

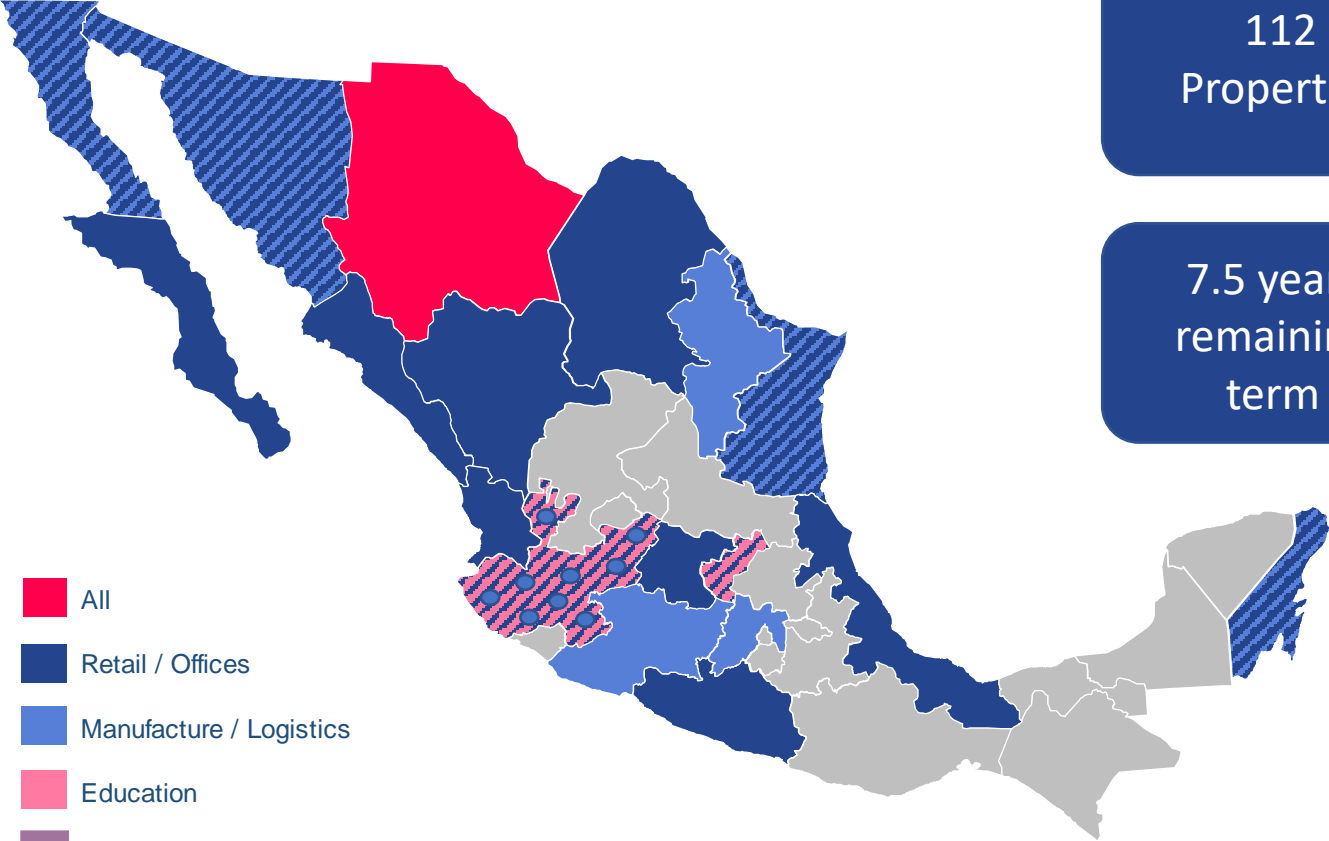


FIBRA NOVA[®]

ABOUT US

- 1 Fibra Nova trades in the Mexican Stock Exchange since 2017
- 2 High profile tenants with long term agreements
- 3 Portfolio composed of recently developed properties
- 4 Internalized and competitive structure aligned to investors interests
- 5 Presence in sectors with economic dynamism that capture the benefit of demographic bonus

