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FIBRA Macquarie México

Supplementary Information (BMV: FIBRAMQ)

Third Quarter 2024



Important information

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	Executive Summary: 3Q24 financial and operational results	4
1	Growth Capex	9
2	Industrial portfolio	12
3	Retail portfolio	16
4	Selected financial statements	21
5	Debt profile	30
6	AFFO calculation methodology	34
7	Appendix	37



FIBRA Macquarie at a Glance

As at September 30, 2024

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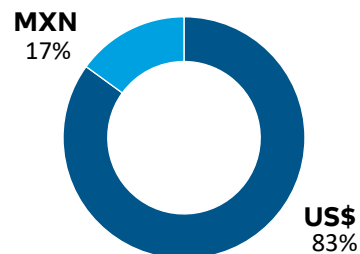


Strategic focus

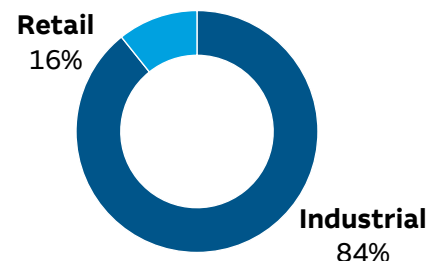
- FIBRA Macquarie focuses on the acquisition, development, ownership and management of industrial and retail real estate properties in Mexico
- Industrial properties administered by our internal property administration platform focused on providing high-quality customer service to current tenants and attracting new tenants
- Retail properties that provide a range of basic services and are located in high density urban areas, primarily in the Mexico City Metropolitan Area

Portfolio breakdown¹⁰

NOI by currency



NOI by sector



Financial summary

Metric	Amount
Market capitalization EOP ³	US\$1.3bn / Ps. 25.1bn
Total assets (proportionately combined) ³	US\$3.3bn / Ps. 65.3bn
Regulatory LTV ratio / Real Estate Net LTV ⁴	30.7% / 33.0%
NOI (LTM) ⁵	US\$224.1m / Ps. 4.0bn
Implied NOI cap rate (market cap-based) ⁶	10.1%
AFFO per certificate ⁷ / Scheduled distribution per certificate (3Q24)	Ps. 0.6613 / Ps. 0.5250
AFFO per certificate (LTM) ⁷ / Scheduled distributions per certificate (LTM)	Ps. 2.5370 / Ps. 2.1000
AFFO Yield / Distribution yield (LTM) ⁸	8.1% / 6.7%
ADTV (90-day) ⁹	US\$2.0m / Ps. 36.7m

Portfolio summary

















Type	# of properties	# of tenants ¹	Occupancy	GLA ('000s sqm)	GLA ('000s sqft)
Industrial	241	281	97.2%	2,915	31,382
Retail ²	17	715	93.0%	430	4,627
Total	258	996	96.6%	3,345	36,009

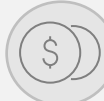



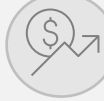



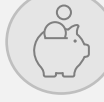






1. The number of tenants is calculated on a per property basis. 2. Includes 100% of the property information with respect to each of the nine retail properties held through a 50/50 joint venture. 3. FX: Sep 30, 2024: Ps. 19.6290, certificate price Ps. 31.48, Outstanding CBFIs: 797,311,397. 4. Regulatory LTV calculated as (total debt + interest payable) / total assets, Net Real Estate LTV calculated as proportionally combined (debt + tenant security deposits - cash - deferred sales proceeds) / (fair market valued property values + land reserves + work in progress). 5. FX: Average rate - LTM: 17.6779 as of September 30, 2024. 6. Calculated as NOI LTM / Implied Operating RE Value; Implied Operating RE Value is calculated as market capitalization + proportionately combined (debt - cash - land reserves), at the end of the quarter. 7. Calculated using weighted average outstanding CBFIs for the respective period. 8. Calculated using EOP market cap and LTM AFFO and scheduled distributions. 9. ADTV uses the average FX rate for the 90 trading days up to September 30, 2024 of Ps. 18.9151. 10. Calculated using NOI LTM as of September 30, 2024, and LTM FX rate of Ps. 17.6779.

Executive Summary

3Q24 Key Metrics

	US\$6.14 sqm/m		Industrial average rental rates (+1.7% QoQ; +5.9% YoY)
	97.2%		Industrial occupancy EOP (-42 bps QoQ; -69 bps YoY)
	16.9%		Industrial release spread - commercially negotiated (3Q24; +14.6% 3Q24 LTM)
	US\$46.7m		Industrial Same Store NOI (exc. SLR) (US\$: -1.2% QoQ; +4.3% YoY)
	Ps. 184.27 sqm/m		Retail average rental rates (+1.5% QoQ; +5.4% YoY)
	93.0%		Retail occupancy EOP (+94 bps QoQ; +133 bps YoY)
	1.4%		Retail release spread - commercially negotiated (3Q24; +5.6% 3Q24 LTM)
	Ps. 151.3m		Retail Same Store NOI (exc. SLR) (Ps.: +6.4% QoQ; +7.9% YoY)

	Ps. 1.3460		NOI per CBFi (exc. SLR) (US\$: +0.4% QoQ; +2.0% YoY)
	Ps. 0.6613		AFFO per CBFi (US\$: +9.7% QoQ; +8.0% YoY)
	Ps. 51.87		NAV per CBFi (+8.4% QoQ; +19.9% YoY)
	33.0%		Real Estate Net LTV (-32 bps QoQ; -49 bps YoY)
	5.2x		Net Debt / EBITDA (2Q24: 5.2x ; 3Q23: 5.2x)
	0k sqft		Constructed GLA - lease ups in stabilization
	611k sqft		Constructed GLA - deliveries (not leased)
	406k sqft		GLA under construction - to be delivered

3Q24 Key financial metrics

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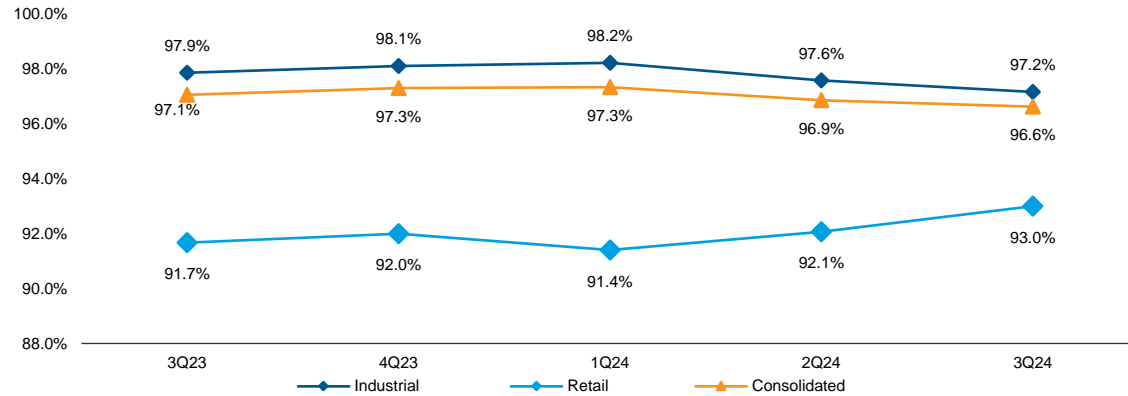
	Ps. m ⁵ 3Q24	Ps. m ⁵ 3Q23	Variance (%)	US\$m ^{5,6} 3Q24	US\$m ^{5,6} 3Q23	Variance (%)
Consolidated Portfolio¹						
Total revenues (inc. SLR)	1,246.6	1,047.8	19.0%	65.9	61.4	7.3%
Total revenues (exc. SLR)	1,232.7	1,049.2	17.5%	65.2	61.5	6.0%
Net Operating Income² (inc. SLR)	1,087.0	904.3	20.2%	57.5	53.0	8.4%
NOI per certificate ³ (inc. SLR)	1.3634	1.1878	14.8%	0.0721	0.0696	3.5%
NOI Margin ⁴ (inc. SLR)	87.2%	86.3%	90 bps	87.2%	86.3%	90 bps
Net Operating Income² (exc. SLR)	1,073.2	905.7	18.5%	56.7	53.1	6.9%
NOI per certificate ³ (exc. SLR)	1.3460	1.1897	13.1%	0.0712	0.0697	2.0%
NOI Margin ⁴ (exc. SLR)	86.1%	86.4%	-35 bps	86.1%	86.4%	-35 bps
Earnings before Interest, Tax , Depreciation & Amortization² (inc. SLR)	967.5	829.9	16.6%	51.1	48.7	5.1%
EBITDA per certificate ³	1.2135	1.0901	11.3%	0.0642	0.0639	0.4%
EBITDA Margin ⁴	77.6%	79.2%	-159 bps	77.6%	79.2%	-159 bps
Funds From Operations² (inc. SLR)	676.5	596.5	13.4%	35.8	35.0	2.3%
FFO per certificate ³	0.8484	0.7835	8.3%	0.0449	0.0459	-2.3%
FFO Margin ⁴	54.3%	56.9%	-266 bps	54.3%	56.9%	-266 bps
Adjusted Funds From Operations² (inc. SLR)	527.3	466.0	13.2%	27.9	27.3	2.0%
AFFO per certificate ³	0.6613	0.6121	8.0%	0.0350	0.0359	-2.6%
AFFO Margin ⁴	42.3%	44.5%	-217 bps	42.3%	44.5%	-217 bps
Earnings before Interest, Tax , Depreciation & Amortization for Real Estate² (inc. SLR)	945.1	829.2	14.0%	50.0	48.6	2.8%
EBITDAre per certificate ³	1.1854	1.0892	8.8%	0.0627	0.0639	-1.9%
EBITDAre Margin ⁴	75.8%	79.1%	-332 bps	75.8%	79.1%	-332 bps
AMEFIBRA Funds From Operations^{2,5} (inc. SLR)	680.0	604.2	12.6%	36.0	35.4	1.5%
AMEFIBRA FFO per certificate ³	0.8529	0.7936	7.5%	0.0451	0.0465	-3.1%
AMEFIBRA FFO Margin ⁴	54.6%	57.7%	-311 bps	54.6%	57.7%	-311 bps

1. All results presented on economically proportionately combined basis. 2. For further details of the calculation methodology see the definition section in the Appendix. 3. Based on weighted average certificates outstanding during the respective period, 3Q24: 797,311,397 and 3Q23: 761,288,719. Margins are calculated as a % of total revenues. 5. All amounts are expressed in Ps. millions or US\$ millions except for per certificate margins and metrics. 6. FX average rates: 3Q24: 18.9151; 3Q23: 17.0582.

3Q24 Key Portfolio Metrics

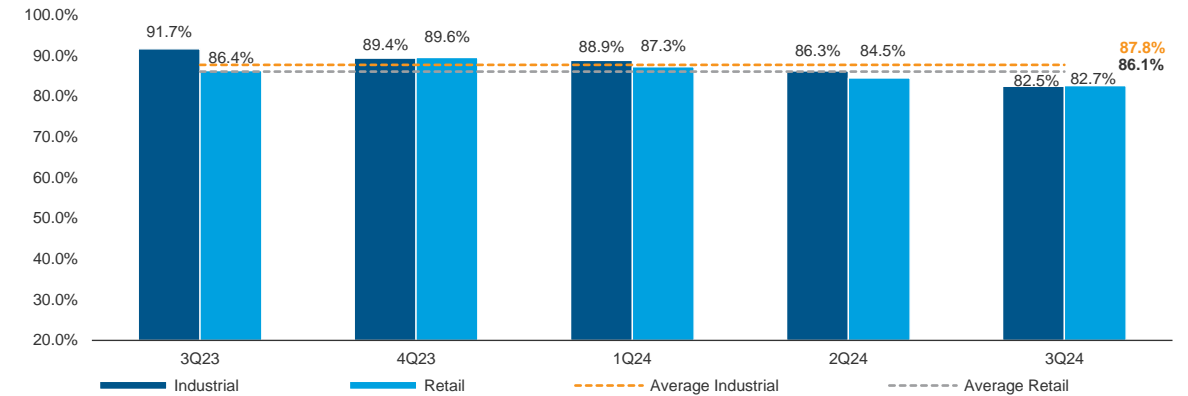
Occupancy

(End of quarter)



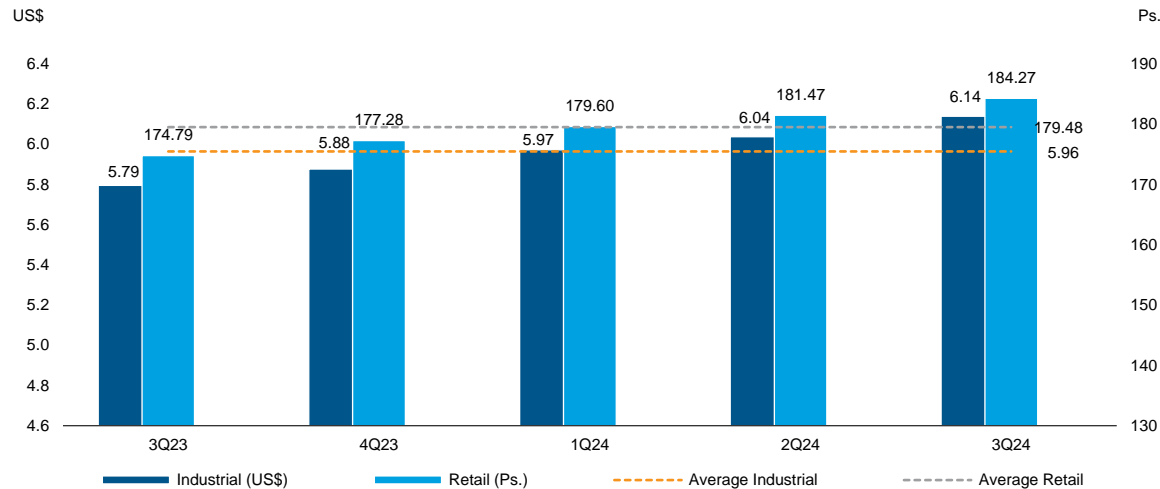
Retention rate¹

(LTM by GLA)



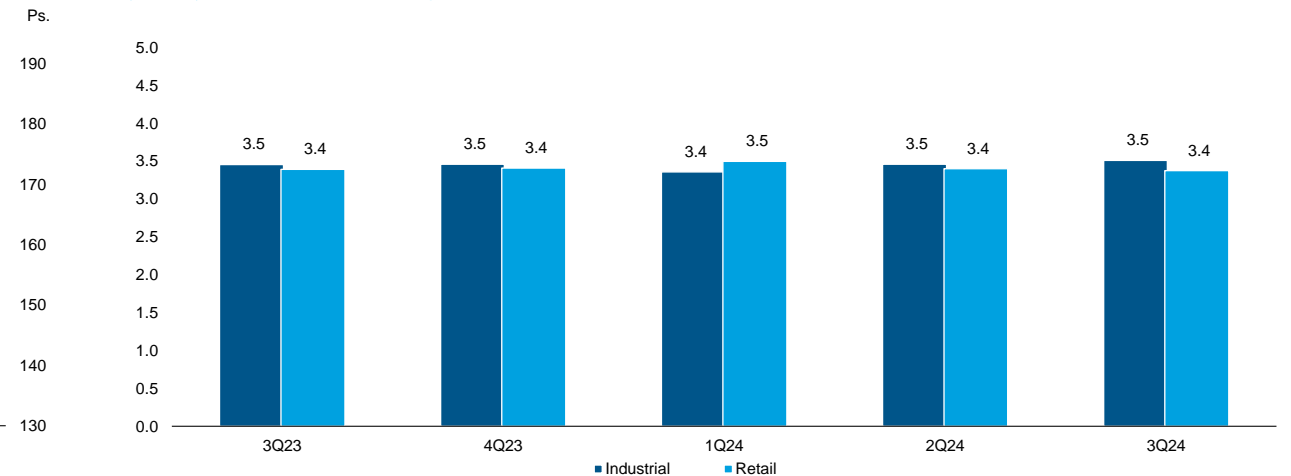
Rental rates

(Average monthly rent per leased sqm, end of qtr)



Weighted average lease term

(In years by annualized rent, end of qtr)



1. Retention rate is calculated on the basis of renewed leases as a percentage of total expiring leases. For the purpose of this calculation, leases are deemed to expire in the period corresponding to either when the renewal lease is signed or the customer moves out, as applicable.

