DANHOSFIBRA

Value-driving diversification

2025 INTEGRATED ANNUAL REPORT

Contents

FINANCIAL CAPITAL

Data highlights 2025

GRI 2-1, 2-6
SASB IF-RE-000.A, IF-RE-000.D

Operations

18 properties in operation

6 properties under development

4 markets served (MCMA, Puebla, Quintana Roo, Oaxaca)

1,201,429m² of gross leasable area

91.5% occupancy rate

MXN504.4 average monthly fixed rent per m²

0.66% average delinquent portfolio

13.3% CAGR since the IPO

3.9% lease spread

We have almost quintupled our GLA since our 2013 Initial Public Offering

Sustainability

384 employees

25% of our Technical Committee are women

96% of our tenants are satisfied with their experience in our spaces

39% of decision-making positions held by women

16.56% of our electricity demand covered by renewable energy

572,553.60m³ of treated water produced at our WWTPs

15.39% of waste sent for recycling

+9.33 million kWh of electricity from solar panels

356,128.46m² certified under LEED O&M

MXN1.16 million donated to social causes

We were selected as a member of the DJBIC MILA Pacific Alliance 2025, in recognition of our ESG management.

Data highlights 2025

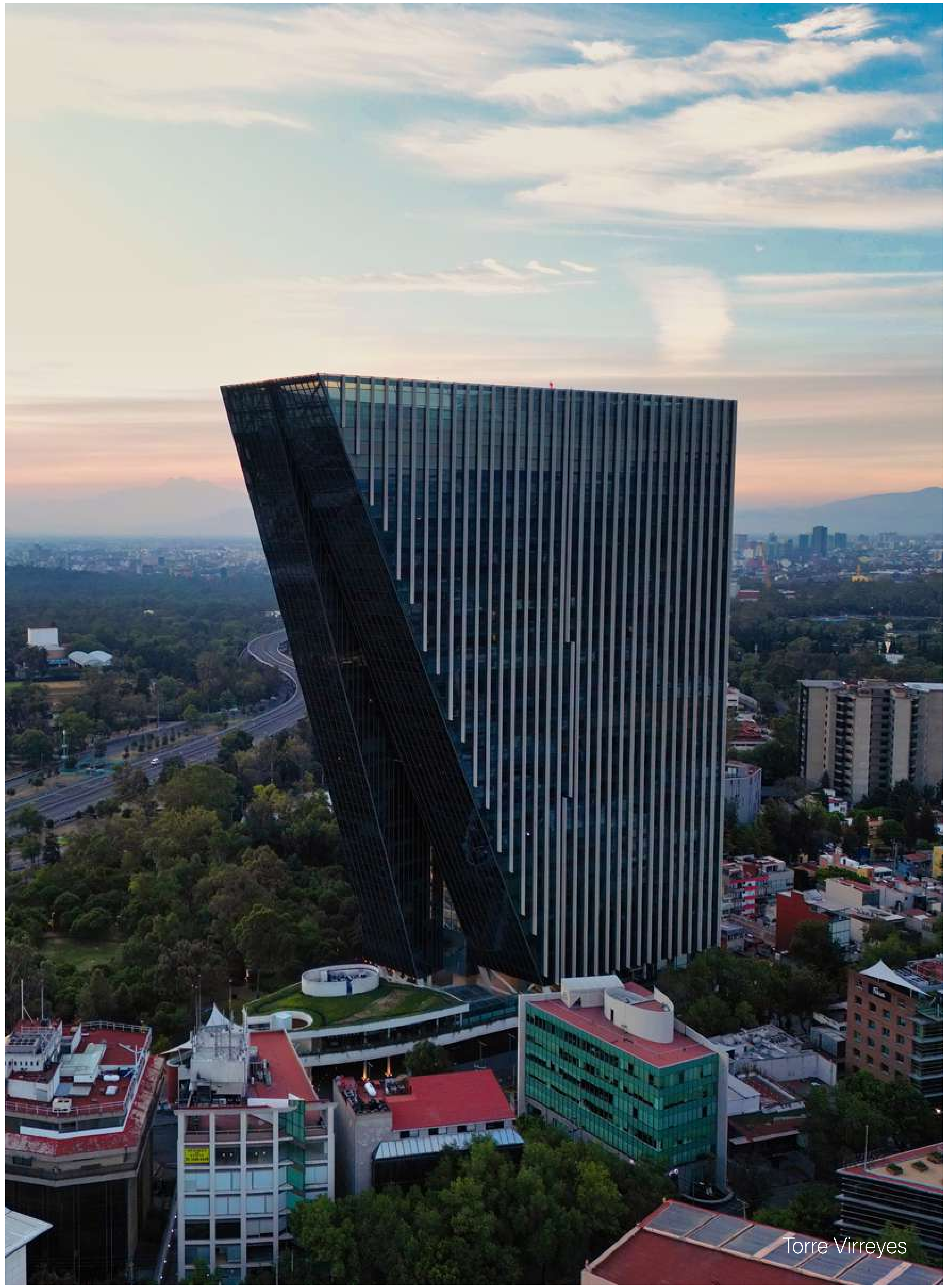
Key Financial Indicators (MXN)

7,576,427,587	Total revenues
5,947,308,132	Net operating income (NOI)
5,024,111,421	EBITDA
5,374,257,287	Consolidated net income
341,162,555	Non-controlling interest in net income
3,963,308,151	FFO
4,563,780,947	AFFO
2.85	AFFO per CBFI with economic rights

Messages from management

01

Parque Puebla


Torre Virreyes

Message from the CEO GRI 2-22

Dear investors,

In 2025, our growth and diversification strategy continued to gain momentum. The addition and development of industrial projects took on greater importance within our portfolio and strengthened our overall performance. Throughout the year, we delivered nearly 160,000 square meters of gross leasable area in industrial buildings, bringing the total in operation to approximately 270,000 square meters, while a similar amount of space remains in the development phase, most of it already leased to triple-A tenants.

We completed the delivery of the Parque Industrial Danhos Cuautitlán Phase I with the commissioning of its second building, containing approximately 207,000 square meters of gross leasable area (GLA). We also delivered Phase I of Danhos Industrial Palomas, with nearly 52,000 square meters of GLA. Meanwhile, we continued our work on new strategic projects, including the development of Danhos Industrial EdoMex III, where we began construction of the first two buildings, which together total around 210,000 square meters, strengthening our presence in one of the most dynamic segments of the real estate market.

In the retail segment, we began development of Parque Oaxaca, a project that has generated significant interest among prospective tenants. Additionally, in conjunction with our partners, we continued development of The Ritz-Carlton Cancún Punta Nizuc, reinforcing our presence in strategic segments of the real estate industry, expanding long-term growth opportunities for our FIBRA.

Occupancy levels remain high across our operational retail, office, and industrial portfolios, above 91%, and operating and financial results were solid as well, with double-digit growth in revenues and rising operating margins (NOI). Total revenues and cumulative NOI for the year amounted to MXN7.58 billion and MXN5.95 billion, respectively, increases of 11.8% and 12.9% compared to 2024, and cumulative AFFO reached MXN4.57 billion, an 8.1% increase over the previous year.

We have been selected as a member of the DJBIC MILA Pacific Alliance 2025, making us one of only 16 Mexican companies included in this index. This is a significant milestone for our business strategy and consolidates our position as a benchmark for ESG performance in the region.

We will remain focused on pursuing our sustainable, long-term growth strategy, maintaining the financial discipline and operational quality that Fibra Danhos has always been known for. I am grateful to our investors for their confidence, and our employees, board members and strategic partners for their commitment; their work has been essential to achieving this year’s results.

Salvador Daniel Kabbaz Zaga
CEO and Chairman of the Board of Grupo Danhos

Parque Industrial Danhos
Cuautitlán Phase I

Message from the CAO

GRI 2-22

Dear investors,

I am pleased to present our eighth Integrated Annual Report for Fibra Danhos, an exercise in transparency that reaffirms our firm adherence to environmental, social, and governance (ESG) principles in the operation and management of our assets. This report reflects our progress and achievements in 2025 and our ongoing effort to bolster our position as a responsible, resilient company committed to sustainable development.

Since our inception, sustainability has been at the core of our strategy. More than an aspiration, it has been a conviction expressed in our day-to-day operations, grounded in robust corporate governance and backed by the experience and capability of our ESG committee, whose duties are aligned with the goals of the Technical Committee. This ensures the integration of environmental and social criteria at the very heart of our operations.

In 2025, we standardized and made operations more efficient across the entire portfolio by incorporating artificial intelligence tools for process automation and information management. We also strengthened maintenance processes, internal controls, and coordination between the operational, administrative, and commercial departments. These advancements guarantee high quality standards in our real estate assets and enhance service to tenants and users, ensuring consistent, long-term operations.

Recognizing that resilience is a key factor in operational continuity, we improved water management efficiency by utilizing treatment plants across our portfolio, which allowed us to reuse approximately 79% of treated water for irrigation, sanitation, and cooling systems, reducing our reliance on external sources and enhancing operational efficiency.

On the energy front, we furthered our energy diversification strategy by continuing our solar cell projects. At present, about 16.56% of the portfolio's electricity needs are covered through renewable energy, avoiding the emission of 4,142 tCO_2e and reducing our greenhouse gas emissions by 23% compared to the 2019 baseline year. We also took a significant step by joining the Wholesale Power Market through a contract with a qualified supplier. This initiative will reduce the amount of indirect carbon emissions associated with electricity consumption and optimize our energy-related operating expenses. These actions, along with investments in the modernization of air conditioning, lighting, and automation systems, reflect our vision of sustainability, which is a part of our daily operations and focuses on reducing operational risks.

In the social sphere, we continue to strengthen an organizational culture based on trust, inclusion, and respect, recognizing that the development of our employees is fundamental to the organization's success. Our relationship with our stakeholders was once again a cornerstone of our operations, based on direct and constant communication, as well as digital tools that improve efficiency, traceability, and service quality.

Aware that our properties provide spaces for social connection within the communities where they operate, we have continued to work on enhancing the quality of our assets and advancing our environmental, social, and governance commitments, with a long-term vision aimed at building sustainable value.

In terms of corporate governance, we increased the representation of women on the Technical Committee from 17% to 25%. This means greater diversity of perspectives in decision-making and reaffirms our commitment to governance that is more inclusive, equitable, and aligned with best corporate practices.

Our progress in 2025 attests to the centrality of sustainability, operational discipline, and asset quality as pillars of our business strategy. We intend to continue our efforts to operate with increasing efficiency and responsibility, convinced that every decision we make today impacts the value we create in the long term.

This past year we were selected for inclusion in the DJBIC MILA Pacific Alliance 2025, one of just 16 Mexican companies included in this index.

I am deeply grateful for the trust of our investors, the active involvement of our tenants and partners, and the commitment of the teams who, day after day, make it possible for Fibra Danhos to maintain the highest standards of operation. With this solid foundation, we will continue to build a resilient organization, ready to face the challenges of the future and capable of generating a positive and lasting impact in the communities where we operate.

Jonathan Cherem Daniel
CAO, Fibra Danhos

Our history

1976
Creation of Group Danhos

1989
Parque Virreyes

2000
Parque Duraznos and Parque Esmeralda

2003
Parque Alameda

2005
Parque Delta

2006
Parque Lindavista

2007
Reforma 222 and Parque Tezontle

2009
Urbitec I and II

2013
Fibra Danhos begins listing on the BMV

2014
Retail component of Toreo Parque Central

2015
- Torre Virreyes obtains LEED BD+C Platinum
- Expansion of Parque Tezontle

2016
- Parque Vía Vallejo
- Hotel component and office towers B and C at Toreo Parque Central
- Expansion of Parque Delta

2017
- Parque Puebla
- Office tower A at Toreo Parque Central
- All three office towers of Toreo Parque Central obtain LEED BD+C Gold certification

2019
- Hotel component at Parque Puebla
- First Integrated Annual Report
- Inclusion in the GRESB Index
- ESG Committee created

2020
- Updated materiality analysis
- Signed the UN Global Compact

2022
- Parque Tepeyac
- Remodeling of Parque Duraznos
- Labeling of our first revolving credit line as sustainable
- First incorporation of renewable energy into our portfolio

2023
- Incursion into industrial and high-end tourism sector
- Issuance of first sustainability-linked bond
- Creation of a Sustainability-Linked Financing Framework
- 10th anniversary of Fibra Danhos
- LEED O+M Platinum certification of Torre Virreyes and Toreo Parque Central
- LEED O+M Gold certification of Reforma 222
- Commitment to SBTi
- First double materiality analysis

2024
- Start of operations at Parque Industrial Danhos Cuautitlán Phase I
- Installation of more than 10,000 solar panels in our portfolio
- Startup of our first smart energy storage system

2025
- Start of operations at Parque Industrial Danhos Palomas Phase I and Parque Industrial Danhos Cuautitlán Phase II
- First year included in the S&P Global Sustainability Yearbook
- LEED BD+C certification for Parque Industrial Danhos Cuautitlán Phase I (Gold)

Our path to sustainability

2015

- Torre Virreyes obtains LEED BD+C Platinum

2017

- All three office towers of Toreo Parque Central obtain LEED BD+C Gold certification

2018

- First materiality analysis
- First time included in Corporate Sustainability Assessment (CSA)

2019

- First Integrated Annual Report
- Inclusion in the GRESB Index, with the Green Star rating

2020

- Updated materiality analysis
- Defined the ESG strategy
- Begins alignment with recommendations of the Taskforce on Climate-Related Financial Disclosures (TCFD).
- First year as signatories of the UN Global Compact

2022

- Labeling of our first revolving credit line as sustainable
- First incorporation of solar energy generation projects into our portfolio
- First year as signatories of the Women's Empowerment Principles (WEP)

2023

- Creation of a sustainability-linked financing framework and issuance of the first sustainability-linked bond
- 3 new LEED O+M certifications: Torre Virreyes and Toreo Parque Central (Platinum) and Reforma 222 (Gold)
- Letter of commitment Science Based Targets Initiative (SBTi)
- First double materiality analysis

2024

- Installation of more than 10,000 solar panels in our portfolio
- Startup of our first smart energy storage system (Battery Energy Storage System, or BESS)

2025

- Began the process of joining the Wholesale Power Market by engaging a qualified supplier
- First year included in the S&P Global Sustainability Yearbook
- Began process of target validation by SBTi
- First year as members of the DJBIC MILA Pacific Alliance
- LEED BD+C certification for Parque Industrial Danhos Cuautitlán Phase I (Gold)

We are Fibra Danhos

GRI 2-1

Fibra Danhos is a Mexican trust created primarily for the purpose of developing, leasing, operating and acquiring iconic, premier-quality commercial real estate assets in Mexico.

We are committed to transforming urban areas in Mexico, primarily in the Mexico City Metropolitan Area. Our purpose is to apply our know-how and passion to the creation, operation and innovation of iconic properties with a unique identity and premier quality.

Through the acquisition, development, renovation, and management of properties, we have made a positive impact on society while expanding and diversifying our portfolio. This includes shopping centers, offices, mixed-use projects, industrial parks, and hotels, each of them an iconic property of unparalleled quality. These are situated in strategic locations and operate sustainably, in keeping with the highest standards of construction and design.

Our values are an essential pillar of our organizational policies, and they include transparency, a vocation for service, fair treatment, and respect for free competition. These principles strengthen our relationships with stakeholders and are the rock-solid foundation upon which we have built Fibra Danhos.

For us, a property is iconic and premier quality when it has the unique ability to transform the surroundings where it is located, has been developed according to the highest construction and design standards in a superb location, and has top-quality tenants with high footfall.

Mission

To apply our know-how, experience and passion to the creation, operation and innovation of iconic, premier properties with outstanding identity and quality of life.

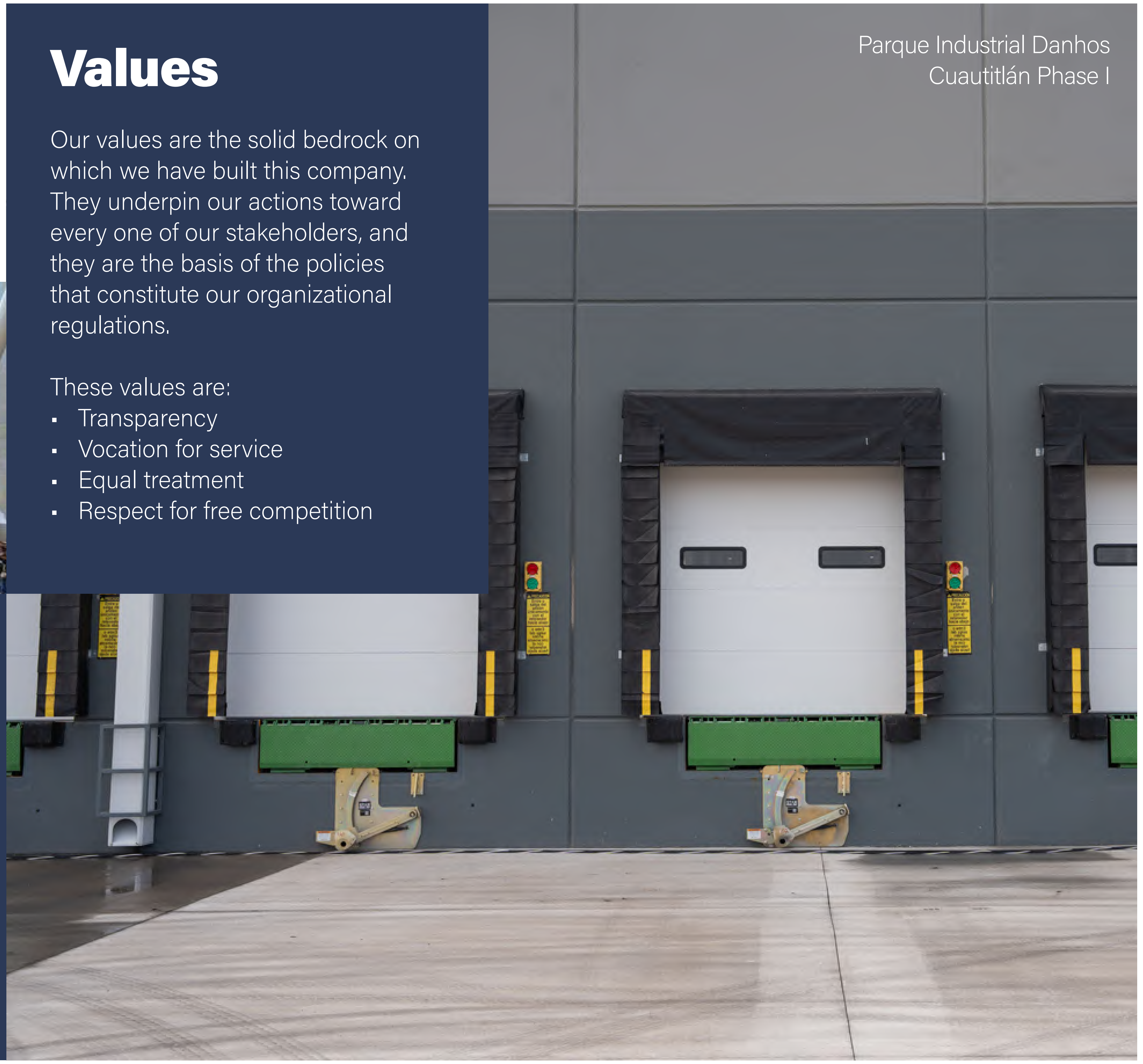

Reforma 222

Values

Our values are the solid bedrock on which we have built this company. They underpin our actions toward every one of our stakeholders, and they are the basis of the policies that constitute our organizational regulations.

These values are:

- Transparency
- Vocation for service
- Equal treatment
- Respect for free competition


Parque Industrial Danhos
Cuautitlán Phase I


Parque Puebla

Vision

To transform select urban spaces located in the metropolitan areas of Mexico through the acquisition or development, renovation and administration of retail, office and mixed-use properties, industrial parks and hotels, expanding and diversifying our portfolio and generating value for all our stakeholders.

Retail portfolio

Parque Delta
One of the country's most successful shopping centers in terms of visitors and revenues for tenants; it was expanded in 2016.
73,156 m^2 of leasable area
2,880 parking spaces

Parque Duraznos
Located in one of the most exclusive neighborhoods of Mexico City, this recently remodeled property embodies the concept of lifestyle shopping center.
17,130 m^2 of leasable area
898 parking spaces

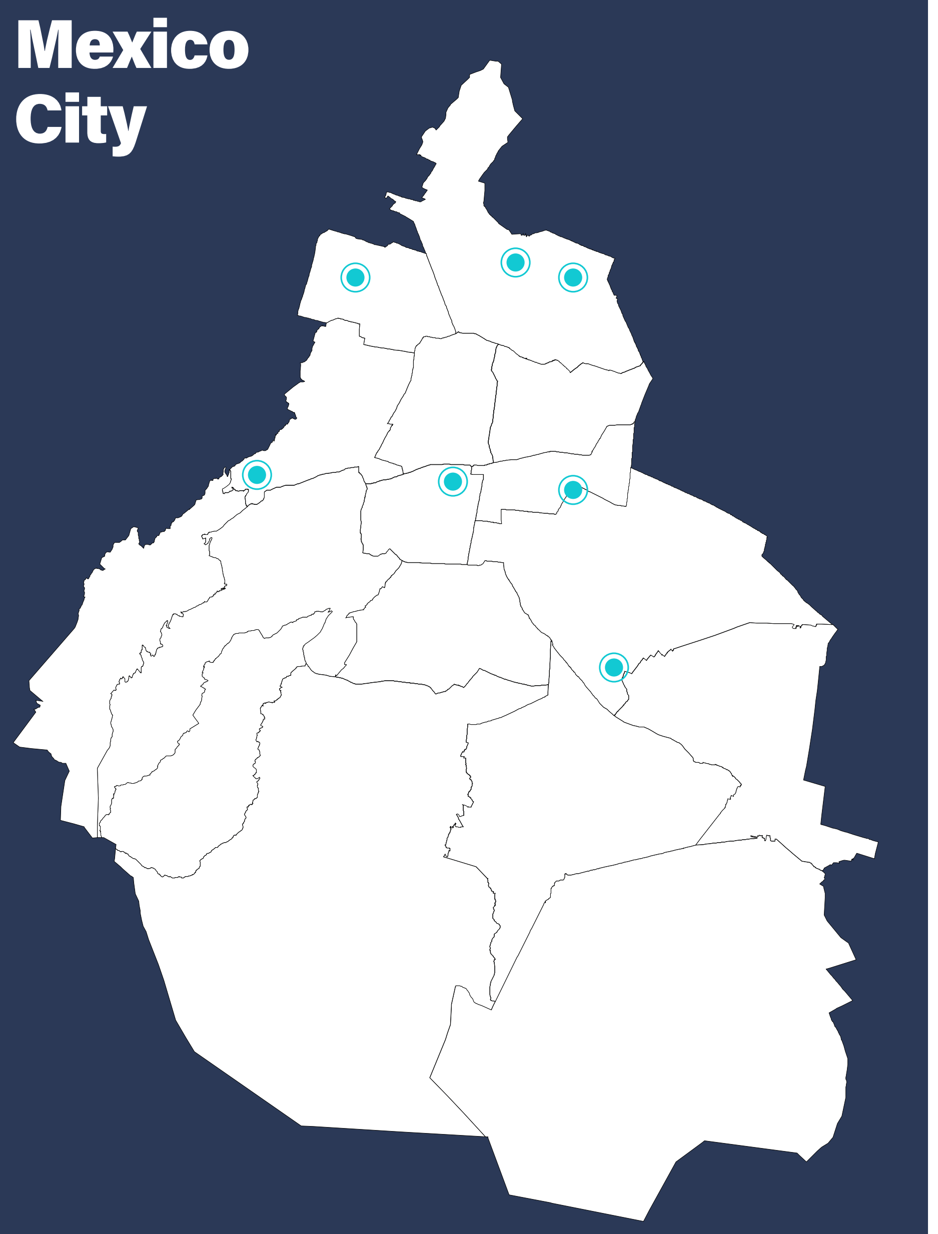
Parque Las Antenas
Located on the dividing line between the Iztapalapa and Xochimilco townships of Mexico City, a densely populated zone with no other quality retail or entertainment options.
110,085 m^2 of leasable area
4,281 parking spaces

Parque Lindavista
A shopping space with a modern, comfortable ambience built to fill an under-served demand.
41,632 m^2 of leasable area
2,316 parking spaces

Parque Tepeyac
A development located in the northeast of Mexico City, a densely populated zone of homes and shops.
44,766 m^2 of leasable area (corresponding to Fibra Danhos' 50% share in this joint venture)
1,780 parking spaces

Parque Tezontle
Located in a service zone that has become a regional sub-center, improving the businesses located around it; expanded in 2015.
68,324 m^2 of leasable area
3,151 parking spaces

Parque Vía Vallejo
One of the largest shopping centers in the MCMA, with a lifestyle retail component and possibilities for expansion.
84,301 m^2 of leasable area
4,499 parking spaces



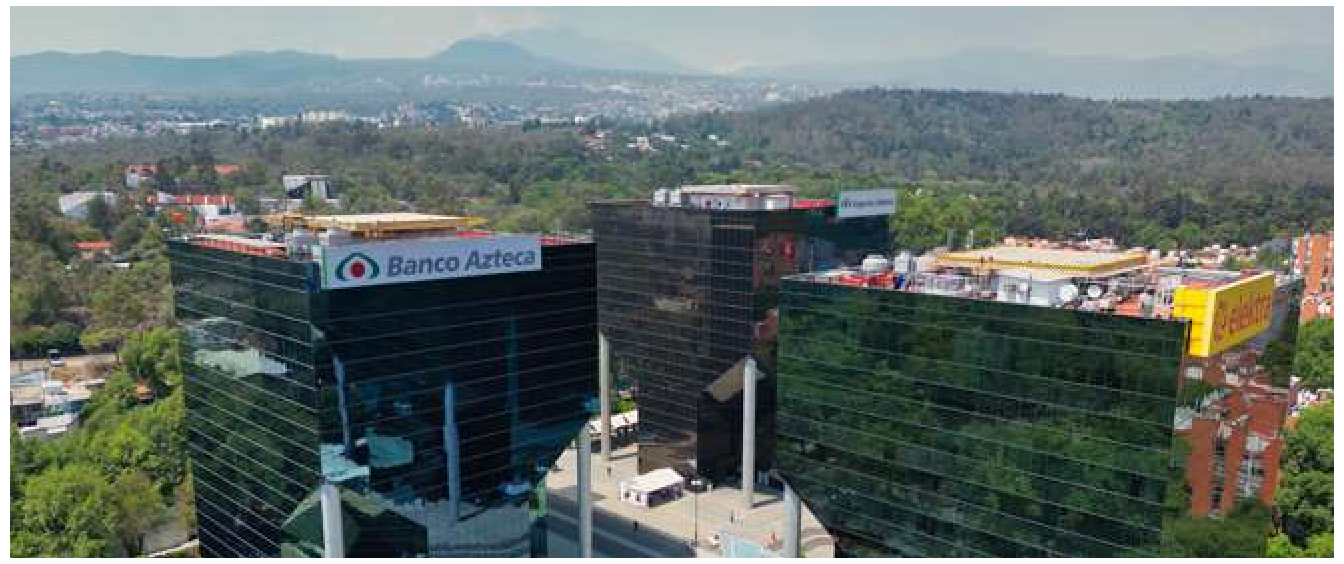
Parque Alameda
In the heart of historic downtown Mexico City facing the majestic Palacio de Bellas Artes.
15,825 m^2 of leasable area
302 parking spaces

Reforma 222
A spectacular development with a radically innovative design, in the Paseo de la Reforma corridor: an exclusive shopping center with triple-A offices and high-end residences.
44,501 m^2 of leasable area
1,873 parking spaces

Toreo Parque Central
Located in one of the most heavily trafficked areas of the MCMA, which includes a hotel (Fiesta America Toreo, opened in 2016), a shopping center and three office towers.
237,393 m^2 of leasable area
6,435 parking spaces

Mixed Use Portfolio

Parque Puebla
A shopping center and hotel in the suburbs of this city, opened in 2019.
81,053 m^2 of leasable area
3,292 parking spaces



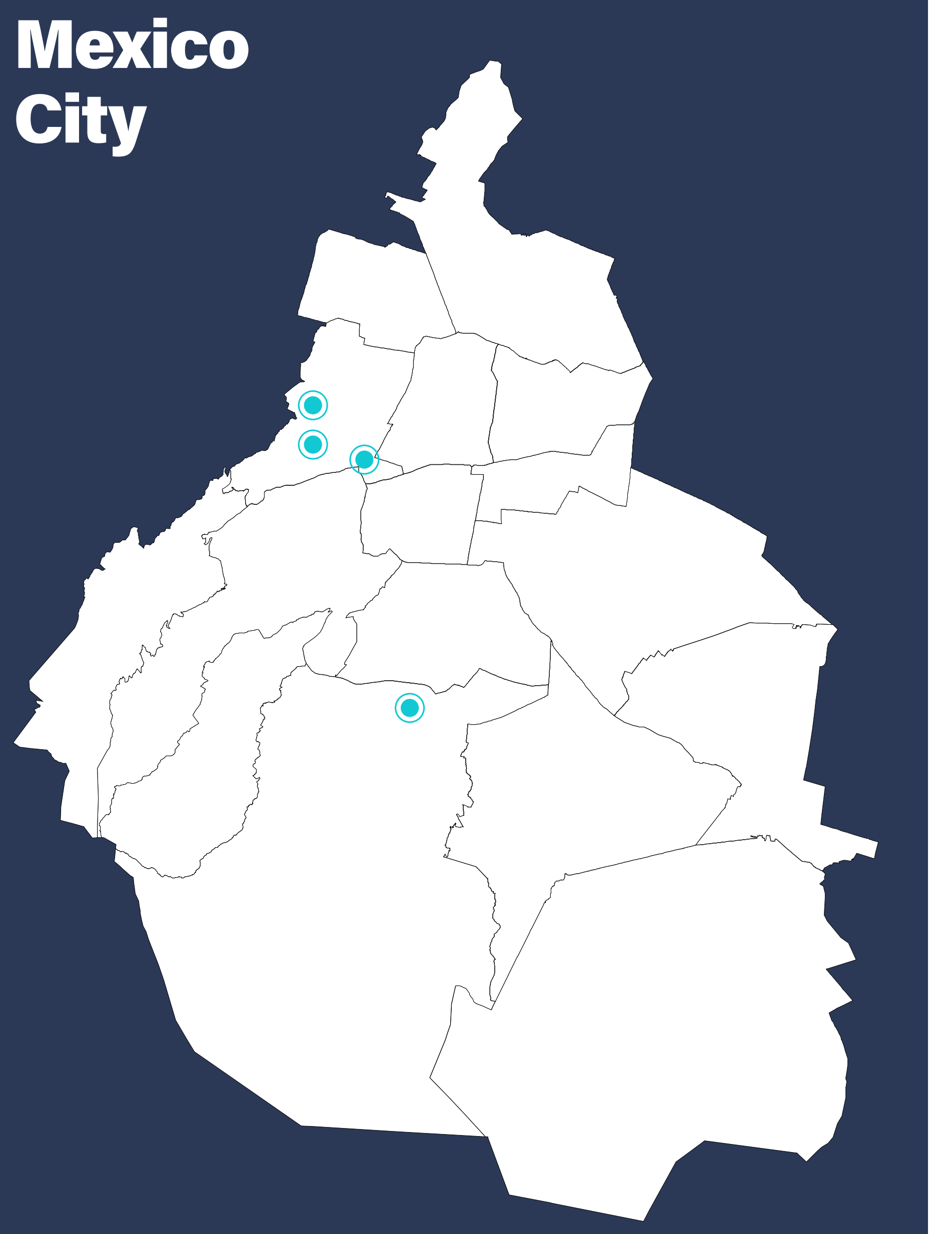
Parque Esmeralda
Three independent towers on the first Mexico City office campus on Avenida Insurgentes Sur.
34,151 m^2 of leasable area
1,636 parking spaces

Torre Virreyes
An iconic Mexico City property in the Lomas-Palmas corridor, bringing together a mix of triple-A corporate and retail tenants.
68,786 m^2 of leasable area
2,285 parking spaces

Office portfolio

Urbitec
Six floors of modern office space, with core services at the center of each floor, make up this modern building located in Bosques de las Lomas.
12,879 m^2 of leasable area
316 parking spaces

Parque Virreyes
More than 30 years after construction, it remains one of the most emblematic buildings in this area of Lomas de Chapultepec.
7,783 m^2 of leasable area
251 parking spaces



Parque Industrial Danhos Cuautitlán, Phase I
A privileged location at the logistical heart of the MCMA. Operates from the access roads of Mexico State to serve Mexico City and the Central, Bajío and northern regions of the country.
207,482 m² of leasable area

Industrial portfolio

State of Mexico

Parque Industrial Danhos Palomas, Phase I
A build-to-suit development with triple-A specifications, designed to hold the distribution center for a leading supermarket chain. The project is located in Cuautitlán, Mexico State, and was completed and delivered in 2025.
52,182 m² of leasable area

Portfolio under development

Parque Industrial Danhos Palomas (Phase II)

The second phase of the Danhos Parque Industrial Palomas property, a 110,000 m^2 build-to-suit complex that will be developed in three phases: the first, 65,000 m^2, is under construction and will be delivered in December 2026.

Parque Danhos Industrial EdoMex III

At Danhos Industrial EdoMex III, our new development, we have already leased the first two buildings, which together total approximately 210,000 m^2, and have begun construction of the third phase, a significant milestone for our industrial platform. The project, developed as a 50-50 joint venture with an unrelated third party, strengthens our presence in the logistics segment and is scheduled for completion in the fourth quarter of 2026.

Punta Nizuc

Fibra Danhos, together with Marriott International, Fibra Hotel, and Beyond Ventures, announced the signing of a brand agreement with The Ritz-Carlton Cancún, Punta Nizuc for the project currently under development on the Yucatán Peninsula. The property, located in Punta Nizuc in Cancún's hotel zone, will include a 131-room luxury hotel, which will be owned by a trust between Fibra Danhos and FibraHotel, and 126 residences in partnership with Beyond Ventures. The hotel, which is expected to begin operations in 2027, will be LEED-certified and operated by Marriott International.

Parque Oaxaca

We continue to advance in the development of this new shopping center in a strategic location in Oaxaca City, following the earlier signing of an investment agreement. The project represents a significant opportunity, given that there is currently no comparable retail offering in the area, and we have identified a high level of interest from potential tenants. The groundbreaking ceremony and the start of development took place in the fourth quarter of 2025.

Our strategy

Our strategy

GRI 2-22, 2-24

Business strategy

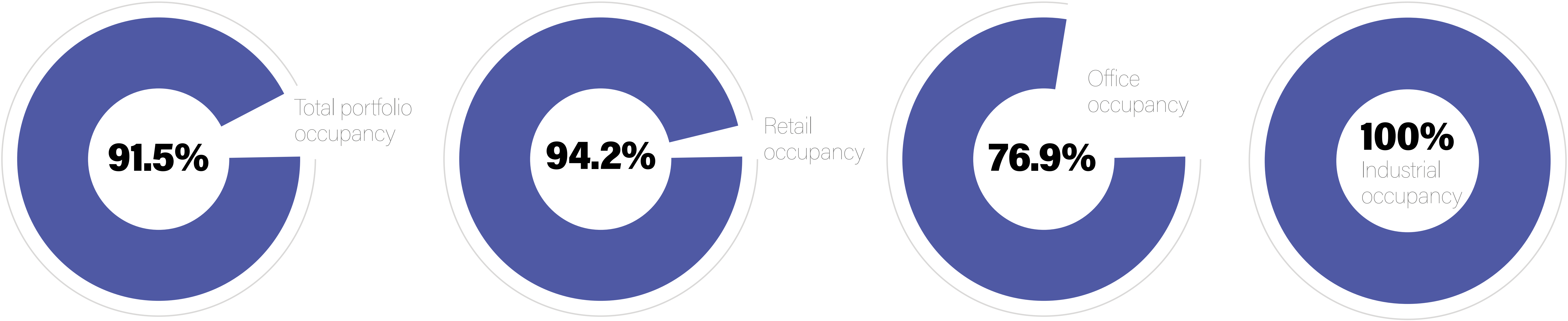
Our overall strategy focuses on developing, acquiring, operating, and leasing iconic, high-quality real estate assets in Mexico, built with a vision of long-term value and sustainability. Within this framework, our growth strategy has been built on the diversification of our portfolio.

By incorporating sustainability criteria into our business strategy, we optimize the operational efficiency of our properties, reduce exposure to regulatory and environmental risks, strengthen the portfolio's resilience, and create favorable conditions for attracting and retaining tenants. This in turn leads to stable cash flows, asset value appreciation, and makes our company more competitive in its market.

Our growth strategy is based on portfolio diversification by asset type and geographic location, as well as the gradual incorporation of environmental performance and operational efficiency standards into new developments and existing assets. Through active portfolio management, we seek to maintain high occupancy levels, optimize the experiences of users and tenants, and ensure the financial sustainability of our investments.

In this context, sustainability is a mainstream component of investment, development, and operational decision-making, aimed at generating economic, social, and environmental value for our stakeholders.

We seek to maximize the long-term value of our investments, maintain high occupancy rates and stable cash flows for investors, and expand our portfolio through diversification across industries and locations that align with market trends.




Parque Lindavista

Distinguishing features

As one of the strongest FIBRAS in the industry, we have built a unique value proposition based on strategic pillars that guarantee sustainable value creation for our investors and stakeholders. Our differentiated approach positions us as a reliable and resilient leader in the real estate market.

Our selective business model allows us to identify and develop high-quality projects in strategic locations, minimizing risks and maximizing returns. Through a long-term vision and rigorous management, we offer high visibility and low risk to our investors, and have become a trusted option in the industry.

Fibra Danhos' strong growth potential is underpinned by a solid operational and financial structure, while our sound financial structure provides us with flexibility and stability, ensuring the successful execution of projects and the consistent generation of positive results.

We adhere to best corporate and ESG practices, ensuring that our operations are aligned with international standards of governance, social and environmental responsibility. This comprehensive vision allows us to strengthen our relationship with investors by aligning goals and ensuring their confidence in our strategy.

We also operate in an industry with high entry barriers, which gives us a sustainable competitive advantage and reinforces our position as a key player in the market.

Value creation

Since our inception, we have sought to make our properties agents of positive transformation in the places where they are located, blending harmoniously into their communities and contributing to social and economic development and a better quality of life for the people in the surrounding areas.

The success of our projects rests on various factors:

01

A market focused on iconic, premier-quality properties.

02

Tenants of the highest quality, with attractive, modern, diversified business proposals, and a highly experienced sales and marketing team.

03

Close communication with and support from our stakeholders, which promotes a virtuous circle of information and continuous improvement.

04

High levels of footfall: Around 128.6 million visitors in 2025, with a total occupancy rate of 91.5%.

05

Properties that have a positive impact on the communities around them and transform their zones of influence economically and socially.

06

A team experienced in building, operating and selling complex, technically exacting projects, and an efficient cost structure.

07

An ESG strategy that is a vital part of our approach and business model, charting a clear path toward our short-, medium- and long-term goals.

TRENDS

- Economic climate and interest rates
- Changes in consumer habits and use of spaces
- Demand for high-quality real estate assets and prime locations
- Financial and tax regulations applicable to FIBRAs
- Need for operational efficiency and financial discipline

INPUTS

FINANCIAL CAPITAL
- Investor capital
- Long-term structured debt
- Cash flow from operations

INDUSTRIAL CAPITAL
- Portfolio of iconic real estate assets
- Development and construction capacity
- Real estate know-how

HUMAN CAPITAL
- Management team
- Operations team
- Strategic suppliers

SOCIAL CAPITAL
- Tenant relations
- Institutional relations
- Corporate reputation

NATURAL CAPITAL
- Efficient energy use
- Natural resource management

- Development, acquisition, and operation of real estate assets
- Active portfolio management
- Disciplined and selective investment
- Preservation of asset value
- Long-term approach

TARGET: GENERATE SUSTAINABLE VALUE OVER TIME

BUSINESS MODEL

MANAGEMENT OF MATERIAL ISSUES

OUTPUTS

FINANCIAL CAPITAL
- Generation of cash flow from operations
- Regular distributions
- Appreciation of asset value

INDUSTRIAL CAPITAL
- High-quality real estate assets
- Functional commercial, corporate, and mixed-use spaces

HUMAN CAPITAL
- Specialized employment
- Professional advancement
- Operational continuity

SOCIAL CAPITAL
- Quality experiences for users and tenants
- Contribution to the urban environment
- Strong institutional relationships

NATURAL CAPITAL
- Improvements in energy efficiency
- Mitigation and gradual reduction of environmental impact
- Resource stewardship

STAKEHOLDERS

- **CBFI holders**
- **Tenants**

- **CBFI holders**
- **Tenants**

- **Employees**
- **Suppliers**
- **Service providers**

- **Communities**
- **Authorities**
- **Tenants**

- **Communities**
- **Government**
- **Tenants**

ESG strategy GRI 2-22, 2-24

Fibra Danhos has made sustainability a cornerstone of its operations, incorporating environmental, social, and governance criteria across all processes and establishing targets and action plans to ensure effective execution.

Our environmental, social, and governance strategy focuses on identifying and managing the impacts, risks, and opportunities associated with our operations and the nature of our real estate portfolio. This requires us to incorporate sustainability into strategic, operational, and financial decision-making, strengthening the business's resilience and building long-term value for our stakeholders.

To provide a concrete basis for our sustainability priorities, we conducted a double materiality analysis, assessing both the impacts our activities have on the environment and society, and the risks and opportunities that ESG factors represent for the organization's financial performance and operational continuity.

Through this exercise, we identified the issues that are most relevant for business management and established priority lines of action so that we could allocate our resources to those initiatives with the greatest potential to generate sustainable value. Based on the results of the double materiality analysis, we defined strategic goals and a set of key performance indicators (KPIs) that are systematically monitored to assess progress in managing material issues.

In this way, our ESG strategy is incorporated into every aspect of the risk management, investment and asset development processes, as well as our day-to-day portfolio operation, helping us anticipate regulatory trends, mitigate operational risks, and strengthen the long-term competitiveness of our assets.

Sustainability is a core concern in our management of impacts, risks, and opportunities, which strengthens our business resilience, creates sustainable value for our investors, and contributes to the development of the communities where we operate.

We have institutionalized sustainability management by creating an ESG Committee, composed of members of the Technical Committee and executives with expertise in sustainability. This Committee monitors ESG risks and opportunities, validates strategies, and reports to the highest governing body.

Furthermore, we incorporate environmental, social, and governance criteria into all our decisions to create sustainable value for investors and the communities where we operate. Our aim is to be an increasingly sustainable company, one that incorporates social and environmental responsibility into all its operations.

Our ESG strategy serves as the foundation for our issuance of sustainability-linked bonds ("SLBs") and sustainability-linked loans ("SLLs").

Parque Tepeyac

In 2023, we issued our first sustainability-linked bond, in which we committed to achieving LEED O+M certification for at least 25% of our operationally controlled area by 2034.

Double Materiality

GRI 3-1, 3-2, 3-3

In 2025, we updated our double materiality analysis in order to identify and prioritize the environmental, social, and governance issues currently most relevant to our operations and strategy. This analysis considered both the impacts our activities have on the environment and the risks and opportunities that ESG factors represent for our financial performance and long-term value creation.

Double Materiality Methodology

We engaged an independent consultant to assist us in identifying our most material ESG issues by considering both the impact of our operations on the economy, society and the environment, as well as the risks and opportunities these same factors present for financial performance and business continuity.

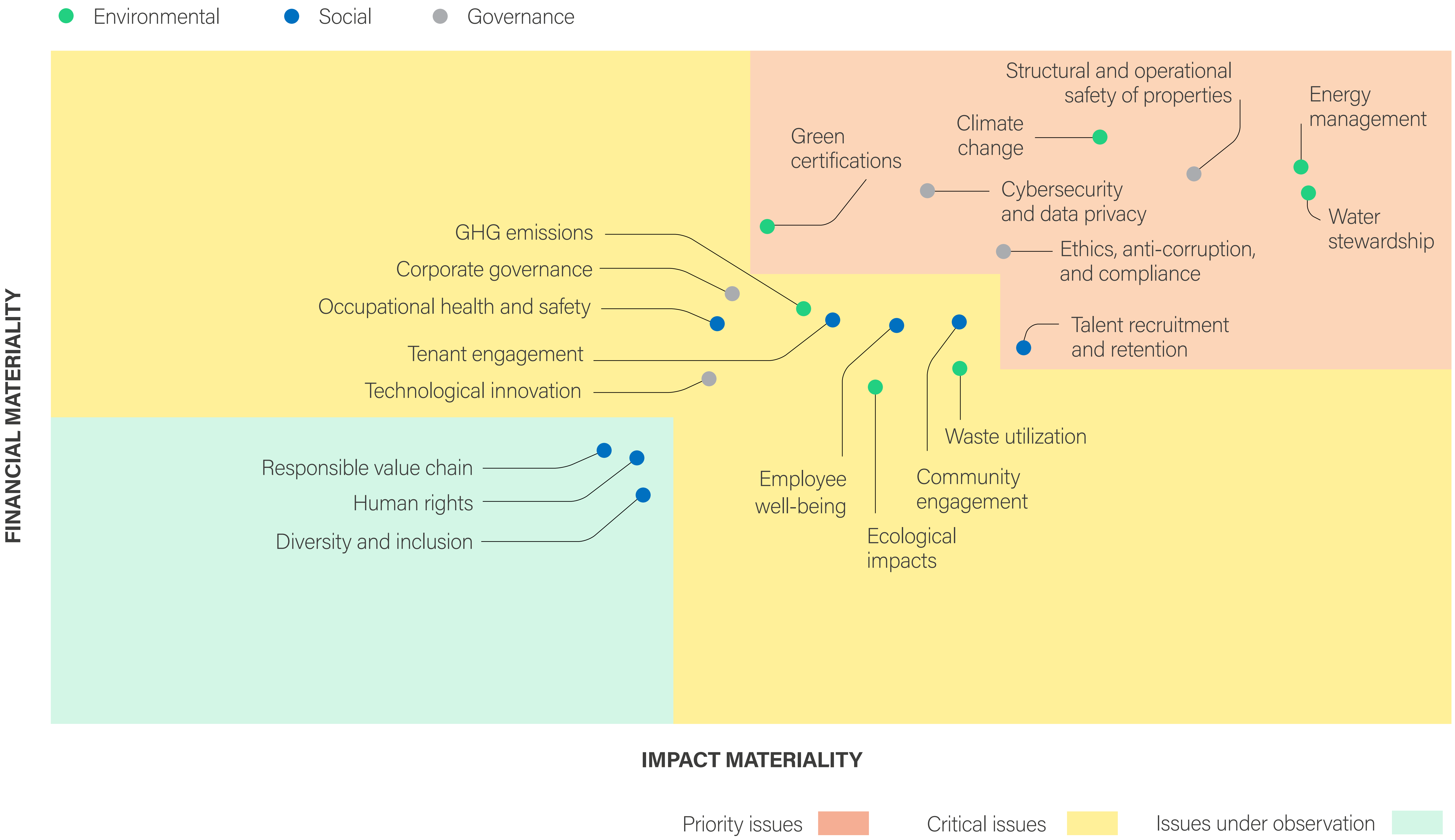
The process began by mapping key internal and external stakeholders and analyzing relevant public and sector-specific information, including a benchmark set of peers and a review of applicable regulatory frameworks and international standards.

