

Fibra Danhos

Investor Relations Presentation

1Q 2026



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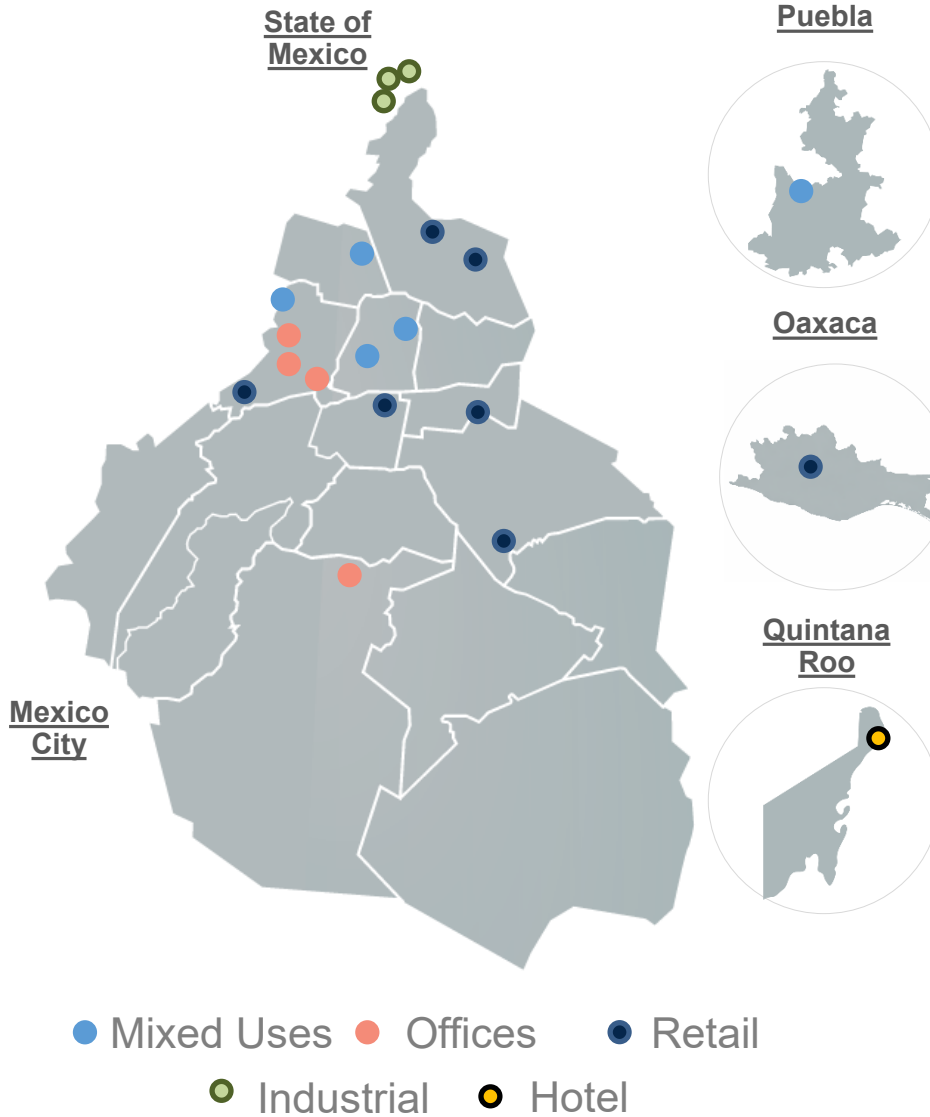
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Why Fibra Danhos?

- **Excellent track record of real estate development**, complemented by a growing industrial platform that drives growth and profitability in a sustainable manner.
- **Solid balance sheet**: strong financial structure with low leverage (13.6% LTV).
- **Premier-quality assets** across the retail, office, industrial, and hospitality sectors. Focused on quality over quantity through selective development in strategic locations.
- **High exposure to a growing middle class and domestic consumption.**
- **Strong alignment of incentives.** The Control Trust holds ~45% of the CBFIs.
- **Investment properties represent ~96% of total assets.**
- **Stable cash flow generation.**
- **Resilient portfolio** with solid operating metrics and stability in NOI margins.
- **Efficient operations, supported by strict expense control.**
- **Robust corporate governance**, in line with best corporate practices.

Premier Quality & Iconic Properties



18
Operating Properties

6
Properties in Development

4 Mercados
(ZMCM, Puebla, Quintana Roo, Oaxaca)

1,201,426*
Square Meters of GLA

91.9%
Portfolio Occupancy

13.3%
CAGR since IPO

* Considering 50% of Tepeyac's GLA.

Fibra Danhos' Milestones



Brothers David and José Daniel create Danhos Group



Reforma 222 and Parque Tezontle inaugurated



Opening of Parque Alameda



Opening of the commercial component of Toreo Parque Central



Parque Puebla and Tower A office building in Toreo inaugurated



Opening of Parque Tepeyac and remodeling of Parque Duraznos



Inauguration of Building 2 at Parque Industrial Danhos Cautitlán I and Building 1 at Danhos Industrial Palomas



Opening of Parque Virreyes



Opening of Parque Delta



Opening of Urbitec



Via Vallejo opens. In Toreo, the hotel component and Towers B and C for offices are inaugurated. An expansion is carried out in Parque Delta



Opening Parque Las Antenas



We venture into the industrial and high-end tourism sectors.