Lease Rental Rate Summary

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Industrial portfolio lease summary

Considers leases that have been in place for at least 12 months through to 3Q24

	GLA (sqm '000s) as of Sep 30, 2024 ²	ABR (US\$m) 3Q24	Rental Rate (US\$/sqm/m) 3Q23	Rental Rate (US\$/sqm/m) 3Q24	Weighted Average Rental Rate Increase 2Q24 (LTM) ³	Weighted Average Rental Rate Increase 3Q24 (LTM) ³	Weighted Average Rental Rate Increase 3Q24 ⁴
Contractual Increases ¹	2,107.3	147.9	5.68	5.85	2.6%	2.9%	4.3%
US CPI-linked	1,006.4	72.8	5.84	6.03	3.3%	3.3%	3.0%
MX CPI-linked ⁵	150.6	8.4	4.95	4.65	4.6%	4.8%	4.8%
Fixed % step up	555.7	40.1	5.78	6.01	2.4%	2.4%	7.4%
Capped rate increase	394.6	26.5	5.44	5.60	5.4%	5.4%	3.2%
Renewals ⁶	498.8	41.9	6.12	7.00	12.4%	14.4%	16.9%
Negotiated Renewals	490.3	41.3	6.13	7.03	13.4%	14.6%	16.9%
Contract Extensions	8.5	0.6	5.44	5.61	2.9%	3.2%	n.a.

Retail portfolio lease summary

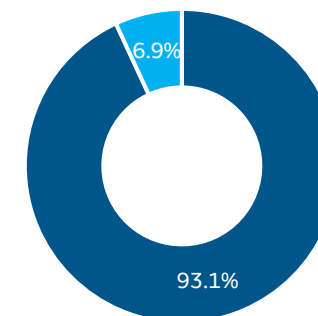
Considers leases that have been in place for at least 12 months through to 2Q24

	GLA (sqm '000s) as of Sep 30, 2024 ²	ABR (Ps. m) 3Q24	Rental Rate (Ps./sqm/m) 3Q23	Rental Rate (Ps./sqm/m) 3Q24	Weighted Average Rental Rate Increase 2Q24 (LTM) ³	Weighted Average Rental Rate Increase 3Q24 (LTM) ³	Weighted Average Rental Rate Increase 3Q24 ⁴
Contractual Increases – MX CPI-linked	229.1	439.5	150.55	159.87	4.2%	6.2%	5.3%
Renewals	50.5	154.6	241.52	255.25	3.6%	5.7%	1.6%
Negotiated Renewals	37.0	129.8	277.02	292.61	3.0%	5.6%	1.4%
Contract Extensions	13.5	24.8	144.34	152.94	5.8%	6.0%	3.5%

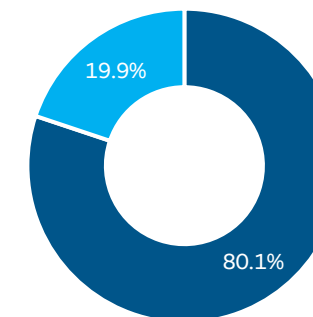
Portfolio rental rate - indexation profile by quarter of escalation (% of ABR)⁷

Indexation Type by Quarter (%)	1Q	2Q	3Q	4Q	Total as of Sep 30, 2024	Total as of Sep 30, 2023	Var YoY (bps)
US CPI-linked Industrial portfolio	14.5%	10.8%	12.8%	7.2%	45.3%	45.8%	(43 bps)
MX CPI-linked Total portfolio	5.8%	2.7%	3.4%	8.0%	19.9%	19.1%	74 bps
MX CPI-linked Industrial portfolio	2.0%	0.6%	1.4%	1.4%	5.5%	5.5%	(5 bps)
MX CPI-linked Retail portfolio	3.8%	2.1%	2.0%	6.6%	14.4%	13.6%	79 bps
CPI-linked Total portfolio	20.3%	13.6%	16.1%	15.2%	65.2%	64.9%	31 bps
Fixed % step up Industrial portfolio	2.4%	7.9%	5.7%	4.4%	20.5%	20.7%	(20 bps)
Capped rate increase Industrial portfolio	5.5%	3.2%	0.7%	4.7%	14.1%	14.2%	(13 bps)
Capped rate increase Retail portfolio	0.1%	0.0%	0.0%	0.1%	0.3%	0.3%	1 bps
Total portfolio	28.3%	24.6%	22.6%	24.4%	100.0%	100.0%	0 bps

Portfolio ABR composition by currency



Industrial



Consolidated

■ US\$ denominated
■ Ps. denominated

Note: all figures are reported as of the end of their respective quarter.

1. Actual invoicing of leases has a 2-month lag between actual inflation due to the difference in the temporality of invoicing and inflation data being published by official sources. 2. Considers leases in place as at September 30, 2023, that were subject to a contractual escalation or renewals as applicable, for the twelve-month period to September 30, 2024. 3. Considers base rent contractual escalations or renewals as applicable, for the twelve-month period to September 30, 2024. 4. Considers base rent contractual escalations or renewals as applicable, for the three-month period to September 30, 2024. 5. FX-neutral increase is -6.0% for 3Q24 and -6.0% for LTM up to 3Q24. 6. Excludes short-term renewals of less than 12 months. 7. MXN leases converted to USD at an FX Rate of 19.6290. Considers proportionately combined ABR.



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Growth Capex



Growth capex projects

- ▶ 1.0m sqft of growth GLA under development or stabilization
- ▶ LTD US\$257m of expansions and development completed or committed at ~11.0% yield, totaling 3.8m sqft of GLA
- ▶ Delivered two leased buildings in Mexico City and Monterrey adding 435k sqft to GLA

Targeting stabilized NOI yield of 9% to 11%

Buildings under development/stabilization: 4
 GLA: 1,016k sqft of GLA | Total Investment: US\$88.4m

Locations:
 Reynosa (143k sqft of GLA) | Tijuana (406k sqft of GLA)
 Monterrey (200k sqft of GLA) | Ciudad Juárez (267k sqft of GLA)

Land bank for future industrial development:
 Additional potential GLA of 3.9m sqft

Land bank by location ('000s sqft)

	Land size	Completed	GLA under const. & stab. ²	Completed + under const.	Additional potential GLA	Total potential GLA
MCMA ¹	1,581	734	-	734	-	734
Monterrey	4,697	394	200	593	1,116	1,710
Reynosa	524	-	144	144	95	239
Ciudad Juárez	5,868	-	267	267	2,192	2,459
Tijuana	2,682	-	406	406	467	873
Total	15,351	1,128	1,016	2,144	3,871	6,015

1. MCMA; Mexico City Metropolitan Area, FIBRA Macquarie JV equity stake is 81.8%. 2. Under construction or stabilization.



Industrial development and expansions

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Project	City	Project Type	# of Projects	Incremental GLA ('000 sqft)	Investment (USDe\$ '000s)	NOI Yield ¹	Completion / Expected Completion	NOI Contribution Date	Initial Lease term (years)	
Delivered (inception to 2016)										
Total			13	499	25.2	11.9%	Actual		8.8	
Delivered (2017 to date)										
Expansions			14	555	26.0	11.6%	Actual		8.2	
REY030	Reynosa	Development	1	145	8.0	11.1%	Actual	2Q17	5.0	
JUA043 (LEED Certified)	Ciudad Juárez	Development	1	201	9.0	11.4%	Actual	4Q19	3.0	
JUA044 (LEED Gold)	Ciudad Juárez	Development	1	217	10.7	11.3%	Actual	2Q20	10.0	
MTY042 (LEED Platinum)	Monterrey	Development	1	183	12.7	10.4%	Actual	3Q22	10.0	
MEX008 ²	MCMA	Development	1	510	37.7	11.8%	Actual	3Q23	10.0	
MEX009 ²	MCMA	Development	1	225	17.3	12.0%	Actual	4Q23	5.0	
MTY043	Monterrey	Development	1	211	22.1	11.9%	Actual	4Q23	10.0	
Total			21	2,247	143.5	11.6%	Actual		8.4	
Total delivered projects			34	2,745	168.7	11.6%	Actual		8.4	
Developments and expansions in progress										
MTY044 (In stabilization)	Monterrey	Development	1	200	18.5	9%-11%	Target	3Q24	FY25	n.a.
REY031 (in stabilization)	Reynosa	Development	1	144	9.9	9%-11%	Target	4Q23	FY25	n.a.
TIJ031	Tijuana	Development	1	406	40.6	9%-11%	Target	4Q24	FY25	n.a.
JUA045 (in stabilization)	Ciudad Juárez	Development	1	267	19.4	9%-11%	Target	4Q23	FY25	n.a.
Total			4	1,016	88.4				n.a.	
Total delivered projects + developments in progress			38	3,762	257.0	11.0%			8.4	

1. The NOI yield is presented on the basis of the agreed upon terms for the expansion or development and other leasing assumptions and does not reflect actual NOI yield, which may differ from the agreed upon terms. Note: There is no guarantee FIBRA Macquarie will pursue any of the potential expansions or developments described herein or, if such an expansion or development is pursued, that FIBRA Macquarie will be successful in executing it. In addition, there can be no assurance the expansions or developments will be available or achieved on the terms described herein or otherwise or that any expansion or development performs as expected. 2. Project held through a JV in which FIBRA Macquarie is expected to have a 82.0% stake upon stabilization.



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02

Industrial Portfolio



Industrial portfolio: Operating highlights

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Financial and operational metrics

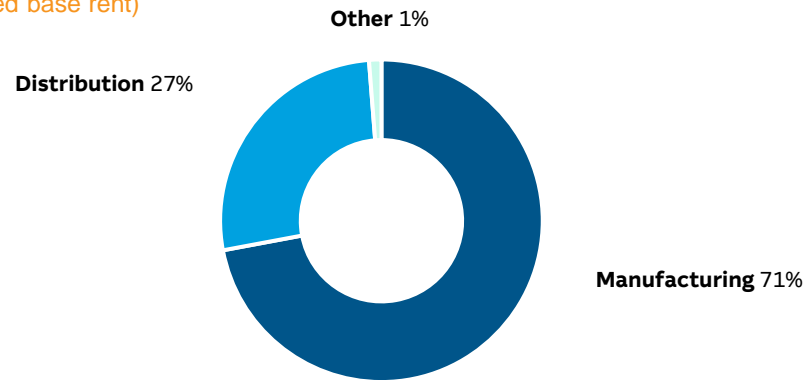
	3Q24	2Q24	Var (%) 3Q24 vs 2Q24	3Q23	Var (%) 3Q24 vs 3Q23
Selected financial metrics (Ps. m)					
Revenues	\$1,036.8	\$939.1	10.4%	\$857.8	20.9%
Expenses	(\$98.5)	(\$101.4)	(2.8%)	(\$87.7)	12.3%
NOI (inc. SLR)	\$938.3	\$837.7	12.0%	\$770.1	21.8%
NOI (exc. SLR)	\$921.9	\$829.8	11.1%	\$765.5	20.4%
Normalized below FFO items (Ps. m)					
Tenant improvements	(\$34.9)	(\$36.4)	(4.1%)	(\$34.9)	(0.0%)
Leasing commissions	(\$21.1)	(\$20.3)	3.8%	(\$17.9)	17.6%
Maintenance capex	(\$56.4)	(\$56.2)	0.3%	(\$61.8)	(8.9%)
Internal engineering & leasing costs	(\$14.3)	(\$12.8)	11.1%	(\$11.6)	23.2%
Selected financial metrics (US\$ m)					
Revenues	\$54.6	\$55.6	(1.9%)	\$50.9	7.2%
Expenses	(\$5.2)	(\$5.9)	(11.6%)	(\$5.1)	1.3%
NOI (inc. SLR)	\$49.6	\$48.7	1.9%	\$45.1	9.9%
NOI (exc. SLR)	\$48.7	\$48.2	1.1%	\$44.9	8.6%
Normalized below FFO items (US\$ m)					
Tenant improvements	(\$1.8)	(\$2.1)	(12.7%)	(\$2.0)	(9.8%)
Leasing commissions	(\$1.1)	(\$1.2)	(5.5%)	(\$1.1)	6.1%
Maintenance capex	(\$3.0)	(\$3.3)	(8.8%)	(\$3.6)	(17.8%)
Internal engineering & leasing costs	(\$0.8)	(\$0.7)	1.1%	(\$0.7)	11.1%
Selected operating and profitability metrics					
Occupancy (%) EOP	97.2%	97.6%	(42 bps)	97.9%	(69 bps)
Occupancy (%) Avg.	96.9%	97.8%	(84 bps)	97.8%	(90 bps)
GLA ('000s sqft) EOP	31,381.9	30,946.7	1.4%	30,938.6	1.4%
Weighted Avg rental rate (US\$/sqm/m)	\$6.14	\$6.04	1.7%	\$5.79	5.9%
LTM Retention Rate (% sqft) EOP	82.5%	86.3%	(380 bps)	91.7%	(920 bps)
WALT (yrs) EOP	3.5	3.5	1.5%	3.5	1.6%
NOI margin (inc. SLR, %)	90.5%	89.2%	130 bps	89.8%	73 bps
NOI margin (exc. SLR, %)	90.3%	89.1%	123 bps	89.7%	63 bps
BOP Avg FX (revenue)	18.99	16.88	12.5%	16.85	12.7%
EOP FX (balance sheet)	19.63	18.38	6.8%	17.62	11.4%
Avg FX (expenses)	18.92	17.21	9.9%	17.06	10.9%