Subsequently, a list of potentially material ESG issues was developed based on an analysis of internal information, stakeholder consultation, and the incorporation of trends and emerging issues relevant to our industry.

Issues were prioritized through interviews with executives and the analysis of risks, opportunities, and impacts associated with each one. The results were then consolidated according to the strategic relevance of each issues and the relative weight of the various stakeholder groups.

Finally, the results were grouped and organized into a double materiality matrix, in which the issues were classified by level of financial relevance and impact in three categories: critical, priority, and emerging or under observation.

Fibra Danhos Double Materiality matrix

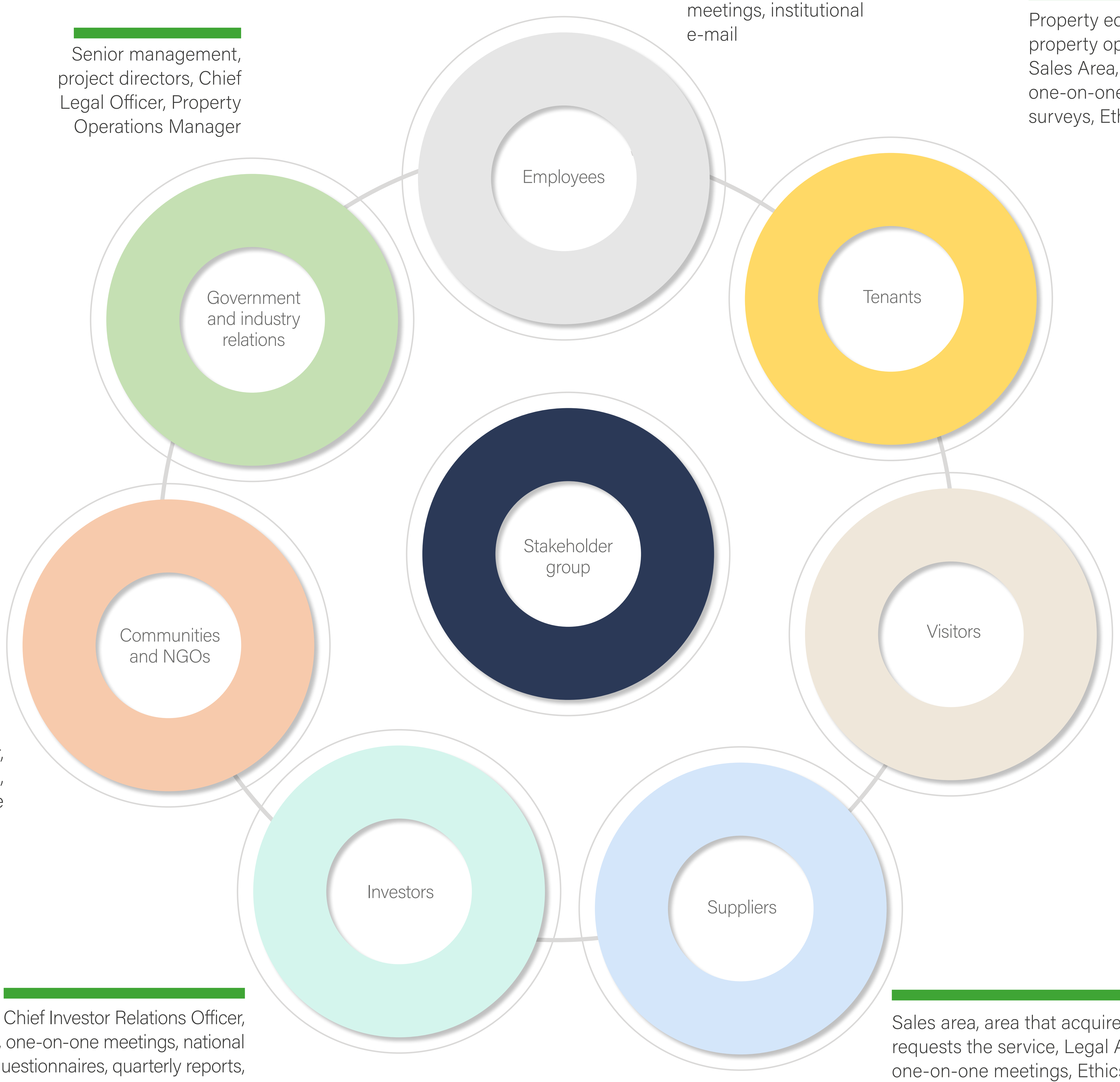


Stakeholder engagement GRI 2-29

Our approach to stakeholder engagement involves active communication and a focus on the material issues that affect each stakeholder group.

By taking stakeholder needs into account in our decisions, we can identify risks and opportunities and align our strategy with their expectations. Furthermore, ongoing dialogue improves decision-making, builds trust, and ensures that our growth reflects a balanced and sustainable approach.

At Fibra Danhos, we are continually in touch with our stakeholders through various channels that facilitate transparent communication, either on an ongoing basis or at predetermined intervals.



Employees

Surveys, Human Resources Office, Ethics line, daily meetings, institutional e-mail

Tenants

Property equity manager, property operations manager, Sales Area, social media, one-on-one meetings, surveys, Ethics line

Visitors

Social media, Ethics line, surveys, property operations manager, operations, cleaning and security staff

Suppliers

Sales area, area that acquires or requests the service, Legal Area, one-on-one meetings, Ethics line

Investors

Chief Investor Relations Officer, ESG Manager, one-on-one meetings, national and international questionnaires, quarterly reports, annual report, investors section of our website

Communities and NGOs

Property Operations Manager, ESG manager, social media, website, Ethics line

Government and industry relations

Senior management, project directors, Chief Legal Officer, Property Operations Manager

Means of communication 🟩

Affiliations and certifications GRI 2-29

Strategic partnerships and the recognition of national and international organizations are a cornerstone of our sustainability strategy. These relationships not only support our environmental, social, and governance (ESG) performance but also reflect our commitment to adopting global best practices.

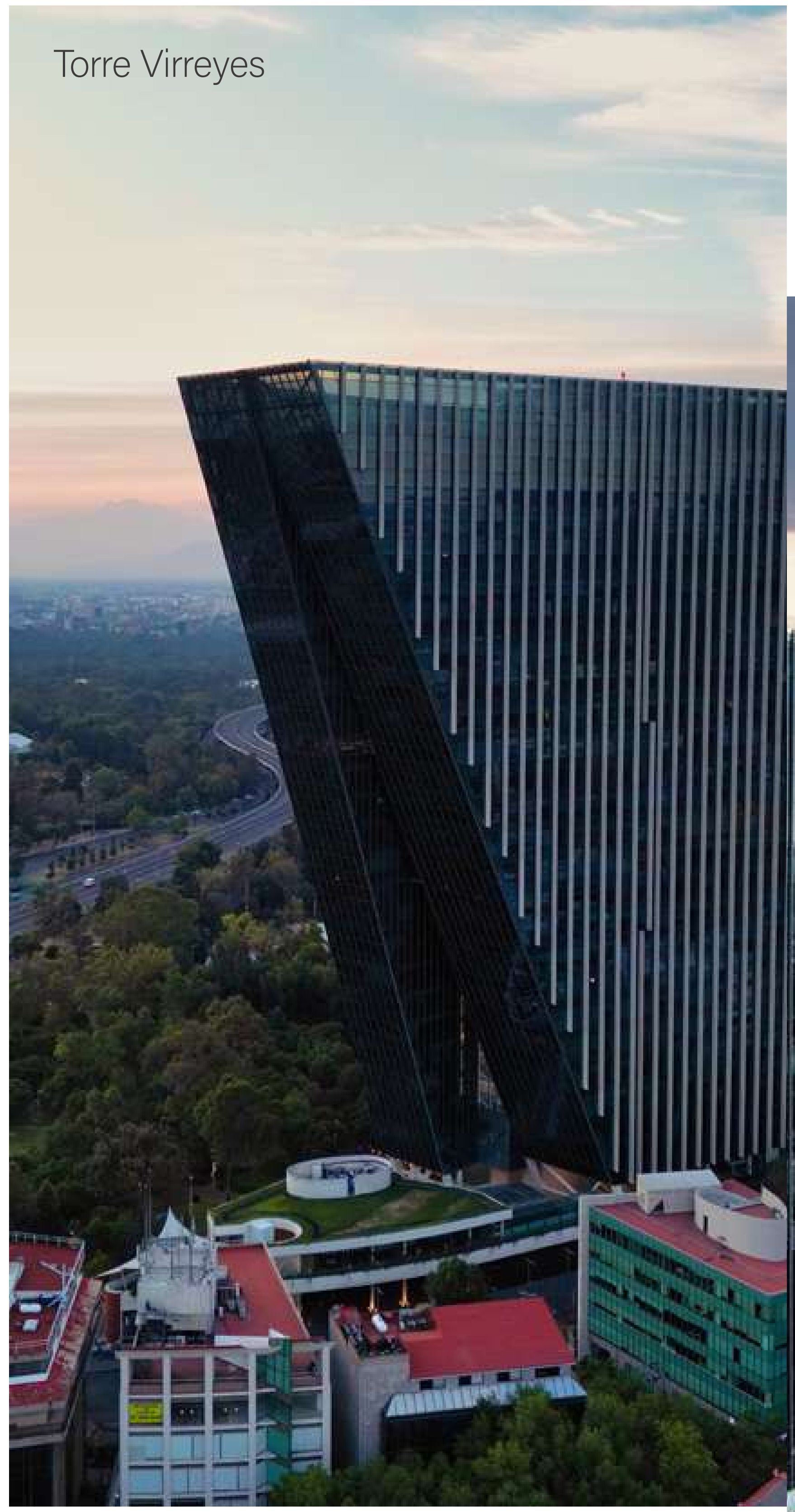
For example, our GRESB and S&P Global CSA assessments allow us to measure and compare our performance against international standards, propelling our continuous improvement. Our adherence to the United Nations Global Compact reaffirms our commitment to universal principles in human rights, labor, the environment, and anti-corruption.

The LEED certifications we have earned for our assets reflect our focus on energy efficiency, sustainable design, and reducing environmental impact.

As a whole, these partnerships and recognitions strengthen our transparency, credibility, and commitment to creating long-term sustainable value.

GRESB S&P Global UN GLOBAL COMPACT CDP

U.S. GREEN BUILDING COUNCIL USGBC U.S. GREEN BUILDING COUNCIL LEED GOLD USGBC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Reforma 222

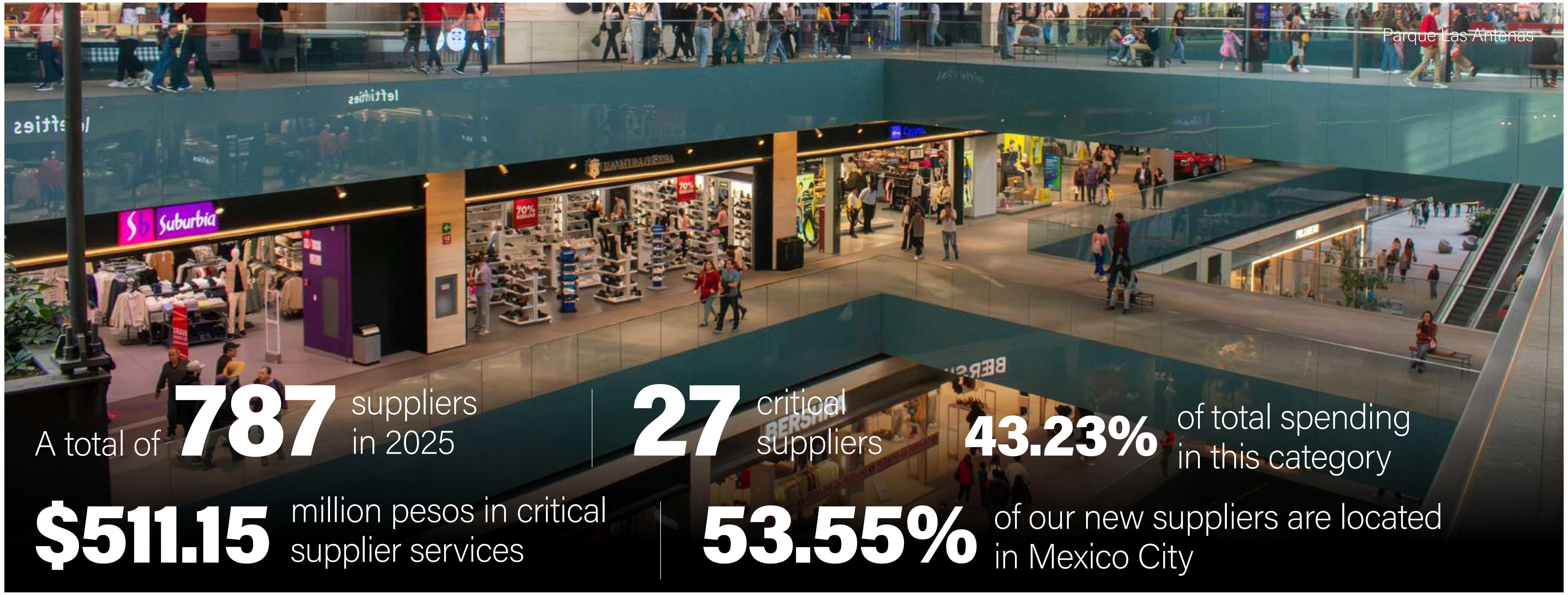

Parque Industrial Cuautitlán I

Value Chain GRI 2-6

Suppliers are a strategic link in our value chain, directly contributing to the continuity, efficiency, and competitiveness of our operations. For this reason, we are interested in building long-term relationships with them, based on partnership and shared responsibility, incorporating them into our ESG strategy to strengthen our risk management, and encouraging them to join us in adopting best sustainability practices.

> For their management and governance, we have a Supplier Code of Conduct and a Policy which together specify the commitments and guidelines they must follow.

Our Supplier Code of Conduct establishes the criteria that apply to and govern the entire purchasing and procurement management process at Fibra Danhos. Its purpose is:



Parque Las Antenas

A total of **787** suppliers in 2025

27 critical suppliers

43.23% of total spending in this category

$511.15 million pesos in critical supplier services

53.55% of our new suppliers are located in Mexico City

- To ensure that suppliers, contractors, or service providers meet basic standards or criteria for sustainability and social responsibility; that is, matters related to human and labor rights, occupational health and safety, and environmental and ethical issues.
- To disseminate the principles of the United Nations Global Compact to be practiced by both suppliers and contractors.

Fibra Danhos defines critical suppliers as those strategic partners whose specialized services are key to quality, security, and operational continuity. The performance of these suppliers is essential to our own business goals and risk management, and any disruption in their services could result in financial, legal, and regulatory impacts on our operations.

Supplier selection process

GRI 3-3, 2-6, 204-1, 308-1, 308-2, 407-1, 414-1, 414-2

Given the importance of this stakeholder group, we require all our suppliers to meet specific requirements to be part of our supply chain. These requirements are as follows:

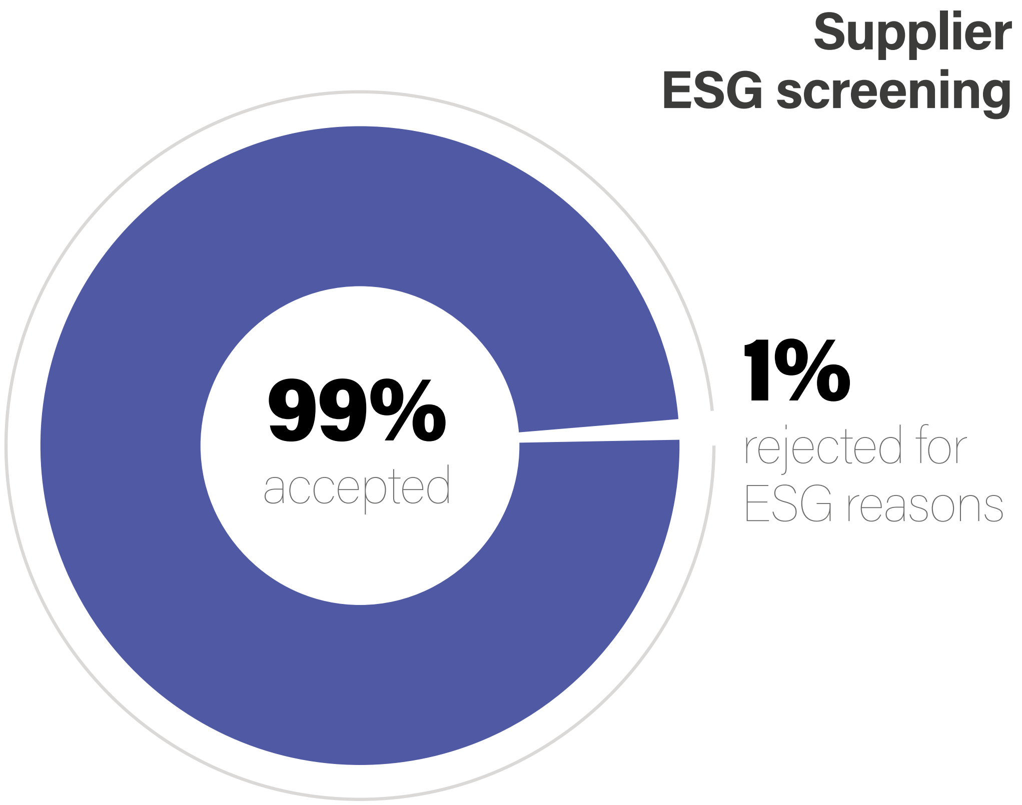
- Undergo an annual due diligence process to ensure compliance with subcontracting laws.
- Comply with procurement practices that are continuously reviewed to ensure alignment with the Supplier Code of Conduct and the Code of Ethics, which aims to prevent potential conflicts with environmental, social, and corporate governance requirements.
- Adhere to the clauses in supplier contracts regarding best practices and social responsibility commitments.

Parque Industrial Danhos
Cuautitlán Phase I

Engaging the supply chain on ESG issues

Incorporating Environmental, Social, and Governance (ESG) criteria into the supply chain is a key element for strengthening responsible practices, mitigating risks, and generating long-term sustainable value. In this regard, we work continuously with our suppliers to promote their development and alignment with sustainability standards.

- Each year, we invite our suppliers to participate in the Mexican Stock Exchange's Sustainable Support Program (SSP), which provides them with essential ESG tools and enables them to advance in defining and implementing their sustainability strategy.
- We support our suppliers by distributing training materials focused on the protection of human rights, promoting responsible practices throughout the value chain.
- We review our suppliers' social, environmental, and governance performance every two years to track their progress and foster continuous improvement.



We pay special attention to our suppliers' labor and ethical practices to ensure they fulfill basic legal criteria regarding social security, working hours, decent working conditions, and other applicable labor regulations. These include, among other aspects, minimum wages, non-discrimination, the prohibition of child and forced labor, and the establishment of a safe and healthy work environment for employees.

In accordance with the social pillar of sustainability in our operations, we encourage our suppliers not only to act in accordance with Mexican regulations but also to adopt ethical principles aligned with corporate social responsibility.

Failure to comply with the aforementioned requirements would result in the termination of the respective contract.

CATEGORY	PROPORTION OF SPENDING
Security and safety	19.88%
Overall cleaning	14.39%
Vertical equipment maintenance	4.54%
CCTV system maintenance	0.67%
High-rise cleaning	1.94%
Air conditioning equipment maintenance	0.96%
Trash collection	0.85%

Corporate governance

SDG: 16.5, 16.6, 16.7

Intellectual capital

Governance

GRI 2-9, 2-10, 2-11, 2-12, 2-14, 2-17

Structure

Fibra Danhos and Administradora Fibra Danhos

Fibra Danhos

Fibra Danhos is a Mexican trust created primarily to develop, lease, operate and acquire iconic, premier-quality real estate assets in Mexico.

Administradora Fibra Danhos

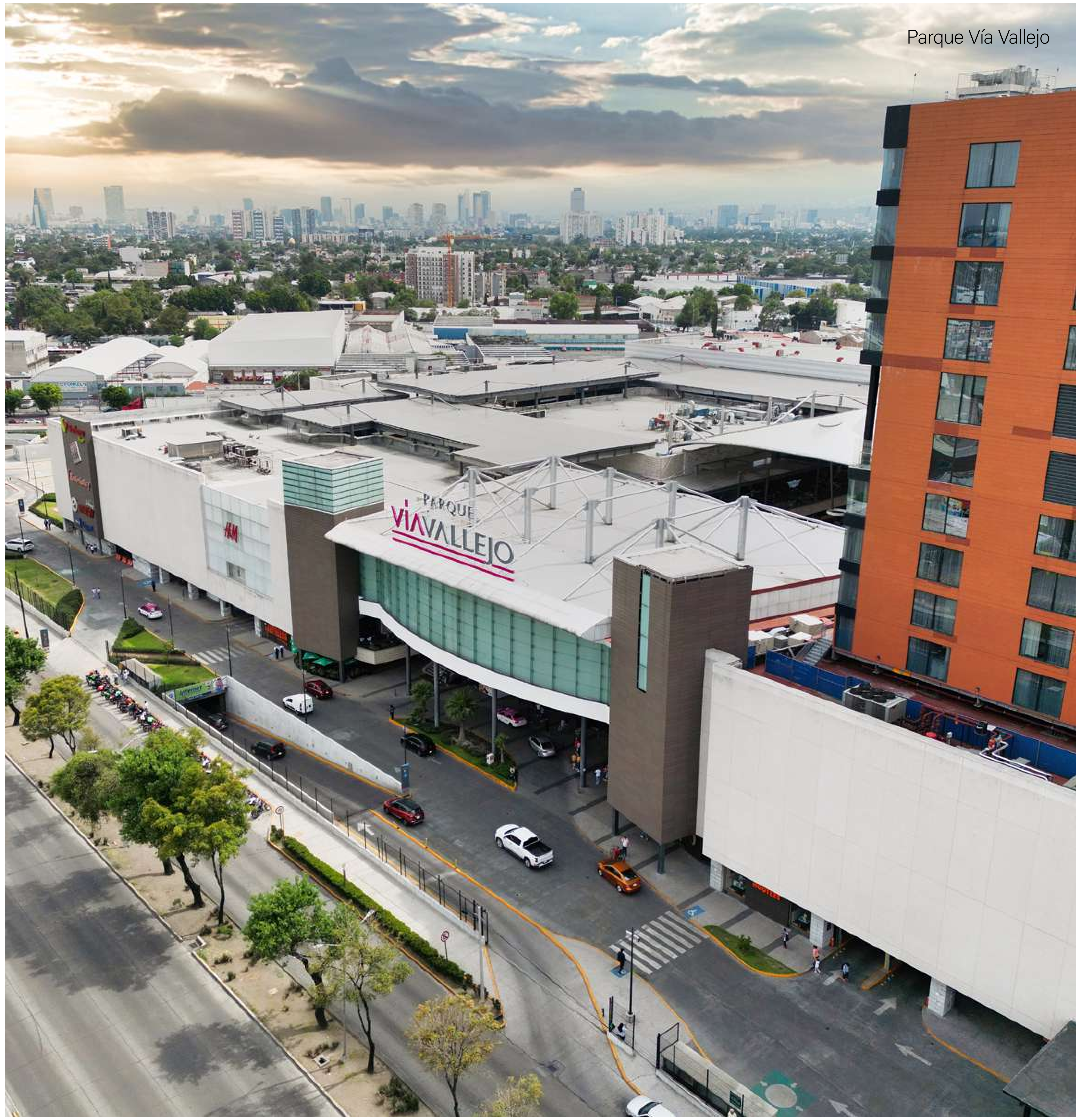
A subsidiary of Fibra Danhos, which operates under an administration agreement with the trust and acts on the instructions of the trust's Technical Committee, with the authority to take all actions necessary or appropriate to the pursuit of the trust's purposes, including the hiring of personnel and engaging suppliers and service providers. The business model of Administradora Fibra Danhos, as part of Fibra Danhos, incorporates a balance of ethical, social and environmental criteria in its management. We believe that progress must always take place under conditions of sustainability, a concept that is ingrained in our culture, because we are convinced that it is the most effective path to growth.

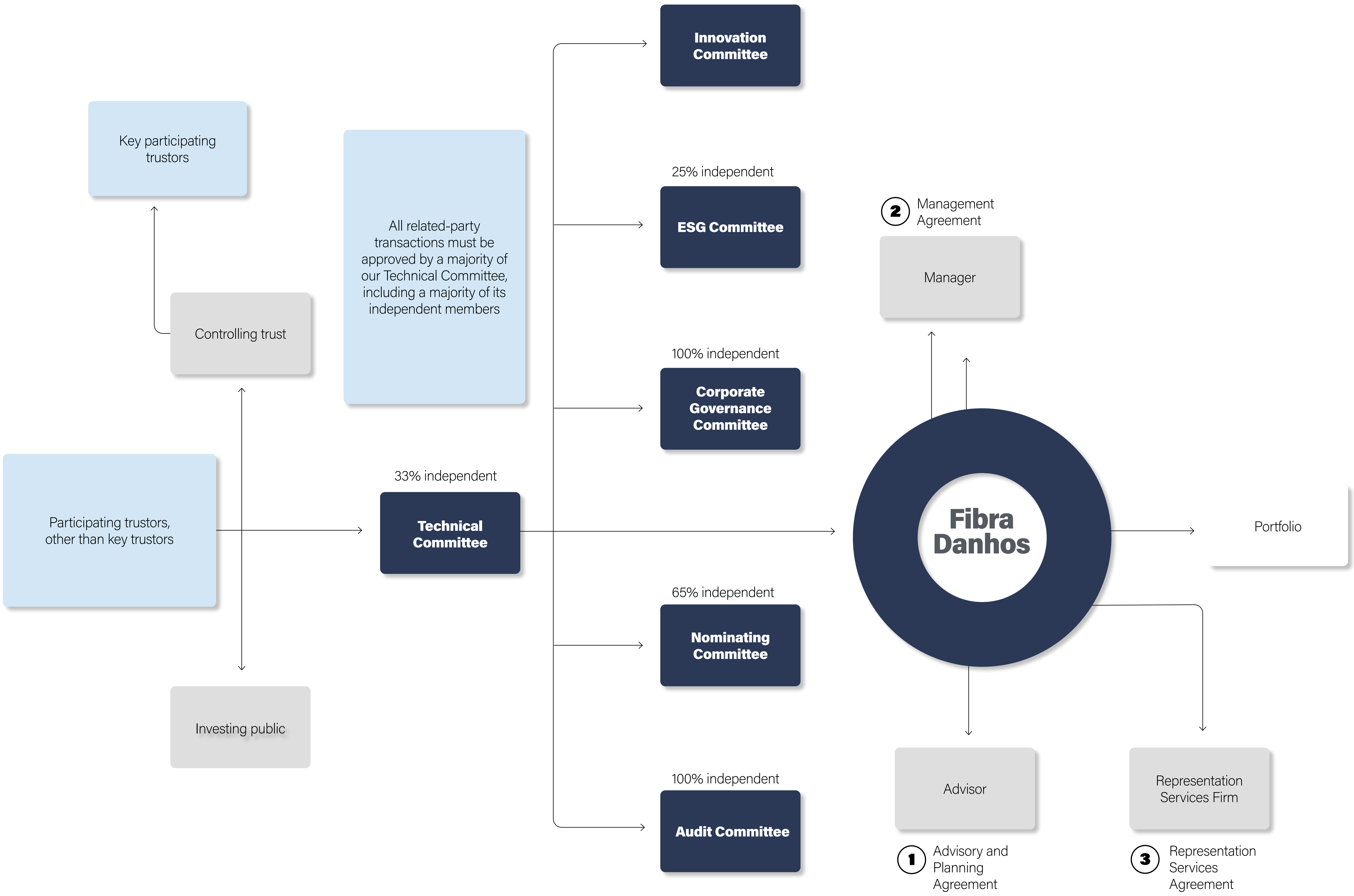
CBFI Holders' Meeting

The **CBFI Holders' Meeting** is the highest decision-making body of the trust. CBFI holders, who are called to meet by the common representative at least once a year, approve, among other matters, the trust's financial statements for the previous year, as well as election of members of the Technical Committee.

In the decision-making process, each real estate trust certificate (CBFI) is equivalent to one vote. The CBFIs grant their holders the right to receive cash distributions, provided there are sufficient funds to make them. However, they do not grant them the specific right to dispose of the ownership of the real estate properties.

The trust must make mandatory distributions to CBFI holders of at least 95.0% of its net taxable income (NTI) once a year in order to maintain its registration as a FIBRA.


Parque Vía Vallejo



Key participating trustors

Controlling trust

Participating trustors, other than key trustors

Investing public

All related-party transactions must be approved by a majority of our Technical Committee, including a majority of its independent members

33% independent
Technical Committee

Innovation Committee

25% independent
ESG Committee

100% independent
Corporate Governance Committee

65% independent
Nominating Committee

100% independent
Audit Committee

② Management Agreement
Manager

Fibra Danhos

Portfolio

Advisor
① Advisory and Planning Agreement

Representation Services Firm
③ Representation Services Agreement

Technical Committee GRI 2-13

The highest governance body of Fibra Danhos is the **Technical Committee**. It is supported by the Audit, ESG, Innovation, Nominating and Corporate Practices committees, which assist in its strategic management.

Independence

The Technical Committee has twelve members, four of them independent. The election of independent members is ratified by majority vote at the annual meeting of the CBFI holders, upon proposal of the Nominating Committee. The independence requirements for the Technical Committee in Fibra Danhos can be consulted in our **Technical Committee independence and diversity policy**.

The process of selecting and re-electing members is carried out once a year, by a majority vote, during the CBFI Holders' Meeting. All of our members possess extensive experience and in-depth knowledge of the industry, commensurate with their roles, which has enabled the group's continued growth and the successful management of our portfolio, with an average of 30 years of experience in the development, management, operation, and marketing of commercial and office properties. The average tenure of Technical Committee Members is 8.75 years.

Each year, the ESG, Legal, and Investor Relations departments identify areas for improvement in the Technical Committee's performance, taking into account factors such as diversity, composition, experience, and risk management. Based on this analysis, recommendations are formulated and communicated to the Technical Committee through the CAO, which are to be addressed over the course of the following year.

In order for the Technical Committee meetings to be legally called to order, more than 50% of its members or their alternates must be in attendance. Resolutions are passed by a majority vote of the members present, and in some cases the majority vote of its independent members is required. Each member in attendance is entitled to one vote.

> In 2025, the Technical Committee met 4 times with an average attendance of 83%.

The FIBRA has a regulatory framework and internal policies that determine how Technical Committee members may acquire, maintain and administer their own equity position in the trust. These guidelines ensure transparent stock ownership, encourage the alignment of interests between Technical Committee members and investors, and provide mechanisms to avoid conflicts of interest.

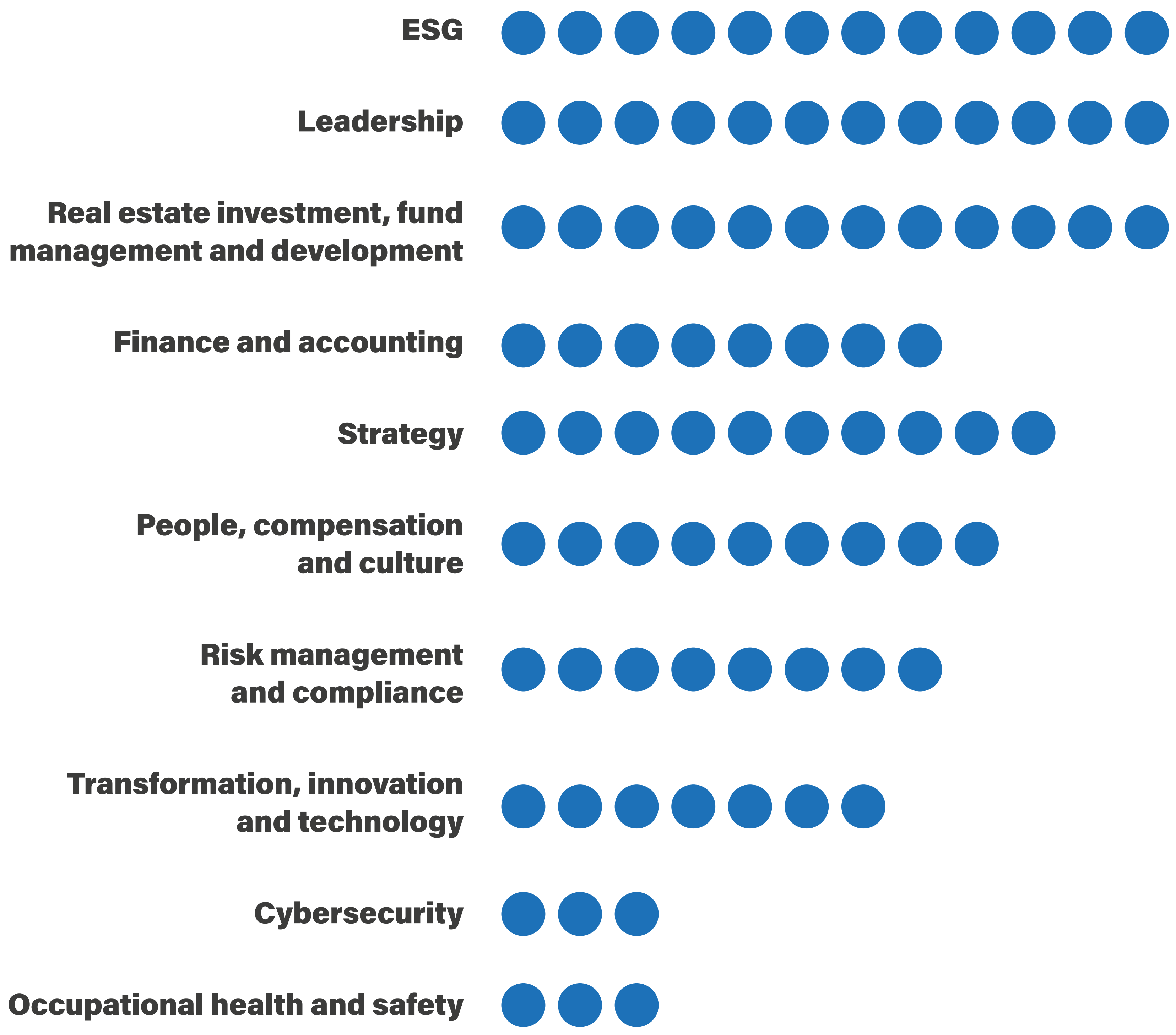
No government institution owns more than 5% of the CBFIs with voting rights. The control group owns approximately 40% of these and encourages the alignment of interests and decision making.

Experience

Our Technical Committee is comprised of professionals with extensive experience in a variety of sectors, including financial, consumer discretionary, real estate, industrial, consumer staples, information technology, energy, risk management and public service. Specifically in the real estate industry, our members have an average of 29 years of experience in the development, administration, operation and marketing of retail and office properties.

This extensive experience favors a comprehensive approach to decision-making that fosters greater trust and credibility with our stakeholders.

Number of members with experience



To learn more about the member experience, **click here**.

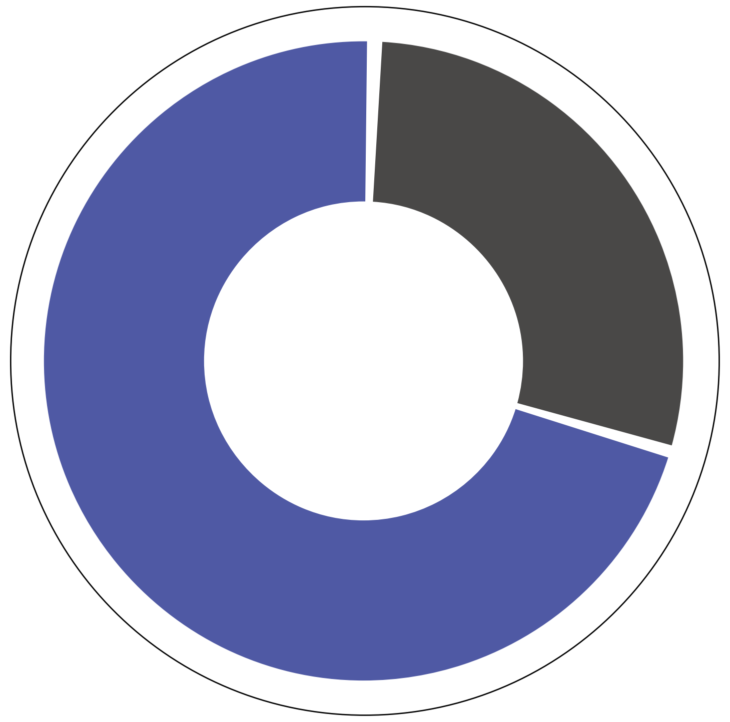
Diversity

GRI 3-3, 405-1

One of the Technical Committee's goals is to provide the right mix of skills, knowledge, experience, independence and diversity among its members to ensure that it can fulfill its responsibilities. This mix should enrich analysis, promote constructive debate and facilitate efficient decision-making.

Our Technical Committee is aligned with diversity criteria that follow best international governance practices. These are established in our Technical Committee Independence and Diversity Policy.

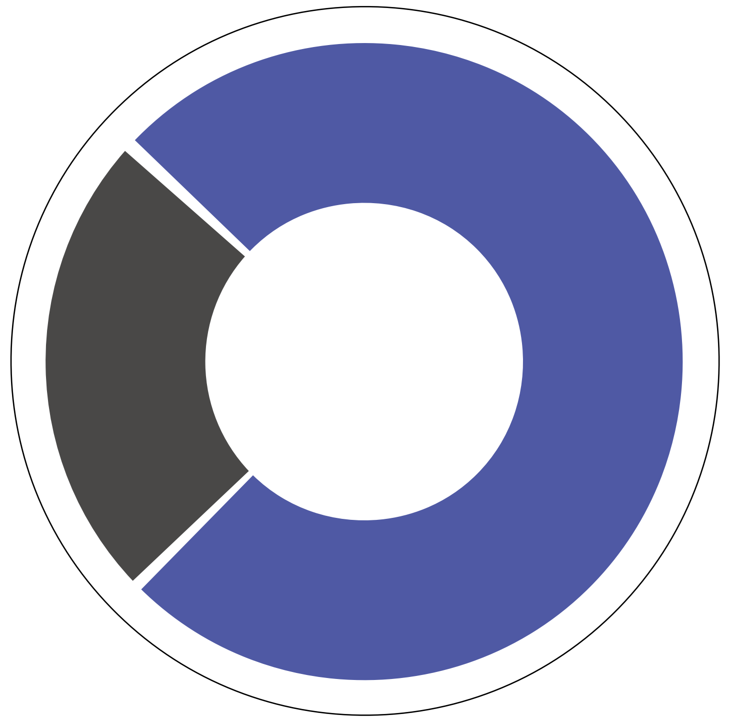
Member independence



33%
independent members

Gender equality

25%
women



Technical Committee Members

MEMBER	INDEPENDENCE	TENURE ON TECHNICAL COMMITTEE (YEARS)	NUMBER OF INDIVIDUAL BOARD MEMBERSHIPS*	DATE LAST REELECTED
David Daniel Kabbaz Chiver (Chairperson)	No	12		March 27, 2026
Salvador Daniel Kabbaz Zaga	No	12		March 27, 2026
David Daniel Kabbaz Cherem	No	2		March 27, 2026
Luis Moussali Mizrahi	No	12	1	March 27, 2026
Isaac Becherano Chiprut	No	12	2	March 27, 2026
Blanca Estela Canela Talancón (Executive Director of Administradora Fibra Danhos)	No	5	1	March 27, 2026
Lino de Prado Sampedro	No	12	3	March 27, 2026
Issac Hamui Sitton	No	New member		March 27, 2026
Eugenio Madero Pinzon	Yes	New member	1	March 27, 2026
Valeria Moy Campos	Yes	New member	3	March 27, 2026
Pilar María Aguilar Pariente	Yes	12	3	March 27, 2026
Pedro Carlos Aspe Armella	Yes	2		March 27, 2026

*Number of individual board memberships excluding Grupo Danhos. Fibra Danhos places no restriction on the number of individual board memberships its non-executive or independent members may hold.

Risk management

Fibra Danhos has a comprehensive risk management process that involves every level of the organization, from operating staff to senior management, in order to promptly identify and properly deal with risks.

We have a **Risk Management Policy** that establishes guidelines for identifying, evaluating, and mitigating potential threats that could affect our operations, reputation, or business continuity. This document promotes a culture of risk prevention at all levels of the company, encouraging accountability, transparency and informed decision-making.

We develop mitigation strategies and action plans aimed at reducing the potential impact of each risk we identify. We then continuously monitor their implementation, adjusting our criteria as environmental conditions change, promoting continuous improvement and strengthening the company's resilience.

Another component of our institutional risk assessment process, in keeping with best international practices, is to update our double materiality analysis every two years.

Our Technical Committee members possess a wide diversity of experience, a key asset in our risk management because it strengthens our ability to identify and promptly address the various risks to which the company is exposed. This advantage is magnified by the solid professional background members have in the real estate industry, which ensures that strategies for addressing and mitigating risk are aligned with industry best practices.

Our ability to properly manage risk is the product of a good governance structure, one that integrates and aligns all areas under a common focus. With this we can decide not only what risks we face, but also the means to mitigate them.

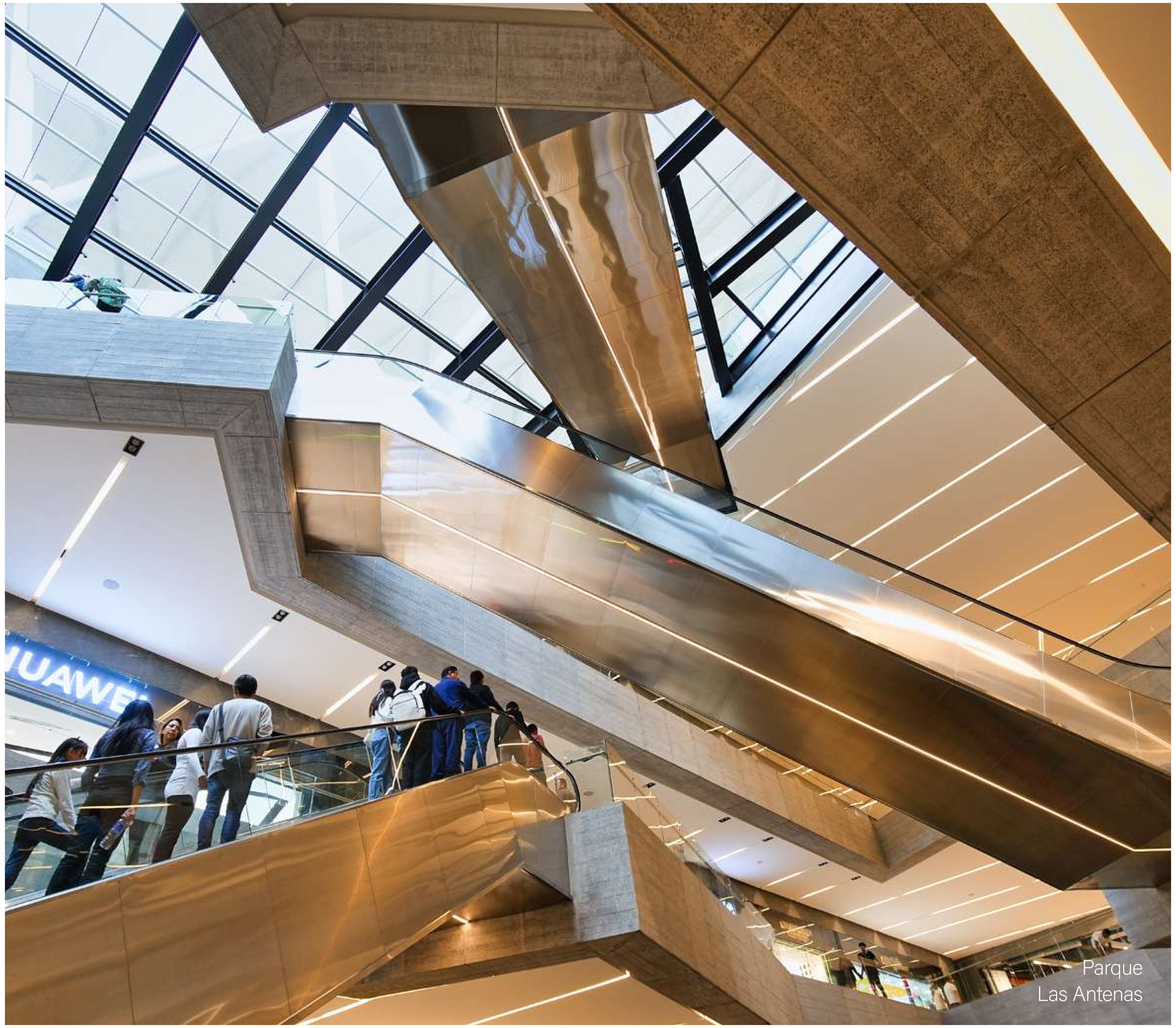
At Fibra Danhos, we have clearly defined roles and responsibilities for every position and area responsible for managing these risks, thus ensuring a prompt and effective response to any eventuality.

Material risk analysis

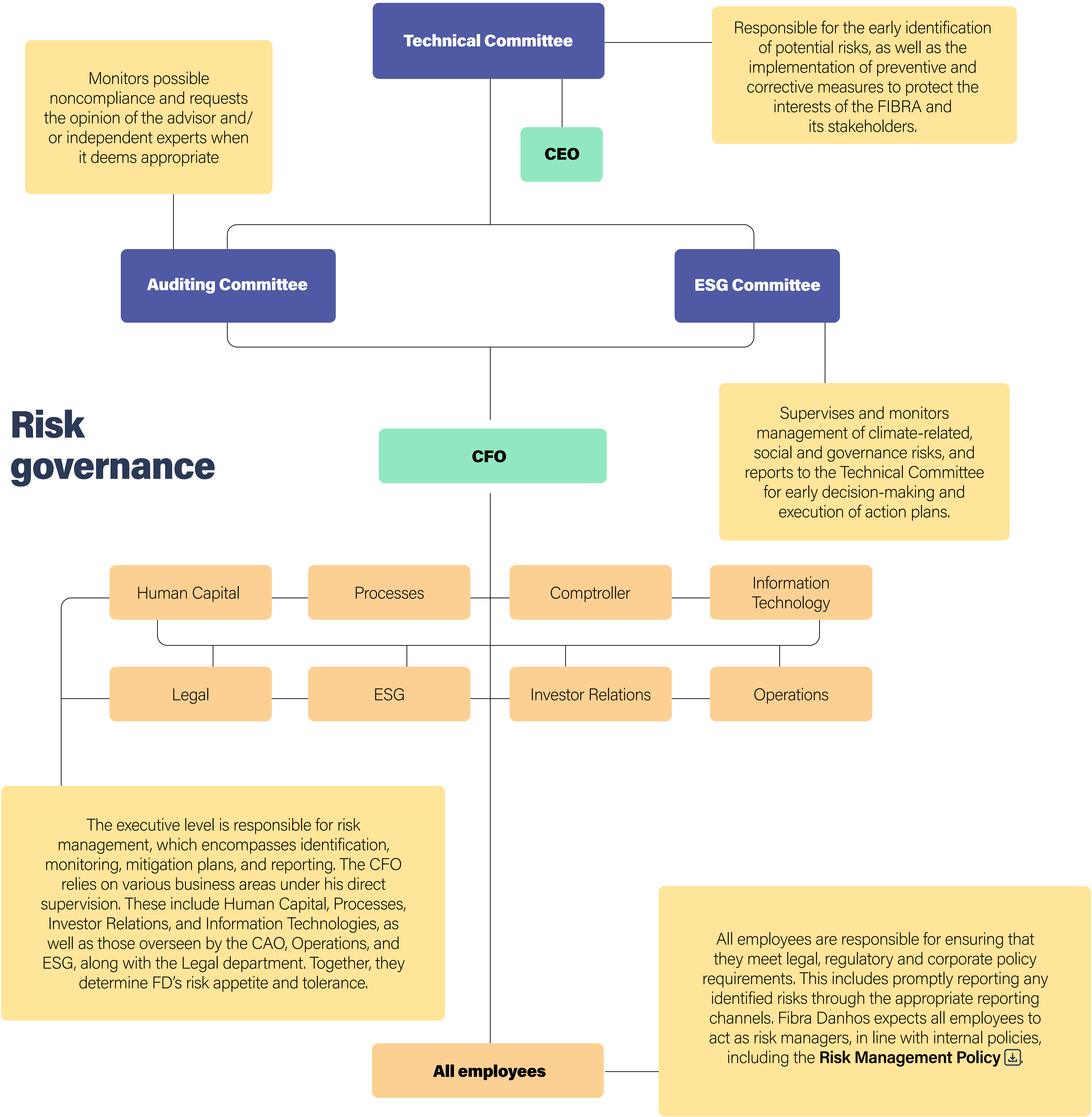
GRI 2-13, 2-17, 2-22, 2-23, 2-24, 2-25, 2-27
SASB IF-RE-410a.3, IF-RE-450a.2

Under our comprehensive approach to risk management, we are able to identify, assess and prioritize factors that could significantly impact our operations, reputation, and results. We monitor elements within and beyond the company to anticipate threats and opportunities. We then design specific mitigation plans that strengthen our adaptability and resilience. Based on our 2025 double materiality analysis, we identified impacts, risks and opportunities for each of the issues found to be material topics for the company, and thus develop mitigation plans to reduce or eliminate the risks and exploit the opportunities.

