

BMV/Press Release

FIBRA MACQUARIE MÉXICO CLOSES US\$375 MILLION SUSTAINABILITY-LINKED UNSECURED CREDIT FACILITY

- ▶ The facility comprises a US\$150 million term loan and a US\$225 million committed undrawn revolving credit facility
- ▶ The transaction increased available liquidity through revolving credit facilities to approximately US\$660 million, reduces weighted average cost of debt and extends debt maturities
- ▶ Sustainability-linked features include ESG KPIs

MEXICO CITY, August 25, 2025 – FIBRA Macquarie México (FIBRA Macquarie) (BMV: FIBRAMQ) announced the closing of a dual-tranche sustainability-linked unsecured credit facility for US\$375 million. The financing provides US\$225 million in additional undrawn commitments to strengthen FIBRA Macquarie's financial position and extend debt maturities.

FIBRA Macquarie also entered into interest rate swaps to cover 100% of the notional amounts of the new term loan resulting in fixed-rate debt now representing 92.6% of total debt outstanding. As a result of the transaction, FIBRA Macquarie's cost of funding has been reduced to approximately 5.5% per annum.

Andrew McDonald-Hughes, FIBRA Macquarie's chief financial officer, stated, "as we maintain our focus on prudent capital management, this refinancing enhances our capital structure by improving pricing terms on both our term loan and revolving credit facility as well as extending our average debt tenor. The additional liquidity provides further support for our strategic initiatives. We are pleased with the ongoing support of our lender group as we continue to execute on our business plan. Furthermore, we continue to use a sustainability-linked framework that aligns our financing strategy with our ESG objectives through green building certification targets, incorporating a five basis point pricing benefit."

The unsecured credit facility comprises a (i) US\$150 million non-amortizing four-year term loan and (ii) US\$225 million three-year committed revolving credit facility, which can be extended for one additional year.

The term loan is expected to bear interest at a variable rate of 90-day term SOFR plus a credit spread margin of 165 basis points. The revolving credit facility is expected to bear interest at a variable rate of 30-day SOFR plus 155 basis points. Both facilities feature an ESG KPI credit

spread adjustment of +/- 5 basis points, aligned with annual progress achieved in the coverage of green building certified properties.

An initial drawdown of US\$150 million under the new term loan facility will be used for the accelerated repayment of US\$150 million of outstanding debt, comprising a US\$75 million term loan and a US\$75 million revolving line which were due to mature by December 2026.

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 June 30, 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.

Cautionary Note Regarding Forward-looking Statements

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

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Contacts

Investor relations contact:

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

For press queries, please contact:

FleishmanHillard México
Contact: Arturo García Arellano
Tel: +52 55 1452 5675
Email: arturo.garcia@fleishman.com