Parque Duraznos y Parque Esmeralda are inaugurated



Opening of Parque Lindavista



Torre Virreyes is inaugurated and Parque Tezontle expansion is completed



Fibra DANHOS is listed on the BMV



Hotel component opens in Parque Puebla



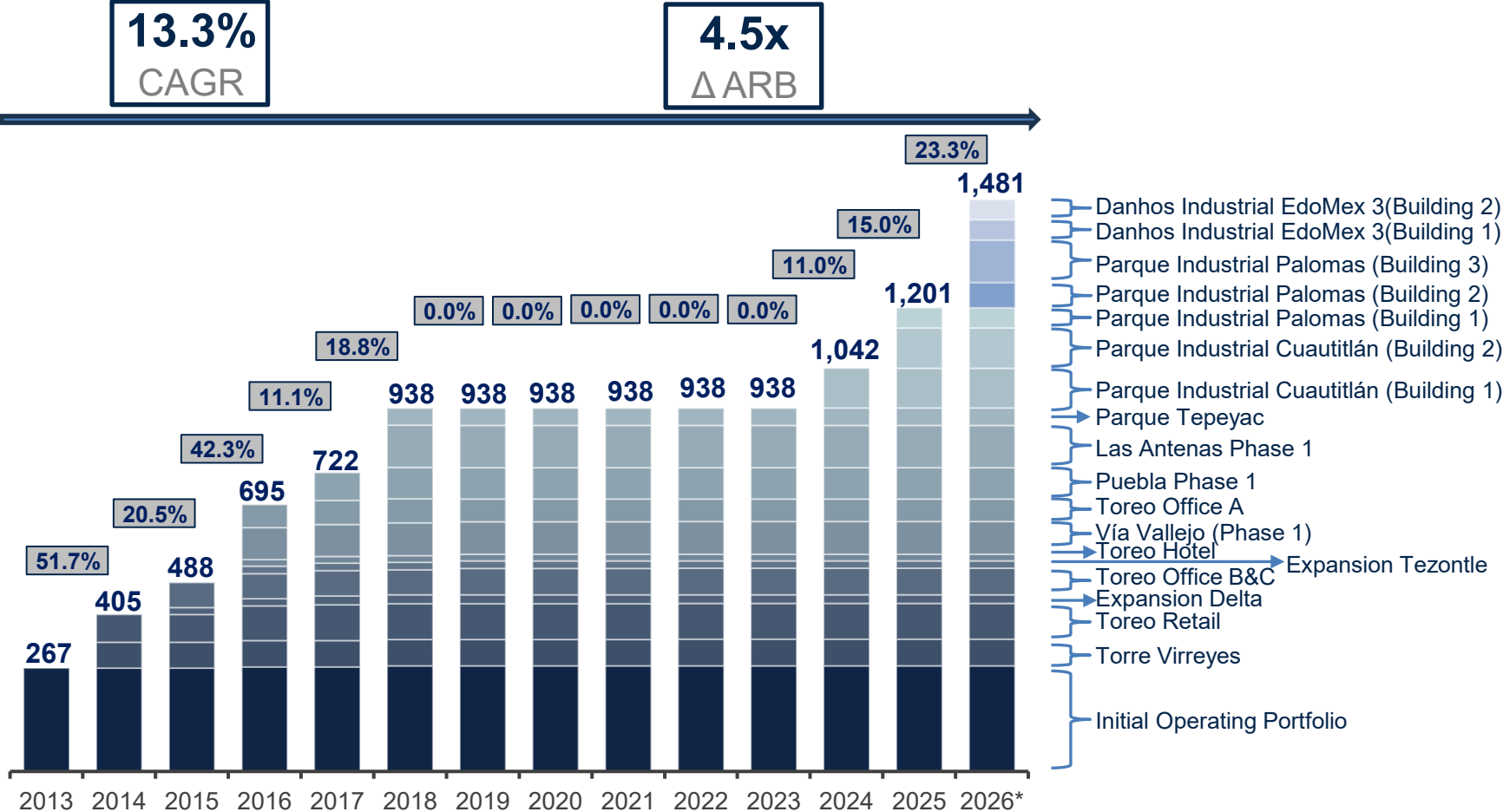
Opening of Danhos Cautitlán I Industrial Park (Phase I)



Evolution of our Operating Portfolio

Increase in GLA throughout the years

- We have nearly quintupled our GLA since our Initial Public Offering (2013).
- We are cautiously analyzing possible investment opportunities, **timing is key**.



* Figures projected as of year-end 2026

Since 2013 Fibra Danhos has raised +5.2 billion pesos in equity and +11 billion pesos in debt.

Fibra Danhos' Financial and Operating Indicators

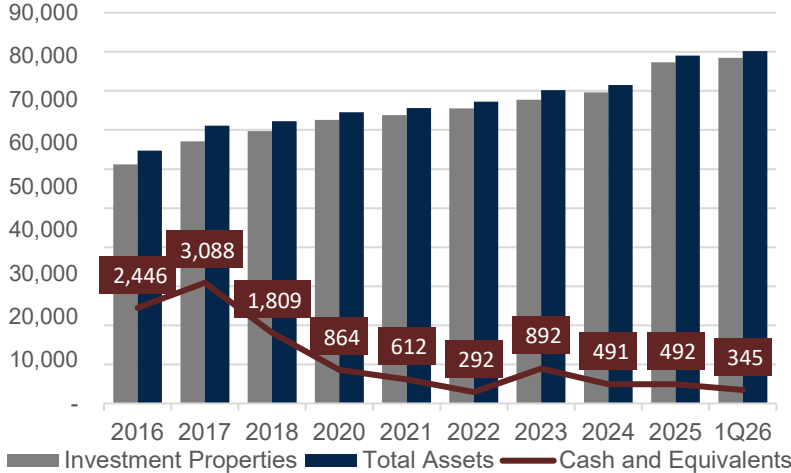
Financial Indicators	For the three months ended		Δ YoY Pbs
	1Q26	1Q25	
Total Revenue	1,921,718,612	1,755,908,541	9.4%
Net Operating Income	1,522,596,020	1,383,045,193	10.1%
EBITDA	1,292,631,228	1,162,117,346	11.2%
Consolidated Net Income	1,259,621,249	1,187,143,213	6.1%
Non-controlling interest in Net Income	69,588,304	90,168,616	(22.8%)
Net Income	1,190,032,945	1,096,974,597	8.5%
FFO	1,014,442,247	908,624,367	11.6%
AFFO	1,228,593,116	1,061,906,107	15.7%
AFFO per CBFI with economic rights	0.7613	0.6660	14.3%
Distribution per CBFI with economic rights	0.4500	0.4500	0.0%
AFFO not distributed per CBFI with ER	59.1%	67.6%	(845)