1. All figures are rounded to the nearest decimal point. Any arithmetic inconsistencies are due to rounding.

FIBRA Macquarie's industrial presence

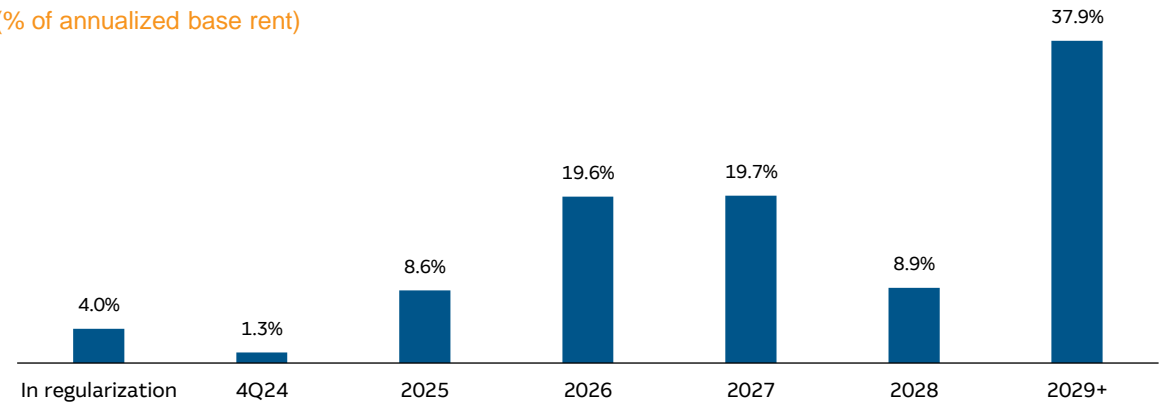
Use of space

(% of annualized base rent)



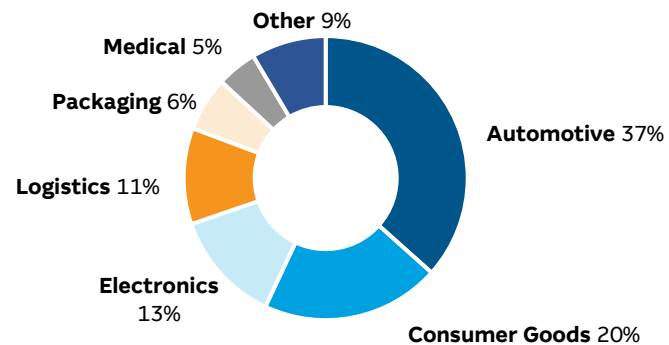
Lease expiration profile

(% of annualized base rent)



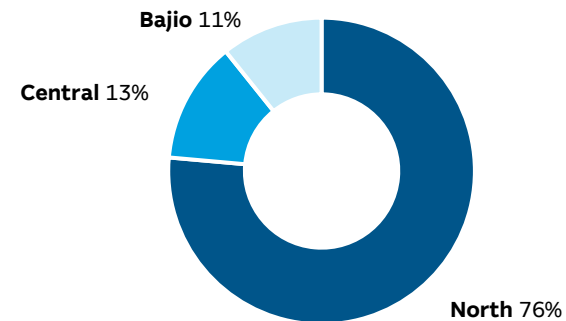
Presence in key industries

(% of annualized base rent)



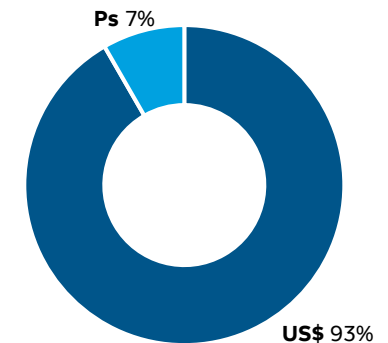
Presence in key markets

(% of annualized base rent)



Lease currency

(% of annualized base rent)



Top 10 customers represent approximately 25.2% of annualized base rent with a weighted average lease term remaining of 5.0 years

Industrial leasing summary and regional overview

3Q24 Industrial leasing highlights

Transaction	Market	GLA (sqft)	Industry	Country of domicile	Term
New Lease	MCMA	224,643	Ecommerce	China	5 years
New Lease	Monterrey	210,596	Automotive	Canada	10 years
New Lease	Reynosa	145,299	Automotive	United States	3 years
Renewal	MCMA	174,947	Logistics	México	3 years
Renewal	Ciudad Juárez	164,396	Specialty Printing	United States	5 years

Regional overview

(As of Sep 30, 2024)

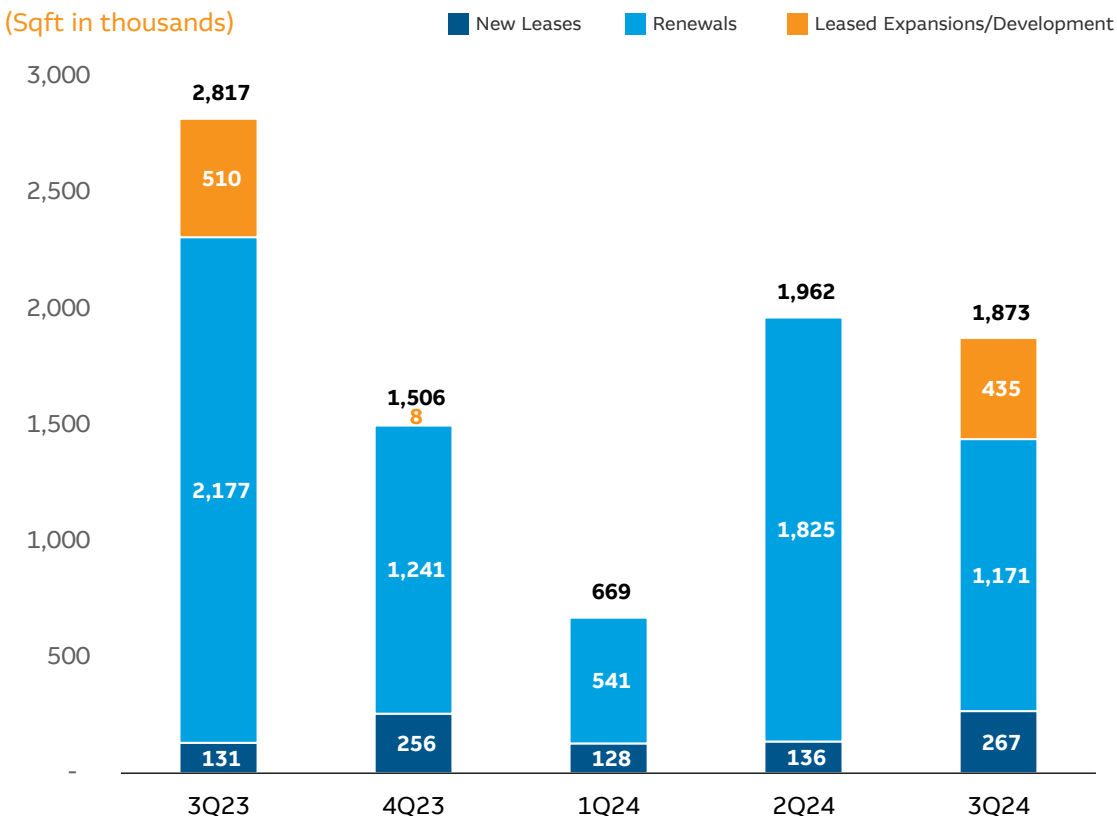
	North	Bajío	Central	Total
Number of Buildings	182	26	33	241
Number of Customers ¹	213	25	43	281
Square feet of GLA ('000s)	24,394.6	3,637.1	3,350.1	31,381.9
Occupancy EOP (%)	97.5%	97.6%	94.3%	97.2%
% Annualized Base Rent	76.4%	10.7%	12.8%	100.0%
Weighted Avg. Monthly US\$ Rent per Leased sqm EoP ²	\$6.01	\$5.66	\$7.61	\$6.14

1. Number of customers is calculated on a per property basis. 2. FX rate: 19.6290. 3. Based on lease signing date.

Note: information presented includes 100% of rental rates and GLA relating to properties held in a joint venture with 81.8% interest

Industrial leasing activity³

(Sqft in thousands)





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03

Retail Portfolio



Retail portfolio: Operating highlights

Financial and operational metrics

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<i>Ps. millions; except operating stats¹</i>	3Q24	2Q24	Var (%) 3Q24 vs 2Q24	3Q23	Var (%) 3Q24 vs 3Q23
Selected financial metrics					
Revenues	\$209.7	\$200.5	4.6%	\$190.0	10.4%
Lease Rental Income ²	\$158.7	\$155.0	2.4%	\$145.2	9.3%
Lease Variable Income ³	\$30.8	\$26.5	16.2%	\$27.2	13.4%
Other Variable Income ⁴	\$20.2	\$19.0	6.4%	\$17.6	14.9%
Expenses	(\$61.0)	(\$62.3)	(2.0%)	(\$55.8)	9.4%
NOI (inc. SLR)	\$148.7	\$138.2	7.6%	\$134.2	10.8%
NOI (exc. SLR)	\$151.3	\$142.2	6.4%	\$140.2	7.9%
Selected operating and profitability metrics					
Occupancy (%) EOP	93.0%	92.1%	94 bps	91.7%	133 bps
Occupancy (%) Avg.	92.7%	91.7%	101 bps	91.5%	124 bps
GLA ('000s sqm) EOP	429.9	429.8	0.0%	428.5	0.3%
Weighted Avg Rental rate (Ps./sqm/m)	\$184.27	\$181.47	1.5%	\$174.79	5.4%
LTM Retention Rate (% sqft) EOP	82.7%	84.5%	(183 bps)	86.4%	(370 bps)
WALT (yrs) EOP	3.4	3.4	(0.7%)	3.4	(0.6%)
NOI margin (inc. SLR, %)	70.9%	68.9%	198 bps	70.6%	27 bps
NOI margin (exc. SLR, %)	71.3%	69.5%	173 bps	71.5%	(27 bps)
Foot and car park traffic⁵					
Foot traffic ('000s visitors) ⁵	2,825.4	2,829.8	(0.2%)	2,674.4	5.6%
Car park traffic ('000s cars)	978.5	994.8	(1.6%)	935.0	4.6%
Normalized below FFO items					
Tenant improvements	(\$1.2)	(\$1.0)	23.2%	(\$0.2)	474.3%
Leasing commissions	(\$2.9)	(\$2.7)	6.3%	(\$2.0)	44.4%
Normalized maintenance capex	(\$4.6)	(\$4.4)	5.6%	(\$3.4)	34.4%

1. All figures are rounded to the nearest decimal point. Any arithmetic inconsistencies are due to rounding. Numbers are presented on a proportionally combined basis 2. Lease Rental Income includes Lease related income, straight line rent and early termination. 3. Lease Variable Income includes late fees, tenant recoveries and variable income. 4. Other Variable Income includes car parking income, marketing income and other income. 5. Foot traffic data from the following wholly-owned properties: Coacalco Power Center, Tecamac Power Center, City Shops Valle Dorado, City Shops Del Valle, and Plaza San Roque. Car park traffic data from the following wholly-owned properties; Coacalco Power Center, Tecamac Power Center, City Shops Valle Dorado, City Shops Del Valle, Plazaragoza, and Plaza San Roque.

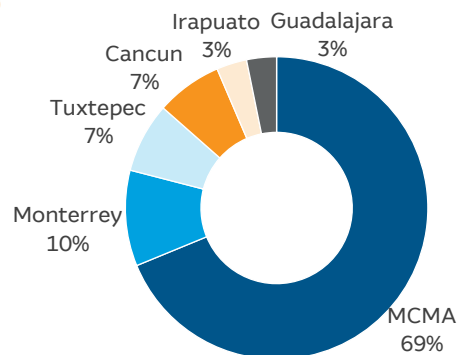
FIBRA Macquarie's retail presence

Retail portfolio highlights

- Defensive portfolio primarily located in the top retail market of Mexico City Metropolitan Area (MCMA)
- All leases are inflation protected and provide for recovery of common area maintenance and other property-related costs
- 100% of the leases are denominated in Mexican Pesos
- Customers include well-known names such as Walmart, H-E-B, Chedraui, Liverpool, The Home Depot, Alsea, Cinépolis, Cinemex and Smart Fit

Important presence in key metro areas

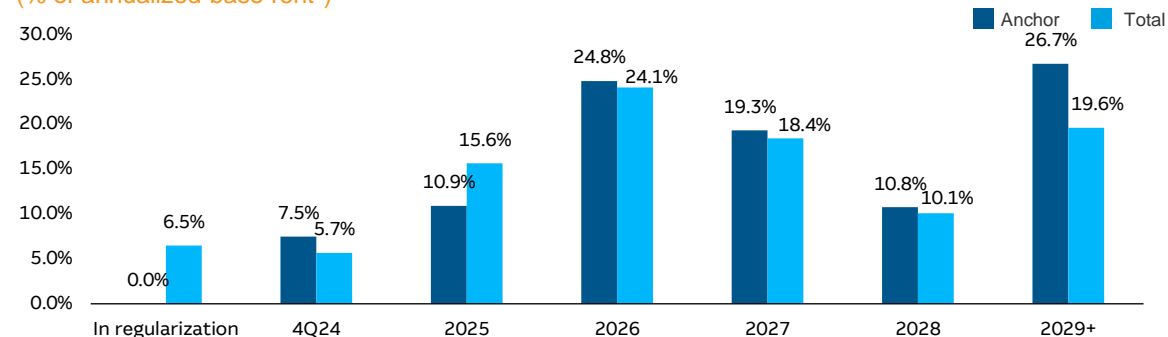
(% of annualized base rent²)



82.4% located in top three retail markets of Mexico¹

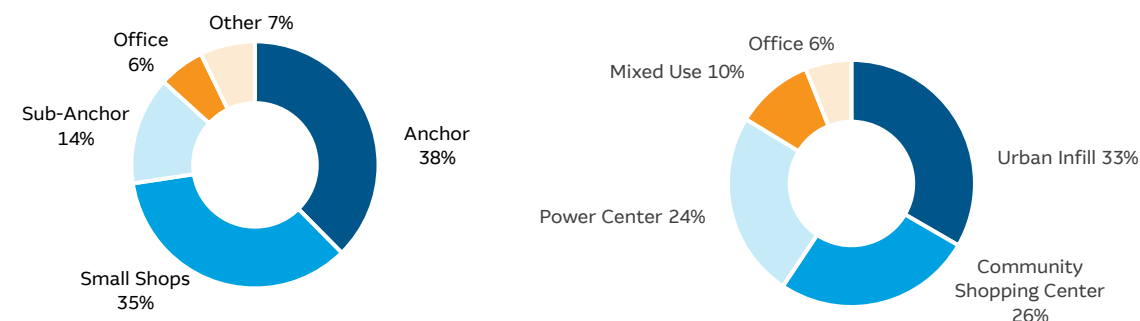
Lease expiration profile

(% of annualized base rent²)



Balanced mix of tenant and center types

(% of annualized base rent²)



Top 10 customers represent approximately **42.4%** of annualized base rent with a weighted average lease term remaining of **4.5 years**

1. Refers to Mexico City Metropolitan Area, Monterrey and Guadalajara; by annualized base rent. 2. Includes 100% of rents from properties held in a 50/50 joint venture.