OUR PORFOLIO



112
Properties

5,922,104 ft²
GLA

7.5 years
remaining
term

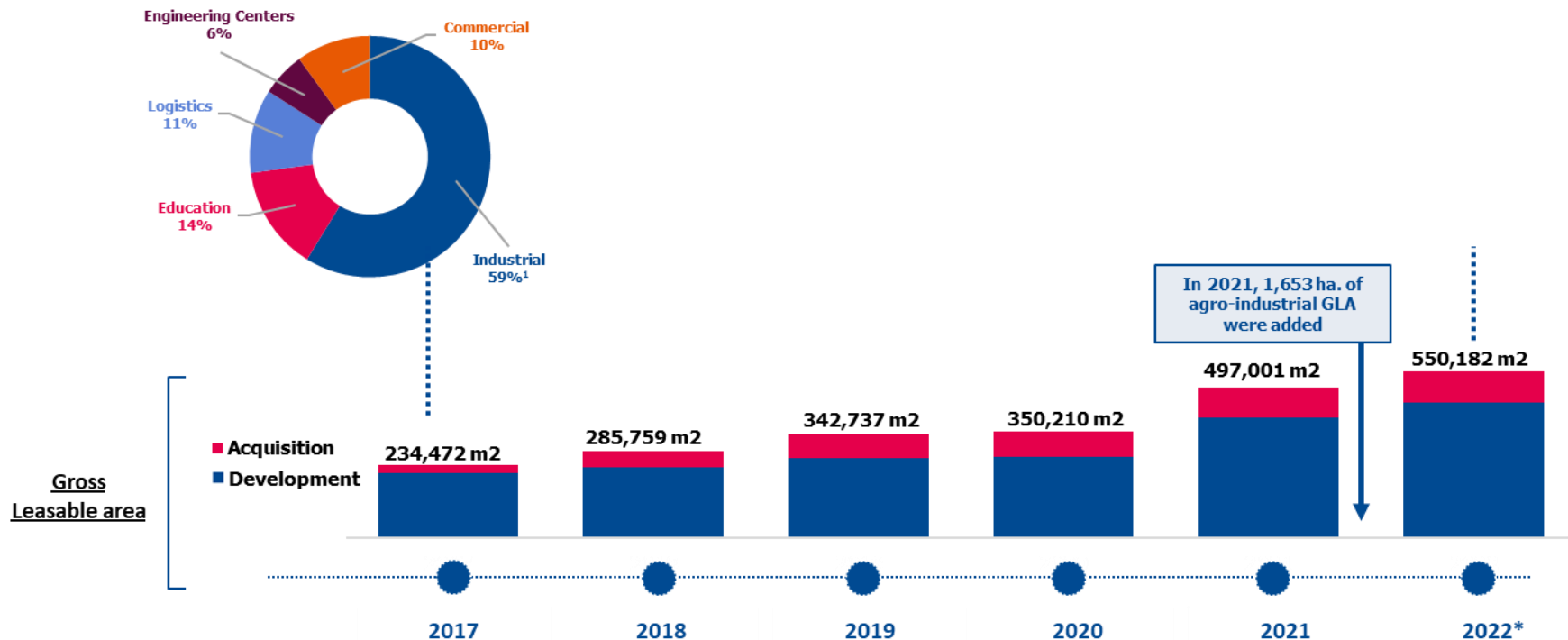
Agroindustry
4,087 acres

100%
Occupancy

PROVEN EXPERIENCE IN DEVELOPMENT AND ACQUISITIONS

Our execution plan is based on years of experience developing, acquiring and expanding properties

GLA has doubled (~2.3x) since IPO in 2017, focused on growth in the industrial sector

