



Parque Industrial Danhos Palomas

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



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Disclaimer

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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 and sales per square meter.

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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>
Second Quarter, 2026	Tentatively, Tuesday, July 21st 2026	Phone Number: +1 (877) 550 1707 from within the U.S.
Third Quarter, 2026	Tentatively, Thursday, October 22nd 2026	+1 (848) 488 9020 from outside the U.S.
Fourth Quarter, 2026	Tentatively, Thursday, February 25th 2027	Date: Friday, April 24th, 2026
First Quarter, 2027	Tentatively, Monday, April 26th 2027	Time: 10:00 am CDMX Time/12:00 pm EDT
		ID: DANHOS

Stock Information

<u>Ticker: DANHOS13</u>	<u>1Q26</u>	<u>4Q25</u>	<u>3Q25</u>	<u>2Q25</u>	<u>1Q25</u>
Closing price (high)	28.72	30.52	30.07	28.17	22.70
Closing price (low)	25.09	27.41	24.03	22.13	19.76
Average closing price	27.19	28.64	25.86	23.95	21.35
Closing price	28.48	28.06	28.20	24.53	22.36
Average daily trading volume (CBFIs)	1,450,213.07	281,664	923,575	877,095	573,944
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)	1,613,874,699	1,608,825,422	1,604,073,701	1,599,531,439	1,594,422,080
CBFIs with economic rights	1,613,874,699	1,608,825,422	1,604,073,701	1,599,531,439	1,594,422,080
Market capitalization (millions of pesos)	45,963.15	45,143.64	45,234.88	39,236.51	35,651.28

Analyst Coverage

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Message from our CEO

"Dear Investors,

We began 2026 with solid fundamentals that reflect stability and growth in our operating portfolio, while capitalizing on development opportunities generated over the past few years. With enthusiasm and a clear long-term strategy, we work with confidence and the firm conviction of positioning ourselves in sectors with high potential for value creation in the real estate market.

I am pleased to share positive figures and trends during the first quarter. In the retail segment, our assets combine location, design, connectivity, and an efficient mix of services and entertainment that have positioned us among the preferences of visitors and tenants. In addition, we observe that consumption indicators remain strong, particularly in our main area of influence, the Mexico City Metropolitan Area. Our next shopping center opening is Parque Oaxaca, which will increase our retail presence nationwide and is already generating strong interest and solid demand for space.

The office segment continues to show signs of recovery. During the quarter, we have observed increased leasing activity and the materialization of tenant interest, which is reflected in a gradual improvement in occupancy levels. Meanwhile, the industrial portfolio continues to consolidate, fulfilling our delivery commitments and contributing to the portfolio's cash flow generation. During the year, we expect to complete Danhos Industrial Palomas, as well as the first two buildings of Danhos Industrial EdoMex III, most of which are leased to top-tier tenants. Finally, regarding project development, Cancún Punta Nizuc continues to advance and contributes to our objective of diversifying into high-quality iconic assets.

Total revenues and Net Operating Income reached Ps. 1,921.7 million and Ps. 1,522.6 million, respectively, representing increases of 9.4% and 10.1% compared to the same period of 2025. AFFO reached Ps. 1,228.6 million, 15.7% higher than the previous year, equivalent to Ps. 0.76 per certificate with economic rights. Our Technical Committee approved maintaining a distribution of Ps. 0.45 per certificate, with the objective of achieving an appropriate balance between distributions to our investors and the reinvestment of resources into our development pipeline. Regarding our financial structure, we reported a leverage level of 13.6%, which we consider healthy and consistent with our financial discipline.

Throughout the year, we will witness key events for Mexico, including the negotiation of the trade agreement that will shape the course of our economy in an uncertain global environment. We reaffirm our long-term vision and confidence in the country, seeking new investment opportunities that generate sustainable growth, while maintaining high-quality assets and the strength of our balance sheet. We will achieve this through the commitment and capabilities of our team, whom I recognize and thank for their efforts. Likewise, I extend my gratitude for the trust and support of our investors, board members, and strategic partners."

Salvador Daniel Kabbaz Zaga
CEO, Fibra Danhos



Fibra Danhos' Financial and Operating Evolution Snapshot

The financial information of Fibra Danhos for the three months ended March 31st, 2025, and 2024 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.