Retail leasing and regional overview

3Q24 Retail leasing highlights

Transaction	Shopping Center	GLA (sqm)	Sector	Customer
New Lease	City Shops Valle Dorado	5,639	Distribution	Comercializadora MCDS
Renewal	Multiplaza Del Valle	6,412	Supermarket	Bodega Aurrera
Renewal	City Shops Valle Dorado	4,306	Gym	Sportium

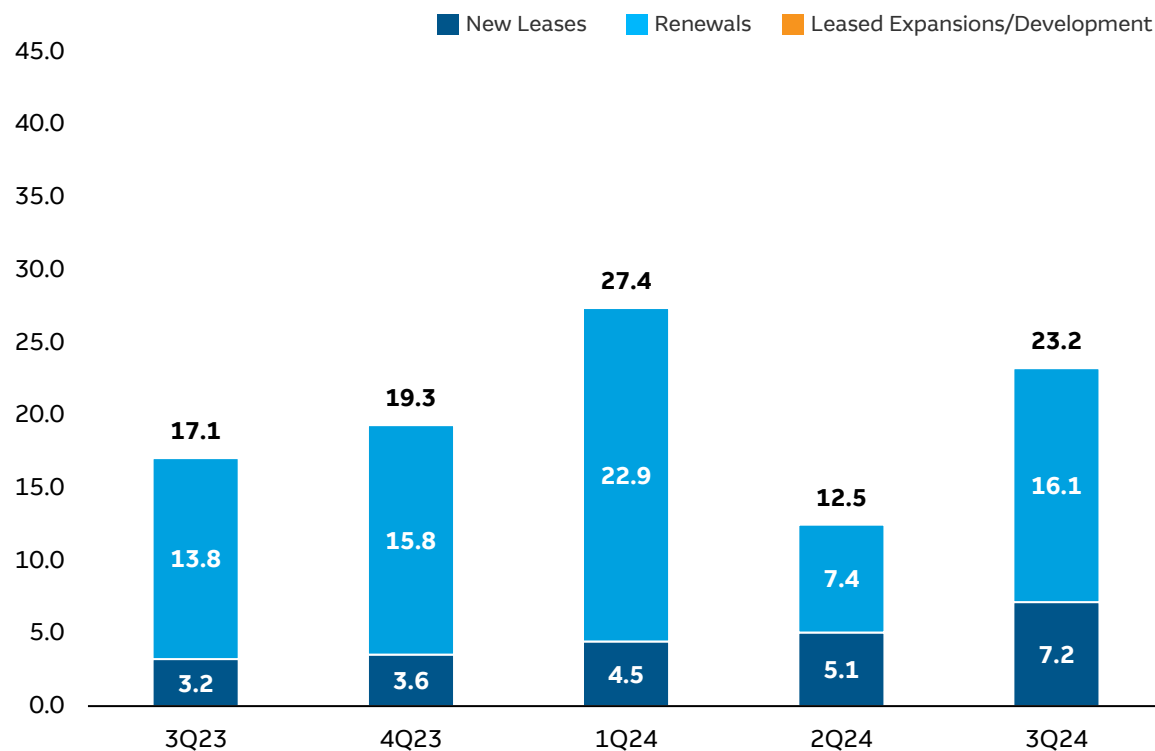
Regional overview

(As of Sep 30, 2024)

	Major Metro Markets ⁴	Other Regional Markets	Total
Number of Shopping Centers	12	5	17
Number of Customers ¹	532	183	715
Square Meters '000s GLA	347.1	82.8	429.9
Occupancy EOP (%)	91.9%	97.5%	93.0%
% Annualized Base Rent	82.4%	17.6%	100%
Weighted Avg. Monthly Rent per Leased sqm ²	Ps. 190.24 US\$ 9.69	Ps. 160.71 US\$ 8.19	Ps. 184.27 US\$ 9.39

Retail leasing activity³

(sqm in thousands)



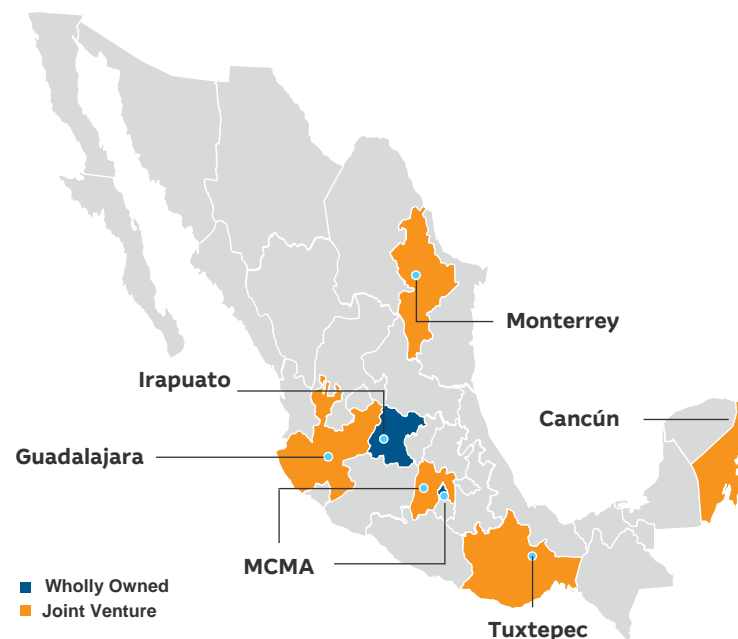
1. Number of customers is calculated on a per property basis. 2. FX rate: 19.6290. 3. Based on lease signing date. 4. Refers to Mexico City, Monterrey and Guadalajara; excludes a non-operating MCMA property removed from GLA, currently undergoing a repositioning.

Note: information presented includes 100% of rental rates and GLA relating to properties held in a 50/50 joint venture.

Retail segment overview

Wholly-owned portfolio

- Portfolio consists of 8 properties:
 - 2 power centers
 - 3 urban infills
 - 1 community shopping center
 - 1 mixed-use property
 - 1 non-operating MCMA property not included in GLA, subject to repositioning
- Main anchors:
 - Walmart
 - Sam's Club
 - The Home Depot



Joint venture portfolio

- Portfolio consists of 9 properties:
 - 6 community shopping centers
 - 2 urban infills
 - 1 mixed-use property
- Main anchors:
 - Walmart
 - Cinépolis
 - Chedraui

3Q24 Operational metrics by portfolio

	Wholly-owned			Joint venture ¹			Total ¹		
	3Q24	3Q23	Var	3Q24	3Q23	Var	3Q24	3Q23	Var
Occupancy EOP (%)	93.7%	92.5%	119 bps	92.2%	90.7%	150 bps	93.0%	91.7%	133 bps
Average monthly rental rate (in Ps. per sqm)	166.5	162.1	2.8%	205.2	189.9	8.0%	184.3	174.8	5.4%
Weighted average lease term remaining (years)	3.3	2.8	14.9%	3.5	3.9	-12.0%	3.4	3.4	-0.6%
Total GLA (sqm thousands)	230.9	230.7	0.1%	199.0	197.9	0.6%	429.9	428.5	0.3%

1. Represents 100% of total GLA, rental rates, WALT and occupancy for joint venture owned assets.



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04

Selected Financial Statements



Detailed IFRS Consolidated Income Statement by Segment

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<i>Ps. millions unless otherwise stated</i>	Sep 30, 2024							Sep 30, 2023	
	Wholly-owned			Consolidated	JV		Proportionally	Proportionally	
	FIBRA	Industrial	Retail		Retail	Industrial ²	Combined	Combined	
Lease related income	-	935.5	108.0	1,043.5	53.2	15.1	1,111.8	953.8	
Tenant recoveries	-	65.7	12.4	78.0	8.3	0.5	86.8	69.9	
Straight line rent	-	3.2	(1.7)	1.5	(0.9)	13.3	13.9	(1.4)	
Car parking income	-	-	15.5	15.5	2.9	-	18.4	16.0	
Late fee and early termination	-	3.6	-	3.6	0.0	-	3.7	-	
Variable income (linked to tenant sales)	-	-	4.5	4.5	5.7	-	10.2	7.9	
Marketing income	-	-	1.1	1.1	0.7	-	1.8	1.6	
Total property related revenues	-	1,008.0	139.9	1,147.9	69.9	28.8	1,246.6	1,047.8	
Property management expenses	-	(20.4)	(4.2)	(24.6)	(3.0)	-	(27.6)	(27.2)	
Property maintenance	-	(14.8)	(9.3)	(24.2)	(8.3)	(0.2)	(32.6)	(34.1)	
Industrial park fees	-	(12.4)	-	(12.4)	-	-	(12.4)	(10.9)	
Painting expense	-	(6.9)	(0.1)	(7.0)	-	-	(7.0)	(6.6)	
Property taxes	-	(18.2)	(7.8)	(26.0)	(1.0)	(0.3)	(27.3)	(23.7)	
Property insurance	-	(7.3)	(0.9)	(8.2)	(0.5)	(0.1)	(8.8)	(6.7)	
Security services	-	(3.9)	(5.3)	(9.1)	(2.8)	(0.3)	(12.2)	(9.6)	
Property related legal and consultancy expenses	-	(7.5)	(1.7)	(9.2)	-	(0.4)	(9.6)	(3.4)	
Tenant improvement amortization	-	(29.7)	-	(29.7)	(0.0)	-	(29.7)	(35.1)	
Leasing commissions amortization ¹	-	(25.3)	(1.9)	(27.2)	(0.4)	(0.8)	(28.4)	(25.5)	
Impairment of trade receivables	-	(3.6)	0.5	(3.1)	(0.3)	(0.0)	(3.4)	(6.1)	
Other operating expenses	-	(6.6)	(10.1)	(16.7)	(6.5)	(2.5)	(25.6)	(21.9)	
Total property related expenses	-	(156.7)	(40.7)	(197.4)	(22.8)	(4.5)	(224.7)	(210.7)	

1. Leasing commissions amortization includes internal leasing services. 2. On September 14, 2020, FIBRAMQ acquired an initial 50.0% interest in a premium land parcel in the Mexico City Metropolitan Area through a joint venture trust, with the remaining 50.0% contributed by the land-owner. This reflects FIBRAMQ's proportionate share (81.8%) of revenue and expenses relating to the new joint venture trust.

Note A: Proportionate share of revenue and expenses relating to respective joint ventures in the Retail portfolio (FIBRAMQ 50.0% interest) and the Industrial portfolio (FIBRAMQ 81.8% interest) has been included in the above.

Note B: All figures are rounded to the nearest decimal point. Any arithmetic inconsistencies are due to rounding.

Statement by Segment (cont'd)

Detailed IFRS Consolidated Income

FIBRA
Macquarie
México



<i>Ps. millions unless otherwise stated</i>	Sep 30, 2024							Sep 30, 2023	
	Wholly-owned			Consolidated	JV		Proportionally	Proportionally	
	FIBRA	Industrial	Retail		Retail	Industrial ¹	Combined	Combined	
Management fees	(68.0)	-	-	(68.0)	-	-	(68.0)	(58.9)	
Transaction related expenses	(22.4)	-	-	(22.4)	-	-	(22.4)	(0.7)	
Professional, legal and general expenses	(28.4)	(3.4)	(0.3)	(32.1)	(0.1)	(0.1)	(32.3)	(18.4)	
Finance costs	-	(248.7)	(33.5)	(282.2)	(16.3)	-	(298.5)	(235.0)	
Interest income	7.5	1.2	0.7	9.3	1.3	0.5	11.1	9.3	
Other income	-	2.0	-	2.0	-	(1.6)	0.4	3.6	
Foreign exchange (loss)/gain	(889.3)	(349.4)	(0.2)	(1,238.9)	-	1.9	(1,237.0)	(472.2)	
Net unrealized FX gain on investment property	-	3,250.5	-	3,250.5	-	88.2	3,338.7	1,310.5	
Revaluation gain on investment properties	-	511.6	105.7	617.3	107.3	292.7	1,017.3	664.8	
Unrealized (loss)/gain on interest rate swaps	(359.7)	-	-	(359.7)	(21.6)	-	(381.2)	136.0	
Total other operating (expense)/ income	(1,360.3)	3,163.7	72.4	1,875.8	70.6	381.6	2,328.0	1,339.0	
(Loss)/ profit for the period per Interim Financial Statements	(1,360.3)	4,015.1	171.5	2,826.3	117.7	405.9	3,349.8	2,176.1	

1. On September 14, 2020, FIBRAMQ acquired an initial 50.0% interest in a premium land parcel in the Mexico City Metropolitan Area through a joint venture trust, with the remaining 50.0% contributed by the land-owner. This reflects FIBRAMQ's proportionate share (81.8%) of revenue and expenses relating to the new joint venture trust.

Note A: Proportionate share of revenue and expenses relating to respective joint ventures in the Retail portfolio (FIBRAMQ 50.0% interest) and the Industrial portfolio (FIBRAMQ 81.8% interest) has been included in the above.

Note B: All figures are rounded to the nearest decimal point. Any arithmetic inconsistencies are due to rounding.

