



Prologis Park Grande 3, Mexico City

FIBRA PROLOGIS

Holders Meeting

March 21, 2023



Alamar Industrial Center, Tijuana

Meeting Agenda

Meeting Agenda

- I. Proposal, discussion, and if applicable, approval of the Annual Audited Financial Statements for December 31, 2022, in accordance with the terms established in section 4.3 item (a) (i) of the Trust Agreement.
- II. Proposal, discussion, and if applicable, approval of the Annual Report for December 31, 2022, in accordance with the terms established in section 4.3 item (a) (ii) of the Trust Agreement.
- III. Proposal, discussion and, if applicable, approval to increase (i) the maximum issuance amount under the shelf registration program authorized by the National Banking and Securities Commission (the "CNBV") through the official writ identified with number 153/11724/2019, dated May 24, 2019 (the "Program" as the same has been updated from time to time), (ii) the maximum amount for issuances of long-term certificates ("Cebures") under the Program, and (iii) increase the total amount of real estate trust certificates ("CBFIs") to be issued under the Program. Actions and resolutions in connection with such regard.
- IV. Proposal, discussion and, if applicable, approval to (i) use CBFIs currently registered in the National Securities Registry under the Program, previously approved by the Holders Meeting held on April 26, 2021, in order to carry out additional issuances of CBFIs through public or private offerings, within or outside of Mexico, under the Program or not, in accordance with Clause 3.2 of the Trust Agreement and to authorize the Manager to decide the use of proceeds of such additional issuances, and (ii) authorize Manager to determine the terms and conditions of such additional issuances. Actions and resolutions in connection with such regard.
- V. Appointment of Special Delegates to fulfill the resolutions adopted in the Meeting



Tres Rios #1,
Mexico City

- I. Proposal, discussion, and if applicable, approval of the Annual Audited Financial Statements for December 31, 2022, in accordance with the terms established in section 4.3 item (a) (i) of the Trust Agreement.

Subject to Holders Approval

Statements of financial position

In thousands Mexican pesos	Note	December 31, 2022	December 31, 2021
Assets			
Current assets:			
Cash		\$ 2,704,577	\$ 342,501
Trade receivables, net	7	71,361	54,622
Other receivables and value added tax	8	336,428	406,876
Prepaid expenses	9	3,748	8,008
Current exchange rate options	20	14,113	13,416
Assets held for sale	11	539,218	-
		3,669,445	825,423
Non-current assets:			
Investment properties	12	74,733,756	71,267,372
Other investment properties	13	55,994	47,900
Non-current prepaid expenses	9	-	11,600
Non-current exchange rate options	20	36,840	-
Other assets		26,165	38,488
		74,852,755	71,365,360
Total assets		\$ 78,522,200	\$ 72,190,783
Liabilities and equity			
Current liabilities:			
Trade payables	10	\$ 89,250	\$ 204,347
Prepaid rent		74,568	69,171
Due to affiliates	19	61,023	12,234
Current portion of long term debt	14	115,685	169,063
		340,526	454,815
Non-current liabilities:			
Long term debt	14	17,785,094	21,599,086
Security deposits		404,234	388,071
		18,189,328	21,987,157
Total liabilities		18,529,854	22,441,972
Equity:			
CBFI holders' capital	15	31,149,718	22,688,711
Other equity accounts and retained earnings		28,842,628	27,060,100
Total equity		59,992,346	49,748,811
Total liabilities and equity		\$ 78,522,200	\$ 72,190,783

Subject to Holders Approval

Statements of comprehensive income

in thousands Mexican pesos, except per CBFI amounts	Note	For the year ended December 31,	
		2022	2021
Revenues:			
Lease rental income		\$ 4,955,701	\$ 4,368,774
Rental recoveries		543,219	490,502
Other property income		44,099	47,141
		5,543,019	4,906,417
Operating expenses and other income and expenses:			
Operating and maintenance		(367,183)	(333,015)
Utilities		(40,256)	(32,737)
Property management fees	19	(154,884)	(142,399)
Real estate taxes		(102,975)	(82,752)
Non-recoverable operating expenses		(54,289)	(51,976)
Gain on valuation of investment properties	12	4,942,535	7,341,196
Asset management fees	19	(561,574)	(453,590)
Incentive fee	19	(655,488)	(319,537)
Professional fees		(89,397)	(59,537)
Finance cost		(880,809)	(725,560)
Net loss on early extinguishment of debt		-	(3,940)
Unused credit facility fee		(23,927)	(38,443)
Unrealized (loss) gain on exchange rate hedge instruments	20	(18,912)	25,718
Realized loss on exchange rate hedge instruments	20	(25,407)	(44,133)
Net exchange gain		21,279	606
Other general and administrative income (expenses)		15,999	(6,957)
		2,004,712	5,072,944
Net income		7,547,731	9,979,361
Other comprehensive (loss) income:			
<i>Items that are not reclassified subsequently to profit or loss:</i>			
Translation (loss) gain from functional currency to reporting currency		(3,652,333)	668,091
<i>Items that are or may be reclassified subsequently to profit or loss:</i>			
Unrealized gain (loss) on interest rate hedge instruments	20	966	(8,779)
		(3,651,367)	659,312
Total comprehensive income		\$ 3,896,364	\$ 10,638,673
Earnings per CBFI	16	\$ 8.47	\$ 11.75

Audited Financial Statements Subject to Holders' Approval

Please refer to the Appendix Section for complete document.



II. Proposal, discussion, and if applicable, approval of the Annual Report for December 31, 2022, in accordance with the terms established in section 4.3 item (a) (ii) of the Trust Agreement.

Annual Report Subject to Holders' Approval

Please refer to the Appendix Section for complete document.



Alamar Industrial Center, Tijuana

III. Proposal, discussion and, if applicable, approval to increase (i) the maximum issuance amount under the shelf registration program authorized by the National Banking and Securities Commission (the "CNBV") through the official writ identified with number 153/11724/2019, dated May 24, 2019 (the "Program" as the same has been updated from time to time), (ii) the maximum amount for issuances of long-term certificates (" Cebures ") under the Program, and (iii) increase the total amount of real estate trust certificates (" CBFIs ") to be issued under the Program. Actions and resolutions in connection with such regard.

Background: Regarding the Program approved by CNBV in March of 2019, FIBRAPL has used the amount authorized under such Program, in equity and debt, authorized under such Program and with the intent to update the amounts authorized, it's requested that:

Renew and increase Ps\$40,384,663,368 the Program in order to reach to an authorized amount of Ps\$140,384,663,368.00:

- Out of which Ps\$50,000 million can be used as de CEBURES (debt) and the balance for the issuance of CBFIs (equity).
- Increase the amount of CBFIs to be issued in 152,985,834 additional certificates, in order to reach a total amount of 1,452,985,834 de CBFIs.

	Current Program	Updated Program
Authorized Program amount	\$ 100,000,000,000	\$ 140,384,663,368
Maximun amount to issue CBFIs under the Program	\$ 50,000,000,000	\$ 90,384,663,368
Maximum amount to issue CEBURES under the Program	\$ 50,000,000,000	\$ 50,000,000,000
Maximum CBFIs amount	1,300,000,000	1,452,985,834



IV. Proposal, discussion and, if applicable, approval to (i) use CBFIs currently registered in the National Securities Registry under the Program, previously approved by the Holders Meeting held on April 26, 2021, in order to carry out additional issuances of CBFIs through public or private offerings, within or outside of Mexico, under the Program or not, in accordance with Clause 3.2 of the Trust Agreement and to authorize the Manager to decide the use of proceeds of such additional issuances, and (ii) authorize Manager to determine the terms and conditions of such additional issuances. Actions and resolutions in connection with such regard.

It is requested to extend the use of the CBFIs issued under the Shelf Registration Program in order to:

1. Authorize the Manager to determine the use of proceeds of such issuances.
2. Authorize the Manager to (i) use the CBFIs currently registered in the National Securities Registry, approved by the Holders Meeting held on April 26, 2021, to carry out additional issuances of CBFIs through public or private offerings, inside or outside Mexico, under the Program or not, pursuant to Clause 3. 2 of the Trust Agreement and that the Manager allowing the Manager to determine the use of proceeds of such additional issuances, and (ii) determine the terms and conditions of such additional issuances, including without limitation, determine whether the CBFIs Holders will have a preemptive right and, if so, the mechanism for the allocation of the additional CBFIs among the existing CBFIs Holders.
3. Authorize the Manager to distribute CBFIs as part of the taxable income for the year, as approved by the Holders Meeting held on January 30, 2023, as long as the taxable income is greater than the guided distribution for the year.



Tres Rios 8, Mexico City

V. Appointment of Special Delegates to fulfill the resolutions adopted in the Meeting.



Prologis Park Grande, Mexico City

Appendix



Fideicomiso Irrevocable 1721 Banco Actinver, S. A.,
Institución de Banca Múltiple, Grupo Financiero Actinver,
División Fiduciaria

Financial Statements as of December 31,
2022, and 2021, and for the years then ended

Subject to Holders' Approval

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Subject to Holders' Approval

Independent auditors' report

To the Technical Committee and Trustors

Fideicomiso Irrevocable 1721

Banco Actinver, S. A. Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria.

(Thousands of Mexican pesos)

Opinion

We have audited the financial statements of Fideicomiso Irrevocable 1721 Banco Actinver, S. A., Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria ("the Trust"), which comprise the statements of financial position as at December 31, 2022 and 2021, the statements of comprehensive income, changes in equity and cash flows for the years then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Fideicomiso Irrevocable 1721 Banco Actinver, S. A., Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria as at December 31, 2022 and 2021, and its financial performance and its cash flows for the years then ended, in accordance with International Financial Reporting Standards (IFRS).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Trust in accordance with the ethical requirements that are relevant to our audit of the financial statements in Mexico, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Valuation of Investment Properties (\$74,733,756)

See Note 12.

The key audit matter	How the matter was addressed in our audit
<p>As of December 31, 2022, investment properties represent 95% of total assets in the statement of financial position, which includes investment on industrial buildings.</p> <p>Investment properties are stated at fair value based on valuations of external appraisers engaged by the Trust.</p> <p>The valuation process is considered a key audit matter because it involves significant amount of judgment in determining both, the appropriate methodology used, and the estimates assumptions applied.</p> <p>Valuations are highly sensitive to changes in the key assumptions applied, particularly those related to capitalization and discount rates used.</p>	<p>As part of our audit procedures:</p> <ul style="list-style-type: none"> • We obtained an understanding of the real estate investment business process, especially the valuation of investment properties, and the Trust's plans, and we assessed design and implementation of the control related to the valuation process, which includes the involvement of external appraisers. • We have evaluated the knowledge, skills, and competence of external appraisers. We also read the terms of the agreement entered, between external appraisers and the Trust to determine if there are issues that could have affected the objectivity or limit on the scope of their work. • Through analytical procedures, we have evaluated the reasonableness of significant changes in the market values determined by external appraisers, as well as significant changes in the capitalization and discount rates used. • We have obtained from the external appraisers the totality of the investment properties' appraisals and, for a selection of investment properties, we involved our valuation specialists to evaluate the reasonableness of the fair market value determined by the external appraisers, by comparing such value to developed ranges of estimates based on market data, considering comparability and market factors applicable to the investment properties. • We have evaluated the disclosures in the notes to the financial statements, which include those related to key assumptions that have a high degree of sensitivity in the valuations.

Other Information

Management is responsible for the other information. The other information comprises the information included in the Trust's 2022 Annual Report to be filed with the National Banking and Securities Commission (CNBV) and the Mexican Stock Exchange, ("the Annual Report"), but does not include the financial



statements and our auditors' report thereon. The Annual Report is expected to be made available to us after the date of this auditors' report.

Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, when we read the Annual Report, we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Trust or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Trust's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Trust's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our



opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Trust to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

KPMG Cardenas Dosal, S.C.

Alberto Vázquez Ortiz
Mexico City
March 2, 2023

Subject to Holders' Approval

Statements of financial position

in thousands Mexican pesos	Note	December 31, 2022	December 31, 2021
Assets			
Current assets:			
Cash	\$	2,704,577	\$ 342,501
Trade receivables, net	7	71,361	54,622
Other receivables and value added tax	8	336,428	406,876
Prepaid expenses	9	3,748	8,008
Current exchange rate options	20	14,115	13,416
Assets held for sale	11	539,214	-
		3,669,445	825,423
Non-current assets:			
Investment properties	12	74,733,756	71,267,372
Other investment properties	13	55,994	47,900
Non-current prepaid expenses	9	-	11,600
Non-current exchange rate options	20	36,840	-
Other assets		26,165	38,488
		74,852,755	71,365,360
Total assets		\$ 78,522,200	\$ 72,190,783
Liabilities and equity			
Current liabilities:			
Trade payables	10	\$ 89,250	\$ 204,347
Prepaid rent		74,568	69,171
Due to affiliates	19	61,023	12,234
Current portion of long term debt	14	115,685	169,063
		340,526	454,815
Non-current liabilities:			
Long term debt	14	17,785,094	21,599,086
Security deposits		404,234	388,071
		18,189,328	21,987,157
Total liabilities		18,529,854	22,441,972
Equity:			
CBFI holders' capital	15	31,149,718	22,688,711
Other equity accounts and retained earnings		28,842,628	27,060,100
Total equity		59,992,346	49,748,811
Total liabilities and equity		\$ 78,522,200	\$ 72,190,783

The accompanying notes are an integral part of these financial statements.

Statements of comprehensive income

in thousands Mexican pesos, except per CBFi amounts	Note	For the year ended December 31,	
		2022	2021
Revenues:			
Lease rental income		\$ 4,955,701	\$ 4,368,774
Rental recoveries		543,219	490,502
Other property income		44,099	47,141
		5,543,019	4,906,417
Operating expenses and other income and expenses:			
Operating and maintenance		(367,183)	(333,015)
Utilities		(40,256)	(32,737)
Property management fees	18	(154,884)	(142,399)
Real estate taxes		(102,975)	(82,752)
Non-recoverable operating expenses		(54,289)	(51,976)
Gain on valuation of investment properties	12	4,942,535	7,341,196
Asset management fees	19	(561,574)	(453,590)
Incentive fee	19	(655,488)	(319,537)
Professional fees		(89,397)	(59,537)
Finance cost		(880,809)	(725,560)
Net loss on early extinguishment of debt		-	(3,940)
Unused credit facility fee		(23,927)	(38,443)
Unrealized (loss) gain on exchange rate hedge instruments	20	(18,912)	25,718
Realized loss on exchange rate hedge instruments	20	(25,407)	(44,133)
Net exchange gain		21,279	606
Other general and administrative income (expenses)		15,999	(6,957)
		2,004,712	5,072,944
Net income		7,547,731	9,979,361
Other comprehensive (loss) income:			
<i>Items that are not reclassified subsequently to profit or loss:</i>			
Translation (loss) gain from functional currency to reporting currency		(3,652,333)	668,091
<i>Items that are or may be reclassified subsequently to profit or loss:</i>			
Unrealized gain (loss) on interest rate hedge instruments	20	966	(8,779)
		(3,651,367)	659,312
Total comprehensive income		\$ 3,896,364	\$ 10,638,673
Earnings per CBFi	16	\$ 8.47	\$ 11.75

The accompanying notes are an integral part of these financial statements.

Statements of changes in equity

For the years ended December 31, 2022, and 2021

in thousands Mexican pesos

	CBFI holders' capital	Other equity accounts	Repurchase of CBFIs	Retained earnings	Total
Balance as of January 1, 2021	\$ 22,369,174	\$ 8,027,033	\$ (5,000)	\$ 10,151,026	\$ 40,542,233
Dividends	-	-	-	(1,751,632)	(1,751,632)
CBFIs issued	319,537	-	-	-	319,537
Comprehensive income:					
Translation gain from functional currency to reporting currency	-	668,091	-	-	668,091
Unrealized loss on interest rate hedge instruments	-	(8,779)	-	-	(8,779)
Net income	-	-	-	9,979,361	9,979,361
Total comprehensive income	-	659,312	-	9,979,361	10,638,673
Balance as of December 31, 2021	\$ 22,688,711	\$ 8,686,345	\$ (5,000)	\$ 18,378,755	\$ 49,748,811
Dividends	-	-	-	(2,113,836)	(2,113,836)
CBFIs issued	8,610,751	-	-	-	8,610,751
Rights offering issuance costs	(149,744)	-	-	-	(149,744)
Comprehensive income:					
Translation loss from functional currency to reporting currency	-	(3,652,333)	-	-	(3,652,333)
Unrealized gain on interest rate hedge instruments	-	966	-	-	966
Net income	-	-	-	7,547,731	7,547,731
Total comprehensive (loss) income	-	(3,651,367)	-	7,547,731	3,896,364
Balance as of December 31, 2022	\$ 31,149,718	\$ 5,034,978	\$ (5,000)	\$ 23,812,650	\$ 59,992,346

Subject to Holders' Approval

The accompanying notes are an integral part of these financial statements.

Statements of cash flows

in thousands Mexican pesos	For the year ended December 31,	
	2022	2021
Operating activities:		
Net income	\$ 7,547,731	\$ 9,979,361
Adjustments for:		
Gain on valuation of investment properties	(4,942,535)	(7,341,196)
Incentive fee	655,488	319,537
Allowance for uncollectible trade receivables	462	2,872
Finance cost	880,809	725,560
Net loss on early extinguishment of debt	-	3,940
Realized loss on exchange rate hedge instruments	25,407	44,133
Unrealized loss (gain) on exchange rate hedge instruments	18,912	(25,718)
Net unrealized exchange (gain) loss	(21,643)	3,964
Straight-line of lease rental revenue	(80,308)	(94,336)
Change in:		
Trade receivables	(16,119)	(10,541)
Other receivables	47,552	(295,652)
Prepaid expenses	4,047	(5,683)
Other assets	10,165	(6,873)
Trade payables	(103,603)	(12,100)
Due to affiliates	49,469	615
Security deposits	37,987	24,126
Prepaid rent	9,274	18,156
Net cash flow provided by operating activities	4,123,095	3,330,165
Investing activities:		
Acquisition of investment properties	(2,534,930)	(3,262,620)
Disposition of assets held for sale	-	515,159
Cost related with acquisition of investment properties	(148,216)	(105,329)
Capital expenditures on investment properties	(653,912)	(549,712)
Net cash flow used in investing activities	(3,337,058)	(3,402,502)
Financing activities:		
Acquisition of exchange rate options	(50,953)	(18,079)
Dividends paid	(2,113,836)	(1,751,632)
Long term debt borrowings	5,671,268	12,116,024
Long term debt payments	(8,379,355)	(9,457,442)
Interest paid	(854,076)	(548,148)
CBFIs issued, related to the rights offering	7,955,263	-
Rights offering issuance costs	(149,744)	-
Net cash flow provided by financing activities	2,078,567	340,723
Net increase in cash	2,864,604	268,386
Effect of foreign currency exchange rate changes on cash	(502,528)	(360,291)
Cash at beginning of the period	342,501	434,406
Cash at the end of the period	\$ 2,704,577	\$ 342,501
Non-cash transactions:		
Acquisition of investment properties	-	(1,584,983)
Long term debt borrowings, related to acquisitions	-	1,442,013
CBFIs issued, related to the incentive fee	655,488	319,537
Total non-cash transactions	\$ 655,488	\$ 176,567

The accompanying notes are an integral part of these financial statements.

Notes to financial statements

As of December 31, 2022, and 2021, and for the years then ended
In thousands of Mexican pesos, except per CBFi (Acronym for trust certificates in Spanish)

1. Main activity, structure, and significant events

Main activity – Fideicomiso Irrevocable 1721 Banco Actinver, S.A. Institucion de Banca Multiple, Grupo Financiero Actinver, Division Fiduciario or FIBRA Prologis ("FIBRAPL" or the "Trust") is a trust formed according to the Irrevocable Trust Agreement 1721 dated August 13, 2013 ("Date of Inception").

FIBRAPL is a Mexican real estate investment trust authorized by Mexican law (Fideicomiso de Inversión en Bienes Raíces, or FIBRA, as per its name in Spanish) with its address on Paseo de los Tamarindos No. 90, Torre 2, Piso 22, Bosques de las Lomas, Cuernavaca de Morelos, C. P. 05120. The primary purpose of FIBRAPL is the acquisition or development of logistics real estate assets in Mexico, generally with the purpose of leasing such real estate to third parties under long-term operating leases.

The term of FIBRAPL is indefinite in accordance with the Trust Agreement. FIBRAPL does not have employees; accordingly, it does not have labor obligations. All administrative services are provided by Prologis Property México S. A. de C. V. ("Manager"), a wholly owned subsidiary of Prologis, Inc. ("Prologis").

Structure – FIBRAPL's parties are:

Trustor:	Prologis Property México, S. A. de C. V.
First beneficiaries:	CBFi holders
Trustee:	Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria
Common representative:	Monex Casa de Bolsa, S. A. de C. V., Monex Grupo Financiero
Manager:	Prologis Property México, S. A. de C. V.

According to the Mexican Credit Institutions Law, a trust must name a technical committee under the rules set forth in its trust agreement. In this regard, prior to its initial public offering, FIBRAPL named its technical committee (the "Technical Committee"), which, among other things: (i) oversees compliance with guidelines, policies, internal controls and audit practices, reviews and approves auditing and reporting obligations of FIBRAPL, (ii) makes certain decisions relating to governance, particularly in the event of a potential conflict with managers or its affiliates, and (iii) monitors the establishment of internal controls and mechanisms to verify that each incurrence of indebtedness by FIBRAPL is compliant with applicable rules and regulations of the Mexican Stock Exchange. The Technical Committee currently has seven members, a majority of whom are independent.

