30,132	26,571
Right-of-use assets depreciation*	1,148	707
Interest income	(21,096)	(7,552)
Impairment loss on trade receivables	21,268	16,532
Net unrealized foreign exchange loss/(gain) on monetary items	8,971	(209,002)
Finance costs	323,236	232,769
Share of profit from equity-accounted investees	(28,305)	(60,513)
Net unrealized loss/(gain) on interest rates swaps	173,613	(124,118)
<b>Movements in working capital:</b>		
Increase in receivables	(107,831)	(78,591)
(Decrease)/increase in payables	(13,369)	35,432
<b>Net cash flows from operating activities</b>	<b>898,245</b>	<b>783,014</b>
<b>Investing activities:</b>		
Maintenance capital expenditure and other capitalized cost	(200,251)	(297,356)
Distributions received from equity-accounted investees	29,140	29,564
Interest received	21,096	7,552
<b>Net cash flows used in investing activities</b>	<b>(150,034)</b>	<b>(260,240)</b>
<b>Financing activities:</b>		
Interest paid	(259,185)	(185,927)
Proceeds from interest-bearing liabilities, net of facility charges	4,665,560	1,019,756
Lease payments	(1,267)	(978)
Distribution to CBFI holders	(837,177)	(1,315,466)
<b>Net cash flows generated from/(used in) financing activities</b>	<b>3,567,931</b>	<b>(482,615)</b>
Net increase in cash and cash equivalents	4,316,162	40,159
Cash and cash equivalents at the beginning of the period	653,348	481,669
Foreign exchange on cash and cash equivalents	11,019	9,990
<b>Cash and cash equivalents at the end of the period**</b>	<b>4,980,529</b>	<b>531,818</b>

\* 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.

\*\* Includes restricted cash balance of \$17.0 million (2024: \$13.8 million) as of March 31, 2025.

## FIBRA MACQUARIE MÉXICO

UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL  
STATEMENTS FOR THE PERIOD ENDING MARCH 31, 2025

Important: This English translation, available online at  
[www.fibramacquarie.com](http://www.fibramacquarie.com), is for courtesy purposes only.  
The Spanish original prevails.

FIBRA  
Macquarie  
México



MACQUARIE

FIBRA  
Macquarie México



## TABLE OF CONTENTS

INDEPENDENT AUDITOR'S REPORT ON REVIEW OF UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS	2
CONDENSED INTERIM CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS OF MARCH 31, 2025 (UNAUDITED) AND DECEMBER 31, 2024	4
CONDENSED INTERIM CONSOLIDATED STATEMENTS OF INCOME FOR THE THREE MONTHS ENDED MARCH 31, 2025 (UNAUDITED) AND 2024	5
CONDENSED INTERIM CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE THREE MONTHS ENDED MARCH 31, 2025 (UNAUDITED) AND 2024	6
CONDENSED INTERIM CONSOLIDATED STATEMENTS OF CASH FLOW FOR THE THREE MONTHS ENDED MARCH 31, 2025 (UNAUDITED) AND 2024	7
NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS	
1. REPORTING ENTITY	8
2. BASIS OF PREPARATION AND PRESENTATION	8
3. SUMMARY OF MATERIAL ACCOUNTING POLICIES	10
4. INCOME/(EXPENSE) FOR THE PERIOD	11
5. SEGMENT REPORTING	12
6. SEASONALITY OF OPERATIONS	14
7. DISTRIBUTIONS PAID OR PROVIDED FOR	14
8. PROFIT AFTER TAX PER CBF	15
9. EQUITY-ACCOUNTED INVESTEEES	15
10. INVESTMENT PROPERTIES	17
11. INTEREST BEARING LIABILITIES	18
12. DERIVATIVE FINANCIAL INSTRUMENTS	21
13. CONTRIBUTED EQUITY	21
14. NON-CONTROLLING INTEREST	21
15. FAIR VALUES OF FINANCIAL ASSETS AND LIABILITIES	22
16. LEASES	24
17. RELATED PARTIES	24
18. EVENTS AFTER BALANCE SHEET DATE	25

### Disclaimer

Other than Macquarie Bank Limited ABN 46 008 583 542 ("Macquarie Bank"), any Macquarie Group entity noted in this document is not an authorised deposit-taking institution for the purposes of the Banking Act 1959 (Commonwealth of Australia). The obligations of these other Macquarie Group entities do not represent deposits or other liabilities of Macquarie Bank. Macquarie Bank does not guarantee or otherwise provide assurance in respect of the obligations of these other Macquarie Group entities. In addition, if this document relates to an investment, (a) the investor is subject to investment risk including possible delays in repayment and loss of income and principal invested and (b) none of Macquarie Bank or any other Macquarie Group entity guarantees any particular rate of return on or the performance of the investment, nor do they guarantee repayment of capital in respect of the investment.



**KPMG Cárdenas Dosal, S.C.**  
Manuel Ávila Camacho 176 P1,  
Reforma Social, Miguel Hidalgo,  
C.P. 11650, Ciudad de México.  
Teléfono: +52 (55) 5246 8300  
kpmg.com.mx

## **Independent Auditors' Report on Review of Condensed Interim Consolidated Financial Statements**

To the CBFIs holders of  
Fideicomiso Irrevocable No. F/1622  
(CIBANCO, S. A. Institución de Banca Múltiple) and its controlled entities:

### *Introduction*

We have reviewed the accompanying condensed interim consolidated statement of financial position of Fideicomiso Irrevocable No. F/1622 (CIBANCO, S. A. Institución de Banca Múltiple) and its controlled entities ("FIBRA Macquarie México" or "the Trust") as at March 31, 2025, the condensed interim consolidated statements of income, changes in equity and cash flow for the three-month period then ended, and notes to the condensed interim consolidated financial statements. Management is responsible for the preparation and presentation of these condensed interim consolidated financial statements in accordance with IAS 34, 'Interim Financial Reporting'. Our responsibility is to express a conclusion on these condensed interim consolidated financial statements 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 statements 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 statements as at March 31, 2025 are not prepared, in all material respects, in accordance with IAS 34, 'Interim Financial Reporting'





*FIBRA Macquarie Mexico*  
2.

