



The Ritz-Carlton, Cancún, Punta Nizuc

**Supplemental Operating and Financial Data
Third Quarter 2026
Fibra Danhos**



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Fibra Danhos

We are a Mexican trust constituted, primarily, to develop, own, lease, operate, and acquire iconic and premier-quality real estate assets in Mexico. Our objective is to provide attractive risk-adjusted returns to our CBFi holders, over the long-term, through stable cash distributions and the appreciation of our property values. We plan to maintain and grow a high-quality portfolio of properties. This, through our strong and unparalleled development capabilities and selective acquisitions of premier-quality iconic properties. We consider properties to be iconic if they have, the unique ability, to transform the areas surrounding their location. We consider properties to be premier-quality if they are located in prime locations, were developed with high construction and design standards, feature quality tenants, report high occupancy rates and, in the case of retail properties, attract a high volume of visitors.

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Earnings

The quarterly results of the following quarters will be published on the following dates:

<u>Report</u>	<u>Release Date</u>	<u>Investor Conference Call Information</u>
Fourth Quarter, 2026	Tentatively, Thursday, February 25, 2027	Date: Friday, October 23, 2026
First Quarter, 2027	Tentatively, Monday, April 26, 2027	Time: 10:00 a.m. Mexico City time / 12:00 p.m. EDT
Second Quarter, 2027	Tentatively, Thursday, July 29, 2027	To join via Zoom, please register before the conference using the following link:
Third Quarter, 2027	Tentatively, Thursday, October 28, 2027	https://zoom.us/webinar/register/WN_HII0iO5dQQewweHyWXC8Fg#/registration
		You will receive your access link by email.

Stock Information

<u>Ticker: DANHOS13</u>	<u>3Q26</u>	<u>2Q26</u>	<u>1Q26</u>	<u>4Q25</u>	<u>3Q25</u>
Closing price (high)	29.95	28.95	28.72	30.52	30.07
Closing price (low)	27.84	26.98	25.09	27.41	24.03
Average closing price	28.79	27.84	27.19	28.64	25.86
Closing price	27.94	28.71	28.48	28.06	28.20
Average daily trading volume (CBFIs)	497,317	332,386	1,450,213	281,664	923,575
Issued CBFIs	1,642,383,510	1,642,383,510	1,642,383,510	1,642,383,510	1,642,383,510
Outstanding CBFIs (BMV)	1,623,607,024	1,618,795,557	1,613,874,699	1,608,825,422	1,604,073,701
CBFIs with economic rights	1,623,607,024	1,618,795,557	1,613,874,699	1,608,825,422	1,604,073,701
Market capitalization (millions of pesos)	45,363.58	46,475.62	45,963.15	45,143.64	45,234.88

Analyst Coverage

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Message from our CEO

"Dear Investors,

We celebrate 13 years as a publicly traded company with highly satisfactory results. Our operating and development portfolio comprises 1.5 million square meters of Gross Leasable Area (GLA), representing 5.7 times increase since Fibra Danhos' inception, while maintaining high occupancy levels and a well-diversified portfolio of premier assets in highly sought-after locations. Consistent with our principles and long-term vision, we develop sustainable projects while maintaining a conservative level of leverage.

We have developed nearly 600,000 square meters for Fibra Danhos in the main logistics corridors of the Mexico City Metropolitan Area, approximately 85% of which is leased, with letters of intent covering the remaining space. Our execution capabilities have enabled us to establish ourselves as a leading player in this market, addressing logistics needs associated with the supply and consumption requirements of the region.

Regarding the remainder of our development portfolio, we have substantially completed the structural work at The Ritz-Carlton, Cancun, Punta Nizuc, and continue to make progress according to schedule. Meanwhile, Parque Oaxaca has made significant progress in civil construction, while leasing activities have been highly successful. We have signed agreements with the shopping center's main anchor and junior anchor tenants, including a department store, and have letters of intent covering approximately 80% of its leasable area.

During the third quarter of 2026, total revenues and Net Operating Income (NOI) reached Ps. 2,063 million and Ps. 1,599 million, respectively, representing year-over-year increases of 8.6% and 7.1%. AFFO totaled Ps. 1,178 million, an increase of 7.1% compared to the third quarter of 2025, equivalent to Ps. 0.73 per CBF with economic rights. Our Technical Committee approved maintaining a distribution of Ps. 0.45 per CBF, allowing us to allocate part of the cash flow generated to the development of new projects while preserving the strength and flexibility of our financial structure.

We remain fully confident in Mexico and will continue to pursue development opportunities that arise and add value to our portfolio, maintaining the financial discipline and commitment to real estate quality that have characterized us. I would like to thank our employees for their invaluable commitment and dedication, as well as our investors, Technical Committee members, and strategic partners for their trust and support as we continue moving forward in this new phase of growth".

Salvador Daniel Kabbaz Zaga
CEO, Fibra Danhos

Fibra Danhos' Financial and Operating Evolution Snapshot

The financial information of Fibra Danhos for the three and nine months ended September 30, 2026, and 2025 is derived from our consolidated financial statements. Our financial statements were prepared in accordance with the International Financial Reporting Standards (or 'IFRS'), issued by the International Accounting Standards Board. The figures are expressed in Mexican pesos, unless otherwise indicated, and may vary due to rounding.

Financial Indicators	For the three months ended			For the nine months ended		
	Sept. 30, 2026	Sept. 30, 2025	Change % / Bps	Sept. 30, 2026	Sept. 30, 2025	Change % / Bps
Total Revenue	2,062,870,749	1,899,612,840	8.6%	6,035,090,399	5,529,143,733	9.2%
Net Operating Income	1,598,761,871	1,492,179,924	7.1%	4,721,458,077	4,350,189,295	8.5%
EBITDA	1,359,708,366	1,267,964,209	7.2%	4,009,910,635	3,675,185,686	9.1%
Consolidated Net Income	1,140,592,225	1,482,514,775	(23.1%)	4,038,472,732	3,715,544,318	8.7%
Non-controlling interest in Net Income	86,943,368	77,479,323	12.2%	238,497,363	251,642,670	(5.2%)
Net Income	1,053,648,857	1,405,035,452	(25.0%)	3,799,975,368	3,463,901,648	9.7%
FFO	1,011,676,270	1,010,221,211	0.1%	3,064,987,932	2,904,441,321	5.5%
FFO AMEFIBRA	1,152,413,148	1,140,367,196	1.1%	3,479,872,962	3,290,911,629	5.7%
AFFO	1,177,748,132	1,099,624,006	7.1%	3,618,127,395	3,278,382,112	10.4%
Distribution to CBFI holders	730,623,161	721,833,165	1.2%	2,185,324,776	2,159,112,249	1.2%
CBFIs with economic rights (ER)	1,623,607,024	1,604,073,701	1.2%	1,618,759,093	1,599,342,407	1.2%
AFFO per CBFI with economic rights	0.7254	0.6855	5.8%	2.2352	2.0498	9.0%
NOI (exc. TAP) per CBFI with ER	0.9443	0.8845	6.8%	2.7882	2.5870	7.8%
Tenant Admission Payments per CBFI with ER	0.0355	0.0218	62.4%	0.0769	0.1158	(33.6%)
Distribution per CBFI with economic rights	0.4500	0.4500	0.0%	1.3500	1.3500	0.0%
Non-distributed AFFO per CBFI with ER	0.2754	0.2355	16.9%	0.8852	0.6998	26.5%
AFFO payout ratio	62.0%	65.6%	(361)	60.4%	65.9%	(546)

Key Figures from our Balance Sheet	September 30, 2026	September 30, 2025	Change % / Bps
Cash and cash equivalents ¹	463,255,691	479,774,758	-3.4%
Recoverable taxes	44,231,659	130,120,428	-66.0%
Investment properties	82,138,337,286	76,604,596,253	7.2%
Total assets	83,331,719,184	78,230,856,109	6.5%
Total debt	11,750,000,000	10,150,000,000	15.8%
Total liabilities	14,531,357,765	12,713,005,839	14.3%
Total stockholders' equity	68,800,361,419	65,517,850,270	5.0%
Loan-to-value (total debt/total assets)	14.1%	13.0%	113

¹ Cash and cash equivalents position as of September 30, 2026, amounted to Ps. 463.3 million, including Ps. 82.6 million corresponding to Trust Invex 3382 (Parque Tepeyac) and Ps. 21.9 million from Trust 8929/2025 (Parque Oaxaca), both of which are consolidated in Fibra Danhos' financial information.