Significant events

i. Long term debt transactions:

in millions	Date	Currency	Interest rate	Mexican pesos	U. S. dollars
Borrowings:					
Scotiabank Inverlat, S.A., Institución de Banca Múltiple, Grupo Financiero Scotiabank Inverlat (Unsecured)	25-Aug-22	U. S. dollars	SOFR + 115bps (**)	\$ 996.0	\$ 50.0
BBVA México, S.A., Institución de Banca Múltiple, Grupo Financiero BBVA México (Unsecured)	17-Aug-22	U. S. dollars	SOFR + 90bps (**)	996.6	50.0
Citibank, NA Credit facility (Unsecured)	2-Aug-22	U. S. dollars	LIBOR +199bps(*)	810.5	40.0
Citibank, NA Credit facility (Unsecured)	13-Jul-22	U. S. dollars	LIBOR +199bps(*)	311.8	15.0
Citibank, NA Credit facility (Unsecured)	19-Apr-22	U. S. dollars	LIBOR +199bps(*)	398.7	20.0
Citibank, NA Credit facility (Unsecured)	2-Mar-22	U. S. dollars	LIBOR +199bps(*)	410.6	20.0
Citibank, NA Credit facility (Unsecured)	31-Jan-22	U. S. dollars	LIBOR +199bps(*)	625.8	30.0
Citibank, NA Credit facility (Unsecured)	14-Jan-22	U. S. dollars	LIBOR +199bps(*)	305.4	15.0
Citibank, NA Credit facility (Unsecured)	6-Jan-22	U. S. dollars	LIBOR +199bps(*)	815.9	40.0
Total borrowings				\$ 5,671.3	\$ 280.0

* LIBOR (London Interbank Offered Rate)

** Secured Overnight Financing Rate

in millions	Date	Currency	Interest rate	Mexican pesos	U. S. dollars
Payments:					
Metropolitan Life Insurance Company (Secured)	1-Dec-22	U. S. dollars	5.18% weighted average(**)	\$ 3.0	\$ 0.2
Metropolitan Life Insurance Company (Secured)	1-Nov-22	U. S. dollars	5.18% weighted average(**)	3.0	0.2
Citibank, NA Credit facility (Unsecured)	17-Oct-22	U. S. dollars	LIBOR +199bps(*)	2,610.9	130.0
BBVA México, S.A., Institución de Banca Múltiple, Grupo Financiero BBVA México (Unsecured)	14-Oct-22	U. S. dollars	SOFR + 90bps (***)	1,002.0	50.0
Scotiabank Inverlat, S.A., Institución de Banca Múltiple, Grupo Financiero Scotiabank Inverlat (Unsecured)	13-Oct-22	U. S. dollars	SOFR + 115bps (***)	1,001.8	50.0
Metropolitan Life Insurance Company (Secured)	30-Sep-22	U. S. dollars	5.18% weighted average(**)	3.1	0.1
Metropolitan Life Insurance Company (Secured)	1-Sep-22	U. S. dollars	5.18% weighted average(**)	3.1	0.1
Citibank, NA Credit facility (Unsecured)	29-Aug-22	U. S. dollars	LIBOR +199bps(*)	996.3	50.0
Citibank, NA Credit facility (Unsecured)	23-Aug-22	U. S. dollars	LIBOR +199bps(*)	1,008.0	50.0
Citibank, NA Credit facility (Unsecured)	8-Aug-22	U. S. dollars	LIBOR +199bps(*)	816.0	40.0
Metropolitan Life Insurance Company (Secured)	29-Jul-22	U. S. dollars	5.18% weighted average(**)	3.1	0.1
Citibank, NA Credit facility (Unsecured)	14-Jul-22	U. S. dollars	LIBOR +199bps(*)	311.4	15.0
Metropolitan Life Insurance Company (Secured)	1-Jul-22	U. S. dollars	5.18% weighted average(**)	3.1	0.1
Metropolitan Life Insurance Company (Secured)	1-Jun-22	U. S. dollars	5.18% weighted average(**)	3.0	0.1
Metropolitan Life Insurance Company (Secured)	29-Apr-22	U. S. dollars	5.18% weighted average(**)	3.1	0.2
Citibank, NA Credit facility (Unsecured)	29-Apr-22	U. S. dollars	LIBOR +199bps(*)	102.8	5.0
Metropolitan Life Insurance Company (Secured)	1-Apr-22	U. S. dollars	5.18% weighted average(**)	2.9	0.1
Citibank, NA Credit facility (Unsecured)	31-Mar-22	U. S. dollars	LIBOR +199bps(*)	496.6	25.0
Metropolitan Life Insurance Company (Secured)	1-Mar-22	U. S. dollars	5.18% weighted average(**)	3.0	0.1
Metropolitan Life Insurance Company (Secured)	1-Feb-22	U. S. dollars	5.18% weighted average(**)	3.2	0.2
Total payments				\$ 8,379.4	\$ 416.5

* LIBOR (London Interbank Offered Rate)

** Weighted average interest rate considering all contracts under MetLife loan

*** Secured Overnight Financing Rate

ii. Distributions:

in millions, except per CBFi					
	Date	Mexican pesos	U. S. dollars	Mexican pesos per CBFi	U. S. dollars per CBFi
Distributions:					
Dividends	19-Oct-22	\$ 605.3	\$ 30.2	\$ 0.5997	\$ 0.0300
Dividends	19-Jul-22	527.7	25.9	0.6162	0.0302
Dividends	18-Apr-22	511.2	25.8	0.5968	0.0277
Dividends	20-Jan-22	469.6	23.0	0.5483	0.0268
Total distributions		\$ 2,113.8	\$ 104.9		

iii. Acquisitions of investment properties:

in millions, except lease area					
	Date	Market	Lease area square feet	Acquisition value including closing costs Mexican pesos	U. S. dollars
Acquisitions:					
TAE #2	30-Nov-22	Tijuana	285,165	\$ 583.4	\$ 30.2
TAE #1	30-Nov-22	Tijuana	249,696	509.1	26.4
Pantaco #1	3-Aug-22	Mexico	41,764	82.1	4.0
Vallejo Truck Yard #1	4-May-22	Mexico	130,244	129.6	6.4
Vallejo DC #1	10-Mar-22	Mexico	94,418	217.0	10.2
Juarez #18	25-Jan-22	Juarez	191,032	361.2	17.5
El Florido #1	7-Jan-22	Tijuana	386,880	822.3	40.2
Total acquisitions			1,380,199	\$ 2,704.7	\$ 134.9

iv. Incentive fee:

FIBRAPL is obligated to pay an incentive fee equal to 10.0% of cumulative total CBFi holder returns in excess of an annual compounded expected return of 9.0%, which is measured annually. At part of the Ordinary Holders Meeting on July 5, 2022, the Manager was approved to receive the Incentive Fee through issuance of 12,464,161 CBFis. The CBFis issued to the Manager are subject to a six-month lock-up period as established under the Management Agreement. The return measurement related to the incentive fee is based on a cumulative period. As of December 31, 2022, FIBRAPL recorded an incentive fee expense in the amount of \$655.5 million Mexican pesos (\$33.5 million U.S. dollars) for the period of June 5, 2021, to June 4, 2022. See note 15.

v. **Right's offering:**

On October 11, 2022, FIBRAPL issued an additional 152,985,834 CBFIs at \$52.00 Mexican pesos per certificate through a subscription offering. Existing CBFI holders were granted a preferential right to subscribe and pay for the additional CBFIs. FIBRAPL received subscription requests in excess of the offering and allocated all 152,985,834 CBFIs to holders. Proceeds from the subscription offering were \$7,955.3 million Mexican pesos.

2. **Basis of presentation**

- a. **Financial reporting** - The accompanying financial statements have been prepared in accordance with International Financial Reporting Standards (hereinafter IFRS or IAS) as issued by the International Accounting Standards Board (IASB).
- b. **Functional currency and reporting currency** – The accompanying financial statements are presented in thousands of Mexican pesos and the accompanying notes are presented in thousands or in millions of Mexican pesos, the local currency in Mexico, unless otherwise indicated. FIBRAPL's functional currency is the U.S. dollar. All the financial information in Mexican pesos and U.S. dollars has been rounded up to the nearest thousand or million.
- c. **Critical accounting judgments and estimates** – The preparation of the financial statements requires the use of certain critical accounting estimates and requires management to exercise its judgment in the process of applying FIBRAPL's accounting policies. The notes to the financial statements discuss areas involving a higher degree of judgment or complexity, or areas where assumptions are significant to the financial statements.

Estimates and judgments are continually evaluated and are based on management experience and other factors, including reasonable expectations of future events. Management believes the estimates used in preparing the financial statements are reasonable. Actual results in the future may differ from those reported and therefore it is possible, on the basis of existing knowledge, that outcomes within the next financial year are different from our assumptions and estimates and could result in an adjustment to the carrying amounts of the assets and liabilities previously reported. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed as follows:

i. **Fair value of investment property**

FIBRAPL accounts for the value of its investment property using the fair value model under IFRS 13.

At each valuation date, management reviews the latest independent valuations by verifying the significant inputs of the valuation and by holding discussions with

independent appraisers to ensure that all pertinent information has been accurately and fairly reflected.

Valuations are predominately estimated using an income capitalization approach and utilizing comparable recent market transactions at arm's length terms. In Mexico, Discounted Cash Flow ("DCF") models are the primary basis of assessment of value; and this is the methodology FIBRAPL has adopted.

Valuations are based on various assumptions such as tenure, leasing, town planning by management, the condition and repair of buildings and sites, including ground and groundwater contamination, as well as the best estimates of gross profit, reversionary rents, leasing periods, purchasers' costs, etc.

ii. Fair value of financial liabilities

The fair value of interest-bearing debt, mainly long term debt, is estimated for disclosure purposes by calculating, for each individual loan, the present value of future anticipated cash payments of interest and principal over the remaining term of the loan using an appropriate discount rate. The discount rate represents an estimate of the market interest rate for debt of a similar type and risk to the debt being valued, and with a similar term to maturity. These estimates of market interest rates are made by FIBRAPL management based on market data from mortgage brokers, conversations with lenders and from mortgage industry publications.

iii. Method of acquisition accounting

Significant judgment is required to determine, if an acquisition of shares of a company holding real estate assets or an acquisition of real estate assets qualifies as a business combination.

Management makes this determination based on whether it has acquired an 'integrated set of activities and assets' as defined in IFRS 3, such as employees, service provider agreements and major input and output processes, as well as the number and nature of active lease agreements.

Acquisitions of properties made during the years ended December 31, 2022 and 2021 by FIBRAPL were accounted for as acquisitions of assets and not as business combinations.

- d. Basis of measurement** – The financial statements were prepared on a historical cost basis, except for financial instruments and investment properties, which were recognized at amortized cost or at fair value.
- e. Going concern basis of accounting** – FIBRAPL financial statements as of December 31, 2022, and 2021 and for the years then ended have been prepared on a going concern basis, which assumes that FIBRAPL will be able to meet the mandatory repayment terms of the banking facilities disclosed in note 14. Management has a reasonable expectation that FIBRAPL has adequate resources to continue as a going concern and has the ability to realize its assets at their recognized values and to extinguish or refinance its liabilities in the normal course of business.

3. Significant accounting policies

The principal accounting policies adopted in the preparation of these financial statements are set forth below. These policies have been consistently applied to all the periods presented, unless otherwise stated.

New currently effective requirements: This table lists the recent changes to IFRS standards that are to be adopted in annual periods beginning on January 1, 2022.

Effective date	New standards or amendments
January 1, 2022	Onerous Contracts – Cost of Fulfilling a Contract (Amendments to IAS 37)
	Annual Improvements to IFRS Standards 2018–2020
	Property, Plant and Equipment: Proceeds before Intended Use (Amendments to IAS 16)
	Reference to the Conceptual Framework (Amendments to IFRS 3)

As of December 31, 2022, new currently effective requirements do not have any significant impact on the financial statements of FIBRAPL.

Set out below is an index of the significant accounting policies, the details of which are available on the pages that follow.

a. Foreign currency

Foreign currency translation

The financial statements of FIBRAPL are prepared in U.S. dollars, the currency of the primary economic environment in which it operates. For presentation purposes of these financial statements, the results and financial position are reported in thousands of Mexican pesos, which is the reporting currency of the financial statements, while the functional currency of FIBRAPL is the U.S. dollar.

In preparing the financial information of FIBRAPL, in its functional currency, transactions in currencies other than U.S. dollars are recognized at the rates of exchange prevailing at the date of the transaction. Equity items are valued at historical exchange rates. At the end of each reporting period, monetary items denominated in Mexican pesos are translated into U.S. dollars at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in Mexican pesos are translated into U.S. dollars, at the rates prevailing at the date when the fair value was determined. Exchange rate differences on monetary items are recognized in profit or loss in the period in which they arise.

For purposes of presenting these financial statements, the assets and liabilities are translated into Mexican pesos using exchange rates prevailing at the end of the reporting period. Income, expenses and equity items are translated at the historical rates as of the date of the transaction.