KPMG CARDENAS DOSAL, S. C.

A handwritten signature in blue ink, appearing to read 'JCGR', enclosed within a blue oval.

C.P.C Juan Carlos Guerra Rocha

Monterrey, Nuevo Leon, Mexico  
April 28, 2025

## CONDENSED INTERIM CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS OF MARCH 31, 2025 (UNAUDITED) AND DECEMBER 31, 2024

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

	Note	Mar 31, 2025 \$'000	Dec 31, 2024 \$'000
<b>Current assets</b>			
Cash and cash equivalents		4,963,539	636,400
Trade and other receivables, net	15	149,247	81,871
Other assets		276,230	258,667
<b>Total current assets</b>		<b>5,389,016</b>	<b>976,938</b>
<b>Non-current assets</b>			
Restricted cash		16,990	16,948
Investment properties	10,15	64,133,930	64,341,328
Equity-accounted investees	9	1,528,527	1,529,360
Goodwill		841,614	841,614
Other assets		309,086	296,372
Derivative financial instruments	12,15	48,977	222,590
<b>Total non-current assets</b>		<b>66,879,124</b>	<b>67,248,212</b>
<b>Total assets</b>		<b>72,268,140</b>	<b>68,225,150</b>
<b>Current liabilities</b>			
Trade and other payables		416,322	807,234
Tenant deposits		94,313	30,465
Other liabilities		5,709	5,668
<b>Total current liabilities</b>		<b>516,344</b>	<b>843,367</b>
<b>Non-current liabilities</b>			
Trade and other payables		257	295
Interest-bearing liabilities	11,15	25,278,642	20,568,886
Tenant deposits		434,675	482,362
Other liabilities		9,296	10,461
Deferred income tax		12,041	12,041
<b>Total non-current liabilities</b>		<b>25,734,911</b>	<b>21,074,045</b>
<b>Total liabilities</b>		<b>26,251,255</b>	<b>21,917,412</b>
<b>Net assets</b>		<b>46,016,885</b>	<b>46,307,738</b>
<b>Equity</b>			
Contributed equity	13	18,506,916	18,506,916
Retained earnings		27,000,325	27,281,518
<b>Total controlling interest</b>		<b>45,507,241</b>	<b>45,788,434</b>
Non-controlling interest	14	509,644	519,304
<b>Total equity</b>		<b>46,016,885</b>	<b>46,307,738</b>

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 MONTHS ENDED MARCH 31, 2025 (UNAUDITED) AND 2024

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

	Note	3 months ended	
		Mar 31, 2025 \$'000	Mar 31, 2024 \$'000
Property related income	4(a)	1,274,719	1,049,039
Property related expenses	4(b)	(231,536)	(203,646)
<b>Property income after related expenses</b>		<b>1,043,183</b>	<b>845,393</b>
Management fees	17(c)	(62,114)	(60,084)
Transaction related expenses		(1,420)	(141)
Professional, legal and other expenses	4(c)	(35,465)	(31,045)
<b>Total operating expenses</b>		<b>(98,999)</b>	<b>(91,270)</b>
Net unrealized foreign exchange gain/(loss) on investment properties	10,15	140,947	(550,041)
Unrealized revaluation (loss)/gain on investment properties measured at fair value	10,15	(482,521)	718,552
Finance costs	4(d)	(323,236)	(232,769)
Interest income		21,096	7,552
Share of profit from equity-accounted investees	9(b)	28,305	60,513
Net foreign exchange (loss)/gain on monetary items	4(e)	(19,990)	199,012
Net unrealized (loss)/gain on interest rate swaps		(173,613)	124,118
<b>Consolidated profit for the period</b>		<b>135,172</b>	<b>1,081,060</b>
<b>Total consolidated profit for the period attributable to:</b>			
Controlling interest		137,395	1,035,834
Non-controlling interest		(2,223)	45,226
<b>Total profit for the period</b>		<b>135,172</b>	<b>1,081,060</b>
<b>Profit per CBFI*</b>			
Basic and diluted profit per CBFI (pesos)	8	0.17	1.35

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

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

## CONDENSED INTERIM CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE THREE MONTHS ENDED MARCH 31, 2025 (UNAUDITED) AND 2024

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, 2024	13	17,303,908	18,733,063	36,036,971	292,040	36,329,011
Total profit for the period		-	1,035,834	1,035,834	45,226	1,081,060
<b>Total profit for the period</b>		-	1,035,834	1,035,834	45,226	1,081,060
Transactions with equity holders in their capacity as equity holders:						
- Distributions to CBFI holders	7	-	(2,120,048)	(2,120,048)	-	(2,120,048)
- Equity contributed from CBFI holders, net of associated costs	13	1,204,177	-	1,204,177	-	1,204,177
- Distributions to non-controlling interest		-	-	-	(3,754)	(3,754)
<b>Total transactions with equity holders in their capacity as equity holders</b>		1,204,177	(2,120,048)	(915,871)	(3,754)	(919,625)
<b>Total equity at March 31, 2024</b>		<b>18,508,085</b>	<b>17,648,849</b>	<b>36,156,934</b>	<b>333,512</b>	<b>36,490,446</b>
Total equity at January 1, 2025	13	18,506,916	27,281,518	45,788,434	519,304	46,307,738
Total profit/(loss) for the period		-	137,395	137,395	(2,223)	135,172
<b>Total profit/(loss) for the period</b>		-	137,395	137,395	(2,223)	135,172
Transactions with equity holders in their capacity as equity holders:						
- Distributions to CBFI holders	7	-	(418,588)	(418,588)	-	(418,588)
- Distributions to non-controlling interest		-	-	-	(7,437)	(7,437)
<b>Total transactions with equity holders in their capacity as equity holders</b>		-	(418,588)	(418,588)	(7,437)	(426,025)
<b>Total equity at March 31, 2025</b>		<b>18,506,916</b>	<b>27,000,325</b>	<b>45,507,241</b>	<b>509,644</b>	<b>46,016,885</b>