This holistic approach makes material risk analysis a key tool for strategic decision-making, ensuring that we fulfill our commitments and generate long-term value for our stakeholders.


Parque
Las Antenas

Risk governance



Technical Committee

Responsible for the early identification of potential risks, as well as the implementation of preventive and corrective measures to protect the interests of the FIBRA and its stakeholders.

CEO

Monitors possible noncompliance and requests the opinion of the advisor and/or independent experts when it deems appropriate

Auditing Committee

ESG Committee

Supervises and monitors management of climate-related, social and governance risks, and reports to the Technical Committee for early decision-making and execution of action plans.

CFO

Human Capital
Processes
Comptroller
Information Technology
Legal
ESG
Investor Relations
Operations

The executive level is responsible for risk management, which encompasses identification, monitoring, mitigation plans, and reporting. The CFO relies on various business areas under his direct supervision. These include Human Capital, Processes, Investor Relations, and Information Technologies, as well as those overseen by the CAO, Operations, and ESG, along with the Legal department. Together, they determine FD's risk appetite and tolerance.

All employees

All employees are responsible for ensuring that they meet legal, regulatory and corporate policy requirements. This includes promptly reporting any identified risks through the appropriate reporting channels. Fibra Danhos expects all employees to act as risk managers, in line with internal policies, including the **Risk Management Policy**.

Parque Industrial Danhos
Palomas Phase II

Impacts, risks and opportunities in our material topics

GOVERNANCE		
RISK	**POTENTIAL IMPACT**	**OPPORTUNITIES AND CONTROL MEASURES**
Cybersecurity and data privacy	Cybersecurity breaches or improper privacy management can lead to the leakage or misuse of sensitive information, operational disruptions, financial losses, regulatory penalties, and a loss of public trust, thereby affecting business sustainability.	Strengthening cybersecurity through technology, monitoring, and training helps protect critical data and systems, reduce regulatory risks, and ensure business continuity, thereby building stakeholder trust. ▪ Annual cybersecurity training to mitigate potential cyberattacks and risks to sensitive information. ▪ Cybersecurity governance framework. ▪ Anti-spam service. ▪ Investment to enhance IT security.
Technological innovation	The rapid development and improper use of advanced technologies, such as artificial intelligence and 5G networks, can create cybersecurity risks, data breaches, ethical dilemmas, environmental impacts, and job displacement, as well as financial losses if investments fail to meet expectations.	The adoption of technologies such as AI, IoT, and automation improves operational efficiency, optimizes processes, drives innovation, and strengthens competitiveness and sustainable value. ▪ Virtual infrastructure to minimize response time in the event of an incident. ▪ Ongoing investment in equipment upgrades and new technology. ▪ Sustainable building certifications.
Ethics, anti-corruption, and compliance	Failure to implement ethical guidelines and anti-corruption measures can lead to misconduct, legal penalties, loss of public trust, and reputational damage, affecting relationships with stakeholders and business sustainability.	Robust ethics and compliance programs, along with training and control mechanisms, strengthen transparency, protect assets, and reinforce trust and reputation with stakeholders. ▪ Code of Ethics, Supplier Code of Conduct, and list of institutional policies, including the Anti-Corruption Policy. ▪ Independently managed Ethics line. ▪ Internal processes with control mechanisms. ▪ Environmental Audit program.
Structural and operational integrity of properties	The increased frequency and intensity of natural disasters such as hurricanes, floods, and wildfires can cause significant damage to properties, operational disruptions, higher insurance and repair costs, as well as risks to the security of employees, customers, and communities. Additionally, failure to maintain and upgrade fire safety systems, coupled with the absence of protocols for earthquakes, bomb threats, and violent robberies, increases the likelihood of serious incidents, impacts on tenants, loss of revenues, and reputational damage.	Investing in resilient infrastructure, modernizing security systems, and strengthening protection protocols helps prevent incidents, reduce risks, and ensure operational continuity, thereby increasing user confidence.

Priority 🟧 Critical 🟨 Under observation 🟩

SOCIAL		
RISK	**POTENTIAL IMPACT**	**OPPORTUNITIES AND CONTROL MEASURES**
Corporate governance	Improper management of relationships with investors and stakeholders can lead to misalignment with social and environmental expectations, loss of trust, decreased investment, and legal risks, affecting the reputation and sustainability of the business.	Implementing robust and transparent governance, with active stakeholder participation, strengthens trust, facilitates access to capital, and generates sustainable long-term value.
Community engagement	A lack of community engagement and failure to consider community needs can generate tensions, mistrust, and perpetuate social inequalities, limiting the participation of vulnerable groups and reducing local well-being. Furthermore, improper management of philanthropic and inclusion programs can lead to unequal distribution of resources, missed opportunities to generate shared value, and reputational risks for the organization.	Promoting social, inclusion, and local development programs strengthens social cohesion, improves reputation, and generates shared value for the company and communities ▪ Regular free recreational activities in shopping centers for visitors. ▪ Support for various foundations. ▪ University outreach.
Talent attraction and retention	The lack of effective strategies to attract, retain, and develop talent, as well as to promote training in the face of technological changes, can result in a shortage of critical skills, high turnover, decreased productivity, and a loss of competitiveness. This limits adaptability, increases costs, and reduces opportunities for economic and social progress.	Comprehensive talent strategies that include training, diversity, and career plans helps attract and retain qualified staff, driving innovation and competitiveness. ▪ Benefits and perks exceeding legal requirements for our employees. ▪ Training and development initiatives. ▪ Initiatives to reward loyalty. ▪ Performance evaluation system.
Occupational health and safety	Failure to prioritize occupational health and security or maintain physical and mental wellness programs can increase the risk of accidents, illnesses, and work-related fatigue, affecting morale, satisfaction, and staff retention. This leads to higher levels of stress, absenteeism, and turnover, impacting the organization's operational continuity and financial performance.	Implementing health, security, and wellness programs strengthens a culture of prevention, reduces workplace risks, and improves productivity and employee engagement.
Employee well-being	The lack of effective engagement and wellness programs, as well as equitable incentives and benefits, can lead to low morale, high turnover, and decreased productivity, affecting the organization's reputation and financial performance. Furthermore, inconsistent policies, such as unequal parental leave, can limit the organization's diversity and social impact.	Promoting flexible work arrangements, competitive benefits, and wellness programs improves satisfaction, retention, and productivity, strengthening organizational culture.
Diversity and inclusion	The lack of clear diversity and inclusion policies, as well as unequal access to development opportunities, can lead to gender gaps, low satisfaction and engagement, high turnover, and talent loss, affecting organizational culture, competitiveness, and business sustainability.	Promoting policies on diversity, equality, and professional advancement drives innovation, improves talent retention, and fosters an equitable work environment.

Priority 🟥   Critical 🟨   Under observation 🟦

SOCIAL		
RISK	**POTENTIAL IMPACT**	**OPPORTUNITIES AND CONTROL MEASURES**
Responsible value chain	The lack of assessment and control of ESG risks in the supply chain can lead to human rights violations, environmental damage, exclusion of vulnerable groups, and quality issues in products or services, affecting public trust and corporate reputation.	The incorporation of ESG criteria into the supply chain and strengthening relationships with suppliers reduces risks, improves efficiency, and generates sustainable value.
Human rights	Failure to respect human and labor rights, or to ensure safe and inclusive conditions, can lead to discrimination, exploitation, and violations of the dignity of individuals and communities. Furthermore, non-compliance with labor and security regulations increases the risk of accidents, affects health, and limits access to fair employment, generating significant social and reputational impacts.	Incorporating due diligence, fair working conditions, and reporting mechanisms strengthens the ethical culture, protects stakeholders, and ensures operational continuity. • Protocol to Prevent, Address, and Eradicate Workplace Violence. • Code of Ethics, Supplier Code of Conduct, and list of institutional policies. • Ethics line. • Human Rights Due Diligence Process.
Tenant engagement	Failure to address tenants' needs and concerns in a timely manner, or to ensure quality service and transparent communication, can lead to a loss of trust, decreased satisfaction, and reduced competitiveness, affecting the organization's reputation and business performance. Additionally, the occurrence of violent robberies and other security incidents without adequate protocols can lead to temporary closures, disruptions to tenants' operations, increased costs due to corrective measures, and reputational damage, compromising occupancy and revenues.	Improving the tenant experience through quality services, transparent communication, and security measures strengthens loyalty, reduces risks, and improves business performance. • Distribution of the Code of Ethics to tenants. • Tenant Fitouts Manual, which defines the general and environmental standards they must comply with. • ESG Committee with tenants. • Tenant satisfaction survey. • Open communication channels with the marketing department.
ENVIRONMENTAL		
Climate change	Lack of adequate assessments and strategies for climate resilience can damage communities and ecosystems, lead to regulatory non-compliance, and make the company more dependent on fossil fuels, which increases financial risks, vulnerability to price volatility, and reputational damage. Additionally, the increase in the frequency and intensity of extreme rainfall can cause severe damage to properties, prolonged operational disruptions, impacts on tenants, and higher costs for repairs and insurance, compromising financial stability and stakeholder confidence.	Assessing climate-related risks and implementing resilient infrastructure and contingency plans strengthens operational continuity, reduces vulnerabilities, and generates long-term value. • Structural studies, soil mechanics, civil protection training, and participation in drills. • Inspections to verify property conditions. • Compliance with safety protocols and procedures. • Planning for climate resilience measures.
GHG emissions	The transition toward decarbonization and regulatory compliance may entail significant costs for monitoring, reporting, and adaptation, affecting profitability in the short term. Furthermore, a lack of control over emissions and air quality, coupled with extreme weather events, can create health risks, operational disruptions, and damage to ecosystems.	Implementing decarbonization strategies and emissions monitoring improves climate management, reduces environmental impacts, and strengthens resilience and reputation.

Priority 🟥 Critical 🟨 Under observation 🟩

ENVIRONMENTAL		
RISK	**POTENTIAL IMPACT**	**OPPORTUNITIES AND CONTROL MEASURES**
Energy management	The transition to renewable energy and the adoption of efficient technologies may require significant upfront investments, generate high costs in the short term, and face constraints regarding availability and affordability, which could affect access to energy and financial stability if not properly managed.	Energy efficiency measures and the use of renewable energy reduce operating costs, lower emissions, and strengthen sustainable competitiveness. ▪ Strategy for transitioning toward the net-zero goal. ▪ Measuring and monitoring our carbon footprint.
Water stewardship	Water scarcity in areas under stress, loss of supply by authorities, and improper wastewater discharge can limit water availability for operations and tenants, cause partial shutdowns, contaminate water sources, and affect public health and ecosystems, creating operational, reputational, and financial risks.	Water reuse, monitoring and contingency plans can optimize water use, reduce operational risks, and strengthen business resilience. ▪ Reuse of water for restrooms, cooling towers, and watering of green spaces. ▪ Separate consumption meters for commercial tenants. ▪ Use of biodegradable cleaning products and water-based, solvent-free maintenance materials. ▪ Awareness campaigns.
Waste management	Improper waste disposal and a lack of infrastructure for recycling and circular practices can lead to pollution, environmental degradation, and risks to public health, and may also increase costs and hinder the transition to a more sustainable model, thereby affecting competitiveness and stakeholder confidence.	The adoption of circular economy and recycling practices reduces costs, optimizes resources, and improves environmental and reputational performance.
Ecological impacts	Unsustainable land-use practices, deforestation, and the lack of protection for sensitive areas can lead to biodiversity loss, ecosystem degradation, and increased vulnerability to natural disasters, affecting resource availability, community health, and environmental stability.	Implementing conservation and sustainable land use practices protects biodiversity, improves regulatory compliance, and strengthens sustainability.
Green certifications	Adopting sustainable construction standards may involve high initial costs; but failure to do so would lead to higher energy and water consumption, increased operating costs, and potential health impacts on occupants.	Obtaining certifications such as LEED improves operational efficiency, reduces environmental impacts, and increases asset value and investor confidence.

Priority 🟧　　Critical 🟨　　Under observation 🟩

SDG: 8.2, 8.5, 8.8

Ethics and integrity

Code of Ethics

GRI 3-3, 2-16, 2-30

Our **Code of Ethics** establishes the principles and guidelines that govern our employees' conduct in their interactions with tenants, authorities, suppliers, society, and the environment. Its purpose is to prevent improper practices, promote an organizational culture based on integrity, and help protect the company's reputation and business sustainability.

Compliance with the Code of Ethics and the applicable regulatory framework is taken into account in employees' performance evaluations, encouraging them to help ensure an ethical, transparent, and results-oriented work environment.

We also promote inclusion, diversity, equal opportunity, and non-discrimination through institutional policies aligned with human rights and the principles established in our Human Rights Policy.

The Code of Ethics is mandatory for our employees. It provides guidelines on avoiding inappropriate conduct that could affect the integrity of the business, workplace harmony, and our relationships with our stakeholders.

We consider inclusion, diversity, equal employment, and non-discrimination to be important strategies. We are constantly updating our institutional policies to promote and guarantee equal opportunities between men and women, non-discrimination in access to employment, and the prevention, care, and eradication of sexual and workplace harassment, in unceasing defense of human rights, as set forth in our guiding principles and **Human Rights Policy**.

Guidelines for conduct

- Respect for the law
- Integrity and ethics
- Respect for human rights
- Preserving the good reputation of Fibra Danhos and Administradora Fibra Danhos
- Loyalty and no conflicts of interest

Ethical principles

- Safe work environment
- Equal opportunities and non-discrimination
- Inclusion and diversity
- Professional development and training
- Occupational health and safety
- Eradication of child and forced labor
- Right to free association

Guiding principles

- Dignity and defense of the individual
- A healthy, harmonious environment
- Equal opportunities
- Confidentiality
- Due diligence
- No reprisals

We recognize the right to free association, although Fibra Danhos at present has no unionized employees and thus is not a party to any collective representation or bargaining agreements.

In addition, we have a Protocol for Preventing, Addressing, and Eradicating Workplace Violence, which establishes guidelines and procedures for handling cases of harassment, bullying, and other forms of workplace misconduct. This policy protects the safety and well-being of our employees, fosters a safe and respectful work environment, and strengthens trust and organizational cohesion.

Parque Tepeyac

Anticorruption

GRI 3-3, 2-27, 205-1, 205-2

Our **Anticorruption Policy** provides guidelines on preventing, detecting and reporting any acts of corruption such as bribery and money laundering that may occur in the course of our operations.

Our Anticorruption Policy strictly prohibits:

- Offering or accepting bribes to or from public officials or private individuals.
- Offering or accepting facilitation payments to initiate or expedite administrative processes or procedures.
- Offering or accepting gifts and hospitality to or from any third part that contravenes the provisions of this Policy.
- Making political contributions in Fibra Danhos' name.
- Obtaining favorable treatment in return for sponsorships or donations.
- Failing to comply with applicable laws or regulations regarding public tenders.
- Entering into business relations with other parties who do not meet their obligation to provide due diligence in their own dealings.
- Transacting business on behalf of a third party who is prohibited by law from direct involvement in the business.
- Forming an agreement with an outside party to obtain an improper advantage.
- Performing transactions with resources of illegal origin.

Main policies

As part of our commitment to sustainability, we have various policies, procedures, and systemsin place to identify and manage environmental and social risks. These tools are incorporated across all areas and operations of our business and are aligned with international standards, ensuring that our approach to sustainability is robust, consistent, and capable of generating long-term value.

- **Code of Ethics Policy**
- **Environmental Policy**
- **Anti-Corruption Policy**
- **Conflict of Interest Policy**
- **Protocol to Prevent, Address, and Eradicate Workplace Violence Policy**
- **Technical Committee Independence and Diversity Policy**
- **Stakeholder Engagement Policy**
- **Cybersecurity Policy**
- **Supplier Code of Conduct Policy**
- **Diversity and Inclusion Policy**
- **Occupational Health and Safety Policy**
- **Human Rights Policy**
- **Risk Management Policy**

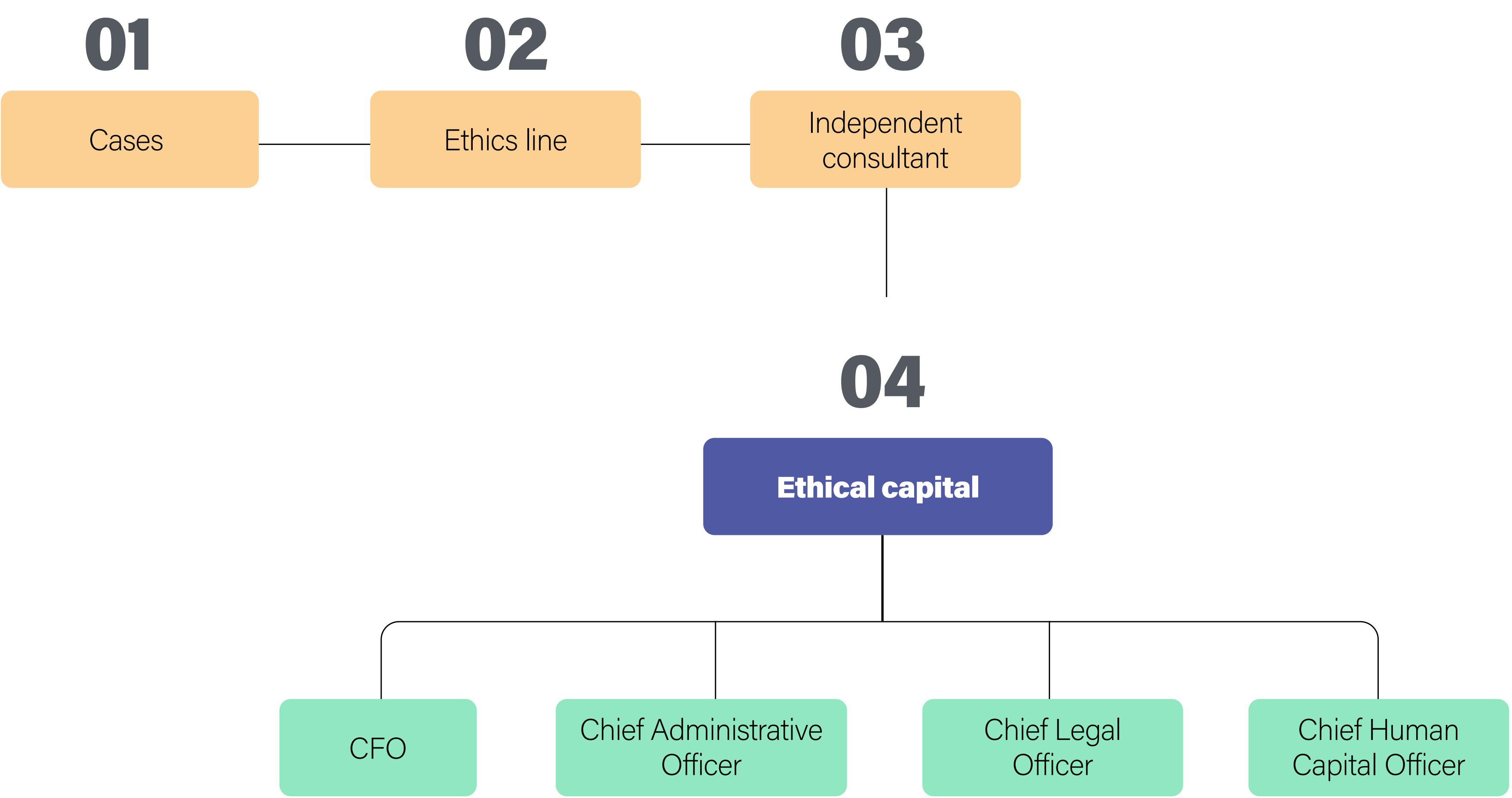
Ethics Committee

The Ethics Committee, comprised of the CFO and the Chief Administrative, Legal, and Human Resources Officers, is responsible for monitoring and resolving cases received through the Ethics line. Cases are first referred to an external consultant who verifies the absence of conflicts of interest with any member of the Ethics Committee and provides emotional support to those involved. In the event of a conflict of interest involving a member, that member may not participate in the processing or resolution of the case.

Whistleblower channel

GRI 2-16, 2-26

To ensure compliance with the Code of Ethics, we have an Ethics line managed by an independent third party, EthicsGlobal, which allows any party to report or seek advice on any situation in an impartial, transparent, and confidential manner. The company is audited by an independent firm, which helps us ensure complete transparency in the handling of each case. To ensure the proper functioning of the Whistleblower Channel and to emphasize the importance of speaking up, we conduct awareness campaigns through various digital media channels. This Ethics line is available to: employees, suppliers, tenants, customers, and any other person directly or indirectly related to Fibra Danhos.



01 Cases
02 Ethics line
03 Independent consultant
04 Ethical capital

CFO
Chief Administrative Officer
Chief Legal Officer
Chief Human Capital Officer

Scope of Ethics line

- Employees
- Suppliers
- Tenants
- Clients
- Any other party directly or indirectly related to Fibra Danhos

Whistleblower channels

Web:
https://danhosteescucha.lineaetica.com.mx/

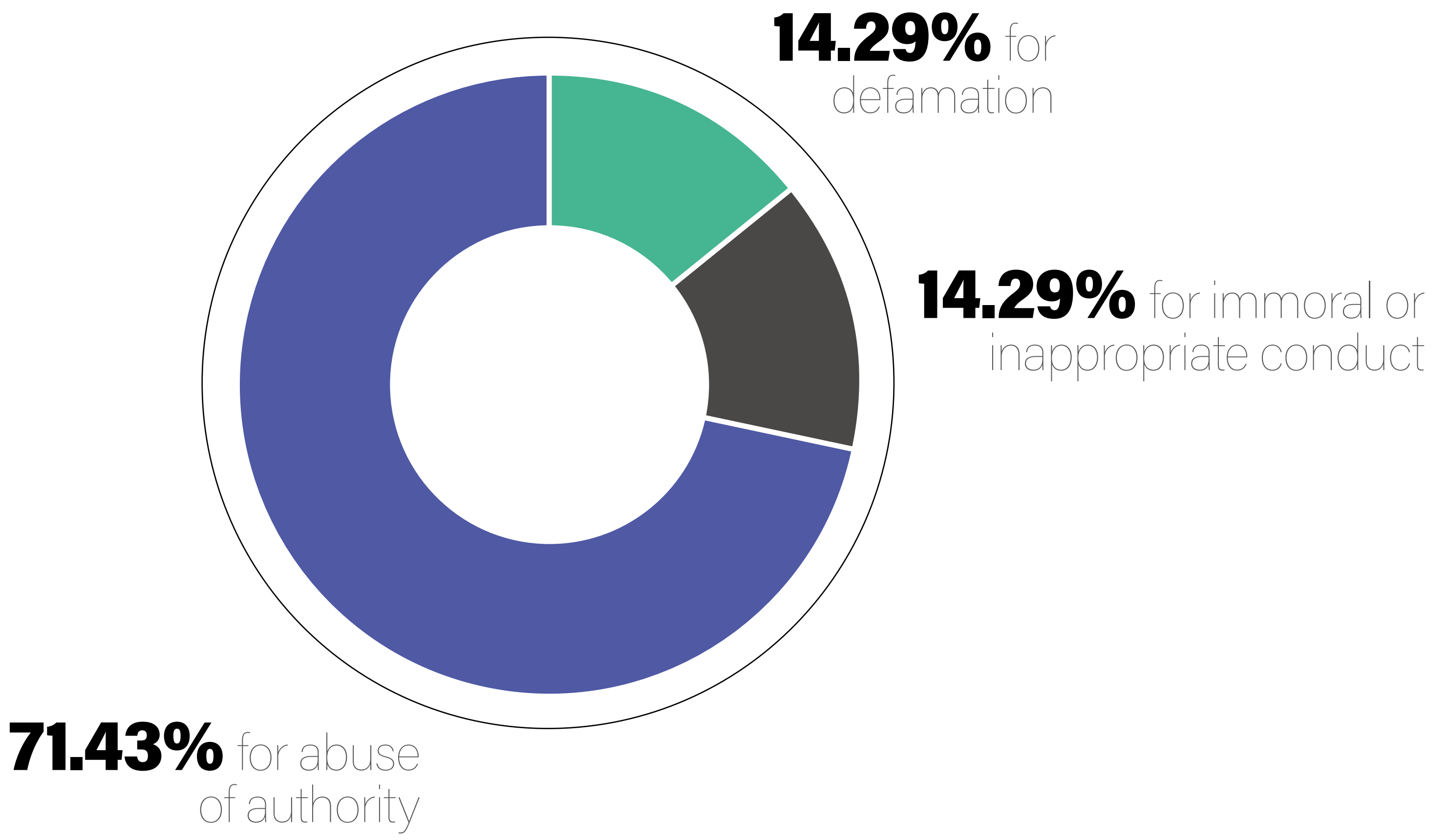
Mail:
danhosteescucha@lineaetica.com.mx

9 cases received | **2** from suppliers | **7** from employees

100% were addressed

Categories of complaint

By subject matter, complaints in 2025 related to:



There were no incidents reported through the Ethics line in 2025, nor were there any sanctions or legal actions for anti-competitive or monopolistic conduct or for unfair competition.

Human Rights

GRI 3-3, 2-23, 2-24, 407-1, 408-1, 409-1, 410-1

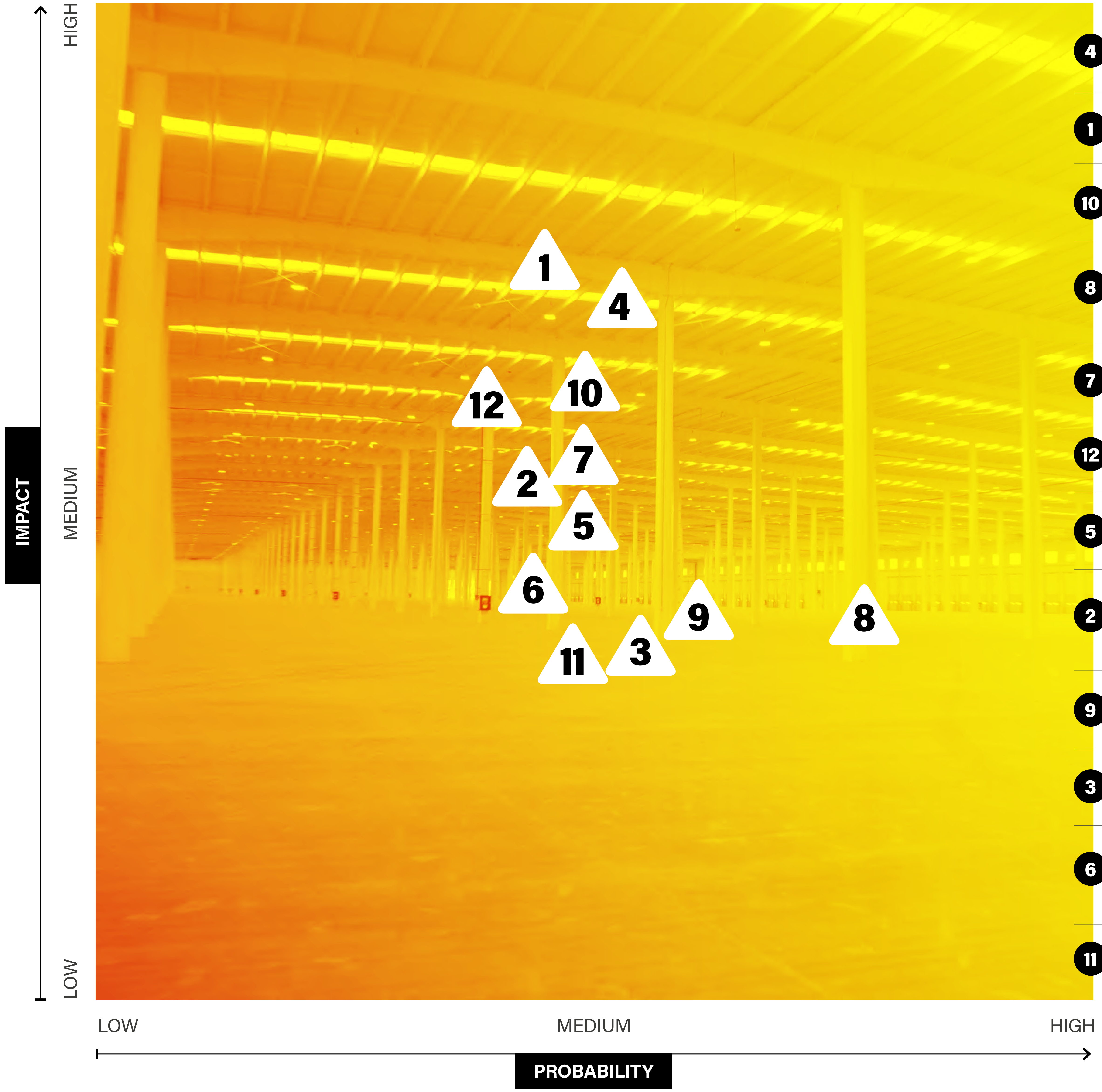
Recognizing and respecting human rights is a fundamental principle for Fibra Danhos, guiding our operations and our interaction with all stakeholders. We strive for an inclusive safe and fair work environment where each person is valued and treated with dignity and respect. We promote an inclusive, safe, and equitable work environment, supported by policies that foster equal opportunity, non-discrimination, and the well-being of our employees, and we extend this commitment throughout our entire value chain.

We have identified 11 priority risks and have embarked upon an action plan to mitigate them. Most these risks lie with our suppliers and partners, among whom we actively promote responsible practices to protect people and the company's reputation through various cross-functional programs that include ongoing training and awareness-raising, as well as assessments based on ESG criteria.

We also share infographics with our critical suppliers on the relationship between businesses and human rights and how to prevent potential violations.

We work to proactively identify and assess risks of human rights violations, supported by due diligence processes, internal protocols, and reporting and remediation mechanisms that ensure timely attention to potential impacts.

Through various partnerships, we have begun developing programs and training sessions for employees, suppliers, and tenants, focused on priority topics such as due diligence, non-discrimination, violence prevention, and respect for the environment. The content of these programs has been incorporated into the annual training plan to strengthen a culture of respect and compliance. We are also partnered with organizations such as Amnesty International in raising awareness about respect for human rights in the communities where we operate. We will continue to work with a comprehensive approach that allows us to ensure our operations serve as a key front in preventing human rights violations throughout our value chain.



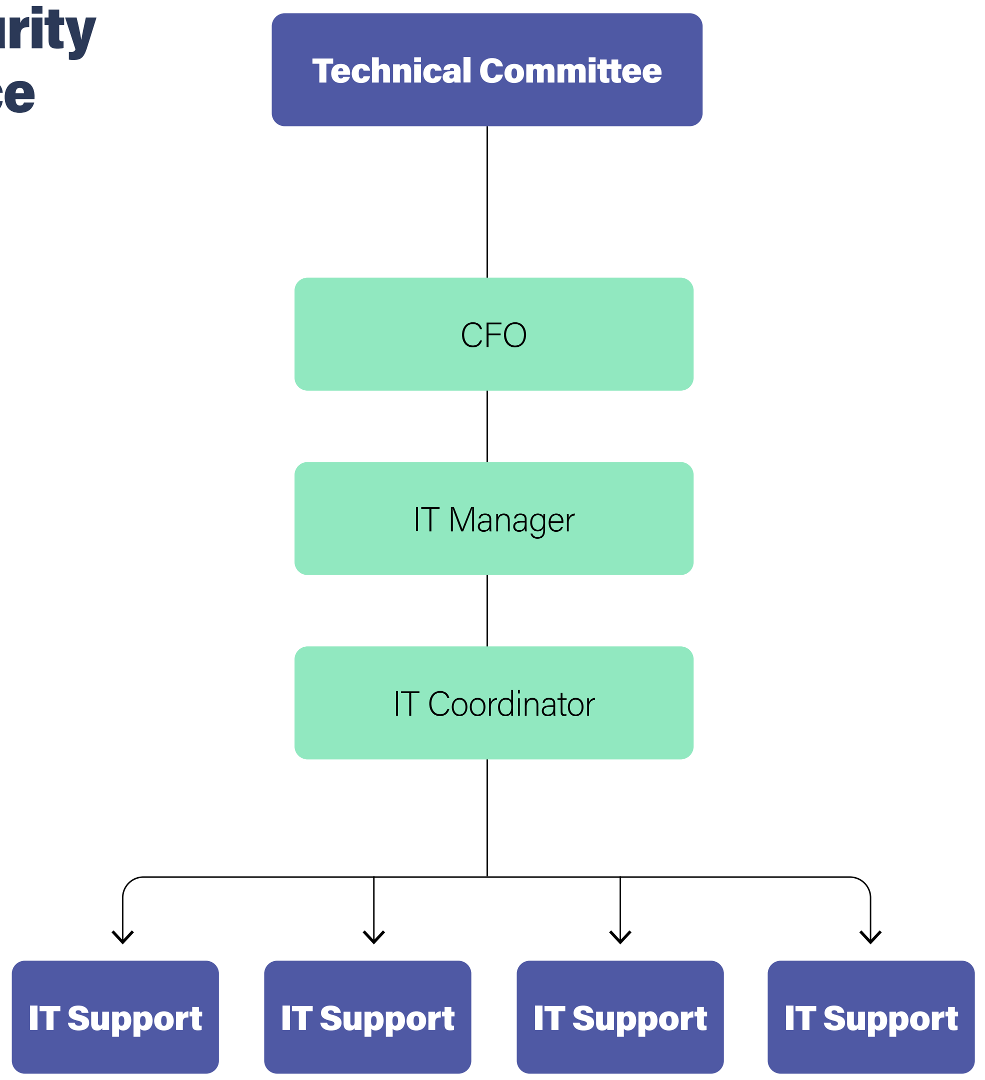
4	Environment	**5.87**
1	Life with dignity	**5.42**
10	Child protection	**4.90**
8	Cultural life and the benefits of scientific advances	**4.77**
7	Abolition of child labor	**4.23**
12	Property	**3.95**
5	Work	**3.91**
2	Personal safety (physical and psychological), health	**3.84**
9	Freedom of movement	**3.82**
3	Equality and nondiscrimination	**3.25**
6	Fair and positive working conditions	**3.14**
11	Dignified housing	**2.91**

Cybersecurity

GRI 3-3

For Fibra Danhos, information is a valuable asset that must be rigorously protected, and all our people share responsibility for safeguarding it. We constantly monitor cybersecurity in order to detect, assess and remedy possible breaches. We have a series of initiatives and programs focused on controlling this risk as well as resilient governance prepared to prevent and act.

Cybersecurity governance



The Information Technology (IT) area is responsible for managing security tools, detecting possible risks, preventing cyber-attacks and applying the **Cybersecurity Policy**. Our Executive Director has the necessary expertise in IT matters and is responsible for overseeing cybersecurity-related issues on behalf of the Technical Committee. As a member of senior management, the Chief Financial Officer is responsible for the executive management and oversight of the cybersecurity strategy, while the Chief Executive Officer is responsible for providing the Technical and Audit Committees with important information that could have an impact on our stakeholders.

Mitigation/prevention measures

In 2025, we greatly strengthened our digital infrastructure and cybersecurity frameworks, which are cornerstones of our operational continuity. Our strategy focused on comprehensive information protection through investments in both perimeter security and internal controls, to assure employees, tenants, suppliers, and investors that their information is secure.

We have also reinforced supplier management processes, regular audits, and ongoing training for internal teams, fostering a cybersecurity culture supported by strategic partners and external specialists.

We continue to provide training sessions to raise our staff's awareness of various cyber risks and equip them with tools to identify and manage these risks in their daily activities.

Additionally, we have established an active monitoring system for early detection of potential data breaches or misuse of information, which triggers immediate response protocols.

In parallel, we began the gradual and controlled implementation of artificial intelligence solutions, with a cautious approach aimed at ensuring the quality, accuracy, and information security. These actions, together with significant investments in connectivity and telecommunications, gave additional support for a robust technological platform that will lead the way to greater process automation and the strengthening of digital operations in the coming years.

Parque Industrial Danhos
Palomas Phase II

IT Infrastructure

We have a virtual infrastructure designed to ensure operating continuity amid emergency situations. It includes:

- Secure data storage practices, with encryption and restricted access.
- A securely configured data network with firewalls and intrusion detection systems.
- Anti-spam tool to prevent or mitigate the phishing attempts, malware, and other unwanted content.
- Daily monitoring and evaluation of system performance and security.

Fibra Danhos has an automated backup and data recovery system with a capacity of 50 TB, capable of backing up 45 days of restorable data, supporting our operating continuity. We have enhanced peripheral security through an advanced anti-spam service and the use of VPN connections with IKEv2 encryption security for communications with other banks.

Performance evaluations for employees in areas exposed to possible cybersecurity risks incorporate the topic of cybersecurity management.


Parque Tepeyac

Environment

04

Toreo Parque Central

Highlights

2025


Torre Virreyes

9.33 million kWh
generated from renewable energy

356,128.46 m²
LEED O&M-certified


Parque Vía Vallejo


Toreo Parque Central

449.73
megaliters of treated water reused

2,606.07
tons of recycled waste


Parque Vía Vallejo


Toreo Parque Central

34.24%
reduction in Scope 1 and 2 emissions intensity compared to the 2019 baseline year


Parque Puebla

Natural Capital

Environmental Management System

GRI 3-3

For Fibra Danhos, operating in an environmentally responsible manner is a strategic priority, and to this end we have a comprehensive environmental management system that covers all areas under our operational control. Our aim is to implement practices in these areas to minimize environmental impact and use resources more efficiently. We also want to encourage the adoption of sustainable practices throughout our value chain.

This management system incorporates mechanisms for improving environmental performance, stakeholder relations, emergency response, and monitoring of compliance with current environmental legislation.

Our sustainability strategy includes an **Environmental Policy** that sets forth guidelines on reducing the impact of our operations.

We also adopt a risk-based approach to environmental management, applied to both our impact on the environment and the impact of the environment on Fibra Danhos' business. We have a process for collecting environmental information from all of the areas under our operational control, supported by technological platforms for measuring and monitoring electricity and water consumption and waste generation. This makes our operations more efficient, reduces our consumption of natural resources, and facilitates operational decision-making.


Parque Delta

Sustainability in every phase of the business

Land acquisition

Before acquiring any land, we:

- Conduct an analysis of potential land use
- Identify potential environmental impacts
- Consider applicable regulations

Construction

During the construction process, an environmental supervisor monitors the environmental mitigation measures required by federal, state, and municipal environmental laws. The areas supervised are:

- Waste management
- Water and energy saving
- Prevention and safety
- Atmospheric emissions
- Noise control

Property operations

To reduce our environmental and social impact:

- We update technology
- We adopt the highest quality standard
- We innovate in eco-efficiency practices


Parque Tepeyac

Impact remediation

We know that population growth and economic development have an impact on the environment. For this reason, we:

- Encourage solutions that help mitigate our impact
- Have systems to measure this impact in all our activities

Fitouts Manual

All of our developments have a Fitouts Manual for employees and tenants. This manual defines:

- Technical guidelines for architects and engineers
- Environmental standards that must be met when adapting the premises
- Rules on management of construction waste
- Specifications on lighting, transformers, and electrical equipment

We participate in the Environmental Audit Program organized by the Ministry of the Environment, under which we annually review the quality and management of various parameters in our properties, so that we can take whatever preventive or corrective measures are necessary to reduce their environmental impact. The criteria assessed under this program are:

- Air
- Water
- Solid waste
- Hazardous waste
- Soil and subsoil
- Noise and vibrations
- Industrial safety and hygiene
- Thermal energy, light, gases, odors and vapors
- Electrical energy efficiency
- Environmental risk and emergency response
- Natural resources

SDG: 7.2, 7.3 | 9.1, 9.4 | 11.1, 11.6

Energy management

GRI 3-3, 302-1, 302-3
SASB IF-RE-130a.2, IF-RE-130a.5, IF-RE-410a.3

One of our material impacts is energy consumption, which is why efficient management of this resource is one of the priorities of our sustainability strategy.

We manage energy in our portfolio comprehensively, to operate as efficiently as possible. To this end we have adopted the following measures:

Energy efficiency

Optimized consumption
We adjusted the hours of air conditioning and vertical transportation equipment to ensure they operate efficiently and in line with real demand in our properties.

Quantitative goals
Continually measure and assess energy performance Identify discrepancies and areas for improvement Adjust strategies to reach efficiency targets.

Technology and innovation
Upgrade lighting fixtures to LED bulbs
Adopting a system for automation, monitoring and control.

Training
Foster responsible and sustainable practices for all employees.

Audits
Identify the sources and equipment that consume the most energy and make the necessary adjustments and improvements.

The pursuit of efficiency has been a constant in the company's evolution since its inception.

Despite the steady growth of our portfolio, we have systematically reduced our energy intensity through continuous improvement and the modernization of our HVAC, automation, and lighting systems. This is now one of the organization's key operational and environmental strengths.

Clean and Renewable Energy

One of our most notable milestones in this area in 2025 was the progress made in our solar power generation project: we produced over 9.33 million kWh of electricity from solar panels.

We intend to further diversify our energy mix through the incorporation of our load centers into the Wholesale Power Market (WPM) with a qualified supplier, who will provide clean energy to our operations beginning in 2027.

These actions were aimed not only at reducing operating costs but also at strengthening the climate resilience of our operations and ensuring their continuity in the face of current and future challenges.

Metrics and targets

Energy consumption is a material concern for Fibra Danhos, and a priority for our sustainability strategy. Each month, we measure and monitor electricity consumption to identify potential anomalies and address them efficiently. At the same time, we make responsible use of the fuels used in our auxiliary systems to ensure their proper functioning. Electricity and fuel consumption constitute the entirety of the energy impact of our operations.