For the three months ended

Financial Indicators	March, 31st 2026	March, 31st 2025	Change % / Bps
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%
FFO AMEFIBRA	1,150,187,687	1,036,073,113	11.0%
AFFO	1,228,593,116	1,061,906,107	15.7%
Distribution to CBFI holders	726,243,615	717,489,936	1.2%
CBFIs with economic rights (ER)	1,613,874,699	1,594,422,080	1.2%
AFFO per CBFI with economic rights	0.7613	0.6660	14.3%
NOI (exc. TAP) per CBFI with ER	0.8974	0.8251	8.8%
Tenant Admission Payments (Cash) with ER	0.0265	0.0489	(45.9%)
Distribution per CBFI with economic rights	0.4500	0.4500	0.0%
Non-distributed AFFO per CBFI with ER	0.3113	0.2160	44.1%
AFFO payout ratio	59.1%	67.6%	(845)
Key Figures from our Balance Sheet	March, 31st 2026	March, 31st 2025	Change % / Bps
Cash and cash equivalents ¹	344,778,152	328,826,971	4.9%
Recoverable prepaid taxes	92,095,460	243,142,290	(62.1%)
Investment properties	79,622,084,284	74,439,065,850	7.0%
Total assets	81,177,388,663	76,337,444,143	6.3%
Total debt	11,000,000,000	9,350,000,000	17.6%
Total liabilities	13,887,659,228	12,022,072,445	15.5%
Total stockholders' equity	67,289,729,436	64,315,371,698	4.6%
Loan-to-value (total debt/total assets)	13.6%	12.2%	130

¹ Cash and cash equivalents position as of March 31, 2026, amounted to Ps. 344.8 million, including Ps. 67.3 million corresponding to Trust Invex 3382 (Parque Tepeyac) and Ps. 57.1 million from Trust 8929/2025 (Parque Oaxaca), both of which are consolidated in Fibra Danhos' financial information.



Fibra Danhos

For the three months ended

Operative Indicators	March, 31st 2026	March, 31st 2025	Change % / bps
Gross Leasable Area (000' sqm)	1,246.2	1,087.0	14.6%
Gross Leasable Area Adjusted Fibra Danhos (000' sqm) ¹	1,201.4	1,042.2	15.3%
Percentage of Participation in ARB Fibra Danhos (000' sqm)	96.4%	95.9%	53
Occupancy Rate - Total Properties ¹	91.9%	89.7%	221
Occupancy Rate - Same Properties ¹	89.7%	88.6%	111
Average Monthly Fixed Rent per sqm	505.9	501.0	1.0%
Occupancy Cost	10.8%	11.5%	(67)
Renewal Rate	97.9%	99.0%	(111)
Visitor flow - Total Properties	29,811,591	30,814,742	(3.3%)
Delinquency Rate	0.57%	1.29%	(72)
Rent Loss	0.49%	0.48%	1
Lease Spread (Operating Portfolio)	4.3%	7.3%	(294)
Lease Spread (Retail Portfolio)	7.4%	10.2%	(276)

¹ Considers 50% of the GLA of Parque Tepeyac.

Fibra Danhos

Distribution	Generated	Payment date	Total Amount Ps.
Net Taxable Income distributed (100%)	1Q2026	May, 13th 2026	375,183,164.90
Return of Capital	1Q2026	May, 13th 2026	351,060,449.65
Total amount distributed (Taxable income + Return of Capital)			726,243,614.55

Fibra Danhos

Distribution	1Q26
Dividend declaration date	April, 23 rd 2026
Ex-distribution date	May 12 th 2026
Record Date	May 12 th 2026
Dividend payment date	May 13th 2026



Executive Summary

- During the first quarter, total revenues and NOI reached Ps. 1,921.7 million and Ps. 1,522.6 million, respectively, representing increases of 9.4% and 10.1% compared to the same period of the previous year. This performance was mainly driven by: (i) the contribution from the industrial projects Parque Industrial Danhos Cuautitlán I and Building 1 of Danhos Industrial Palomas; and (ii) the effect of the parking rate adjustment implemented.
- As of the end of the quarter, total operating expenses and maintenance, operation, and advertising expenses increased by 5.9% and 6.7%, respectively, compared to the same period of the previous year. These increases remained below revenue growth, reflecting sound cost discipline and operating efficiencies across the portfolio.
- AFFO reached Ps. 1,228.6 million, representing a 15.7% increase compared to the same period of the previous year and equivalent to Ps. 0.76 per CBF with economic rights. The Technical Committee approved maintaining a distribution of Ps. 0.45 per CBF.
- During the quarter, additional debt of Ps. 150 million was incurred to finance development projects, complemented by retained operating cash flow. As of the end of the period, leverage stood at 13.6%; all debt is denominated in pesos, with 73% at a fixed rate and a weighted average cost of 8.8%.
- Our portfolio recorded an improvement in occupancy levels compared to the same period of the previous year, driven both by the recovery of the office segment, which showed an increase of approximately 300 basis points, and by the incorporation of industrial space with 100% occupancy. This performance reflects a flight to quality trend toward assets with superior characteristics and strategic locations. Meanwhile, the retail portfolio remains solid, with occupancy levels close to 94%, and the industrial segment continues to operate at full occupancy, evidencing strong demand in this market.
- Regarding lease expirations scheduled for 2026, approximately 18% of such contracts had been renewed as of the end of the quarter, reflecting active and efficient portfolio management. In addition, we maintain a strong renewal rate of 97.9%, providing high visibility over the stability of future revenues.
- We are currently evaluating different alternatives for the refinancing of DANHOS 16 (June 2026), taking into account current market conditions, with the objective of ensuring an efficient financing structure, optimizing the cost of debt, and maintaining the strength and flexibility of our capital structure.
- We continue executing our development strategy. At Danhos Industrial Palomas, construction continues on the approximately 110,000 sqm build-to-suit project, as well as on a building of approximately 65,000 sqm. Likewise, we are advancing in the development of the first two buildings of Danhos Industrial EdoMex III, through a joint venture with an unrelated third party, which together represent approximately 210,000 sqm. Additionally, we continue progressing with the construction of Parque Oaxaca and The Ritz-Carlton, Cancún, Punta Nizuc project, initiatives that strengthen our diversification strategy toward high-quality iconic assets.