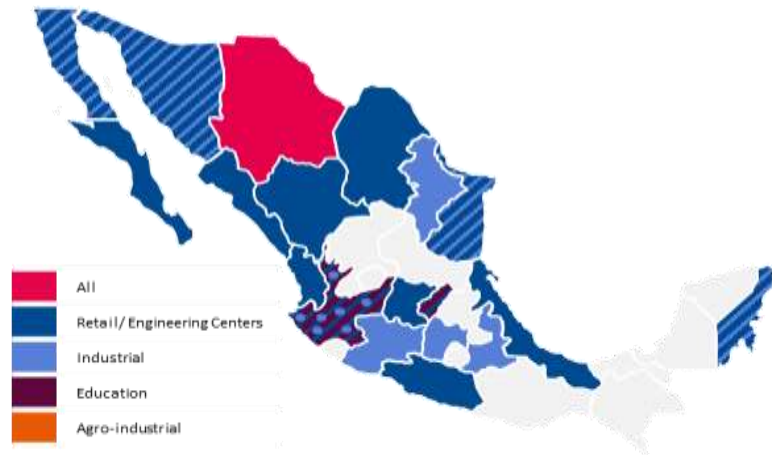


Number of properties	84	92	97	99	107	112
Development	1	2	3	2	5	4
Acquisition	2	6	2	0	3	1
% Development % Acquisition over GLA at the end of the year	89% ² 11%	81% 19%	76% 24%	76% 24%	80% 20%	81% 19%

PROVEN RESULTS | OUTSTANDING PORTFOLIO

We have a portfolio distributed throughout the Mexican Republic that has generated outstanding operating results
 We have focused on growing our tenant base in the industrial sector, mainly with triple net contracts with rents in U.S. dollars

Presence in twenty states



	2017	2018	2019	2020	2021	2022	TQ 2023
Number of properties	84	92	97	99	107	112	112
Total Revenues (Ps.\$ MM)	140	441	472	561	691	1005	1,040 ¹
NOI (Ps.\$ MM)	136	427	458	509	671	977	1,012 ¹
Occupation	100%	100%	100%	100%	100%	100%	100%
Average years to maturity	9.0	8.3	7.1	6.2	7.8	7.6	8.0
GRA (m ²), excluding Agro	234,472	285,759	342,737	350,210	497,001	550,182	550,182
Annualized Rent ² (US.\$/sq. ft.)		8.8	8.2	8.4	8.0	8.2	8.3 ¹

Percentage distribution of revenues in USD vs. MXN

Focus on tenants with contracts in USD



Significant diversification in key customers

From the IPO in 2017 to 1Q 2023, the number of customers increased from 11 to 27 (~2.5x)



100% occupancy rate and 100% contract renewal rate maintained

Categories that could benefit from nearshoring

FNOVA may be favored by some U.S. import categories, such as:



INDUSTRIAL PORTFOLIO



HAKKAI

Tenant: Hakkai / Hakkai Inc.
Headquarters: Japan
Industry: Automotive Industry
Location: Monterrey, México.
Size: 5,000 square meter.
Building type: BTS / Manufacturing and Offices.



BECKERS

Tenant: Beckers Industrial / Aktiebolaget Wilh
Headquarters: Sweden
Industry: Chemical Industry
Location: Monterrey, México.
Size: 5,000 square meter.
Building type: BTS / Manufacturing and Offices.



RR DONNELLEY

Tenant: RR Donnelley / Banta Europe BV
Headquarters: Holland
Industry: Electronic Industry
Location: Juárez, México.
Size: 15,000 square meter.
Building type: BTS / Manufacturing and Warehouse.

INDUSTRIAL PORTFOLIO



VISTEON SERVICES

Tenant: Altec / Visteon Corporation

Headquarters: United States

Industry: Automotive Industry

Location: Chihuahua, México.

Size: 3,200 square meter.

Building type: BTS / Manufacturing and Warehouse.



BAFAR

Tenant: Bafar / Grupo Bafar SAB

Headquarters: México

Industry: Food Industry

Location: Chihuahua, México.

Size: 37,000 square meter.

Building type: BTS / Manufacturing and Warehouse.



VISTEON

Tenant: Altec / Visteon Corporation

Headquarters: United States

Industry: Automotive Industry

Location: Chihuahua, México.

Size: 25,500 square meter.

Building type: BTS / Manufacturing and Offices.

Special features: Fire protection system approved by FM.

INDUSTRIAL PORTFOLIO



Tenant: Bafar / Grupo Bafar SAB
Headquarters: México
Industry: Food Industry
Location: La Piedad, México.
Size: 31,200 square meter.
Building type: BTS / Manufacturing and Warehouse.



