

# BMV/Press Release

## **FIBRA MACQUARIE MÉXICO ANNOUNCES CLOSING OF US\$550 MILLION SUSTAINABILITY-LINKED SENIOR UNSECURED CREDIT FACILITY**

- ▶ The facility comprises a US\$250 million term loan and a US\$300 million dual-tranche committed undrawn revolving credit facility
- ▶ Proactive liability management of existing unsecured bank facility, increasing available liquidity, extending debt maturities and enhancing growth capacity
- ▶ Sustainability-linked features include an ESG KPI

**MEXICO CITY, December 19, 2025** – FIBRA Macquarie México (FIBRA Macquarie) (BMV: FIBRAMQ) announced the closing of a dual-tranche sustainability-linked unsecured credit facility for US\$550.0 million. The financing provides additional liquidity and funding capacity to enhance FIBRA Macquarie's financial position, while extending debt maturities.

FIBRA Macquarie also entered into interest rate swaps to cover 100% of the notional amounts of the new term loan. As a result of the transaction, FIBRA Macquarie's cost of funding remains efficient at approximately 5.5% per annum while increasing available liquidity to US\$595.0 million through committed and uncommitted credit facilities.

Andrew McDonald-Hughes, FIBRA Macquarie's chief financial officer, stated, "The execution of this refinancing represents our ongoing commitment to prudent capital management, while enhancing our liquidity and providing additional funding capacity for growth. The transaction extends our debt maturity profile and maintains our efficient funding costs, thereby further strengthening our financial foundation. The sustainability-linked framework remains central to our approach, reinforcing our ESG commitments providing tangible financial benefits upon target achievement. We appreciate the continued confidence of our banking partners and we welcome a broader syndicate of lenders as we execute on our growth strategy."

### **US\$550 million five-year sustainability-linked unsecured credit facility**

The senior unsecured credit facility comprises a (i) US\$250.0 million non-amortizing five-year term loan and (ii) US\$300.0 million dual-tranche revolving credit facility, consisting of a US\$250.0 million US Dollar-denominated tranche and a Ps. 900.0 million (equivalent to US\$50.0 million) Mexican Peso-denominated tranche.

The term loan is expected to bear interest at a variable rate of 90-day SOFR plus an average credit spread of 165 basis points throughout the term of the loan, representing a 45 basis point credit spread compression from the existing unsecured term loan being repaid. Following the execution of interest rates swaps with respect of 100% of the term loan tranche, the loan will bear interest at an all-in rate of 4.74% considering a 150 basis points credit spread for the first 3 years of the loan term, taking into account a favorable 5 basis points ESG adjustment upon disbursement.

The revolving tranches are expected to bear interest at variable rates of SOFR plus an average credit spread of 151 basis points with respect to the US dollar tranche, and Mexican TIE plus an average credit spread of 155 basis points with respect to the Mexican Peso tranche.

### **Sustainability-linked KPI**

The credit facility features an ESG KPI credit spread adjustment linked to green building certification, with achievement of yearly targets resulting in a +/- 5 basis point adjustment in credit spreads.

An initial drawdown of up to US\$250 million under the new term loan will be used for the repayment of US\$180 million under the existing credit facility, which was due to mature in April 2027, and US\$70 million drawn under the uncommitted revolver facility, which was due to mature in June 2027.

### **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 244 industrial properties and 17 retail properties, located in 20 cities across 16 Mexican states as of September 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](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.

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