1. Financial information of Fibra Danhos

1.1 Consolidated statement of financial position

Fibra Danhos Mexican Pesos	As of March, 31st 2026	As of March, 31st 2025
Assets		
Current assets		
Cash and cash equivalents ¹	344,778,152	328,826,971
Accounts receivable and other	503,659,679	503,360,662
Accounts receivable from related parties	4,879,567	3,627,861
Prepaid taxes	92,095,460	243,142,290
Anticipated payments	372,499,454	581,160,714
Total current assets	1,317,912,313	1,660,118,499
Non-current assets		
Investment properties	78,086,519,492	74,016,951,316
Investments in Joint Ventures	1,535,564,792	422,114,534
Long-term accounts receivable	175,356,110	187,906,032
Lease Right of Use	7,033,086	12,181,880
Other assets	23,379,358	5,842,168
Machinery and equipment	11,329,264	15,731,566
Deferred income tax of subsidiary	20,294,248	16,598,148
Total non-current assets	79,859,476,351	74,677,325,645
Total assets	81,177,388,663	76,337,444,143
Current Liabilities		
Accounts Payable and Accrued Expenses	572,286,412	728,572,673
Rents Collected in Advance	63,641,262	58,194,107
Accounts Payable to Related Parties	241,139,228	252,129,236
Taxes Payable	15,125,811	33,929,918
Tenant Admission Payment, Net	235,437,481	262,050,911
Short-term Financial Liabilities	3,950,000,000	1,350,000,000
Interest Payable on Financial Liabilities	155,710,531	146,461,813
Short-term Lease Right of Use	7,488,444	5,444,582
Total Current Liabilities	5,240,829,168	2,836,783,240
Non-current Liabilities		
Tenant Deposits	540,153,219	520,380,878
Tenant Admission Payment, Net	494,835,921	637,901,578
Employee benefits	43,538,772	35,139,384
Long-term Financial Liabilities	7,037,609,172	7,980,453,709
Long-term Lease Right of Use	2,262,948	11,413,657
Long-term creditors	8,382,496	-
Long-term Accounts payable to related parties	520,047,532	-
Total Non-current Liabilities	8,646,830,060	9,185,289,205
Total Liabilities	13,887,659,228	12,022,072,445
Stockholders' Equity		
Contributions from Trustors	38,094,831,577	38,760,783,649
Retained Earnings	26,469,750,924	23,042,080,607
Other Comprehensive Income	7,439,184	9,526,912
CBFIs Buyback Program	(168,090,485)	(168,090,485)
Non-controlling Interest	2,885,798,236	2,671,071,015
Total Stockholders' Equity	67,289,729,436	64,315,371,698
Total Stockholders' Equity & Liabilities	81,177,388,664	76,337,444,143



¹ Cash and cash equivalents position as of March 31, 2026, amounted to Ps. 344.8 million, including Ps. 67.3 million corresponding to Trust Invex 3382 (Parque Tepeyac) and Ps. 57.1 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		Var. %
	As of March, 31st 2026	As of March, 31st 2025	
Base Rent	1,277,505,958	1,183,936,030	7.9%
Overage	107,064,027	95,091,892	12.6%
Tenant Admission Payments	74,311,893	67,547,139	10.0%
Parking	158,815,183	134,697,677	17.9%
Maintenance, operation, advertising & other	304,021,552	274,635,803	10.7%
Total operating revenues	1,921,718,612	1,755,908,541	9.4%
Maintenance, Operation, Advertising, and Other Expenses	282,654,186	264,943,793	6.7%
Leasing Administration Fee	37,635,508	36,476,193	3.2%
Property Tax	61,387,382	57,228,918	7.3%
Insurance	17,445,515	14,214,443	22.7%
Advisory Fee	191,972,505	180,135,354	6.6%
Administrative Expenses	37,992,287	40,792,494	(6.9%)
Total Operating Expenses	629,087,384	593,791,195	5.9%
Income from Financial Products	12,885,210	18,728,210	(31.2%)
Interest Expenses	230,026,123	181,772,539	26.5%
Foreign Exchange Gain – Net	(2,353,284)	(3,444,064)	(31.7%)
Fair Value Adjustments of Investment Properties	187,263,270	191,775,243	(2.4%)
Share of Results in Joint Ventures	779,053	260,983	198.5%
Consolidated Net Income	1,259,621,249	1,187,143,213	6.1%