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 THREE MONTHS ENDED MARCH 31, 2025 (UNAUDITED) AND 2024

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

	Note	3 months ended	
		Mar 31, 2025 \$'000	Mar 31, 2024 \$'000
		Inflows / (Outflows)	Inflows / (Outflows)
<b>Operating activities:</b>			
Profit for the period		135,172	1,081,060
<b>Adjustments for:</b>			
Net unrealized foreign exchange (gain)/loss on investment properties	10,15	(140,947)	550,041
Unrealized revaluation loss/(gain) on investment properties measured at fair value	10,15	482,521	(718,552)
Straight line rental income adjustment		3,346	4,794
Tenant improvement amortization	4(b)	30,386	33,436
Leasing expense amortization	4(b)	30,132	26,571
Right-of-use assets depreciation*		1,148	707
Interest income		(21,096)	(7,552)
Impairment loss on trade receivables	4(b)	21,268	16,532
Net unrealized foreign exchange loss/(gain) on monetary items	4(e)	8,971	(209,002)
Finance costs	4(d)	323,236	232,769
Share of profit from equity-accounted investees	9(b)	(28,305)	(60,513)
Net unrealized loss/(gain) on interest rates swaps		173,613	(124,118)
<b>Movements in working capital:</b>			
Increase in receivables		(107,831)	(78,591)
(Decrease)/increase in payables		(13,369)	35,432
<b>Net cash flows from operating activities</b>		<b>898,245</b>	<b>783,014</b>
<b>Investing activities:</b>			
Maintenance capital expenditure and other capitalized cost		(200,251)	(297,356)
Distributions received from equity-accounted investees	9(b)	29,140	29,564
Interest received		21,096	7,552
<b>Net cash flows used in investing activities</b>		<b>(150,034)</b>	<b>(260,240)</b>
<b>Financing activities:</b>			
Interest paid		(259,185)	(185,927)
Proceeds from interest-bearing liabilities, net of facility charges	11	4,665,560	1,019,756
Lease payments		(1,267)	(978)
Distribution to CBFI holders	7	(837,177)	(1,315,466)
<b>Net cash flows generated from/(used in) financing activities</b>		<b>3,567,931</b>	<b>(482,615)</b>
Net increase in cash and cash equivalents		4,316,162	40,159
Cash and cash equivalents at the beginning of the period		653,348	481,669
Foreign exchange on cash and cash equivalents	4(e)	11,019	9,990
<b>Cash and cash equivalents at the end of the period**</b>		<b>4,980,529</b>	<b>531,818</b>

\* 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 \$17.0 million (2024: \$13.8 million) as of March 31, 2025.

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 Mexico ("FIBRA Macquarie") was created under the Irrevocable Trust Agreement No. F/1622, dated November 14, 2012, which is now maintained by Macquarie Asset Management Mexico, S.A. de C.V., as settlor, and CIBanco, S.A., Institución de Banca Múltiple ("CIBanco"), as trustee (in such capacity, the "FIBRA Macquarie Trustee"), Macquarie Asset Management Mexico, S.A. de C.V. as Manager (in such capacity, "MAM Mexico" 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 Mexico ("Mexico") and the address of its registered office is at Calz. Mariano Escobedo 595, Polanco Quinta Sección, Alcaldía Miguel Hidalgo, Mexico City, 11560 with effect from January 19, 2023.

These unaudited condensed interim consolidated financial statements comprise the trust and its controlled entities F/00922 MMREIT Industrial Trust III, F/01025 MMREIT Industrial Trust IV, F/01020 MMREIT Industrial Trust V, CIB/3492 CIBanco, Sociedad Anónima, Institución de Banca Múltiple, F/01004 MMREIT Retail Trust III y F/01023 MMREIT Retail Trust V y 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 Mexico.

## 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 annual financial statements prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standard Board (IFRS Accounting Standard) 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 annual financial statements for the year ended December 31, 2024, prepared in accordance with IFRS. The results of the interim periods are not necessarily indicative of the consolidated income statement 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 April 28, 2025.

### 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 March 31, 2025 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 as of 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 the JV with Grupo Frisa. See note 9 for further details.

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

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

### 2. BASIS OF PREPARATION AND PRESENTATION (CONTINUED)

#### c) Critical accounting judgements and estimates (continued)

##### *(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.

- 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 has performed yearly, half-yearly and since September 30, 2024 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 on an annual basis, 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 discloses in the unaudited condensed interim consolidated financial statements are categorized in one of these hierarchy level 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:

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

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

### 2. BASIS OF PREPARATION AND PRESENTATION (CONTINUED)

#### d) Measurement of fair value (continued)

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 – The 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.

### 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 financial 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, 2025 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:

- Sustainability Standards - IFRS S1 and IFRS S2
- Lack of exchangeability – Amendments to IAS 21
- Lease Liability in a Sale and Leaseback – Amendment to IFRS 16
- Presentation and Disclosure in Financial Statements - IFRS 18
- Classification of Liabilities as Current or Non Current and Non Current Liabilities with Covenants - Amendments to IAS 1
- Supplier Finance Arrangements – Amendments to IAS 7 and IFRS 7
- 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 March 31, 2025 and December 31, 2024; the income statement for the three months period ended as of March 31, 2025 and March 31, 2024. 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 March 31, 2025, the Group consolidated the financial results of MMREIT Property Administration, A.C. ("MPA") and CIBanco, Sociedad Anónima, Institución de Banca Múltiple CIB/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 include the following items of revenues and expenses:

	3 months ended	
	Mar 31, 2025	Mar 31, 2024
	\$'000	\$'000
<b>a) Property related income</b>		
Lease related income	1,180,723	961,603
Car parking income	14,446	12,503
Expenses recoverable from tenants	79,550	74,933
<b>Total property related income<sup>1</sup></b>	<b>1,274,719</b>	<b>1,049,039</b>
<b>b) Property related expenses</b>		
Property administration expense	(31,051)	(23,029)
Property insurance	(8,672)	(7,007)
Property tax	(31,282)	(29,495)
Repairs and maintenance	(28,662)	(29,443)
Industrial park fees	(14,234)	(11,056)
Security services	(10,938)	(7,926)
Property related legal and consultancy expenses	(5,769)	(3,065)
Tenant improvements amortization	(30,386)	(33,436)
Leasing expenses amortization	(30,132)	(26,571)
Utilities	(8,102)	(6,563)
Marketing costs	(5,295)	(4,743)
Car park operating fees	(3,682)	(3,019)
Impairment on trade receivables	(21,268)	(16,532)
Other property related expenses	(2,063)	(1,761)
<b>Total property related expenses</b>	<b>(231,536)</b>	<b>(203,646)</b>
<b>c) Professional, legal and other expenses</b>		
Tax advisory expenses	(659)	(1,237)
Accountancy expenses	(4,121)	(5,267)
Valuation expenses	(1,881)	(1,320)
Audit expenses	(1,551)	(1,474)
Other professional expenses	(10,625)	(13,788)
Other expenses	(16,628)	(7,959)
<b>Total professional, legal and other expenses</b>	<b>(35,465)</b>	<b>(31,045)</b>
<b>d) Finance costs</b>		
Interest expense on interest-bearing liabilities	(316,603)	(228,549)
Finance costs under effective interest method	(6,492)	(4,043)
Interest expense on lease liabilities	(141)	(177)
<b>Total finance costs</b>	<b>(323,236)</b>	<b>(232,769)</b>
<b>e) Net foreign exchange (loss)/gain</b>		
Unrealized foreign exchange (loss)/gain on monetary items	(44,579)	220,548
Realized foreign exchange gain/(loss)	24,589	(21,536)
<b>Total net foreign exchange (loss)/gain</b>	<b>(19,990)</b>	<b>199,012</b>

<sup>1</sup> 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 March 31, 2025, the Group had 83 employees (2024: 87 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 Mexico divided into two segments (Industrial and Retail). During the period, 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, Mexico 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:

3 months ended March 31, 2025	Industrial				Retail <sup>1,2,3</sup>		Total
	North East \$'000	Central \$'000	North West \$'000	North \$'000	South \$'000	Central \$'000	
Revenue from external customers <sup>1</sup>	399,343	285,066	240,027	203,941	22,443	196,508	1,347,328
Lease related income	378,989	264,372	230,344	189,938	18,754	160,699	1,243,096
Car park income	-	-	-	-	1,069	16,835	17,904
Expenses recoverable from tenants	20,354	20,694	9,683	14,003	2,620	18,974	86,328
Segment net profit <sup>2</sup>	164,657	113,495	127,796	81,496	15,230	182,301	684,975
Included in profit for the period:							
Foreign exchange gain	5,638	2,812	2,847	2,445	-	-	13,742
Net unrealized foreign exchange gain on investment properties	52,007	34,495	27,920	26,525	-	-	140,947
Unrealized revaluation (loss)/gain on investment properties measured at fair value	(199,346)	(152,738)	(81,694)	(95,638)	5,131	58,363	(465,922)
Finance costs <sup>3</sup>	(26,402)	(15,690)	(19,237)	(17,253)	(5,034)	(11,251)	(94,867)
<b>3 months ended March 31, 2024</b>							
Revenue from external customers <sup>1</sup>	327,992	219,888	204,269	165,769	19,196	179,672	1,116,786
Lease related income	306,874	205,486	189,830	156,407	16,032	147,191	1,021,820
Car park income	-	-	-	-	814	14,563	15,377
Expenses recoverable from tenants	21,118	14,402	14,439	9,362	2,350	17,918	79,589
Segment net profit <sup>2</sup>	220,489	378,004	157,707	108,012	16,861	173,627	1,054,700
Included in profit for the period:							
Foreign exchange gain	20,152	8,557	8,221	11,010	-	15	47,955
Net unrealized foreign exchange loss on investment properties	(205,448)	(127,351)	(110,029)	(107,213)	-	-	(550,041)
Unrealized revaluation gain on investment properties measured at fair value	171,926	324,517	95,391	88,436	8,969	60,966	750,205
Finance costs <sup>3</sup>	(22,091)	(12,623)	(15,937)	(14,999)	(5,102)	(12,906)	(83,658)

<sup>1</sup> The retail south segment and the retail central segment includes revenues relating to joint ventures amounting to \$22.44 million (2024: \$19.2 million) and \$50.2 million (2024: \$48.6 million) respectively.

<sup>2</sup> The retail south segment and the retail central segment includes operating profit relating to joint ventures amounting to \$15.2 million (2024: \$16.9 million) and \$34.0 million (2024: \$42.6 million) respectively.

<sup>3</sup> The retail south segment and the retail central segment include finance costs relating to the joint ventures amounting to \$5.0 million (2024: \$5.1 million) and \$11.3 million (2024: \$12.9 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)

As of March 31, 2025	Industrial				Retail		Total
	North East \$'000	Central \$'000	North West \$'000	North \$'000	South \$'000	Central \$'000	\$'000
Total segment assets	22,458,498	14,971,720	12,130,792	11,467,445	664,327	6,437,367	68,130,149
Total segment liabilities	(2,227,060)	(1,407,185)	(1,553,406)	(1,409,438)	(191,867)	(521,086)	(7,310,042)
<b>As of December 31, 2024</b>							
Total segment assets	22,439,961	14,951,550	12,039,271	11,676,065	656,295	6,333,611	68,096,753
Total segment liabilities	(2,161,945)	(1,361,401)	(1,531,440)	(1,405,494)	(186,524)	(523,948)	(7,170,752)

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

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

	3 months ended	
	Mar 31, 2025 \$'000	Mar 31, 2024 \$'000
Total segment revenue	1,347,328	1,116,786
Revenue attributable to equity-accounted investees	(72,609)	(67,747)
<b>Total revenue for the period</b>	<b>1,274,719</b>	<b>1,049,039</b>
Segment profit	684,975	1,054,700
Unallocated amounts:		
Property related expenses not included in reporting segments	1,070	1,017
Finance costs not included in reporting segments <sup>1</sup>	(244,658)	(167,119)
Interest income	21,096	7,552
Items attributable to equity-accounted investees	(20,967)	1,005
Net foreign exchange (loss)/gain on monetary items <sup>2</sup>	(33,732)	151,057
Net unrealized (loss)/gain on interest rate swaps	(173,613)	124,118
Management fees <sup>3</sup>	(62,114)	(60,084)
Transaction related expenses	(1,420)	(141)
Professional, legal and other expenses	(35,465)	(31,045)
<b>Profit for the period</b>	<b>135,172</b>	<b>1,081,060</b>

<sup>1</sup> A portion of existing debt is in the form of unsecured facilities at FIBRA Macquarie level and consequently, in 2025 and 2024 finance cost is considered as a reconciling item.