204,173.61 GJ of energy consumed in 2025

0.119 GJ/m² energy intensity

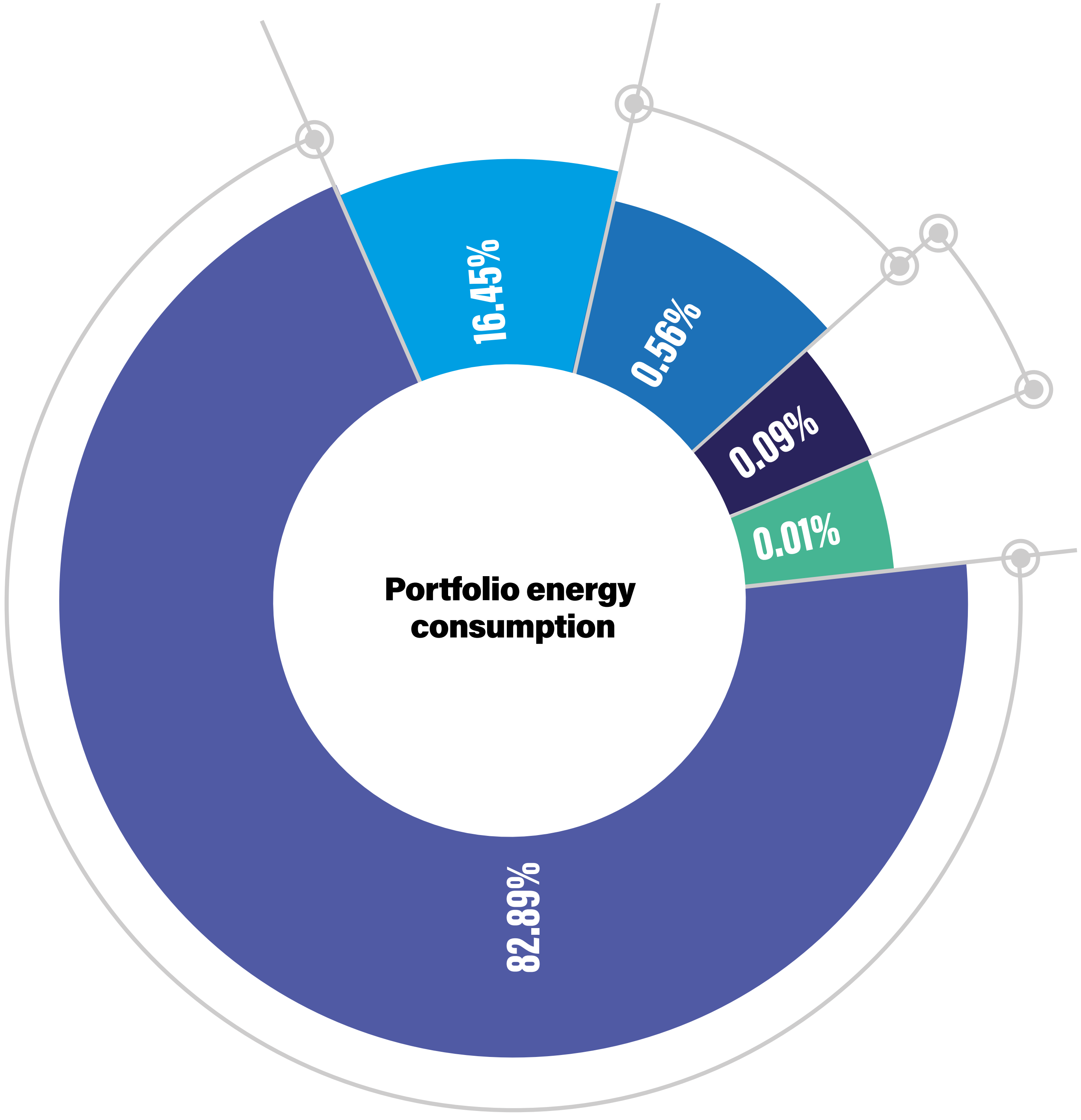
82.89%
Electricity from non-renewable sources
169,240.14 GJ
47,011,189.00 kWh

16.45%
Electricity from renewable sources
33,585.09 GJ
9,329,200.61 kWh

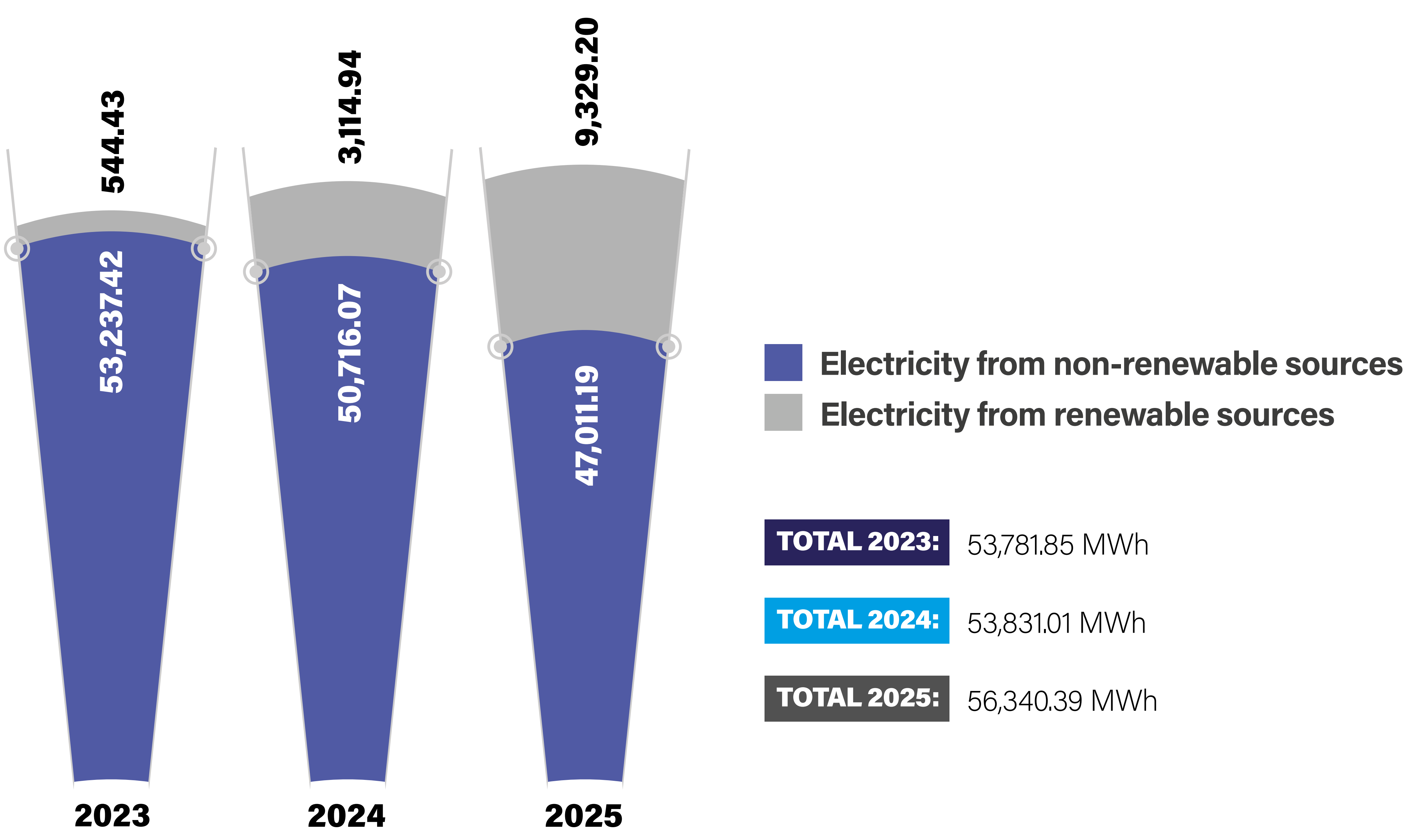
0.56%
Diesel
1,139.24 GJ
316,456.64 kWh

0.09%
LP gas
193.25 GJ
53,680.33 kWh

0.01%
Gasoline
15.89 GJ
4,413.09 kWh



Portfolio electricity consumption (MWh)



TOTAL 2023: 53,781.85 MWh

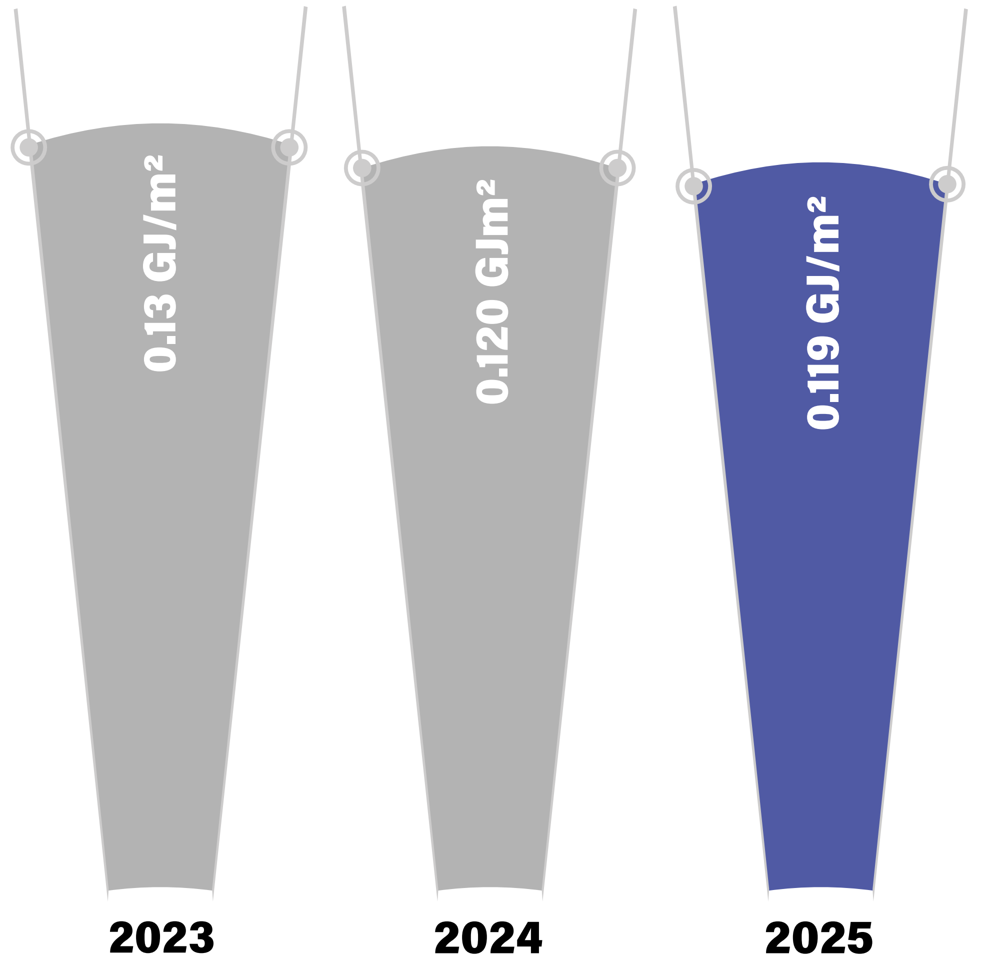
TOTAL 2024: 53,831.01 MWh

TOTAL 2025: 56,340.39 MWh

Our goal for 2035 is to cover more than 80% of our electricity consumption through clean and renewable energy sources*.

In 2025, 16.56% of our electricity consumption was covered by renewable energy.

Energy intensity (kWh)**



Energy consumption and intensity by sub-segment (MWh)

	ENERGY CONSUMPTION	ENERGY INTENSITY [GJ/M²]
Offices	19,340.04	0.27
Retail	99,659.15	0.10
Mixed use	79,615.04	0.16
Industrial	5,559.38	0.03
Total	**204,173.61**	**0.119**

Generation of 9.33 million kWh of electricity from solar panels.


Parque Delta

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* Base year 2025.

** The energy intensity of the portfolio considers fuel consumption and electricity consumption from renewable and non-renewable sources. The number of square meters considered in our energy intensity corresponds to the area over which Fibra maintains operational control.

SDG: 6.2, 6.3, 6.4 | 9.1, 9.4 | 11.1, 11.6

Water

GRI 3-3, 303-1, 303-2, 303-3, 303-4, 303-5
SASB IF-RE-140a.3, IF-RE-140a.4, IF-RE-410a.2

Water management was one of our company's top challenges in 2025, amid pronounced water stress in the Mexico City metropolitan area.

Given the limited availability of water, we had to supplement our supply with alternative sources at various properties, and take extraordinary measures to ensure the continuity of services. This environment required reactive and preventive management, as well as close coordination among various teams, with the goal of ensuring access to water for tenants and visitors and mitigating the operational impacts resulting from both the shortage and the heavy rainfall events recorded in the year.

Comprehensive Water Management Model

Efficient and Responsible Water Use

Awareness-building
Campaigns for employees, tenants, and visitors. Encouraging responsible use of water.

Usage Assessments
Monthly monitoring and analysis of consumption. Early detection of leaks and poor operational practices.

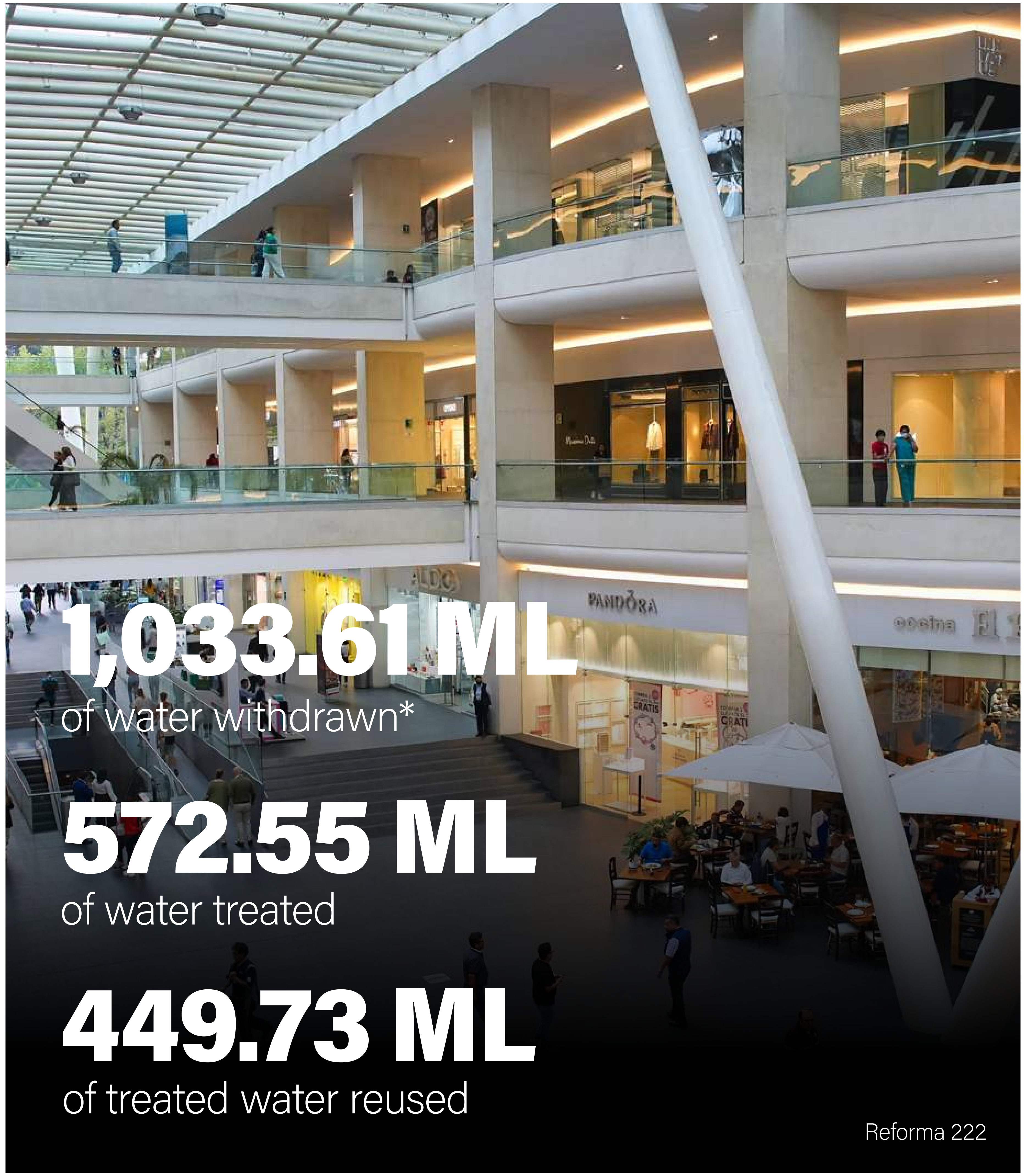
Reduction Targets
Specific targets to reduce consumption.
Continuous evaluation of water performance.

Reuse
Wastewater treatment plants (WWTPs) in most properties.
Reuse of treated water for restrooms, watering, and cooling towers.
Compliance with NOM-003-ECOL-1997.

Differentiated management
Individual metering per tenant.
Direct payment of consumption by tenant.

Fibra Danhos has a comprehensive approach to water management, combining measurement, monitoring, reduction, reuse, shared responsibility, and awareness to reduce fresh water withdrawals and strengthen the sustainability of our operations.

Parque Industrial Cuautitlán I



1,033.61 ML
of water withdrawn*

572.55 ML
of water treated

449.73 ML
of treated water reused

Reforma 222

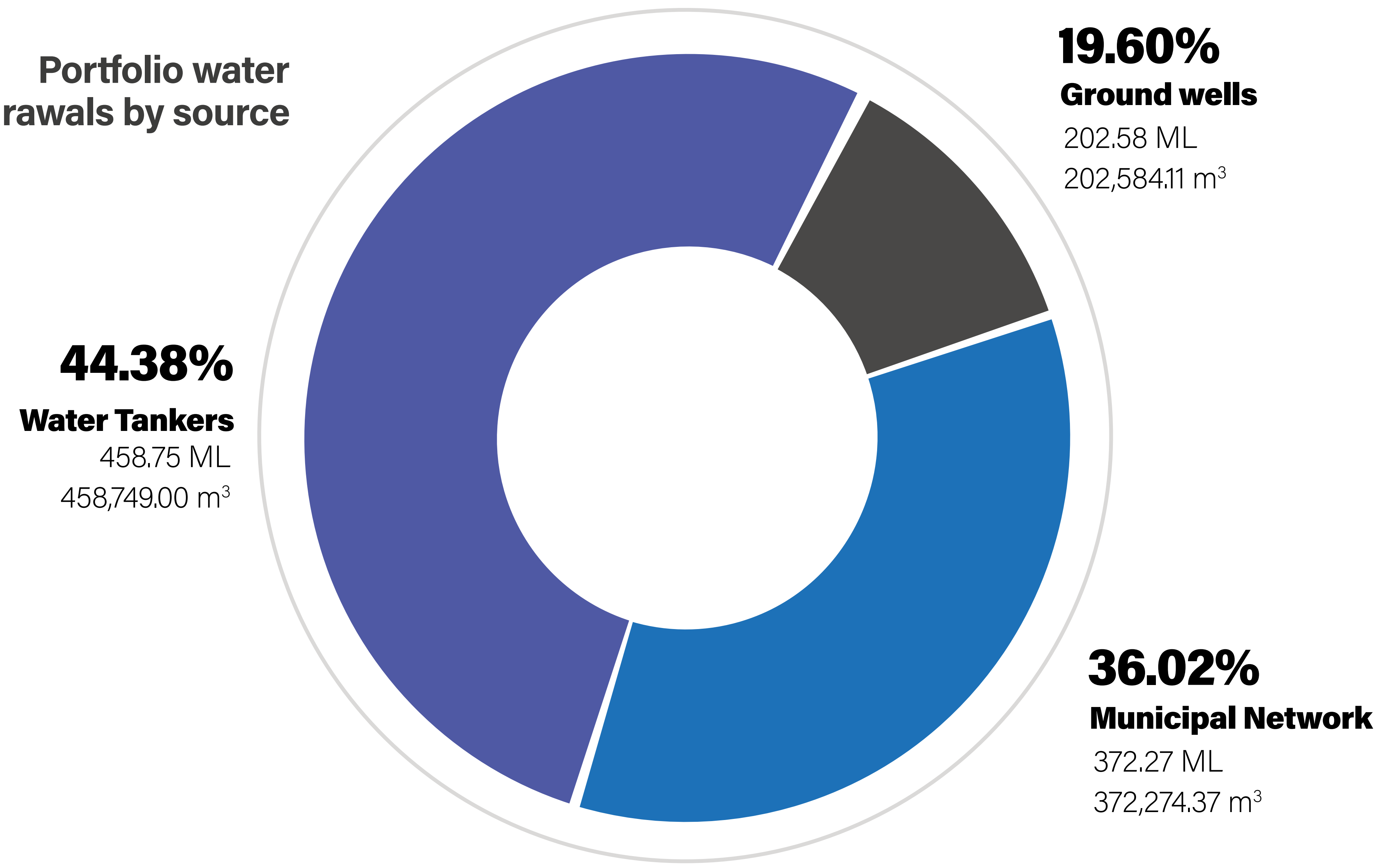
Metrics and targets

Aware that most of our developments are located in the highly water-stressed region of the Mexico City metropolitan area, we are constantly monitoring and tracking the use of water in our operations.

We continue to optimize our water use through treatment plants in most of our properties, which allow treated water to be reused for irrigation, sanitation, and cooling systems, complying with current regulations and reducing discharge to the sewer system.

We are also constantly in the process of upgrading our technology, for example replacing cooling equipment with systems that consume less water and energy, resulting in significant savings on both fronts. These initiatives were the result of a collaborative effort between the technical and sustainability departments, an example of the joint approach in which daily operations, resource efficiency, and environmental strategy are integrated into tangible progress.

Portfolio water withdrawals by source



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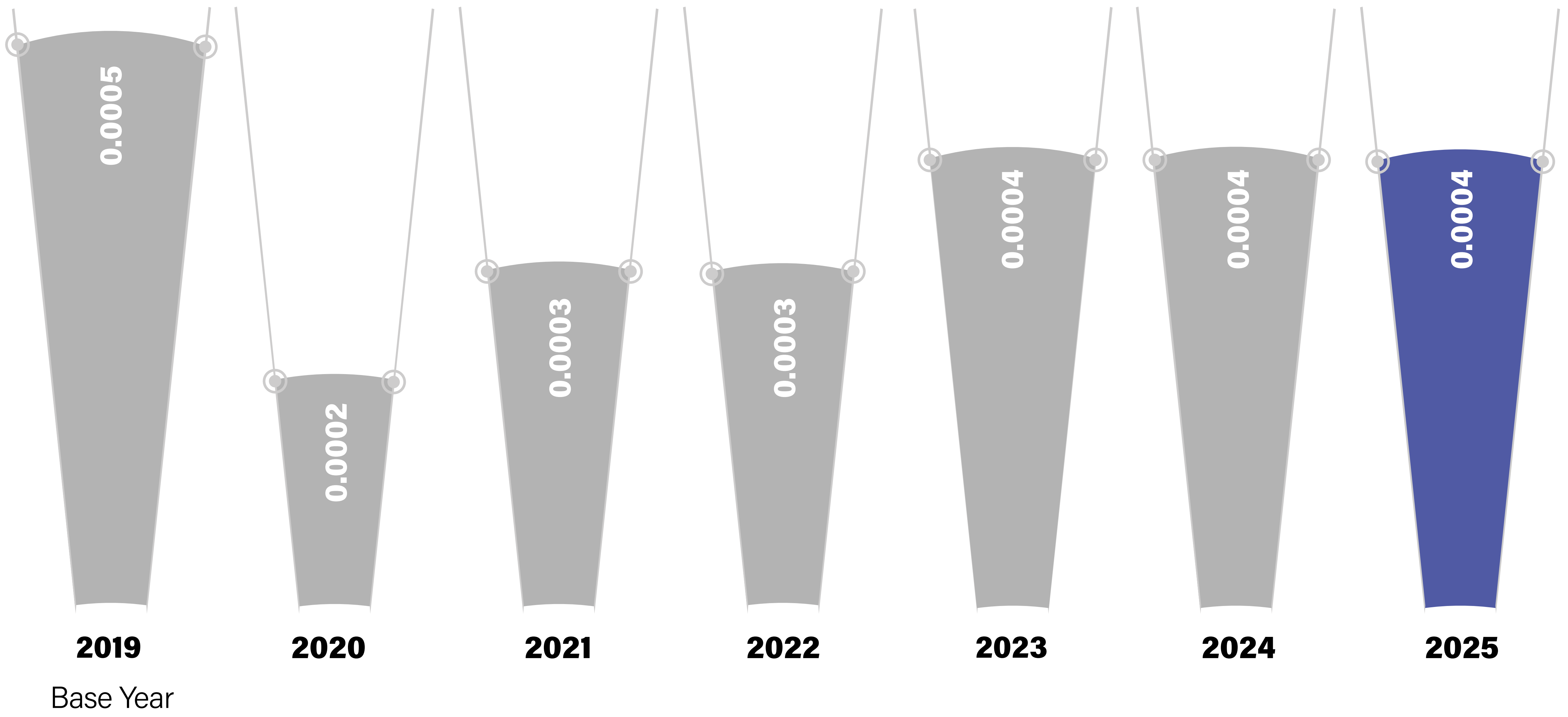
* Water withdrawn includes estimates provided by Fibra Danhos Management.

Water consumption intensity (ML/m^2)*



Our target is to achieve a 15% increase in treated water produced at our WWTPs by 2035**

Water consumption by subsegment and water efficiency

SUBSEGMENT	CONSUMPTION [ML]	WATER EFFICIENCY [ML/M²]
Offices	48.88	0.00006
Retail	589.28	0.00071
Mixed-Use	366.36	0.00058
Industrial	29.09	0.00011
Total	**1,033.61*** **	**0.0004**

During 2025, we discharged a total of 610.62 mL*** into the sewer system, with quality parameters that comply with the legal requirements, meeting the maximum permissible limits established in NOM-002-ECO-1996 and NADF-015-AGUA-2009 for wastewater discharges.


Parque Vía Vallejo

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* The area used to calculate water efficiency and intensity corresponds to square meters of construction.
**Base year 2025.
*** 100% of our water consumption/withdrawals and discharge occurs in areas with high water stress.


Toreo Parque Central

SDG: 11.6 | 12.5

Circularity

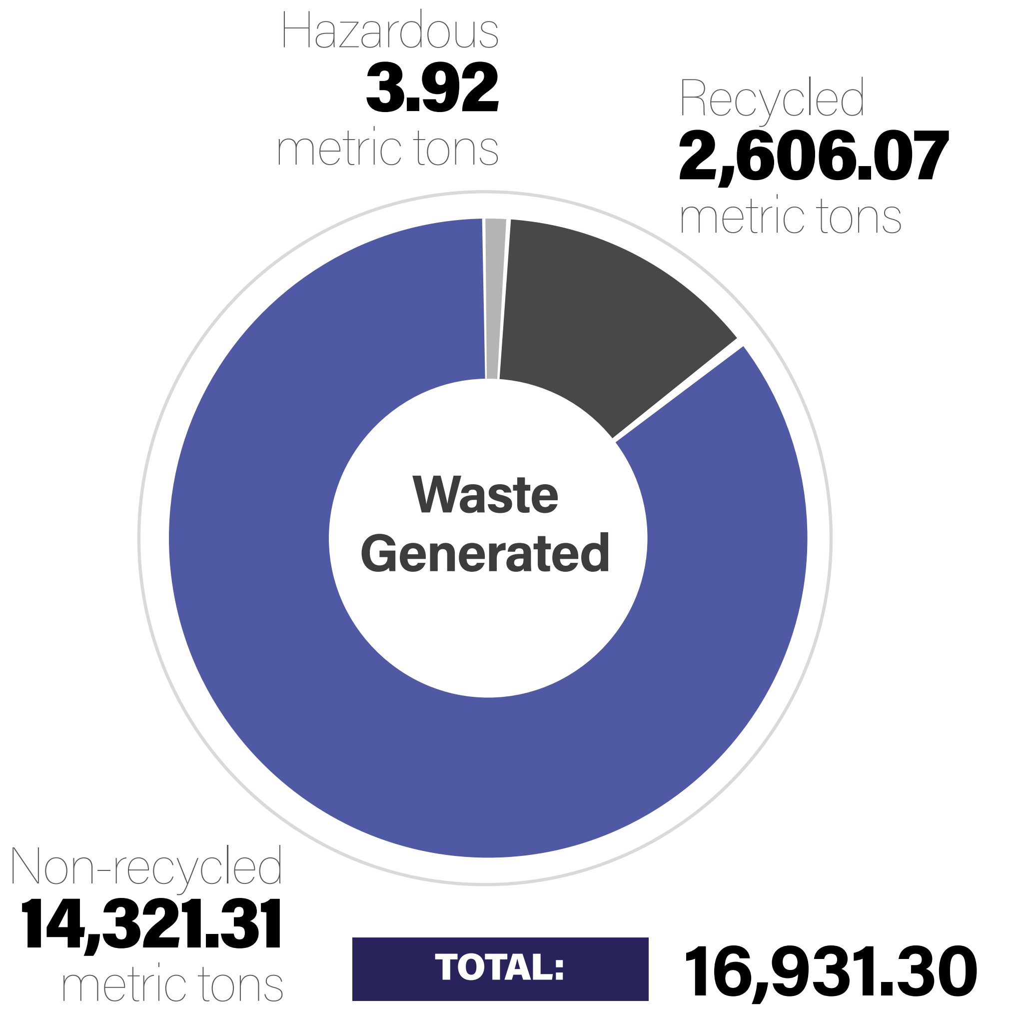
GRI 3-3, 306-1, 306-2, 306-3, 306-4, 306-5
SASB IF-RE-410a.3

Waste generation is an inherent part of our operations, so properly managing its potential impacts is a fundamental part of our strategy. We target our efforts at reducing the amount of waste sent to landfills, promoting waste separation and recovery at the source, and strengthening partnerships with recycling providers. We take steps to responsibly manage hazardous waste by entrusting it to suppliers that hold environmental authorizations, all of which is consistent with our **Environmental Policy** and the highest sustainability standards.

The hazardous waste we generate comes mainly from maintenance activities, and it is handled as required by law, respecting the maximum storage period of six months. When the collector arrives, the waste is reviewed and checked against the documentation provided, making sure that it matches the manifest. Subsequently, it is classified according to physicochemical characteristics and environmental guidelines, as either contaminated solids or contaminated liquids. The waste is then directed to treatment and/or final disposal by incineration, recycling, treatment or co-processing.

16,931.30 metric tons
of waste generated

2,606.07 metric tons
of recycled waste



TOTAL: 16,931.30 metric tons

Our goal for 2030 is to reduce the amount of non-recoverable waste* by 15%

*Base year 2025.

Climate strategy

GRI 3-3

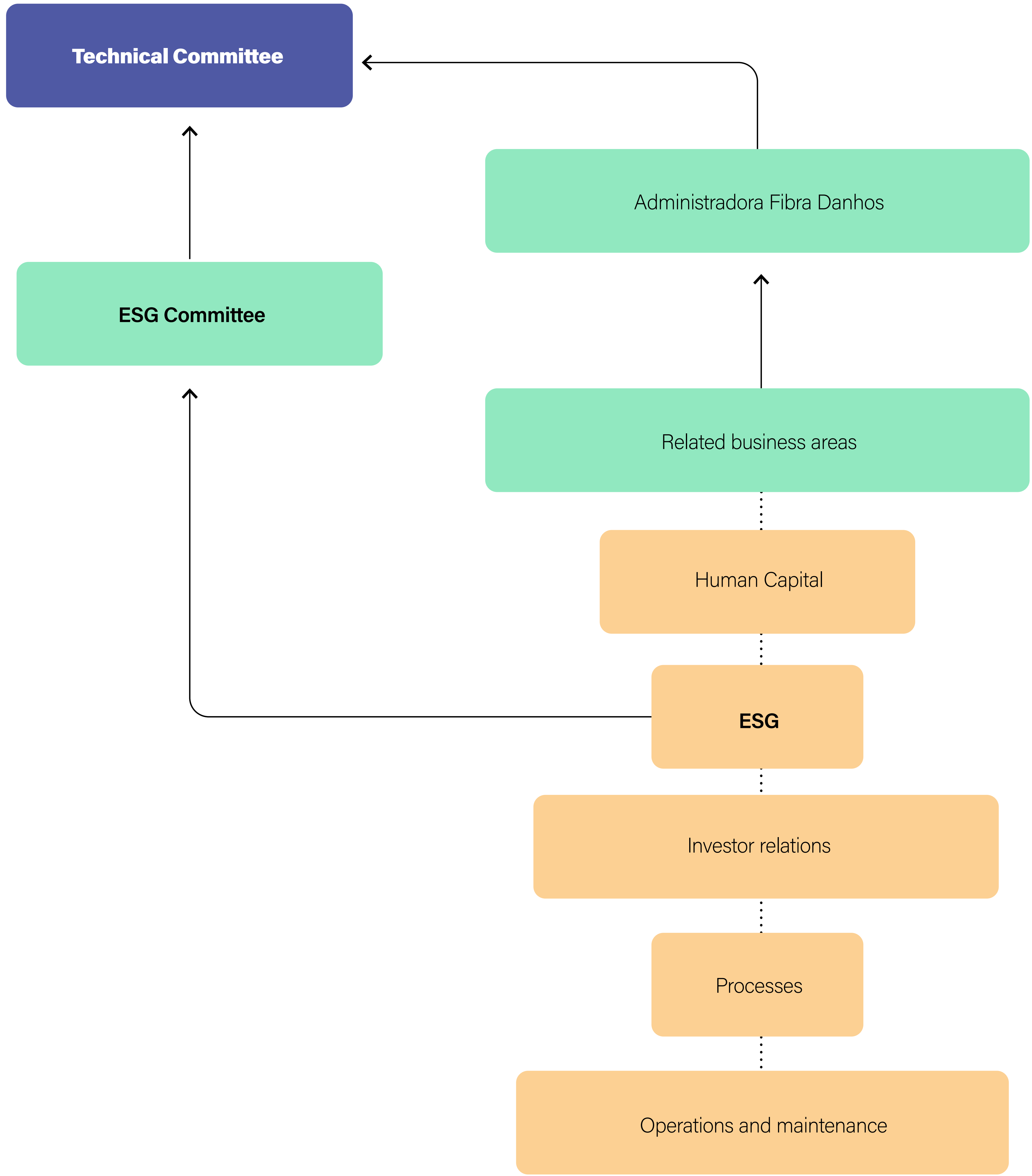
Climate governance

Confronting the impacts and risks of climate change has become an integral part of our business strategy and a priority for Fibra Danhos. We recognize the importance of comprehensively managing climate-related risks and opportunities at every level of the organization, from operations to the highest governance body, the Technical Committee, turning them into business opportunities to support growth and value creation. With this, there are clear action lines for each of the business areas to follow in executing the climate strategy.

The Technical Committee is responsible for overseeing and approving the climate strategy, along with the associated risks and opportunities. It relies on the ESG Committee and ESG Department to ensure its execution and monitoring. Coordination between these bodies is ongoing, and each year the progress and results are described in the Integrated Annual Report, in the interests of transparency and accountability.

SDG: 9.1, 9.4 | 11.6 | 13.1, 13.2, 13.3

Climate governance structure



Technical Committee

Administradora Fibra Danhos

ESG Committee

Related business areas

Human Capital

ESG

Investor relations

Processes

Operations and maintenance

ESG Committee

The ESG Committee is the body responsible for directing and overseeing sustainability-related risks and opportunities, including those related to climate change. Its responsibilities with regard to climate strategy management are: continuously assessing these risks and opportunities and reporting them to the Technical Committee; ensuring compliance with the Environmental Policy; validating the climate strategy based on the results of the double materiality analysis; and regularly reviewing the progress reported by the internal ESG team.

To guarantee that sustainable and climate-related criteria are applied at every level of the organization, the ESG Committee is composed of members of the Technical Committee and executive officers, who are experts in sustainability. This ensures informed decision-making aligned with the business strategy and with long-term value creation.

The ESG Department, for its part, is responsible for executing and monitoring the climate strategy, comprehensively coordinating and managing sustainability-related initiatives, and preparing the annual plan so that climate strategy's goals and targets are met, which directly impacts its own performance evaluation. To this end, it maintains ongoing communication with a member of the ESG Committee through weekly meetings, during which progress toward goals is reported, as well as climate-related risks and opportunities that influence decision-making.

This department also coordinates the various functions involved in monitoring the implementation of initiatives and the achievement of their targets, and is responsible for transparently communicating Fibra Danhos' public commitments regarding sustainability, social responsibility, and impact management.

Structure of the ESG Committee

NAME	TECHNICAL COMMITTEE MEMBER	EXECUTIVE DIRECTOR	SUSTAINABILITY EXPERTISE
Blanca Estela Canela Talancón	✓	✓	Risk analysis and management, regulatory compliance.
Pilar María Aguilar Pariente	✓		Energy sector, talent development, environmental and business social impact.
Jorge Serrano Esponda		✓	Risk analysis and management, regulatory compliance, cybersecurity and human capital.
Jonathan Cherem Daniel		✓	Energy efficiency, optimization of water consumption, environmental and social impact.


Parque Industrial Danhos
Cuautitlán Phase I

SDG: 9.1, 9.4 | 11.6 | 13.1, 13.2, 13.3

Metrics

GRI 3-3, 305-1, 305-2, 3, 305-3, 305-4, 305-5

Carbon footprint

Fibra Danhos has prepared a greenhouse gas (GHG) emissions inventory according to the recommendations of the GHG Protocol of the World Resources Institute (WRI) and the World Business Council for Sustainable Development (WBCSD), using the operational control approach.

The emission factors and calorific values used to calculate Scope 1 emissions were those published by SEMARNAT's National Emissions Registry (RENE) and the National Commission for the Efficient Use of Energy (CONUEE), respectively.

For Scope 2 emissions, we used the emission factor of the National Electricity System (SEN) established by the Energy Regulatory Commission and SEMARNAT.

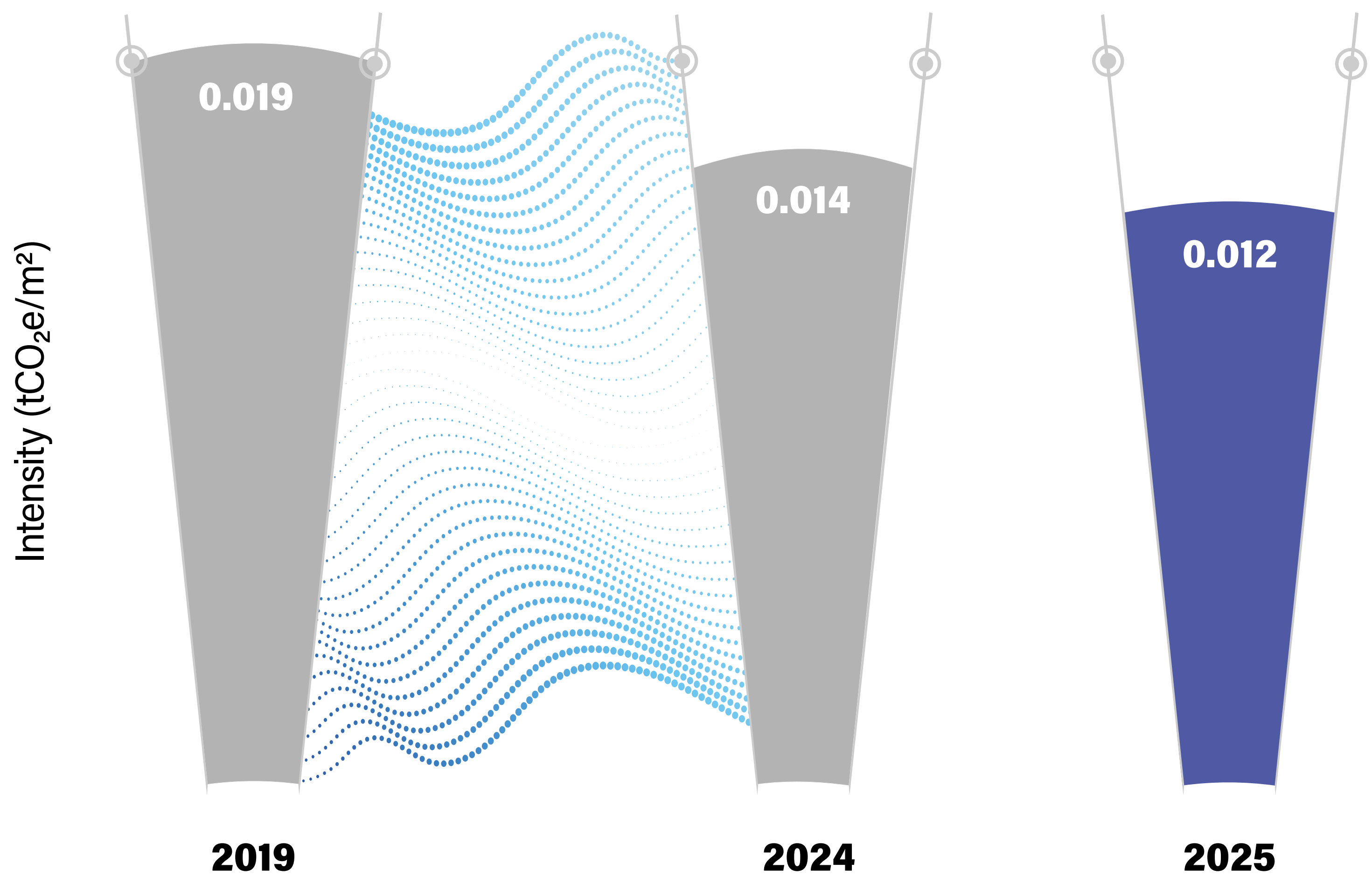
The global warming potentials (GWP) used were taken from the Fifth Assessment Report of the Intergovernmental Panel on Climate Change (IPCC).

23% reduction in emissions from the 2019 base year

34.24%* reduction in GHG emission intensity from 2019

In the case of Scope 3 emissions, in 2025, in contrast to earlier years, we estimated the metrics for all applicable categories, which gave us an overview of the aspects of our value chain where our mitigation efforts should be focused.

Scope 1 and 2 emissions intensity [tCO_2e/m^2]**



Breakdown of scope 3 emissions by category (tCO_2e)

	SCOPE 3				
NO	**CATEGORY**	**NO FLAG**	**FLAG**	**TOTAL**	**METHOD**
1	Products and services purchased	1,813.66	40.548	1,854.21	Estimated based on spending
2	Capital goods	7,837.91	1,704.51	9,542.42	Estimated based on LCA***
3	Energy and fuel-related activities	2,364.73		2,364.73	Estimated based on average data
4	Downstream transportation and distribution	95.46	2.13	97.59	Estimated based on spending
5	Waste generation in operations	9,630.95		9,630.95****	Estimated based on type of waste
6	Business travel	111.51		111.51	Estimated based on expense
7	Employee commuting	401.626		401.63	Estimated based on distance
13	Downstream leased assets	105,183.63		105,183.63****	Estimated based on GLA
	Total	127,441.54	1,747.19	129,188.73****	

GHG emissions (tCO_2e)

	2019	**2024**	**2025**
Scope 1	125.50	200.08	282.63
Scope 2	27,216	22,517.93	20,872.97
Total	27,341	22,718.01	21,155.63

*Considering Scope 1 and 2 emissions.

**The area used in the calculation of emissions intensity (Scope 1 and 2) corresponds to the square meters under operational control.

***Life cycle analysis.

**** Assurance for categories 5 and 13 was only provided for 9,415.53 and 92,352.98 tCO_2e, respectively. Likewise, of the total Scope 3 emissions, only 106,500.58 tCO_2e were subject to independent assurance.

Net-zero 2050 transition strategy

GRI 2-22, 2-23, 2-24, 3-3

At Fibra Danhos, we are committed to progressively moving toward a goal of zero emissions, incorporating the management of climate-related risks and impacts as a strategic pillar of our business. This goal guides our operational and investment decisions, strengthens the resilience of our portfolio, and contributes to the creation of long-term sustainable value, in alignment with international standards and best practices in the real estate industry.

Our transition strategy is structured around four priority areas, each with specific targets and monitoring metrics, through which we are building solid, long-term results that benefit all our stakeholders and contribute to a more sustainable future:

In 2025, we submitted our Science-Based Target (SBT) for validation

1.89 MWp

added to the solar cell systems already installed.

1. Energy efficiency

We at Fibra Danhos have been working toward the goal of optimizing energy efficiency since our inception, incorporating it into the design, construction and operation of our properties. We have invested in latest-generation technological strategies and operational optimization to bring most of the portfolio up to the highest standards of energy performance. Although these efforts give us only a narrow margin for increasing our energy efficiency, we will continue to look for ways to further optimize our operations and to keep up with market best practices.

2. Energy supply diversification

In 2022 we completed the first phase of our energy supply diversification through distributed generation of solar energy. In the first phase, we set up two solar panel arrays with a total installed capacity of 600 kWp.

The second phase took place in 2023 and 2024, with the installation of more than 10,400 solar panels at nine properties, covering 15% of our annual electricity demand through renewable sources.

Two significant advances were made for our energy and climate strategy in 2025:

1. We evaluated the implementation of the next phase of the solar energy project, which will add 1.89 MWp to the previously installed systems.
2. We began the process of joining the Wholesale Power Market with the assistance of a qualified supplier. This supply, which will begin in 2027 and covers 64% of our load centers, will allow us to meet our electricity consumption through energy sources with a lower emission factor, thereby mitigating our Scope 2 emissions.

3. Reduction of scope 3 emissions

We know that much of our carbon footprint is caused by indirect emissions in our value chain. We have therefore begun working to build capacities, forge strategic partnerships and encourage the transition to lower carbon-intensive practices among our tenants and suppliers, on the understanding that this commitment is key to achieving our long-term goal of net-zero emissions.

4. Offsetting emissions

At Fibra Danhos, we believe that carbon offsetting should come only after we have made every effort possible to mitigate our carbon footprint. We intend to seek out offset measures that not only help us become carbon neutral, but also have a positive impact on nature conservation and restoration.

Parque Industrial Danhos
Cuautitlán Phase I

Climate change risk vulnerability analysis

GRI 2-13, 2-17, 2-22, 2-23, 2-24, 2-25, 2-27
SASB IF-RE-410a.3, IF-RE-450a.2

Fibra Danhos makes it a priority to identify, manage and mitigate climate-related physical and transition risks in our portfolio, which is a cornerstone of our efforts to seek operating resilience.

Physical risks

To identify these, we use a Software as a Service (SAAS) that estimates the extent to which our portfolio is exposed to the physical impacts of climate change, based on the following variables:

- The geolocation of our properties.
- Shared socioeconomic pathways (SSP), which are climate scenarios that consider socioeconomic development in their projections.
- A medium-term horizon (2041-2060).
- Climate data based on phase 6 of the Coupled Model Intercomparison Project Phase 6 (CMIP6).

In the risk assessment, we determine how likely it is that an asset may be affected by climate change (exposure) as well as its predisposition to be adversely affected by climate change due to its structural properties (vulnerability).

To assess the exposure risk of our portfolio, we use open-source data, provided by reference institutions such as NASA, Copernicus Climate Data Store and WRI, among others. The SAAS allows us to use the most up-to-date datasets available, with global coverage and the highest resolution.

The analysis is also based on:

1. Projections for the SSP2-4.5 and SSP58.5 trajectories, which are the most commonly used climate scenarios. In the medium term,* these trajectories are roughly consistent with an increase in temperatures of 2.0°C and 2.4°C for the period 2041-2060, and 2.7°C and 4.4°C for the period 2081-2100.
2. If the previously mentioned projections are not available, the analysis will take into account the IPCC RCP 4.5 and RCP8.5 scenarios.
3. In line with the Paris Agreement and European regulations, the assessment of climate-related risks is projected on a medium-term time horizon for 2050 (i.e. 2041-2060).
4. As for risk, the SAAS assigns an exposure level between 0 (zero risk) and 5 (very high risk). A score of 5 out of 5 means that the asset is as exposed as the most exposed 20% of the continent's population considered in an SSP2-4.5 scenario. A score of 4 out of 5 means that the asset is as exposed as the 60th to 80th percentiles of that group, and so on. A score of 0 out of 5 means virtually no risk.

	AVERAGE RATING	HEAT WAVES	DAYS OF DROUGHT	PRECIPITATION	WILDFIRES	EXTREME WINDS
Parque Alameda	1.70	🟩	▓	░	░	🟩
Parque Delta	1.70	🟩	▓	░	░	🟩
Parque Duraznos	1.70	🟩	▓	░	▒	🟩
Parque Cuautitlán	1.60	🟩	▓	░	░	🟩
Parque Las Antenas	1.70	🟩	▓	░	░	🟩
Parque Las Palomas	1.60	🟩	▓	░	░	🟩
Parque Lindavista	1.70	🟩	▓	░	░	🟩
Parque Puebla	1.80	🟩	▓	░	▒	🟩
Parque Tepeyac	1.70	🟩	▓	░	░	🟩
Parque Tezontle	1.70	🟩	▓	░	░	🟩
Parque Virreyes	1.70	🟩	▓	░	▒	🟩
Parque Vía Vallejo	1.80	🟩	▓	░	░	🟩
Reforma 222	1.70	🟩	▓	░	░	🟩
Toreo	1.60	🟩	▓	░	░	🟩
Torre Virreyes	1.60	🟩	▓	░	░	🟩
Urbitec	1.70	🟩	▓	░	▒	🟩

⬜ No risk 🟩 Minimal risk ░ Low risk ▒ Medium risk ▓ High risk 🟧 Very high risk

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*For climate change impact analysis, the following time horizons were defined: short term: 1-14 years, medium term: 15-40 years, long term: 41 years and beyond.

Main physical risks

Drought

Impact

- The main physical climate-related risk to our operations.
- Dependence on delivery by alternative sources, such as water tanker trucks. Our estimates project that these water purchases could exceed MXN160 million by 2060, as supply sources in the MCMA dwindle.

Mitigation and resilience actions

- Evaluation of new water treatment technologies to increase the amount we reuse. The associated cost is estimated at about MXN80 million.

Heat waves and extreme winds

Impacts

- Heat waves could raise the operating expenses of our properties, since the increase in temperature would result in the increased use of cooling systems and, therefore, higher electricity consumption.
- We estimated that, under this scenario, our electricity expenses for 2060 could increase by MXN560 million over the base year 2024.

Mitigation and resilience actions

- To mitigate this risk, we are diversifying our energy matrix by using renewable sources and smart energy storage systems, which are currently present in our portfolio.

Wildfire risk

Impact

- Moderate exposure risk for four of our properties, with potential impacts on their infrastructure, while for the rest of the portfolio the risk level is low.