1.3 Consolidated cash flow statements

Fibra Danhos Pesos	For the three months ended		Var. %
	As of March, 31st 2026	As of March, 31st 2025	
Consolidated Net Income	1,259,621,249	1,187,143,213	6.1%
Adjustments to Income	170,665,265	(25,299,944)	NA
Changes in Working Capital	72,529,582	294,171,460	(75.3%)
Cash Flow from Operating Activities	1,502,816,096	1,456,014,730	3.2%
Investment Properties	(598,754,783)	(560,201,445)	6.9%
Acquisition of Machinery and Equipment	(1,780,291)	-	NA
Payment for Investment in Joint Venture	(255,962,588)	(75,000,578)	241.3%
Interest Received	12,885,210	18,728,210	(31.2%)
Cash Flow from Investing Activities	(843,612,451)	(616,473,812)	36.8%
Right-of-use lease	(1,959,137)	(1,744,634)	12.3%
Interest paid on financial liabilities and capitalized interest	(189,743,410)	(171,254,096)	10.8%
Capital Reimbursement	(246,521,909)	(275,242,921)	(10.4%)
Dividend Distribution	(477,449,531)	(439,500,364)	8.6%
Loans obtained by third parties	950,000,000	-	NA
Debt repayments	(800,000,000)	-	NA
Contributions in non-controlling Interest in Oaxaca	24,703,496	-	NA
Decrease in non-controlling Interest in Tepeyac	(65,032,724)	(113,295,412)	(42.6%)
Interest paid on finance leases	(230,953)	(365,297)	36.8%
Cash Flow from Financing Activities	(806,234,167)	(1,001,402,724)	(19.5%)
(Decrease) Increase in Cash during the Period	(147,030,522)	(161,861,808)	(9.2%)



Cash at the Beginning of the Period	491,808,673	490,688,777	0.2%
Cash at the End of the Period	344,778,152	328,826,969	4.9%

2. Cash Distribution for the first quarter of 2026 and CBFI Conciliation

Our Technical Committee authorized a distribution of Ps. 0.45 per CBFI with economic rights, totaling Ps. 726.2 million. Taxable income for the first quarter amounted to Ps. 375.2 million, while capital reimbursement totaled Ps. 351.1 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		2.9%
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		0.0%
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		6.2%
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		0.0%
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		6.7%
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		0.0%
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 shows an itemization of the CBFIs with Economic Rights and Undelivered issued CBFIs in treasury:

CBFIs Conciliation	March, 31st 2026	December, 31st 2025	Change
CBFIs Issued	1,642,383,510	1,642,383,510	
CBFIs with economic rights	1,613,874,699	1,608,825,422	5,049,277
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	241,591,189	236,541,912	5,049,277
Vía Vallejo CBFIs with economic rights	43,847,482	43,847,482	
CBFI Repurchase Program	-8,478,976	-8,478,976	
CBFIs in Treasury	28,508,811	33,558,088	(5,049,277)
Issued and undelivered CBFIs to be used as future fee payments	18,508,811	23,558,088	(5,049,277)
Undelivered issued CBFIs for future payments	10,000,000	10,000,000	



