

BMV/Press Release

FIBRA MACQUARIE MÉXICO ACQUIRES INDUSTRIAL LAND PARCEL WITH ACCESS TO 90-MEGAWATT DEDICATED SUBSTATION, IN STRATEGIC TIJUANA SUBMARKET

- ▶ **A 124-hectare land parcel along Tijuana's Boulevard 2000 submarket for a total consideration of US\$113.8 million (excluding transaction costs and taxes), to be paid in instalments**
- ▶ **Estimated potential GLA of 3.4 million square feet**
- ▶ **Acquisition includes permit rights for a 90 MW dedicated substation, establishing the foundation for a multi-year, market leading industrial project in Mexico**
- ▶ **Represents FIBRA Macquarie's largest development project to date, significantly expanding the land bank and strengthening the platform for long-term growth**

MEXICO CITY, February 19, 2026 – FIBRA Macquarie México (FIBRA Macquarie) (BMV: FIBRAMQ) announces the acquisition of a 124-hectare land parcel along Tijuana's Boulevard 2000 submarket, for US\$113.8 million, excluding transaction costs and taxes.

With prominent frontage, the project anticipates a phased, multi-year development of a Class A industrial park built to a minimum LEED® Gold standard. FIBRAMQ expects the project to achieve a stabilized yield on cost within a target 9%-11% range.

The acquisition agreements incorporate a structured payment plan over three years from the transaction's closing, with an initial cash payment of US\$19.9 million on 19 February 2026, with subsequent cash payments of US\$19.9 million in the following months, US\$39.8 million in February 2027 and US\$34.1 million in February 2028 (all payments exclude transaction costs and taxes).

"We are very excited to add this strategic land parcel in Tijuana to our diversified land bank, supporting our accretive growth objectives in the coming years," said Simon Hanna, FIBRA Macquarie's Chief Executive Officer. "This acquisition represents our largest development project to date, adding significant momentum to our industrial growth capex program. With 90 MW of dedicated energy

capacity and complementary infrastructure, the project is positioned to attract and retain a high-quality, long-term customer base."

Maite Burbano, FIBRA Macquarie's Head of M&A, stated, "The Boulevard 2000 submarket represents one of the most compelling long term investment opportunities in Mexico's industrial landscape. We expect Tijuana to experience strong demand and supply fundamentals driven by long term nearshoring trends. The park will deliver significant social and economic benefits to the area, including employment opportunities for residents in nearby communities."

With this land acquisition, FIBRA Macquarie's total land bank for the development of industrial projects now stands at approximately 8.5 million square feet of buildable GLA.

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 245 industrial properties and 17 retail properties, located in 20 cities across 16 Mexican states as of December 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.

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

For press queries, please contact:

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