Fibra Danhos

For the three months ended

Operating Indicators	September 30, 2026	September 30, 2025	Change % / Bps
Gross Leasable Area – Operating Portfolio (000' sqm)	1,420.9	1,243.5	14.3%
Adjusted Gross Leasable Area – Operating Portfolio (000' sqm) ¹	1,321.9	1,198.8	10.3%
Fibra Danhos Ownership Share of Operating Portfolio GLA	93.0%	96.4%	(337)
Occupancy Rate – Operating Portfolio ¹	90.2%	91.2%	(95)
Occupancy Rate – Operating Portfolio (Same Properties) ²	93.0%	91.2%	185
Average Monthly Fixed Rent per sqm (Retail and Office)	515.9	507.20	1.7%
Occupancy Cost	10.9%	10.9%	(2)
Renewal Rate	97.0%	96.1%	93
Foot Traffic – Retail Properties	31,054,189	32,048,241	(3.1%)
Delinquency Rate	0.8%	0.8%	4
Rent Loss	0.5%	0.5%	-3
Lease Spread (Operating Portfolio)	8.4%	6.9%	150
Lease Spread (Retail Portfolio)	8.9%	7.3%	160

¹ Includes 50% of the GLA of Parque Tepeyac and Danhos Industrial EdoMex III (Building 2). ² Excludes Building 2 of Danhos Industrial Palomas and Building 2 of Danhos Industrial EdoMex III.

Fibra Danhos

Distribution	Generated	Payment date	Total Amount Ps.
Net Taxable Income distributed (100%)	3Q2026	November 12, 2026	420,827,450.88
Capital Reimbursement	3Q2026	November 12, 2026	309,795,709.92
Total amount distributed (Taxable income + Capital Reimbursement)			730,623,160.80

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Distribution	3Q26
Dividend declaration date	October 22, 2026
Ex-distribution date	November 11, 2026
Record Date	November 11, 2026
Dividend payment date	November 12, 2026



Executive Summary

- Total revenues and Net Operating Income (NOI) reached Ps. 2,062.9 million and Ps. 1,598.8 million, respectively, representing year-over-year increases of 8.6% and 7.1% compared to the third quarter of 2025, primarily driven by contributions from industrial developments, higher occupancy, contractual rent increases, and growth in parking revenues.
- AFFO reached Ps. 1,177.7 million, an increase of 7.1% compared to the same period of the previous year, equivalent to Ps. 0.73 per CBFI with economic rights. Our Technical Committee approved maintaining a distribution of Ps. 0.45 per CBFI, representing 62.0% of AFFO generated during the quarter, striking a balance between cash distributions to our CBFI holders and the reinvestment of resources to continue executing our growth plan.
- Occupancy in our operating portfolio stood at 90.2%, while same-property occupancy reached 93.0%, an increase of 185 basis points compared to the third quarter of 2025. We also maintained a lease renewal rate of 97.0%, accompanied by a lease spread of 8.4% for the operating portfolio and 8.9% for the retail segment, reflecting the operating strength and quality of our properties.
- We maintain a strong financial structure and a prudent level of leverage, with total debt of Ps. 11,750 million and an LTV ratio of 14.1%, one of the lowest in the sector. Our financial strategy seeks to preserve the flexibility required to execute our development pipeline through a combination of financing and retained operating cash flow, maintaining a strong balance sheet position that allows us to continue pursuing growth opportunities.
- Our industrial portfolio continues to progress in accordance with our development schedule. During the quarter, we completed and delivered Building 2 at Danhos Industrial EdoMex III, with a total area of 104,802 sqm, of which 50% is attributable to Fibra Danhos, marking the first delivery at our third industrial park. We also completed the first phase of approximately 65,000 sqm of Building 3 at Danhos Industrial Palomas, completing our second industrial park in its current configuration, with future expansions planned for this building.
- Leasing activities at Danhos Industrial EdoMex III continue to progress favorably, with the first two buildings fully leased and approximately 48% of Building 4 leased. Completion of Buildings 1 and 4 is scheduled for the fourth quarter of 2026, while Building 3 remains under development, with delivery expected in early second quarter 2027. Meanwhile, Parque Oaxaca and The Ritz-Carlton, Cancun, Punta Nizuc continue to progress in accordance with their respective development schedules.

1.1 Consolidated Statement of Financial Position

Fibra Danhos			
Mexican Pesos		As of September 30, 2026	As of September 30 2025
Assets			
Current assets			
Cash and cash equivalents ¹		463,255,691	479,774,758
Accounts receivable and other		463,826,764	527,441,437
Accounts receivable from related parties		5,772,392	7,013,172
Recoverable taxes		44,231,659	130,120,428
Prepayments		105,019,987	235,021,689
Total current assets		1,082,106,494	1,379,371,484
Non-current assets			
Investment properties		79,824,672,795	75,791,735,905
Advances for the Acquisition of Investment Properties		56,499,876	-
Investments in Joint Ventures		2,313,664,492	812,860,348
Long-term accounts receivable		-	181,833,839
Right-of-use assets		4,303,712	9,473,882
Other assets		10,910,022	26,675,225
Machinery and equipment		19,267,546	12,307,278
Deferred income tax of subsidiary		20,294,247	16,598,149
Total non-current assets		82,249,612,691	76,851,484,626
Total assets		83,331,719,184	78,230,856,109
Current Liabilities			
Accounts Payable and Accrued Expenses		443,788,676	373,750,149
Rents Collected in Advance		65,291,098	50,815,534
Accounts Payable to Related Parties		252,504,231	254,911,202
Taxes Payable		7,473,228	62,869,888
Tenant Admission Payments, Net		232,691,635	252,407,397
Short-term Financial Liabilities		3,600,000,000	3,800,000,000
Interest Payable on Financial Liabilities		205,061,004	154,279,801
Short-term Lease Liabilities		5,715,603	4,305,946
Total Current Liabilities		4,812,525,474	4,953,339,916
Non-current Liabilities			
Tenant Deposits		555,411,596	531,334,026
Tenant Admission Payments, Net		464,064,233	546,396,225
Employee Benefit Obligations		43,228,772	34,766,833
Long-term Financial Liabilities		8,110,827,244	6,334,031,441
Long-term Accounts Payable		222,053	8,549,036
Long-term Lease Liabilities		0	8,365,290
Long-term Accounts Payable to Related Parties		545,078,392	296,223,073
Total Non-current Liabilities		9,718,832,291	7,759,665,923
Total Liabilities		14,531,357,765	12,713,005,839
Stockholders' Equity			
Contributions from Trustors		37,728,787,034	38,394,334,752
Retained Earnings		28,262,149,301	24,591,791,185
Other Comprehensive Income		7,439,184	9,526,912
CBFIs Buyback Program		(168,090,485)	(168,090,485)
Non-controlling Interest		2,970,076,385	2,690,287,906
Total Stockholders' Equity		68,800,361,419	65,517,850,270
Total Stockholders' Equity & Liabilities		83,331,719,184	78,230,856,109

¹ Cash and cash equivalents position as of September 30, 2026, amounted to Ps. 463.3 million, including Ps. 82.6 million corresponding to Trust Invex 3382 (Parque Tepeyac) and Ps. 21.9 million from Trust 8929/2025 (Parque Oaxaca), both of which are consolidated in Fibra Danhos' financial information.