3. Earnings

Pesos	For the three months ended		
	March, 31st 2026	March, 31st 2025	Var. %
Base Rent	1,277,505,958	1,183,936,030	7.9%
Overage	107,064,027	95,091,892	12.6%
Tenant Admission Payments	74,311,893	67,547,139	10.0%
Parking	158,815,183	134,697,677	17.9%
Maintenance, operation, advertising and other	304,021,552	274,635,803	10.7%
Total operating revenues	1,921,718,612	1,755,908,541	9.4%
Maintenance, operation, advertising and other expense	282,654,186	264,943,793	6.7%
Leasing Administration Fee	37,635,508	36,476,193	3.2%
Property tax	61,387,382	57,228,918	7.3%
Insurance	17,445,515	14,214,443	22.7%
Total operating expenses	399,122,592	372,863,348	7.0%
Net Operating Income (inc. TAP)	1,522,596,020	1,383,045,193	10.1%
NOI margin (inc. TAP)	79.2%	78.8%	47
Net Operating Income (exc. TAP)	1,448,284,128	1,315,498,053	10.1%
NOI margin (exc. TAP)	78.4%	77.9%	48
Advisory Fee	191,972,505	180,135,354	6.6%
Administration Expenses	37,992,287	40,792,494	(6.9%)
EBITDA (inc. TAP)	1,292,631,228	1,162,117,346	11.2%
EBITDA margin (inc. TAP)	67.3%	66.2%	108
EBITDA (exc. TAP)	1,218,319,335	1,094,570,207	11.3%
EBITDA margin (exc. TAP)	65.9%	64.8%	112
Interest income	12,885,210	18,728,210	(31.2%)
Interest expense	230,026,123	181,772,539	26.5%
Exchange rate gain - net	(2,353,284)	(3,444,064)	(31.7%)
Adjustments to fair value of Investment Properties - net	187,263,270	191,775,243	(2.4%)
Participation in results in joint ventures	779,053	260,983	198.5%
Net Consolidated Income	1,259,621,249	1,187,143,213	6.1%
Foreign Exchange Gain - Net	(10,893,519)	2,876,409	(478.7%)
Fair Value Adjustment of Properties - Net	187,263,270	191,775,243	(2.4%)
Bad debt estimate	-	(6,040,438)	NA
Non-controlling Interest	69,588,304	90,168,616	(22.8%)
Participation in results in joint ventures	(779,053)	(260,983)	198.5%
FFO	1,014,442,247	908,624,367	11.6%
Capital Expenditures			
Net Tenant Admission Payments	(31,576,594)	10,454,344	NA
Net Prepaid Rents	51,888,378	(16,051,825)	NA
Net Straight-line Rent	5,228,985	1,070,193	388.6%
Net Accrued Property Taxes and Insurance	28,090,505	29,117,327	(3.5%)
Net Advisory and Leasing Admin. Fee	160,519,595	128,691,701	24.7%
AFFO	1,228,593,116	1,061,906,107	15.7%



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Net Operating Income (Excluding TAPs)

Property	1Q26	1Q25	Var %
Parque Alameda	8,063,174	12,230,258	(34.1%)
Parque Delta	156,081,364	149,026,753	4.7%
Parque Duraznos	22,192,947	19,118,125	16.1%
Parque Esmeralda	39,401,008	45,708,048	(13.8%)
Parque Las Antenas	118,258,427	109,661,325	7.8%
Parque Lindavista	105,635,548	101,308,967	4.3%
Parque Puebla	63,974,635	57,822,092	10.6%
Parque Tepeyac	120,702,450	110,807,765	8.9%
Parque Tezontle	130,206,015	119,188,597	9.2%
Parque Virreyes	10,481,846	7,680,453	36.5%
Parque Vía Vallejo	70,812,426	62,312,802	13.6%
Puebla Hotel	7,576,676	7,583,628	(0.1%)
Reforma 222 (retail)	45,833,124	44,477,011	3.0%
Reforma 222 (office)	19,211,528	17,920,635	7.2%
Torre Virreyes	159,179,310	164,195,579	(3.1%)
Toreo Centro Comercial	121,525,669	118,736,046	2.3%
Toreo Hotel	19,053,157	18,699,671	1.9%
Toreo Offices	104,599,194	98,673,144	6.0%
Urbitec	4,912,024	2,329,158	110.9%
Total Properties	1,327,700,523	1,267,480,057	4.8%

Fixed Rent + Overage

Property	1Q26	1Q25	Var %
Parque Alameda	11,992,217	15,024,446	(20.2%)
Parque Delta	132,851,018	127,492,510	4.2%
Parque Duraznos	20,583,474	18,283,971	12.6%
Parque Esmeralda	42,488,264	48,630,974	(12.6%)
Parque Las Antenas	109,453,576	103,775,764	5.5%
Parque Lindavista	86,491,960	84,250,926	2.7%
Parque Puebla	60,778,092	57,425,468	5.8%
Parque Tepeyac	117,635,266	109,991,790	6.9%
Parque Tezontle	114,776,873	109,131,701	5.2%
Parque Virreyes	11,495,976	9,225,851	24.6%
Parque Vía Vallejo	74,100,988	71,971,850	3.0%
Puebla Hotel	7,584,165	7,584,165	0.0%
Reforma 222 (retail)	42,851,768	41,114,712	4.2%
Reforma 222 (office)	20,861,773	20,575,499	1.4%
Torre Virreyes	159,374,838	165,070,581	(3.5%)
Toreo Centro Comercial	109,902,247	109,210,742	0.6%
Toreo Hotel	19,521,649	18,883,550	3.4%
Toreo Offices	109,509,571	108,595,601	0.8%
Urbitec	6,066,408	3,977,809	52.5%
Total Properties	1,258,320,120	1,230,217,910	2.3%



3.2 Debt

Our leverage level stands at 13.6% (total debt/total assets). Our debt maturities are scheduled for June 2026 (DANHOS16), June 2027 (DANHOS17), and August 2030 (DANHOS23L). Additionally, we have two credit lines with BBVA México, both certified as green, which allows us to obtain savings on the financial margin. The first is a long-term, revolving, and secured credit line for up to 3.5 billion pesos. The second is a short-term credit line for 1.595 billion pesos.

