



Danhos Industrial Palomas Phase I

**Supplemental Operating and Financial Data
Third Quarter 2025
Fibra Danhos**



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Disclaimer

This document may include forward-looking statements that may imply risks and uncertainty. Terms such as "estimate", "project", "plan", "believe", "expect", "anticipate", "intend", and other similar expressions could be construed as provisions or estimates. Fibra Danhos warns readers that: declarations and estimates mentioned in this document or realized by Fibra Danhos' management are subjected to risks and uncertainties that could change in function of various factors external to Fibra Danhos' control. Future expectations reflect Fibra Danhos' judgment at the date of this document's release. Fibra Danhos' reserves the right or obligation to update the information contained in this document or derived from this document. Past or present performance is not an indicator to anticipate future performance.

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>
Fourth Quarter, 2025	Tentatively, Thursday, February 19th 2026	Phone Number: +1 (877) 550 1707 from within the U.S.
First Quarter, 2026	Tentatively, Thursday, April 23rd 2026	+1 (848) 488 9020 from outside the U.S.
Second Quarter, 2026	Tentatively, Thursday, July 23rd 2026	Date: Friday, October 24th, 2025
Third Quarter, 2026	Tentatively, Thursday, October 22nd 2026	Time: 10:00 am CDMX Time/12:00 pm EDT
		ID: DANHOS

Stock Information

<u>Ticker: DANHOS13</u>	<u>3Q25</u>	<u>2Q25</u>	<u>1Q25</u>	<u>4Q24</u>	<u>3Q24</u>
Closing price (high)	30.07	28.17	22.70	21.97	21.37
Closing price (low)	24.03	22.13	19.76	19.99	19.79
Average closing price	25.86	23.95	21.35	21.03	20.50
Closing price	28.20	24.53	22.36	20.06	21.06
Average daily trading volume (CBFIs)	923,575	877,095	573,944	322,102	2,666,502
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)	1,604,073,701	1,599,531,439	1,594,422,080	1,588,318,411	1,582,309,343
CBFIs with economic rights	1,604,073,701	1,599,531,439	1,594,422,080	1,588,318,411	1,582,309,343
Market capitalization (millions of pesos)	45,234.88	39,236.51	35,651.28	31,861.67	33,323.43

Analyst Coverage

<u>Company:</u>	<u>Analyst:</u>	<u>email:</u>
Barclays	Pablo Monsiváis	pablo.monsivais@barclays.com
Bank of America Merrill Lynch	Carlos Peyrelongue / Alan Macías	carlos.peyrelongue@baml.com / alan.macias@bofa.com
BBVA México	Francisco Chávez	f.chavez@bbva.com
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Message from our CEO

"Dear Investors,

Two years after our entry into the industrial sector, Danhos is now a consolidated participant, recognized for its capability and execution quality in developing Class A facilities in the Mexico City Metropolitan Area. We have not only delivered on our commitments on time and as promised, but we are also working on new opportunities within this important logistics corridor to serve a market with strong demand, which will translate into profitable growth.

During the third quarter, we signed lease agreements for more than 300,000 square meters across our industrial projects, reflecting the strong demand for high-quality space in the CTT corridor. At Danhos Industrial Palomas, we executed a *Build-to-Suit* agreement for a distribution center of approximately 110,000 square meters, to be developed in three phases. At Danhos Industrial Edomex III, a project we are developing through a 50-50 joint venture with an unrelated third party, we leased the first two buildings, totaling approximately 210,000 square meters, which are scheduled for delivery in the fourth quarter of 2026. In addition, we completed the second phase of Parque Industrial Cuautitlán I, adding 107,000 square meters of gross leasable area, and delivered the first building at Palomas, comprising 52,000 square meters, which is already in operation and generating cash flow.

Our growth plan is complemented by Parque Oaxaca, a next generation shopping center located in a strategic area with strong tenant and consumer demand, where we expect to lay the cornerstone later this year, and by The Ritz-Carlton Cancún Punta Nizuc, an iconic development that has already begun construction in one of the country's most privileged tourist destinations, both with estimated completion dates in 2028.

The report for the third quarter reflects the strength, stability, and operating efficiency that have been sustained throughout 2025. Consolidated revenues and NOI for the quarter reached Ps. 1,900 million and Ps. 1,492 million, respectively, representing increases of 13.7% and 14.2% compared to the same period in 2024. AFFO totaled Ps. 1,100 million, equivalent to Ps. 0.69 per CBF1 with economic rights. Our Technical Committee approved a distribution of Ps. 0.45 per CBF1, in line with our strategy of allocating part of the generated cash flow to project development. At quarter-end, we maintained a healthy capital structure, with leverage of 13.0% and a weighted average cost of debt of 8.9%.