Heavy rainfall

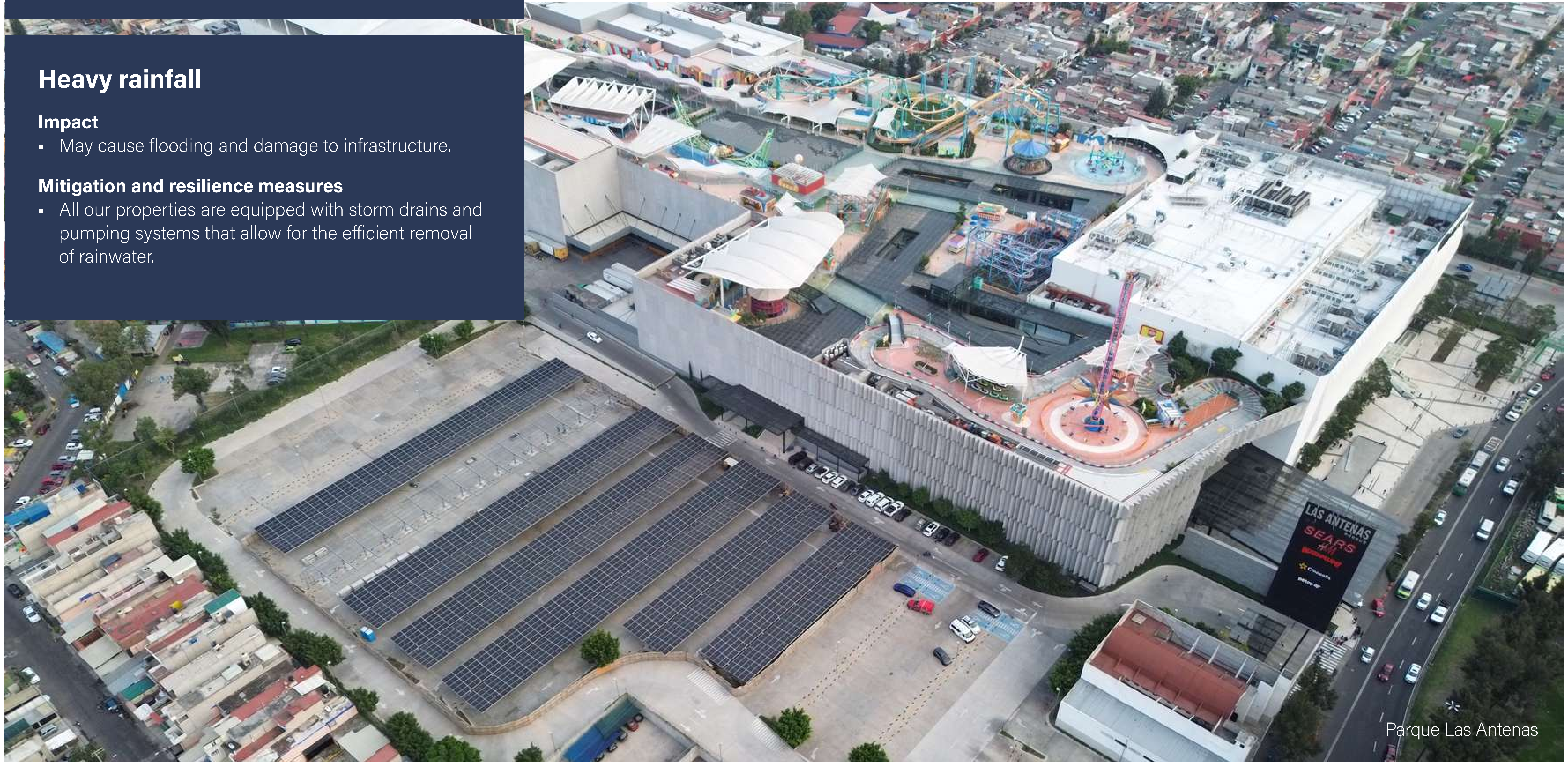
Impact

- May cause flooding and damage to infrastructure.

Mitigation and resilience measures

- All our properties are equipped with storm drains and pumping systems that allow for the efficient removal of rainwater.

10 of our properties have Wastewater Treatment Plants (WWTPs) through which we recirculated 79% of treated water in 2025.



Parque Las Antenas

Transition risks

GRI 2-27

We have identified the risks we face in the transition toward a low-carbon economy by using the Deep Decarbonization Pathway (DDP) scenario, which illustrates how countries can transform their economies by 2050 and achieve net zero emissions, in line with the Paris Agreement. The DDP has specific transition scenarios for various countries. In Mexico's case, it assumes political and regulatory, technological, mobility, industrial and socioeconomic changes.

Based on this information, we analyzed the potential impacts associated with climate-related transition risks in our portfolio, aware that these risks can have a considerable financial impact on our operations.

One of the main transition risks Fibra Danhos faces is the possibility of stricter laws on the installation of distributed generation (solar panels) on our properties, which could eliminate current subsidies and increase the cost of investment. This risk could imply an additional cost of approximately MXN5 million in the short term, but we remain committed to expanding our renewable energy capacity as part of our decarbonization strategy.

Main transition risks

1. Legal and regulatory

1.1 Changes in market regulations on renewable energy

Possible impact
Cost overruns associated with new criteria on renewable power generation. Greater contractual obligations for entering new renewable electricity supply markets.

1.2 Changes in the guidelines and scope of carbon emission taxes in Mexico City, Mexico State and Puebla

Possible impact
Mandatory carbon taxes in the states where our properties are located.

1.3 New regulations on certifications for sustainable buildings

Possible impact
Stricter criteria and higher rates for certification. Higher investment in adaptations to fulfill the parameters required by the government.

2. Technological

2.1 Replacement of equipment and products with low-emission alternatives

Possible impact
Financial impact of investment in low-emission equipment and technologies.

2.2 Low availability of decarbonization technologies

Possible impact
Lack of viable decarbonization technologies on the market, or only available in experimental phases.

2.3 Failed investment in new technologies

Possible impact
Unsuccessful investments in new technologies due to their immaturity.

2.4 Increased demand for parking spaces with electric chargers

Possible impact
Lower footfall in shopping centers due to new electric mobility needs.

3. Market

3.1 Increased cost of sourcing energy and water resources

Possible impact
Substantial increase in operating expenses related to electricity and water consumption.

3.2 Changes in customer and visitor preferences

Possible impact
Reduction in our revenues due to decreased demand for our services.

4. Reputational

4.1 Stricter criteria for disclosure of climate-risk related information

Possible impact
Impacts on our ESG performance evaluation during the period in which new regulations are adopted.

4.2 Negative publicity due to failure to meet climate goals

Possible impact
Loss of stakeholders' faith in our commitments.

Climate-related opportunities and resilience strategy

Fibra Danhos considers climate-change management as indispensable to our long-term profitability and ability to offer our tenants resource-efficient, resilient spaces.

Therefore, capitalizing on opportunities related to climate change is essential to ensuring business profitability, anticipating impacts, protecting our assets, and ensuring business continuity. By analyzing various scenarios to identify physical and transition risks, we have identified three categories of opportunities related to climate change:

Resource efficiency

We currently reuse 15% of the waste we generate, which leaves a clear margin of opportunity to continue taking advantage of the organic portion of the waste we generate. Added to this is the opportunity to partner with different participants in our value chain to transform organic waste into compost or inputs for other industries. By increasing our monetization of waste and bolstering our alliances, we could generate annual savings of close to MXN3.2 million and reduce our scope 3 emissions by around 2,500 tCO_2e. This would promote the circular economy, reducing the amount of waste sent to landfills. This opportunity would require an annual investment of around MXN2.8 million.

Carbon intensity mitigation

Increasing our use of renewable energy has given us the opportunity to reduce our carbon intensity.

Currently, the installed distributed generation capacity in our portfolio covers 16% of our annual electricity consumption, generating annual savings of around MXN13 million.

By diversifying our supply to more renewable sources, we strengthen our resilience to the scarcity and volatility of fossil fuels.

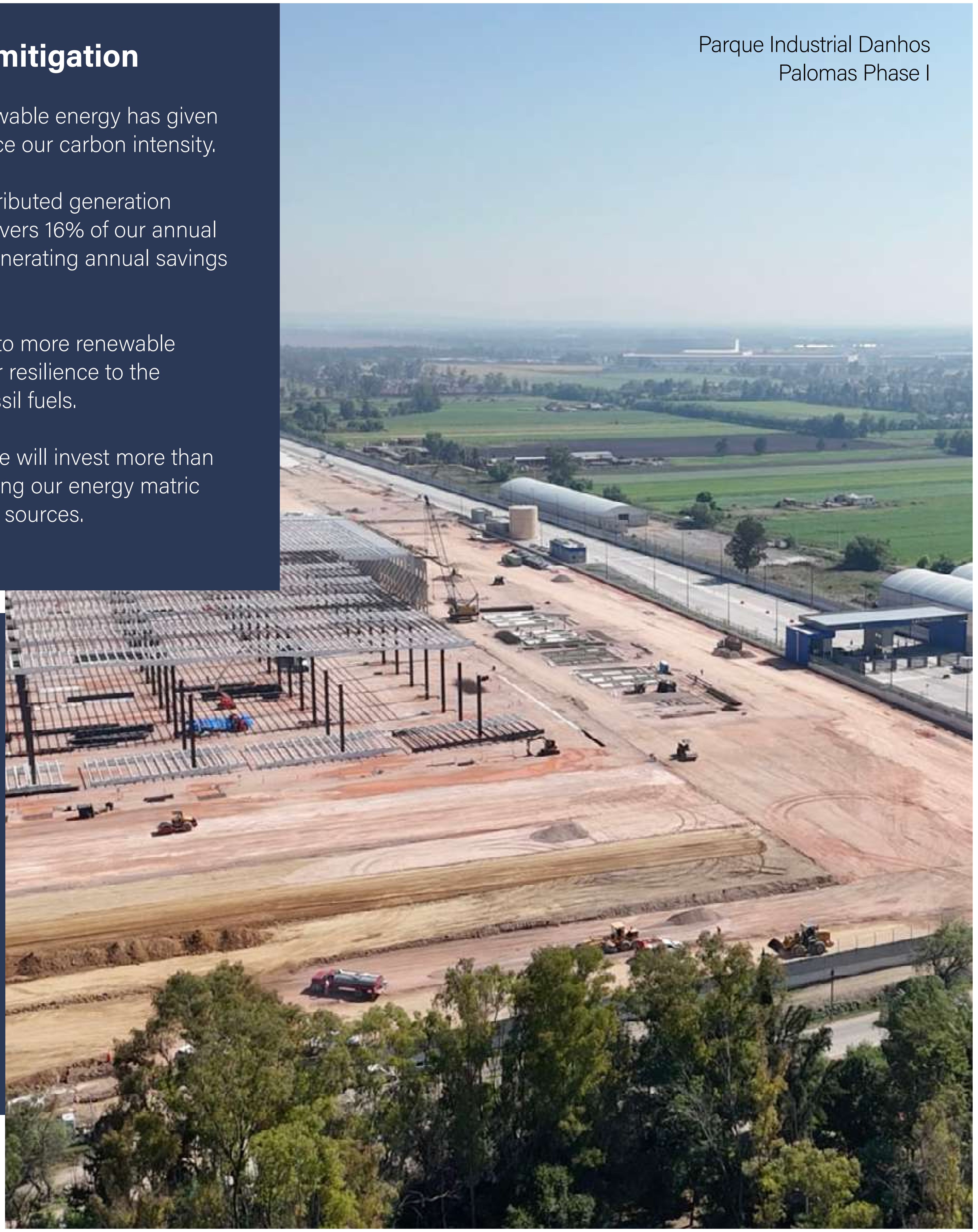
Over the next two years, we will invest more than MXN30 million in diversifying our energy matric based on clean, renewable sources.

> By taking advantage of climate-related opportunities, we can create value for our stakeholders and benefit the communities in which we operate, strengthening their resilience and assisting them in transitioning toward a low-carbon economy.

Products and services

Our products and services are the spaces and properties we lease to our tenants.

- Properties that have earned LEED-certifications can command rents up to 11.1% higher than properties without this distinction.
- Continuing to exploit this opportunity would bring in additional annual revenues of MXN26 million, and would require an approximate investment of MXN2.4 million in obtaining certification for office properties not yet certified.
- We have identified an additional opportunity related to the growing use of electric vehicles and the demand for charging infrastructure. Fibra Danhos is working to install more electric vehicle chargers at our properties, which could generate estimated annual revenues of over MXN3 million and contribute to the transition to electric mobility in the Mexico City metropolitan area and Puebla.



Parque Industrial Danhos
Palomas Phase I

SDG: 9.1, 9.4

Sustainable building

GRI 3-3, 416-1, 417-1
SASB IF-RE-130a.5

Our focus on sustainable building has been central to innovation on our developments. Since our inception, we have pioneered the adoption of high-efficiency technologies and advanced technical solutions that have become industry standards. This ability to anticipate trends, grounded in a strong technical culture, has consistently improved the environmental performance of our portfolio and established a vision of sustainability that is present from design through to operation.

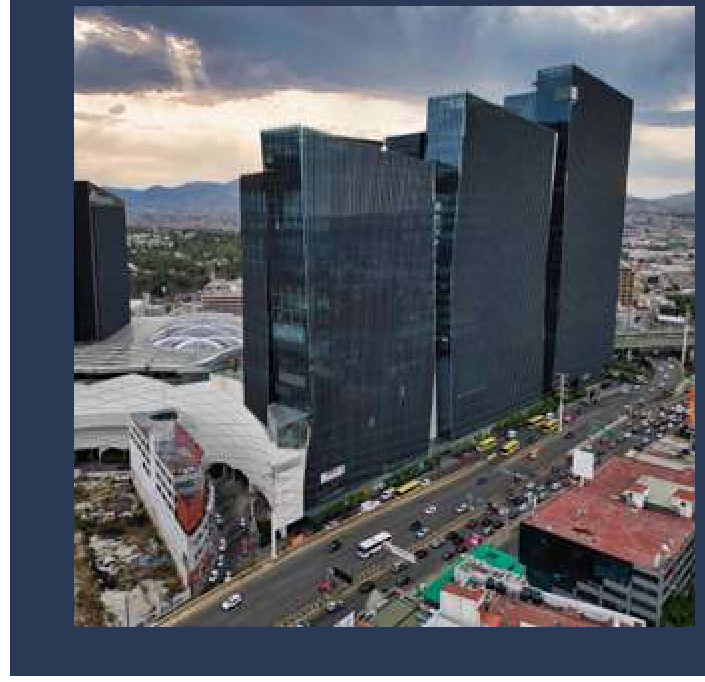
Sustainable building certifications assure our stakeholders that our properties comply with international best practices regarding the efficient use of resources such as energy and water, as well as the optimization of operating costs. Similarly, they have helped us strengthen our reputation while generating value for investors, clients, and users by offering healthier and more comfortable spaces.

As of the date of this report, the U.S. Green Building Council (USGBC) has awarded us six LEED certifications: three LEED v4.1 O+M and three LEED BD+C

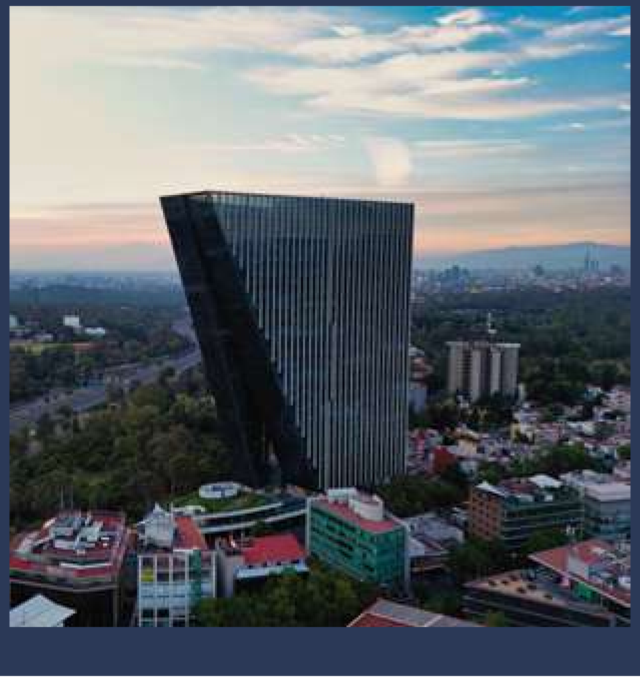
Given the importance of sustainable certifications in our strategy, in 2023 we issued our first sustainability-linked bond, in which we committed to certifying at least 25% of our area under operational control to LEED O+M by 2034**.

356,128.46 m^2 of LEED O+M-certified operationally controlled area = 20.84%* of the operationally controlled area in our portfolio.

Properties with LEED v4.1 certification for operations and maintenance



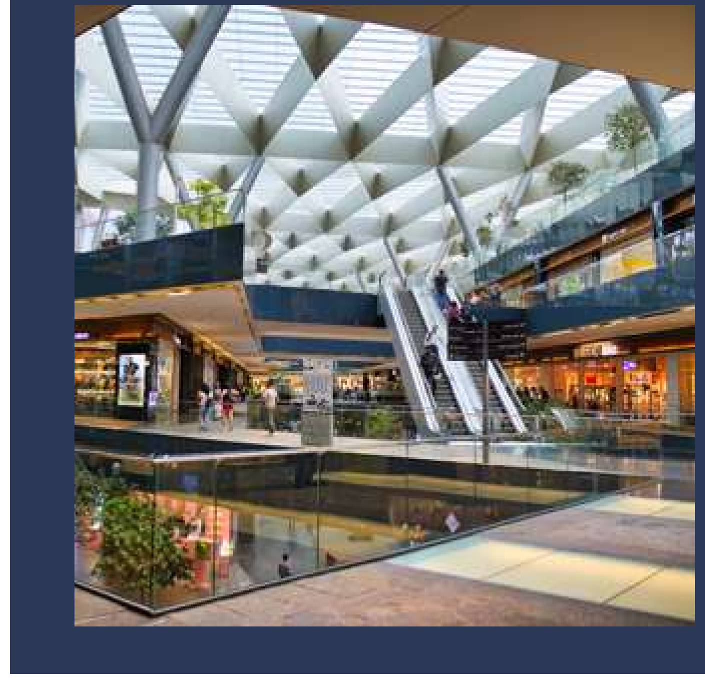
Toreo Parque Central
Score: 80/100



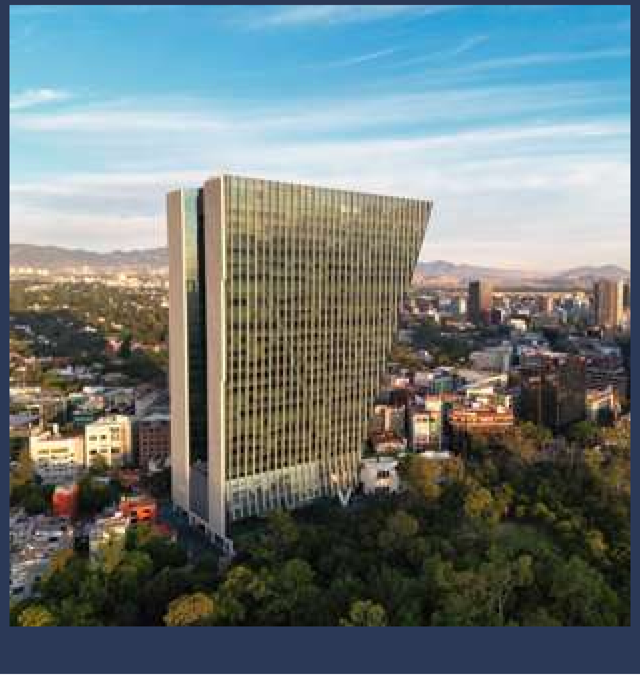
Torre Virreyes
Score: 88/100

Reforma 222
Score: 60/100

Properties with LEED BD+C certification



Toreo Parque Central
Score: 60/100



Torre Virreyes
Score: 84/100

Parque Industrial Danhos Cuautitlán Phase I
Score: 66/100

Parque Industrial Danhos Cuautitlán Phase I was incorporated into our portfolio of LEED BD+C-certified properties in 2025, bringing the total certified area under this scheme to 500,374.38 m^2.

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*Based on a total of 1,709,077.63 m^2 of area under our operational control.
Learn more about our Sustainability-Linked Financing Framework **here

SDG: 11.7, | 15.3, 15.5

Biodiversity

GRI 101-2, 101-4, 101-5, 304-2, 304-3

All of the properties in the Fibra Danhos portfolio are located in previously developed urban areas, and therefore do not affect native flora and fauna. However, aware of the impact that urbanization has on biodiversity, and in accordance with our Environmental Policy, we are committed to ensuring that this impact is minimal. To this end, we conducted an analysis* to identify properties with a high probability of impact on urban biodiversity.

According to the Mexico City Urban Biodiversity Index, none of our properties are located in municipalities whose surface area is more than 15% occupied by natural areas. This means that our properties are not located in areas dominated by natural areas with native species.

In this context, we follow practices for the conservation of biodiversity throughout our properties' lifecycle, which include:

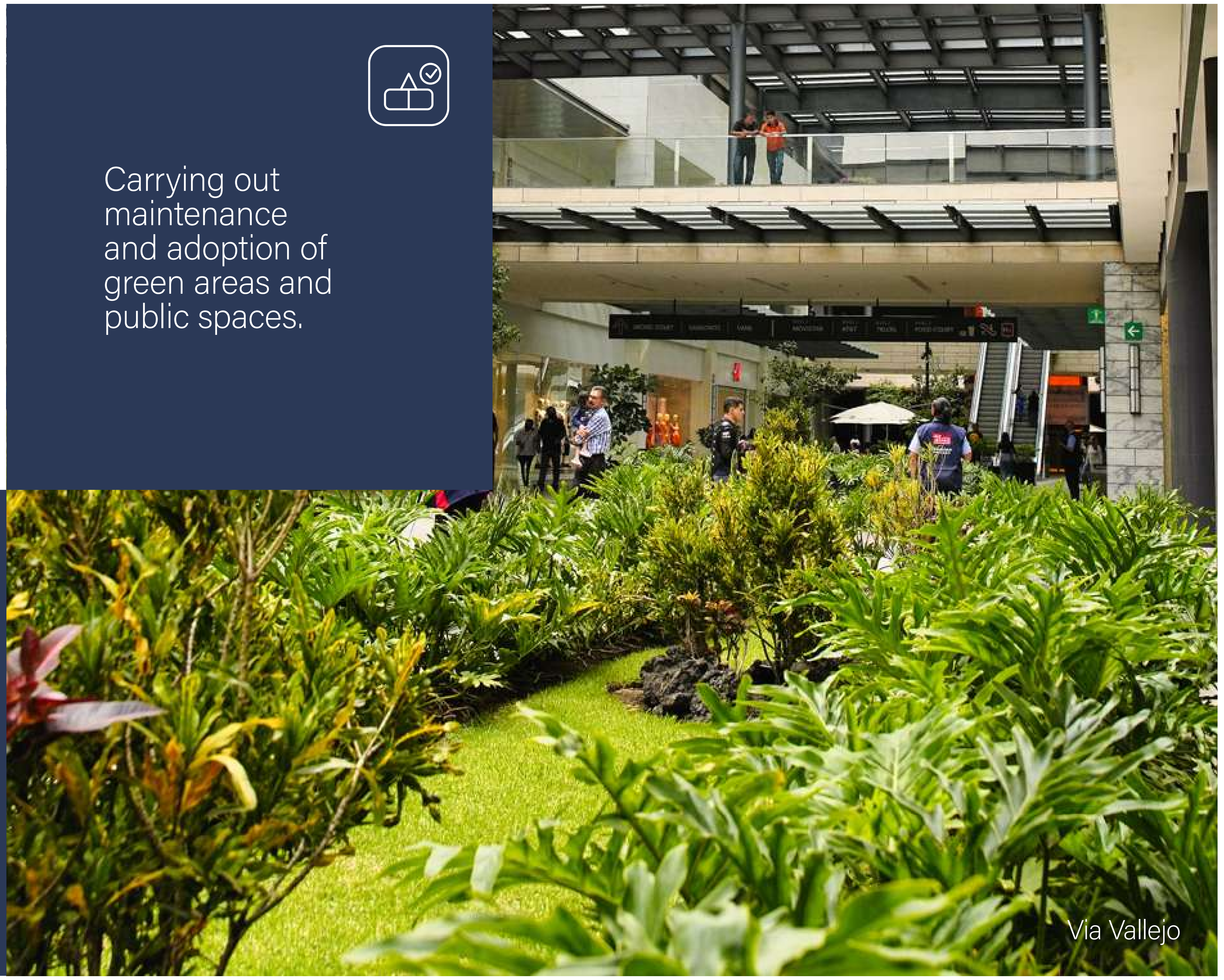
Planting native vegetation at new developments.

Assessing the potential biodiversity impacts of proposed operations and projects.

Carrying out maintenance and adoption of green areas and public spaces.

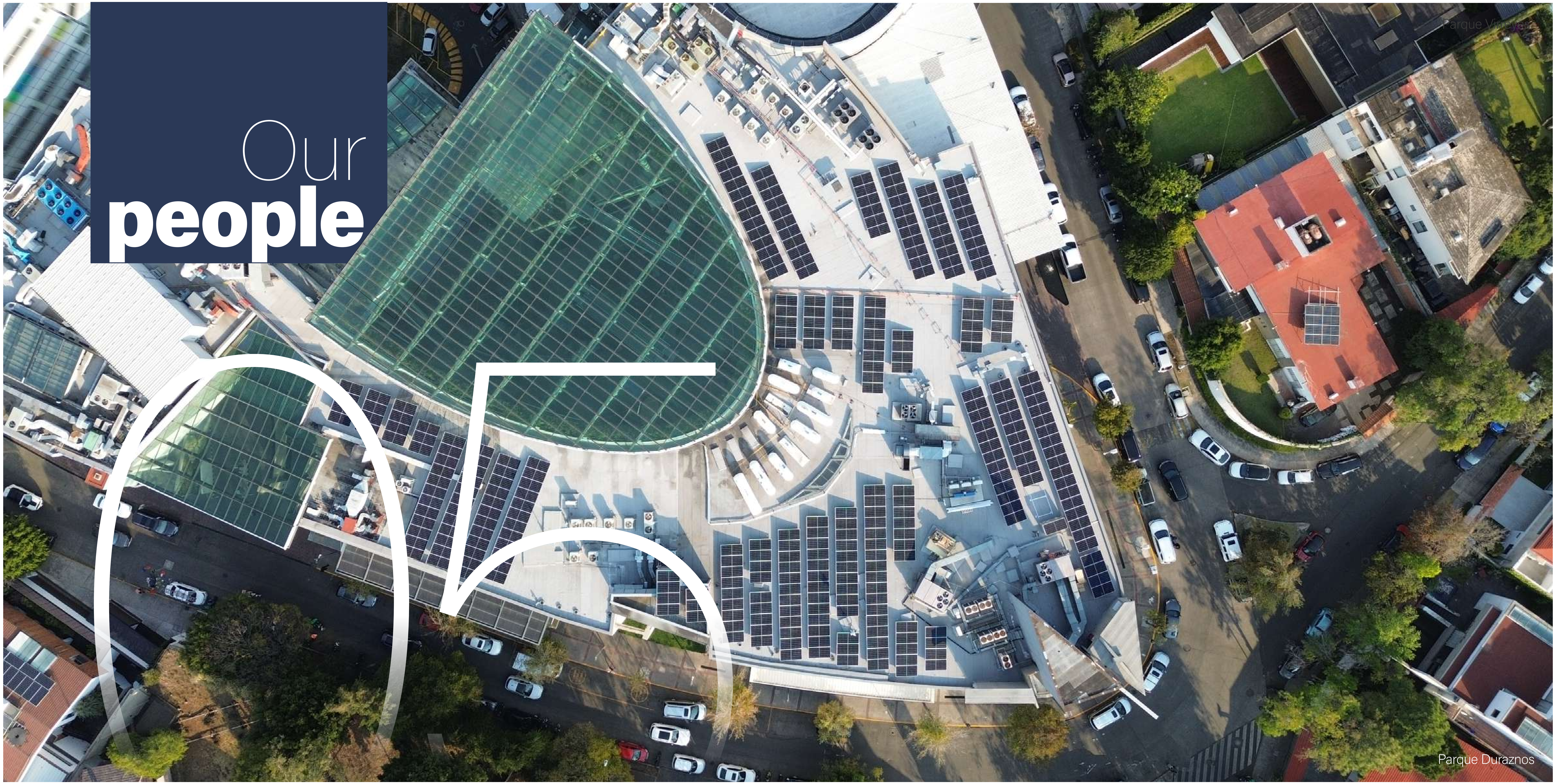
Specific mitigation plans for property expansions and new projects.

Considering biodiversity impacts in the selection and use of materials and products.


Via Vallejo

*Our assessment was focused on Mexico City, where most of our portfolio is located.

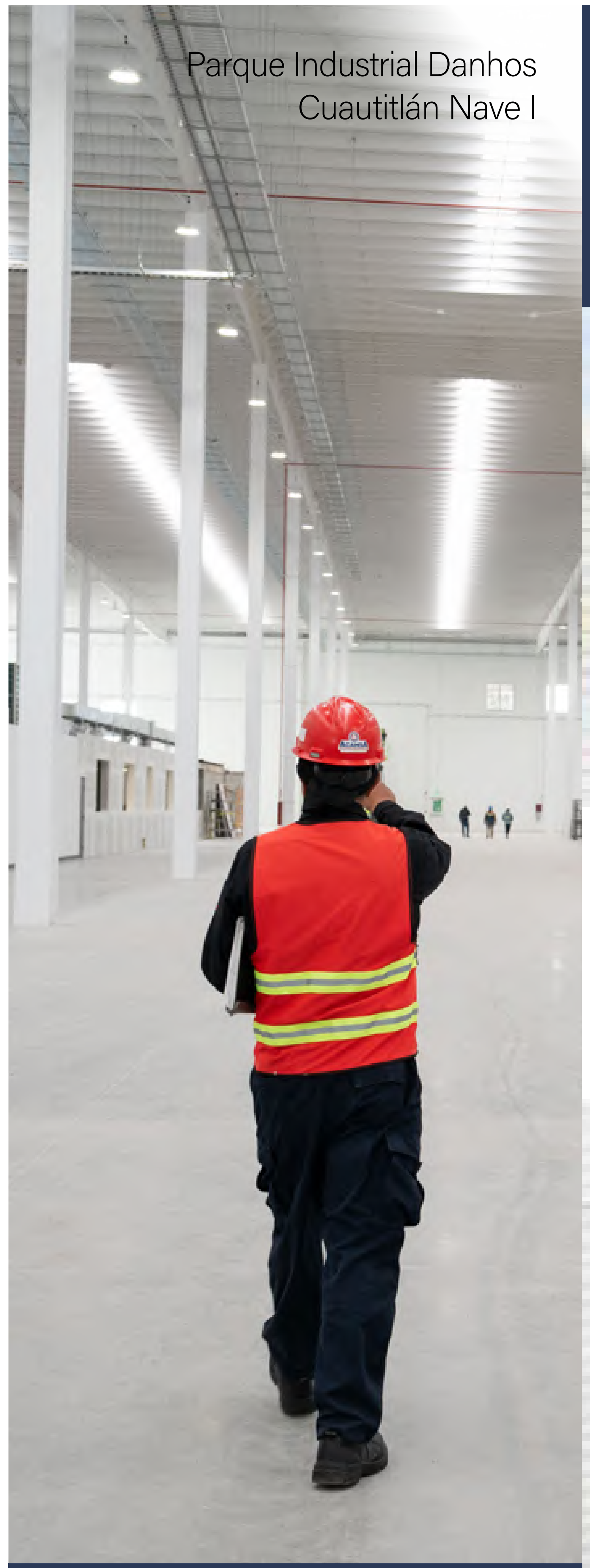
Our **people**



Parque Duraznos

Highlights

2025


Parque Industrial Danhos
Cuautitlán Nave I

384
Employees

42%
of our employees are women


Parque Delta


Reforma 222

58%
of our employees are men

30
positions filled by internal candidates


Parque Vía Vallejo


Parque Virreyes

39%
of decision-making roles held by women

76%
employee satisfaction rate


Reforma 222

Social and Relational Capital

Human Capital Management

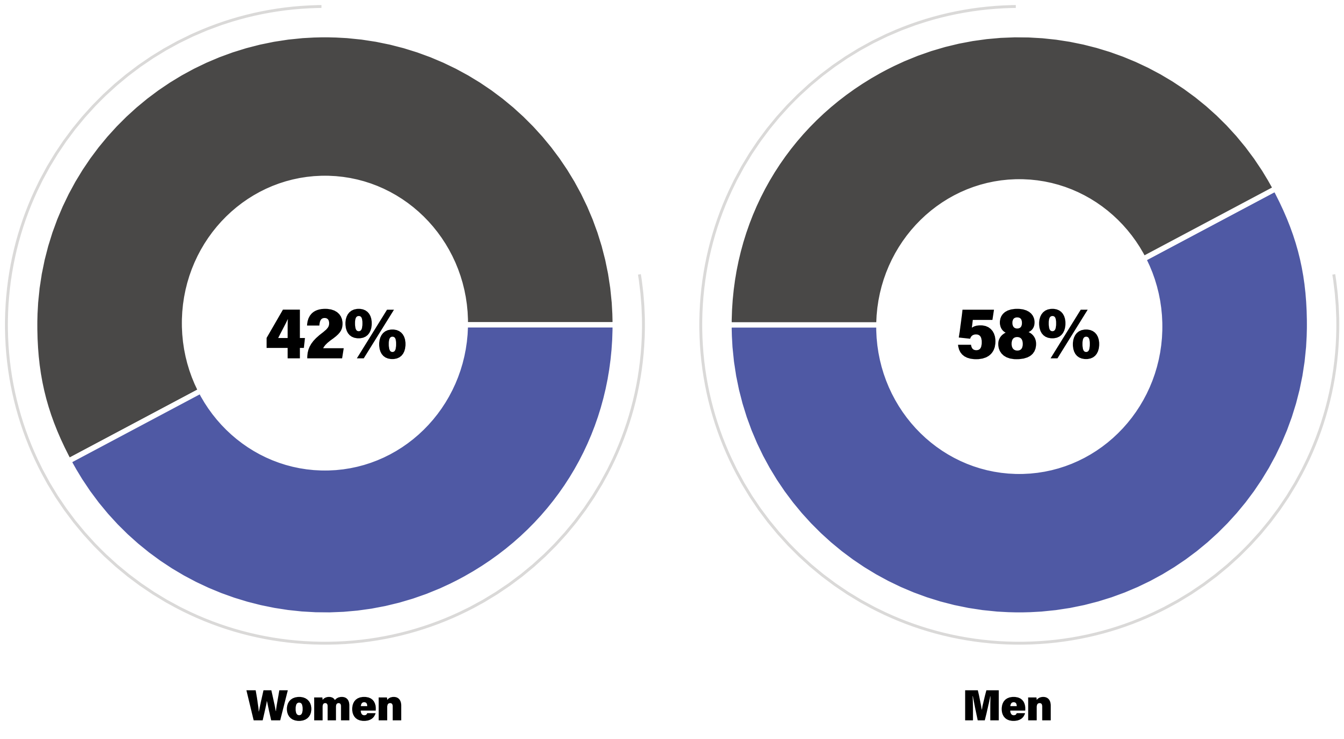
GRI 3-3

On the whole, 2025 was a year of institutionalization, innovation, and comprehensive partnership in human capital management for Fibra Danhos.

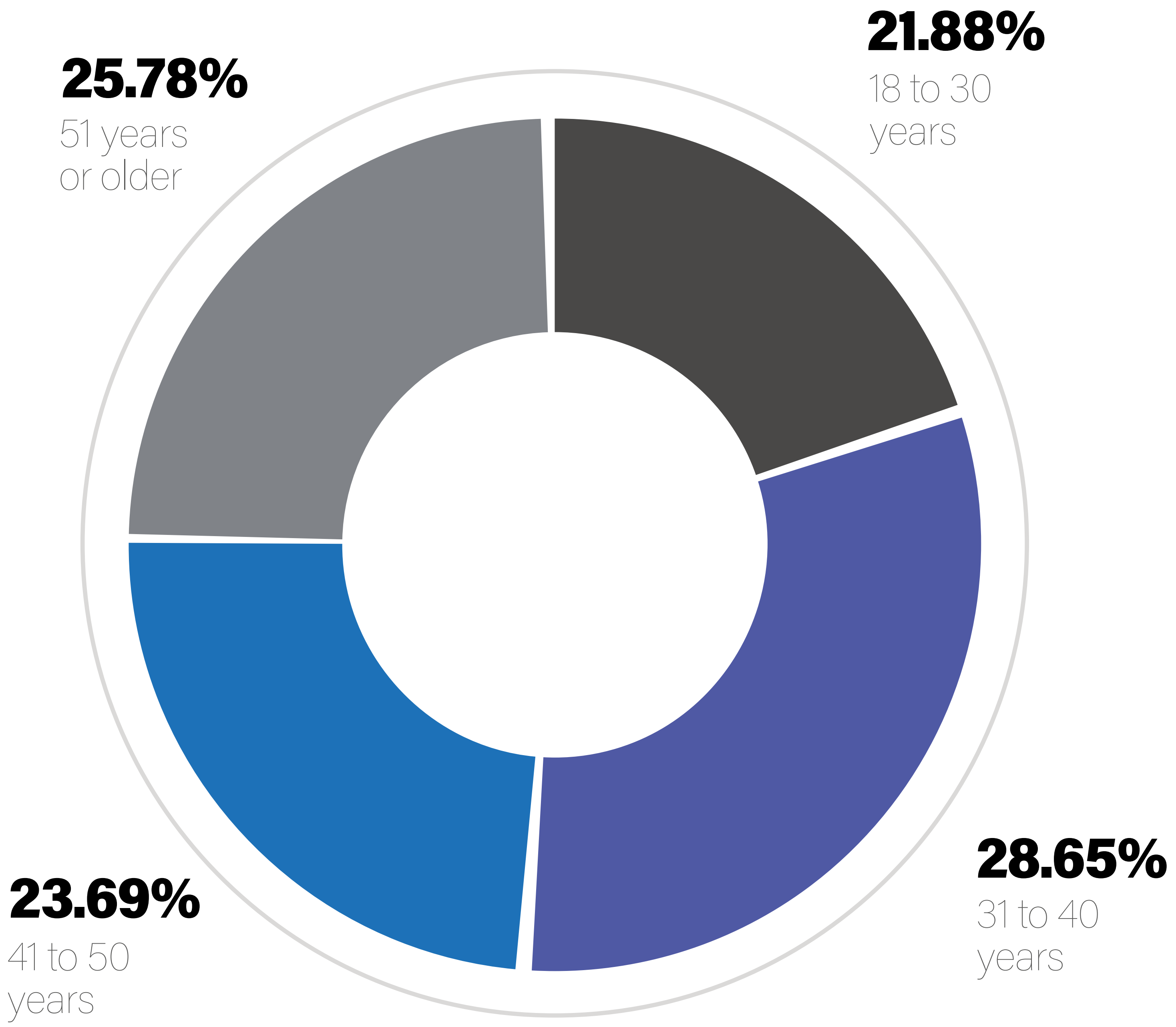
We made significant strides toward institutionalizing our processes and adopting a more strategic approach to talent management, with our primary challenge being talent retention in a highly competitive labor market. However, today we can say that we have a solid employee base.

One of our key achievements this year was the transition from isolated human resources management to a cross-functional and comprehensive model that strengthened partnership between human capital and the various business areas, allowing us to align strategies for recruitment, training, and employee development.

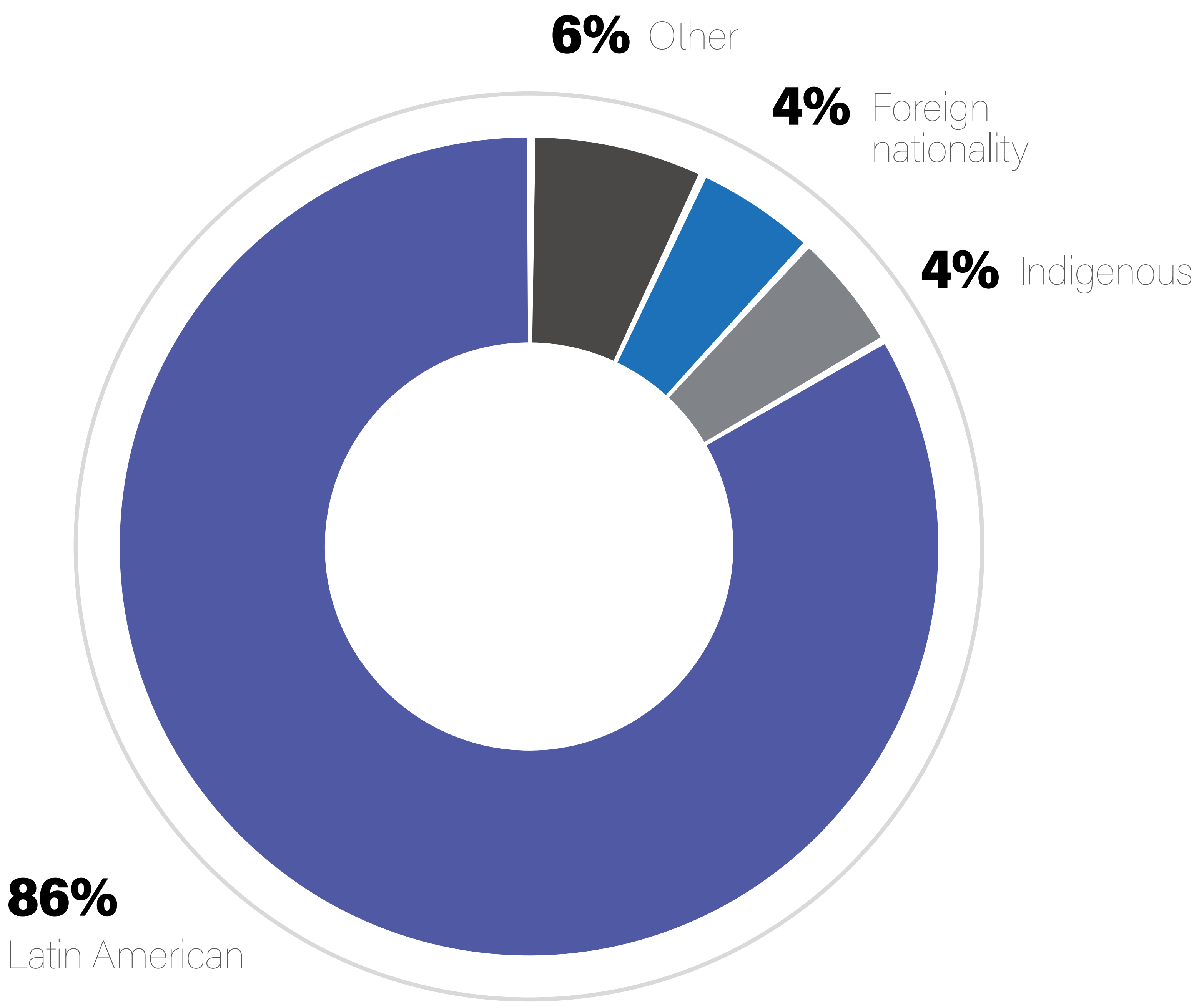
Workforce by Gender



Workforce by Age

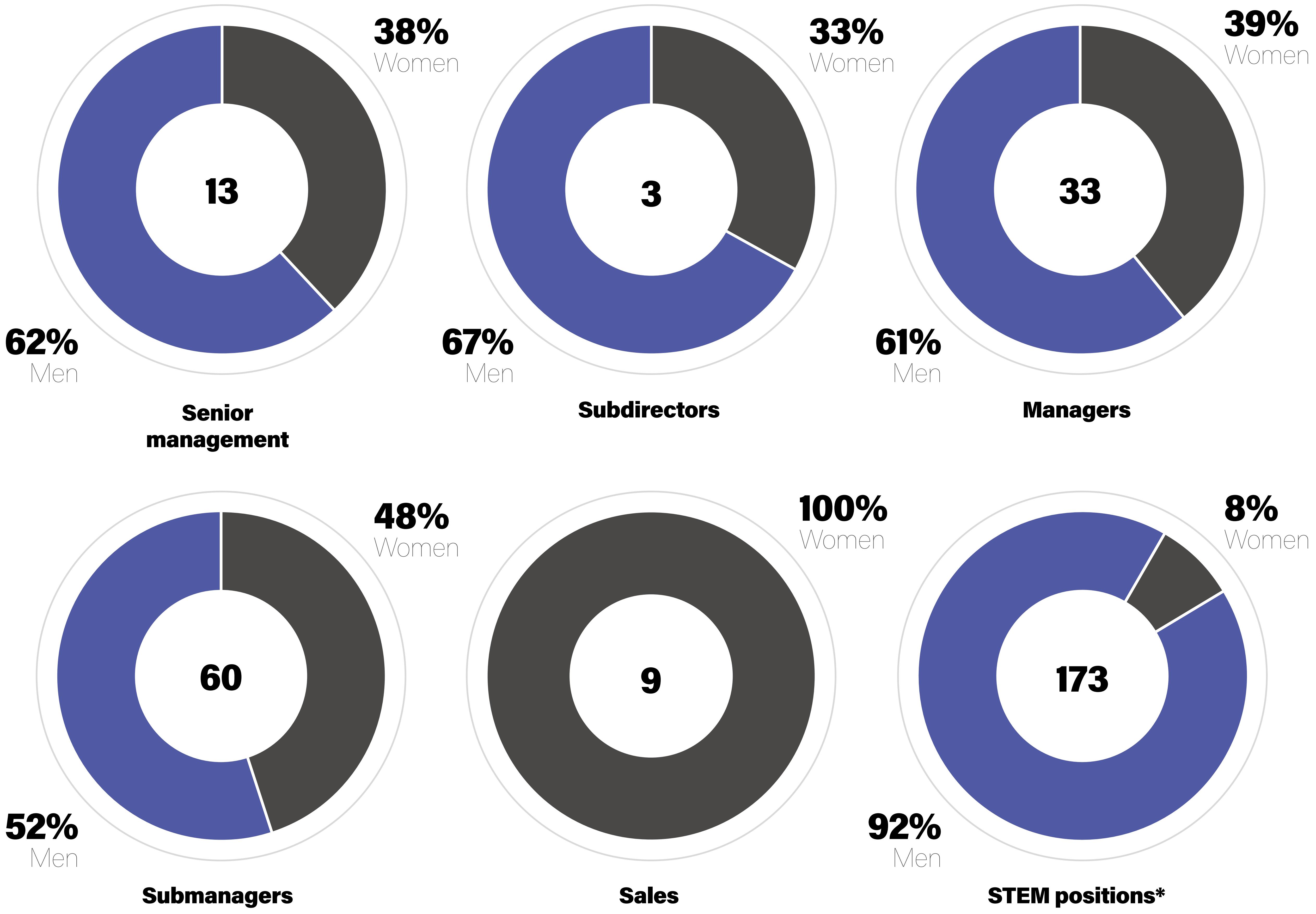


Workforce by ethnic group and nationality*



*Statistics obtained from the voluntary diversity and inclusion survey, in which 40% of the workforce participated in 2025.

Workforce by type of position



Type of employment contract

Total internal employees

384

Total permanent external employees**

2,036

Gender pay gap

GRI 405-2

For Fibra Danhos, job performance and results are the only factors taken into account in compensation. We are committed to gradually reducing the gender pay gap. Our goal is to steadily work toward full salary equality at every level of the organization.

	SENIOR MANAGEMENT	SUBDIRECTORS	MANAGERS	ADMINISTRATIVE AND OPERATING STAFF	ALL WORKFORCE
Pay gap***	0.65	1.49	0.83	1.29	0.87

*This category includes all conservation workers in our properties.

** There are 1,920 permanent external employees who provide services regularly and continually in our properties but are not directly employed by Administradora Fibra Danhos. These services include cleaning, security, gardening and paramedical assistance.