1. DANHOS16: 3,000,000,000 (three billion 00/100 Mexican pesos) with a fixed nominal rate issued for a 10-year period with a 7.80% coupon rate (Mexican 10-year bond yield + 185 basis points).
2. 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 10-year bond yield + 169 basis points).
3. DANHOS23L: 2,500,000,000.00 (two thousand five hundred million 00/100 Mexican pesos) with a fixed nominal rate issued for a 7-year period with an 10.67% coupon rate (Interpolated Mexican bond 2029-2031+145 basis points).
4. BBVA México Short-Term Credit: MXN 950,000,000.00 (Nine hundred and fifty million 00/100 Mexican pesos) at a rate of TIEEF+ applicable margin.
5. BBVA México Long-Term Credit Line: MXN: 2,050,000,000.00 (Two billion fifty million 00/100 Mexican pesos) at a rate of TIEE28d + applicable margin.

Debt	Institution / Issuance	Currency	Rate Type	Interest Rate/Spread	Issuance/ Disposition	Maturity	Tenor (years)	Balance
Cebures	Local (DANHOS 16)	MXN	Fixed	7.80%	11-jul-16	29-jun-26	0.25	3,000,000,000
Cebures	Local (DANHOS 17)	MXN	Fixed	8.54%	10-jul -17	28-jun-27	1.25	2,500,000,000
Cebures	Local (DANHOS 23L)	MXN	Fixed	10.67%	18-aug 23	09-aug-30	4.37	2,500,000,000
S.T Credit Facility	BBVA México	MXN	Floating	TIEEF + applicable margin	9-mar-26	09-apr-26	0.09	950,000,000
L.T Credit Facility	BBVA México	MXN	Floating	TIEE28+applicable margin	26-may-25	07-apr-29	3.03	2,050,000,000
Average				8.7%	Average		1.92	11,000,000,000

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

Covenants as of March 31st, 2026	Fibra Danhos	Limit	Status
Loan to Value (total debt/total assets)	13.6%	50%	OK
Leverage level	1.2x	2.0x	OK
Secured debt limit	0%	40%	OK
Debt service coverage ratio (AFFO)	5.21x	1.5x min	OK
Unencumbered assets to unsecured debt	713%	150%	OK

3.3 Leverage and Debt Service Coverage Index (CNBV)

Leverage as of March 31st 2026:

Leverage	(million pesos)
Publicly traded debt + financing	11,000
Total Assets	81,177
Loan to Value (total debt/total assets)	13.6%

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 coverage service index (“ICDt”) (in thousands):

	Period	
Cash and cash equivalents (exc. restricted cash)	As of March 31st, 2026	344,778,152
Recoverable VAT	Σ next 4 quarters	33,447,068
Estimated operating profit after payment of distributions	Σ next 4 quarters	4,235,291,765
Revolving credit lines, irrevocable and not undrawn	As of March 31st, 2026	2,095,000,000
Subtotal 1		6,708,516,985
Amortization of interest derived from financing	Σ next 4 quarters	957,941,161
Amortization of financing principal	Σ next 4 quarters	950,000,000
Recurring capital expenditures	Σ next 4 quarters	30,000,000
Non-discretionary development expenses	Σ next 4 quarters	1,900,000,000
Subtotal 2		3,837,941,161
Debt service coverage ratio (subtotal 1 / subtotal 2)		1.75

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 March 31st 2026:

Type of Business	As of March 31st 2026,
Clothing and Footwear	31.6%
Entertainment	18.3%
Department Stores	15.2%
Food	12.4%
Services	9.7%
Health and Beauty	5.1%
Home and Decoration	2.1%
Specialty	2.6%
Accessories, Jewelry and Optics	1.6%
Electronics and Communications	1.5%
Total	100%

As of March 31st, 2026, the ten largest tenants in terms of Fixed Rent represented approximately 22.5% of our Fixed Rent and about 32.9% of the GLA of our Current Operating Portfolio. No individual tenant accounted for more than 4.3% of the Fixed Rent or more than 5.3% 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	5.3%	12,728,087	3.0%
Retail clothing	46,703	4.2%	9,431,633	2.2%
Entertainment	45,289	4.1%	3,608,784	0.9%
Department stores, telecommunications, financial services and specialty retail	40,035	3.6%	11,185,104	2.7%
Lodging	37,408	3.4%	11,417,290	2.7%
Office	34,826	3.2%	14,382,509	3.4%
Entertainment	34,592	3.1%	18,093,452	4.3%
Retail clothing	22,478	2.0%	181,169	0.0%
Entertainment	21,572	2.0%	6,035,969	1.4%
Entertainment	22,417	2.0%	7,513,521	1.8%
Total	363,555	32.9%	94,577,518	22.5%