Operating Indicators	March 31, 2026	March 31, 2025	ΔYoY
Gross Leasable Area (000' sqm) ¹	1,201.4	1,042.2	15.3%
Occupancy Total Properties	91.9%	89.7%	221
Average Monthly Fixed Rent per sqm	\$505.9	\$501.0	1.0%
Delinquency Rate	0.57%	1.29%	(72)
Lease Spread (Operating Portfolio)	4.3%	7.3%	(294)

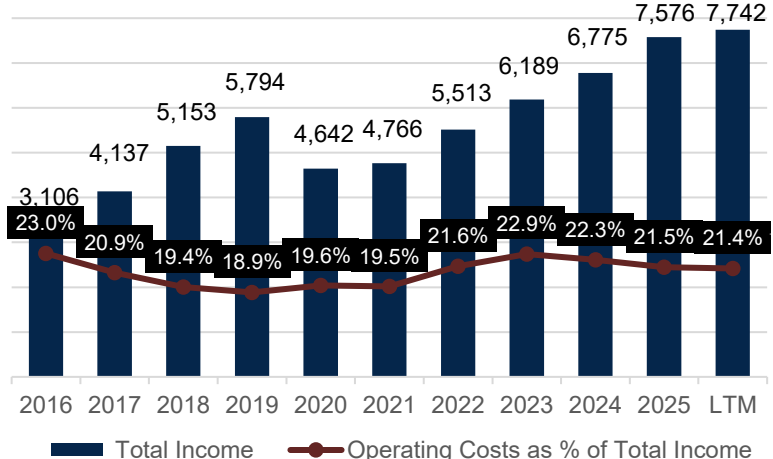
¹ Considers 50% of Parque Tepeyac's GLA

Key Financial Indicators

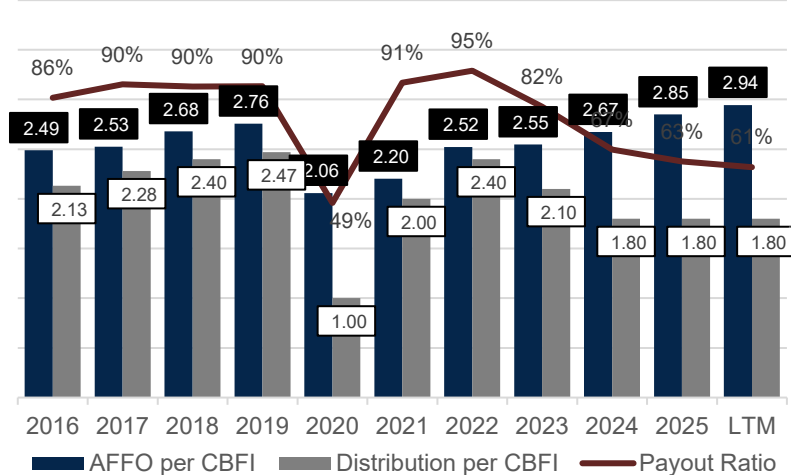
Total Assets, Investment & Cash



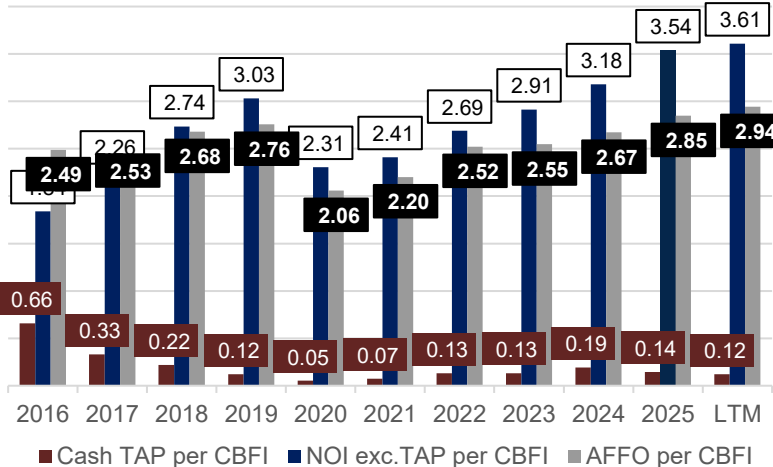
NOI & Operating Costs



AFFO & Distribution per share

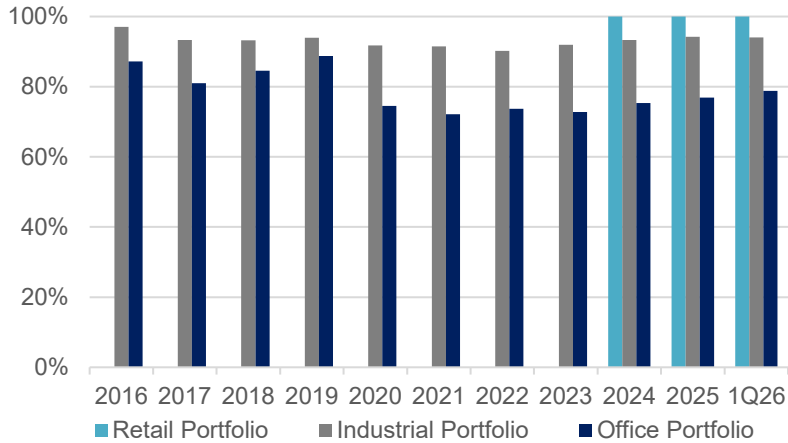


AFFO, NOI & Cash TAPs per share