<sup>2</sup> Net foreign exchange (loss)/gain on monetary items arising in respect of the unsecured debt revaluation at the end of the relevant period.

<sup>3</sup> Fees related with the Manager in respect of the existing management agreement, entered into on December 11, 2012 (the "management agreement").

## 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	
	Mar 31, 2025	Dec 31, 2024
	\$'000	\$'000
Segment assets	68,130,149	68,096,753
<i>Items non included in segment assets:</i>		
Cash, cash equivalents and restricted cash <sup>1</sup>	4,488,983	222,595
Trade and other receivables, net	1,008	(2,212)
Other assets <sup>1</sup>	219,759	292,662
Assets attributable to equity-accounted investees <sup>1</sup>	(2,149,263)	(2,136,598)
Investment in equity-accounted investees <sup>1</sup>	1,528,527	1,529,360
Derivative financial instruments not included in reporting segment <sup>1</sup>	48,977	222,590
<b>Total assets</b>	<b>72,268,140</b>	<b>68,225,150</b>
Segment liabilities	(7,310,042)	(7,170,752)
<i>Items non included in segment liabilities:</i>		
Interest-bearing liabilities <sup>1</sup>	(19,513,114)	(14,818,498)
Trade and other payables <sup>1</sup>	(27,501)	(512,900)
Liabilities attributable to equity-accounted investees <sup>1</sup>	620,739	607,240
Other liabilities <sup>1</sup>	(9,296)	(10,461)
Deferred income tax liability <sup>1</sup>	(12,041)	(12,041)
<b>Total liabilities</b>	<b>(26,251,255)</b>	<b>(21,917,412)</b>

<sup>1</sup> 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 March 31, 2025, FIBRA Macquarie paid two distributions amounting to \$837.2 million (2024: \$2,519.7 million).

Distribution period	Payment date	Distribution paid per CBFi	Distribution paid <sup>1</sup>
3Q24 <sup>2</sup>	Jan 30, 2025	0.5250	418.6
4Q24	Mar 13, 2025	0.5250	418.6
<b>Distributions paid during the period</b>			<b>837.2</b>

<sup>1</sup> Amounts expressed in million of pesos.

<sup>2</sup> Distribution accrued as of December 31, 2024 and paid on January 30, 2025.

The total distributions approved and recorded in equity for the period ended as of March 31, 2025, amounted to \$418.6 million (2024: \$2,120.0 million).

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

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

### 8. PROFIT AFTER TAX PER CBFI

	3 months ended	
	Mar 31, 2025 \$'000	Mar 31, 2024 \$'000
<b>Profit after tax per CBFI</b>		
Basic and diluted profit per CBFI (\$)	0.17	1.35
<b>Basic and diluted profit used in the calculation of earnings per CBFI</b>		
Net profit after tax attributable to controlling interests for basic earnings per CBFI (\$'000)	137,395	1,035,834
Weighted average number of CBFI's used as the denominator in calculating basic earnings per CBFI ('000)	797,311	768,414

### 9. EQUITY-ACCOUNTED INVESTEEES

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.

#### a) Carrying amounts

Name of the entity	Country of establishment / Principal activity	Ownership interest as of Mar 31, 2025	Ownership interest as of Dec 31, 2024	Mar 31, 2025 \$'000	Dec 31, 2024 \$'000
JV Trust CIB/589	México / Own and lease retail properties	50%	50%	463,698	461,052
JV Trust CIB/586	México / Own and lease retail properties	50%	50%	1,064,829	1,068,308
<b>Total equity accounted investees</b>				<b>1,528,527</b>	<b>1,529,360</b>

#### b) Movement in carrying amounts

	Mar 31, 2025 \$'000	Dec 31, 2024 \$'000
Carrying amount at the beginning of the period/year	1,529,360	1,266,865
Capital contribution during the period/year <sup>1</sup>	19	4,321
Distributions received during the period/year	(29,157)	(116,185)
Share of profits from equity-accounted investees	11,705	126,905
Share of revaluation gain on investment properties measured at fair value	16,600	247,454
<b>Carrying amount at the end of the period/year</b>	<b>1,528,527</b>	<b>1,529,360</b>

<sup>1</sup> 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 INVESTEEES (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 Mar 31, 2025 \$'000	JV Trust CIB/589 Dec 31, 2024 \$'000	JV Trust CIB/586 Mar 31, 2025 \$'000	JV Trust CIB/586 Dec 31, 2024 \$'000
Total current assets <sup>1</sup>	51,608	47,906	46,005	47,022
Total non-current assets <sup>2</sup>	882,998	881,354	3,356,286	3,333,941
Total current liabilities <sup>3</sup>	-	-	(86,625)	(86,520)
Total non-current liabilities <sup>3</sup>	(7,210)	(7,156)	(1,186,008)	(1,157,827)
<b>Net assets</b>	<b>927,396</b>	<b>922,104</b>	<b>2,129,658</b>	<b>2,136,616</b>

<sup>1</sup> Includes cash and cash equivalents of \$29.4 million (2024: \$41.7 million).

<sup>2</sup> Includes restricted cash as non-current asset of \$50.9 million (2024: \$49.8 million).

<sup>3</sup> Current and non-current financial liabilities (excluding trade and other payables and provisions) amounts to \$1,136.1million (2024: \$1,138.4 million).