Exchange rate differences arising, if any, are recognized in Other Comprehensive Income ("OCI") and accumulated in equity.

b. Rental revenues

FIBRAPL leases its investment properties. FIBRAPL has classified these leases as operating leases because they do not transfer substantially all of the risks and rewards incidental to the ownership of the assets. See note 5.

Rental income recognized by FIBRAPL as of December 31, 2022, and 2021, was \$4,955,701 and \$4,368,774 Mexican pesos, respectively.

IFRS 16 established that rental income represents rents charged to customers and is recognized on a straight-line basis taking into account any rent-free periods and other lease incentives, over the lease period to the first break option ("straight-line of lease rental revenue"). The straight-line of lease rental revenue asset is included in investment property, which is valued as described in note 3h.

Rent payments received in advance are presented as prepaid rent in current liabilities, as they will be realized in the next twelve months.

Rental recoveries includes mainly revenue from recoveries of property tax, utilities, insurance, and common areas maintenance in accordance with the lease agreements; Other property income includes mainly late fees.

c. Finance costs

The FIBRAPL finance costs include:

- Interest expense;
- Amortization of debt premium; and
- Amortization of deferred financing cost

The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:

- The amortized cost of the financial liability

In calculating interest expense, the effective interest rate is applied to the amortized cost of the liability.

d. Income tax and other taxes

FIBRAPL is a real estate investment trust for Mexican federal income tax purposes. Under Articles No. 187 and 188 of the Mexican Income Tax Law, FIBRAPL is obligated to distribute an amount equal to at least 95% of its net taxable income to its CBFH holders on an annual basis. If the net taxable income during any fiscal year is greater than the distributions made to CBFH holders during the twelve months, FIBRAPL is required to pay tax at a rate of 30% for such excess. Management expects to distribute 95% of the taxable income of FIBRAPL.

FIBRAPL is a registered entity for Value Added Tax in Mexico. VAT is triggered on a cash flow basis when carrying out specific activities carried out within Mexico, and is charged at a rate of 16% throughout the country, with the exception of the northern border region, where by presidential decree it has been charged at a rate of 8% since the beginning of 2019. On December 31, 2020, the "Decree modifying the various tax incentives for the northern border region", extended this rate for the northern border region through December 31, 2024.

For the year ended December 31, 2022, FIBRAPL reported a net taxable income of \$3,247.4 million Mexican pesos, which will be distributed 95% to CBFH holders in accordance with the current Income Tax Law in Mexico, that is, \$3,085.0 million pesos.

e. Other receivables and value added tax

For the year ended December 31, 2022, and 2021, receivable balances are mainly VAT paid in connection with the purchase of investment properties which will be requested for reimbursement to FIBRAPL. Additionally, FIBRAPL submits withholding taxes to the Mexican taxing authorities as a result of interest paid to foreign creditors. Withholding tax payments are recognized as an expense unless they are expected to be reimbursed to FIBRAPL by the foreign creditor.

f. Prepaid expenses

Prepaid expenses are recognized at historical cost and subsequently amortized against profit or loss during the period when benefits or services are obtained. As of December 31, 2022, and 2021, prepaid expenses are comprised primarily of prepaid insurance and other prepaid expenses attributable to the investment properties.

g. Assets held for sale

Investment property is classified as held for sale if FIBRAPL will recover the carrying amount principally through a sale transaction rather than through continuing use, the asset is available for immediate sale in its present condition subject only to terms that are usual or customary for sales of such assets, and the sale is considered highly probable to occur within the next twelve months. Assets held for sale are generally measured at the lower of their carrying value or fair value less costs to sell.

h. Investment properties and other investment properties

Investment properties are properties held to earn rental income and for capital appreciation by leasing to third parties under long term operating leases. Investment properties are measured initially at cost, which includes transaction costs. Subsequent to initial recognition, investment properties are measured at fair value. Gains and losses arising from changes in the fair value of investment properties are included in profit or loss in the period in which they arise.

An investment property is derecognized upon disposal when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal.

Once classified as held-for-sale, assets are no longer valued as investment properties.

Real estate assets other than industrial properties or non-industrial spaces within industrial properties are presented in Other investment properties in the Statements of financial position.

i. Disposition of investment properties

FIBRAPL has opted to disclose the gain or loss on the disposition of an investment property in the Gain on valuation of investment properties in the Statements of comprehensive income, instead of disclosing separately.

j. Other assets

Other assets are comprised of utility deposits mainly from "Comisión Federal de Electricidad" that could be reimbursed once the service agreement is cancelled.

k. Property related payments

Repairs and maintenance costs are recorded as expenses when incurred. These repairs and maintenance costs consist of those expenses that are non-recoverable from tenants under the relevant lease agreements.

Closing costs are capitalized to the basis of the property, which may include due diligence, appraisal, legal fees and taxes.

l. Segment reporting

Operating segments are identified based on FIBRAPL reports reviewed by senior management, identified as the chief operating decision maker, for the purpose of allocating resources to each segment and to assess its performance. Accordingly, as information reported to senior management is focused on the location of the respective properties, six reportable segments aggregated by geographic market have been identified as disclosed in note 6.

m. Financial instruments

(i) Recognition and initial measurement

Financial assets and financial liabilities are recognized when FIBRAPL becomes a party to the contractual provisions of the instruments and are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issuance of financial assets and financial liabilities (other than financial assets and financial liabilities measured at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities measured at fair value through profit or loss are recognized immediately in profit or loss.

(ii) Classification and subsequent measurement

Financial assets

On initial recognition, a financial asset is classified as measured at amortized cost, fair value other comprehensive income ("FVOCI")- debt investment, FVOCI- equity investment; or fair value through profit or loss ("FVTPL").

Financial assets are not reclassified subsequent to their initial recognition unless FIBRAPL changes its business model for managing financial assets, in which case all affected financial assets are reclassified to the new category at the time the change in the business model has occurred.

A financial asset is measured at amortized cost if it meets both of the following conditions and is not classified as measured at FVTPL:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are Solely Payments of the Principal and Interest ("SPPI") on the principal amount outstanding.

All financial assets not classified as measured at amortized cost or fair value through OCI as described above are measured at FVTPL. This includes all derivative financial assets (see note 20). On initial recognition, FIBRAPL may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortized cost or at fair value through OCI at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Financial assets - Business model assessment

FIBRAPL makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realizing cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to FIBRAPL's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated- e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with FIBRAPL's continuing recognition of the assets.

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

Financial assets - Assessment whether contractual cash flows are SPPI

For the purposes of this assessment, “principal” is defined as the fair value of the financial asset on initial recognition. “Interest” is defined as consideration for the time value of money, the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are SPPI, FIBRAPL considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition.

In making this assessment, FIBRAPL considers:

- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable-rate features;
- prepayment and extension features; and
- terms that limit FIBRAPL's claim to cash flows from specified assets (e.g. non-recourse features).

A prepayment feature is consistent with SPPI criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract.

Additionally, for a financial asset acquired at a discount or premium to its contractual paramount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

Financial assets - Subsequent measurement and gains and losses

Financial Assets	Subsequent measurement and gains and losses
Financial assets at FVTPL	These assets are subsequently measured at fair value. Net gain and losses, including any interest or dividend income, are recognized in profit or loss.
Financial assets at amortized cost	These assets are subsequently measured at amortized cost using the effective interest method. The amortized cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognized in profit or loss. Any gain or loss on derecognition is recognized in profit or loss.

FIBRAPL recognizes the expected credit loss based on the behavior and status of the balances of certain tenants with an emphasis on the expected recoverability of the accounts.

FIBRAPL determined the allowance for uncollectable trade receivables considering the risk level criteria assigned to each tenant and market where the investment property is located. The corresponding expected loss rate is applied in ranges from 1.0% to 5.0% for current accounts receivable and 100% for unrecoverable accounts receivable.

The expected credit loss calculation of allowance for uncollectable trade receivables as of December 31, 2022, and 2021, determined the reserve of accounts receivable recognized by FIBRAPL. See note 7.

Financial liabilities- Classification, subsequent measurement and gains and losses.

Financial liabilities are classified as measured at amortized cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and gains or losses arising from changes in the fair value, including any interest expense, are recognized in profit or loss. Other financial liabilities are subsequently measured at amortized cost using the effective interest method. Interest expense, foreign currency gains and losses, and any gains or losses on derecognition for these financial liabilities are recognized in profit or loss.

(iii) Derecognition

Financial assets

FIBRAPL derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire, or when it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred and FIBRAPL does not retain control of the financial asset.

Financial liabilities

FIBRAPL derecognizes a financial liability when its contractual obligations are discharged or cancelled, or expire. FIBRAPL also derecognizes a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognized at fair value.

On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognized in income.

(iv) Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, FIBRAPL has a legally enforceable right to offset the amounts and it intends either to settle them on a net basis or to realize the asset and settle the liability simultaneously.

(v) Derivative financial instruments and hedge accounting

Financial instruments and hedge accounting

FIBRAPL holds derivative financial instruments to hedge its foreign currency and interest rate risk exposures. Derivatives are initially measured at fair value. Subsequent to initial recognition, derivatives are measured at fair value, and changes therein are generally recognized in income.

FIBRAPL designates certain derivatives as hedging instruments to hedge its interest rate exposure if derivatives qualify for cash flow hedge accounting. Designated derivatives are initially recognized at fair value and any directly attributable transaction costs are recognized in the statement of comprehensive income as incurred. Subsequent to initial recognition, designated derivatives are measured at fair value, and any changes therein are generally recognized in other comprehensive income. Any ineffective portion of changes in the fair value of the derivatives is recognized immediately in profit or loss of the period. See note 20.

n. Cash flow

FIBRAPL presents its cash flow statement using the indirect method. Interest paid is classified as cash flows from financing activities.

o. Provisions

Provision for legal claims and other obligations are recognized when FIBRAPL has a present legal or contractual obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount has been reasonably estimated. Provisions are not recognized for future operating losses. Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the end of the reporting period. The discount rate used to determine the present value is a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

p. Distributions paid and payable

Provisions for distributions to be paid by FIBRAPL are recognized on the statement of financial position as a liability and a reduction of equity when an obligation to make a payment is established and the distributions have been approved by the Manager or Technical Committee, as applicable.

q. Security deposits

FIBRAPL obtains reimbursable security deposits from customers based on signed lease agreements as a guarantee of the rent payments for the life of the lease. These deposits are recognized as a non-current financial liability and carried at amortized cost.

r. Statement of comprehensive income

FIBRAPL presents ordinary costs and expenses based upon the nature of the cost.

The statement of comprehensive income of FIBRAPL presents its comprehensive results and OCI in one single financial statement, which groups OCI in two categories: i) items not to be reclassified to profit or loss and ii) items that can be reclassified to profit or loss if some conditions have been met. For the years ended December 31, 2022, and 2021, FIBRAPL presented as OCI the translation effects from functional currency to reporting currency and unrealized loss on interest rate swaps.

s. Earnings per CBFI

Basic earnings per CBFI are calculated by dividing FIBRAPL net income attributable to CBFI holders by the weighted average number of CFIs outstanding during the period. As FIBRAPL has no dilutive events, the diluted earnings per CBFI is calculated the same as the basic earnings per CBFI.

t. Contributed equity

The CFIs are classified as equity and recognized at the fair value of the consideration received by FIBRAPL. Transaction costs resulting from the issuance of equity are recognized directly in equity as a reduction to the proceeds from the issuance of CBFI.

u. Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal market or, in its absence, the most advantageous market to which FIBRAPL has access at that date. The fair value of a liability reflects its nonperformance risk.

A number of FIBRAPL accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities see note 2.c.i. and 2.c.ii.