We recently celebrated twelve years as a publicly listed company. Throughout this time, Fibra Danhos has remained consistent with its principles and its vision of sustainable development. We have reached this point thanks to an outstanding team of collaborators, to whom I would like to express my appreciation for their dedication and commitment. Likewise, I wish to acknowledge our board members and investors for their trust and support. We reaffirm our determination to maintain high-quality real estate assets that create long-term value for our portfolio."

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 30th, 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.

Financial Indicators	For the three months ended			For the nine months ended		
	Sept., 30th 2025	Sept., 30th 2024	Change % / Bps	Sept., 30th 2025	Sept., 30th 2024	Change % / Bps
Total Revenue	1,899,612,840	1,670,386,259	13.7%	5,529,143,733	4,851,597,885	14.0%
Net Operating Income	1,492,179,924	1,299,568,669	14.8%	4,350,189,295	3,766,158,401	15.5%
EBITDA	1,267,964,209	1,090,270,755	16.3%	3,675,185,686	3,139,908,086	17.0%
Consolidated Net Income	1,482,514,775	946,577,074	56.6%	3,715,544,318	2,639,011,450	40.8%
Non-controlling interest in Net Income	77,479,323	61,909,106	25.2%	251,642,670	149,863,430	67.9%
Net Income	1,405,035,452	884,667,967	58.8%	3,463,901,648	2,489,148,020	39.2%
FFO	1,010,221,211	861,047,417	17.3%	2,904,441,321	2,599,710,695	11.8%
FFO AMEFIBRA	1,140,367,196	983,875,470	15.9%	3,290,911,629	2,964,441,772	11.0%
AFFO	1,099,624,006	1,027,150,074	7.1%	3,278,382,112	3,033,165,374	8.1%
Distribution to CBFi holders	721,833,165	712,039,204	1.4%	2,159,112,249	2,127,999,123	1.5%
CBFis with economic rights (ER)	1,604,073,701	1,582,309,343	1.4%	1,599,342,407	1,576,295,646	1.5%
AFFO per CBFi with economic rights	0.6855	0.6491	5.6%	2.0498	1.9237	6.6%
NOI (exc. TAP) per CBFi with ER	0.8845	0.7810	13.3%	2.5870	2.2738	13.8%
Tenant Admission Payments (Cash) with ER	0.0218	0.0479	(54.4%)	0.1158	0.1382	(16.2%)
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	0.2355	0.1991	18.3%	0.6998	0.5737	22.0%
AFFO payout ratio	65.6%	69.3%	(368)	65.9%	70.2%	(432)

Key Figures from our Balance Sheet	September, 30th 2025	September, 30th 2024	Change % / Bps
Cash and cash equivalents ¹	479,774,758	383,851,881	25.0%
Recoverable prepaid taxes	130,120,428	366,975,947	(64.5%)
Investment properties	76,604,596,253	71,628,852,123	6.9%
Total assets	78,230,856,109	73,387,104,836	6.6%
Total debt	10,150,000,000	8,470,000,000	19.8%
Total liabilities	12,713,005,840	10,677,535,963	19.1%
Total stockholders' equity	65,517,850,270	62,709,568,873	4.5%
Loan-to-value (total debt/total assets)	13.0%	11.5%	143

¹ Cash and cash equivalents position as of September 30, 2025, amounted to Ps. 479.8 million, including Ps. 92.1 million corresponding to Fideicomiso Invex 3382 (Parque Tepeyac) and Ps. 20.8 million from Fideicomiso 8929/2025 (Parque Oaxaca), both of which are consolidated in Fibra Danhos' financial information.



Fibra Danhos

For the three months ended

Operative Indicators	September, 30th 2025	September, 30th 2024	Change % / bps
Gross Leasable Area (000´ sqm)	1,243.5	1,086.8	14.4%
Gross Leasable Area Adjusted Fibra Danhos (000´ sqm) ¹	1,198.8	1,042.0	15.0%
Percentage of Participation in ARB Fibra Danhos (000´ sqm)	96.4%	95.9%	52
Occupancy Rate - Total Properties ¹	91.4%	89.5%	183
Occupancy Rate - Same Properties ¹	88.8%	88.2%	57
Average Monthly Fixed Rent per sqm	507.2	484.2	4.8%
Occupancy Cost	10.9%	10.8%	13
Renewal Rate	96.1%	98.6%	(254)
Visitor flow - Total Properties	32,048,241	32,762,967	(2.2%)
Delinquency Rate	0.78%	1.78%	(100)
Rent Loss	0.53%	0.50%	(3)
Lease Spread (Operating Portfolio)	6.9%	4.6%	232
Lease Spread (Retail Portfolio)	7.3%	7.0%	29

¹ Considers 50% of the GLA of Parque Tepeyac.