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 March 31st, 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	594	200,583	23.8%	\$1,102,089,789	24.4%	\$458
2027	509	143,825	17.0%	\$921,457,574	20.4%	\$534
2028	434	160,056	19.0%	\$825,142,350	18.2%	\$430
2029	186	94,254	11.2%	\$460,871,063	10.2%	\$407
2030	133	79,852	9.5%	\$494,395,934	10.9%	\$516
Later	93	164,274	19.5%	\$711,361,239	15.7%	\$361
Undefined ⁽³⁾	7	1,638	0.2%	\$7,466,600	0.2%	\$380
Total ⁽⁵⁾	1,956	844,482	100%	\$4,522,784,549	100%	\$446

(1) contracts begin when the leasable area is given to the tenant, which might be different from the date the lease contract is signed; this might result in an effective date of the lease termination and that disclosed in the contract.

(2) Refers to the leased area.

(3) Lease contracts that are generating rent even though the ending date shown in it, is prior to March 31st 2026.

(4) Annualized rent means the contractual Base Rent as of March 31st, 2026 times 12.

(5) It considers all of Parque Tepeyac Contracts.

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

As of March 31st, 2026, the weighted average GLA of the remaining term of the lease agreements for the properties in our Current Operating Portfolio is approximately 4.4 years. The weighted average remaining term of the lease agreements for retail properties is 2.6 years, while for office and industrial properties it is 4.3 and 9.0 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	579	163,784	25.7%	\$908,573,942	28.6%	\$462
2027	490	118,209	18.5%	\$726,304,833	22.9%	\$512
2028	412	134,625	21.1%	\$668,593,503	21.0%	\$414
2029	172	80,548	12.6%	\$366,067,199	11.5%	\$379
2030	104	40,160	6.3%	\$194,386,062	6.1%	\$403
Later	79	98,951	15.5%	\$306,297,753	9.6%	\$258
Undefined ⁽³⁾	7	1,638	0.3%	\$7,466,600	0.2%	\$380
Retail ⁽⁵⁾	1,843	637,916	100%	\$3,177,689,893	100%	\$415
2026	15	36,799	17.8%	\$193,515,847	14.4%	\$438
2027	19	25,616	12.4%	\$195,152,741	14.5%	\$635
2028	22	25,430	12.3%	\$156,548,847	11.6%	\$513
2029	14	13,706	6.6%	\$94,803,864	7.0%	\$576
2030	29	39,692	19.2%	\$300,009,872	22.3%	\$630
Later	14	65,323	31.6%	\$405,063,486	30.1%	\$517
Offices	113	206,567	100%	\$1,345,094,656	100%	\$543

(1) contracts begin when the leasable area is given to the tenant, which might be different from the date the lease contract is signed; this might result in an effective date of the lease termination and that disclosed in the contract.

(2) Refers to the leased area.

(3) Lease contracts that are generating rent even though the ending date shown in it, is prior to March 31st 2026.

(4) Annualized rent means the contractual Base Rent as of March 31st, 2026 times 12.

(5) It considers all of Parque Tepeyac Contracts.

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

The lease spread in 1Q26 was 4.3% for the properties in our Current Operating Portfolio and 7.4% 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 1Q26 was calculated based on 29,011m². The lease spread for the Retail Properties in 1Q26 was calculated based on 20,492m².

Lease Spread	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26
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%
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%



5. Portfolio, Growth Plan, and Properties Under Renovation

5.1 Portfolio

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

Expected Evolution of GLA (Operation vs. Development)

Fibra Danhos	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	1Q26
Operating Portfolio	45%	49%	60%	79%	88%	96%	96%	96%	96%	100%	100%	87%	81%	81%
Development Portfolio	0%	28%	28%	21%	12%	4%	4%	4%	4%	0%	0%	13%	19%	19%*
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

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

5.2 Growth Plan

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

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

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%



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

Building 3 of Danhos Industrial Palomas represents a significant step forward in consolidating our logistics strategy within the CTT corridor. It is a 110,000 m² Build-to-Suit project for a domestic client, to be developed in three phases; the first, consisting of 65,000 m², is currently under construction and is expected to be delivered in December 2026.

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%





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.

Parque Industrial Danhos EdoMexIII		Building 1	Building 2
	Contribution to the project	Work Progress	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%



The Ritz-Carlton, Canc n, Punta Nizuc - Estimated Opening Date: 2028

Fibra Danhos, in partnership with Marriott International, FibrHotel, and Beyond Ventures, announced the signing of The Ritz-Carlton Canc n, Punta Nizuc brand for the development project in the Yucat n Peninsula. The property, located in Punta Nizuc in Canc n's hotel zone, will feature a luxury hotel with 131 keys, owned by a trust between Fibr Danhos and FibrHotel, 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 March 31st 2026	
The Ritz-Carlton, Canc�n, Punta Nizuc	618,942,385

Parque Oaxaca

We continue to advance in 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 significant opportunity given the limited availability of comparable retail space in the area and the strong interest identified from potential tenants. During the fourth quarter of 2025, we commenced construction without setbacks, marking the formal start of the development in line with the established timeline.