When one is available, FIBRAPL measures the fair value of an instrument using the quoted price in an active market for that instrument. A market is regarded as active if transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

If there is no quoted price in an active market, then FIBRAPL uses valuation techniques that maximize the use of relevant observable inputs and minimize the use of unobservable inputs. The chosen valuation technique incorporates all of the factors that market participants would take into account in pricing a transaction.

If an asset or liability measured at fair value has a bid price and an ask price, the FIBRAPL measures assets and long positions at a bid price and liabilities and short positions at an ask price.

The best evidence of the fair value of a financial instrument on initial recognition is normally the transaction price – i.e. the fair value of the consideration given or received. If FIBRAPL determines that the fair value on initial recognition differs from the transaction price and the fair value is evidenced either by a quoted price in an active market for an identical asset or liability or based on a valuation technique for which any unobservable inputs are judged to be insignificant in relation to the measurement, then the financial instrument is initially measured at fair value, adjusted to defer the difference between the fair value on initial recognition and the transaction price. Subsequently, that difference is recognized in profit or loss on an appropriate basis over the life of the instrument but no later than when the valuation is wholly supported by observable market data or the transaction is closed out.

4. Standards issued but not yet effective

A number of new standards and amendments to standards are effective for annual periods beginning after January 1, 2023, and earlier application is permitted; however, FIBRAPL has not early adopted the following new or amended standards in preparing these financial statements.

The following amended standards and interpretations are not expected to have a significant impact on FIBRAPL's financial statements.

Effective date	New standards or amendments
January 1, 2023	Classification of Liabilities as Current or Non-current (Amendment to IAS 1)
	Definition of Accounting Estimates (Amendments to IAS 8)

5. Rental revenues

Most of FIBRAPL's lease agreements associated with the investment properties contain a lease term of three to ten years. Generally, these leases are based on minimal rental payments in U.S. dollars, plus maintenance fees and recoverable expenses.

Future minimum lease payments from base rent on leases with lease periods greater than one year, valued at the December 31, 2022, exchange rate in Mexican pesos, are as follows:

in thousands Mexican Pesos	Amount
Rental revenues:	
2023	\$ 5,473,399
2024	5,111,049
2025	3,805,638
2026	2,864,495
2027	2,193,852
Thereafter	4,907,230
Total	\$ 24,355,663

6. Segment reporting

Operating segment information is presented based on how management analyzes the business, which includes information aggregated by market. The assets and liabilities, and results for these operating segments are presented as of December 31, 2022, and 2021, and for the years then ended. FIBRAPL operates in six geographic markets that represent its reportable operating segments under IFRS 8 as follows: Mexico City, Guadalajara, Monterrey, Tijuana, Reynosa and Juarez.

in thousands Mexican pesos	For the year ended December 31, 2022						
	Mexico City	Guadalajara	Monterrey	Tijuana	Reynosa	Juarez	Total
Revenues:							
Lease rental income	\$ 2,076,219	\$ 633,969	\$ 596,390	\$ 701,596	\$ 547,738	\$ 399,789	\$ 4,955,701
Rental recoveries	223,391	53,434	78,236	67,976	58,767	61,415	543,219
Other property income	13,489	3,488	9,883	6,233	9,890	1,986	44,099
	2,313,099	690,891	684,509	775,805	616,425	463,190	5,543,019
Expenses:							
Operating and maintenance	(158,443)	(46,731)	(41,853)	(40,802)	(38,864)	(40,488)	(367,181)
Utilities	(22,572)	(4,390)	(6,144)	(4,320)	(1,057)	(1,762)	(40,257)
Property management fees	(66,332)	(14,212)	(20,895)	(19,511)	(19,647)	(14,057)	(154,884)
Real estate taxes	(61,071)	(6,674)	(5,217)	(4,130)	(6,273)	(11,610)	(102,975)
Non-recoverable operating expenses	(28,401)	(4,435)	(5,062)	(2,046)	(8,252)	(6,094)	(54,290)
	\$ 1,976,280	\$ 614,449	\$ 605,345	\$ 696,754	\$ 541,432	\$ 389,179	\$ 4,823,432

in thousands Mexican pesos	For the year ended December 31, 2021						
	Mexico City	Guadalajara	Monterrey	Tijuana	Reynosa	Juarez	Total
Revenues:							
Lease rental income	\$ 1,951,373	\$ 564,025	\$ 533,790	\$ 470,190	\$ 500,744	\$ 348,652	\$ 4,368,774
Rental recoveries	210,033	26,280	69,322	54,147	56,992	54,722	490,502
Other property income	26,230	6,634	12,340	257	1,253	427	47,141
	2,187,636	615,945	615,452	524,594	558,989	403,801	4,906,417
Expenses:							
Operating and maintenance	(136,091)	(45,279)	(37,774)	(38,901)	(38,292)	(36,667)	(333,011)
Utilities	(16,665)	(3,218)	(5,955)	(3,629)	(1,338)	(1,933)	(32,738)
Property management fees	(53,592)	(16,295)	(18,078)	(13,184)	(18,001)	(13,250)	(142,400)
Real estate taxes	(46,210)	(5,862)	(5,058)	(9,460)	(6,273)	(9,890)	(82,753)
Non-recoverable operating expenses	(27,847)	(1,508)	(2,432)	(2,398)	(9,312)	(8,480)	(51,977)
	\$ 1,897,224	\$ 543,783	\$ 546,155	\$ 457,022	\$ 485,773	\$ 333,581	\$ 4,263,538

in thousands Mexican pesos	As of December 31, 2022						
	Mexico City	Guadalajara	Monterrey	Tijuana	Reynosa	Juarez	Total
Investment properties:							
Land	\$ 6,043,036	\$ 1,747,574	\$ 2,080,616	\$ 2,430,880	\$ 1,283,633	\$ 1,194,135	\$ 14,779,874
Buildings	24,172,147	6,990,294	8,322,464	9,723,519	5,134,537	4,776,536	59,119,497
	30,215,183	8,737,868	10,403,080	12,154,399	6,418,170	5,970,671	73,899,371
Straight-line of lease rental revenue	302,567	147,028	103,438	152,983	88,262	40,107	834,385
Investment properties	\$ 30,517,750	\$ 8,884,896	\$ 10,506,518	\$ 12,307,382	\$ 6,506,432	\$ 6,010,778	\$ 74,733,756
Assets held for sale	\$ -	\$ -	\$ -	\$ -	\$ 421,113	\$ 118,105	\$ 539,218
Other investment properties	\$ 55,994	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,994
Long term debt	\$ 464,926	\$ 1,029,370	\$ 1,171,673	\$ 724,939	\$ -	\$ 14,509,871	\$ 17,900,779

in thousands Mexican pesos	As of December 31, 2021						
	Mexico City	Guadalajara	Monterrey	Tijuana	Reynosa	Juarez	Total
Investment properties:							
Land	\$ 6,065,053	\$ 1,772,584	\$ 1,877,171	\$ 1,937,367	\$ 1,347,535	\$ 1,095,137	\$ 14,094,847
Buildings	24,260,203	7,090,337	7,508,684	7,749,469	5,390,141	4,380,549	56,379,383
	30,325,256	8,862,921	9,385,855	9,686,836	6,737,676	5,475,686	70,474,230
Straight-line of lease rental revenue	280,379	127,116	117,838	143,031	87,896	36,882	793,142
Investment properties	\$ 30,605,635	\$ 8,990,037	\$ 9,503,693	\$ 9,829,867	\$ 6,825,572	\$ 5,512,568	\$ 71,267,372
Other investment properties	\$ 47,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,900
Long term debt	\$ 492,392	\$ 1,095,739	\$ 1,240,885	\$ 789,345	\$ -	\$ 18,149,788	\$ 21,768,149

7. Trade receivables, net

As of December 31, 2022, and 2021, trade receivables of FIBRAPL were as follows:

in thousands Mexican pesos	December 31, 2022		December 31, 2021	
Trade receivables	\$	72,043	\$	54,842
Allowance for uncollectible receivables		(682)		(220)
Trade receivables	\$	71,361	\$	54,622

A summary of FIBRAPL's exposure to credit risk and estimated credit losses for trade receivables as of December 31, 2022, and 2021, is as follows:

in thousands of Mexican Pesos	2022		2021	
	Trade receivables	Allowance	Trade receivables	Allowance
Current	\$ 70,537	\$ (682)	\$ 54,354	\$ (218)
From 91 to 120 days	467	(1)	451	(1)
From 121 to 150 days	131	-	36	-
Over 150 days	90	(1)	1	(1)
Total	\$ 71,225	(682)	\$ 54,842	(220)

Movement of allowance for uncollectable trade receivables for the years ended December 31, 2022, and 2021, were as follows:

in thousands of Mexican Pesos	2022		2021	
Beginning balance	\$	(220)	\$	(9,930)
Increase		(462)		(2,872)
Charge off		-		12,582
Allowance for uncollectable trade receivables	\$	(682)	\$	(220)

8. Other receivables and value added tax

As of December 31, 2022, and 2021, other receivables and value added tax were as follows:

in thousands Mexican pesos	December 31, 2022		December 31, 2021	
Value added tax	\$	328,988	\$	401,274
Other receivables		7,440		5,602
Other receivables	\$	336,428	\$	406,876

FIBRAPL submits withholding taxes to the Mexican tax authorities as a result of interest paid to foreign creditors. Withholding tax payments are recognized as an expense unless they are expected to be reimbursed to FIBRAPL by the foreign creditor. If FIBRAPL does expect to be reimbursed, the amount is recorded as other receivables.

9. Prepaid expenses

As of December 31, 2022, and 2021, current prepaid expenses of FIBRAPL were as follows:

in thousands Mexican pesos	December 31, 2022	December 31, 2021
Other prepaid expenses	\$ 2,960	\$ 7,205
Insurance	788	803
Current prepaid expenses	\$ 3,748	\$ 8,008

As of December 31, 2021, the balance of non-current prepaid expenses included an advanced payment of \$553.4 thousand U.S. dollars (\$11.6 million Mexican pesos) for the future acquisition of properties primarily in the Mexico City market. The transaction is expected to close by the end of the first quarter of 2022.

10. Trade payables

As of December 31, 2022, the balance of trade payables does not include accrual for closing costs. As of December 31, 2021, the balance of trade payables included an accrual for closing costs of \$6.9 million U.S. dollars (\$142.9 million Mexican pesos) for the acquisition of investment properties paid by the end of the first quarter of 2022.

in thousands Mexican Pesos	December 31, 2022	December 31, 2021
Trade payables	\$ 89,250	\$ 61,377
Closing costs of investment properties	-	142,970
Trade payables	\$ 89,250	\$ 204,347

11. Assets held for sale

As of December 31, 2022, five properties located in Hermosillo, Sonora, and Matamoros, Tamaulipas, with a leasable area of 0.7 million square feet and a fair value of \$27.9 million U.S. dollars (\$539.2 million Mexican Pesos), are classified as held for sale. The sale is expected to occur in the first quarter of 2023, and it is focused to enhance FIBRAPL position in a deepening presence, delivering continued sustainable growth across its six strategic markets in Mexico.

12. Investment properties

FIBRAPL obtained valuations from independent appraisers in order to determine the fair value of its investment properties which resulted in a gain of \$4,942,535 and \$ 7,341,196 for the years ended December 31, 2022, and 2021, respectively.

a) As of December 31, 2022, and 2021, investment properties were as follows:

Market	Fair value as of December 31,			Number of properties	Lease area in thousands of square feet	
	2022	2021			2022	2021
Mexico City	\$ 30,517,750	\$ 30,605,635	71	68	18,331	18,066
Guadalajara	8,884,896	8,990,037	26	26	6,525	6,525
Monterrey	10,506,518	9,503,693	26	26	5,731	5,731
Tijuana	12,307,382	9,829,867	47	44	6,468	5,545
Reynosa	6,506,432	6,825,572	29	31	4,588	4,972
Juarez	6,010,778	5,512,568	28	30	3,549	3,688
Total	\$ 74,733,756	\$ 71,267,372	227	225	45,192	44,527

The table above includes an Intermodal facility in the Mexico City market with a leasable area of 1,092 square feet and a fair value of \$331,082.