1.2 Consolidated income statement

Fibra Danhos Pesos	For the three months ended			For the nine months ended		
	September 30, 2026	September 30, 2025	Var. %	September 30, 2026	September 30, 2025	Var. %
Base Rent	1,330,101,001	1,226,316,803	8.5%	3,914,478,843	3,619,938,459	8.1%
Overage	121,965,057	118,185,548	3.2%	367,671,181	330,730,493	11.2%
Tenant Admission Payments	65,568,339	73,410,960	(10.7%)	208,060,546	212,753,550	(2.2%)
Parking	199,300,328	170,489,007	16.9%	560,368,851	476,506,897	17.6%
Maintenance, operation, advertising & other	345,936,025	311,210,522	11.2%	984,510,977	889,214,334	10.7%
Total operating revenues	2,062,870,749	1,899,612,840	8.6%	6,035,090,399	5,529,143,733	9.2%
Maintenance, Operation, Advertising, and Other Expenses	345,738,114	296,702,555	16.5%	955,909,350	846,248,014	13.0%
Leasing Administration Fee	39,853,854	35,899,984	11.0%	118,104,860	108,587,761	8.8%
Property Tax	65,414,152	57,323,272	14.1%	196,687,142	171,537,463	14.7%
Insurance	13,102,757	17,507,105	(25.2%)	42,930,971	52,581,199	(18.4%)
Advisory Fee	199,103,130	183,988,552	8.2%	586,844,243	546,297,587	7.4%
Administrative Expenses	39,950,376	40,227,163	(0.7%)	124,703,200	128,706,021	(3.1%)
Total Operating Expenses	703,162,383	631,648,632	11.3%	2,025,179,764	1,853,958,047	9.2%
Financial Income	10,150,170	13,358,936	(24.0%)	36,658,884	45,939,773	(20.2%)
Interest Expenses	274,795,936	222,880,932	23.3%	759,244,594	600,318,929	26.5%
Foreign Exchange Gain – Net	4,873,109	(3,631,628)	NA	746,159	(19,538,673)	NA
Fair Value Adjustments of Investment Properties	41,416,121	428,096,111	(90.3%)	754,207,308	615,622,230	22.5%
Share of Results in Joint Ventures	759,605	391,921	93.8%	3,805,660	1,345,769	182.8%
Consolidated Net Income	1,140,592,225	1,482,514,775	(23.1%)	4,038,472,732	3,715,544,318	8.7%

1.3 Consolidated cash flow statements

Fibra Danhos Pesos	For the three months ended			For the nine months ended		
	September 30, 2026	September 30, 2025	Var. %	September 30, 2026	September 30, 2025	Var. %
Consolidated Net Income	1,140,592,225	1,482,514,775	(23.1%)	4,038,472,732	3,715,544,318	8.7%
Adjustments to Income	362,840,412	(85,693,148)	(523.4%)	389,472,229	316,887,579	22.9%
Changes in Working Capital	367,191,971	241,907,743	51.8%	466,541,184	484,572,188	(3.7%)
Cash Flow from Operating Activities	1,870,624,607	1,638,729,369	14.2%	4,894,486,145	4,517,004,085	8.4%
Investment Properties	(616,605,273)	(571,328,657)	7.9%	(1,813,853,731)	(1,866,641,673)	(2.8%)
Acquisition of Machinery and Equipment	-	28,200	(100.0%)	(12,217,416)	28,200	NA
Other Assets	-	(9,122,137)	NA	-	(9,122,137)	NA
Payment for Investment in Joint Venture	(444,991,562)	(332,749,718)	33.7%	(1,037,088,894)	(466,831,178)	122.2%
Interest Received	10,150,170	13,358,936	(24.0%)	36,658,884	45,939,773	(20.2%)
Cash Flow from Investing Activities	(1,051,446,665)	(899,813,376)	16.9%	(2,826,501,157)	(2,296,627,015)	23.1%
Right-of-use assets	(2,037,738)	(1,814,629)	12.3%	(5,994,926)	(5,931,637)	1.1%
Interest Paid on Lease Liabilities	(152,352)	(295,302)	(48.4%)	(575,344)	(1,101,466)	(47.8%)
Capital Reimbursement	(286,387,872)	(285,932,311)	0.2%	(883,970,231)	(895,308,143)	(1.3%)
Dividend Distributions	(442,070,129)	(433,859,449)	1.9%	(1,294,702,824)	(1,256,716,837)	3.0%
Proceeds from Borrowings	300,000,000	300,000,000	0.0%	5,250,000,000	800,000,000	556.3%
Debt Repayments	(150,000,000)	-	NA	(4,350,000,000)	-	NA
Revolving Credit Facility Arrangement Fees	(5,524,235)	-	NA	(5,524,235)	-	NA
Contributions from Non-controlling Interests in Oaxaca	9,857,564	34,243,248	(71.2%)	90,424,954	34,243,248	164.1%
Reduction in Non-controlling Interests in Tepeyac	(85,230,000)	(84,257,335)	1.2%	(215,675,844)	(289,795,822)	(25.6%)
Reduction in Equity	1,731,879	-	NA	(15,000)	-	NA
Interest Paid on Financial Liabilities and Capitalized Interest	(198,767,268)	(180,157,334)	10.3%	(672,872,426)	(616,680,432)	9.1%
Debt Issuance Costs Paid	10,836,912	-	NA	(7,632,093)	-	NA
Cash Flow from Financing Activities	(847,743,238)	(652,073,111)	30.0%	(2,096,537,969)	(2,231,291,089)	(6.0%)
(Decrease) Increase in Cash during the Period	(28,565,296)	86,842,883	(132.9%)	(28,552,982)	(10,914,019)	161.6%
Cash at the Beginning of the Period	491,820,987	392,931,875	25.2%	491,808,673	490,688,777	0.2%
Cash at the End of the Period	463,255,691	479,774,758	(3.4%)	463,255,691	479,774,758	(3.4%)

2. Cash Distribution for the third quarter of 2026 and CBFi Reconciliation

Our Technical Committee authorized a distribution of Ps. 0.45 per CBFi with economic rights, totaling Ps. 730.6 million. Taxable income for the third quarter amounted to Ps. 420.8 million, while capital reimbursement totaled Ps. 309.8 million.

Per CBFi with economic rights		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Change %
1Q	AFFO	0.49	0.51	0.56	0.59	0.60	0.60	0.65	0.42	0.57	0.61	0.60	0.67	0.76	13.4%
	Distribution	0.44	0.48	0.52	0.56	0.58	0.61	0.00	0.40	0.58	0.60	0.45	0.45	0.45	0.0%
2Q	AFFO	0.47	0.58	0.62	0.61	0.66	0.70	0.39	0.53	0.65	0.62	0.68	0.70	0.75	7.1%
	Distribution	0.44	0.49	0.53	0.57	0.60	0.61	0.00	0.50	0.60	0.60	0.45	0.45	0.45	0.0%
3Q	AFFO	0.59	0.52	0.64	0.66	0.67	0.70	0.47	0.59	0.64	0.62	0.65	0.69	0.73	5.8%
	Distribution	0.45	0.50	0.54	0.57	0.61	0.62	0.40	0.52	0.60	0.45	0.45	0.45	0.45	0.0%
4Q	AFFO	0.46	0.55	0.66	0.66	0.75	0.75	0.56	0.67	0.66	0.70	0.75	0.80		
	Distribution	0.45	0.51	0.54	0.58	0.61	0.63	0.60	0.58	0.62	0.45	0.45	0.45		
Total	AFFO	2.00	2.16	2.48	2.52	2.68	2.75	2.07	2.20	2.52	2.55	2.67	2.85		
	Distribution	1.78	1.98	2.13	2.28	2.40	2.47	1.00	2.00	2.40	2.10	1.80	1.80		

The following table provides a reconciliation of CBFIs with economic rights and CBFIs held in treasury.