Condensed Statement of Financial Position	JV Trust CIB/589 Mar 31, 2025 \$'000	JV Trust CIB/589 Dec 31, 2024 \$'000	JV Trust CIB/586 Mar 31, 2025 \$'000	JV Trust CIB/586 Dec 31, 2024 \$'000
<b>Reconciliation to carrying amounts:</b>				
Opening net assets for the year <sup>1</sup>	922,104	815,667	2,136,616	1,718,063
Net movements for the year	5,292	106,437	(6,958)	418,553
<b>Net assets</b>	<b>927,396</b>	<b>922,104</b>	<b>2,129,658</b>	<b>2,136,616</b>
FIBRA Macquarie's share (%)	50%	50%	50%	50%
FIBRA Macquarie's share (\$)	463,698	461,052	1,064,829	1,068,308
FIBRA Macquarie's carrying amount	463,698	461,052	1,064,829	1,068,308

<sup>1</sup> During the three months ended as of March 31, 2025, FIBRA Macquarie paid VAT on behalf of the JV Trusts amounting to \$6.7 million (2024: \$30.1 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 3 months ended Mar 31, 2025 \$'000	JV Trust CIB/589 3 months ended Mar 31, 2024 \$'000	JV Trust CIB/586 3 months ended Mar 31, 2025 \$'000	JV Trust CIB/586 3 months ended Mar 31, 2024 \$'000
<b>Revenue:</b>				
Property related and other income	31,359	28,902	113,850	106,592
Revaluation of investment properties measured at fair value	2,000	12,625	31,201	50,683
Financial income	183	243	2,100	2,424
<b>Total revenue</b>	<b>33,542</b>	<b>41,770</b>	<b>147,151</b>	<b>159,699</b>
<b>Expenses:</b>				
Finance costs	-	-	(32,570)	(36,016)
Unrealized loss on interest rate swaps	-	-	(44,028)	-
Other expenses	(9,957)	(7,026)	(37,528)	(37,401)
<b>Total expenses</b>	<b>(9,957)</b>	<b>(7,026)</b>	<b>(114,126)</b>	<b>(73,417)</b>
<b>Profit for the period</b>	<b>23,585</b>	<b>34,744</b>	<b>33,025</b>	<b>86,282</b>
FIBRA Macquarie's share (%)	50%	50%	50%	50%
<b>FIBRA Macquarie's share</b>	<b>11,792</b>	<b>17,372</b>	<b>16,513</b>	<b>43,141</b>

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

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

### 9. EQUITY-ACCOUNTED INVESTEEES (CONTINUED)

#### d) Share of contingent liabilities of joint venture

As of March 31, 2025 and December 31, 2024 there was no share of contingent liabilities incurred jointly with the joint venture partner and no contingent liabilities of the joint ventures for which FIBRA Macquarie is liable.

### 10. INVESTMENT PROPERTIES

	Note	Mar 31, 2025 \$'000	Dec 31, 2024 \$'000
Carrying amount at the beginning of the period/year		64,341,328	49,895,840
<i>Additions during the period/year:</i>			
Land acquisition <sup>1</sup>		-	378,819
Capital expenditure (including tenant improvements)		49,799	295,976
Transfers from investment properties under construction		22,326	1,118,890
Investment properties under construction	10(a)	75,274	1,008,896
Transfers to completed investment properties	10(a)	(22,326)	(1,118,890)
Net unrealized foreign exchange gain on investment properties		140,947	8,997,704
Unrealized revaluation (loss)/gain on investment properties measured at fair value		(482,521)	3,716,907
Leasing commissions, net of amortization		9,103	47,186
<b>Carrying amount at the end of the period/year</b>		<b>64,133,930</b>	<b>64,341,328</b>

<sup>1</sup> Amount corresponds to the acquisition of land parcels in Monterrey and Guadalajara.

#### a) Investment properties under construction\*

	Mar 31, 2025 \$'000	Dec 31, 2024 \$'000
Carrying amount at the beginning of the period/year	1,130,497	1,240,491
Capital expenditure	75,274	1,008,896
Transfer to completed investment properties	(22,326)	(1,118,890)
<b>Carrying amount at the end of the period/year</b>	<b>1,183,445</b>	<b>1,130,497</b>

\* Investment properties under construction are initially recognized at cost since the fair value of these properties under construction cannot reasonably be measured. At the 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

Since September 30, 2024, 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 Mexico, 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 March 31, 2025 and December 31, 2024.

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.

## 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 inputs used in the valuations as of March 31, 2025 and December 31, 2024 were as follows:

- The range of reversionary capitalisation rates applied to the portfolio were between 6.75% and 10.25% (2024: 6.75% and 10.25%) for industrial and between 9.25% and 12.00% (2024: 9.25% and 12.00%) for retail properties.
- The discount rates applied range between 8.25% and 11.75% (2024: 8.25% and 11.75%) for industrial properties and 11.75% and 14.50% (2024: 11.75% and 14.50%) for retail properties.
- The vacancy rate applied was from 2.00% and 5.00% (2024: 2.00% and 5.00%), with a weighted average of 4.11% (2024: 3.39%) for industrial properties and between 5.00% and 30.00% (2024: 5.00% and 30.00%), with a weighted average of 11.48% (2024: 11.48%) 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

	Mar 31, 2025 \$'000	Dec 31, 2024 \$'000
<b>The Group has access to:</b>		
<i><b>Loan facilities - undrawn</b></i>		
Undrawn US\$	2,235,002	6,870,954
Undrawn MXN	1,299,630	1,299,630
<b>Total undrawn loan facilities</b>	<b>3,534,632</b>	<b>8,170,584</b>
<i><b>Loan facilities - drawn</b></i>		
US\$-denominated term funding	23,873,885	19,173,812
US\$-denominated notes	1,523,865	1,520,123
Unamortized transaction costs	(119,108)	(125,049)
<b>Total drawn loan facilities, net of unamortized transaction costs</b>	<b>25,278,642</b>	<b>20,568,886</b>