Fibra Danhos

Distribution	Generated	Payment date	Total Amount Ps.
Net Taxable Income distributed (100%)	3Q2025	November,13th 2025	404,107,512.02
Return of Capital	3Q2025	November,13th 2025	317,725,653.43
Total amount distributed (Taxable income + Return of Capital)			721,833,165.45

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Distribution	3Q25
Dividend declaration date	October, 23 rd 2025
Ex-Dividend Date	November 12 th 2025
Record Date	November 12 th 2025
Dividend payment date	November 13th 2025



Executive Summary

- At the end of the third quarter, total revenues and NOI reached Ps. 1,899.6 million and Ps. 1,492.2 million, respectively, representing increases of 13.7% and 14.8% compared to the same period of the previous year. This solid performance reflects the contribution of the two operating buildings at Parque Industrial Danhos Cuautitlán I, as well as the operational strength and efficient expense management of our portfolio.
- During the quarter, AFFO reached Ps. 1,099.6 million, a 7.1% year-over-year increase, equivalent to Ps. 0.69 per CBFÍ with economic rights. A distribution of Ps. 0.45 per CBFÍ was maintained, consisting of 100% of the taxable income generated and a capital reimbursement for the difference. In line with our financial strategy and our ongoing development program, our Technical Committee approved a new recurrent debt issuance program of up to Ps. 10 billion, which will enhance our flexibility to address bond maturities and continue developing projects with a balanced capital and debt structure.
- As of the end of the third quarter of 2025, our leverage level stood at 13.0%, reflecting a prudent financial strategy aimed at preserving flexibility and strength to advance in an orderly manner with our development portfolio. All debt remains peso-denominated, with 79% at a fixed rate, which helps mitigate exposure to interest rate fluctuations. The weighted average cost of debt stands at 8.9%, with only around 8% corresponding to short-term maturities.
- We successfully completed our participation in the main global ESG assessments, including MSCI, CDP, the UN Global Compact, GRESB, and S&P Global's CSA, strengthening our position relative to international sustainability standards and reaffirming our commitment to transparency and responsible management.
- During the quarter, lease agreements were signed for more than 300,000 m² across our industrial projects. A *Build-to-Suit* agreement was executed at Danhos Industrial Palomas for approximately 110,000 m², and the first two buildings at Danhos Industrial Edomex III, developed through a joint venture with an unrelated third party, were leased for approximately 210,000 m², with delivery scheduled for the fourth quarter of 2026. In addition, the second phase of Parque Industrial Cuautitlán I was completed and delivered, adding 104,000 m², and the first building at Palomas, comprising 52,000 m², was also delivered and is now operational.
- We continue to make progress in the execution of our development strategy with new projects across the industrial, commercial, and hotel sectors: we are advancing Danhos Industrial EdoMex III, a large-scale project located in the CTT corridor; we are consolidating Parque Oaxaca, whose construction will begin in the fourth quarter of 2025; and we have started the project in Cancún, which will bring back The Ritz-Carlton brand, reaffirming our commitment to the development of iconic, premier-quality assets.



1. Financial information of Fibra Danhos

1.1 Consolidated statement of financial position

Fibra Danhos Mexican Pesos	As of September, 30th 2025	As of September, 30th 2024
Assets		
Current assets		
Cash and cash equivalents ¹	479,774,758	383,851,881
Accounts receivable and other	527,441,437	516,666,286
Accounts receivable from related parties	7,013,172	8,348,432
Prepaid taxes	130,120,428	366,975,947
Anticipated payments	235,021,689	432,525,874
Total current assets	1,379,371,484	1,708,368,418
Non-current assets		
Investment properties	75,791,735,905	71,355,320,626
Investments in Joint Ventures	812,860,348	273,531,497
Long-term accounts receivable	181,833,839	-
Lease Right of Use	9,473,882	14,559,404
Other assets	26,675,225	5,842,168
Machinery and equipment	12,307,278	19,155,854
Deferred income tax of subsidiary	16,598,149	10,326,869
Total non-current assets	76,851,484,626	71,678,736,418
Total non-current assets	78,230,856,109	73,387,104,836
Current Liabilities		
Accounts Payable and Accrued Expenses	373,750,149	190,326,071
Rents Collected in Advance	50,815,534	45,266,226
Accounts Payable to Related Parties	254,911,202	216,357,681
Taxes Payable	62,869,888	49,502,964
Tenant Admission Payment, Net	252,407,397	239,031,842
Short-term Financial Liabilities	3,800,000,000	600,000,000
Interest Payable on Financial Liabilities	154,279,801	147,795,841
Short-term Lease Right of Use	4,305,946	1,636,227
Total Current Liabilities	4,953,339,916	1,489,916,852
Non-current Liabilities		
Tenant Deposits	531,334,026	502,783,606
Tenant Admission Payment, Net	546,396,225	661,808,079
Employee benefits	34,766,833	27,890,794
Long-term Financial Liabilities	6,334,031,441	7,976,875,978
Long-term Lease Right of Use	8,365,290	18,260,654
Long-term creditors	8,549,036	-
Long-term Accounts payable to related parties	296,223,073	-
Total Non-current Liabilities	7,759,665,923	9,187,619,111
Total Liabilities	12,713,005,839	10,677,535,963
Stockholders' Equity		
Contributions from Trustors	38,394,334,752	39,002,152,605
Retained Earnings	24,591,791,185	21,171,256,483
Other Comprehensive Income	9,526,912	(2,663,437)
CBFIs Buyback Program	(168,090,485)	(168,090,485)
Non-controlling Interest	2,690,287,906	2,706,913,707
Total Stockholders' Equity	65,517,850,270	62,709,568,873
Total Stockholders' Equity & Liabilities	78,230,856,109	73,387,104,836