6. ESG Strategy

Executive ESG Summary

Fibra Danhos' sustainability strategy remains a central element of our business model. In this context, clear, timely, and consistent disclosure of our environmental, social, and corporate governance performance to our stakeholders constitutes an essential component of our commitments. Accordingly, on a quarterly basis we report the key actions carried out during the period, in line with our sustainability goals, with the objective of strengthening our position as a benchmark within the real estate sector.

Fibra Danhos Strengthens Its Environmental Performance in CDP Assessment

During the first quarter of 2026, Fibra Danhos received the results of the CDP (Carbon Disclosure Project) assessment, a global initiative that measures corporate performance in climate change, water security, and biodiversity management. In the Climate Change category, the Trust maintained a solid B score. Additionally, it was evaluated for the first time under the Water Security questionnaire, obtaining a B- score. These results support the progress of our sustainability strategy and reflect the Trust's ongoing commitment to reducing its environmental impact and strengthening climate risk management.

Adoption and Implementation of IFRS S1 and S2 Standards

During the first quarter of 2026, relevant progress was made in consolidating sustainability and climate-related information, in line with the international IFRS S1 and IFRS S2 standards. This process strengthens our efforts in transparency, comparability, and alignment with international best practices, and will culminate in the publication of the official report, expected no later than July 2026.

2025 Integrated Annual Report

As of the date of this report, we are in the process of preparing our 2025 Integrated Annual Report, which will reflect progress in addressing the material topics that are part of our ESG strategy. As in prior years, and in line with our commitment to transparency and accountability, we have incorporated a limited assurance process by an independent third party over key strategic indicators, thereby enhancing the reliability of the disclosed information.

Community Engagement

During the first quarter of 2026, the Science Based Targets initiative (SBTi) conducted the validation process of our emissions reduction targets. This validation is expected to be publicly communicated during the second quarter of 2026 and will represent a relevant milestone in strengthening and aligning our climate strategy with international standards.





7. Glossary

Adjusted Funds From Operations (AFFO): Result of adjusting FFO by adding or subtracting, as applicable, the following items: (i) subtracting capital expenditures to maintain and improve the quality of assets; (ii) net Tenant Admission Payments, which are composed of Tenant Admission Payments collected in the current period that are unearned and Tenant Admission Payments collected in prior periods accrued in the current period; (iii) net rents collected in advance, which are composed of rents collected in advance in the current period that are unearned and rents collected in advance in prior periods that are accrued in the current period; (iv) net Leasing and net Advisory Fees accrued, which are composed of Leasing and Advisory Fees accrued in advance, Leasing and Advisory Fees accrued in the current period that remain unpaid and Leasing and Advisory Fees from previous periods; (v) adjusting for the straight-line effect (effect of recognizing the amounts of Base Rent, proportionately in straight line throughout the term of lease agreements, no matter the payment method agreed upon with the tenant); (vi) net Property Tax and Insurance expenses, which are composed of un-accrued Property Tax and Insurance expenses from the current period and Property Tax and Insurance expenses that correspond to previous periods. AFFO is a measure of the capacity to generate cash flows.

Base rent: Minimum fixed rent payable by tenants as determined in the lease agreement.

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 properties that are part of the Initial Operating Portfolio, the retail component of Toreo Parque Central and Torre Virreyes. (Parque Alameda, Parque Delta, Parque Duraznos, Parque Esmeralda, Parque Las Antenas, Parque Lindavista, Reforma 222, Parque Puebla, Hotel Puebla, Parque Tezontle, retail component of Toreo Parque Central, office towers A, B & C of Toreo Parque Central, the hotel in Toreo Parque Central, Parque Industrial Danhos Cuautitlán I, Parque Industrial Danhos Palomas (Phase I), Parque Vía Vallejo, Urbitec and Parque Virreyes.)

EBITDA: Earnings before interests, taxes, depreciation and amortization. In the case of pro forma financial information of the 9 properties in our Operating Portfolio, the Advisory Fee is subtracted from revenues to calculate EBITDA. In the case of financial information of Fibra Danhos, the Advisory Fee and professional fees to fourth parties, if any, are subtracted from revenues to calculate EBITDA. In any case, EBITDA is calculated before any adjustments relating to changes in the market value of assets reflected in results.

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

Outstanding CBFIs (BMV): Stocks that are currently held or being traded by an investor or company insider.

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 relating to negative or positive changes, respectively, in the market value of assets reflected in results and the non-controlling interest.

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 in a given period of time the price per sqm of Fixed Rent of the renewed and new lease agreements with respect to the price per sqm of the expired and terminated lease agreements in the same period of time

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 to fourth 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: Result of dividing the gross leasable area of premises that were renewed, by the total gross leasable area of the portfolio.

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.