***Does not include the salary of our executive director for reasons of confidentiality. Considers only base salary.

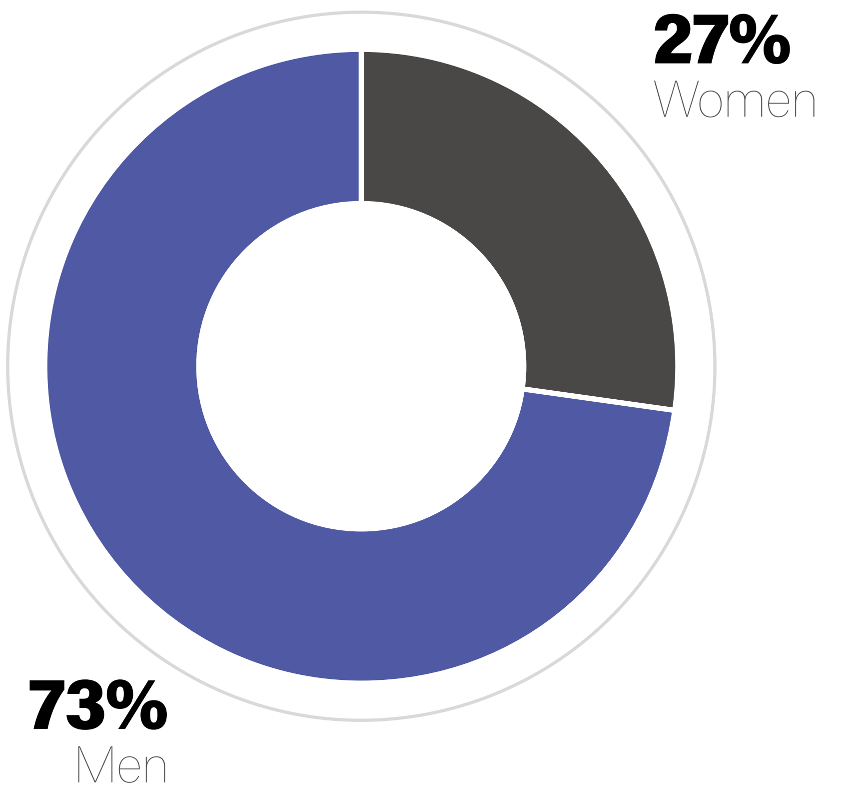
SDG: 9.2

Talent recruitment and retention

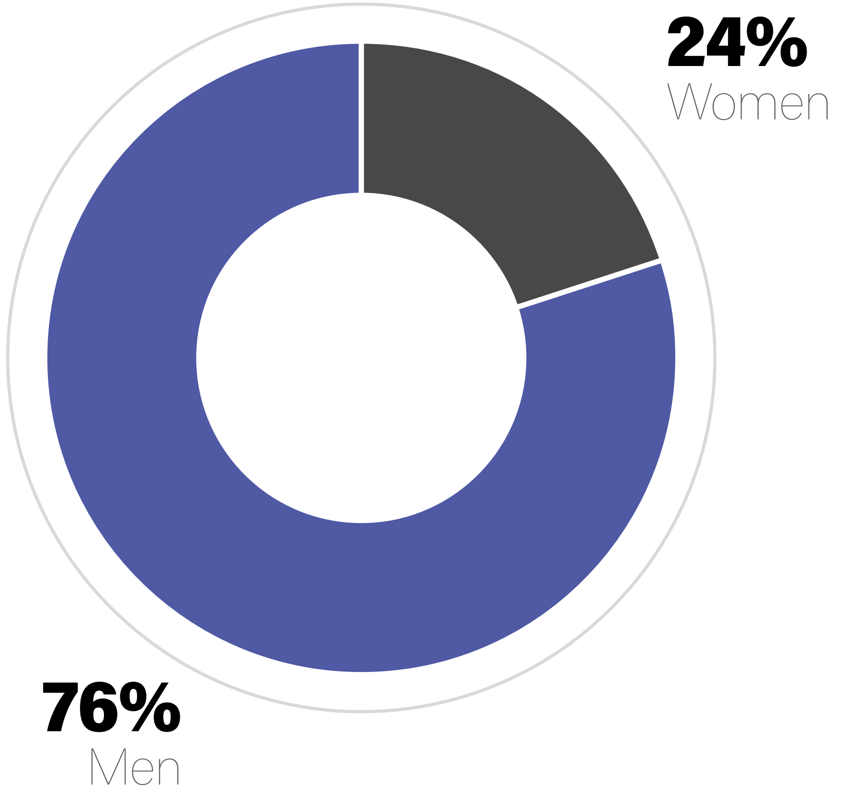
GRI 3-3, 401-1

Fibra Danhos offers an inclusive, secure, and continuous improvement-oriented work environment capable of attracting, developing, and retaining the best talent—the driving force behind each of our achievements and the catalyst for the organization's growth and performance.

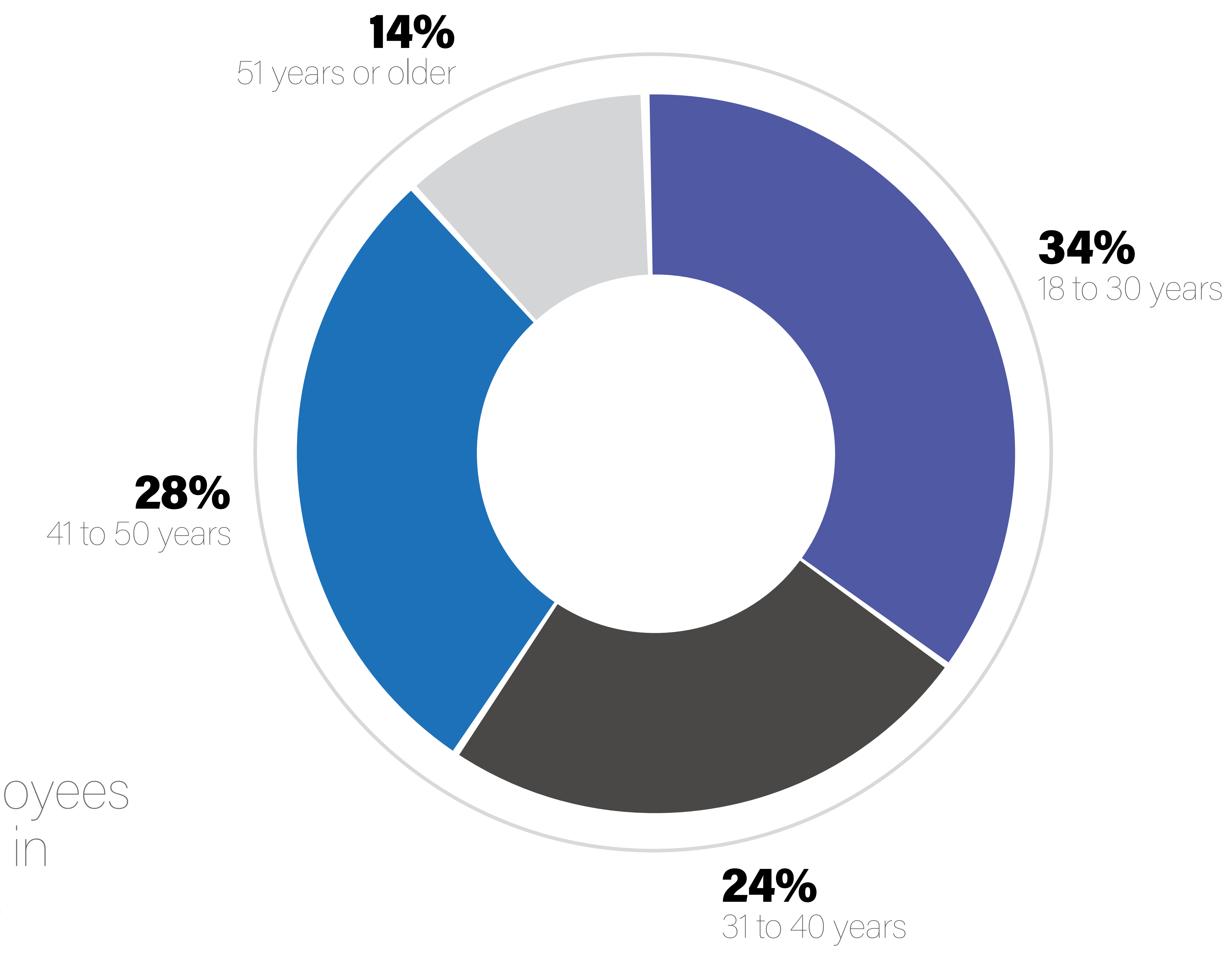
Hires by gender



Departures by gender



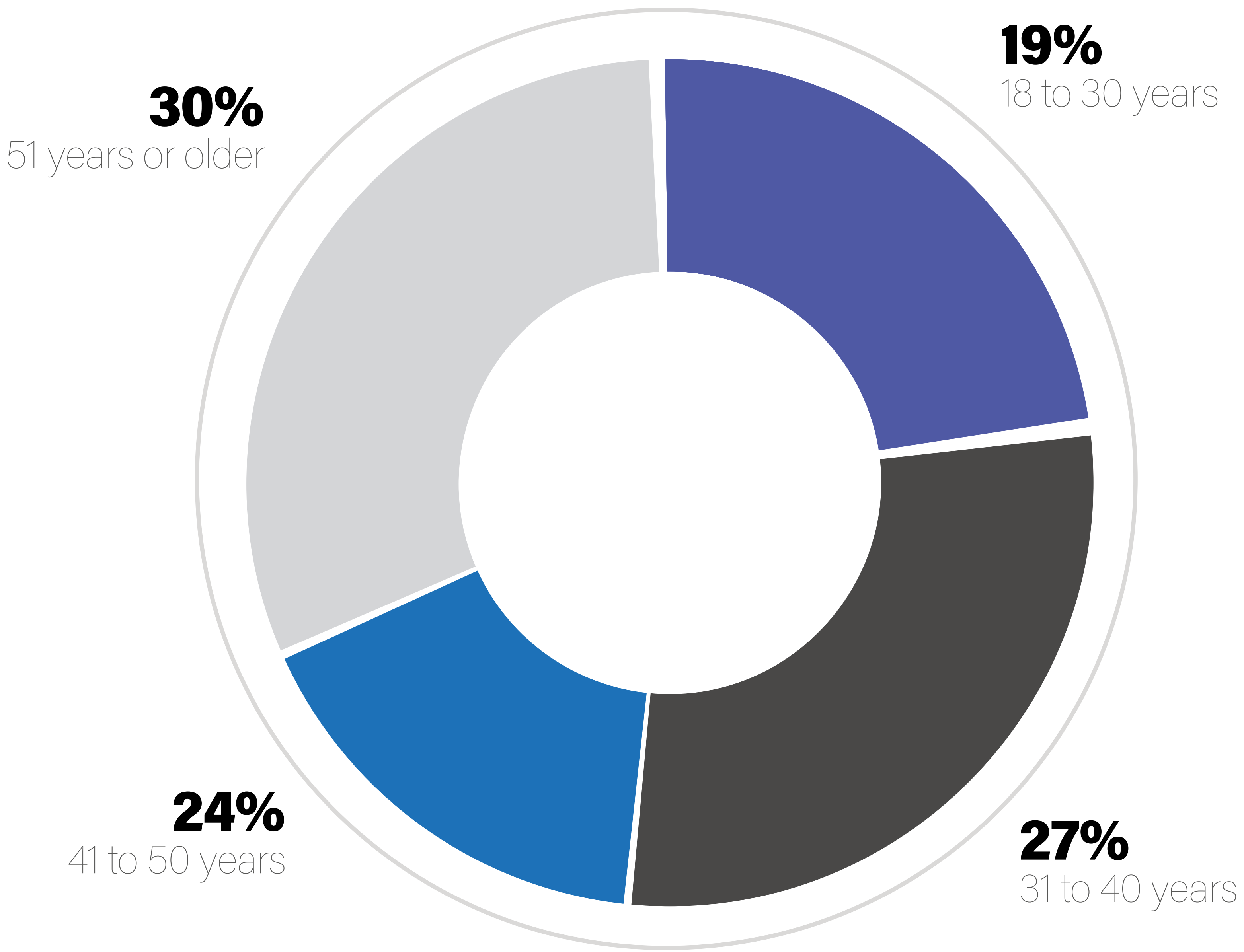
New hires by age range



Total employees hired in 2025

71

Departures by age range



Turnover

TURNOVER RATE	15.36%
VOLUNTARY TURNOVER RATE	15.36%
INVOLUNTARY TURNOVER RATE	0%

Performance evaluations

In 2025, we completed the first phase of our installation of performance evaluation software, designed to foster each employee's career development, facilitate comprehensive team management, and increase job satisfaction. Evaluations are conducted regularly according to the goals and needs of each department.

These evaluations include:

- Pre-set and measurable goals, both individual and collective.
- 360° evaluation.
- Ongoing conversations and feedback.

Development and training

GRI 3-3, 404-1, 404-2, 404-3

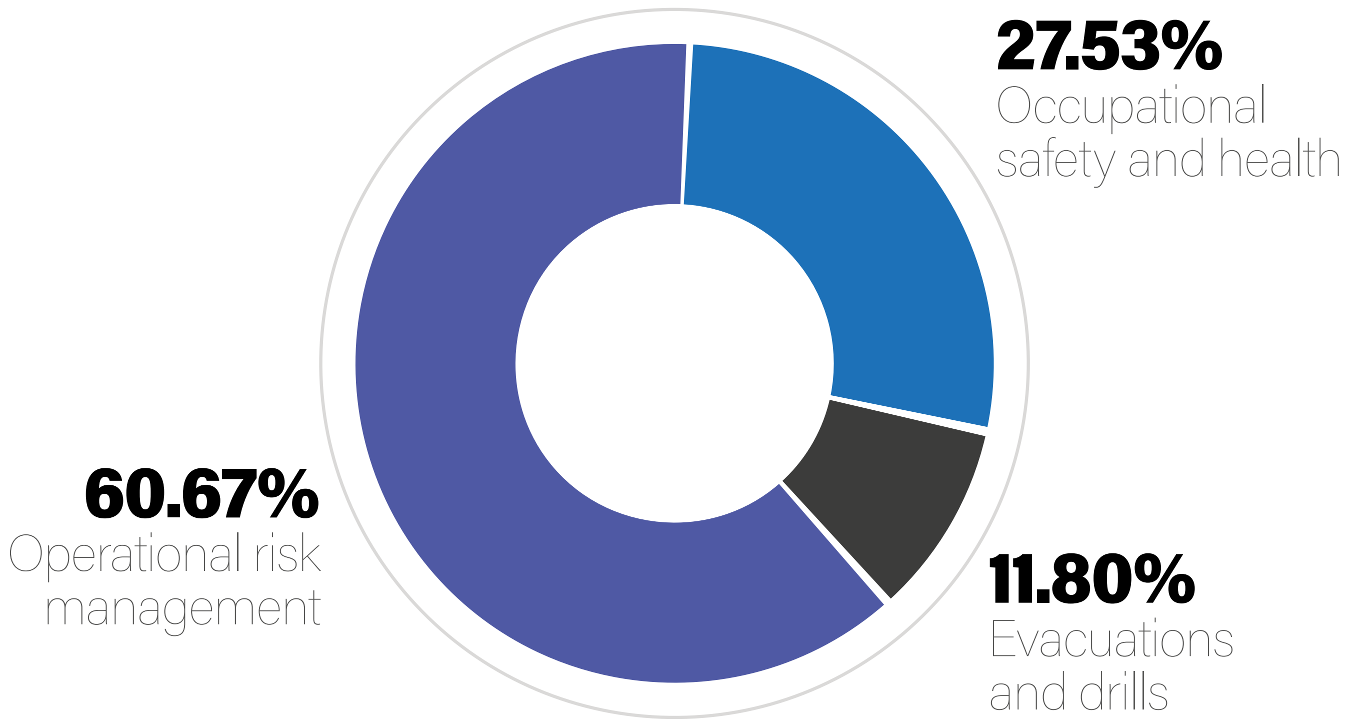
Fibra Danhos promotes the development of technical knowledge, individual accountability, and collective achievement of results in a demanding yet continuous learning-oriented environment. This culture has enabled us to build highly specialized teams and ensure consistent execution across our entire portfolio.

Employee development and training are essential to our capacity for innovation, competitiveness, and business continuity. To this end, we drive the professional advancement and performance of our talent by building a comprehensive training model, complemented by partnerships with educational institutions that expand their learning and development opportunities.

712
Total hours invested in training

1.85
Average training hours

Training hours by topic



Parque Industrial Danhos
Cuautitlán Phase I

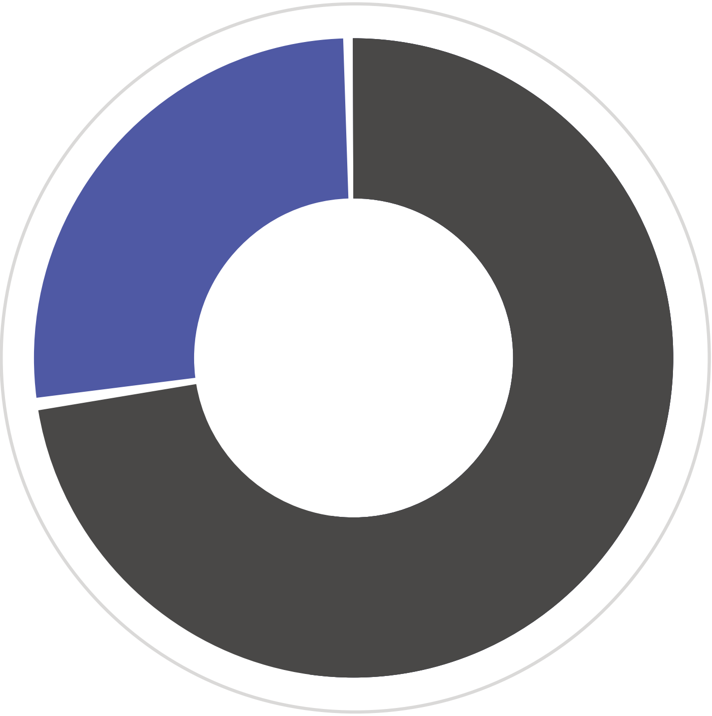
Job satisfaction

The annual job satisfaction survey, administered to all our employees, is a strategic tool for evaluating our team's experience, well-being, and expectations, allowing us to identify key indicators on motivation, stress levels, and workplace climate, and to focus efforts on the continuously improving employee well-being. It also allows us to identify areas for improvement, optimize processes, and strengthen our commitment to creating an inclusive work environment for everyone.

2025 survey results

76%
of employees are satisfied with their work

57%
of employees do not experience high levels of stress related to their work



72%
of employees feel motivated in their work

66%
of employees feel happy for most of their workday

SDG: 8.8

Benefits and compensation

GRI 3-3, 401-2, 401-3

We recognize that competitive compensation and benefits are essential for the well-being, motivation, and retention of our talent. Therefore, we offer all employees with permanent contracts a benefits package that exceeds legal requirements, designed to promote a healthy work-life balance.

We also offer opportunities tailored to the specific needs of our team, such as part-time positions for students or those nearing the end of their studies, and access to flexible schedules for a set period for women returning from maternity leave so they can care for their infants during the first months of life.

General benefits

- Competitive base annual salary.
- Major medical insurance with a coverage limit of MXN40,000,000 per claim.
- Life insurance covering 12 months' salary in the event of death, as well as double compensation for accidental death and permanent disability.
- Profit-sharing bonus, equivalent to up to one month's salary.
- Savings fund: A percentage of each employee's gross salary and an equivalent contribution from the company.
- Access to mental health care provided by a specialist psychologist: group sessions, training, and individual consultations as needed.
- Maternity and paternity leave. Option to work flex time for a set period following the end of maternity leave. Access to breastfeeding breaks for new mothers.
- Partnerships with gyms and medical testing centers offering preferential discounts to Administradora Fibra Danhos employees.
- Annual raffles in which a car is drawn for each company anniversary, for employees with a minimum of three years of service. The probability of winning increases based on the number of years worked. In 2025, 12 cars were raffled off.
- Recognition for employees who have been with the company for at least 10 years, for every five years worked.

SDG: 8.8

Occupational health and safety

GRI 3-3, 401-2, 403-1, 403-2, 403-3, 403-5, 403-6, 403-7, 403-8, 403-9, 403-10

We make occupational health and safety a strategic priority. We ensure safe and healthy work environments through policies, standards, and preventive practices that enable us to identify, manage, and mitigate risks, protecting the well-being of our employees and ensuring the continuity of our operations.

In the area of employee wellness, we continue to strengthen physical and mental health programs through remote medical services and psychological support, and we are currently working on the implementation of a new comprehensive health program.


Parque Industrial Danhos
Palomas Phase II

Occupational health and safety programs

- Weekly occupational health and safety training for operating and maintenance staff.
- Use of the management platforms to standardize and track safety checklists.
- Regular safety inspections of each property by the operations and maintenance managers.
- Specialized supervision by the paramedic team of the enforcement of safety protocols for risky work, such as work at heights.
- Occupational risk manual for each property.
- Paramedic service for first aid in our corporate offices and in the buildings.
- Work environment survey as recommended by NOM-035, identification of psychosocial risks.
- Security, maintenance and operations team conduct rounds of the property, both in private and public areas, to verify proper operation.

INJURY AND ABSENCE INDICATORS

Number of incapacitating workplace accidents	7
Absences due to general illness	60
Absence rate	2.15%

NUMBER OF OCCUPATIONAL FATALITIES

Internal employees	0
External employees	0

LOST-TIME INJURY RATE (EXCLUDING FATALITIES)

Internal employees	1.61*
External employees**	3.90

*Considering a total of 870,912 work-hours.
**For every 1,000,000 work-hours.

At each workplace, we have safety scorecards for monitoring the accident rate, encouraging maintenance personnel to follow all safety rules and keep up a positive record of accident-free days. Last year there were no fatalities and only minor incidents.

We also maintain a list of occupational hazards with a risk of serious injury so that we can identify them and focus our efforts on preventing them. These critical activities are:

- Working at heights
- Handling of solvents
- Working in confined spaces
- Electrical work
- High voltage work
- Welding work
- Use of cutting tools

SDG: 5.1, 5.5 | 8.5, 8.8 | 10.2

Diversity and inclusion

GRI 3-3, 405-1, 405-2

At Fibra Danhos, we foster an inclusive, diverse culture, one that reflects the society we want to build: a just society, where respect prevails and decisions are not made for the community without the community's participation. We forge alliances and work constantly toward a more just, collaborative and equitable co-existence. To do so, we seek out partners to share our mission of building an inclusive culture that encourages continuous improvement and has a positive impact on the communities where we operate.

To ensure that our diversity strategy reaches every level of the organization, we have developed a **Technical Committee Independence and Diversity Policy**, which sets out guidelines for the incorporation of gender equality criteria into the selection process for new members, as well as a **Diversity and Inclusion Policy**, which establishes DEI guidelines on recruitment, workplace conduct, and compensation and benefits for our employees.

Our commitment to diversity and inclusion is now a cornerstone of our strategy, one of the performance indicators embedded in our Sustainability-Linked Financing Framework.

In this context, we have set a target to increase female representation in decision-making positions by 45% by the year 2034.

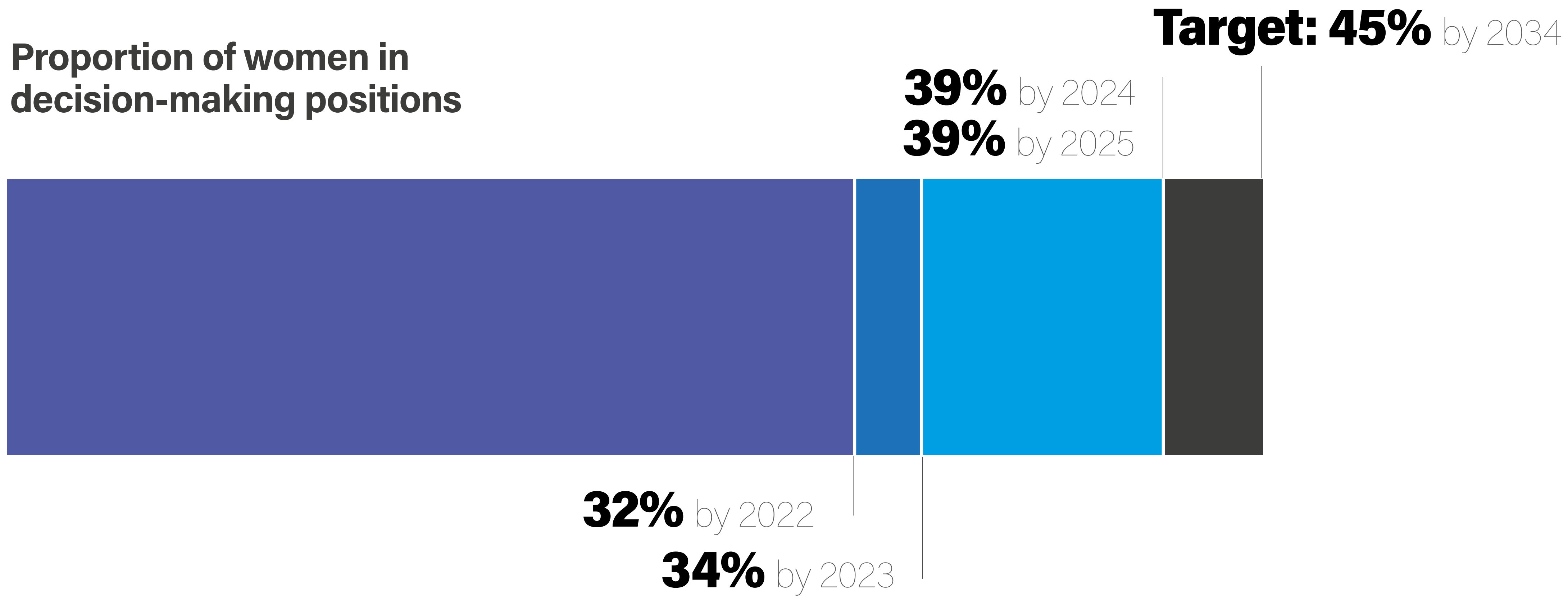
We promote diversity, equality, and inclusion beyond our own operations through collaborative partnerships with our tenants. At Torre Virreyes, we have a Diversity, Equality, and Inclusion Subcommittee that drives awareness initiatives, the sharing of best practices, and initiatives that generate a positive impact on the surrounding community.

As part of these efforts, Torre Virreyes features a special lighting display on key commemorative dates such as International Women's Day and LGBTQ+ Pride Day. Through these actions, we seek to reinforce the community's commitment to an inclusive culture.

Beyond these activities, we open spaces for dialogue that strengthen partnerships among our tenants and foster the exchange of successful experiences through webinars, talks, working groups, and networking events.

39% of women in decision-making roles by 2025*

Proportion of women in decision-making positions



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* Number of female managers: Positions within the organization with supervisory responsibilities and tactical and operational decision-making duties held by women as of December 31, 2025.
Number of female directors: Positions within the organization with responsibilities for strategic decision-making regarding the company and its Chief Executive Officer as of December 31, 2025.
Number of decision-making positions in the workforce: Managerial and executive positions within the organization as of December 31, 2025.

SDG: 9.1, 9.4

Customer experience

GRI 2-29

In 2025, we launched various innovation initiatives aimed at better understanding visitors and enriching their experience. We developed loyalty programs, regular satisfaction surveys, and new digital tools that allow us to more clearly understand the profiles, preferences, and expectations of users at each shopping center. This information is used in practical ways to tailor our offerings, improve services, and strengthen a consistent, high-quality experience for tenants and visitors.

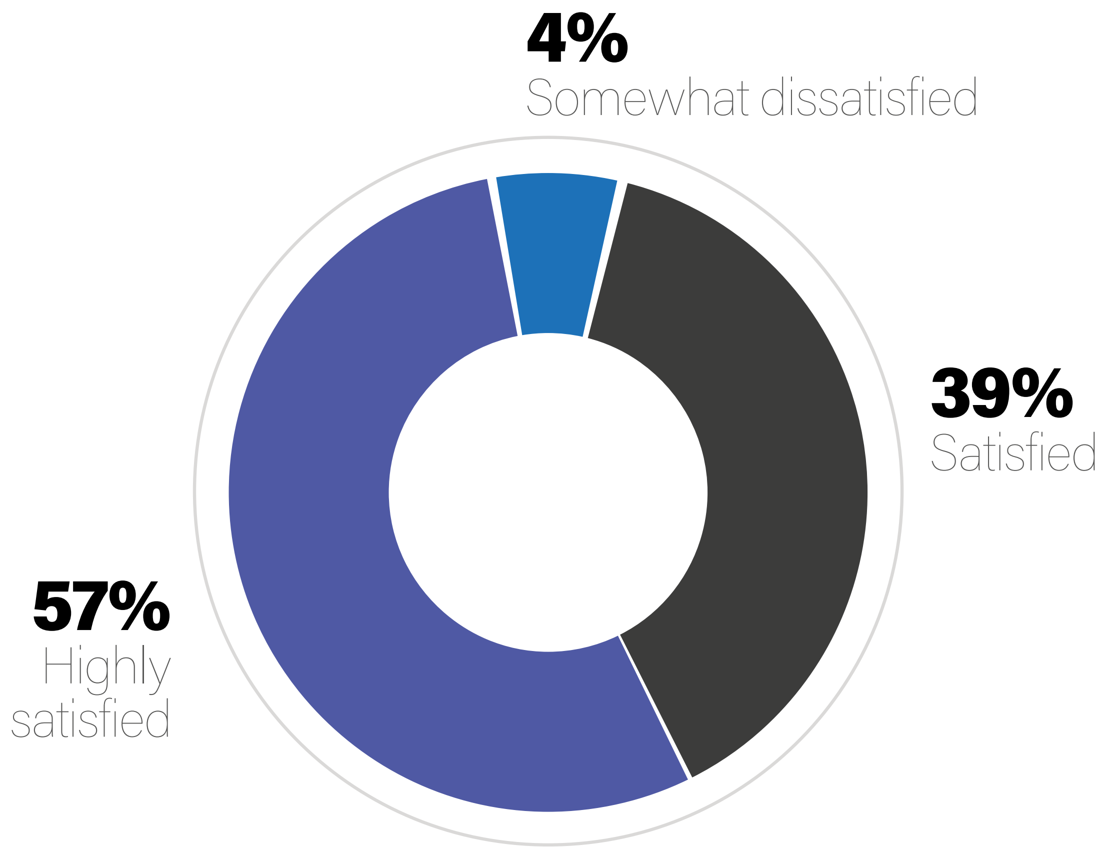
We consider our tenants to be strategic business partners, so we manage their well-being through a comprehensive program that promotes safe, comfortable, and high-quality spaces, via:

- **Wellness assessments** that analyze air quality, thermal comfort, lighting, cleanliness, and other key factors, helping us identify risks and opportunities to improve tenants' health.
- **Annual satisfaction surveys** to measure tenant satisfaction regarding management, customer service, spaces, and operations.
- **Location and connectivity** with properties well-incorporated with public transportation, facilitating mobility for all users.
- **Responsible design and operation** that prioritize thermal comfort, lighting, air quality, and green spaces, and ensure security through clear evacuation signage and the regular conduct of drills involving all property occupants.

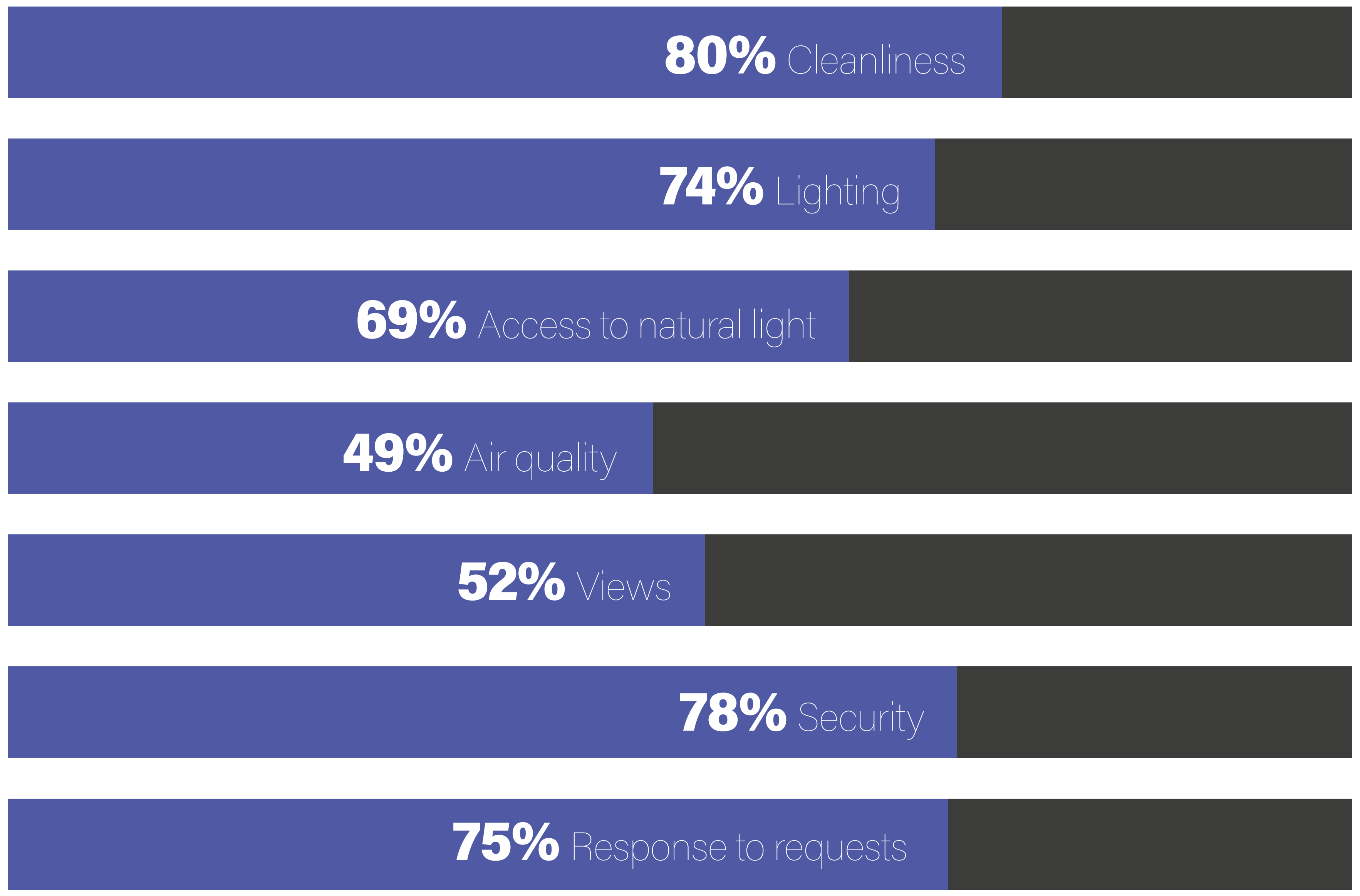
Tenant Satisfaction

SASB IF-RE-410a.3

To measure tenant satisfaction, we conduct regular surveys that evaluate key aspects such as thermal comfort, cleanliness, security, and acoustics in our properties, as well as the quality of customer service and the resolution of tenant concerns. Our latest satisfaction survey covered 31% of our GLA and provided us with a clear picture of overall satisfaction levels, allowing us to identify strengths and areas for improvement in our properties.



Satisfaction rate

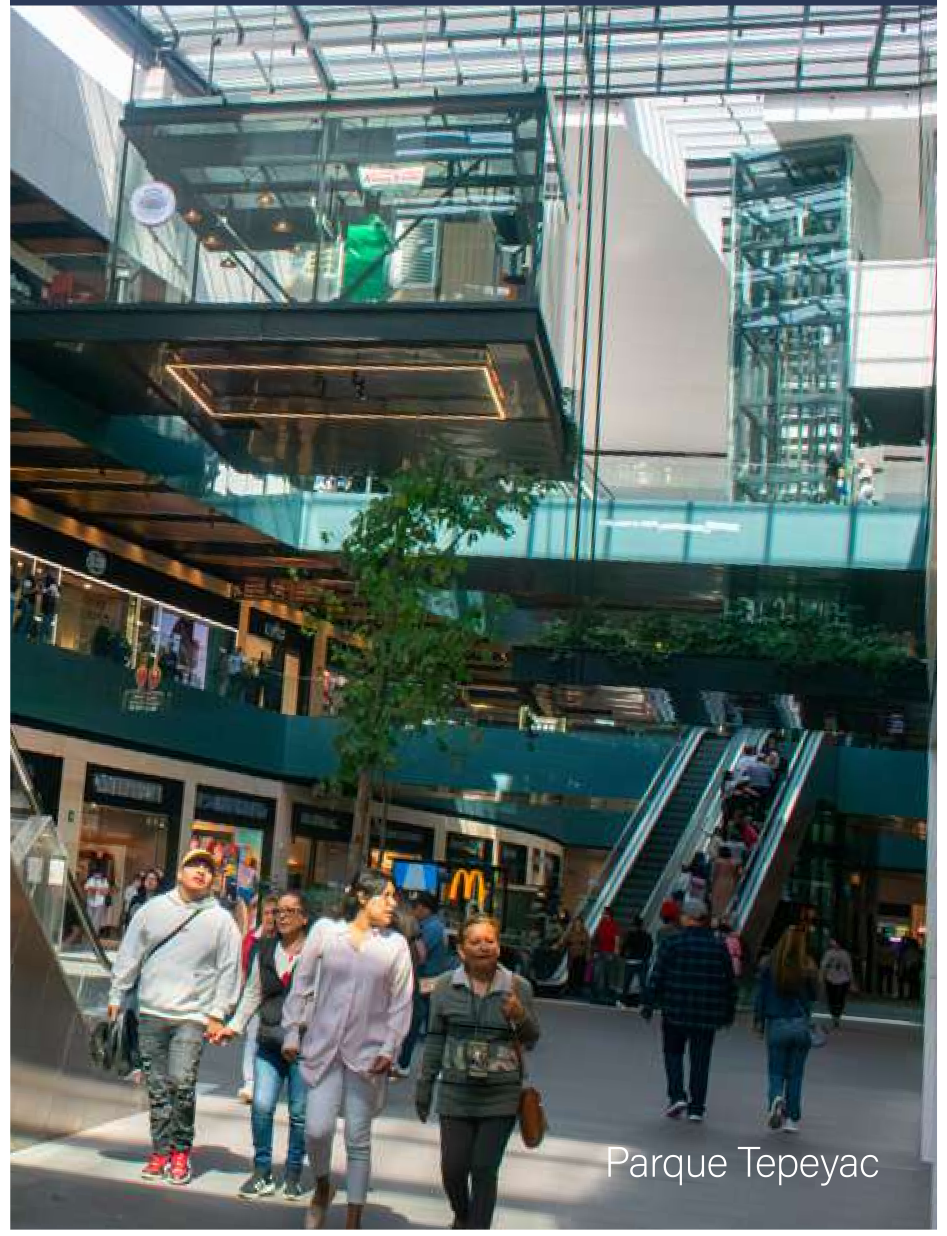


Our latest satisfaction survey recorded an overall satisfaction rate of 96% among our tenants.

We have a comprehensive wellness program for tenants and visitors through which we ensure that these stakeholders enjoy the best experience:

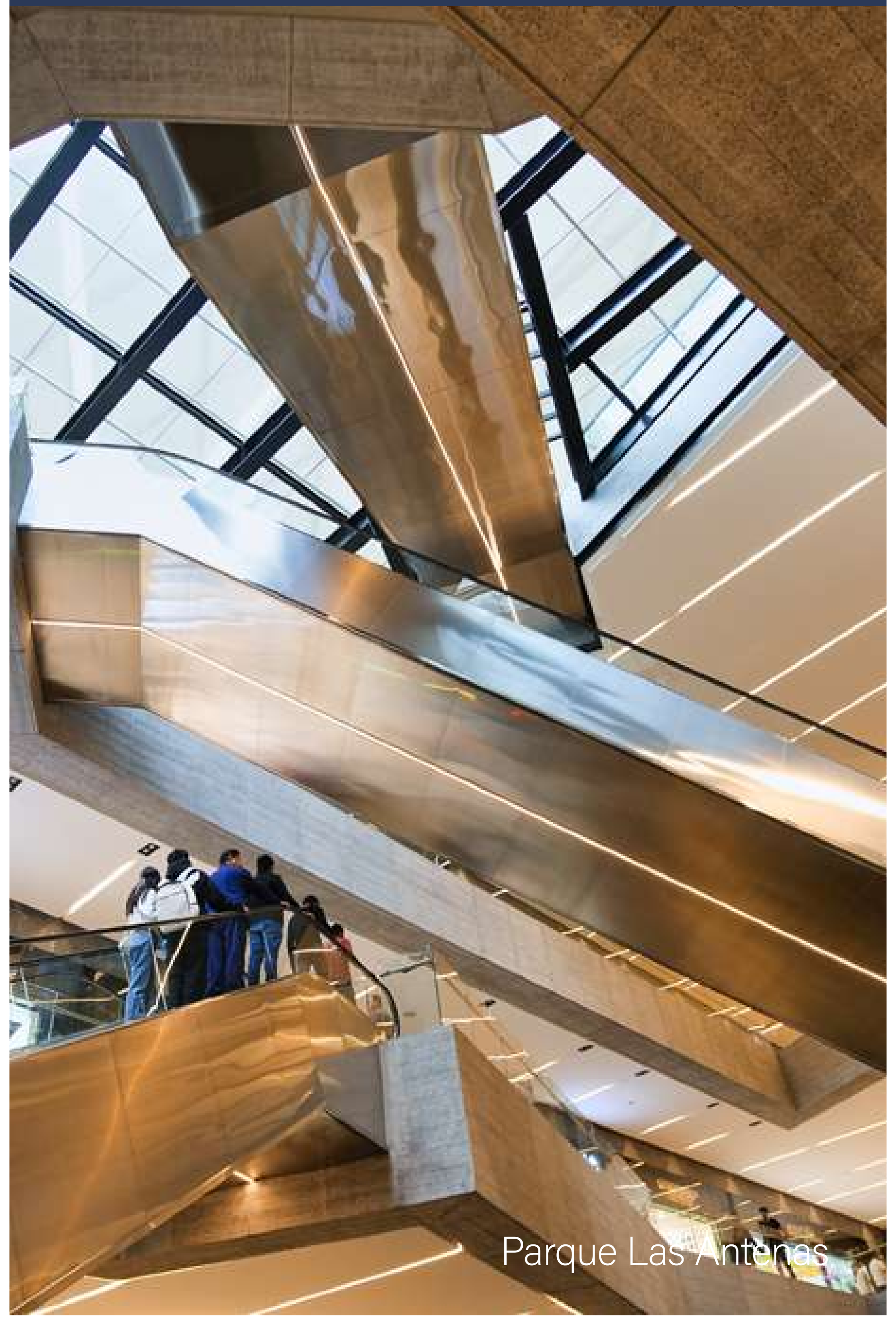
Indoor Air Quality

We ensure high indoor air quality by conforming to ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) standards for ventilation and air exchange, as well as through active and passive design strategies—such as the incorporation of green areas and outdoor spaces—that promote the circulation of fresh air in our properties.


Parque Tepeyac

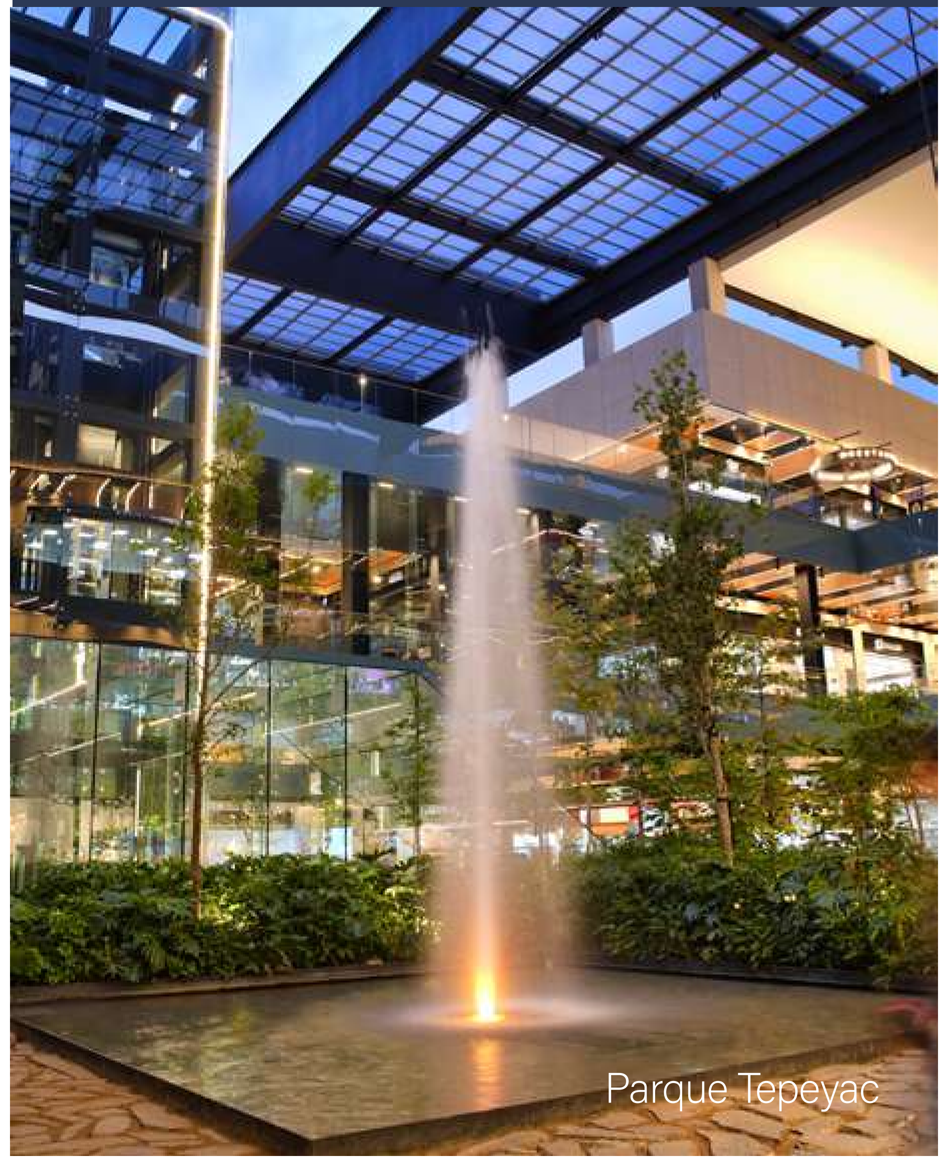
Water Quality

We ensure water supply and quality through the municipal system, tanker trucks, and wells, depending on the needs of each property. Additionally, most of our properties have treatment plants that allow for the reuse of water in restrooms, green spaces, and cooling towers, reducing our water footprint.


Parque Las Antenas

Visual, Thermal, and Acoustic Comfort

We design our properties to provide optimal conditions for natural and artificial lighting that promote the visual health and well-being of occupants. We also feature HVAC and ventilation systems tailored to users' thermal needs, and we incorporate acoustic design criteria from the construction phase to ensure adequate levels of insulation, echo control, and reverberation based on the use of each space.


Parque Tepeyac

Outdoor spaces

We promote physical activity by designing outdoor spaces in our properties. One example is Parque de la Luz at Torre Virreyes, which features a bike path and running track; thanks to its connection to Chapultepec Forest, this has become a popular gathering spot for physical activity in Mexico City. In addition, Torre Virreyes tenants have access to showers, making it easier to incorporate physical activity into their daily routine.