CBFIs Reconciliation	September 30, 2026	June 30, 2026	Change
CBFIs Issued	1,642,383,510	1,642,383,510	
CBFIs with economic rights	1,623,607,024	1,618,795,557	4,811,467
Initial Operating Portfolio CBFIs	604,372,398	604,372,398	
Initial Public Offering CBFIs (excluding over-allotment option)	200,000,000	200,000,000	
Executed over-allotment option CBFIs	9,802,520	9,802,520	
Toreo CBFIs with economic rights	280,522,499	280,522,499	
Virreyes CBFIs with economic rights	227,505,097	227,505,097	
CBFIs to be used as payment for plots of land for Parque Puebla	14,712,490	14,712,490	
CBFIs used as payment for advisory fee	251,323,514	246,512,047	4,811,467
Vía Vallejo CBFIs with economic rights	43,847,482	43,847,482	
CBFI Repurchase Program	(8,478,976)	(8,478,976)	
CBFIs in Treasury	18,776,486	23,587,953	(4,811,467)
Issued and undelivered CBFIs to be used as future fee payments	8,776,486	13,587,953	(4,811,467)
Undelivered issued CBFIs for future payments	10,000,000	10,000,000	

3. Earnings

Fibra Danhos						
	For the three months ended			For the nine months ended		
Pesos	September 30, 2026	September 30, 2025	Var. %	September 30, 2026	September 30, 2025	Var. %
Base Rent	1,330,101,001	1,226,316,803	8.5%	3,914,478,843	3,619,938,459	8.1%
Overage	121,965,057	118,185,548	3.2%	367,671,181	330,730,493	11.2%
Tenant Admission Payments	65,568,339	73,410,960	(10.7%)	208,060,546	212,753,550	(2.2%)
Parking	199,300,328	170,489,007	16.9%	560,368,851	476,506,897	17.6%
Maintenance, operation, advertising and other	345,936,025	311,210,522	11.2%	984,510,977	889,214,334	10.7%
Total operating revenues	2,062,870,749	1,899,612,840	8.6%	6,035,090,399	5,529,143,733	9.2%
Maintenance, operation, advertising and other expense	345,738,114	296,702,555	16.5%	955,909,350	846,248,014	13.0%
Leasing Administration Fee	39,853,854	35,899,984	11.0%	118,104,860	108,587,761	8.8%
Property Tax	65,414,152	57,323,272	14.1%	196,687,142	171,537,463	14.7%
Insurance	13,102,757	17,507,105	(25.2%)	42,930,971	52,581,199	(18.4%)
Total operating expenses	464,108,878	407,432,917	13.9%	1,313,632,322	1,178,954,438	11.4%
Net Operating Income (inc. TAP)	1,598,761,871	1,492,179,924	7.1%	4,721,458,077	4,350,189,295	8.5%
NOI margin (inc. TAP)	77.5%	78.6%	(105)	78.2%	78.7%	(44)
Net Operating Income (exc. TAP)	1,533,193,533	1,418,768,963	8.1%	4,513,397,531	4,137,435,745	9.1%
NOI margin (exc. TAP)	76.8%	77.7%	(93)	77.5%	77.8%	(37)
Advisory Fee	199,103,130	183,988,552	8.2%	586,844,243	546,297,587	7.4%
Administration Expenses	39,950,376	40,227,163	(0.7%)	124,703,200	128,706,021	(3.1%)
EBITDA (inc. TAP)	1,359,708,366	1,267,964,209	7.24%	4,009,910,635	3,675,185,686	9.11%
EBITDA margin (inc. TAP)	65.9%	66.7%	(84)	66.4%	66.5%	(3)
EBITDA (exc. TAP)	1,294,140,027	1,194,553,249	8.3%	3,801,850,088	3,462,432,136	9.8%
EBITDA margin (exc. TAP)	64.8%	65.4%	(62)	65.2%	65.1%	12
Interest income	10,150,170	13,358,936	(24.0%)	36,658,884	45,939,773	(20.2%)
Interest expense	274,795,936	222,880,932	23.3%	759,244,594	600,318,929	26.5%
Foreign exchange gain/loss - net	4,873,109	(3,631,628)	NA	746,159	(19,538,673)	NA
Adjustments to fair value of Investment Properties - net	41,416,121	428,096,111	(90.3%)	754,207,308	615,622,230	22.5%
Participation in results in joint ventures	759,605	391,921	93.8%	3,805,660	1,345,769	182.8%
Consolidated Net Income	1,140,592,225	1,482,514,775	(23.1%)	4,038,472,732	3,715,544,318	8.7%
Foreign Exchange Gain - Net	4,226,309	(24,636,778)	(117.2%)	(9,920,751)	(42,258,851)	(76.5%)
Fair Value Adjustment of Properties - Net	41,416,121	428,096,111	(90.3%)	754,207,308	615,622,230	22.5%
Bad debt estimate	(2,910,239)	(8,253,171)	(64.7%)	(5,493,461)	(12,557,283)	(56.3%)
Non-controlling Interest	86,943,368	77,479,323	12.2%	238,497,363	251,642,670	(5.2%)
Participation in results in joint ventures	(759,605)	(391,921)	93.8%	(3,805,660)	(1,345,769)	182.8%
FFO	1,011,676,270	1,010,221,211	0.1%	3,064,987,932	2,904,441,321	5.5%
Capital Expenditures						
Net Tenant Admission Payments	(7,959,801)	(38,373,403)	(79.3%)	(67,042,910)	(27,514,994)	143.7%
Net Prepaid Rents	(82,562)	476,537	(117.3%)	55,473,652	(38,987,995)	(242.3%)
Net Straight-line Rent	(8,953,176)	(26,358,103)	(66.0%)	1,070,636	(29,594,739)	(103.6%)
Net Accrued Property Taxes and Insurance	2,843,755	(11,304,643)	(125.2%)	47,326,428	12,142,066	289.8%
Net Advisory and Leasing Administration Fees	180,223,645	164,962,407	9.3%	516,311,657	457,896,452	12.8%
AFFO	1,177,748,132	1,099,624,006	7.1%	3,618,127,395	3,278,382,112	10.4%

Net Operating Income (Excluding TAPs)

Property	3Q26	3Q25	Var %	9M26	9M25	Var %
Parque Alameda	15,224,346	11,414,748	33.4%	32,422,207	35,315,068	-8.2%
Parque Delta	171,454,649	161,124,314	6.4%	507,630,672	470,213,329	8.0%
Parque Duraznos	21,082,675	19,951,159	5.7%	64,933,840	58,320,910	11.3%
Parque Esmeralda	39,296,153	36,736,679	7.0%	117,753,126	128,123,279	-8.1%
Parque Lindavista	108,375,445	104,012,823	4.2%	325,514,420	310,067,387	5.0%
Reforma 222 (retail)	48,187,544	43,757,785	10.1%	145,794,775	134,304,462	8.6%
Reforma 222 (office)	19,287,037	18,410,072	4.8%	58,466,382	53,560,093	9.2%
Parque Tezontle	130,641,966	132,039,813	-1.1%	398,077,221	376,950,502	5.6%
Toreo Hotel	19,067,724	18,484,413	3.2%	57,462,114	55,633,587	3.3%
Urbitec	4,420,783	2,478,661	78.4%	14,229,576	6,027,741	136.1%
Parque Vía Vallejo	71,517,582	65,836,670	8.6%	219,653,921	204,326,075	7.5%
Torre Virreyes	159,479,180	164,613,897	-3.1%	482,734,828	504,670,655	-4.3%
Toreo Retail	118,761,325	121,639,704	-2.4%	367,451,915	361,846,417	1.5%
Parque Las Antenas	137,222,773	122,662,252	11.9%	385,822,151	353,696,921	9.1%
Parque Puebla	66,092,361	63,714,039	3.7%	200,726,545	180,887,038	11.0%
Puebla Hotel	7,671,124	7,684,777	-0.2%	22,963,564	22,974,012	0.0%
Toreo Offices	113,434,002	105,793,148	7.2%	325,544,942	313,009,997	4.0%
Parque Virreyes	11,966,674	9,846,016	21.5%	32,868,902	26,623,084	23.5%
Parque Tepeyac	128,965,689	131,947,982	-2.3%	377,533,870	356,645,153	5.9%
Total Properties	1,392,149,033	1,342,148,952	3.7%	4,137,584,969	3,953,195,710	4.7%