Tenant: Weiss-Aug / Weiss-Aug Co.
Headquarters: United States
Industry: Medical Industry
Location: Monterrey, México.
Size: 2,640 square meter.
Building type: BTS / Manufacturing and Warehouse.



Tenant: Erae / Erae Automotive
Headquarters: Korea
Industry: Automotive Industry
Location: Monterrey, México.
Size: 4,700 square meter.
Building type: BTS / Manufacturing and Offices.

INDUSTRIAL PORTFOLIO



TRUPER

Tenant: Truper
Headquarters: México
Industry: Construction Industry
Location: Guadalajara, México.
Size: 7,500 square meter.
Building type: BTS / Warehouse.



BAFAR

Tenant: Bafar / Grupo Bafar SAB
Headquarters: México
Industry: Food Industry
Location: Chihuahua, Mexicali, Obregón, Cancún, Hermosillo, Cd. de México y Tijuana, México.
Size: 18,700 square meter.
Building type: BTS / Warehouse.



TRUPER

Tenant: Truper
Headquarters: México
Industry: Construction Industry
Location: Chihuahua, México.
Size: 4,300 square meter.
Building type: BTS / Warehouse.

EDUCATION PORTFOLIO



LAUREATE INTERNATIONAL

Tenant: UNITEC / Laureate International
Headquarters: México
Location: Querétaro, México.
Size: 7,554 square meter.
Building type: BTS / Offices.



LAUREATE INTERNATIONAL

Tenant: UNITEC / Laureate International
Headquarters: México
Location: Guadalajara, México.
Size: 13,342 square meter.
Building type: BTS / Offices.



LAUREATE INTERNATIONAL

Tenant: UVM / Laureate International
Headquarters: México
Location: Chihuahua, México.
Size: 11,000 square meter.
Building type: BTS / Offices.

OFFICE & RETAIL PORTFOLIO



CEMEX

Tenant: Cemex

Headquarters: México

Industry: Offices

Location: Querétaro, México.

Size: 1,000 square meter.

Building type: BTS / Offices.



BAFAR

Tenant: Bafar / Grupo Bafar SAB

Headquarters: México

Industry: Retail

Location: Several throughout the country.

Size: 19,300 square meter.

Building type: BTS / Offices.



BAFAR

Tenant: Bafar / Grupo Bafar SAB

Headquarters: México

Industry: Offices

Location: Chihuahua, México.

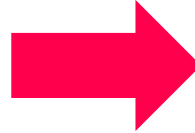
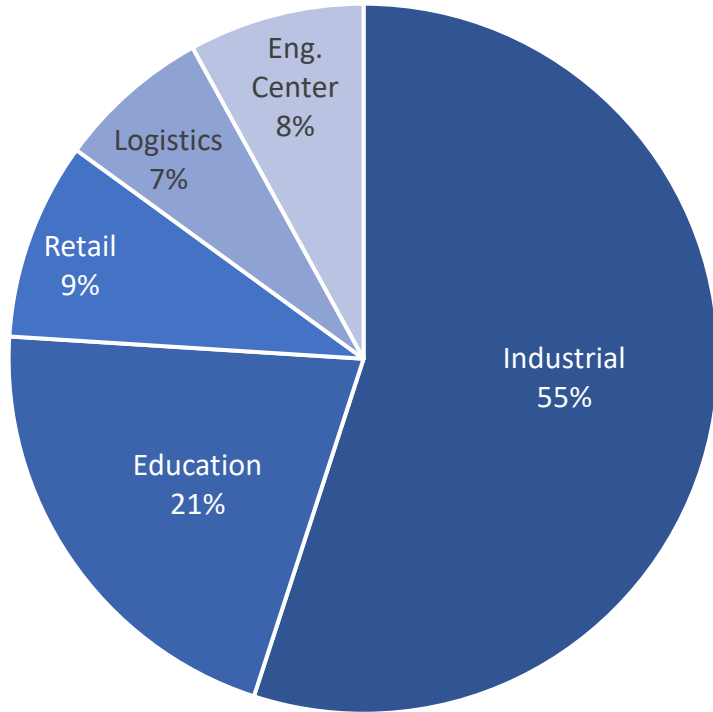
Size: 7,360 square meter.