IFRS net profit to NOI¹ Adjustments by Segment

FIBRA
Macquarie
México



<i>Ps. millions unless otherwise stated</i>	Sep 30, 2024							Sep 30, 2023	
	Wholly-owned			Consolidated	JV		Proportionally Combined	Proportionally Combined	
	FIBRA	Industrial	Retail		Retail	Industrial ³			
(Loss)/profit for the period per Interim Financial Statements	(1,360.3)	4,015.1	171.5	2,826.3	117.7	405.9	3,349.8	2,176.1	
Adjustment items:									
Management fees	68.0	-	-	68.0	-	-	68.0	58.9	
Transaction related expenses	22.4	-	-	22.4	-	-	22.4	0.7	
Professional, legal and general expenses	28.4	0.6	0.3	29.3	0.1	0.1	29.5	18.4	
Finance costs	-	248.7	33.5	282.2	16.3	-	298.5	235.0	
Interest income	(7.5)	(1.2)	(0.7)	(9.3)	(1.3)	(0.5)	(11.1)	(9.3)	
Other income	-	(2.0)	-	(2.0)	-	1.6	(0.4)	(3.6)	
Income tax expense (property management platform)	-	-	-	-	-	-	-	-	
Foreign exchange loss/(gain)	889.3	349.4	0.2	1,238.9	-	(1.9)	1,237.0	472.2	
Net unrealized FX gain on investment property	-	(3,250.5)	-	(3,250.5)	-	(88.2)	(3,338.7)	(1,310.5)	
Unrealized revaluation gain on investment properties	-	(511.6)	(105.7)	(617.3)	(107.3)	(292.7)	(1,017.3)	(664.8)	
Net unrealized loss/ (gain) on interest rate swaps	359.7	-	-	359.7	21.6	-	381.2	(136.0)	
Net Property Income	0.0	851.3	99.1	950.5	47.1	24.3	1,021.9	837.1	
Adjustment items:									
Tenant improvements amortization	-	29.7	-	29.7	0.0	-	29.7	35.1	
Leasing commissions amortization ²	-	25.3	1.9	27.2	0.4	0.8	28.4	25.5	
Painting expense	-	6.9	0.1	7.0	-	-	7.0	6.6	
Net Operating Income	0.0	913.3	101.1	1,014.4	47.6	25.1	1,087.0	904.3	

1. NOI includes lease-related and other variable income, less property operating expenses (including property administration expenses). 2. Leasing commissions amortization includes internal leasing services. 3. On September 14, FIBRAMQ acquired an initial 50.0% interest in a premium land parcel in the Mexico City Metropolitan Area through a joint venture trust, with the remaining 50.0% contributed by the land-owner. This reflects FIBRAMQ's proportionate share of revenue and expenses relating to the new joint venture trust.

Note A: A proportionate share of revenue and expenses relating to (i) the nine retail properties held through the 50/50 joint venture with Grupo Frisa and (ii) the Industrial portfolio (FIBRAMQ 81.8% interest) have been included in the respective categories above.

Note B: All figures are rounded to the nearest decimal point. Any arithmetic inconsistencies are due to rounding.

Adjustments by Segment FFO¹ and AFFO²

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Ps. millions unless otherwise stated	Sep 30, 2024							Sep 30, 2023	
	Wholly-owned			Consolidated	JV		Proportionally Combined	Proportionally Combined	
	FIBRA	Industrial	Retail		Retail	Industrial			
Net Operating Income	0.0	913.3	101.1	1,014.4	47.6	25.1	1,087.0	904.3	
Management fees	(68.0)	-	-	(68.0)	-	-	(68.0)	(58.9)	
Professional, legal and general expenses	(28.4)	(0.6)	(0.3)	(29.3)	(0.1)	(0.1)	(29.5)	(18.4)	
Transaction related expenses	(22.4)	-	-	(22.4)	-	-	(22.4)	(0.7)	
Other income	-	2.0	-	2.0	-	(1.6)	0.4	3.6	
EBITDAre³	(118.8)	914.6	100.8	896.7	47.5	23.4	967.5	829.9	
Financial income	7.5	1.2	0.7	9.3	1.3	0.5	11.1	9.3	
Interest expense ⁴	-	(243.4)	(32.9)	(276.2)	(16.0)	-	(292.2)	(230.4)	
Normalized debt costs	(9.5)	-	-	(9.5)	(0.4)	-	(9.9)	(12.3)	
Income tax expense (property management platform)	-	-	-	-	-	-	-	-	
FIBRAMQ Funds From Operations⁵	(120.7)	672.4	68.6	620.3	32.3	23.9	676.5	596.5	
Maintenance capital expenditures ⁶	-	(55.7)	(3.3)	(59.1)	(0.9)	-	(60.0)	(63.5)	
Tenant improvements	-	(30.9)	(1.2)	(32.1)	0.0	-	(32.1)	(29.6)	
Above-standard tenant improvements	-	(4.0)	-	(4.0)	-	-	(4.0)	(5.5)	
Extraordinary maintenance capital expenditures	-	(0.6)	(0.3)	(1.0)	-	-	(1.0)	(1.8)	
Leasing commissions	-	(21.1)	(2.4)	(23.4)	(0.5)	-	(24.0)	(19.9)	
Internal platform engineering costs	-	(3.8)	-	(3.8)	-	-	(3.8)	(2.8)	
Internal platform leasing costs	-	(10.5)	-	(10.5)	-	-	(10.5)	(8.8)	
Straight line rents	-	(3.2)	1.7	(1.5)	0.9	(13.3)	(13.9)	1.4	
Adjusted Funds From Operations	(120.7)	542.6	63.0	484.8	31.8	10.6	527.3	466.0	
FIBRAMQ Funds From Operations	(120.7)	672.4	68.6	620.3	32.3	23.9	676.5	596.5	
Add: Normalized debt costs	9.5	-	-	9.5	0.4	-	9.9	12.3	
Less: Amortization of debt costs per IFRS	-	(5.4)	(0.6)	(6.0)	(0.3)	-	(6.3)	(4.6)	
AMEFIBRA Funds From Operations	(111.3)	667.0	68.0	623.8	32.4	23.9	680.0	604.2	

1. FFO is equal to EBITDA plus interest income less interest less income tax expense and normalized financing costs. 2. AFFO is derived by adjusting FFO for normalized capital expenditure (including painting expense), tenant improvements, leasing commissions, internal leasing and engineering costs and straight-line rent adjustment. 3. EBITDAre includes NOI less FIBRA-level management fees, corporate expenses, professional & legal expenses and business development (transaction related) expenses. 4. Excludes amortization of upfront borrowing costs. 5. All items below FFO except straight lining of rents are calculated based on a cash basis three-year rolling average. 6. Excludes expansions, development and remodeling costs.

Note A: A proportionate share of revenue and expenses relating to respective joint ventures in the Retail portfolio (FIBRAMQ 50.0% interest) and the Industrial portfolio (FIBRAMQ 81.8% interest) has been included in the above.

Note B: All figures are rounded to the nearest decimal point. Any arithmetic inconsistencies are due to rounding.

Reconciliations of profit/(loss) per interim financial statements to FFO and AMEFIBRA FFO

<i>Ps. millions unless otherwise stated</i>	Sep 30, 2024						Sep 30, 2023	
	Wholly-owned			Consolidated	JV		Proportionally Combined	Proportionally Combined
	FIBRA	Industrial	Retail		Retail	Industrial ²		
(Loss)/profit for the period per Interim Financial Statements	(1,360.3)	4,015.1	171.5	2,826.3	117.7	405.9	3,349.8	2,176.1
Adjustment items:								
Tenant improvements amortization	-	29.7	-	29.7	0.0	-	29.7	35.1
Leasing commissions amortization ¹	-	25.3	1.9	27.2	0.4	0.8	28.4	25.5
Painting expense	-	6.9	0.1	7.0	-	-	7.0	6.6
Internal platform related costs	-	2.8	-	2.8	-	-	2.8	-
Foreign exchange loss/(gain)	889.3	349.4	0.2	1,238.9	-	(1.9)	1,237.0	472.2
Net unrealized FX gain on investment property	-	(3,250.5)	-	(3,250.5)	-	(88.2)	(3,338.7)	(1,310.5)
Unrealized revaluation gain on investment properties	-	(511.6)	(105.7)	(617.3)	(107.3)	(292.7)	(1,017.3)	(664.8)
Net unrealized loss/(gain) on interest rate swaps	359.7	-	-	359.7	21.6	-	381.2	(136.0)
AMEFIBRA Funds From Operations	(111.3)	667.0	68.0	623.8	32.4	23.9	680.0	604.2
Add: Normalized debt costs	(9.5)	-	-	(9.5)	(0.4)	-	(9.9)	(12.3)
Less: Amortization of debt costs per IFRS	-	5.4	0.6	6.0	0.3	-	6.3	4.6
Funds From Operations, as modified by FIBRA Macquarie	(120.7)	672.4	68.6	620.3	32.3	23.9	676.5	596.5

1. Leasing commissions amortization includes internal leasing services. 2. On September 14, 2020, FIBRAMQ acquired an initial 50.0% interest in a premium land parcel in the Mexico City Metropolitan Area through a joint venture trust, with the remaining 50.0% contributed by the land-owner. This reflects FIBRAMQ's proportionate share (81.8%) of revenue and expenses relating to the new joint venture trust.

Note A: All figures are rounded to the nearest decimal point. Any arithmetic inconsistencies are due to rounding.

Note B: A proportionate share of revenue and expenses relating to respective joint ventures in the Retail portfolio (FIBRAMQ 50.0% interest) and the Industrial portfolio (FIBRAMQ 81.8% interest) has been included in the above.

Net Assets by Segment

FIBRA
Macquarie
México



<i>Ps. millions unless otherwise stated</i>	Sep 30, 2024							Sep 30, 2023	
	Wholly-owned			Consolidated	JV		Proportionally Combined	Proportionally Combined	
	FIBRA	Industrial	Retail		Retail	Industrial			
Current assets									
Cash and cash equivalents	273.1	50.5	28.4	352.0	13.6	134.0	499.7	532.3	
Trade receivables, net ¹	0	79.8	3.0	83.0	3.9	0.8	87.7	22.7	
Other receivables	-	0.0	-	0.0	-	-	0.0	0.0	
Other assets	66.7	42.5	13.0	122.1	6.0	15.1	143.3	144.6	
Total current assets	340.0	172.8	44.4	557.2	23.5	149.9	730.7	699.6	
Non-current assets									
Restricted cash	-	16.4	-	16.4	29.0	-	45.4	24.8	
Other assets	-	225.1	18.0	243.0	15.2	37.9	296.1	217.9	
Goodwill	-	841.6	-	841.6	-	-	841.6	841.6	
Investment properties	-	54,143.6	4,904.6	59,048.2	1,986.5	2,356.7	63,391.3	50,980.1	
Derivative financial instruments	-	-	-	-	-	-	-	354.7	
Total non-current assets	-	55,226.7	4,922.5	60,149.2	2,030.6	2,394.6	64,574.5	52,419.1	
Total assets	340.0	55,399.5	4,967.0	60,706.4	2,054.2	2,544.5	65,305.1	53,118.7	
Current liabilities									
Trade and other payables	98.0	198.4	40.3	336.7	18.6	27.9	383.2	551.6	
Interest-bearing liabilities	-	-	-	-	3.6	-	3.6	556.4	
Other liabilities	-	5.6	-	5.6	-	-	5.6	3.3	
Tenant deposits	-	28.6	2.9	31.4	-	-	31.4	22.6	
Total current liabilities	98.0	232.5	43.1	373.7	22.2	27.9	423.8	1,133.8	

Note A: Proportionate share of revenue and expenses relating to respective joint ventures in the Retail portfolio (FIBRAMQ 50.0% interest) and the Industrial portfolio (FIBRAMQ 81.8% interest) has been included in the above.

Note B: All figures are rounded to the nearest decimal point. Any arithmetic inconsistencies are due to rounding.

1. Includes gross receivables net of provision for doubtful debt and other adjustment items.

Net Assets by Segment (cont'd)

FIBRA
Macquarie
México



<i>Ps. millions unless otherwise stated</i>	Sep 30, 2024						Sep 30, 2023	
	Wholly-owned			Consolidated	JV		Proportionally Combined	Proportionally Combined
	FIBRA	Industrial	Retail		Retail	Industrial		
Non-current liabilities								
Trade and other payables	-	-	0.3	0.3	-	-	0.3	-
Tenant deposits	-	324.5	32.4	357.0	19.9	86.5	463.3	336.9
Interest-bearing liabilities	14,228.2	5,568.1	-	19,796.3	563.0	-	20,359.2	16,119.7
Deferred income tax	-	24.9	-	24.9	-	-	24.9	25.7
Other liabilities	-	11.6	-	11.6	-	-	11.6	5.1
Derivative financial instruments	108.2	-	-	108.2	8.3	-	116.5	-
Total non-current liabilities	14,336.4	5,929.1	32.7	20,298.3	591.1	86.5	20,975.8	16,487.4
Total liabilities	14,434.4	6,161.7	75.9	20,671.9	613.3	114.4	21,399.7	17,621.3
Net (liabilities)/assets	(14,094.4)	49,237.8	4,891.1	40,034.5	1,440.9	2,430.1	43,905.5	35,497.4

Note A: Proportionate share of revenue and expenses relating to respective joint ventures in the Retail portfolio (FIBRAMQ 50.0% interest) and the Industrial portfolio (FIBRAMQ 81.8% interest) has been included in the above.

Note B: All figures are rounded to the nearest decimal point. Any arithmetic inconsistencies are due to rounding.