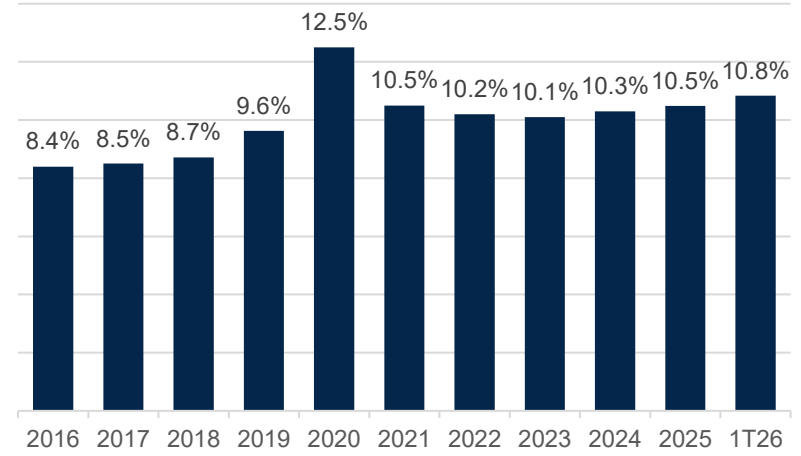


Key Operating Indicators

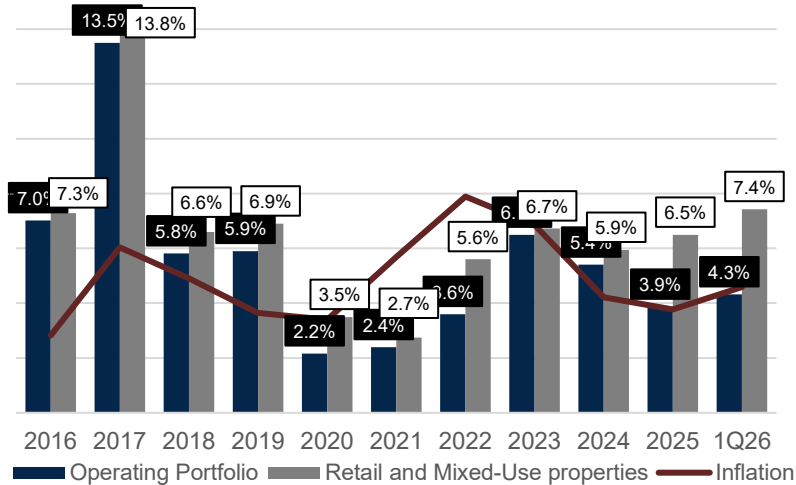
Occupancy by Property Type



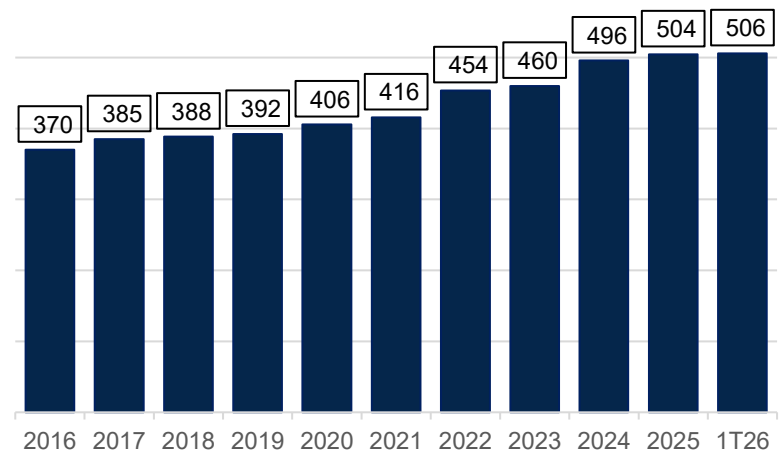
Occupancy Cost



Lease Spread

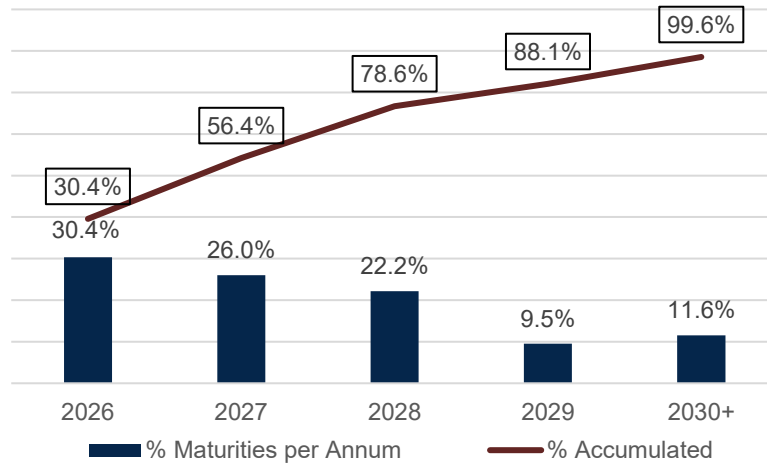


Avg. Monthly Fixed Rent per Square Meter



Key Operating Indicators*

Lease Contract Maturities per Year

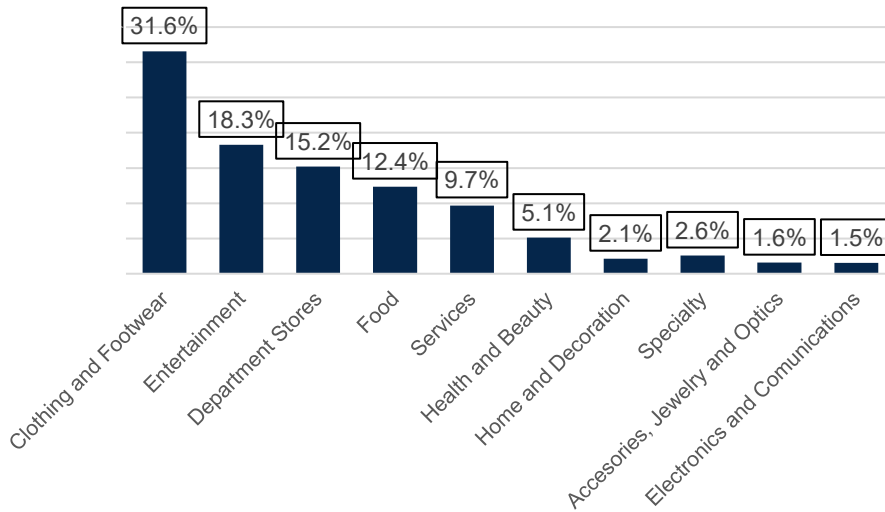


Concentration by Main Tenants

	GLA	Fixed Rent**	% GLA	% F.R.
TOP 5	227,669	48,370,898	21%	12%
TOP 10	363,555	94,577,518	33%	22%



Retail Tenant Mix



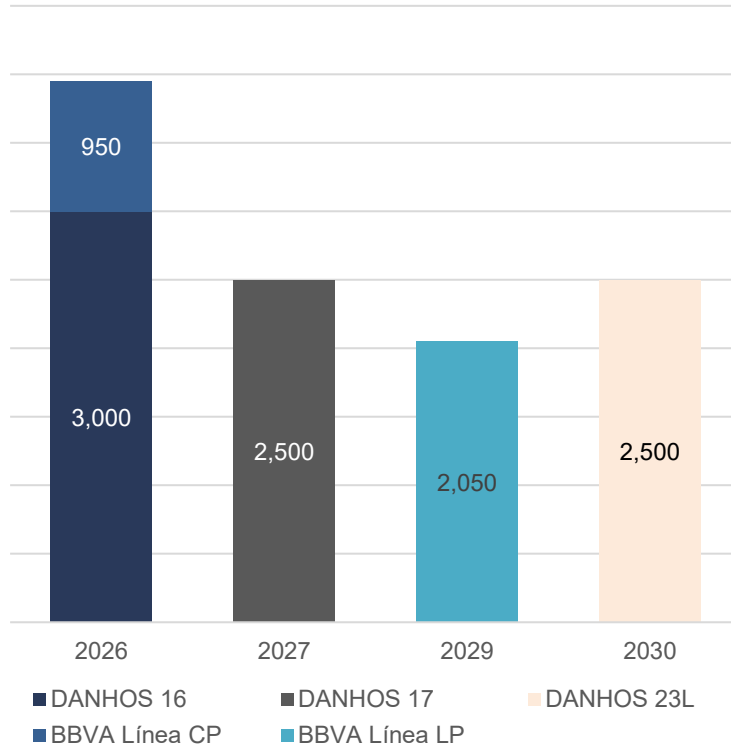
Key takeaways

- We have maintained a lease renewal rate of 97.9%.
- No single tenant represents more than 4.3% of Fixed Rent or more than 5.3% of the GLA attributable to our Current Operating Portfolio.
- We have a total of 1,956 active lease agreements with a diversified tenant base.

* Excludes the industrial portfolio ** Thousands of pesos

Financial strategy long term debt

Debt maturity profile*



Key take aways

- We have an authorized local bond issuance program of up to Ps. 8,000 million.
- We have a committed and secured green credit facility of Ps. 3,500 million and a short-term credit line of Ps. 1,595 million.
- 74% of our debt is denominated in pesos and at a fixed rate.