Fixed Rent + Overage

Property	3Q26	3Q25	Var %	9M26	9M25	Var %
Parque Alameda	17,961,307	14,396,700	24.8%	41,680,390	43,612,946	-4.4%
Parque Delta	142,288,656	133,868,313	6.3%	421,212,641	394,179,980	6.9%
Parque Duraznos	20,361,395	18,301,764	11.3%	61,800,773	55,785,713	10.8%
Parque Esmeralda	42,488,264	39,478,664	7.6%	127,464,791	136,740,612	-6.8%
Parque Lindavista	87,088,725	85,397,840	2.0%	262,633,648	254,792,260	3.1%
Reforma 222 (retail)	44,440,483	41,330,998	7.5%	133,006,613	124,161,662	7.1%
Reforma 222 (office)	22,261,301	20,484,527	8.7%	64,811,646	61,662,622	5.1%
Parque Tezontle	116,250,428	114,042,290	1.9%	348,256,744	336,004,945	3.6%
Toreo Hotel	19,521,649	18,883,550	3.4%	58,564,947	56,650,650	3.4%
Urbitec	6,853,118	4,040,986	69.6%	19,794,620	11,485,421	72.3%
Parque Vía Vallejo	76,996,239	73,256,998	5.1%	234,230,028	223,499,231	4.8%
Torre Virreyes	161,173,654	169,171,560	-4.7%	484,650,564	512,698,439	-5.5%
Toreo Retail	110,293,181	108,675,007	1.5%	333,154,924	328,487,016	1.4%
Parque Las Antenas	122,732,450	113,477,086	8.2%	350,306,682	329,869,369	6.2%
Parque Puebla	64,504,687	60,491,270	6.6%	192,091,774	178,843,022	7.4%
Puebla Hotel	7,584,165	7,584,165	0.0%	22,752,495	22,752,495	0.0%
Toreo Offices	116,392,965	104,934,565	10.9%	340,322,936	320,995,411	6.0%
Parque Virreyes	12,274,707	11,040,530	11.2%	35,860,600	30,305,977	18.3%
Parque Tepeyac	119,222,087	122,393,444	-2.6%	355,088,066	340,594,650	4.3%
Total Properties	1,310,689,462	1,261,250,256	3.9%	3,887,684,884	3,763,122,421	3.3%

3.2 Debt

Our leverage ratio stands at 14.1% (total debt / total assets). Our debt maturities are scheduled for June 2027 (DANHOS17), August 2030 (DANHOS23L), June 2031 (DANHOS26L), and May 2032 (DANHOS26-2L). Additionally, we have two credit facilities with BBVA México, both certified as green facilities, which allow us to benefit from savings in our financing margin. The first is a long-term secured revolving credit facility with a total commitment of up to Ps. 4,500 million. The second is a short-term credit facility for Ps. 2,595 million. Furthermore, we have a revolving long-term credit facility with Inbursa with a total commitment of up to Ps. 1.5 billion.

1. **DANHOS17:** 2,500,000,000 (two billion five hundred million 00/100 Mexican pesos) with a fixed nominal rate issued for a 10-year period with an 8.54% coupon rate (Mexican government bond due 2027 + 169 basis points).
2. **DANHOS23L:** 2,500,000,000.00 (two billion five hundred million 00/100 Mexican pesos) with a fixed nominal rate issued for a 7-year period with a 10.67% coupon rate (Interpolated Mexican government bond 2029-2031+145 basis points).
3. **DANHOS26L:** 1,050,000,000.00 (one billion fifty million 00/100 Mexican pesos) with a fixed nominal rate issued for a 5-year period with a 9.74% coupon rate (Mexican government bond due 2031+120 basis points).
4. **DANHOS26-2L:** 1,050,000,000.00 (one billion fifty million 00/100 Mexican pesos) with a fixed nominal rate issued for a 6-year period with a 9.98% coupon rate (Mexican government bond due 2032+125 basis points).
5. **BBVA México Short-Term Credit:** MXN 1,100,000,000.00 (One billion one hundred million 00/100 Mexican pesos) at a rate of TIEEF+ applicable margin.
6. **BBVA México Long-Term Credit Line:** MXN: 2,050,000,000.00 (Two billion fifty million 00/100 Mexican pesos) at a rate of TIE28d + applicable margin.
7. **Inbursa Long-Term Credit Line:** MXN: 1,500,000,000.00 (One billion five hundred million 00/100 Mexican pesos) at a fixed rate.

Debt	Institution / Issuance	Currency	Rate Type	Interest Rate/Spread	Issuance/ Disposition	Maturity	Remaining Term (years)	Balance
Cebures	Local (DANHOS 17)	MXN	Fixed	8.54%	10-jul -17	28-jun-27	0.75	2,500,000,000
Cebures	Local (DANHOS 23L)	MXN	Fixed	10.67%	18-aug 23	9-ago-30	3.91	2,500,000,000
Cebures	Local (DANHOS 26L)	MXN	Fixed	9.74%	8-jun-26	2-jun-31	4.74	1,050,000,000
Cebures	Local (DANHOS 26-2L)	MXN	Fixed	9.98%	8-jun-26	31-may-32	5.75	1,050,000,000
S.T Credit Facility	BBVA México	MXN	Floating	TIEEF + applicable margin	29-sep-26	3-nov-26	0.09	1,100,000,000
L.T Credit Facility	BBVA México	MXN	Floating	TIE28+applicable margin	26-may-25	07-abr-29	2.56	2,050,000,000
L.T Credit Facility	Inbursa	MXN	Fixed	9.74%	8-jun-26	2-jun-31	4.74	750,000,000
L.T Credit Facility	Inbursa	MXN	Fixed	9.98%	8-jun-26	31-may-32	5.75	750,000,000
Average				9.15%		Average	3.05	11,750,000,000

The following table shows information regarding compliance with the financial debt covenants:

Covenants as of September 30th, 2026	Fibra Danhos	Limit	Status
Loan to Value (total debt/total assets)	14.1%	50%	OK
Leverage level	1.21x	2.0x	OK
Secured debt limit	0%	40%	OK
Debt service coverage ratio (AFFO)	4.38x	1.5x min	OK
Unencumbered assets to unsecured debt	683%	150%	OK

3.3 Leverage and Debt Service Coverage Index (CNBV)

Leverage as of September 30, 2026:

Leverage	(million pesos)
Publicly traded debt + financing	11,750
Total Assets	83,332
Loan to Value (total debt/total assets)	14.1%

Where: Financing is the Aggregate amount corresponding to any credit facility, loan or financing pursuant to which the issuer has the obligation to pay, with charge to its equity, principal and, if applicable, any financial accessories related to the resources received. Publicly traded debt: Value of the outstanding bonds ("Certificados Bursátiles") issued by the issuer, with charge to its equity. Total assets: Sum of all asset items that are part of the issuer's state of financial position prepared under International Financial Reporting Standards ("IFRS")

Debt service coverage index ("ICDt"):

	Period	
Cash and cash equivalents	As of September 30, 2026	463,255,691
Recoverable VAT	Σ next 4 quarters	18,356,695
Estimated operating profit after payment of distributions	Σ next 4 quarters	3,472,554,842
Revolving credit facilities that are committed, irrevocable and undrawn	As of September 30, 2026	3,945,000,000
Subtotal 1		7,899,167,228
Scheduled Interest Payments on Financing	Σ next 4 quarters	1,075,906,400
Scheduled Principal Repayments on Financing	Σ next 4 quarters	1,100,000,000
Recurring capital expenditures	Σ next 4 quarters	30,000,000
Non-discretionary development expenses	Σ next 4 quarters	1,900,000,000
Subtotal 2		4,105,906,400
Debt service coverage ratio (subtotal 1 / subtotal 2)		1.92

4. Operating Indicators (Figures excluding the industrial portfolio)

4.1 Tenant Diversification

The following table shows the distribution of GLA by type of business of our retail tenants as of September 30, 2026:

Type of Business	As of September 30, 2026,
Clothing and Footwear	30.1%
Entertainment	18.2%
Department Stores	16.6%
Food	12.3%
Services	9.5%
Health and Beauty	5.0%
Home and Decoration	2.5%
Specialty	2.7%
Accessories, Jewelry and Optics	1.6%
Electronics and Communications	1.5%
Total	100%

As of September 30th, 2026, the ten largest tenants in terms of Fixed Rent represented approximately 24.4% of our Fixed Rent and about 40.7% of the GLA of our Current Operating Portfolio. No individual tenant accounted for more than 4.7% of the Fixed Rent or more than 6.8% of the GLA attributable to our Current Operating Portfolio.