3Q24 Key Financial Metrics by Segment

FIBRA
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Metric	Ps. m							US\$m						
	Wholly-Owned			Consol	Joint Venture		Prop	Wholly-Owned			Consol	Joint Venture		Prop
	FIBRA	Industrial	Retail		Retail	Industrial		FIBRA	Industrial	Retail		Retail	Industrial	
Total revenues	0.0	1,008.0	139.9	1,147.9	69.9	28.8	1,246.6	0.0	53.3	7.4	60.7	3.7	1.5	65.9
NOI (inc. SLR)	(0.0)	913.3	101.1	1,014.4	47.6	25.1	1,087.0	(0.0)	48.3	5.3	53.6	2.5	1.3	57.5
NOI Margin	n/a	90.6%	72.3%	88.4%	68.1%	87.0%	87.2%	n/a	90.6%	72.3%	88.4%	68.1%	87.0%	87.2%
EBITDAre ¹	(118.8)	914.6	100.8	896.7	47.5	23.4	967.5	(6.3)	48.4	5.3	47.4	2.5	1.2	51.1
EBITDAre Margin	n/a	90.7%	72.1%	78.1%	67.9%	81.1%	77.6%	n/a	90.7%	72.1%	78.1%	67.9%	81.1%	77.6%
FFO	(120.7)	672.4	68.6	620.3	32.3	23.9	676.5	(6.4)	35.5	3.6	32.8	1.7	1.3	35.8
FFO Margin	n/a	66.7%	49.0%	54.0%	46.2%	82.9%	54.3%	n/a	66.7%	49.0%	54.0%	46.2%	82.9%	54.3%
AFFO	(120.7)	542.6	63.0	484.8	31.8	10.6	527.3	(6.4)	28.7	3.3	25.6	1.7	0.6	27.9
AFFO Margin	n/a	53.8%	45.0%	42.2%	45.5%	36.9%	42.3%	n/a	53.8%	45.0%	42.2%	45.5%	36.9%	42.3%
AMEFIBRA defined FFO	(111.3)	667.0	68.0	623.8	32.4	23.9	680.0	(5.9)	35.3	3.6	33.0	1.7	1.3	36.0
AMEFIBRA defined FFO Margin	n/a	66.2%	48.6%	54.3%	46.3%	82.9%	54.6%	n/a	66.2%	48.6%	54.3%	46.3%	82.9%	54.6%

1. For further details of the calculation methodology see the definition section in the Appendix.

Note A: Peso amounts have been translated into US\$ at an average rate of 18.9151, which is the average FX for the quarter. Interest expense for unsecured debt is allocated between unencumbered Industrial and Retail assets based on the proportion of 3Q24 asset valuation of the respective unencumbered assets in the unsecured pool.

Note B: A proportionate share of revenue and expenses relating to respective joint ventures in the Retail portfolio (FIBRAMQ 50.0% interest) and the Industrial portfolio (FIBRAMQ 81.8% interest) has been included in the above.



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05

Debt Profile

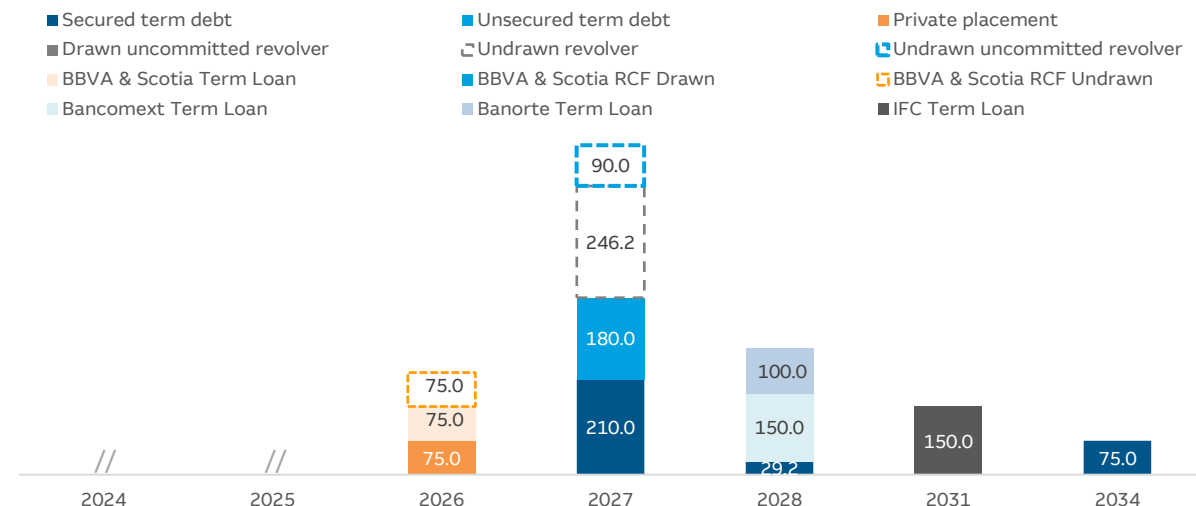


Debt overview

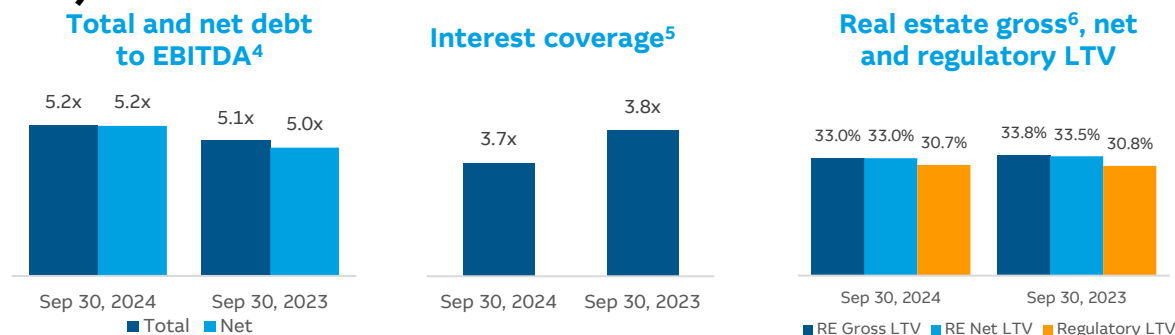
Overview¹

- CNBV Regulatory LTV of 30.7% and Regulatory Debt Service Coverage Ratio of 6.1x
- Real Estate net LTV of 33.0% and weighted average cost of debt of 5.6% per annum
- Liquidity of US\$437m available via undrawn committed, uncommitted revolver and surplus cash
- 72.3% of property assets are unencumbered²
- Average debt tenor remaining of 4.0 years

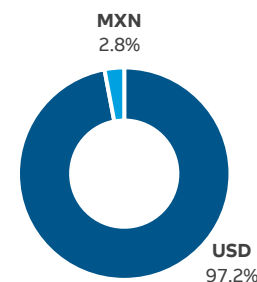
Loan expiry profile (US\$m)³



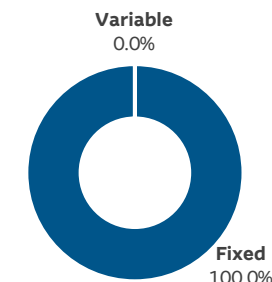
Key debt ratios³



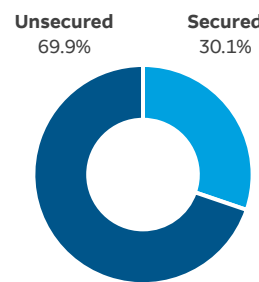
By currency



By interest rate type



By security type (secured debt / unsecured debt)



1. As of September 30, 2024. 2. Percentage of investment properties value. 3. Proportionately combined result, including interest rate swap on variable rate term loans, as applicable, FX: Ps. 19.6290 per US\$. 4. Debt/EBITDA calculated using LTM EBITDA (3Q24) using an average FX rate of 17.6779 along with EoP debt balances converted to USD at an FX rate of 19.6290 5. 3Q24 LTM NOI / 3Q24 LTM interest expense. 6. Gross debt / total RE assets per latest independent valuation adjusted for FX and land at cost - on a proportionally combined basis, excludes surplus cash reserves. Net real estate LTV ratio calculated as (debt - cash - sales proceeds receivable + escrow deposits) / (total properties at market value + land reserves) proportionally combined.

Debt Disclosure

Outstanding loans includes scheduled drawdowns, prepayments and interest rate swaps as of September 30, 2024

Debt associated with wholly-owned properties

Lenders	ESG component	Ccy	Balance US\$ m ¹	Balance Ps. mm ¹	Interest type (Fixed/Variable)	Interest rate p.a.	Amortization ²	Security type	Commencement date	Maturity date
Insurance Companies through a Note Purchase and Guaranty Agreement - Term Loan		USD	75.0	1,472.2	Fixed	5.71%	Interest Only	Unsecured	30-Sep-16	30-Sept-26
Various Banks through a Credit Facility - Committed Revolving Credit Facility ³	🌿	USD	-	-	Variable	30-day SOFR + 1.92%	Interest Only	Unsecured	09-Dec-22	09-Dec-26
Various Banks through a Credit Facility - Term Loan ⁴	🌿	USD	75.0	1,472.2	Fixed	5.81%	Interest Only	Unsecured	09-Dec-22	09-Dec-26
Various Banks through a Credit Facility - Committed Revolving Credit Facility ⁵	🌿	USD	-	-	Variable	30-day SOFR + 2.05%	Interest Only	Unsecured	5-Apr-22	1-Apr-27
		Ps.	-	-	Variable	28-day TIIE + 1.70%				
Various Banks through a Credit Facility - Term Loan ⁶	🌿	USD	180.0	3,533.2	Fixed	4.64%	Interest Only	Unsecured	5-Apr-22	1-Apr-27
BBVA México - Revolving Credit Facility ⁷	🌿	USD	-	-	Variable	30-day SOFR + 1.40%	Interest Only	Unsecured	28-Jun-22	28-Jun-27
Metropolitan Life Insurance Company - Term Loan		USD	210.0	4,122.1	Fixed	5.38%	Interest Only	Guaranty Trust, among others ⁸	13-Sep-17	1-Oct-27
Banorte - Term Loan ⁹	🌿	USD	100.0	1,962.9	Fixed	5.73%	Interest Only	Unsecured	14-Jun-23	14-Jun-28
Bancomext - Term Loan ¹⁰	🌿	USD	150.0	2,944.4	Fixed	5.62%	Interest Only	Unsecured	15-Jun-23	23-Jun-28
International Finance Corporation ¹¹	🌿	USD	150.0	2,944.4	Fixed	5.80%	Interest Only	Unsecured	28-Jun-24	27-Jun-31
Metropolitan Life Insurance Company - Term Loan		USD	75.0	1,472.2	Fixed	5.23%	Interest Only	Guaranty Trust, among others ⁸	22-May-19	1-Jun-34
Total			1,015.0	19,923.4						

Debt associated with JV Trusts¹²

Lender	Ccy	Balance US\$ m ¹	Balance Ps. mm ¹	Interest type (Fixed/ Variable)	Interest rate p.a.	Amortization	Security type	Commencement date	Maturity date
Various Banks through a Credit Facility - Term Loan ¹³	Ps.	29.2	573.9	Fixed	11.02%	Principal and interest	Guaranty Trust, among others ⁸	19-Dec-23	14-Dec-28
Total		29.2	573.9						
Total Wholly-Owned + JV Proportionate Share		1,044.2	20,497.3		5.58%				

1. Excludes upfront borrowing costs which, if capitalized, are amortized over the term of the relevant loan. FX: Ps. 19.6290 per USD. **2.** Interest only, subject to compliance with certain debt covenants. **3.** Committed Revolving Credit Facility with available undrawn commitments of US\$75.0 million with a variable interest type calculated at 30-day SOFR + 0.10% SOFR adj + 1.825% p.a. spread (includes ESG adj). Three-year committed revolving credit facility, which can be extended for one additional year. **4.** Fixed by a corresponding interest rate swap. Term loan has a variable interest type calculated at 90-day SOFR + 0.15% SOFR adj + 1.90% p.a. spread (includes ESG adj). **5.** Committed Revolving Credit Facility with available undrawn commitments of US\$180.0 million (USD tranche) and Ps.1.3 billion (Peso tranche) totaling to USDe246.2 million. The variable interest type calculated at 30-day SOFR + 0.10% adj + 1.95% p.a. spread (includes ESG adj) and 28-day TIIE + 1.70% (includes ESG adj) respectively. **6.** Fixed by a corresponding interest rate swap. Term loan has a variable interest type calculated at 90-day SOFR + 0.15% SOFR adj + 1.95% p.a. spread (includes ESG adj). **7.** Uncommitted Revolving Credit Facility with available undrawn of US\$90.0 million. **8.** Lenders have recourse only to the properties, cash flows and other reserves constituted under the facilities, except under certain limited circumstances in which the lenders have recourse to FIBRA Macquarie. **9.** Fixed by a corresponding interest rate swap. Term loan has a variable interest type calculated at 90-day SOFR + 1.90% p.a. spread (includes ESG adj). **10.** Fixed by a corresponding interest rate swap. Term loan has a variable interest type calculated at 90-day SOFR + 1.80% p.a. spread (includes ESG adj). **11.** Fixed by a corresponding interest rate swap. Term loan has a variable interest type calculated at 90-day SOFR + 2.00% p.a. spread. **12.** Amounts stated represent FIBRA Macquarie's proportionate share. **13.** Fixed by a corresponding interest rate swap. Term loan has a variable interest type calculated at 28-day TIIE + 2.00% p.a. spread. **14.** 25 years amortization of principal starting in 2024. **Note:** All interest rates are inclusive of applicable withholding taxes.

CNBV Regulatory Ratios

		3Q24
		Ps.'000
Leverage ratio		
Bank debt ¹		19,862,399
Bonds		-
Total assets		64,691,497
$\text{Leverage ratio} = \frac{19,862,399}{64,691,497} = 30.7\%$		

Debt service coverage ratio (ICD_t)

		t=0	Ps.'000 $\sum_{t=1}^4$
AL ₀	Liquid assets	486,047	-
IVA _t	Value added tax receivable	-	-
UO _t	Net operating income after dividends	-	2,399,393
LR ₀	Revolving debt facilities	-	6,305,015
I _t	Estimated debt interest expense	-	1,118,929
P _t	Scheduled debt principal amortization	-	-
K _t	Estimated recurrent capital expenditures	-	254,088
D _t	Estimated non-discretionary development costs	-	126,417
$\text{ICD}_t = \frac{486,047 + 2,399,393 + 6,305,015}{1,118,929 + 254,088 + 126,417} = 6.1x \quad (\text{Regulatory Minimum } 1.0x)$			

RE LTV =	Gross Debt	=	US\$ 1,044,235,978	33.0%
	3Q24 External Valuation + E&D WIP at Cost		US\$ 3,163,342,425	
Net RE LTV =	Net debt + Tenant deposits	=	US\$ 1,043,980,844	33.0%
	3Q24 External Valuation + E&D WIP at Cost		US\$ 3,163,342,425	

1. Bank Debt associated with the Retail JV is accounted for using the equity accounting method pursuant to IFRS, and so is classified in Total Assets, not in Bank Debt. Industrial JV assets are included at 100% value in Total Assets, pursuant to IFRS.