Financial Covenants

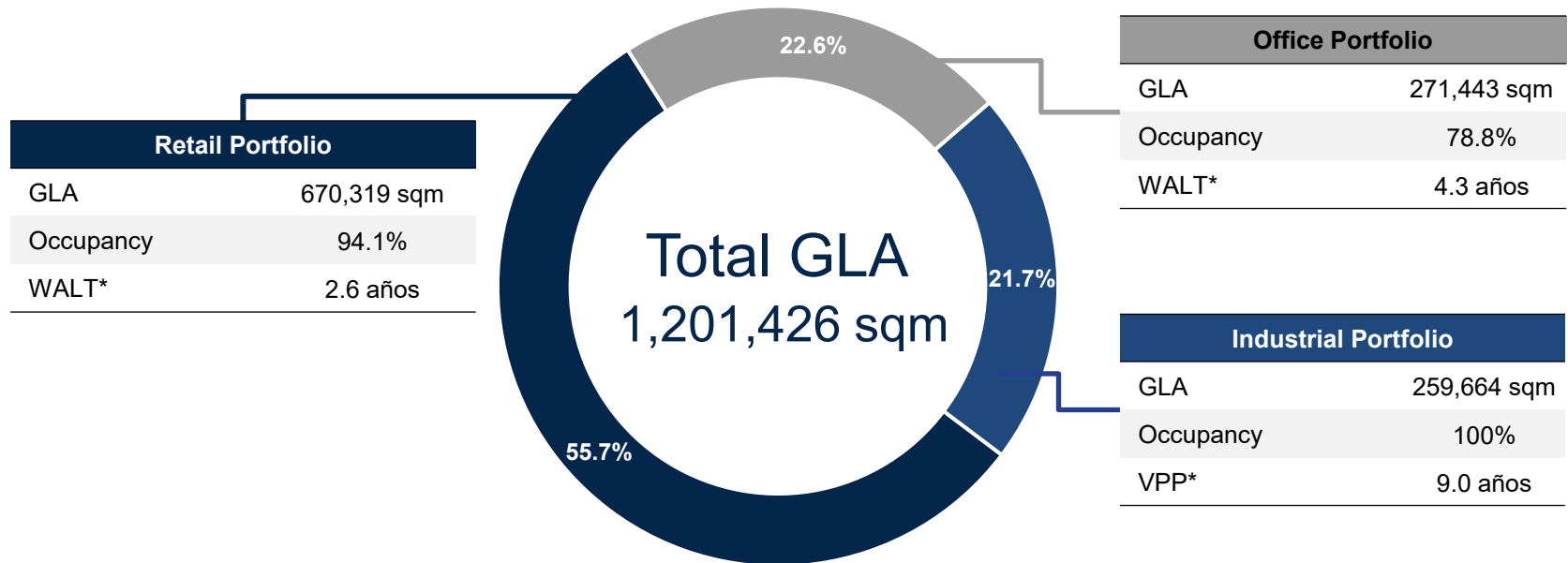
Covenant al 1Q 2026	Ratio	Limit
Loan to Value (total debt/total assets)	13.6%	50%
Leverage level	1.2x	2.0x
Secured debt limit	0%	40%
Debt service coverage ratio (AFFO)	5.13x	1.5x Min
Unencumbered assets to unsecured debt	713%	150%

Debt summary

Debt	Issuance / Institution	Currency	Interest Rate	Issuance	Maturity	Tenor (years)	Balance	
Bono	DANHOS 16	MXN	Fija	7.80%	11-jul-16	29-jun-26	0.49	3,000,000,000
Bono	DANHOS 17	MXN	Fija	8.54%	10-jul-17	28-jun-27	1.49	2,500,000,000
Bono	DANHOS 23L	MXN	Fija	10.67%	18-ago-23	9-ago-30	4.62	2,500,000,000
Credit Line CP	BBVA México	MXN	Variable	TIIIEF + applicable margin	03-mar-26	9-abr-26	0.08	950,000,000
Credit Line LP	BBVA México	MXN	Variable	TIIIE28+applicable margin	26-may-25	07-apr-29	3.28	2,050,000,000
			Avg.	8.7%		Avg..	1.92	\$11,000,000,000

* Thousands of pesos

Fibra Danhos' Operating Portfolio



*Weighted Average Lease Term

Retail Market Overview

- Strong market with an **increasing inflow of visitors**, reaching pre-pandemic levels.
- Minimal tenant vacancy rates due to **premier quality and strategic locations** of our real state assets.
- Our shopping centers are **strategically located within densely populated areas**.

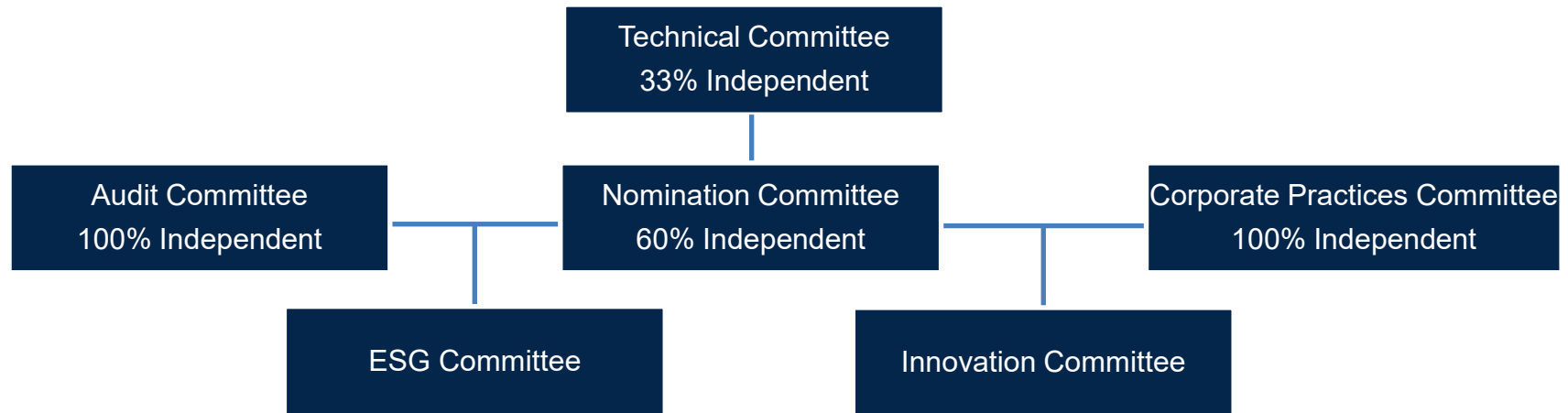
Office Market Overview

- El sector de oficinas ha empezado a mostrar Office sector has shown a gradual increase in occupancy rates.
- Torre Virreyes (25% of our office portfolio in terms of GLA) boasts one of the **highest rents per sqm in Mexico City** for an office building.