Parque Las Antenas

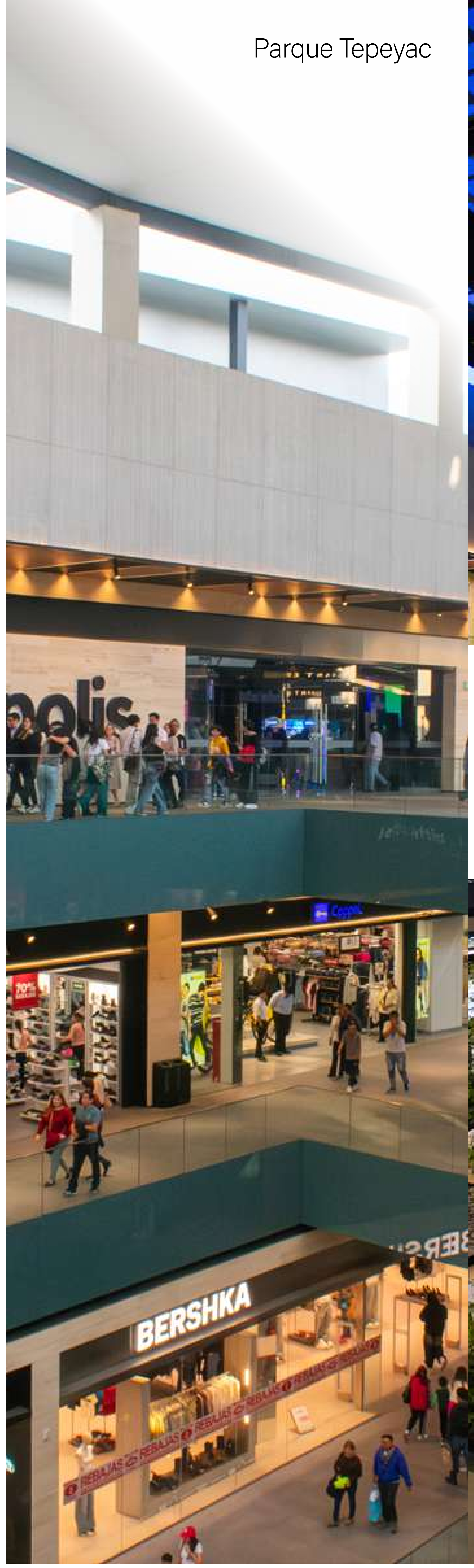
Biophilic Design

We incorporate natural elements into the design of our properties—such as mirrors and water features, vegetation, open-air spaces, and a neutral color palette—to give tenants and visitors a sense of immersion in nature and support their physical and mental wellness.

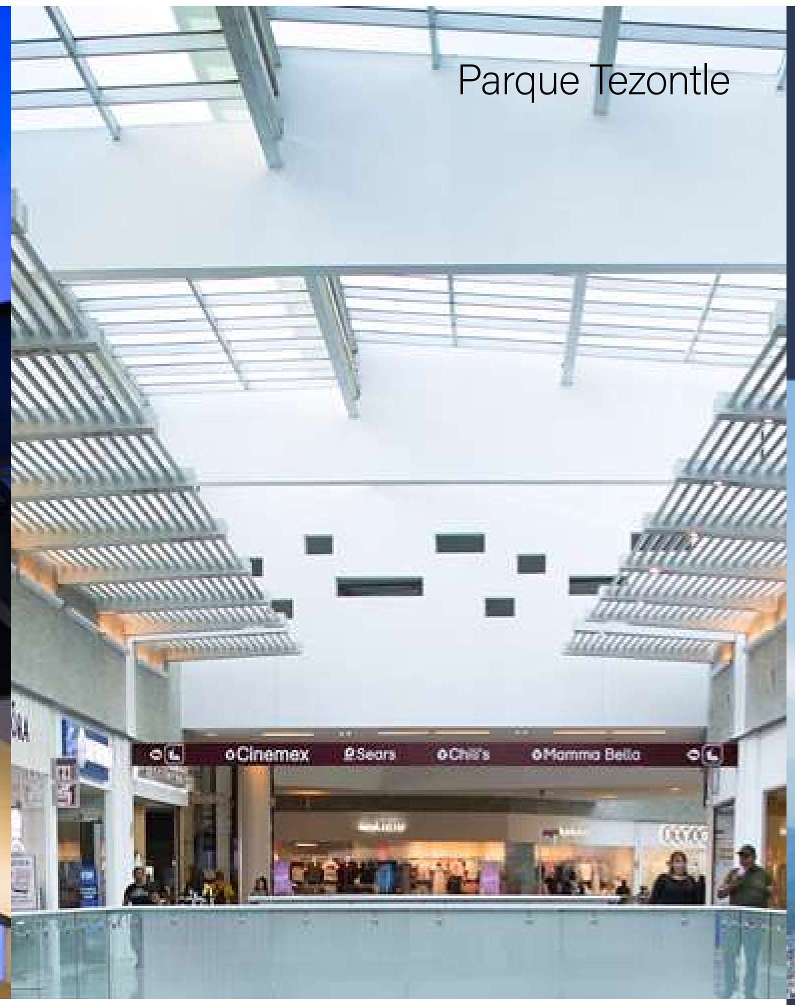

Reforma 222

Social **responsibility**

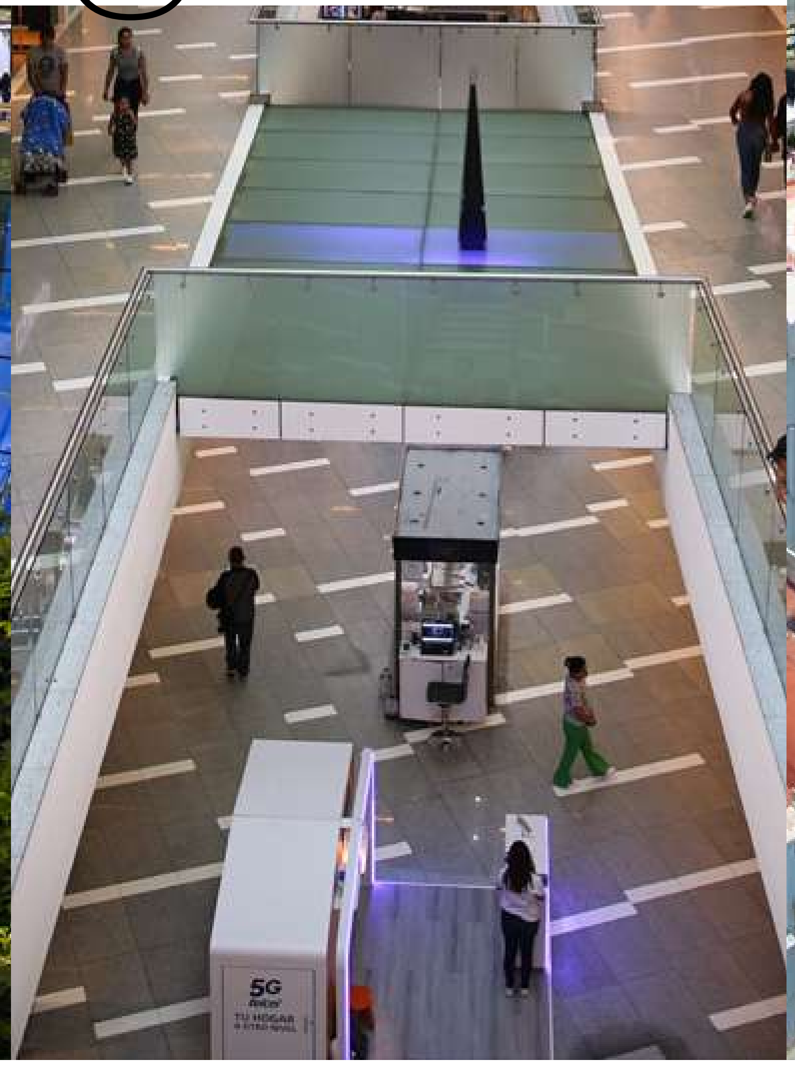

Toreo Parque Central


Parque Tepeyac


Parque Tepeyac

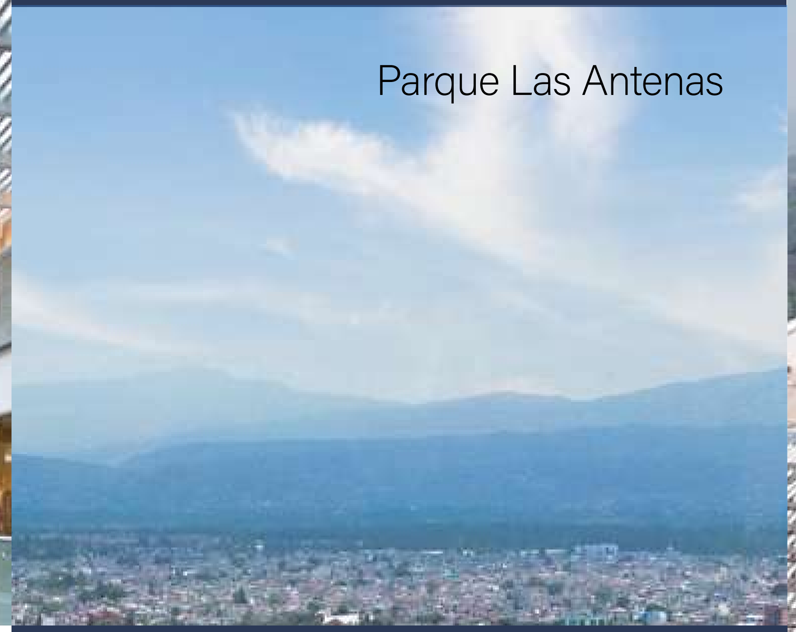

Parque Tezontle

highlights



6

organizations supported


Parque Las Antenas

2025


Parque Industrial Danhos
Palomas Phase I

+245,000

people participated in community-building activities

MXN1.16

million donated to charitable causes


Parque Tepeyac

SDG: 11.1

GRI 3-3, 413-1, 413-2

Community impact

Community building is one of the core tenets of our sustainability strategy: we conceive our properties as spaces not just for shopping and work, but as a source of value for the communities around them. With this in mind, we incorporate a number of social responsibility criteria such as universal accessibility, inclusive design and areas for socialization, and we invite educational, cultural and recreational activities that strengthen the social fabric and favor diversity and quality of life for those who use and visit them.

In 2025, we continued partnering with organizations that create value in the communities where we operate. During this reporting period, we joined forces with Amnesty International by donating space in our shopping centers to raise awareness among our visitors about the rights of the LGBTQ+ community. This partnership not only contributes positively to the development of our communities but is also a key component of our human rights risk mitigation strategy.

In 2025, our properties hosted various events and entertainment activities designed to foster a sense of community among our visitors and offer them meaningful experiences. Some of the most notable were the premiere of "Another Crazy Friday" at Toreo Parque Central and the screening of "Red Hulk" at Reforma 222. This range of activities attracted 245,232 enthusiastic participants.

Financial contributions

Our generation of social value extends beyond the operation of our properties and is a strategic pillar within our ESG approach. In 2025, we channeled resources through financial donations to institutions and foundations that advance priority causes for the sustainable development of society, directly contributing to social unity and mitigating social risks in the communities where we operate.

FINANCIAL CONTRIBUTIONS

INSTITUTION	AMOUNT (MXN)
Cancer Warriors	$200,000
Líderes del mañana	$100,000
Fideicomiso Tiempo de vivir	$200,000
Memoria y tolerancia	$459,873
Consejo para innovar la tradición Oaxaca	$100,000
Global Compact	$102,800
Total	**$1,162,673**

Support for the Sustainable Development Goals

Fibra Danhos's commitment to sustainability is reflected in our active contribution to the SDGs. We act as agents of change in the communities where we operate, and generate responsible growth for our investors without compromising the well-being of future generations.

With a long-term vision, we incorporate ESG strategy into our business model to align our short-, medium-, and long-term decisions and targets with sustainable development and the creation of shared value for all our stakeholders.

Financial **analysis**

07

Parque Industrial Danhos
Cuautitlán Phase I

Analysis of results and financial summary

This section of management's discussion and analysis of the results of our operations should be read together with the financial statements and the accompanying notes attached to this Annual Report.

In 2025, total operating income was MXN7.58 billion, an 11.8% increase compared to 2024. The growth is attributed primarily to three factors: First, higher occupancy rates in retail and office properties, which boosted rental revenues. Second, increases in parking rates, in line with the operational performance of the assets. Finally, due to the start of revenues from the industrial portfolio, particularly Phase I of the Parque Industrial Danhos Cuautitlán, with both phases now operating, and the first phase of Danhos Industrial Palomas, which began significantly contribution to results in this past year.

Out of Fibra Danhos' total operating income, base rent accounted for about 64.4%, making it the main source of revenues in our portfolio. Meanwhile, overage accounted for 6.7%, tenant admission payments 3.7%, parking revenues 8.7%, and revenues from maintenance, operation, advertising and others about 16.4%, reflecting the significance of these items as complementary sources of revenue.

Revenues from base rent totaled MXN4.88 billion in 2025, a year-to-year growth of 11.8%. The increase is mainly attributed to the incorporation and consolidation of revenues from the industrial sector, particularly phases that recently began operation, as well as solid occupancy rates in the rest of our assets.

Income from overage totaled MXN506 million in 2025, a year-over-year increase of 3.9%, in line with changes in consumption and tenant performance during the period. Meanwhile, tenant admission payments totaled MXN283 million in 2025, a 15.5% year-over-year increase compared to 2024.

Revenues from Fibra Danhos parking facilities totaled MXN662 million in 2025, a year-over-year increase of 23.5%. This is the result of higher parking rate, as well as increased vehicular flow to our properties throughout the year.

Revenues from maintenance, operation, advertising and others reached MXN1.24 billion in 2025, which is 9.3% higher than in 2024. The change was the result of increasing vigor in asset operations and a recovery of footfall.

Expenses

Operating expenses at Fibra Danhos in 2025 totaled MXN2.55 billion, a 7.7% increase compared to 2025, the result of higher activity levels in our portfolio, along with pressures on certain cost items associated with asset operations.

Operating, maintenance, advertising and other expenses accounted for 46.3% of total operating expenses, followed by advisory fees 29.0%, the representation service fee 5.8%, administrative expense 7.2%, property tax 9.0% and insurance 2.8%. This cost structure is consistent with our portfolio's usual operation.


Parque Vía Vallejo

Operating, maintenance, advertising and other expenses totaled MXN1.12 billion in 2025, increasing 6.7% over 2024. This increase is primarily due to the rise in the minimum wage, which has a direct impact on labor costs associated with maintenance and security staff, as well as to increasing operational activity at the properties.

Advisory and representation services: Advisory fees and representation service fees totaled MXN741 million pesos and MXN148 million pesos, respectively, increases of 6.4% and 9.5% compared to 2024. The increase in advisory fees is primarily due to the addition of new properties to the portfolio, as well as the general increase in property valuations, in accordance with the provisions of the Planning Advisory Agreement. The increase in representation service fees is primarily due to higher levels of revenues collected and billed, which serve as the basis for calculating such fees.

Administrative expenses, which primarily include fees paid to our accounting, legal, and tax advisors, as well as to independent appraisers, totaled MXN183 million pesos in fiscal year 2025.

Property tax and insurance expenses came to MXN229 million and MXN70 million in 2025. Property tax was 9.1% higher. At the same time, insurance premiums rose by approximately 24.1%.

Other income/expenses

Interest income, interest expense, and foreign-exchange gain (net): In 2025, interest income totaled MXN65 million, supported mainly by investment of the cash balance in fixed-income securities. In the same period, interest expense (in accounting terms) totaled MXN835 million. Fibra Danhos entered a foreign-exchange loss of MXN22 million, due primarily to the appreciation of the Mexican peso against the US dollar and its impact on the company's collections in dollars.

The income taxes paid by the subsidiary are covered by the Administrator, which is the company that files and pays taxes. In 2025, income tax for the subsidiary totaled MXN5.0 million.

Adjustments to the reasonable value of investment properties as of December 31, 2025 totaled MXN1.15 million. These adjustments were the result of market value appraisals by independent experts who conducted annual assessments of our investment properties, complemented by quarterly adjustments.

NOI, EBITDA, net income, FFO and AFFO

Net operating income (NOI) in 2025 was MXN5.95 billion, a year-over-year increase of 12.9% compared to 2024. The net operating margin, excluding tenant admission payments, was 77.7%, up from 76.9% in 2024.

EBITDA in 2025 was MXN5.02 billion, 14.1% higher than in 2024. The EBITDA margin was 66.3%, slightly higher than the 65.0% reported in 2024.

Net income, FFO and AFFO in 2025 totaled MXN5.37 billion, MXN3.96 billion and MXN4.56 billion, increases of 21.0%, 11.0% and 8.1%, respectively, compared to those of 2024.

(MXN)	**2025**	**2024**
Net income	5,374,257,288	4,443,037,529
Net foreign-exchange gain	(65,720,605)	97,532,200
Adjustment to reasonable value of properties – Net	1,148,383,624	557,028,530
Estimate for uncollectable accounts	(12,359,879)	(25,044,948)
Minority interest	341,162,555	241,826,443
Equity in the results of joint ventures	(516,559)	(1,267,622)
FFO	**3,963,308,151**	**3,570,427,681**
Tenant Admission payments - Net	(53,806,279)	66,314,461
Upfront rents - Net	(18,907,022)	43,289,540
Straight-line rent - Net	(29,005,335)	(69,380,803)
Unaccrued property tax and insurance - net	49,502,580	488,196
Advisory and Representation Fees -Net	652,688,852	609,445,810
AFFO	**4,563,780,947**	**4,220,584,886**

Cash Distributions

Because of the solid generation of cash flow from our operating portfolio in 2025, Fibra Danhos reported an AFFO of MXN4.56 billion, which is an AFFO per CBFI with economic rights of MXN2.85. In order to continue making concrete steps in our growth plan, and with the firm intention of maintaining a healthy mix of debt and cash flow for funding our projects, the Technical Committee decided on a policy of fixed quarterly distributions of MXN0.45 per CBFI at beginning in the third quarter of 2023, in keeping with the corresponding legislation. This decision gives our investors a clear picture of the dividend flows scheduled for this period. The Committee's decision meant a distribution of MXN1.80 per CBFI for 2026, which will give us the firepower we need to execute our development plan.

Financing

We have developed a Sustainability-Linked Financing Framework, which allows us to issue debt securities or access loans designated as Sustainability-Linked Bonds (SLBs) and Sustainability-Linked Loans (SLLs). As a comprehensive part of our ESG strategy, we seek to ensure that our financing sources align with our principles, generating a positive environmental and/or social impact. Standard & Poor's issued an independent third-party opinion confirming the Framework's alignment with the Sustainability-Linked Financing Principles published by ICMA.

In the third quarter of 2023, we issued our first thematic bond, a Sustainability-Linked Bond (SLB), for a total amount of 2.5 billion pesos at a fixed annual rate of 10.67% over a 7-year term. The proceeds from this issuance were used for debt refinancing and general corporate purposes. Recognizing the driving force for change that sustainable finance represents, and in line with our ESG strategy, our SLB is linked to the percentage of our portfolio certified as LEED Gold or Platinum in Operations and Maintenance.

DANHOS 16: MXN3,000,000,000.00 (three billion Mexican pesos 00/100) at 10 years, at a fixed nominal coupon rate of 7.80% (Mbono 2026 + 185 bp).

DANHOS 17: MXN2,500,000,000.00 (two billion five hundred million Mexican pesos 00/100) at 10 years, at a fixed nominal coupon rate of 8.54% (Mbono 2027 + 169 bp).

DANHOS 23L: MXN2,500,000,000.00 (two billion five hundred million Mexican pesos 00/100) at 7 years, at a fixed nominal rate of 10.67% (Interpolated MBono 2029-2031 of 9.22% +145 bp).

We have two credit lines with BBVA Mexico, both of which are certified as green, which brings savings on our interest expense. The first is a long-term, revolving, secured credit line for up to MXN3.5 billion. The second is a short-term credit line for MXN1.59 billion.

DEBT	INSTITUTION/ISSUE	CURRENCY	INTEREST RATE		ISSUE	EXPIRATION	OUTSTANDING BALANCE
Notes	Local (DANHOS 16)	MXN	Fixed	7.80%	11-Jul-16	29-Jun-26	3,000,000,000
Notes	Local (DANHOS 17)	MXN	Fixed	8.54%	10-Jul-17	28-Jun-27	2,500,000,000
Notes	Local (DANHOS 23L)	MXN	Fixed	10.67%	18-Aug-23	9-Aug-30	2,500,000,000
ST line of credit	BBVA México	MXN	Floating	TIIEF + applicable add-on	12-Jan-26	9-Feb-26	800,000,000
LT line of credit	BBVA México	MXN	Floating	TIIE 28d + applicable add-on	26-May-25	07-Apr-29	2,050,000,000
			Average	**8.8%**			**10,850,000,000**

Our long-term financing policy is to acquire only peso-denominated credit, which gives us more visibility and predictability for our financial operations. The average remaining term of our debt is 2.7 years, signaling our prudent financial management with a long-term perspective. At year-end, our weighted average funding cost was 8.8%. We have also been able to keep our leverage ratio at 13.5% and maintain a solid financial position.

The following table shows the status of Fibra Danhos' compliance with its financial debt covenants:

COMPLIANCE WITH COVENANTS AS OF DECEMBER 31, 2025	FIBRA DANHOS	LIMIT	STATUS
Solvency (total debt/total assets)	13.5%	50%	OK
Leverage	1.20x	2.0x	OK
Secured debt	0%	40%	OK
Debt service coverage (AFFO)	5.39x	1.5 x min	OK
Total unencumbered assets	717%	150%	OK

Performance of properties in our current operating portfolio

We have met 100% of the development commitments we made during our Initial Public Offering (IPO). At present, we have four industrial projects under development, a hotel project and a shopping center. In 2025, we completed delivery of Parque Industrial Danhos Cuautitlán I with the completion of its second phase. This two-phase project has a gross leasable area totaling approximately 207,000 square meters. We also delivered Phase 1 of the Danhos Industrial Palomas project, with a GLA of around 52,000 square meters. In parallel, we continued working on our industrial development platform, currently constructing a build-to-suit project at Danhos Industrial Palomas for approximately 110,000 square meters, as well as an additional phase at the same park covering around 65,000 square meters. We are also developing the first two phases of Danhos Industrial EdoMex III, under a joint venture with an unrelated partner, together totaling around 210,000 square meters. Finally, we began construction of Parque Oaxaca and the Ritz-Carlton Cancún Punta Nizuc, which marks the brand's return to this resort, and reaffirms our commitment to developing iconic, premier-quality assets.

To date, we have multiplied the gross leasable area (GLA) of our initial operating portfolio by more than 4.5 times, having added more than 934,000 square meters of premier quality to our portfolio since October 2013. As of December 31, 2025, Fibra Danhos' portfolio in operation consisted of seven shopping centers, four office buildings, four mixed-use projects and three industrial properties, with a GLA of 1,201,429 square meters and an occupancy rate of 91.5 % of total properties.

Our retail portfolio recorded an annual footfall of about 128 million visitors in 2025, a 4.1% reduction from 2024. This decline is attributed to a slight slowdown in consumption resulting from a moderation of economic activity in Mexico, in part associated with global macroeconomic factors.

The occupancy cost of our most significant institutional retail tenants in terms of GLA and base rents, defined as the cost associated with occupancy of a retail locale including base rent, overage, and maintenance fees for common areas an advertising, expressed as a percentage of the merchants' sales, was 10.5% in 2025.

Meanwhile, the renewal rate—calculated as the ratio of the gross leasable area of premises renewed during a given period to the total gross leasable area of the portfolio—stood at 98.7% in 2025, in line with the figure recorded in 2024.

The past-due portfolio, defined as rent payments more than 60 days past due, expressed as a percentage of annualized base rent for the period in question, was 0.66% in 2025, 65 basis points lower than the figure reported in 2024.

Meanwhile, rental losses, defined as the total of accounts that are more than 180 days past due, expressed as a percentage of annualized fixed-income revenues for the respective period, stood at 0.21% in 2025, a reduction of 16 basis points compared to 2024.

Annexes

08

Parque Tepeyac

Consolidated Statements of Financial Position

As of December 31, 2025, 2024 and 2023
(In Mexican pesos)

Assets	**Notes**	**2025**	**2024**	**2023**
Current assets:				
Cash & cash equivalents	5	$ 491,808,673	$ 490,688,777	$ 892,211,182
Lease receivables and others	6	514,661,699	692,972,015	580,727,849
Accounts receivable from related parties		11,589,246	4,542,075	2,873,453
Recoverable taxes, (as of December 31, 2025, 2024 and 2023, include $106,052,890, $206,461,005 and $315,607,687 of VAT to be recovered)		106,840,771	291,261,042	479,729,904
Prepaid expenses, mainly advances to construction suppliers and advances on land		208,457,760	330,003,182	191,206,202
Total current assets		1,333,358,149	1,809,467,091	2,146,748,590
Non-current assets:				
Investment properties	7	77,291,560,793	73,227,266,875	69,726,379,452
Right-of-use assets	13	8,397,773	13,535,878	18,584,680
Investment in joint business	17	1,280,381,258	347,374,940	219,021,538
Long term accounts receivable	6c	178,647,320	190,798,049	-
Other assets		25,027,291	5,842,168	5,504,634
Machinery and equipment	8	10,595,134	17,443,710	22,586,130
Deferred income tax of subsidiary	16	20,294,248	16,598,148	10,326,869
Total non-current assets		78,814,903,817	73,818,859,768	70,002,403,303
Total assets		$ 80,148,261,966	$ 75,628,326,859	$ 72,149,151,893

See accompanying notes to the consolidated financial statements.

Consolidated Statements of Financial Position

As of December 31, 2025, 2024 and 2023
(In Mexican pesos)

Liabilities and trustors' capital:	**Notes**	**2025**	**2024**	**2023**
Current liabilities:				
Short-term financial liability	12	$ 3,800,000,000	$ 1,350,000,000	$ -
Interest payable of financial liabilities		110,846,465	102,756,258	326,358,341
Key money		241,505,507	249,815,802	195,249,380
Accounts payable and accrued expenses	11	319,210,040	506,582,819	158,117,863
Rent collected in advance		59,381,904	73,297,186	27,405,448
Accounts payable to related parties	14	245,674,915	226,828,886	215,703,689
Taxes payable		74,651,444	114,110,269	97,091,021
Short-term lease liability	13	9,447,581	7,189,216	6,356,180
Total current liabilities		4,860,717,856	2,630,580,436	1,026,281,922
Non-current liabilities:				
Long-term financial liability	12	7,035,820,306	7,978,664,844	7,971,509,381
Key money		522,643,394	631,283,745	610,116,738
Guarantee deposits from tenants		534,550,991	510,418,418	441,589,417
Long-term accounts payable to related parties		481,802,868	-	-
Employee benefits	9	43,538,772	35,407,828	27,991,749
Long-term creditors		8,465,766	-	-
Long-term lease liability	13	2,262,948	11,413,657	18,260,653
Total Non-current liabilities		8,629,085,045	9,167,188,492	9,069,467,938
Total liabilities		13,489,802,901	11,797,768,928	10,095,749,860
Trustors' capital:				
Trustors' capital	15	38,205,403,697	38,910,317,320	39,408,412,581
Retained earnings		25,756,876,757	22,384,606,374	20,036,051,590
Repurchase of certificates		(168,090,485)	(168,090,485)	(168,090,485)
Other comprehensive results		7,439,184	9,526,912	(2,663,437)
Controlling interest		63,801,629,153	61,136,360,121	59,273,710,249
Non-controlling interest		2,856,829,912	2,694,197,810	2,779,691,784
Total trustors' capital:		66,658,459,065	63,830,557,931	62,053,402,033
Total liabilities and trustors' capital		$ 80,148,261,966	$ 75,628,326,859	$ 72,149,151,893

See accompanying notes to the consolidated financial statements.

Consolidated Statements of Income and Other Comprehensive Income

For the years ended December 31, 2025, 2024 and 2023
(In Mexican pesos)

	Notes		2025		2024		2023
Fixed rental revenues		$	4,882,342,482	$	4,368,808,547	$	4,028,710,185
Variable rental revenues			506,322,667		487,150,097		383,004,971
Key money			283,155,619		245,094,981		241,171,937
Parking revenues			661,607,633		535,897,323		513,488,396
Maintenance and advertising revenues			1,242,999,186		1,137,697,825		1,022,613,574
			7,576,427,587		6,774,648,773		6,188,989,063
Advisory fees	14		740,511,572		696,239,087		675,079,374
Representation fees	14		147,605,637		134,813,039		121,860,142
Administration expenses			182,685,139		164,655,522		149,522,812
Operation and maintenance expenses			1,182,453,303		1,107,708,110		1,055,304,477
Property tax			228,822,633		209,718,708		188,830,334
Insurance			70,237,881		56,534,390		51,598,205
Interest income			(65,085,036)		(61,211,493)		(57,646,022)
Interest expense			835,104,380		630,118,660		630,463,982
Foreign exchange – Net			22,243,907		(52,217,733)		25,239,939
Adjustments to fair value of investment property	7		(1,148,383,624)		(557,028,530)		(118,601,563)
Income tax expense of subsidiary			5,457,949		1,013,862		4,288,064
Participation in results in joint businesses			516,559		1,267,622		2,510,950
Consolidated income for the year		$	5,374,257,287	$	4,443,037,529	$	3,460,538,369
Profit attributable to:							
Controlling interest		$	5,033,094,732	$	4,201,211,086	$	3,309,204,020
Non-controlling interests			341,162,555		241,826,443		151,334,349
Consolidated income for the year			5,374,257,287		4,443,037,529		3,460,538,369
Actuarial gains (losses) of employee benefits, net of taxes			(2,087,728)		12,190,349		253,632
Consolidated comprehensive income for the year		$	5,372,169,559	$	4,455,227,878	$	3,460,792,001
Basic and diluted comprehensive income per CBFI (pesos) (see Note 15e)		$	3.1440	$	2.6620	$	2.1289

See accompanying notes to the consolidated financial statements.

Consolidated Statements of Changes in Trustors' Capital

For the years ended December 31, 2025, 2024 and 2023
(In Mexican pesos)

	Trustors' capital	Retained earnings	Re-purchase of CBFIs reserve	Other items of comprehensive (loss) income	Controlling interest	Non-controlling interest	Total
Balance as of January 1, 2023	$ 40,357,897,963	$ 18,672,214,597	$ (168,090,485)	$ (2,917,069)	$ 58,859,105,006	$ 2,514,053,494	$ 61,373,158,500
Increase in equity due to capitalization of advisory fees	$ 619,328,394	$ -	$ -	$ -	$ 619,328,394	$ -	$ 619,328,394
Capital reimbursements	(1,568,813,776)	-	-	-	(1,568,813,776)	-	(1,568,813,776)
Dividends paid	-	(1,945,367,027)	-	-	(1,945,367,027)	-	(1,945,367,027)
Contribution of non-controlling interest	-	-	-	-	-	186,529,573	186,529,573
Decrease in non-controlling interest	-	-	-	-	-	(72,225,632)	(72,225,632)
Comprehensive income:							
Consolidated net income for the year	-	3,309,204,020	-	-	3,309,204,020	151,334,349	3,460,538,369
Actuarial gains for employee benefits	-	-	-	253,632	253,632	-	253,632
	-	3,309,204,020	-	253,632	3,309,457,652	151,334,349	3,460,792,001
Balance as of December 31, 2023	39,408,412,581	20,036,051,590	(168,090,485)	(2,663,437)	59,273,710,249	2,779,691,784	62,053,402,033
Increase in equity due to capitalization of advisory fees	481,361,098	-	-	-	481,361,098	-	481,361,098
Capital reimbursements	(979,456,359)	-	-	-	(979,456,359)	-	(979,456,359)
Dividends paid	-	(1,852,656,302)	-	-	(1,852,656,302)	-	(1,852,656,302)
Decrease in non-controlling interest	-	-	-	-	-	(327,320,417)	(327,320,417)
Comprehensive income:							
Consolidated net income for the year	-	4,201,211,086	-	-	4,201,211,086	241,826,443	4,443,037,529
Actuarial gains for employee benefits	-	-	-	12,190,349	12,190,349	-	12,190,349
	-	4,201,211,086	-	12,190,349	4,213,401,431	241,826,443	4,455,227,878
Balance as of December 31, 2024	38,910,317,320	22,384,606,374	(168,090,485)	9,526,912	61,136,360,121	2,694,197,810	63,830,557,931
Increase in equity due to capitalization of advisory fees	508,117,562	-	-	-	508,117,562	-	508,117,562
Capital reimbursements	(1,213,031,185)	-	-	-	(1,213,031,185)	-	(1,213,031,185)
Dividends paid	-	(1,660,824,349)	-	-	(1,660,824,349)	-	(1,660,824,349)
Contribution from non-controlling interest	-	-	-	-	-	194,592,577	194,592,577
Decrease in non-controlling interest	-	-	-	-	-	(373,123,030)	(373,123,030)
Comprehensive income:							
Consolidated net income for the year	-	5,033,094,732	-	-	5,033,094,732	341,162,555	5,374,257,287
Actuarial gains for employee benefits	-	-	-	(2,087,728)	(2,087,728)	-	(2,087,728)
	-	5,033,094,732	-	(2,087,728)	5,031,007,004	341,162,555	5,372,169,559
Balance as of December 31, 2025	**$ 38,205,403,697**	**$ 25,756,876,757**	**$ (168,090,485)**	**$ 7,439,184**	**$ 63,801,629,153**	**$ 2,856,829,912**	**$ 66,658,459,065**

See accompanying notes to the consolidated financial statements.

Consolidated Statements of Cash Flows

For the years ended December 31, 2025, 2024 and 2023
(In Mexican pesos)

	2025	2024	2023
Cash flows from operating activities:			
Consolidated income for the year	$ 5,374,257,287	$ 4,443,037,529	$ 3,460,538,369
Adjustments to net income:			
Income tax expense from subsidiary	5,457,949	1,013,862	4,288,064
Adjustments to fair value of investment properties	(1,148,383,624)	(557,028,530)	(118,601,563)
Advisory fee liquidated by equity instruments	508,117,562	481,361,098	619,328,394
Employee benefits	5,812,128	6,988,005	3,872,815
Investment in joint business	516,559	1,267,622	2,510,950
Depreciation of machinery and equipment	6,820,376	6,898,020	9,021,794
Depreciation of right-of-use	5,458,747	5,415,995	5,367,036
Amortization of technological platform	1,773,749	-	2,298,210
Debt commissions – line of credit	-	-	8,076,389
Interest income	(65,085,037)	(61,211,493)	(57,646,022)
Financial expense	827,948,918	622,963,197	624,758,973
Amortization of debt issuance commissions	7,155,463	7,155,463	5,705,009
Total	5,529,850,077	4,957,860,768	4,569,518,418
Changes in working capital:			
(Increase) decrease in:			
Leases receivables and others	306,394,818	(441,839,195)	(88,786,085)
Accounts receivable from related parties	(1,435,521)	(1,668,622)	(2,873,453)
Recoverable taxes	184,420,269	188,468,862	(6,683,387)
Increase (decrease) in:			
Accounts payable and accrued expenses	(165,030,916)	559,914,969	43,735,501
Prepaid lease	(13,915,282)	45,891,738	(11,692,382)
Key money	(116,950,645)	75,733,428	(44,947,250)
Deposits of tenants	24,132,571	68,829,001	(638,734)
Income tax paid	(45,811,516)	15,845,989	(15,354,674)
Accounts payable to related parties	19,846,030	(203,752,794)	(60,516,756)
Net cash generated in operating activities	5,721,499,885	5,265,284,144	4,381,761,198

Consolidated Statements of Cash Flows

For the years ended December 31, 2025, 2024 and 2023
(In Mexican pesos)

	2025	2024	2023
Cash flows from investing activities			
Acquisitions of investment properties	(2,824,056,242)	(2,779,003,017)	(1,582,756,415)
Acquisition of other assets	(20,958,872)	(337,533)	-
Acquisitions (disposal) of machinery and equipment	28,200	(1,755,600)	(2,379,282)
Payment of investment in joint venture	(479,424,556)	(129,621,024)	(221,532,488)
Interest received	65,085,037	61,211,493	57,646,022
Net cash used in investing activities	(3,259,326,433)	(2,849,505,681)	(1,749,022,163)
Cash flows from financing activities:			
Loans obtained by third parties	7,500,000,000	1,500,000,000	5,015,000,000
Loan Payments	(6,000,000,000)	-	(150,000,000)
Paid expenses for financial liability issuance	-	(3,075,000,000)	(13,847,505)
Capital reimbursements	(1,213,031,185)	(979,456,359)	(1,568,813,776)
Lease payments	(7,212,987)	(6,381,153)	(5,659,657)
Interest paid for lease liability	(1,253,458)	(1,721,978)	(2,106,174)
Dividends paid	(1,660,824,349)	(1,852,656,302)	(1,945,367,027)
Capital contributions of non-controlling interest, Fideicomiso Invex 8929/2025 GMF Oaxaca	194,592,577	-	-
Capital contributions of non-controlling interest, Fideicomiso Invex 3382 (Parque Tepeyac)	-	-	186,529,573
Decrease of non-controlling interest, Fideicomiso Invex 3382	(373,123,030)	(327,320,417)	(72,225,632)
Interest paid	(900,201,124)	(999,764,659)	(550,703,023)
Net cash used in financing activities	(2,461,053,556)	(2,817,300,868)	(2,032,193,221)
Cash & cash equivalents:			
Net increase (decrease) in cash & cash equivalents	1,119,896	(401,522,405)	600,545,814
Cash & cash equivalents at the beginning of period	490,688,777	892,211,182	291,665,368
Cash & cash equivalents at the end of period	$ 491,808,673	$ 490,688,777	$ 892,211,182
Items that did not require cash:			
Property acquisition	$ -	$ -	$ 5,504,635
Advisory fee paid by equity instruments (see Note 15b)	508,117,562	481,361,098	619,328,394
Investment in joint ventures	481,802,868	-	-
Total items that do not require cash	$ 989,920,430	$ 481,361,098	$ 624,833,029

See accompanying notes to the consolidated financial statements.

About this report

GRI 2-2, 2-3, 2-4, SASB IF-RE-410a.2

This eighth Integrated Annual Report covers the period from January 1 to December 31, 2025. In it, we describe to stakeholders our most relevant actions during the year, as well as our performance in financial, economic, environmental, social and governance terms. There were no significant changes with respect to prior periods in the scope, coverage, or valuation methods applied in preparing the report, nor any restatements of information. This report was prepared in accordance with the 2021 version of the GRI Standards, as well as SASB's sustainability standards for the Real Estate sector, which were verified by an independent third party. We have incorporated the United Nations Sustainable Development Goals and the Women's Empowerment Principles (WEP), as well as the ten principles of the Global Compact.

This and previous reports are available on our website:
https://fibradanhos.com.mx/en/informe-anual

The environmental indicators are compared with the results obtained in 2019, as this is our base year for calculating environmental footprint. The audited consolidated financial statements cover the same entities as this integrated annual report, covering the results of Administradora Fibra Danhos, which reflect the operations of the Fibra Danhos portfolio. The report covers 100% of our portfolio and follows the organizational boundaries for measuring the environmental performance indicators mentioned below:

Organizational boundaries

Energy consumption

Energy consumption considers only consumption in common and service areas, i.e. the area over which we maintain operational control. All tenants have independent meters and monitor their energy consumption internally. For this same reason, energy intensity is broken down only for the area under our operational control.

Water consumption

Unlike energy consumption, water consumption corresponds to the total consumption of our buildings; this includes the area with operational control and our tenants' spaces. Therefore, in this case, water intensity is measured in proportion to square meters of construction.

Waste generation

The waste indicators consider the total waste generation in our properties, which includes both the area under our operational control and the spaces occupied by our tenants.

GHG emissions

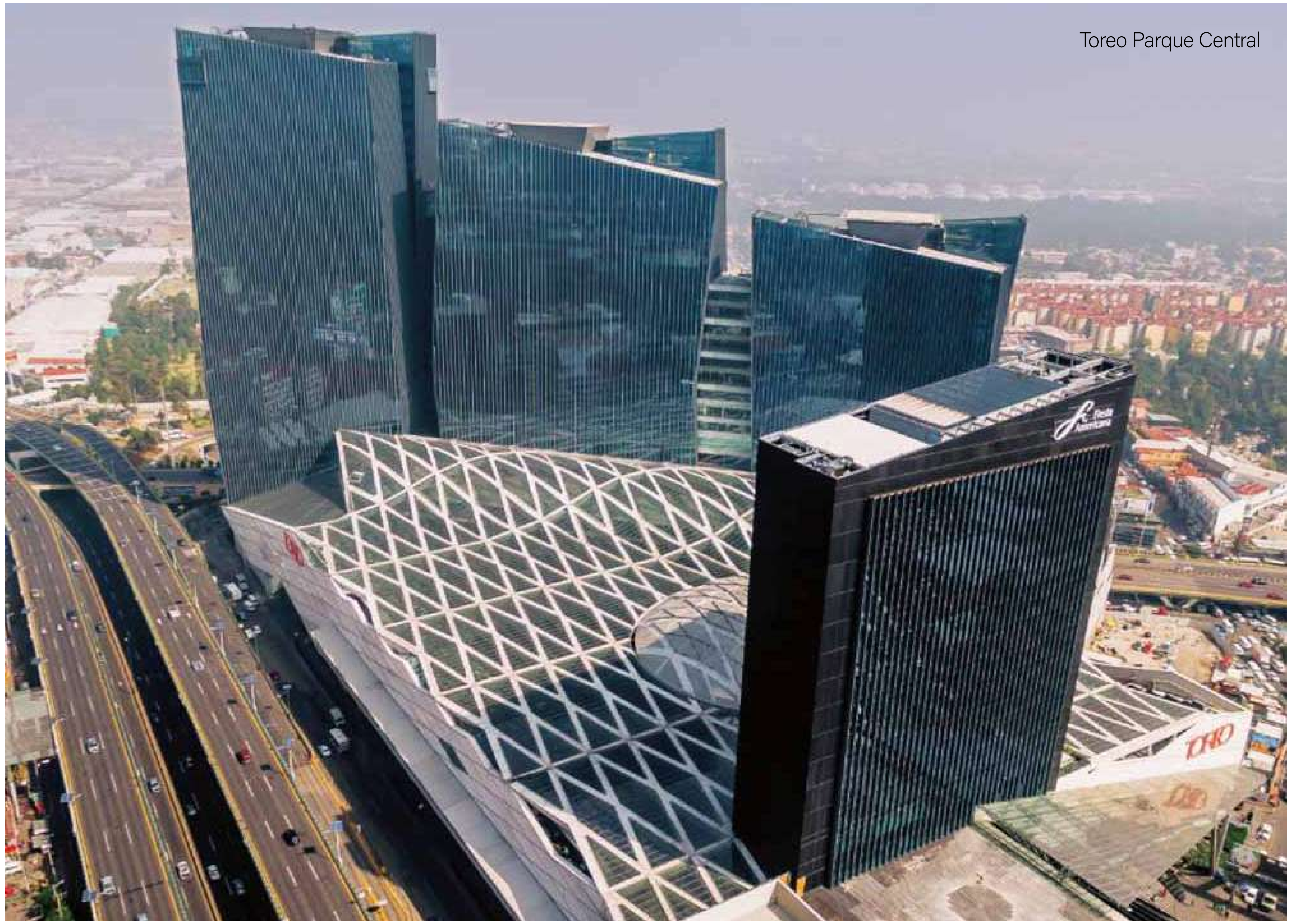
Scope 1 and 2 emissions from our carbon footprint include emissions generated by the consumption of fuels, refrigerants (Scope 1) and electricity (Scope 2) in areas under our operational control. Scope 3 emissions consider indirect emissions associated with our value chain, such as suppliers and tenants.

Our calculation of Scope 1 and 2 emissions intensity considers square meters under operational control in our properties.

Area under our operational control

Fibra Danhos has operational control only in the common areas and in the service, administration and parking areas. In these spaces, Fibra Danhos has absolute control over implementation and management policies to ensure the optimal functioning of the properties.

The only property in which Fibra Danhos does not have any area with operational control is Parque Esmeralda, since it is leased by a single tenant, who has operational control over the entire property.


Toreo Parque Central

Links of interest

Detailed sustainability information is available at the following links:

Our website:
https://www.fibradanhos.com.mx/en/index.html

Sustainability-linked financing framework:
https://www.fibradanhos.com.mx/inversionistas/deuda/es/Danhos%20Framework%201604.pdf

Annual report to the Mexican Stock Exchange:
https://www.fibradanhos.com.mx/en/informe-anual

Responses to ESG questionnaires for investors:
https://www.fibradanhos.com.mx/en/esg.html

Communication on progress:
https://unglobalcompact.org/what-is-gc/participants/139010-Fibra-Danhos

GRI Content Index

Declaration of use: Fibra Danhos presents the information contained in this GRI content index for the period from January 1 to December 31, 2025, in accordance with the GRI Standards.

GRI 1: FOUNDATION 2021			
GENERAL DISCLOSURES			
GRI STANDARD	**DISCLOSURE**		**LOCATION (page(s) or direct response)**
1. The organization and its reporting practices	2-1	Organizational details	3, 10
	2-2	Entities included in the organization's sustainability reporting	85
	2-3	Reporting period, frequency and contact point	108
	2-4	Restatements of information	85
	2-5	External assurance	87
2. Activities and workers	2-6	Activities, value chain and other business relationships	3, 24
	2-7	Employees	67
	2-8	Workers who are not employees	67
3. Governance	2-9	Governance structure and composition	27 and 30
	2-10	Nomination and selection of the highest governance body	27, Technical Committee Independence and Diversity Policy
	2-11	Chair of the highest governance body	27
	2-12	Role of the highest governance body in overseeing the management of impacts	27, 31 and 54
	2-13	Delegation of responsibility for managing impacts	29, 31, 54 and 58
	2-14	Role of the highest governance body in sustainability reporting	27
	2-15	Conflicts of interest	Conflict of Interest Policy
	2-16	Communication of critical concerns	37
	2-17	Collective knowledge of the highest governance body	31 and 58

GRI 1: FOUNDATION 2021

GENERAL DISCLOSURES

GRI STANDARD	DISCLOSURE		LOCATION (page(s) or direct response)
3. Governance	2-18	Evaluation of the performance of the highest governance body	Each year, the ESG, Legal and Investor Relations areas identify areas of opportunity in the performance of the Technical Committee, taking into account aspects such as diversity, composition, experience and risk management. Based on this analysis, recommendations are formulated and communicated to the Technical Committee through the CAO, with the goal of implementing them during the following year.
	2-19	Remuneration policies	We do not publicly report our remuneration policies.
	2-20	Process to determine remuneration	We do not publicly report our remuneration policies.
	2-21	Annual total compensation ratio	The salary of the highest-paid employee is 18.8 times the average for all employees.
4. Strategy, policies and procedures	2-22	Statement on sustainable development strategy	6, 7, 17 , 20, 31 and 57
	2-23	Policy commitments	Guidelines and policies
	2-24	Embedding policy commitments	20, 31, 40, 57 and 58
	2-25	Processes to remediate negative impacts	31, 58
	2-26	Mechanisms for seeking advice and raising concerns	39
	2-27	Compliance with laws and regulations	31, 38, 58, 60
	2-28	Membership associations	Our CEO, Salvador Daniel, is a member of the board of AMEFIBRA, an association in which we participated in various projects during the year. We also sit on various committees and make a substantial contribution to the Association each year.
5. Stakeholder engagement	2-29	Approach to stakeholder engagement	22, 23, 75
	2-30	Collective bargaining agreements	We recognize our employees' right to organize. However, we currently have no unionized employees, so there are no collective bargaining or representation agreements in place. Page 37

GRI 3: MATERIAL TOPICS 2021				
GRI STANDARD		**CONTENT**		**LOCATION (pages/direct response)**
		3-1	Process to determine material topics	21
		3-2	List of material topics	21
		3-3	Management of material topics	21, 22, 24, 30, 37, 38, 40, 41, 45, 47, 50, 53, 54, 56, 57, 62, 63, 66, 68, 70, 72, 73, 74, 79
Water	GRI 303: Water and Effluents 2018	3-3	Management of material topics	50
		303-1	Interactions with water as a shared resource	50
		303-2	Management of water discharge- related impacts	50
		303-3	Water withdrawal	50 Third-party water withdrawals: 1,033.61 ML Total water withdrawals from areas under water stress: 1,033.61 ML Third-party water withdrawals from areas under water stress: 1,033.61 ML Freshwater withdrawals: 1033.61 ML
		303-4	Water discharge	50 Total third-party water discharge: 610.62 ML Freshwater withdrawals: 610.62 ML Total freshwater withdrawals in all water-stressed areas: 610.62 ML
		303-5	Water consumption	50
GHG Emissions	GRI 305: Emissions 2016	3-3	Management of material topics	56
		305-1	Direct (Scope 1) GHG emissions	56
		305-2	Energy indirect (Scope 2) GHG emissions	56
		305-3	Other indirect (Scope 3) GHG emissions	56
		305-4	GHG emissions intensity	56
		305-5	Reduction of GHG emissions	56
		305-7	Nitrogen oxides (NOx), sulfur oxides (SOx), and other significant air emissions	We did not emit NOx, SOx or other significant air emissions in 2025.