As of December 31, 2022, 31 properties with a total fair value of \$9,110,557 are encumbered by certain bank loans as described in note 14.

Disclosed below is the valuation technique used to measure the fair value of investment properties, along with the significant unobservable inputs used.

i) Valuation technique

The valuation model considers the present value of net cash flows to be generated by the property, taking into account the expected rental growth rate, vacancy periods, occupancy rate, lease incentive costs such as rent-free periods and other costs not paid by tenants. The expected net cash flows are discounted using risk adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location, tenant credit quality and lease terms.

ii) Significant unobservable inputs

	December 31, 2022	December 31, 2021
Occupancy rate	98.9%	97.9%
Risk adjusted discount rates	From 7.75% to 13.00% Weighted Avg. 8.68%	From 7.25% to 11.75% Weight Avg. 8.18%
Risk adjusted capitalization rates	From 6.00% to 10.75% Weighted Avg. 6.85%	From 6.00% to 10.25% Weight Avg. 6.82%

iii) Interrelationship between key unobservable inputs and fair value measurement

The estimated fair value would increase (decrease) if:

- a. - Expected market rental income per market were higher (lower);
- b. - Vacancy periods were shorter (longer);
- c. - The occupancy rate were higher (lower);
- d. - Rent-free periods were shorter (longer); or
- e. - The risk adjusted discount rate were lower (higher)

b) The reconciliation of investment properties for the years ended December 31, 2022, and 2021 are as follows:

in thousands Mexican pesos	For the year ended December 31, 2022	For the year ended December 31, 2021
Beginning balance	\$ 71,267,372	\$ 56,831,355
Assets held for sale	(539,218)	-
Translation effect from functional currency	(4,336,834)	1,588,356
Acquisition of investment properties	2,556,530	4,742,871
Acquisition costs	148,216	105,329
Capital expenditures, leasing commissions and tenant improvements	653,912	549,712
Straight-line of lease rental revenue	41,243	108,553
Gain on valuation of investment properties	4,942,535	7,341,196
Investment properties	\$ 74,733,756	\$ 71,267,372

c) During the years ended December 31, 2022, and 2021, capital expenditures, leasing commissions and tenant improvements of FIBRAPL were as follows:

in thousands Mexican pesos	For the year ended December 31,	
	2022	2021
Capital expenditures	\$ 301,858	\$ 236,180
Leasing commissions	126,034	104,469
Tenant improvements	226,020	209,063
Total	\$ 653,912	\$ 549,712

13. Other investment properties

Non-industrial spaces within industrial properties are presented in Other investment properties in the Statements of financial position.

in thousands Mexican pesos	Fair value as of December 31,		Lease area in square feet
	2022	2021	
Santa Maria 1 Offices	\$ 17,774	\$ 18,973	5,673
Santa Maria 2 Offices	38,220	28,927	17,350
Total other investment properties	\$ 55,994	\$ 47,900	23,023

14. Long term debt

As of December 31, 2022, and 2021, FIBRAPL had long term debt comprised of loans from financial institutions, publicly issued bonds and private placement in U.S. dollars, as follows:

in thousands	Paragraph	Denomination	Maturity date ⁽¹⁾	Rate	Fair Value		December 31, 2022		December 31, 2021	
					U. S. dollars	Mexican pesos	U. S. dollars	Mexican pesos	U. S. dollars	Mexican pesos
Prudential Insurance Company and Metropolitan Life Insurance Co. (The Pru-Met Loan) 1st. Section (Secured)	a.	USD	1-Feb-26	4.67%	\$ 51,037	\$ 988,153	\$ 53,500	\$ 1,035,840	\$ 53,500	\$ 1,097,590
Prudential Insurance Company and Metropolitan Life Insurance Co. (The Pru-Met Loan) 2nd. Section (Secured)	a.	USD	1-Feb-26	4.67%	51,037	988,153	53,500	1,035,840	53,500	1,097,590
Citibank NA Credit facility (Unsecured)	b.	USD	14-Apr-26	LIBOR + 199bps	-	-	-	-	135,000	2,769,620
Metropolitan Life Insurance Company (Secured)	f.	USD	7-Dec-26	5.18% ^(***)	66,315	1,283,958	68,622	1,328,625	70,288	1,442,008
Green bond (Unsecured) #2	d.	USD	22-Apr-31	3.73%	58,474	1,132,144	7,000	1,355,305	70,000	1,436,099
Green bond (Unsecured) #1	c.	USD	28-Nov-32	4.12%	314,363	6,086,519	375,000	7,260,563	375,000	7,693,388
Private Placement (Unsecured)	e.	USD	1-Jul-39	3.48% ^(**)	242,561	4,960,455	300,000	5,808,450	300,000	6,154,710
Total					783,750	17,529,292	920,622	17,824,623	1,057,288	21,691,005
Long term debt interest accrued							6,564	127,089	7,144	146,569
Debt premium, net							3,552	68,772	4,440	91,090
Deferred financing cost							(6,183)	(119,705)	(7,824)	(160,515)
Total debt							924,555	17,900,779	1,061,048	21,768,149
Less: Current portion of long term debt							5,975	115,685	8,241	169,063
Total long term debt							\$ 918,580	\$ 17,785,094	\$ 1,052,807	\$ 21,599,086

⁽¹⁾ The Maturity date of Green Bond #1 and Private Placement is considering the last due date of the Notes and USPP notes, respectively

^(**) Weighted average interest rate considering all Private Placement series

^(***) Weighted average interest rate considering all contracts under MetLife loan

Loans detailed in the table above also include the following conditions as it is referenced:

- This loan is secured by 17 properties with a total fair value as of December 31, 2022, of \$314.3 million U.S. dollars (\$6,075.5 million Mexican pesos); such properties and their cash flows are subject to a Mexican law guarantee security trust for the benefit of the lenders.
- The Citibank NA Credit Facility is subject to a sustainability KPI (Key Performance Indicator) based on portfolio area with LED lighting. The Credit Facility can be used by FIBRAPL for acquisitions, working capital needs and general corporate purposes. The Credit Facility bears interest on borrowings outstanding at LIBOR plus 199 basis points denominated in U.S. dollars. This line of credit matures on April 14, 2024, and contains two separate one-year extension options which may be extended at the borrower's option and with approval of the lender's Risk Committee. As of December 31, 2022, FIBRAPL has no outstanding balance.

- c. On December 8, 2020, FIBRAPL priced a green bond (Unsecured #1) offering for 12-year Long Term Trust Certificates "Certificados Bursátiles Fiduciarios de Largo Plazo" (the "Notes") for a total issuance amount of \$375.0 million U.S. dollars (\$7,260.6 million Mexican pesos), to be amortized as follows:

- \$125.0 million U.S. dollars (\$2,420.2 million Mexican pesos) principal amount due 2028;
- \$125.0 million U.S. dollars (\$2,420.2 million Mexican pesos) principal amount due 2030; and
- \$125.0 million U.S. dollars (\$2,420.2 million Mexican pesos) principal amount due 2032.

The Notes bear interest at 4.12% per annum. The Notes are the senior unsecured obligations of FIBRAPL. Net proceeds were used to fund the repayment of outstanding term loans due in 2022 and 2023 which were originally used to finance or refinance, in whole or in part, the Eligible Green Project Portfolio.

- d. On May 4, 2021, FIBRAPL priced a green bond (Unsecured #2) offering for 10-year Long Term Trust Certificates "Certificados Bursátiles Fiduciarios de Largo Plazo" (the "CEBURES") for a total issuance amount of \$70.0 million U.S. dollars (\$1,355.3 million Mexican pesos), which matures in 2031.

The CEBURES bear interest at 3.73% per annum. The CEBURES are the senior unsecured obligations of FIBRAPL. Net proceeds were used to fund the repayment of outstanding term loans due in 2023 and 2024 which were originally used to finance or refinance, in whole or in part, the Eligible Green Project Portfolio.

- e. On July 1, 2021, FIBRAPL issued \$300.0 million U.S. dollars (\$5,808.4 million Mexican pesos), senior unsecured notes ("USPP notes") following the pricing of the USPP notes previously announced in May 2021. The US Private Placement ("USPP") market is a US private bond market which is available to both US and non-US companies.

The USPP Notes were issued in five tranches consisting of:

- (i) \$100.0 million U.S. dollars (\$1,936.2 million Mexican pesos) of aggregate principal amount in 3.19% Series A USPP Notes due July 1, 2029;
- (ii) \$80.0 million U.S. dollars (\$1,548.9 million Mexican pesos) of aggregate principal amount in 3.49% Series B USPP Notes due July 1, 2031;
- (iii) \$80.0 million U.S. dollars (\$1,548.9 million Mexican pesos) of aggregate principal amount in 3.64% Series C USPP Notes due July 1, 2033;
- (iv) \$25.0 million U.S. dollars (\$484.0 million Mexican pesos) of aggregate principal amount in 3.79% Series D USPP Notes due July 1, 2036; and
- (v) \$15.0 million U.S. dollars (\$290.4 million Mexican pesos) of aggregate principal amount in 4.00% Series E USPP Notes due July 1, 2039.

- f. On December 15, 2021, FIBRAPL assumed a new loan with Metropolitan Life Insurance Company (Secured). As of December 31, 2022, FIBRAPL has an outstanding balance of \$68.6 million U.S. dollars (\$1,328.6 million Mexican pesos), which matures on December 7, 2026. The loan is secured through a Guarantee Trust by 14 properties with a total fair value as of December 31, 2022, of \$157.0 million U.S. dollars (\$3,035.0 million Mexican pesos), located in the Tijuana and Guadalajara markets and the lease revenues of such properties.

The loan was borrowed in three tranches with a weighted average interest rate of 5.18%, consisting of:

- (i) \$51.7 million U.S. dollars (\$1,001.8 million Mexican pesos) of aggregate principal amount bearing interest at 5.30% in tranche 1;
- (ii) \$7.7 million U.S. dollars (\$148.4 million Mexican pesos) of aggregate principal amount bearing interest at 5.15% in tranche 2;
- (iii) \$9.2 million U.S. dollars (\$178.4 million Mexican pesos) of aggregate principal amount bearing interest at 4.50% in tranche 3;

During the years ended December 31, 2022, and 2021, FIBRAPL paid interest on long term debt of \$42.8 million U.S. dollars (\$854.1 million Mexican pesos) and \$26.7 million U.S. dollars (\$548.1 million Mexican pesos) respectively, and principal of \$416.5 million U.S. dollars (\$8,379.4 million Mexican pesos) and \$470.0 million U.S. dollars (\$9,457.4 million Mexican pesos), respectively.