Top Tenants	Occupied GLA (sqm)	Percentage of Total Occupied GLA	Monthly Base Rent	Percentage of total monthly base rent
Department store, retail & clothing	58,235	6.8%	12,906,743	3.3%
Retail clothing	49,567	5.8%	9,452,383	2.4%
Entertainment	41,257	4.8%	3,666,095	0.9%
Department stores, telecommunications, financial services and specialty retail	37,408	4.3%	11,497,468	2.9%
Lodging	34,856	4.1%	18,340,741	4.7%
Office	34,826	4.0%	14,382,509	3.7%
Entertainment	25,759	3.0%	431,169	0.1%
Retail clothing	24,715	2.9%	11,449,331	2.9%
Entertainment	22,417	2.6%	7,513,521	1.9%
Entertainment	21,558	2.5%	6,006,164	1.5%
Total	350,598	40.7%	95,646,123	24.4%

4.2. Lease Expirations, Leasing Activity and Lease Spread in our Current Operating Portfolio

The following table includes information regarding the expiration of the lease contracts of our Portfolio in Current Operation as of September 30, 2026:

Lease expiration year ⁽¹⁾	Number of Expiring Leases	Square Meters of Expiring Leases ⁽²⁾	Percentage of Property Leased Square Meters	Annualized Base Rent of Expiring Leases ⁽⁴⁾	% of Property Annualized Base Rent of Expiring	Annualized Monthly Base Rent (Ps./sqm)
2026	311	75,020	8.7%	\$531,363,514	11.3%	\$590
2027	584	172,857	20.1%	\$1,101,957,250	23.4%	\$531
2028	452	166,030	19.3%	\$873,124,591	18.5%	\$438
2029	309	110,997	12.9%	\$639,894,718	13.6%	\$480
2030	131	78,036	9.1%	\$516,997,323	11.0%	\$552
Later	173	255,662	29.7%	\$1,033,055,359	21.9%	\$337
Indefinite ⁽³⁾	11	1,851	0.2%	\$10,760,892	0.2%	\$484
Total ⁽⁵⁾	1,971	860,453	100%	\$4,707,153,646	100%	\$456

(1) Certain lease agreements commence on the date the leased premises are delivered, which may not have been determined as of the date of this report and may occur after the lease agreement is signed. Accordingly, certain leases may expire in a year later than the one shown.

(2) Refers to the leased area.

(3) Lease agreements that continue to generate rental income and have an expiration date on or before September 30, 2026.

(4) Annualized rent represents the contractual monthly Base Rent as of September 30, 2026, multiplied by 12

(5) It considers all of Parque Tepeyac Contracts.

(6) Does not include expirations related to Industrial Projects.



As of September 30, 2026, the GLA-weighted average remaining lease term of the lease agreements for the properties in our Current Operating Portfolio is approximately 5.7 years. The weighted average remaining term of the lease agreements for retail properties is 2.7 years, while for office and industrial properties it is 4.4 and 9.5 years, respectively.

Lease expiration year ⁽¹⁾	Number of Expiring Leases	Square Meters of Expiring Leases ⁽²⁾	Percentage of Property Leased Square Meters	Annualized Base Rent of Expiring Leases ⁽⁴⁾	% of Property Annualized Base Rent of Expiring	Annualized Monthly Base Rent (Ps./sqm)
2026	301	58,652	9.1%	\$423,932,220	13.0%	\$602
2027	563	145,779	22.6%	\$884,352,140	27.2%	\$506
2028	431	142,044	22.0%	\$722,142,846	22.2%	\$424
2029	292	97,387	15.1%	\$536,960,897	16.5%	\$459
2030	101	36,900	5.7%	\$188,927,495	5.8%	\$427
Later	153	161,801	25.1%	\$488,738,475	15.0%	\$252
Indefinite ⁽³⁾	11	1,851	0.3%	\$10,760,892	0.3%	\$484
Retail ⁽⁵⁾	1,852	644,414	100%	\$3,255,814,965	100%	\$421
2026	10	16,368	7.6%	\$107,431,293	7.4%	\$547
2027	21	27,079	12.5%	\$217,605,110	15.0%	\$670
2028	21	23,985	11.1%	\$150,981,745	10.4%	\$525
2029	17	13,610	6.3%	\$102,933,822	7.1%	\$630
2030	30	41,137	19.0%	\$328,069,828	22.6%	\$665
Later	20	94,040	43.5%	\$544,316,884	37.5%	\$483
Offices	119	216,218	100%	\$1,451,338,681	100%	\$559

(1) Certain lease agreements commence on the date the leased premises are delivered, which may not have been determined as of the date of this report and may occur after the lease agreement is signed. Accordingly, certain leases may expire in a year later than the one shown.

(2) Refers to the leased area.

(3) Lease agreements that continue to generate rental income and have an expiration date on or before September 30, 2026.

(4) Annualized rent represents the contractual monthly Base Rent as of September 30, 2026, multiplied by 12.

(5) It considers all of Parque Tepeyac Contracts.

(6) Does not include expirations related to Industrial Projects.

The lease spread in 3Q26 was 8.4% for the properties in our Current Operating Portfolio and 8.9% for the retail properties and the retail components of the mixed-use properties within our Current Operating Portfolio. The lease spread for the Current Operating Portfolio in 3Q26 was calculated based on 34,922m². The lease spread for the Retail Properties in 3Q26 was calculated based on 33,385m².

Lease Spread	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26	2Q26	3Q26
Operating Portfolio	7.1%	6.2%	5.1%	6.5%	6.4%	5.7%	4.6%	5.4%	7.3%	1.6%	6.9%	3.9%	4.3%	4.6%	8.4%
Retail properties and mixed-use retail	6.8%	7.2%	5.2%	6.7%	7.0%	5.0%	7.0%	5.9%	10.2%	4.2%	7.3%	6.5%	7.4%	6.7%	8.9%