## 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	Annual Interest Rate*	Maturity Date	Carrying Amount Mar 31, 2025 \$'000
Various Insurance Companies through Notes	US\$	75.0	75.0	5.71%	Sep-26	1,523,278
Various Banks through a Credit Facility -Term Loan	US\$	75.0	75.0	5.81% <sup>1</sup>	Dec-26	1,518,232
Various Banks through a Credit Facility - Revolving	US\$	75.0	75.0 <sup>4</sup>	30-day SOFR + 1.925%	Dec-26	1,523,865
Various Banks through a Credit Facility - Term Loan	US\$	180.0	180.0	4.64% <sup>1</sup>	Apr-27	3,639,540
Various Banks through a Revolving Credit Facility	US\$	180.0	70.0 <sup>5</sup>	30-day SOFR + 2.05%	Apr-27	1,422,274
BBVA México - Revolving Credit Facility	US\$	90.0	90.0 <sup>6</sup>	30-day SOFR + 1.40%	Jun-27	1,828,638
MetLife - Term Loan <sup>2</sup>	US\$	210.0	210.0	5.38%	Oct-27	4,259,488
Banco Mercantil del Norte - Term Loan	US\$	100.0	100.0	5.73% <sup>1</sup>	Jun-28	2,019,384
Banco Nacional de Comercio Exterior - Term Loan	US\$	150.0	150.0	5.62% <sup>1</sup>	Jun-28	3,032,574
International Finance Corporation (IFC) - Term Loan	US\$	150.0	150.0	5.80% <sup>1</sup>	Jun-31	3,005,330
MetLife - Term Loan <sup>3</sup>	US\$	75.0	75.0	5.23%	Jun-34	1,506,039
<b>Balance at the end of the period</b>		<b>1,360.0</b>	<b>1,250.0</b>			<b>25,278,642</b>
<b>Interest-bearing liabilities non-current</b>		<b>1,360.0</b>	<b>1,250.0</b>			<b>25,278,642</b>

<sup>1</sup> Fixed by interest rate swap. Refer to note 12. <sup>2</sup> Forty-nine industrial properties are secured pursuant to this Term Loan. <sup>3</sup> Sixteen industrial properties are secured pursuant to this Term Loan. <sup>4</sup> As of March 31, 2025, FIBRA Macquarie has drawdown US\$75.0 million from the committed revolver credit facility. <sup>5</sup> As of March 31, 2025, FIBRA Macquarie has drawdown US\$70.0 million from the committed revolver credit facility. <sup>6</sup> As of March 31, 2025, FIBRA Macquarie has drawdown US\$84.0 million from the uncommitted revolver credit facility with BBVA Mexico.

\* 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)

Lenders / Facility Type	Currency	Facility Limit \$'million	Drawn Amount \$'million	Annual Interest Rate*	Maturity Date	Carrying Amount Dec 31, 2024 \$'000
Various Insurance Companies through Notes	US\$	75.0	75.0	5.71%	Sep-26	1,519,443
Various Banks through a Credit Facility - Term Loan	US\$	75.0	75.0	5.81% <sup>1</sup>	Dec-26	1,513,738
Various Banks through a Credit Facility - Term Loan	US\$	180.0	180.0	4.64% <sup>1</sup>	Apr-27	3,628,739
BBVA México - Revolving Credit Facility	US\$	90.0	6.0 <sup>4</sup>	30-day SOFR + 1.40%	Jun-27	121,610
MetLife - Term Loan <sup>2</sup>	US\$	210.0	210.0	5.38%	Oct-27	4,248,421
Banco Mercantil del Norte - Term Loan	US\$	100.0	100.0	5.73% <sup>1</sup>	Jun-28	2,013,973
Banco Nacional de Comercio Exterior - Term Loan	US\$	150.0	150.0	5.62% <sup>1</sup>	Jun-28	3,024,072
International Finance Corporation (IFC) - Term Loan	US\$	150.0	150.0	5.80% <sup>1</sup>	Jun-31	2,996,923
MetLife - Term Loan <sup>3</sup>	US\$	75.0	75.0	5.23%	Jun-34	1,501,967
<b>Balance at the end of the year</b>		<b>1,105.0</b>	<b>1,021.0</b>			<b>20,568,886</b>
<b>Interest-bearing liabilities non-current</b>		<b>1,105.0</b>	<b>1,021.0</b>			<b>20,568,886</b>

<sup>1</sup> Fixed by interest rate swap. Refer to note 12. <sup>2</sup> Forty-nine industrial properties are secured pursuant to this Term Loan. <sup>3</sup> Sixteen industrial properties are secured pursuant to this Term Loan. <sup>4</sup> As of December 31, 2024, FIBRA Macquarie has drawdown US\$6.0 million from the uncommitted revolver credit facility with BBVA Mexico.

\* All interest rates are inclusive of applicable withholding taxes.

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

	Mar 31, 2025 \$'000	Dec 31, 2024 \$'000
Carrying amount at the beginning of the period/year	20,568,886	15,458,260
<b>Changes from financing cash flows:</b>		
Repayments of interest-bearing liabilities	-	(2,644,991)
Proceeds from interest-bearing liabilities, net of facility charges	4,665,560	4,401,435
<b>Total changes for financing cash flow</b>	<b>4,665,560</b>	<b>1,756,444</b>
Total effect of changes in foreign exchange rate	37,704	3,373,944
<b>Liability-related other changes:</b>		
Transaction cost on loans	-	(39,616)
Amortization of capitalized borrowing costs	6,492	19,854
<b>Carrying amount at the end of the period/year</b>	<b>25,278,642</b>	<b>20,568,886</b>