GRI 3: MATERIAL TOPICS 2021

GRI STANDARD		CONTENT		LOCATION (pages/direct response)
Waste	GRI 306: Waste 2020	3-3	Management of material topics	53
		306-1	Waste generation and significant waste-related impacts	53
		306-2	Management of significant waste-related impacts	53
		306-3	Waste generated	53
		306-4	Waste diverted from disposal	P. 53. Hazardous waste diverted from disposal: 0 metric tons Non-hazardous waste diverted from disposal: 2,606.07 metric tons. All waste not directed to disposal was disposed of off-site.
		306-5	Waste directed to disposal	P. 53. Non-hazardous waste directed to disposal: 14,321.31 metric tons. Hazardous waste directed to disposal: 3.92 metric tons. All non-hazardous waste directed to disposal was disposed of off-site and transferred to a landfill. Hazardous waste was disposed of off-site for confinement or treatment as appropriate.
Energy	GRI 302: Energy 2016	3-3	Management of material topics	47
		302-1	Energy consumption within the organization	47 Fuel consumption from non-renewable sources: 1,348.38 GJ Total electricity consumption: 202,825.23 GJ.
		302-3	Energy intensity	47 The area under our operating control used for this calculation was 1,709,077.63 m^2
		302-4	Reduction of energy consumption	49
Community engagement	GRI 413: Local Communities 2016	3-3	Management of material topics	79
		413-1	Operations with local community engagement, impact assessments, and development programs	79
		413-2	Operations with significant actual and potential negative impacts on local communities	In 2025, our operations had no negative impact on the local communities where we operate.

GRI 3: MATERIAL TOPICS 2021

GRI STANDARD		CONTENT		LOCATION (pages/direct response)
Talent recruitment and retention	GRI 401: Employment 2016	3-3	Management of material topics	68
		401-1	New employee hires and employee turnover	68
		401-3	Parental leave	P. 72 In 2025, 2 employees applied for maternity leave and both returned to work at the end of the period.
Human rights	GRI 406: Non-discrimination 2016	3-3	Management of material topics	35, 37, 39
		406-1	Incidents of discrimination and corrective actions taken	There were no cases of discrimination in 2025.
	GRI 408: Child Labor 2016	408-1	Operations and suppliers at significant risk for incidents of child labor	40 No cases of suppliers with significant risk of child labor were reported in 2025.
	GRI 409: Forced or Compulsory Labor 2016	409-1	Operations and suppliers at significant risk for incidents of forced or compulsory labor	40 No cases of suppliers with significant risk of forced labor were reported in 2025.
Employee well-being	GRI 401: Employment 2016	3-3	Management of material topics	68
		401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	72
	GRI 416: Customer Health and Safety 2016	416-1	Assessment of the health and safety impacts of product and service categories	62 We conduct assessments in 100% of our properties to identify risks and opportunities for improvement in tenant health and well-being.
		416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	There were no incidents of non-compliance with health and safety regulations in our properties in 2025.

GRI 3: MATERIAL TOPICS 2021				
EMERGING ISSUES				
GRI STANDARD		**CONTENT**		**LOCATION (pages/direct response)**
Ethics and Anticorruption	GRI 205: Anti-corruption 2016	205-1	Operations assessed for risks related to corruption	100% of our operations were assessed for risks related to corruption.
		205-2	Communication and training about anti-corruption policies and procedures	38 100% of our employees and technical committee members are familiar with the anti-corruption policy and Code of Ethics.
		205-3	Confirmed incidents of corruption and actions taken	38 During 2025, the Company did not make any monetary contributions to, or incur any spending on, political campaigns or political organizations. There were no cases of corruption during the 2025 reporting year.
Biodiversity	GRI 304: Biodiversity 2016	304-1	Operational sites owned, leased, managed in, or adjacent to protected areas and areas of high biodiversity value outside protected areas	P. 63. None of our properties or operations are located next to or within protected areas or areas of high biodiversity value.
		304-2	Significant impacts of activities, products and services on biodiversity	63
		304-3	Habitats protected or restored	63
		304-4	IUCN Red List species and national conservation list species with habitats in areas affected by operations	P. 63. None of our properties or operations have affected habitats or species on the IUCN red list or national conservation lists.

GRI 3: MATERIAL TOPICS 2021

EMERGING ISSUES

GRI STANDARD		CONTENT		LOCATION (pages/direct response)
Supply chain	GRI 204: Procurement Practices 2016	204-1	Proportion of spending on local suppliers	24
	GRI 308: Supplier Environmental Assessment 2016	308-1	New suppliers that were screened using environmental criteria	24
		308-2	Negative environmental impacts in the supply chain and actions taken	24
	GRI 414: Supplier Social Assessment 2016	414-1	New suppliers that were screened using social criteria	24
		414-2	Negative social impacts in the supply chain and actions taken	24
Regulatory Compliance	GRI 2: General disclosures	2-27	Compliance with laws and regulations	P. 73. In 2025 there were no instances of noncompliance with environmental, social or human rights laws and regulations.
Health and Safety	GRI 403: Occupational Health and Safety 2018	403-1	Occupational health and safety management system	73
		403-2	Hazard identification, risk assessment, and incident investigation	73
		403-5	Worker training on occupational health and safety	73
		403-6	Promotion of worker health	73
		403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	73
		403-8	Workers covered by an occupational health and safety management system	P. 73. 100% of Fibra Danhos employees are covered by our occupational health and safety system.
		403-9	Work-related injuries	73
		403-10	Work-related ill health	73

GRI 3: MATERIAL TOPICS 2021				
MATERIAL TOPICS				
GRI STANDARD		**CONTENT**		**LOCATION (page(s) or direct response)**
Diversity and inclusion	GRI 405: Diversity and Equal Opportunity 2016	405-1	Diversity of governance bodies and employees	30, 66 and 74
		405-2	Ratio of basic salary and remuneration of women to men	74, Salary ratio of women to men in sub-management: 0.74
Construction materials	GRI 417: Marketing and labeling	417-1	Requirements for product and service information and labeling	62
ESG Leadership		2-22	Statement on sustainable development strategy	6, 7 and 20
		2-24	Embedding policy commitments	20, 31, 40, 57
Talent training and development	GRI 404: Training and Education 2016	404-1	Average hours of training per year per employee	P. 70 Training hours by topic ▪ Operational risk management: 60.67% ▪ Occupational safety and health: 27.53% ▪ Evacuations and drills: 11.8%
		404-2	Programs for upgrading employee skills and transition assistance programs	70
Technology and data	GRI 302: Energy 2016	2-25	Processes to remediate negative impacts	Cybersecurity Policy
		302-1	Energy consumption within the organization	47
Tenant relations		2-29	Approach to stakeholder engagement	22, 23, 75

SASB Index

INFRASTRUCTURE INDUSTRY: REAL ESTATE

Sustainability Disclosure Topics & Accounting Metrics

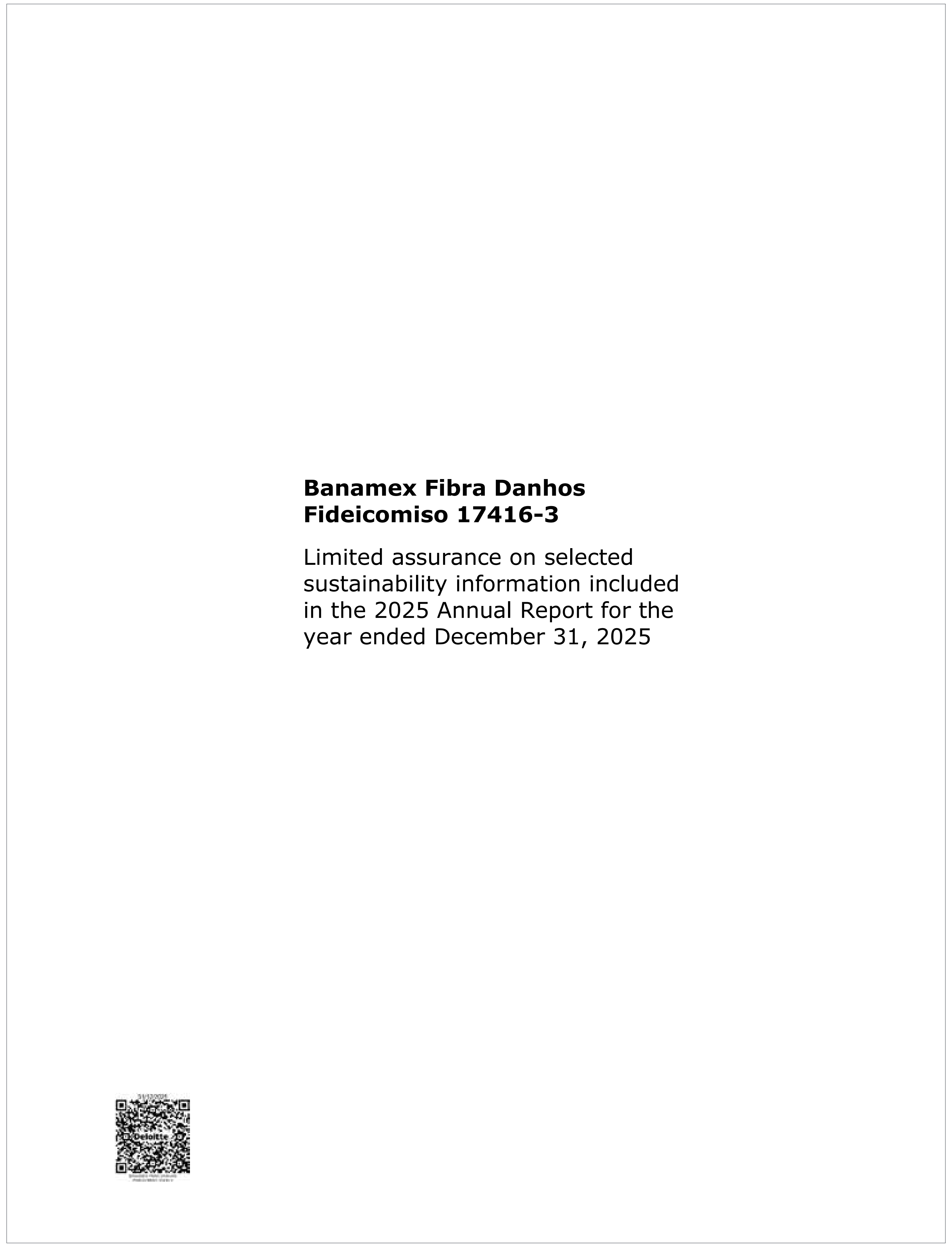
TOPIC	ACCOUNTING METRIC	CODE	DIRECT RESPONSE
Energy Management	Energy consumption data coverage as a percentage of total floor area, by property subsector	IF-RE-130a.1	Data coverage for energy consumption across the portfolio under operational control, as a percentage of total floor area, was 100% in 2025.
	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property subsector	IF-RE-130a.2	1) 204,173.61 GJ; 83.44% of electricity comes from the grid 2) Offices: 19,340.04 GJ, Mixed-use: 79,615.04 GJ, Retail: 99,659.15 GJ, Industrial: 5,559.38 GJ; 3) Mixed-use: 28.31%, Retail: 70.79%, Offices: 0.90% Industrial: 0.00%.
	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	IF-RE-130a.3	Energy consumption increased by 4.56% from 2024 to 2025 Percentage change in like-for-like energy consumption for the portfolio area with data coverage, by real estate subsector: Mixed-use: 4.31% Retail: 1.07% Offices: -1.36% Industrial: 657.58%
	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property subsector		ENERGY STAR is not a valid certification in Mexico. However, 356,128.46 m^2 of area under operational control is LEED O+M certified = 20.84% of the area under operational control in our portfolio.
	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	IF-RE-130a.4	See pp. 47 and 62

TOPIC	ACCOUNTING METRIC	CODE	DIRECT RESPONSE
Water Management	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	IF-RE-140a.1	Data coverage for water consumption in the portfolio under operational control as a percentage of total floor area was 100% in 2025. Our entire portfolio is located in regions with high water stress. % Data coverage of water withdrawn from total usable floor area - Offices: 100% % Data coverage of water withdrawn from total usable floor area - Retail: 100% % Data coverage of water withdrawn from total usable floor area - Mixed-use: 100% % Data coverage of water withdrawn from total leasable area - Industrial: 100% % Data coverage of water withdrawn from leasable area in water-stressed regions - Offices: 100% % Data coverage of water withdrawn from leasable area in water-stressed regions - Retail: 100% % Data coverage of water withdrawn from usable area under water stress - Mixed-use: 100% % Data coverage of water withdrawn from usable area under water stress - Industrial: 100% See p. 51
	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	IF-RE-140a.2	1) See p. 51. Total water withdrawn by portfolio area with data coverage was 1,033.61 ML; 2) 100% of our properties are located in regions with high or very high water stress. The percentage in regions with high or extremely high water stress, by real estate subsector, is distributed as follows: 100% in offices, 100% in retail, 100% in mixed-use, and 100% in industrial.
	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	IF-RE-140a.3	Water consumption in 2025 increased by 1.42% compared to 2024. Like-for-like percentage change in water withdrawn for the portfolio area with data coverage - Offices: 14% Like-for-like percentage change in water withdrawn for the portfolio area with data coverage - Retail: -3% Like-for-like percentage change in water withdrawn for the portfolio area with data coverage - Mixed-use: -1%
	Description of water management risks and discussion of strategies and practices to mitigate those risks	IF-RE-140a.4	50 and 58

TOPIC	ACCOUNTING METRIC	CODE	DIRECT RESPONSE
Management of Tenant Sustainability Impacts	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property subsector	IF-RE-410a.2	50 and 85
	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	IF-RE-410a.3	48 to 56, 62 and 75
Climate Change Adaptation	Area of properties located in 100-year flood zones, by property subsector	IF-RE-450a.1	58
	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	IF-RE-450a.2	57 to 61
ACTIVITY METRICS			
Number of assets, by property subsector		IF-RE-000.A	18 properties, 6 under development, 7 shopping centers, 4 office buildings, 4 mixed-use properties, and 3 industrial buildings.
Leasable floor area, by property subsector		IF-RE-000.B	Total: 1,201,429 m^2 of gross leasable area. Retail: 439,394 m^2, Mixed-use: 378,772 m^2, Office: 123,599 m^2, Industrial: 259,664 m^2
Average occupancy rate, by property subsector		IF-RE-000.D	91.5% occupancy rate.

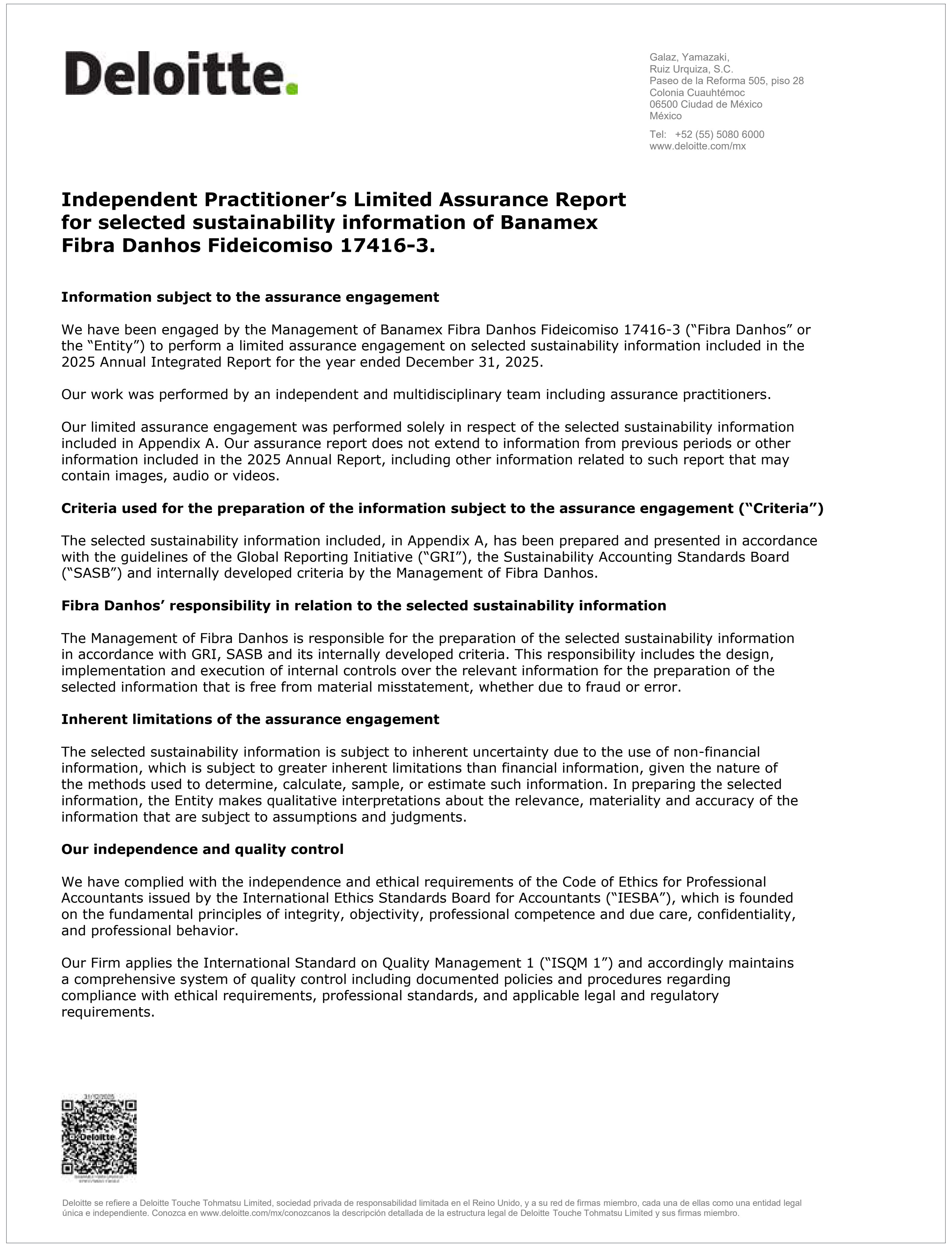
Assurance letter

GRI 2-5



Banamex Fibra Danhos
Fideicomiso 17416-3

Limited assurance on selected sustainability information included in the 2025 Annual Report for the year ended December 31, 2025



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Independent Practitioner's Limited Assurance Report for selected sustainability information of Banamex Fibra Danhos Fideicomiso 17416-3.

Information subject to the assurance engagement

We have been engaged by the Management of Banamex Fibra Danhos Fideicomiso 17416-3 ("Fibra Danhos" or the "Entity") to perform a limited assurance engagement on selected sustainability information included in the 2025 Annual Integrated Report for the year ended December 31, 2025.

Our work was performed by an independent and multidisciplinary team including assurance practitioners.

Our limited assurance engagement was performed solely in respect of the selected sustainability information included in Appendix A. Our assurance report does not extend to information from previous periods or other information included in the 2025 Annual Report, including other information related to such report that may contain images, audio or videos.

Criteria used for the preparation of the information subject to the assurance engagement ("Criteria")

The selected sustainability information included, in Appendix A, has been prepared and presented in accordance with the guidelines of the Global Reporting Initiative ("GRI"), the Sustainability Accounting Standards Board ("SASB") and internally developed criteria by the Management of Fibra Danhos.

Fibra Danhos' responsibility in relation to the selected sustainability information

The Management of Fibra Danhos is responsible for the preparation of the selected sustainability information in accordance with GRI, SASB and its internally developed criteria. This responsibility includes the design, implementation and execution of internal controls over the relevant information for the preparation of the selected information that is free from material misstatement, whether due to fraud or error.

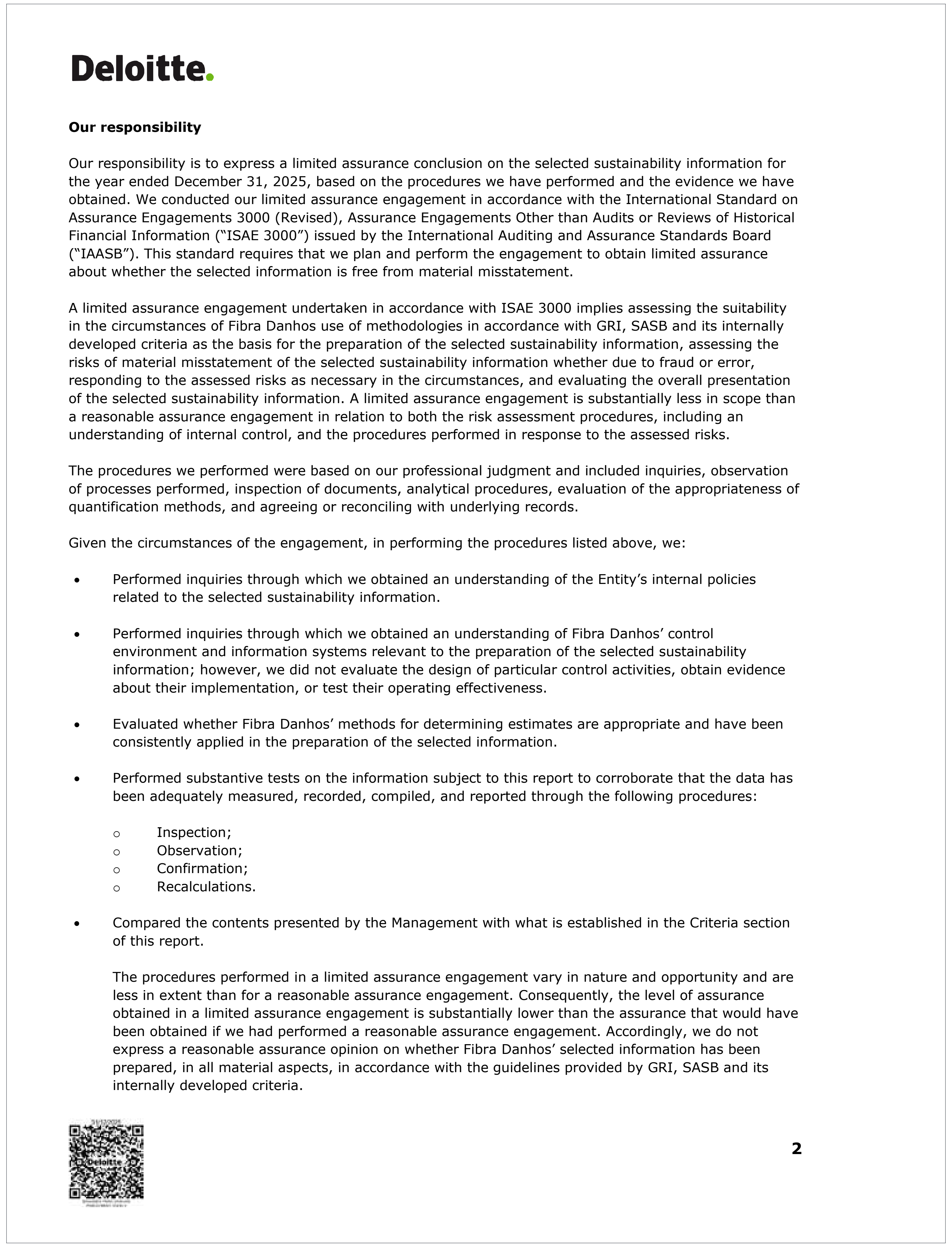
Inherent limitations of the assurance engagement

The selected sustainability information is subject to inherent uncertainty due to the use of non-financial information, which is subject to greater inherent limitations than financial information, given the nature of the methods used to determine, calculate, sample, or estimate such information. In preparing the selected information, the Entity makes qualitative interpretations about the relevance, materiality and accuracy of the information that are subject to assumptions and judgments.

Our independence and quality control

We have complied with the independence and ethical requirements of the Code of Ethics for Professional Accountants issued by the International Ethics Standards Board for Accountants ("IESBA"), which is founded on the fundamental principles of integrity, objectivity, professional competence and due care, confidentiality, and professional behavior.

Our Firm applies the International Standard on Quality Management 1 ("ISQM 1") and accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards, and applicable legal and regulatory requirements.



Our responsibility

Our responsibility is to express a limited assurance conclusion on the selected sustainability information for the year ended December 31, 2025, based on the procedures we have performed and the evidence we have obtained. We conducted our limited assurance engagement in accordance with the International Standard on Assurance Engagements 3000 (Revised), Assurance Engagements Other than Audits or Reviews of Historical Financial Information ("ISAE 3000") issued by the International Auditing and Assurance Standards Board ("IAASB"). This standard requires that we plan and perform the engagement to obtain limited assurance about whether the selected information is free from material misstatement.

A limited assurance engagement undertaken in accordance with ISAE 3000 implies assessing the suitability in the circumstances of Fibra Danhos use of methodologies in accordance with GRI, SASB and its internally developed criteria as the basis for the preparation of the selected sustainability information, assessing the risks of material misstatement of the selected sustainability information whether due to fraud or error, responding to the assessed risks as necessary in the circumstances, and evaluating the overall presentation of the selected sustainability information. A limited assurance engagement is substantially less in scope than a reasonable assurance engagement in relation to both the risk assessment procedures, including an understanding of internal control, and the procedures performed in response to the assessed risks.

The procedures we performed were based on our professional judgment and included inquiries, observation of processes performed, inspection of documents, analytical procedures, evaluation of the appropriateness of quantification methods, and agreeing or reconciling with underlying records.

Given the circumstances of the engagement, in performing the procedures listed above, we:

- Performed inquiries through which we obtained an understanding of the Entity's internal policies related to the selected sustainability information.
- Performed inquiries through which we obtained an understanding of Fibra Danhos' control environment and information systems relevant to the preparation of the selected sustainability information; however, we did not evaluate the design of particular control activities, obtain evidence about their implementation, or test their operating effectiveness.
- Evaluated whether Fibra Danhos' methods for determining estimates are appropriate and have been consistently applied in the preparation of the selected information.
- Performed substantive tests on the information subject to this report to corroborate that the data has been adequately measured, recorded, compiled, and reported through the following procedures:
  - Inspection;
  - Observation;
  - Confirmation;
  - Recalculations.
- Compared the contents presented by the Management with what is established in the Criteria section of this report.

  The procedures performed in a limited assurance engagement vary in nature and opportunity and are less in extent than for a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained if we had performed a reasonable assurance engagement. Accordingly, we do not express a reasonable assurance opinion on whether Fibra Danhos' selected information has been prepared, in all material aspects, in accordance with the guidelines provided by GRI, SASB and its internally developed criteria.

Assurance letter

GRI 2-5

Deloitte.

We that the evidence obtained is sufficient and appropriate to provide a basis for our limited assurance conclusion.

Limited assurance conclusion

Based on the procedures performed and the evidence obtained, nothing has come to our attention that causes us to believe that the selected sustainability information for the year ended December 31, 2025 has not been prepared, in all material respects, in accordance with the Criteria section of this report.

Restriction on use and distribution

Our report is intended solely for the Management of Banamex Fibra Danhos Fideicomiso 17416-3, in accordance with the terms of our engagement letter and should not be used for any other purpose or distributed to other party.

Galaz, Yamazaki, Ruiz Urquiza, S.C.
Affiliate of a member firm of Deloitte Touche Tohmatsu Limited

C.P.C. David Alejandro Solano Zúñiga
Mexico City, Mexico
May 22, 2026

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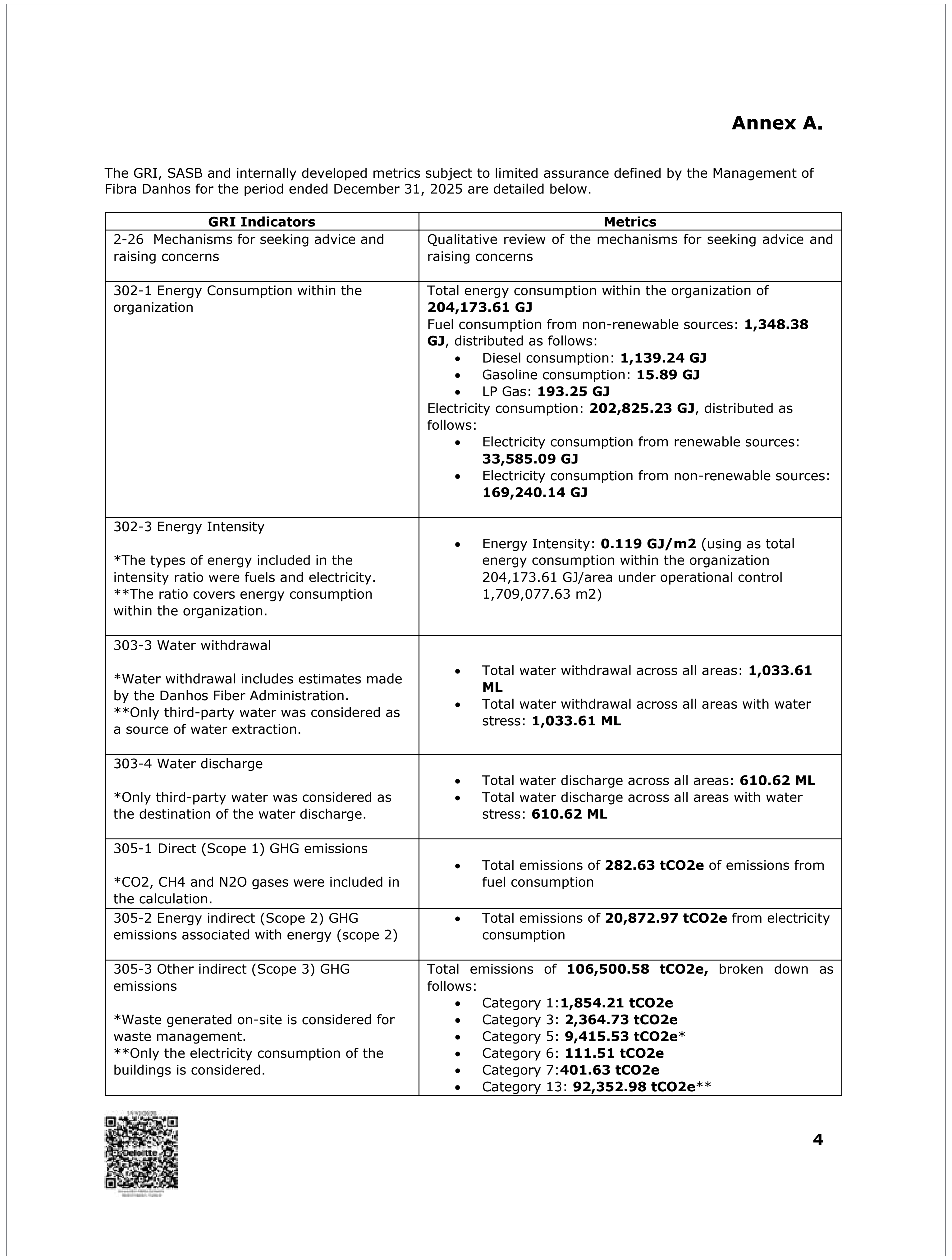

Annex A.

The GRI, SASB and internally developed metrics subject to limited assurance defined by the Management of Fibra Danhos for the period ended December 31, 2025 are detailed below.

GRI Indicators	**Metrics**
2-26 Mechanisms for seeking advice and raising concerns	Qualitative review of the mechanisms for seeking advice and raising concerns
302-1 Energy Consumption within the organization	Total energy consumption within the organization of **204,173.61 GJ** Fuel consumption from non-renewable sources: **1,348.38 GJ**, distributed as follows: • Diesel consumption: **1,139.24 GJ** • Gasoline consumption: **15.89 GJ** • LP Gas: **193.25 GJ** Electricity consumption: **202,825.23 GJ**, distributed as follows: • Electricity consumption from renewable sources: **33,585.09 GJ** • Electricity consumption from non-renewable sources: **169,240.14 GJ**
302-3 Energy Intensity *The types of energy included in the intensity ratio were fuels and electricity. **The ratio covers energy consumption within the organization.	• Energy Intensity: **0.119 GJ/m2** (using as total energy consumption within the organization 204,173.61 GJ/area under operational control 1,709,077.63 m2)
303-3 Water withdrawal *Water withdrawal includes estimates made by the Danhos Fiber Administration. **Only third-party water was considered as a source of water extraction.	• Total water withdrawal across all areas: **1,033.61 ML** • Total water withdrawal across all areas with water stress: **1,033.61 ML**
303-4 Water discharge *Only third-party water was considered as the destination of the water discharge.	• Total water discharge across all areas: **610.62 ML** • Total water discharge across all areas with water stress: **610.62 ML**
305-1 Direct (Scope 1) GHG emissions *CO2, CH4 and N2O gases were included in the calculation.	• Total emissions of **282.63 tCO2e** of emissions from fuel consumption
305-2 Energy indirect (Scope 2) GHG emissions associated with energy (scope 2)	• Total emissions of **20,872.97 tCO2e** from electricity consumption
305-3 Other indirect (Scope 3) GHG emissions *Waste generated on-site is considered for waste management. **Only the electricity consumption of the buildings is considered.	Total emissions of **106,500.58 tCO2e,** broken down as follows: • Category 1:**1,854.21 tCO2e** • Category 3: **2,364.73 tCO2e** • Category 5: **9,415.53 tCO2e*** • Category 6: **111.51 tCO2e** • Category 7:**401.63 tCO2e** • Category 13: **92,352.98 tCO2e****

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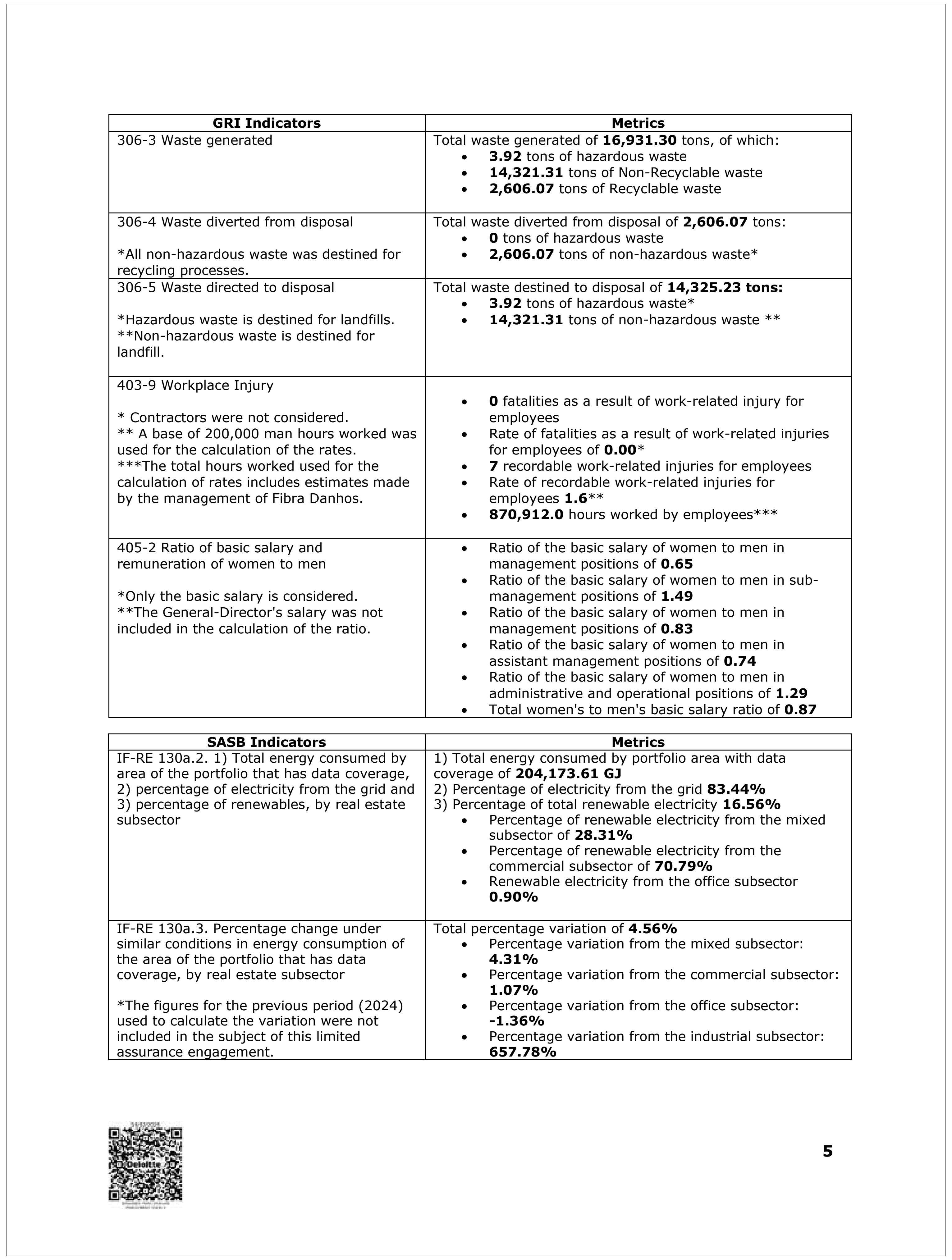
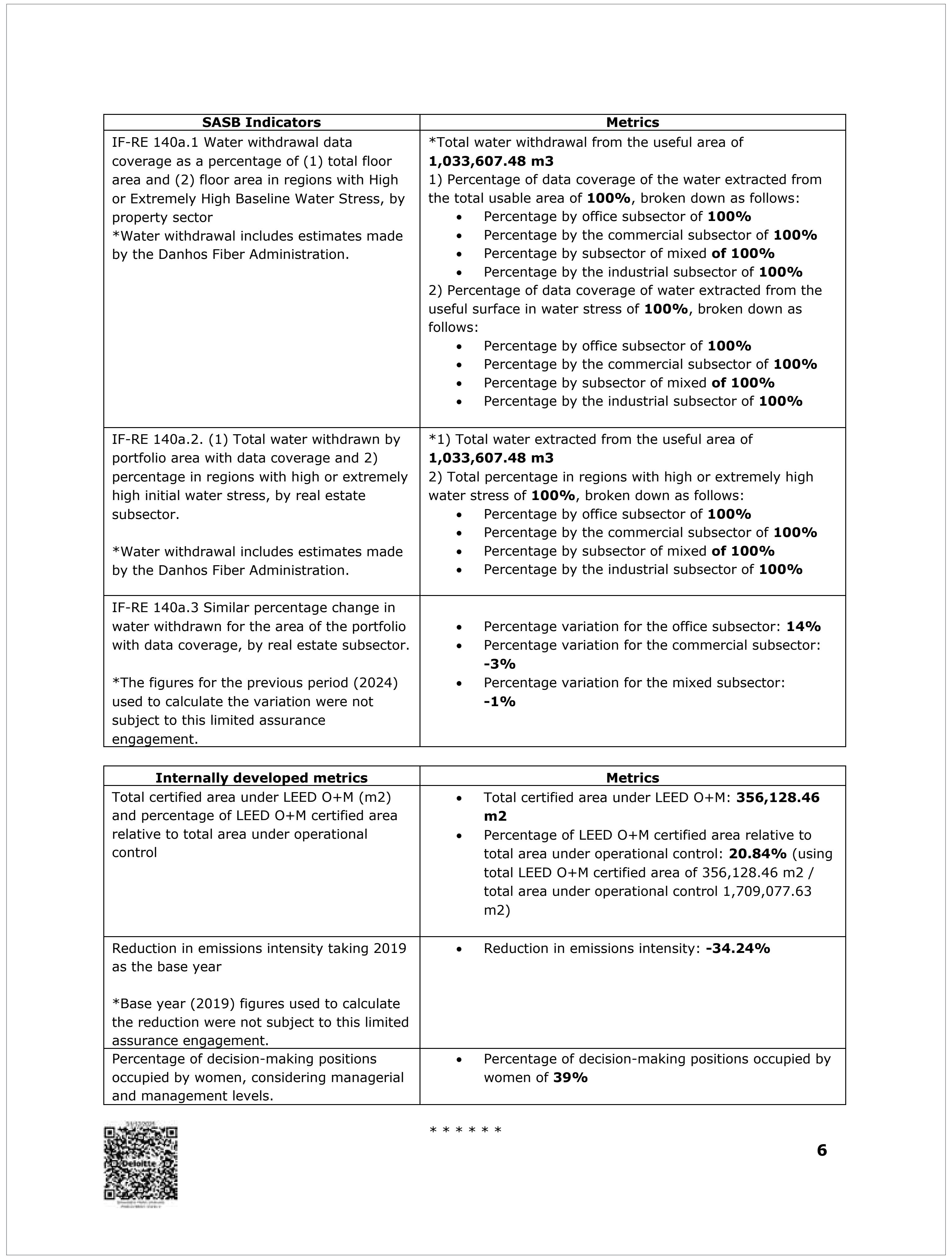
Assurance letter

GRI 2-5



GRI Indicators	Metrics
306-3 Waste generated	Total waste generated of **16,931.30** tons, of which: • **3.92** tons of hazardous waste • **14,321.31** tons of Non-Recyclable waste • **2,606.07** tons of Recyclable waste
306-4 Waste diverted from disposal *All non-hazardous waste was destined for recycling processes.	Total waste diverted from disposal of **2,606.07** tons: • **0** tons of hazardous waste • **2,606.07** tons of non-hazardous waste*
306-5 Waste directed to disposal *Hazardous waste is destined for landfills. **Non-hazardous waste is destined for landfill.	Total waste destined to disposal of **14,325.23 tons:** • **3.92** tons of hazardous waste* • **14,321.31** tons of non-hazardous waste **
403-9 Workplace Injury * Contractors were not considered. ** A base of 200,000 man hours worked was used for the calculation of the rates. ***The total hours worked used for the calculation of rates includes estimates made by the management of Fibra Danhos.	• **0** fatalities as a result of work-related injury for employees • Rate of fatalities as a result of work-related injuries for employees of **0.00*** • **7** recordable work-related injuries for employees • Rate of recordable work-related injuries for employees **1.6**** • **870,912.0** hours worked by employees***
405-2 Ratio of basic salary and remuneration of women to men *Only the basic salary is considered. **The General-Director's salary was not included in the calculation of the ratio.	• Ratio of the basic salary of women to men in management positions of **0.65** • Ratio of the basic salary of women to men in sub-management positions of **1.49** • Ratio of the basic salary of women to men in management positions of **0.83** • Ratio of the basic salary of women to men in assistant management positions of **0.74** • Ratio of the basic salary of women to men in administrative and operational positions of **1.29** • Total women's to men's basic salary ratio of **0.87**

SASB Indicators	Metrics
IF-RE 130a.2. 1) Total energy consumed by area of the portfolio that has data coverage, 2) percentage of electricity from the grid and 3) percentage of renewables, by real estate subsector	1) Total energy consumed by portfolio area with data coverage of **204,173.61 GJ** 2) Percentage of electricity from the grid **83.44%** 3) Percentage of total renewable electricity **16.56%** • Percentage of renewable electricity from the mixed subsector of **28.31%** • Percentage of renewable electricity from the commercial subsector of **70.79%** • Renewable electricity from the office subsector **0.90%**
IF-RE 130a.3. Percentage change under similar conditions in energy consumption of the area of the portfolio that has data coverage, by real estate subsector *The figures for the previous period (2024) used to calculate the variation were not included in the subject of this limited assurance engagement.	Total percentage variation of **4.56%** • Percentage variation from the mixed subsector: **4.31%** • Percentage variation from the commercial subsector: **1.07%** • Percentage variation from the office subsector: **-1.36%** • Percentage variation from the industrial subsector: **657.78%**



SASB Indicators	Metrics
IF-RE 140a.1 Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property sector *Water withdrawal includes estimates made by the Danhos Fiber Administration.	*Total water withdrawal from the useful area of **1,033,607.48 m3** 1) Percentage of data coverage of the water extracted from the total usable area of **100%**, broken down as follows: • Percentage by office subsector of **100%** • Percentage by the commercial subsector of **100%** • Percentage by subsector of mixed **of 100%** • Percentage by the industrial subsector of **100%** 2) Percentage of data coverage of water extracted from the useful surface in water stress of **100%**, broken down as follows: • Percentage by office subsector of **100%** • Percentage by the commercial subsector of **100%** • Percentage by subsector of mixed **of 100%** • Percentage by the industrial subsector of **100%**
IF-RE 140a.2. (1) Total water withdrawn by portfolio area with data coverage and 2) percentage in regions with high or extremely high initial water stress, by real estate subsector. *Water withdrawal includes estimates made by the Danhos Fiber Administration.	*1) Total water extracted from the useful area of **1,033,607.48 m3** 2) Total percentage in regions with high or extremely high water stress of **100%**, broken down as follows: • Percentage by office subsector of **100%** • Percentage by the commercial subsector of **100%** • Percentage by subsector of mixed **of 100%** • Percentage by the industrial subsector of **100%**
IF-RE 140a.3 Similar percentage change in water withdrawn for the area of the portfolio with data coverage, by real estate subsector. *The figures for the previous period (2024) used to calculate the variation were not subject to this limited assurance engagement.	• Percentage variation for the office subsector: **14%** • Percentage variation for the commercial subsector: **-3%** • Percentage variation for the mixed subsector: **-1%**

Internally developed metrics	Metrics
Total certified area under LEED O+M (m2) and percentage of LEED O+M certified area relative to total area under operational control	• Total certified area under LEED O+M: **356,128.46 m2** • Percentage of LEED O+M certified area relative to total area under operational control: **20.84%** (using total LEED O+M certified area of 356,128.46 m2 / total area under operational control 1,709,077.63 m2)
Reduction in emissions intensity taking 2019 as the base year *Base year (2019) figures used to calculate the reduction were not subject to this limited assurance engagement.	• Reduction in emissions intensity: **-34.24%**
Percentage of decision-making positions occupied by women, considering managerial and management levels.	• Percentage of decision-making positions occupied by women of **39%**

* * * * * *

Contact

GRI 2-3

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Reforma 222