5. Portfolio, Growth Plan, and Properties Under Renovation

5.1 Portfolio

Fibra Danhos' Portfolio	Opening Year	State / Municipality	GLA	% of GLA	Occupancy	Parking Spaces
Operating Portfolio						
<i>Retail</i>						
1. Parque Alameda	2003	Cuauhtémoc, Mexico City	15,825	1.0%	99.0%	302
2. Parque Delta	2005/2016 (expansion)	Benito Juárez, Mexico City	73,162	4.8%	99.3%	2,880
3. Parque Duraznos	2000	Miguel Hidalgo, Mexico City	17,158	1.1%	97.8%	898
4. Parque Las Antenas	2018	Iztapalapa, Mexico City	110,063	7.2%	94.1%	4,281
5. Parque Lindavista	2006	Gustavo A. Madero, Mexico City	41,632	2.7%	98.4%	2,316
6.1 Reforma 222 (Retail)	2007	Cuauhtémoc, Mexico City	24,174	1.6%	99.6%	1,585
7.1 Parque Puebla	2017	Puebla, Puebla	72,101	4.7%	82.1%	3,222
7.2 Puebla (Hotel)	2019	Puebla, Puebla	9,596	0.6%	100.0%	70
8. Parque Tezontle	2007/2015 (expansion)	Iztapalapa, Mexico City	68,351	4.5%	97.8%	3,151
9.1 Toreo Parque Central (Retail)	2014	Naucalpan, State of Mexico	92,562	6.0%	97.1%	3,406
9.2 Toreo (Hotel)	2016	Naucalpan, State of Mexico	17,297	1.1%	100.0%	400
10. Vía Vallejo	2016	Azcapotzalco, Mexico City	84,328	5.5%	89.8%	4,499
15. Parque Tepeyac*	2022	Gustavo A. Madero, Mexico City	46,562	3.0%	97.2%	1,780
Subtotal Retail			672,812	43.9%	94.8%	28,790
<i>Office</i>						
6.2 Reforma 222 (Office)	2007	Cuauhtémoc, Mexico City	20,327	1.3%	69.5%	288
9.3 Toreo Offices	2016/2017	Naucalpan, State of Mexico	127,681	8.3%	72.7%	2,629
11. Parque Esmeralda	2000	Tlalpan, Mexico City	34,151	2.2%	100.0%	1,636
12. Torre Virreyes	2015	Miguel Hidalgo, Mexico City	68,787	4.5%	99.2%	2,285
13. Urbitec	2009	Miguel Hidalgo, Mexico City	12,879	0.8%	49.5%	316
14. Parque Virreyes	1989	Miguel Hidalgo, Mexico City	7,783	0.5%	95.3%	251
Subtotal Office			271,608	17.7%	82.2%	7,405
<i>Industrial</i>						
16. Parque Industrial Danhos Cuautitlán 1	2024/2025	Cuautitlán, State of Mexico	207,482	13.5%	100.0%	NA
18.1 Danhos Industrial Palomas (Building 1)	2025	Cuautitlán, State of Mexico	52,182	3.4%	100.0%	NA
18.2 Danhos Industrial Palomas (Building 2)	2026	Cuautitlán, State of Mexico	65,436	4.3%	31.0%	NA
20.2 Danhos Industrial EdoMex III (Building 2) *	2026	Tultepec, State of Mexico	52,401	3.4%	100.0%	NA
Subtotal Industrial			377,500	24.6%	88.0%	NA
Total Operating Portfolio			1,321,920	86.2%	90.2%	36,195
Development Portfolio						
17. The Ritz-Carlton, Cancún, Punta Nizuc **	2028e	Cancún, Quintana Roo	NA	NA	NA	NA
18.3 Danhos Industrial Palomas (Building 3)	2026e	Cuautitlán, State of Mexico	109,905	7.2%	100.0%	NA
19. Parque Oaxaca ***	2027e	Oaxaca, Oaxaca	TBD	TBD	NA	NA
20.1 Danhos Industrial EdoMex III (Building 1) *	2026e	Tultepec, State of Mexico	52,436	3.4%	100.0%	NA
20.3 Danhos Industrial EdoMex III (Building 3) *	2027e	Tultepec, State of Mexico	32,744	2.1%	0.0%	NA
20.4 Danhos Industrial EdoMex III (Building 4) *	2026e	Tultepec, State of Mexico	16,497	1.1%	47.5%	NA
Total Development Portfolio			211,581	13.8%	80.4%	NA
<i>Subtotal/ Weighted Average Retail</i>			672,812	43.9%	94.8%	28,790
<i>Subtotal/ Weighted Average Office</i>			271,608	17.7%	82.2%	7,405
<i>Subtotal/ Weighted Average Industrial</i>			377,500	24.6%	88.0%	NA
<i>Subtotal/ Weighted Average Development</i>			211,581	13.8%	80.4%	NA
Total Operating and Development Portfolio			1,533,501	100.0%	88.9%	36,195

* The GLA shown reflects Fibra Danhos' 50% ownership interest. ** The property will feature 131 keys. *** Fibra Danhos is entitled to 76% of the GLA

Expected Evolution of GLA (Operation vs. Development)

Fibra Danhos	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	3Q26
Operating Portfolio	79%	88%	96%	96%	96%	96%	100%	100%	87%	81%	86%
Development Portfolio	21%	12%	4%	4%	4%	4%	0%	0%	13%	19%	14%*
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

* It does not include The Ritz-Carlton, Cancún, Punta Nizuc, nor Parque Oaxaca

Danhos Industrial EdoMex III (Building 1 & 2) – Building 1: Completed; Building 2: Completed and Delivered.

Fibra Danhos completed and delivered Building 2 at Danhos Industrial EdoMex III on time and as scheduled, with a Gross Leasable Area (GLA) of 104,802 m², marking the first delivery at its third industrial park. Additionally, construction of Building 1, also comprising 104,802 m² of GLA, was completed. These developments reflect the steady progress of our development plan and reinforce our ability to execute large-scale projects within the established timelines. Designed to meet high standards of quality, efficiency, and sustainability, both buildings are expected to pursue LEED Gold Core & Shell certification. These milestones represent an important step in the consolidation of our industrial platform and strengthen our presence in one of the country's leading logistics corridors.

Parque Industrial Danhos EdoMex III Building 1 & 2

	Contribution to the project	Work Progress
Total	100.0%	100.0%
Excavation and Foundation	20.0%	100.0%
Civil Works	50.0%	100.0%
Installation and Equipment	22.0%	100.0%
Finishes and Facades	8.0%	100.0%



Danhos Industrial Palomas (Building 3) - Finished

With the completion of the first phase of Building 3, Fibra Danhos completes the development of Danhos Industrial Palomas in its current configuration, with only the future expansions planned for this building remaining. The first phase comprises 65,000 sqm of a Build to Suit project for a domestic client, which is expected to reach 109,905 sqm across three phases. Designed to meet the client's specific operational needs, this project strengthens our logistics infrastructure offering in the Cuautitlán–Tultitlán–Tepotzotlán (CTT) corridor. In parallel, we are progressing toward LEED Gold Core & Shell certification, in line with our commitment to sustainability and operational efficiency.

Parque Industrial Danhos Palomas Building 3 (Phase 1)

	Contribution to the project	Work Progress
Total	100.0%	100.0%
Excavation and Foundation	20.0%	100.0%
Civil Works	50.0%	100.0%
Installation and Equipment	22.0%	100.0%
Finishes and Facades	8.0%	100.0%



5.2 Growth Plan

Danhos Industrial Edomex III (Building 3 & 4) - Expected Delivery Date: Building 4: Fourth Quarter 2026; Building 3: Second Quarter 2027

Danhos Industrial Edomex III, our third industrial park, continues to progress in its development and leasing. The first two buildings are leased; as noted above, Building 2 has already been delivered, while Building 1 is scheduled for delivery in the fourth quarter of 2026. In addition, a lease agreement has been signed for approximately 48% of the GLA of Building 4, which will comprise approximately 33,000 sqm and is also expected to be delivered in the fourth quarter of 2026. Meanwhile, development of Building 3 continues, with a projected GLA of approximately 65,000 sqm and completion expected in early second-quarter 2027.

<i>Parque Industrial Danhos Edomex III</i>		<i>Building 3</i>	<i>Building 4</i>
	<i>Contribution to the project</i>	<i>Work Progress</i>	<i>Work Progress</i>
Total	100.0%	16.7%	72.4%
Excavation and Foundation	20.0%	46.0%	100.0%
Civil Works	50.0%	7.0%	91.2%
Installation and Equipment	22.0%	18.0%	20.0%
Finishes and Facades	8.0%	0.0%	30.0%



The Ritz-Carlton, Cancún, Punta Nizuc - Expected Opening Date: 2028

Fibra Danhos, in partnership with Marriott International, FibraHotel, and Beyond Ventures, announced the signing of The Ritz-Carlton Cancún, Punta Nizuc brand for the development project in the Yucatán Peninsula. The property, located in Punta Nizuc in Cancún's hotel zone, will feature a luxury hotel with 131 keys, owned by a trust between Fibra Danhos and FibraHotel, and approximately 126 residences in partnership with Beyond Ventures. The hotel, expected to begin operations in 2028, will have LEED certification and will be operated by Marriott International. The project's design will be led by the renowned architectural firms Lissoni & Partners and Cherem Arquitectos.