Building type: BTS / Offices.

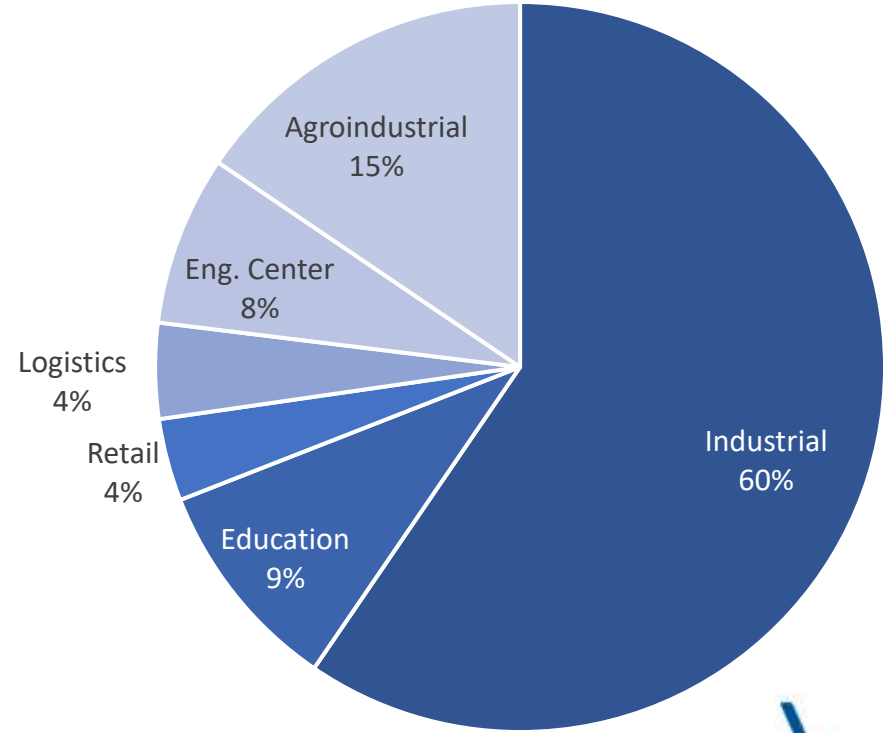
PORTFOLIO EVOLUTION TO 2Q23

Distribution by sector

IPO



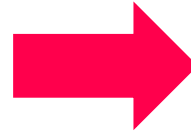