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06

AFFO Calculation Methodology



AFFO calculation methodology

Definitions

NOI Item	Definition
Repairs and maintenance expense (R&M)	Scheduled or unscheduled work to repair minor damage or normal wear and tear, as well as make-ready expenses. Typically, low value relative to maintenance capex.
FFO Items	
Transaction related expenses	Relates to business development expenses incurred during the quarter, which are expensed to P&L in accordance with IFRS.
Normalized financing costs	Incurred in connection with raising, refinancing or extinguishing loan facilities. Calculated based upon actual cash expenses in respect of each loan facility, amortized daily over the original tenor of the relevant debt facility.
AFFO items	
Normalized maintenance capex	Expenditure related to sustaining and maintaining existing property. Typically scheduled on a recurring basis based on warranty and useful life needs. Higher value than R&M. Often recoverable through the lease at cost.
Normalized extraordinary capex	Rare, unscheduled major capital works to repair damage or to replace items arising from unforeseen events such as natural disasters, accidents and vandalism. Typically eligible for insurance claims, which are netted against the costs.
Normalized tenant improvements (TIs)	Have similar characteristics to maintenance capex, except that the expenditure is typically one-off and is recovered through the lease generating a return.
Above-Standard Tenant Improvements (ASTIs)	Specialized, non-standard tenant improvements that would usually not be valued by another tenant or replaced/maintained after current lease. Cost is generally recovered through lease generating a return.
Third-party leasing commissions	Third-party broker costs paid on new and renewal leases.
Property management platform leasing-related expenses	Costs incurred by FIBRAMQ's internal property management platform related to leasing existing GLA. Recognized on an accrual basis effective 1 January 2024.
Property management platform engineering-related expenses	Costs incurred by FIBRAMQ's internal property management platform related to sustaining and maintaining existing GLA. Based on expenses allocable to maintenance capex and TIs. Recognized on an accrual basis effective 1 January 2024
Excluded from AFFO	
Expansions	Investment related to the addition of new GLA for an existing property. Includes relevant internal and third-party costs.
Development	Investment related to the addition of land and related construction of new GLA. Includes relevant internal and third-party costs.
Remodeling costs	Significant appearance and/or structural changes made with the aim of increasing property usefulness and appeal. Includes relevant internal and third-party costs. Includes any material conversion of property use.

AFFO calculation methodology (cont'd)

Quarterly cash deployment vs normalized methodology

Actual cash deployment for the three months ended	3Q24 Ps. m	3Q23 Ps. m	Var (%)
Financing costs	(39.1)	-	NA
Maintenance capital expenditures	(71.7)	(43.1)	66.2%
Tenant improvements	(26.5)	(13.8)	92.0%
Above-standard tenant improvements	(3.0)	(0.7)	320.2%
Extraordinary maintenance capital expenditures, net of insurance proceeds	(3.8)	(0.9)	310.4%
Leasing commissions	(27.7)	(24.3)	13.9%
Internal platform engineering costs ¹	(6.7)	(4.0)	66.7%
Internal platform leasing costs ¹	(14.2)	(10.2)	39.4%
Subtotal FFO/AFFO Adjustments²	(192.8)	(97.2)	98.4%
Normalized methodology			
Subtotal FFO/AFFO Adjustments²	(145.2)	(144.2)	0.7%

1. Recognized on an accrual basis effective 1 January 2024 . 2. Excludes straight linings of rents



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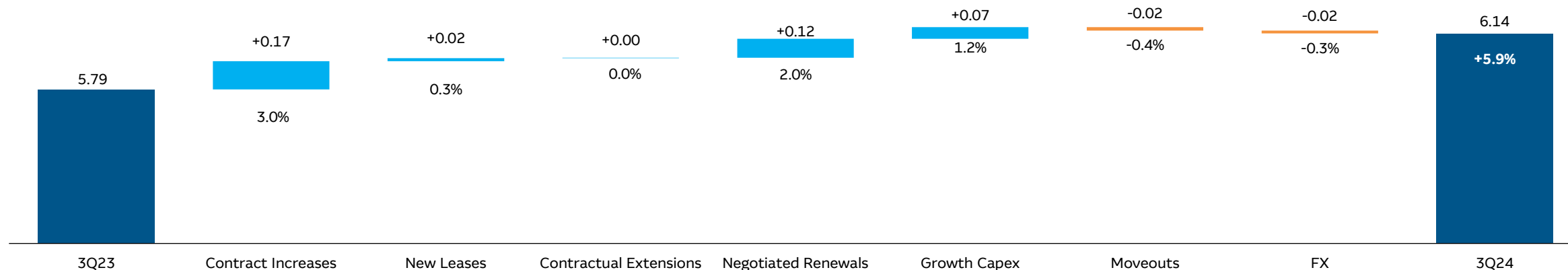
07

Appendix

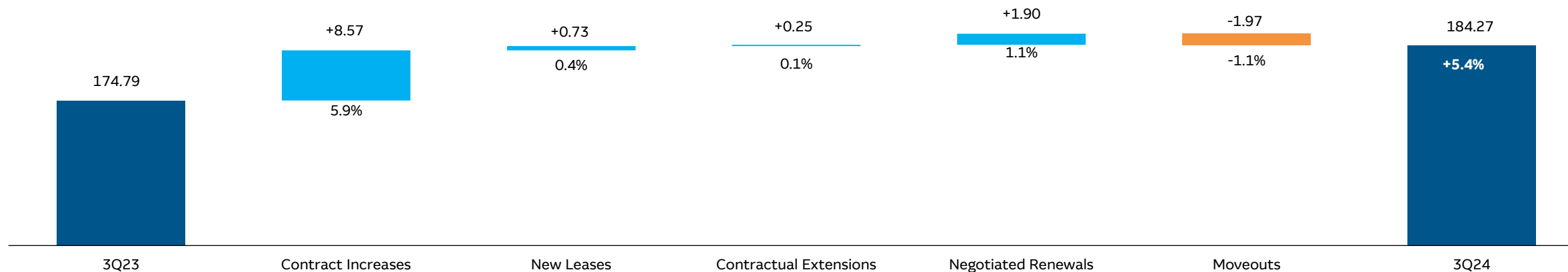


Rental Rate Bridges Year-on-Year

Industrial rental rate bridge from 3Q23 to 3Q24 (US\$/sqm/m)

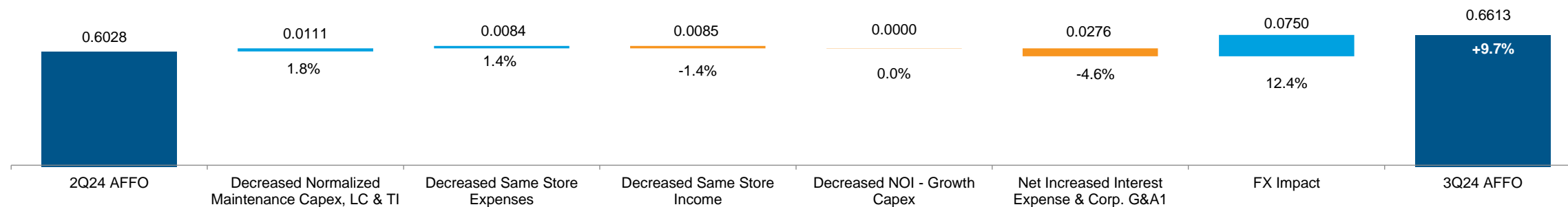


Retail rental rate bridge from 3Q23 to 3Q24 (Ps./sqm/m)

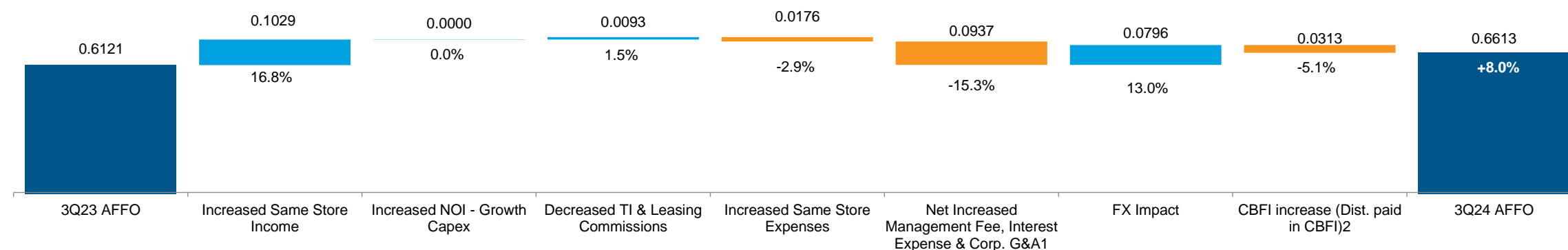


3Q24 Quarterly AFFO per Certificate Bridges

AFFO per certificate in Ps. 2Q24 to 3Q24



AFFO per certificate in Ps. 3Q23 to 3Q24



1. Includes non-recurring transaction costs expensed during the quarter.
2. Considers Avg CBFI in period. 3Q23: 768,288,719. 3Q24: 797,311,397.

Consolidated Portfolio: Same Store Metrics¹

FIBRA
Macquarie
México



Financial Metrics (Ps. m)

	3Q24	3Q23	Var (%)	9 Months ended Sep 30, 2024	9 Months ended Sep 30, 2023 (PCP)	Var (%)
Revenues (Ps. m; inc. SLR)	Ps. 1,217.9m	Ps. 1,032.2m	18.0%	Ps. 3,420.2m	Ps. 3,190.2m	7.2%
Net Operating Income (Inc. SLR)	Ps. 1,067.9m	Ps. 889.3m	20.1%	Ps. 2,959.6m	Ps. 2,766.2m	7.0%
Net Operating Income Margin (Inc. SLR)	87.7%	86.2%	153 bps	86.5%	86.7%	(18 bps)
Revenues (Ps. m; exc. SLR)	Ps. 1,217.3m	Ps. 1,046.0m	16.4%	Ps. 3,420.3m	Ps. 3,224.3m	6.1%
Net Operating Income (Exc. SLR)	Ps. 1,067.2m	Ps. 903.0m	18.2%	Ps. 2,959.7m	Ps. 2,800.4m	5.7%
Net Operating Income Margin (Exc. SLR)	87.7%	86.3%	134 bps	86.5%	86.9%	(32 bps)

Operating Metrics

	3Q24	3Q23	Var (%)	9 Months ended Sep 30, 2024	9 Months ended Sep 30, 2023 (PCP)	Var (%)
Number of Properties	254	254	-	254	254	-
GLA ('000s sqft) EOP	35,064	35,042	0.1%	35,064	35,042	0.1%
GLA ('000s sqm) EOP	3,258	3,255	0.1%	3,258	3,255	0.1%
Occupancy EOP	96.5%	97.0%	(47 bps)	96.5%	97.0%	(47 bps)
Average Monthly Rent (US\$/sqm) EOP	\$6.43	\$6.31	2.0%	\$6.43	\$6.31	2.0%
Weighted Avg Lease Term Remaining (years) EOP	3.3	3.3	(1.2%)	3.3	3.3	(1.2%)
Percentage of US\$ denominated Rent EOP	75.6%	73.0%	258 bps	75.6%	73.0%	258 bps

1. Same Store includes all properties that have been part of the portfolio for the entirety of this period and the prior comparable period..

Industrial Portfolio: Same Store Metrics¹

FIBRA
Macquarie
México



Financial Metrics (Ps. m)

	3Q24	3Q23	Var (%)	9 Months ended Sep 30, 2024	9 Months ended Sep 30, 2023 (PCP)	Var (%)
Revenues (Ps. m; inc. SLR)	Ps. 1,008.2m	Ps. 842.2m	19.7%	Ps. 2,811.1m	Ps. 2,634.8m	6.7%
Net Operating Income (Ps. m; inc. SLR)	Ps. 919.1m	Ps. 755.1m	21.7%	Ps. 2,532.1m	Ps. 2,373.9m	6.7%
Net Operating Income Margin (inc. SLR)	91.2%	89.7%	151 bps	90.1%	90.1%	(2 bps)
Revenues (Ps. m; exc. SLR)	Ps. 1,005.0m	Ps. 849.9m	18.2%	Ps. 2,803.5m	Ps. 2,649.4m	5.8%
Net Operating Income (Ps. m; exc. SLR)	Ps. 916.0m	Ps. 762.8m	20.1%	Ps. 2,524.5m	Ps. 2,388.5m	5.7%
Net Operating Income Margin (exc. SLR)	91.1%	89.7%	139 bps	90.0%	90.2%	(10 bps)

Financial Metrics (US\$m)

	3Q24	3Q23	Var (%)	9 Months ended Sep 30, 2024	9 Months ended Sep 30, 2023 (PCP)	Var (%)
Revenues (US\$m; inc. SLR)	US\$ 51.4m	US\$ 49.4m	4.0%	US\$ 158.7m	US\$ 147.8m	7.4%
Net Operating Income (US\$m; inc. SLR)	US\$ 46.8m	US\$ 44.3m	5.8%	US\$ 143.0m	US\$ 133.2m	7.3%
Net Operating Income Margin (inc. SLR)	91.2%	89.7%	151 bps	90.1%	90.1%	(2 bps)
Revenues (US\$m; exc. SLR)	US\$ 51.2m	US\$ 49.8m	2.8%	US\$ 158.3m	US\$ 148.7m	6.5%
Net Operating Income (US\$m; exc. SLR)	US\$ 46.7m	US\$ 44.7m	4.3%	US\$ 142.5m	US\$ 134.0m	6.4%
Net Operating Income Margin (exc. SLR)	91.1%	89.7%	139 bps	90.0%	90.2%	(10 bps)

Operating Metrics

	3Q24	3Q23	Var (%)	9 Months ended Sep 30, 2024	9 Months ended Sep 30, 2023 (PCP)	Var (%)
Number of Properties	237	237	-	237	237	-
GLA ('000s sqft) EOP	30,437.1	30,429.0	0.0%	30,437.1	30,429.0	0.0%
GLA ('000s sqm) EOP	2,827.7	2,827.0	0.0%	2,827.7	2,827.0	0.0%
Occupancy EOP	97.1%	97.8%	(75 bps)	97.1%	97.8%	(75 bps)
Average Monthly Rent (US\$/sqm) EOP	6.00	5.75	4.5%	6.00	5.75	4.5%
Customer Retention LTM EOP	82.5%	91.7%	(920 bps)	82.5%	91.7%	(920 bps)
Weighted Avg Lease Term Remaining (years) EOP	3.2	3.3	(1.2%)	3.2	3.3	(1.2%)
Percentage of US\$ denominated Rent EOP	92.8%	91.5%	130 bps	92.8%	91.5%	130 bps

1. Same Store includes all properties that have been part of the portfolio for the entirety of this period and the prior comparable period.