Cash transactions in long term debt

in thousands Mexican Pesos	2022					2021				
	Principal	Long term debt interest	Debt premium net	Deferred financing cost	Total	Principal	Long term debt interest	Debt premium net	Deferred financing cost	Total
Cash transactions										
Beginning balance	\$ 21,691,005	\$ 146,569	\$ 91,090	\$ (160,515)	\$ 21,768,149	\$ 17,084,466	\$ 29,668	\$ -	\$ (71,228)	\$ 17,042,906
Long term debt borrowings	5,671,268	-	-	-	5,671,268	12,116,024	-	91,849	(64,391)	12,143,482
Long term debt payments	(8,379,355)	-	-	-	(8,379,355)	(9,457,442)	-	-	-	(9,457,442)
Interest paid	-	(854,076)	-	-	(854,076)	-	(548,148)	-	-	(548,148)
Total cash transactions	18,982,918	(707,507)	91,090	(160,515)	18,205,986	19,743,048	(518,480)	91,849	(135,619)	19,180,798
Non-cash transactions										
Long term debt borrowings	-	-	-	-	-	1,442,013	-	-	-	1,442,013
Amortization	-	834,596	(8,581)	33,493	859,508	-	699,579	(772)	26,753	725,560
Revaluation and others	(1,135,339)	-	(13,737)	7,317	(1,241,859)	505,944	(34,530)	13	(51,649)	419,778
Total transactions	\$ 17,847,479	\$ 127,089	\$ 68,772	\$ (119,705)	\$ 17,823,635	\$ 21,691,005	\$ 146,569	\$ 91,090	\$ (160,515)	\$ 21,768,149

The loans described in this note are subject to certain affirmative covenants, including, among others, (a) reporting of financial information and (b) maintenance of corporate existence, the security interest in the properties subject to the loan and appropriate insurance for such properties. In addition, the loans are subject to certain negative covenants that restrict FIBRAPL's ability to, among other matters and subject to certain exceptions, incur additional indebtedness under or create additional liens on the properties subject to the loans, change its corporate structure, make certain restricted payments, enter into certain transactions with affiliates, amend certain material contracts, enter into derivative transactions for speculative purposes or form any new subsidiary. The loans contain, among others, the following events of default: (i) non-payment; (ii) false representations; (iii) failure to comply with covenants; (iv) inability to generally pay debts as they become due; (v) any bankruptcy or insolvency event; (vi) disposition of the subject properties; or (vii) change of control of the subject properties.

As of December 31, 2022, FIBRAPL was in compliance with all its covenants.

15. Equity

As of December 31, 2022, and 2021, total CBFIs outstanding were 1,021,869,492, and 856,419,497 respectively.

On December 14, 2022, FIBRAPL recorded 12,464,161 CBFIs issued based on the annual incentive fee of \$655.5 million Mexican pesos, approved in the ordinary holders meeting on July 5, 2022.

On October 11, 2022, FIBRAPL recorded 152,985,834 CBFIs issued through the subscription rights offering. Qualified existing CBFi holders were granted a right to subscribe to the additional CBFIs. All 152,985,834 CBFIs were issued through subscriptions at a price of \$52.00 Mexican pesos. Proceeds from the subscription were \$7,955.3 million Mexican pesos. Issuance costs of \$149.7 million Mexican pesos were incurred for the issuance.

On December 15, 2021, FIBRAPL recorded 7,233,983 CBFIs issued based on the annual incentive fee of \$319.5 million Mexican pesos, approved in the ordinary holders meeting on July 20, 2021.

Total dividend distributions is as follows:

in thousand of mexican pesos, except per CBFi		Date	Distribution amount	Distribution per CBFi
Dividends		19-Oct-22	\$ 605,340	\$ 0.5997
Dividends		19-Jul-22	527,726	0.6162
Dividends		18-Apr-22	511,180	0.5968
Dividends		20-Jan-22	469,590	0.5483
Total distributions 2022			\$ 2,113,836	
Dividends		19-Oct-21	\$ 465,612	\$ 0.5483
Dividends		21-Jul-21	457,590	0.5389
Dividends		22-Apr-21	452,911	0.5333
Dividends		27-Jan-21	375,519	0.4422
Total distributions 2021			\$ 1,751,632	

Total CBFi holders' capital is as follows:

in thousands Mexican Pesos	December 31, 2022		December 31, 2021	
Trust certificates	\$	34,924,451	\$	26,313,700
Issuance cost		(714,473)		(564,729)
Distributions		(3,060,260)		(3,060,260)
CBFi holders' capital	\$	31,149,718	\$	22,688,711

16. Earnings per CBFi

The calculated basic and diluted earnings per CBFi are the same, presented as follows:

in thousands Mexican Pesos, except per CBFi	December 31, 2022	December 31, 2021
Basic and diluted earnings per CBFi (pesos)	\$ 8.47	\$ 11.75
Net income	7,547,731	9,979,361
Weighted average number of CBFis ('000)	891,404	849,522

As of December 31, 2022, FIBRAPL has 1,021,869,492 CBFis outstanding which includes 152,985,834 CBFis from the rights offering on October 11, 2022, and 12,464,161 CBFis issued to the Manager on December 14, 2022. See note 15.

17. Capital and Financial Risk Management

Liquidity Risk

Real estate investments are not as liquid as many other investments and such lack of liquidity may limit the ability to react promptly to any changes in economic, market or other conditions. Consequently, the ability to sell the assets at any time may be limited. FIBRAPL rules establish a 4-year minimum hold period for real estate assets beginning on the acquisition date or completion of construction. If a property is sold before the 4-year holding period, FIBRAPL is required to pay 30% tax on the taxable gain within 15 business days after the sale and cannot offset the taxable gain with Net Operating Loss (NOLs). This lack of liquidity may limit the ability to make changes to the FIBRAPL portfolio in a timely manner, which may materially and adversely affect financial performance.

While the business objectives consist primarily of the acquisition of real estate assets and obtaining revenue from their operation, there are times when FIBRAPL management believes that the disposal of certain properties may be appropriate or desirable. The ability of FIBRAPL to dispose of properties on favorable terms depends on factors that may be beyond its control, including competition from other sellers, demand and the availability of financing. In addition, there may be required capital expenditures to correct defects or make improvements before a property is sold, and FIBRAPL cannot ensure that it will have funds available to make such capital expenditures. Due to such constraints and uncertain market conditions, FIBRAPL cannot guarantee it will be able to sell properties in the future or realize potential appreciation from the sale of such properties.

The following table shows the balances as of December 31, 2022, and 2021, of financial liabilities classified according to their due dates. The table includes principal, accrued interest and future principal and interest accruals due. For loans with floating interest rates, spot interest rates at the end of the reporting period were used for future interest accruals.

in thousands Mexican Pesos	Less than 1 year	From 1 to 5 years	More than 5 years	Total
December 31, 2022				
Trade payables	\$ 89,250	\$ -	\$ -	\$ 89,250
Prepaid rent	74,568	-	-	74,568
Due to affiliates	61,023	-	-	61,023
Principal of long term debt	36,980	3,363,324	14,424,319	17,824,623
Interest	720,964	3,166,689	1,501,622	5,389,276
December 31, 2021				
Trade payables	\$ 204,347	\$ -	\$ -	\$ 204,347
Prepaid rent	69,171	-	-	69,171
Due to affiliates	12,234	-	-	12,234
Principal of long term debt	34,179	7,808,728	13,848,098	21,691,005
Interest	820,546	3,534,486	2,043,200	6,398,232

Quantitative and Qualitative Disclosures about Market Risk

FIBRAPL is exposed to market risks arising from the ordinary course of business involving, primarily, adverse changes in interest rates and inflation, foreign exchange rate fluctuations and liquidity risks that may affect its financial condition and future results of operations. The following discussion contains forward-looking statements that are subject to risks and uncertainties.

Financial Risk

In the normal course of business, FIBRAPL enters into loan agreements with certain lenders to finance real estate investment transactions. Unfavorable economic conditions could increase its related borrowing costs, limit its access to the capital markets or financing and prevent FIBRAPL from obtaining credit.

There is no guarantee that borrowing arrangements or the ability to obtain financing will continue to be available, or if available, will be available on terms and conditions that are acceptable.

A decline in the market value of FIBRAPL's assets may also have particular adverse consequences in instances where FIBRAPL borrowed money based on the market value of certain assets. A decrease in market value of such assets may result in a lender requiring FIBRAPL to post additional collateral or to repay certain loans.

Investment Properties Valuation Sensitivity Analysis

A variation of +/- 0.25% on capitalization rates would increase or decrease the change in investment properties' values as follows:

Valuation %	Thousands Mexican Pesos	Change in current value
0.25% increase	\$ (2,863,694)	(3.83%)
0.25% decrease	\$ 3,162,721	4.23%

Interest Rate Risk

Interest rates are highly sensitive to many factors, including governmental, fiscal, monetary and tax policies, domestic and international economic and political considerations and other factors that are beyond FIBRAPL's control. Interest rate risk arises primarily from variable rate interest-bearing financial liabilities. FIBRAPL may in the future enter into credit facilities or otherwise incur indebtedness with variable interest rates. To the extent FIBRAPL borrows on these facilities, or otherwise incurs variable-rate indebtedness, FIBRAPL will be exposed to risk associated with market variations in interest rates. As of December 31, 2022, FIBRAPL holds no outstanding balance of floating rate debt.

A fundamental reform of major interest rate benchmarks is being undertaken globally, including the replacement of some interbank offered rates (IBORs) with alternative nearly risk-free rates (referred to as "IBOR reform").

FIBRAPL transitioned to SOFR during 2022.

Credit Sensitivity Analysis with Variable Interest Rate Not Hedged

As of December 31, 2022, FIBRAPL holds no outstanding balance of floating rate debt which would increase or decrease the annual interest expense.

Credit Sensitivity Analysis with Variable Interest Rate Hedged

During 2021, FIBRAPL terminated all swap contracts due to anticipated debt repayment in 2022.

As of December 31, 2022, FIBRAPL holds no outstanding balance of unhedged floating rate debt through the borrowing from the Credit Facility. See note 14.

Foreign Currency Risk

Foreign currency risk is attributable to fluctuation of exchange rates between the currency denomination in which FIBRAPL conducts its sales, purchases, receivables and borrowings and the functional currency of FIBRAPL, which is the U.S. dollar. A majority of FIBRAPL's revenue and debt transactions, including 66.6% and 64.3% of revenues under FIBRAPL lease agreements, and 100% of debt financings as of December 31, 2022, and 2021, and for the years then ended, respectively, are denominated in U.S. dollars.

The summary quantitative data about the FIBRAPL exposure to currency risk as reported to the management of FIBRAPL, denominated in Mexican pesos, is as follows:

in thousands Mexican Pesos	December 31, 2022	December 31, 2021
Assets		
Cash	\$ 376,079	\$ 234,164
Trade receivables	39,299	33,801
Other receivables and value added tax	329,939	401,274
	745,317	669,239
Liabilities		
Trade payables	417,247	61,377
Prepaid rent	72,566	59,156
Security deposits	88,834	80,830
	578,647	201,363
Net statement of financial position exposure	\$ 166,630	\$ 467,876

The U.S. dollar to Mexican peso exchange rate as of December 31, 2022, and 2021, as well as the average exchange rates of the respective years, are as follows:

exchange rate	December 31, 2022	December 31, 2021
U.S. dollar vs. Mexican Peso	19.3615	20.5157
Average exchange rate	20.0122	20.1725

Foreign Currency Sensitivity Analysis

As mentioned above, the functional currency is the U.S. dollar and transactional foreign exchange rate risk is represented by transactions denominated in Mexican pesos. FIBRAPL management believes its exposure to foreign currency risk is decreased by the fact that the majority of its transactions are denominated in U.S. dollars, including 66.6% of lease agreements and 100% of debt in 2022 and does not require an additional analysis.

Credit Risk

Credit risk is the risk of financial loss that FIBRAPL faces if a customer or counterparty in a financial instrument does not comply with its contractual obligations, and mainly applies to accounts receivable and FIBRAPL investment instruments.

The carrying value of the financial assets and contract assets represent the maximum exposure to credit risk.