Industrial Market Overview

- Great dynamism driven by the relocation of supply chains and the demand for space to meet the logistics in the Metropolitan Area of Mexico City
- Significant growth potential for our portfolio, with attractive risk-adjusted returns and 100% occupancy rates.

Corporate Governance in line with highest standards



Technical Committee is the highest governing body and is comprised of twelve members, four of whom are independent.

- Highest alignment of incentives with minority shareholders.
- Our Control Trust holds ~45% of the Outstanding CBFIs.
- The annual dilution from fee payments is approximately 1% due to the Advisory Fee.
- Independent members represent 33.3% of our Technical Committee.

Advisory and Leasing Administration Fees

- Advisory Fee**
- Externally advised but “synthetically internalized”
 - First Fibra to pay Advisor’s Fees with CBFIs at period’s VWAP
 - Our Advisor is exclusive to Fibra Danhos
 - 1.0% of Investment Properties with CBFIs

- Leasing Adm. Fee**
- 2.0% of total invoiced revenues
 - Deducted from NOI, operating cost

Fibra Danhos' ESG Commitments

Key Takeaways



Currently, 80% of our office building GLA is LEED O-M v4.1 certified.



We have completed the installation of solar panels across our properties, aiming to cover 20% of our energy demand.



We obtained a financial cost reduction on both credit facilities by labeling them green and meeting an energy-related KPI.



Started working with an ESG data intelligence platform to measure our scope 1 and 2 GHG in real-time.



We issued our first SLB, which is linked to the percentage of our portfolio that is LEED Gold or Platinum certified in Operation and Maintenance



An ESG committee was created to strengthen company management and underscore the importance of ESG in our business model.



Received a 9.6 ESG Rating from Morningstar Sustainalytics, indicating negligible risk of material financial impact from ESG factors.



17% of our technical committee are women, in line with our commitment to maintaining gender equality in senior management.

Organization Memberships, Rankings and Recognitions



Development Portfolio

Parque Industrial Danhos Palomas (Building 2) - Opening Date: Fourth Quarter 2026

Building 2 at Danhos Industrial Palomas has commenced development under a speculative scheme, with an estimated completion date toward the end of 2026. With the delivery of this building, the second phase of the Danhos Industrial Palomas project will be completed, further consolidating Fibra Danhos’ presence in the industrial segment within the logistics corridor.

Project Summary

Danhos Industrial Palomas offers a prime location with direct access to the Mexico–Querétaro highway.

- GLA Building 2: 65,224 sqm.
- Class: A+
- One loading dock per 7.5 linear meters of façade.
- Clear height of 12 meters at the first row of columns.



Parque Industrial Danhos Palomas Building 2

	Contribution to the project	Work Progress
Total	100.0%	72.5%
Excavation and Foundation	20.0%	100.0%
Civil Works	50.0%	81.0%
Installation and Equipment	22.0%	51.0%
Finishes and Facades	8.0%	10.0%

Development Portfolio

Parque Industrial Danhos Palomas (Building 3) - Opening Date: Fourth Quarter 2026

Building 3 at Danhos Industrial Palomas represents a significant milestone in the consolidation of our logistics strategy within the CTT corridor. It is a 110,000 sqm build-to-suit project for a domestic client, to be developed in three phases; the first phase, comprising 65,000 sqm, is currently under construction and is expected to be delivered in December 2026.

Project Summary

Danhos Industrial Palomas offers a prime location with direct access to the Mexico–Querétaro highway.

- GLA Building 3: 110,000 sqm.
- Class: A+
- One loading dock per 7.5 linear meters of façade.
- Clear height of 12 meters at the first row of columns.



Parque Industrial Danhos Palomas Building 3

	Contribution to the project	Work Progress
Total	100.0%	30.7%
Excavation and Foundation	20.0%	78.0%
Civil Works	50.0%	22.0%
Installation and Equipment	22.0%	18.5%
Finishes and Facades	8.0%	0.0%

Development Portfolio

Danhos Industrial EdoMex III (buildings 1 & 2) - Opening Date: Fourth Quarter 2026

At Danhos Industrial EdoM ex III, our new industrial development, the lease agreements for the first two buildings, totaling approximately 210,000 m², were executed, and their construction has already begun, representing a relevant milestone within our logistics platform. The project, developed in a 50% co-investment with an unrelated third party, strengthens our presence in this segment and contemplates the delivery of both buildings during the fourth quarter of 2026.

Project Summary

strategic connectivity providing efficient access to northern markets and the Mexico City Metropolitan Area, with proximity to AIFA.

- GLA Buildings 1 and 2: 210,000 sqm.
- Class: A+
- One loading dock per 7.5 linear meters of facade
- Clear height of 12 meters at the first row of columns.