Investment in Joint Ventures

As of September 30, 2026

The Ritz-Carlton, Cancún, Punta Nizuc	908,981,680
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Parque Oaxaca

We continue to advance the development of our new shopping center in a strategic location in the city of Oaxaca. The limited supply of comparable retail space in the area and the interest expressed by prospective tenants support the project's appeal and its potential to expand our presence in this market. Construction, which began in the fourth quarter of 2025, represents a new avenue for growth for our retail portfolio.

6. ESG Strategy

Executive ESG Summary

Sustainability is an integral part of Fibra Danhos' strategy and our vision for long-term value creation. Through our environmental, social, and governance (ESG) management, we seek to strengthen the efficiency and resilience of our portfolio, manage risks, and maintain trusted relationships with our stakeholders. During the quarter, we made progress in the external assessment of our performance, information disclosure, and the expansion of our renewable energy generation capacity, in line with our sustainability objectives.

S&P Global CSA Score

During the quarter, we achieved a score of 60 in S&P Global's Corporate Sustainability Assessment (CSA), placing us above the global industry average. This result reflects progress in our ESG practices and provides a benchmark for assessing our performance against the sector. The assessment also helps identify opportunities for improvement and guide actions that contribute to strengthening our strategy.

2026 Reporting Cycle

We completed the reporting cycle for CSA, CDP, and the UN Global Compact, international initiatives that enable us to communicate and assess different aspects of our sustainability management. This process strengthens the availability and consistency of the information we share with investors and other stakeholders, while helping us track our ESG commitments and priorities. Regular disclosure serves as a tool for accountability regarding the progress achieved and for supporting our decisions with verifiable information.

GHG Emissions

We completed the expansion of the photovoltaic systems at Vía Vallejo, Parque Tepeyac, and Parque Delta, as well as the installation of the first solar energy system at Parque Tezontle. These investments increase our on-site renewable energy generation capacity and will enable us to generate and consume more than 12 million kWh within our properties. Through these efforts, we are advancing the reduction of emissions associated with electricity consumption and the integration of more efficient energy infrastructure as part of our portfolio decarbonization strategy.



7. Glossary

Adjusted Funds From Operations (AFFO): FFO adjusted by adding or subtracting, as applicable, the following items: (i) subtracting capital expenditures incurred to maintain or improve asset quality; (ii) adding or subtracting net Tenant Admission Payments, calculated as Tenant Admission Payments collected during the current period that have not yet been recognized as income, less Tenant Admission Payments collected in prior periods that are recognized as income during the current period; (iii) adding net prepaid rents, calculated as rents collected in advance during the current period that have not yet been recognized as income, less rents collected in advance in prior periods that are recognized as income during the current period; (iv) adding net Advisory and Leasing Representation Fees, calculated as Advisory and Leasing Representation Fees accrued during the current period that remain unpaid, less fees paid during the current period that have not yet been amortized, plus fees paid in prior periods that are amortized during the current period; (v) adjusting for the straight-line rent effect, resulting from recognizing Base Rent on a straight-line basis over the term of lease agreements, regardless of the payment terms agreed upon with tenants; and (vi) adding Property Taxes and Insurance expenses attributable to the current period that have not yet accrued, less Property Taxes and Insurance expenses accrued during the current period that relate to a prior period. AFFO is a measure of cash flow generation capacity.

Base rent: Fixed rent payable by tenants pursuant to their lease agreements.

Delinquency Rate: Rental payment delayed beyond 60 days. When it is presented as a percentage, Delinquency Rate is rental payment delayed beyond 60 days as a percentage of annualized Base Rent of the respective period.

Current Development Portfolio: Means the properties and components of properties that are currently under development and/or conclusive phase.

Current Operating Portfolio: Means, collectively, the real estate properties comprising the Operating Portfolio (Parque Alameda, Parque Delta, Parque Duraznos, Parque Esmeralda, Danhos Industrial Park Cuautitlán I, Danhos Industrial Park Palomas (Building 1 and Building 2), Danhos Industrial EdoMex III (Building 2), Parque Las Antenas, Parque Lindavista, Reforma 222, Parque Puebla, Parque Tepeyac, Parque Tezontle, the retail component of Toreo Parque Central, Towers A, B and C of Toreo Parque Central, the Toreo Parque Central hotel, Torre Virreyes, Parque Vía Vallejo, Urbitec and Parque Virreyes).

EBITDA: Earnings before interest, taxes, depreciation and amortization. For the financial information of the properties in our Current Operating Portfolio, the Advisory Fee is deducted from revenues to calculate EBITDA. For Fibra Danhos' financial information, the Advisory Fee and professional fees paid to unrelated third parties, if any, are deducted from revenues to calculate EBITDA. In all cases, EBITDA is calculated before any adjustments for changes in asset valuations recognized in profit or loss.

Issued CBFIs: Total certificates issued by the company, including certificates held on treasury as reserves.

Outstanding CBFIs (BMV): Certificates currently held or traded by investors.

Economic Rights: Rights of CBFI holders to receive cash distributions, pursuant to the legal documents of Fibra Danhos' IPO.

Market Cap. Calculation: (Outstanding CBFIs) * (Closing Price)

Funds From Operations (FFO): As applicable, the result of adding to or subtracting from Net Income adjustments related to negative or positive changes, respectively, in the fair value of assets recognized in results, the realized foreign exchange gain or loss during the period, and non-controlling interests.

Initial Development Portfolio: Means the two properties that were contributed to the Trust for its IPO. (Toreo Parque Central and Torre Virreyes)

Initial Operating Portfolio: Means the nine properties that were contributed to the Trust for its IPO. (Parque Alameda, Parque Delta, Parque Duraznos, Parque Esmeralda, Parque Lindavista, Reforma 222, Parque Tezontle, Urbitec and Parque Virreyes.)

Lease Spread: Compares the Base Rent per sqm under renewed lease agreements and leases with new tenants against the Base Rent per sqm under lease agreements that expired or were terminated early during the same period.

Net Income: Result of (i) subtracting from operating revenues (Base Rent, Overage Rent, Tenant Admission Payments, parking revenues, and maintenance, operation, advertising and other revenues) operation and maintenance expenses; property taxes; insurance; Advisory Fee; Leasing Administration Fee; professional fees paid to unrelated third parties; net financial revenues/expenses; taxes attributable to the Management Subsidiary; and (ii) adding or subtracting, as applicable, any adjustments relating to changes in the market value of assets reflected in results.



Net Operating Income: Calculated by subtracting operating expenses of the properties (excluding net financial revenues/expenses and the Advisory Fee) from operating revenues of the properties.

Occupancy Cost: In the case of those retail tenants who are the most significant in terms of GLA and Fixed Rent, cost incurred associated to occupying a premise, which consists of Base Rent, Overage Rent and common area maintenance and advertising fees, expressed as a percentage of the corresponding Tenant Sales.

Overage Rent: The difference paid as rent (when positive), between Base Rent and the rent consisting of a percentage of Tenant Sales, as determined in the lease agreements of retail spaces.

Renewal Rate: Percentage of gross leasable area corresponding to lease agreements renewed during the period, relative to the gross leasable area corresponding to lease agreements subject to renewal during that period.

Rent loss: Rental payment delayed beyond 180 days. When it is presented as a percentage, Rental Loss is rental payment delayed beyond 180 days as a percentage of annualized Base Rent of the respective period.

Tenant Admission Payments: A one-time non-reimbursable payment made to us by some entering tenants in our retail properties and in the retail components of our mixed-use properties. Tenant Admission Payments are usually received at the time of leasing new space or when an expiring lease agreement is not renewed and the corresponding premise is leased to a new entering tenant.

Tenant Sales: Sales generated in the leased premises in a given period for those retail tenants who are the most significant in terms of GLA and Fixed Rent and have a contractual obligation to report sales under their lease agreements.