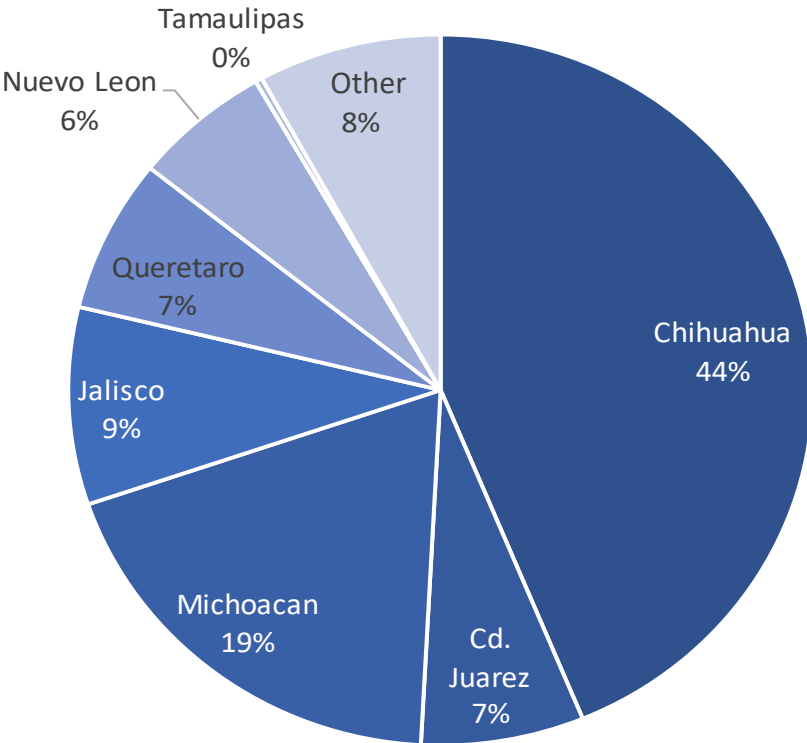
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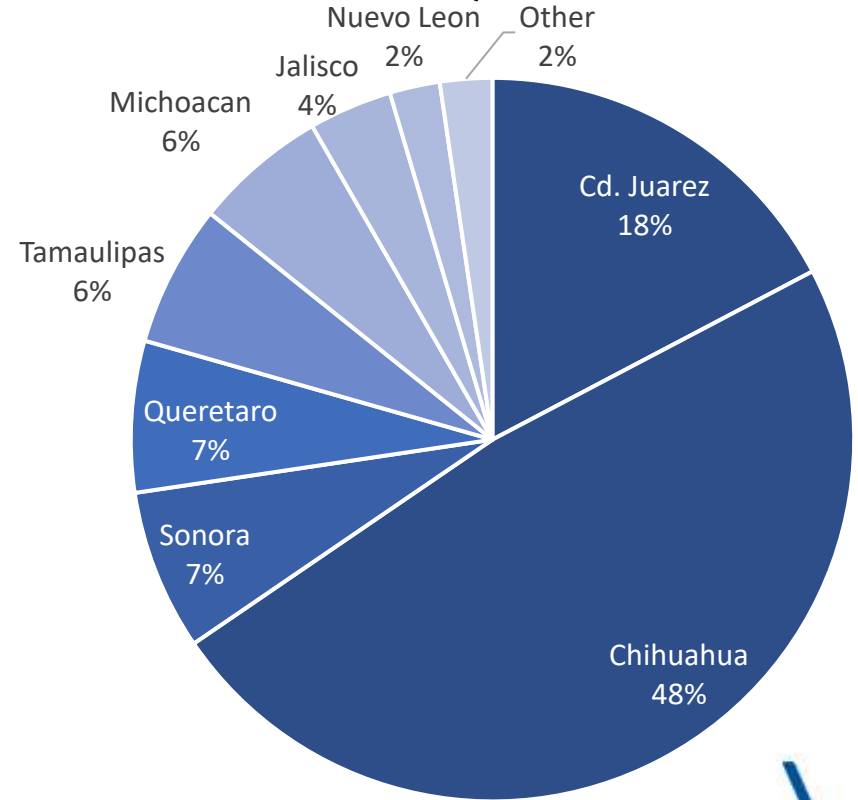
PORTFOLIO EVOLUTION TO 2Q23