Parque Industrial Danhos EdoMexIII

	Contribution to the project	Building 1 Work Progress	Building 2 Work Progress
Total	100.0%	28.4%	58.4%
Excavation and Foundation	20.0%	93.0%	98.0%
Civil Works	50.0%	15.0%	66.3%
Installation and Equipment	22.0%	10.0%	22.0%
Finishes and Facades	8.0%	1.0%	10.0%

Development Portfolio

The Ritz-Carlton, Cancún, Punta Nizuc

Fibra Danhos, together with Marriott International, FibraHotel, and Beyond Ventures, announced the signing of the The Ritz-Carlton Cancún, Punta Nizuc brand for the project under development in the Yucatán Peninsula. The property, located in Punta Nizuc in Cancún’s hotel zone, will include a 131-key luxury hotel, which will be owned through 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 feature LEED certification and will be operated by Marriott International. The project’s design will be led by the acclaimed architecture firms Lissoni & Partners and Cherem Arquitectos.



Parque Oaxaca

We continue to make progress on the development of a new shopping center in a strategic location in the city of Oaxaca, following the previously executed investment agreement. The project represents a compelling opportunity given the limited comparable retail supply in the area and the strong interest identified from potential tenants. Construction commenced during the fourth quarter of 2025 without setbacks, marking the formal start of the development in line with the planned schedule.

Portafolio Fibra Danhos



Fibra Danhos' Portfolio	Opening Year	State / Municipality	GLA	% of GLA	Occupancy	Parking Spaces
Current Operating Portfolio						
<i>Retail</i>						
1. Parque Alameda	2003	Cuauhtémoc, CDMX	15,825	1.1%	98.7%	302
2. Parque Delta	2005/2016 (expansion)	Benito Juárez, CDMX	73,156	4.9%	98.4%	2,880
3. Parque Duraznos	2000	Miguel Hidalgo, CDMX	17,130	1.2%	97.1%	898
4. Parque Las Antenas	2018	Iztapalapa, CDMX	110,085	7.4%	92.6%	4,281
5. Parque Lindavista	2006	Gustavo A. Madero, CDMX	41,632	2.8%	99.1%	2,316
6.1 Reforma 222 (Retail)	2007	Cuauhtémoc, CDMX	24,174	1.6%	99.6%	1,585
7.1 Parque Puebla	2017	Puebla, Puebla	71,457	4.8%	77.6%	3,222
7.2 Puebla (Hotel)	2019	Puebla, Puebla	9,596	0.6%	100.0%	70
8. Parque Tezontle	2007/2015 (expansion)	Iztapalapa, CDMX	68,321	4.6%	98.2%	3,151
9.1 Toreo Parque Central (Retail)	2014	Naucalpan, State of Mexico	92,578	6.2%	97.8%	3,406
9.2 Toreo (Hotel)	2016	Naucalpan, State of Mexico	17,297	1.2%	100.0%	400
10. Vía Vallejo	2016	Azcapotzalco, CDMX	84,301	5.7%	89.4%	4,499
15. Parque Tepeyac*	2022	Gustavo A. Madero, CDMX	44,766	3.0%	97.4%	1,780
Subtotal Retail			670,319	45.2%	94.1%	28,790
<i>Office</i>						
6.2 Reforma 222 (Office)	2007	Cuauhtémoc, CDMX	20,327	1.4%	66.0%	288
9.3 Toreo Offices	2016/2017	Naucalpan, State of Mexico	127,518	8.6%	65.7%	2,629
11. Parque Esmeralda	2000	Tlalpan, CDMX	34,151	2.3%	100.0%	1,636
12. Torre Virreyes	2015	Miguel Hidalgo, CDMX	68,786	4.6%	100.0%	2,285
13. Urbitec	2009	Miguel Hidalgo, CDMX	12,879	0.9%	50.4%	316
14. Parque Virreyes	1989	Miguel Hidalgo, CDMX	7,783	0.5%	95.3%	251
Subtotal Office			271,443	18.3%	78.8%	7,405
<i>Industrial</i>						
16 Parque Industrial Danhos Cuautitlán I	2024/2025	Cuautitlán, State of Mexico	207,482	13.1%	100.0%	0
18.1 Parque Industrial Danhos Palomas (building I)	2025	Cuautitlán, State of Mexico	52,182	3.5%	100.0%	0
Subtotal Industrial			259,664	17.5%	100.0%	0
Total Operating Portfolio			1,201,426	81.1%	91.9%	36,195
Development Portfolio						
17. The Ritz-Carlton, Cancún, Punta Nizuc **	2028e	Cancún, Quintana Roo	NA	0.0%	NA	NA
18.2 Danhos Industrial Palomas (Building 3)	2026e	Cuautitlán, State of Mexico	109,905	7.4%	100.0%	NA
18.3 Danhos Industrial Palomas (Building 2)	2026e	Cuautitlán, State of Mexico	65,224	4.4%	NA	NA
19. Parque Oaxaca ***	2027e	Oaxaca, Oaxaca	TBD	0.0%	NA	NA
20.1 Danhos Industrial Edomex 3 (Building 1) *	2026e	Estado de México	52,436	3.5%	100.0%	NA
20.2 Danhos Industrial Edomex 3 (Building 2) *	2026e	Estado de México	52,401	3.5%	100.0%	NA
Total Development Portfolio			279,965	18.9%	NA	NA
<i>Subtotal/ Weighted Average Retail</i>			670,319	45.2%	94.1%	28,790
<i>Subtotal/ Weighted Average Office</i>			271,443	18.3%	78.8%	7,405
<i>Subtotal/ Weighted Average Industrial</i>			259,664	17.5%	100.0%	NA
<i>Subtotal/ Weighted Average Development</i>			279,965	18.9%	NA	NA
Total Operating and Development Portfolio			1,481,391	100.0%	91.9%	36,195

* Fibra Danhos is entitled to 50% of the ARB ** The property will feature 131 keys. *** Fibra Danhos is entitled to 76% of the GLA