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

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

### 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	Mar 31, 2025	Dec 31, 2024
				Mar 31, 2025	\$'000	\$'000
Various Banks	Mar 21, 2023	Dec 09, 2026	US\$75.0 million	3.62%	<b>3,294</b>	12,886
Various Banks	Apr 05, 2022	Apr 01, 2027	US\$180.0 million	2.52%	<b>100,434</b>	142,199
Various Banks	Jun 23, 2023	Jun 30, 2028	US\$150.0 million	3.82%	<b>(17,527)</b>	20,832
Banorte	Jun 23, 2023	Jun 30, 2028	US\$100.0 million	3.83%	<b>(12,748)</b>	11,126
Various Banks	Jul 22, 2024	Jun 27, 2031	US\$150.0 million	3.80%	<b>(24,476)</b>	35,547
<b>Total estimated fair value</b>			<b>US\$655.0 million</b>		<b>48,977</b>	<b>222,590</b>

### 13. CONTRIBUTED EQUITY

	No. of CBFIs '000	\$'000
Balance at January 1, 2024	<b>761,289</b>	17,303,908
Increases in CBFIs during the year <sup>1</sup>	<b>36,022</b>	1,204,259
Associated cost of the equity increase during the year	-	(1,251)
CBFIs outstanding at December 31, 2024	<b>797,311</b>	18,506,916
<b>Balance at January 1, 2025</b>	<b>797,311</b>	18,506,916
<b>CBFIs outstanding at March 31, 2025</b>	<b>797,311</b>	18,506,916

<sup>1</sup> Contributed equity increased due to the payment of the extraordinary distribution to the existing holders in CBFIs on March 14, 2024.

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 23, 2024, the extension of this program was approved through June 25, 2025.

From the inception of the CBFi buy-back program to March 31, 2025, a total of 50,074,481 CBFIs, amounting to \$1,066.0 million (including transaction costs), have been repurchased. During the period ended March 31, 2025, no CBFIs were repurchased.

### 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.

## 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 (CONTINUED)

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

	Non-controlling ownership percentage	Non-controlling Interest \$'000	Total Assets \$'000	Total Liabilities \$'000
	Mar 31, 2025	Mar 31, 2025	Mar 31, 2025	Mar 31, 2025
JV Trust CIB/3493	18%	509,644	2,958,851	(149,921)
		509,644	2,958,851	(149,921)

  

	Non-controlling ownership percentage	Non-controlling Interest \$'000	Total Assets \$'000	Total Liabilities \$'000
	Dec 31, 2024	Dec 31, 2024	Dec 31, 2024	Dec 31, 2024
JV Trust CIB/3493	18%	519,304	2,981,023	(118,578)
		519,304	2,981,023	(118,578)

### 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.

Management regularly reviews significant unobservable inputs and valuations 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.

## 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)

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.

	Level 2	Total fair value	Total carrying amount
As of March 31, 2025	\$'000	\$'000	\$'000
Trade and other receivables, net	149,247	149,247	149,247
Interest-bearing liabilities*	(25,107,058)	(25,107,058)	(25,278,642)

#### As of December 31, 2024

Trade and other receivables, net	81,871	81,871	81,871
Interest-bearing liabilities*	(20,350,530)	(20,350,530)	(20,568,886)

\* As of March 31, 2025 and December 31, 2024 the unamortized transaction cost of the debt was \$119.1 million and \$125.0 million, respectively.

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

	Level 1	Level 2	Level 3	Total
As of March 31, 2025	\$'000	\$'000	\$'000	\$'000
Derivative financial instruments	-	48,977	-	48,977
Investment properties	-	-	64,133,930	64,133,930

#### As of December 31, 2024

Derivative financial instruments	-	222,590	-	222,590
Investment properties	-	-	64,341,328	64,341,328

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 include adjustments to take account of the credit risk of the Group entity and counterparty, where appropriate.

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

	Mar 31, 2025	Dec 31, 2024
	\$'000	\$'000
Balance at the beginning of the period/year	64,341,328	49,895,840
Capital expenditure/leasing comission, net of amortization	134,176	1,352,058
Land acquisition	-	378,819
Net unrealized foreign exchange gain on investment properties	140,947	8,997,704
Unrealized revaluation (loss)/gain on investment properties measured at fair value	(482,521)	3,716,907
<b>Balance at the end of the period/year</b>	<b>64,133,930</b>	<b>64,341,328</b>

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

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

### 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 a certain amount 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 March 31, 2025 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:

March 31, 2025	<1 year US\$'000	1-5 years US\$'000	>5 years US\$'000	Total US\$'000
USD denominated minimum future lease collections	181,947	413,083	97,506	692,536
*Peso denominated minimum future lease collections	31,543	61,209	22,413	115,165

\*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 October 31, 2017, CIBanco, S.A., Institución de Banca Múltiple is the FIBRA Macquarie Trustee. CIBanco registered office is at Calz. Mariano Escobedo 595, Polanco Quinta Sección, Alcaldía Miguel Hidalgo, Mexico City, 11560.

The trustee of the Investment Trusts is CIBanco, Sociedad Anónima, Institución de Banca Múltiple ("Investment Trust Trustee"). The two other trustees of the Investment Trusts within the Group are Banco Nacional de Mexico, S.A., which forms part of Grupo Financiero Banamex and Banco Monex, S.A. Institución de Banca Múltiple, Monex Grupo Financiero. For the three months ended March 31, 2025, the trustee fees for the Group amounted to \$1.3 million (2024: \$1.2 million).

#### c) Manager

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

Under the terms of the Management Agreement, MAM Mexico, is entitled to a base management fee of \$62.1 million (2024: \$60.0 million) for the three months ended March 31, 2025. 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 Mexico 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 and must be reinvested into FIBRA Macquarie CBFIs for a minimum duration of one year. As of March 31, 2025 no performance fee was payable by FIBRA Macquarie.

## 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)

#### d) Other associated entities

During the three months ended March 31, 2025, the Group accrued a total of \$2.1 million (2024: \$0.3 million) in respect of out of pocket expenses incurred by affiliate entities of MAM Mexico, in performance of its duties as Manager.

As of March 31, 2025, Macquarie Infrastructure and Real Asset Holding Pty Limited, an affiliate entity of MAM Mexico, held 38,597,476 CBFIs and received a total distribution equivalent to \$40.5 million during the period ended March 31, 2025 (2024: \$121.9 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 has determined that there are no subsequent events requiring recognition or disclosure.