Retail Portfolio: Same Store Metrics¹

Financial Metrics (Ps. m)

	3Q24	3Q23	Var (%)	9 Months ended Sep 30, 2024	9 Months ended Sep 30, 2023 (PCP)	Var (%)
Revenues (Ps. m; inc. SLR)	Ps. 209.7m	Ps. 190.0m	10.4%	Ps. 609.1m	Ps. 555.4m	9.7%
Net Operating Income (Ps. m; inc. SLR)	Ps. 148.7m	Ps. 134.2m	10.8%	Ps. 427.6m	Ps. 392.3m	9.0%
Net Operating Income Margin (inc. SLR)	70.9%	70.6%	27 bps	70.2%	70.6%	(45 bps)
Revenues (Ps. m; exc. SLR)	Ps. 212.3m	Ps. 196.0m	8.3%	Ps. 616.8m	Ps. 574.9m	7.3%
Net Operating Income (Ps. m; exc. SLR)	Ps. 151.3m	Ps. 140.2m	7.9%	Ps. 435.2m	Ps. 411.9m	5.7%
Net Operating Income Margin (exc. SLR)	71.3%	71.5%	(27 bps)	70.6%	71.6%	(108 bps)

Operating Metrics

	3Q24	3Q23	Var (%)	9 Months ended Sep 30, 2024	9 Months ended Sep 30, 2023 (PCP)	Var (%)
Number of Properties	17	17	-	17	17	-
GLA ('000s sqft) EOP	4,627.3	4,612.6	0.3%	4,627.3	4,612.6	0.3%
GLA ('000s sqm) EOP	429.9	428.5	0.3%	429.9	428.5	0.3%
Occupancy EOP	93.0%	91.7%	133 bps	93.0%	91.7%	133 bps
Average Monthly Rent (Ps. /sqm) EOP	\$184.27	\$174.79	5.4%	\$184.27	\$174.79	5.4%
Weighted Avg Lease Term Remaining (years) EOP	3.4	3.4	(0.6%)	3.4	3.4	(0.6%)

¹ Same Store includes all properties that have been part of the portfolio for the entirety of this period and the prior comparable period.

GLA distribution by market

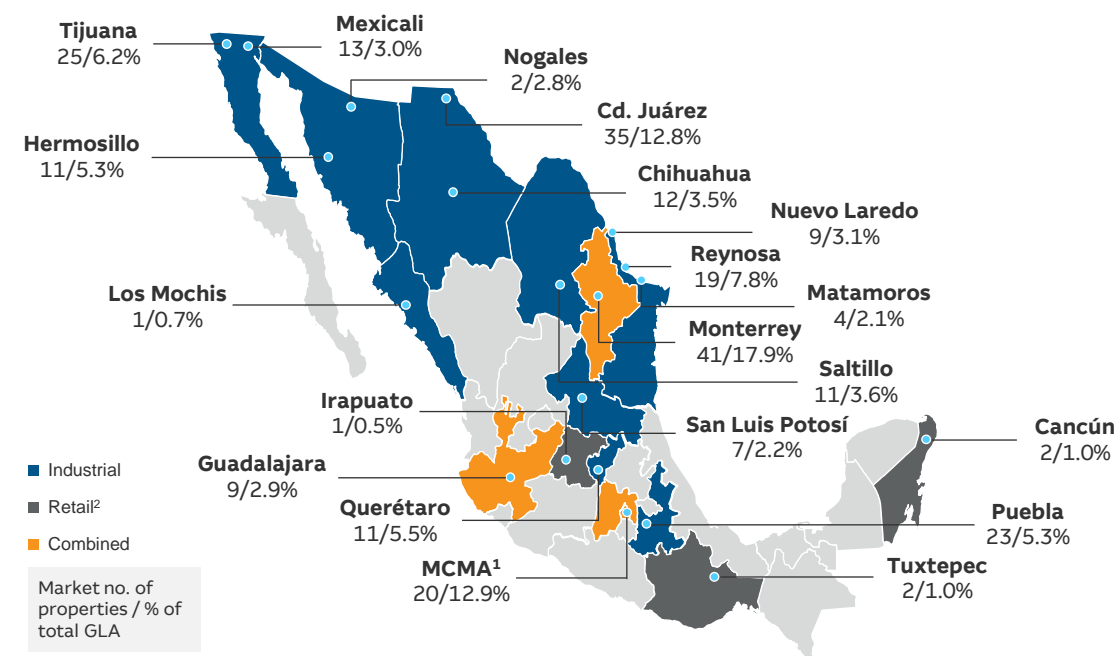
Diversified portfolio

City	Region	GLA (sqm 000's)					
		Industrial ²	%	Retail ³	%	Total	%
Monterrey	North	564	19.4%	35	8.1%	599	17.9%
Ciudad Juárez	North	429	14.7%	-	-	429	12.8%
MCMA ¹	Central	135	4.6%	298	69.3%	433	12.9%
Reynosa	North	259	8.9%	-	-	259	7.8%
Tijuana	North	207	7.1%	-	-	207	6.2%
Querétaro	Bajío	183	6.3%	-	-	183	5.5%
Puebla	Central	176	6.1%	-	-	176	5.3%
Hermosillo	North	179	6.1%	-	-	179	5.3%
Saltillo	North	122	4.2%	-	-	122	3.6%
Chihuahua	North	115	4.0%	-	-	115	3.5%
Nuevo Laredo	North	105	3.6%	-	-	105	3.1%
Mexicali	North	101	3.5%	-	-	101	3.0%
Guadalajara	Bajío	81	2.8%	14	3.3%	96	2.9%
Nogales	North	93	3.2%	-	-	93	2.8%
San Luis Potosí	Bajío	73	2.5%	-	-	73	2.2%
Matamoros	North	69	2.4%	-	-	69	2.1%
Cancún	South	-	0.0%	34	7.9%	34	1.0%
Tuxtepec	South	-	0.0%	34	7.8%	34	1.0%
Los Mochis	North	22	0.7%	-	-	22	0.7%
Irapuato	Bajío	-	0.0%	15	3.6%	15	0.5%
Total		2,915	100.0%	430	100.0%	3,345	100%

North	2,266	77.7%	35	8.1%	2,301	68.8%
Central	311	10.7%	298	69.3%	609	18.2%
Bajío	338	11.6%	30	6.9%	368	11.0%
South	-	-	67	15.7%	67	2.0%
Total	2,915	100.0%	430	100.0%	3,345	100.0%

Key market presence

Industrial assets in strategic manufacturing markets and retail assets in high density urban areas.



1. Mexico City Metropolitan Area (MCMA). 2. Includes two industrial buildings held in a joint venture in which FIBRAMQ has 81.8% interest. 3. Includes nine retail joint venture properties at 100%. Note: All figures are rounded to the nearest decimal point. Any arithmetic inconsistencies are due to rounding.

Portfolio Distribution by Market

FIBRA
Macquarie
México



Industrial

City	Total Number of Properties	Total Number of Tenants	Occupancy	GLA (000's sqft)	GLA (000's sqm)	% Industrial GLA	Average Monthly Rent per Leased m ² (US\$) ¹
Monterrey	40	47	98.6%	6,076.2	564.5	19.4%	6.18
Ciudad Juárez	35	37	98.9%	4,613.4	428.6	14.7%	5.98
Tijuana	25	32	94.7%	2,231.5	207.3	7.1%	6.46
Puebla	23	29	93.0%	1,899.3	176.5	6.1%	6.59
Reynosa	19	20	92.2%	2,792.2	259.4	8.9%	6.14
Mexicali	13	23	97.0%	1,091.5	101.4	3.5%	5.33
Chihuahua	12	13	100.0%	1,242.6	115.4	4.0%	5.59
Hermosillo	11	13	100.0%	1,925.5	178.9	6.1%	6.56
Querétaro	11	12	100.0%	1,974.6	183.4	6.3%	5.01
Saltillo	11	12	100.0%	1,312.8	122.0	4.2%	4.86
MCMA	10	14	96.0%	1,450.8	134.8	4.6%	8.89
Nuevo Laredo	9	10	100.0%	1,125.3	104.5	3.6%	6.03
Guadalajara	8	7	100.0%	876.9	81.5	2.8%	6.78
San Luis Potosi	7	6	89.1%	785.6	73.0	2.5%	6.12
Matamoros	4	3	85.6%	744.0	69.1	2.4%	4.80
Nogales	2	2	100.0%	1,004.5	93.3	3.2%	6.29
Los Mochis	1	1	100.0%	235.2	21.9	0.7%	6.33
Total	241	281	97.2%	31,381.9	2,915.5	100.0%	6.14

Retail

City	Total Number of Properties	Total Number of Tenants	Occupancy	GLA (000's sqft)	GLA (000's sqm)	% Retail GLA	Average Monthly Rent per Leased m ² (Ps.) ¹
MCMA	10	411	92.5%	3,208.2	298.1	69.3%	184.94
Cancún	2	94	99.6%	365.7	34.0	7.9%	151.33
Tuxtepec	2	67	95.0%	360.8	33.5	7.8%	170.79
Monterrey	1	79	84.0%	373.6	34.7	8.1%	251.18
Irapuato	1	22	98.7%	165.0	15.3	3.6%	160.47
Guadalajara	1	42	98.5%	154.0	14.3	3.3%	167.79
Total	17	715	93.0%	4,627.3	429.9	100%	184.27

1. FX rate: 19.6290

Definitions

- **Adjusted funds from operations (AFFO)**¹ is equal to FFO less straight-line rent, normalized maintenance capex, normalized above-standard tenant improvements, normalized extraordinary capex, normalized tenant improvement, normalized third-party leasing commissions and normalized leasing and engineering-related costs incurred by the internal property management platform, all based upon the rolling three year average of actual cash expenditure.
- **AMEFIBRA defined Funds from operations (FFO)** is equal to EBITDA plus interest income less interest expense, income tax and amortization of debt costs (in accordance with IFRS). Alternatively, it would be equal to FIBRA Macquarie defined FFO less normalized debt costs plus amortization of debt costs (in accordance with IFRS).
- **Development Portfolio** includes properties that are under development and properties that are developed but have not met Stabilization.
- **Earnings before interest, tax, depreciation and amortization (EBITDA)** - Prospectively from 4Q20 EBITDA includes NOI less FIBRA-level management fees, corporate expenses, administrative expenses, transaction related expenses, professional and legal expenses, therefore, EBITDA is equal to EBITDAre. For prior periods EBITDA excluded transaction related expenses.
- **Earnings Before Interest, Taxes, Depreciation and Amortization for Real Estate (EBITDAre)** - EBITDAre is a non-GAAP financial measure. FIBRAMQ computes EBITDAre in accordance with standards established by the National Association of Real Estate Investment Trusts, or NAREIT, which may not be comparable to EBITDAre reported by other FIBRAs that may not compute EBITDAre in accordance with the NAREIT definition, or that interpret the NAREIT definition differently than FIBRAMQ does. EBITDAre is defined as EBITDA (see definition above) less transaction related expenses.
- **Funds from operations (FFO)** is equal to EBITDA plus interest income less interest expense, income tax and normalized financing costs.
- **Gross leasable area (GLA)** is the total area of a building which is available for lease to external parties.
- **Net operating income (NOI)** includes lease-related income and other variable income, less property operating expenses (including property administration expenses).
- **Net tangible asset value** is calculated by subtracting goodwill, derivative financial instruments, straight line rent asset, unamortized debt costs, unamortized tenant improvements (including above-standard tenant improvements) and unamortized leasing commissions, from net assets as per IFRS.
- **Occupancy** is the total GLA which has been leased to a tenant under a binding agreement, as a percentage of total GLA. We do not include any GLA as leased which is not subject to binding arrangements. Occupancy percentage is calculated as the total area leased to customers divided by the total GLA.
- **Operating Portfolio** represents properties that have reached Stabilization.
- **Real estate gross LTV** is stated on a proportionately combined basis and is calculated as (gross debt) / (total RE assets per latest independent valuation adjusted for FX + land at cost).
- **Real estate net LTV** is stated on a proportionately combined basis and is calculated as (gross debt - unrestricted cash - asset sales receivable + tenant security deposits) / (total RE assets per latest independent valuation adjusted for FX + land at cost).

1. AFFO may be calculated in a different manner by other market participants thereby limiting its usefulness as a comparative measure. The use of AFFO in the analysis of the financial performance of FIBRA Macquarie should be in addition to and not in lieu of other financial measures as required under IFRS.

Other important information

- **Redevelopments** (generally projects which require capital expenditures exceeding 25% of the gross cost basis) are placed in the operating portfolio upon the earlier of reaching 90% occupancy or twelve months from the completion of renovation construction.
- **Regulatory LTV** is calculated as defined by the CNBV (Comisión Nacional Bancaria y de Valores) (total IFRS consolidated debt + interest payable) / total IFRS consolidated assets.
- **Regulatory Debt Service Coverage Ratio (DSCR)** is calculated as per the methodology defined by the CNBV (Comisión Nacional Bancaria y de Valores) which reflects the inclusion of four quarters of forecast information.
- **Reporting Standards:** our financial statements are prepared in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board.
- **Retention** is calculated on the basis of renewed leases as a percentage of total expiring leases. For the purpose of this calculation, leases are deemed to expire in the period corresponding to when either the renewal lease is signed or the customer moves out, as applicable.
- **Rounding:** where appropriate, figures in this presentation have been rounded to the nearest decimal point. Arithmetic inconsistencies are due to this rounding.
- **Same store metrics** are calculated based on those properties which have been owned for a minimum period of 15 months. All properties included in same store for 3Q23 and 3Q24 have been owned and operated since, and remain so, from July 1, 2023 until September 30, 2024 Expansions of these properties are included.
- **Stabilization** is defined as the earlier of when a property that was developed has been completed for one year or is 90% occupied. Upon Stabilization, a property is moved into our Operating Portfolio.
- **Straight-line rent** is a requirement under IFRS to recognize a non-cash adjustment for the difference between the monthly rent invoiced and the average monthly rent amount (i.e. total income of all payments over the lease, including fixed escalations and rent free periods, divided by the total lease term).
- **Valuations:** our investment properties are included in the IFRS financial statements at fair value, supported by an external valuation as at September 30, 2024. The key assumptions are as follows:
 - The range of reversionary capitalization rates applied to the portfolio were between 6.75% and 10.25% for industrial properties and 9.25% and 12.00% for retail properties.
 - The discount rates applied a range of between 8.25% and 11.75% for industrial properties and 11.75% and 14.50% for retail properties.