Geographic Distribution

IPO



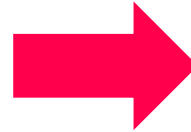
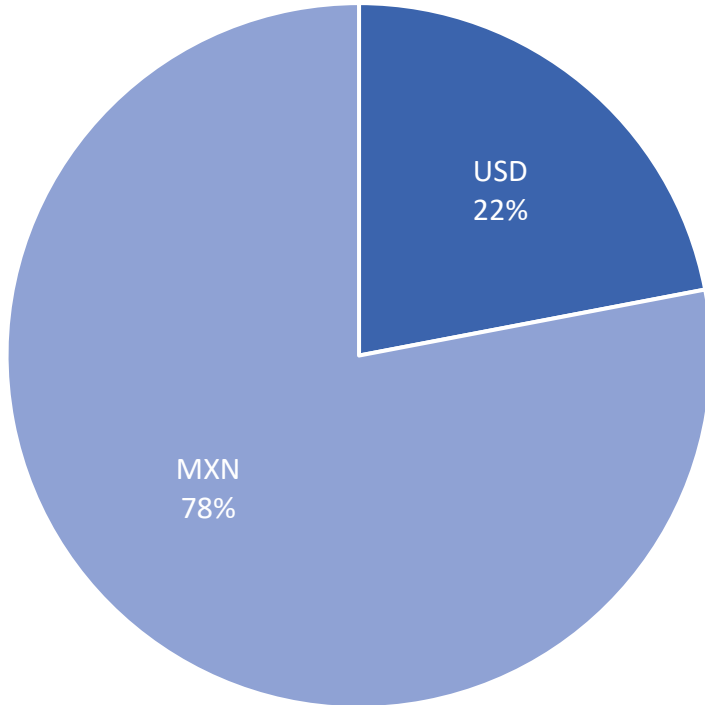
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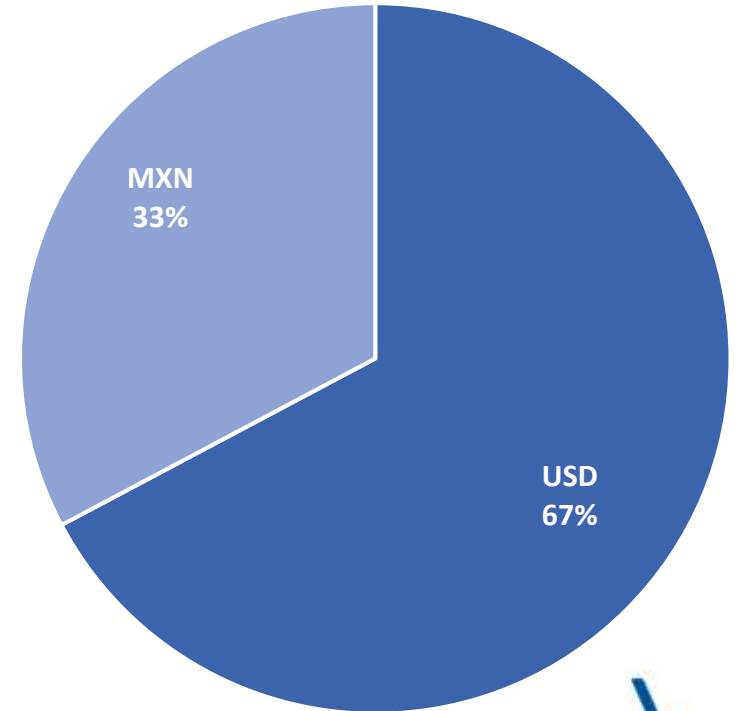
PORTFOLIO EVOLUTION TO 2Q23

Distribution by currency

IPO



2Q23



MANAGEMENT TEAM

CEO

Guillermo Medrano Artalejo



- Public accountant with a master's degree in Business Administration from the ITESM and studies in Senior Management by IPADE
- **20 years of experience in the real estate sector and more than 10 years in the industrial sector**
- He was general director of Intermex Industrial Parks and held important positions in Grupo Chihuahua
- He was director of the Real Estate division of Grupo Bafar and created a portfolio of 81 properties in just 4 years
- Contact: gmedrano@fibra-nova.com

COO

Lorena Martínez Molina



- Public Accountant with a Master's Degree in Taxation from the Autonomous University of Chihuahua
- **20 years in the real estate sector and more than 10 years in the factory sector**
- She was finance director at Intermex Industrial Parks
- She was operations director of the Real Estate Division of Grupo Bafar
- Contact: lomartinez@fibra-nova.com

Asset Manager

Gilberto Delgado Lopez



- Bachelor of Financial Administration from ITESM and master's degree in Finance from the Autonomous University of Chihuahua
- **More than 17 years of experience in the real estate sector**
- He worked as an asset manager in Intermex Industrial Parks, GE Real Estate and Prudential Real Estate, and recently in the Real Estate division of Grupo Bafar
- Contact: gdelgado@fibra-nova.com

CFO

Luis Piñon Reza



- He holds a degree in Public Accounting with a master's degree in taxes and candidate to doctorate in administration
- **More than 13 years of experience in management positions in finance and administration**
- He was controller of the real estate division and corporate controller
- Within Grupo Bafar implemented SAP ERP
- In charge of investor relations and regulatory compliance before the CNBV and BMV
- Member of the Mexican Institute of Public Accountants and IMEF
- Contact: lpinon@fibra-nova.com

Learn more about Fibra Nova

Visit our Web Site

www.fibra-nova.com

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