Inflation

Most of FIBRAPL's leases contain provisions designed to mitigate the adverse impact of inflation. These provisions generally increase annualized base rents during the terms of the leases either at fixed rates or indexed escalations (based on the Mexican Consumer Price Index or other measures).

As of December 31, 2022, and 2021, all of the leases in the portfolio had an annual rent increase. In addition, most of the leases are triple net leases, which may reduce the exposure to increases in costs and operating expenses resulting from inflation, assuming the properties remain leased and customers fulfill their obligations to assume responsibility for such expenses. As of December 31, 2022, and 2021, the portfolio was 98.9% and 97.9% leased, respectively.

18. Fair Value of Assets and Liabilities

Some of the accounting policies and disclosures of FIBRAPL require measuring the fair value of assets and financial liabilities.

FIBRAPL has established a control framework in relation to the measurement of fair value. This includes supervision from an internal specialist of all significant fair value measurements, including the fair value of Level 3 inputs (disclosed below).

FIBRAPL management regularly reviews the significant unobservable inputs and valuation adjustments. If third party information is used, such as broker quotes or pricing services to measure fair values, management evaluates the evidence from third parties to support the conclusion that these valuations satisfy the requirements of IFRS, including the level within the fair value hierarchy (discussed below) within which those valuations should be classified.

When the fair value of an asset or liability is measured, FIBRAPL uses observable market data whenever possible. The fair values are classified into different levels within a fair value hierarchy based on the variables used in the valuation techniques as follows:

- Level 1: (Unadjusted) quoted prices in active markets for identical assets or liabilities.
- Level 2: Different data quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. prices.) or indirectly (i.e. derived from prices).
- Level 3: Data for the asset or liability that are not based on observable market data (unobservable inputs).

If the variables used to measure the fair value of an asset or liability can be classified into different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety on the same level of the fair value hierarchy as lowest level that is meaningful to the overall measurement.

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value:

In thousands Mexican Pesos	Carrying amount				As of December 31, 2022			
	Designated at fair value	Cash and receivables	Other financial liabilities	Total	Fair value			
					Level 1	Level 2	Level 3	Total
Financial assets measured at fair value								
Investment properties	\$ 74,733,756	\$ -	\$ -	\$ 74,733,756	\$ -	\$ -	\$ 74,733,756	\$ 74,733,756
Other real investment properties	55,994	-	-	55,994	-	-	55,994	55,994
Assets held for sale	539,218	-	-	539,218	-	539,218	-	539,218
Exchange rate options	50,953	-	-	50,953	-	50,953	-	50,953
	\$ 75,379,921	\$ -	\$ -	\$ 75,379,921	\$ -	\$ 590,171	\$ 74,789,750	\$ 75,379,921
Financial assets not measured at fair value								
Cash	\$ -	\$ 2,704,577	\$ -	\$ 2,704,577	\$ -	\$ -	\$ -	\$ -
Trade receivables	-	71,361	-	71,361	-	-	-	-
Other receivables	-	7,440	-	7,440	-	-	-	-
	\$ -	\$ 2,783,378	\$ -	\$ 2,783,378	\$ -	\$ -	\$ -	\$ -
Financial liabilities not measured at fair value								
Trade payables	\$ -	\$ -	\$ 89,250	\$ 89,250	\$ -	\$ -	\$ -	\$ -
Due to affiliates	-	-	61,023	61,023	-	-	-	-
Long term debt	-	-	17,900,779	17,900,779	-	15,175,292	-	15,175,292
	\$ -	\$ -	\$ 18,051,052	\$ 18,051,052	\$ -	\$ 15,175,292	\$ -	\$ 15,175,292

In thousands Mexican Pesos	Carrying amount				As of December 31, 2021			
	Designated at fair value	Cash and receivables	Other financial liabilities	Total	Fair value			
					Level 1	Level 2	Level 3	Total
Financial assets measured at fair value								
Investment properties	\$ 71,267,372	\$ -	\$ -	\$ 71,267,372	\$ -	\$ -	\$ 71,267,372	\$ 71,267,372
Other real investment properties	47,900	-	-	47,900	-	-	47,900	47,900
Exchange rate options	13,416	-	-	13,416	-	13,416	-	13,416
	\$ 71,328,688	\$ -	\$ -	\$ 71,328,688	\$ -	\$ 13,416	\$ 71,315,272	\$ 71,328,688
Financial assets not measured at fair value								
Cash	\$ -	\$ 342,501	\$ -	\$ 342,501	\$ -	\$ -	\$ -	\$ -
Trade receivables	-	54,622	-	54,622	-	-	-	-
Other receivables	-	5,602	-	5,602	-	-	-	-
	\$ -	\$ 402,725	\$ -	\$ 402,725	\$ -	\$ -	\$ -	\$ -
Financial liabilities not measured at fair value								
Trade payables	\$ -	\$ -	\$ 61,377	\$ 61,377	\$ -	\$ -	\$ -	\$ -
Due to affiliates	-	-	12,234	12,234	-	-	-	-
Long term debt	-	-	21,768,149	21,768,149	-	22,409,853	-	22,409,853
	\$ -	\$ -	\$ 21,841,760	\$ 21,841,760	\$ -	\$ 22,409,853	\$ -	\$ 22,409,853

FIBRAPL recognizes transfers between levels of the fair value hierarchy at the end of the reporting period during which the change occurred. There have been no transfers between fair value levels during the period.

19. Affiliates information

The detail of transactions of FIBRAPL with its related parties is as follows:

a. Related Party

In accordance with the management agreement between FIBRAPL and the Manager (the "Management Agreement"), the Manager is entitled to receive the following fees and commissions:

- i. **Asset Management Fee:** annual fee equivalent to 0.75% of the current appraised value, calculated in accordance with the valuation policies approved by the Technical Committee under Section 14.1 of the Trust Agreement, based on annual appraisals, plus investment cost for assets that have not been appraised, plus the applicable VAT, paid quarterly. The asset management fee will be prorated with respect to any asset that has been owned less than a full calendar quarter.
- ii. **Incentive Fee:** annual fee equal to 10.0% of cumulative total CBFI holder returns in excess of an annual compound expected return of 9.0%, paid annually in CBFIs, must be approved at the ordinary holders meeting with each payment subject to a six-month lock-up, as established under the Management Agreement.
- iii. **Development Fee:** contingent fee equal to 4.0% of total project cost of capital improvements (including replacements and repairs to the properties managed by the Manager, including improvements by the lessor), excluding land or new property development payable upon completion of the project.
- iv. **Property Management Fee:** fee equal to 3.0% of the revenues generated by the properties, paid monthly.
- v. **Leasing Fee:** fee equal to certain percentages of total rent under signed lease agreements as follows: (i) 5.0% in connection with years one through five of the respective lease agreements; (ii) 2.5% in connection with years six through ten of the respective lease agreements; and (iii) 1.25% in connection with years eleven and beyond of the respective lease agreements. For renewals of existing leases, percentages will be 2.5%, 1.25% and 0.62% for the periods mentioned in bullet points (i), (ii) and (iii), respectively. One half of each leasing fee is payable at signing or renewal and one half is payable at commencement of the applicable lease. The leasing fee will be paid in full to the Manager, unless a third-party listing broker provides the procuring or leasing, expansion or renewal service, in which case the Manager shall not be entitled to a leasing fee.

- vi. **Maintenance Cost:** Include payroll expenses from maintenance employees plus a 1.5% fee incurred on FIBRAPL properties by Prologis affiliate.

b. Due to affiliates

As of December 31, 2022, and 2021, the outstanding balances due to related parties were as follows:

in thousands Mexican pesos	December 31, 2022	December 31, 2021
Asset management fee	\$ 48,059	\$ -
Property management fees	12,961	12,234
Total due to affiliates	\$ 61,020	\$ 12,234

c. Transactions with affiliates

Transactions with affiliated companies for years ended December 31, 2022, and 2021, were as follows:

in thousands Mexican pesos	For the year ended December 31,	
	2022	2021
Asset management fee	\$ (561,574)	\$ (453,590)
Property management fee	\$ (154,884)	\$ (142,399)
Leasing commissions	\$ (31,778)	\$ (30,622)
Development fee	\$ (10,903)	\$ (19,632)
Maintenance costs	\$ (11,492)	\$ (12,836)
Incentive Fee (*)	\$ (655,488)	\$ (319,537)

*The transaction was executed with the Manager and 12,464,161 of CBFIs were issued on December 14, 2022.

20. Hedging activities

Exchange rate options

In thousands					Mexican pesos	Mexican pesos		U.S. dollars
Start date	End date	Settlement date	Forward rate	Fair value	Notional amount	December 31, 2022	December 31, 2021	December 31, 2021
15-Oct-21	31-Dec-22	31-Mar-22	21.0000 USD-MXN	Level 2	\$ 100,000	\$ -	\$ 659	\$ 32
15-Oct-21	31-Dec-22	30-Jun-22	21.0000 USD-MXN	Level 2	100,000	-	2,570	125
15-Oct-21	31-Dec-22	30-Sep-22	21.0000 USD-MXN	Level 2	100,000	-	4,295	209
15-Oct-21	31-Dec-22	31-Dec-22	21.0000 USD-MXN	Level 2	100,000	-	5,892	287
27-May-22	31-Mar-23	31-Mar-23	20.0000 USD-MXN	Level 2	100,000	590	-	30
27-May-22	30-Jun-23	30-Jun-23	20.0000 USD-MXN	Level 2	100,000	2,446	-	126
9-Aug-22	30-Sep-23	30-Sep-23	20.0000 USD-MXN	Level 2	100,000	4,050	-	209
9-Aug-22	31-Dec-23	31-Dec-23	20.0000 USD-MXN	Level 2	100,000	5,457	-	282
25-Aug-22	31-Mar-23	31-Mar-23	20.0000 USD-MXN	Level 2	12,500	74	-	4
25-Aug-22	30-Jun-23	30-Jun-23	20.0000 USD-MXN	Level 2	12,500	306	-	16
25-Aug-22	30-Sep-23	30-Sep-23	20.0000 USD-MXN	Level 2	12,500	507	-	26
25-Aug-22	31-Dec-23	31-Dec-23	20.0000 USD-MXN	Level 2	12,500	683	-	35
10-Nov-22	28-Mar-24	31-Mar-24	20.0000 USD-MXN	Level 2	112,500	7,523	-	389
10-Nov-22	28-Jun-24	30-Jun-24	20.0000 USD-MXN	Level 2	112,500	8,691	-	449
10-Nov-22	30-Sep-24	30-Sep-24	20.0000 USD-MXN	Level 2	112,500	9,779	-	506
10-Nov-22	31-Dec-24	31-Dec-24	20.0000 USD-MXN	Level 2	112,500	10,835	-	560
Total exchange rate options						\$ 5,952	\$ 13,416	\$ 2,632
								\$ 653

FIBRAPL's exchange rate options do not qualify for hedge accounting. Therefore, the change in fair value related to the active contracts is recognized in the results of operations for the year within unrealized (loss) gain on exchange hedge instruments.

As of December 31, 2022, and 2021, the fair value of the currency rate options were \$51.0 and \$13.4 million Mexican pesos.

21. Commitments and contingencies

FIBRAPL had no significant commitments or contingencies other than those described in these notes as of December 31, 2022.

22. Subsequent Events

On January 18, 2023, FIBRAPL distributed cash to its CBFI holders, which was dividends, in the amount of \$0.5600 Mexican pesos per CBFI (approximately \$0.0299 U.S. dollars per CBFI), equivalent to \$572.2 million Mexican pesos (\$30.5 million U.S. dollars).

23. Financial statements approval

On March 2, 2023, the issuance of these financial statements was authorized by Jorge Roberto Girault Facha, Finance SVP.