¹ Cash and cash equivalents position as of September 30, 2025, amounted to Ps. 479.8 million, including Ps. 92.1 million corresponding to Fideicomiso Invex 3382 (Parque Tepeyac) and Ps. 20.8 million from Fideicomiso 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		
	As of Sept., 30th 2025	As of Sept., 30th 2024	Var. %	As of Sept., 30th 2025	As of Sept., 30th 2024	Var. %
Base Rent	1,226,316,803	1,083,855,251	13.1%	3,619,938,459	3,154,050,532	14.8%
Overage	118,185,548	105,490,513	12.0%	330,730,493	305,005,416	8.4%
Tenant Admission Payments	73,410,960	63,853,272	15.0%	212,753,550	181,899,510	17.0%
Parking	170,489,007	132,202,096	29.0%	476,506,897	387,689,203	22.9%
Maintenance, operation, advertising & other	311,210,522	284,985,126	9.2%	889,214,334	822,953,224	8.1%
Total operating revenues	1,899,612,840	1,670,386,259	13.7%	5,529,143,733	4,851,597,885	14.0%
Maintenance, Operation, Advertising, and Other Expenses	296,702,555	270,955,533	9.5%	846,248,014	789,347,834	7.2%
Leasing Administration Fee	35,899,984	33,881,357	6.0%	108,587,761	98,379,706	10.4%
Property Tax	57,323,272	52,429,677	9.3%	171,537,463	157,289,031	9.1%
Insurance	17,507,105	13,551,023	29.2%	52,581,199	40,422,912	30.1%
Advisory Fee	183,988,552	173,551,850	6.0%	546,297,587	516,654,444	5.7%
Administrative Expenses	40,227,163	35,746,064	12.5%	128,706,021	109,595,870	17.4%
Total Operating Expenses	631,648,632	580,115,503	8.9%	1,853,958,047	1,711,689,798	8.3%
Income from Financial Products	13,358,936	11,133,345	20.0%	45,939,773	41,451,030	10.8%
Interest Expenses	222,880,932	147,882,141	50.7%	600,318,929	445,774,650	34.7%
Foreign Exchange Gain – Net	(3,631,628)	13,741,448	(126.4%)	(19,538,673)	44,867,259	(143.5%)
Fair Value Adjustments of Investment Properties	428,096,111	(20,322,724)	NA	615,622,230	(140,964,119)	(536.7%)
Share of Results in Joint Ventures	391,921	363,610	7.8%	1,345,769	476,156	182.6%
Consolidated Net Income	1,482,514,775	946,577,074	56.6%	3,715,544,318	2,639,011,450	40.8%

1.3 Consolidated cash flow statements

Fibra Danhos Pesos	For the three months ended			For the nine months ended		
	As of Sept., 30th 2025	As of Sept., 30th 2024	Var. %	As of Sept., 30th 2025	As of Sept., 30th 2024	Var. %
Consolidated Net Income	1,482,514,775	946,577,074	56.6%	3,715,544,318	2,639,011,450	40.8%
Adjustments to Income	(85,693,148)	332,700,860	-125.8%	316,887,579	1,069,075,554	-70.4%
Changes in Working Capital	241,907,743	(97,328,283)	-348.5%	484,572,188	(71,917,472)	-773.8%
Cash Flow from Operating Activities	1,638,729,369	1,181,949,650	38.6%	4,517,004,085	3,636,169,532	24.2%
Investment Properties	(571,328,657)	(407,212,037)	40.3%	(1,866,641,673)	(1,631,318,038)	14.4%
Acquisition of Machinery and Equipment	28,200	-	NA	28,200	(2,093,133)	-101.3%
Other Assets	(9,122,137)	-	NA	(9,122,137)	-	NA
Payment for Investment in Joint Venture	(332,749,718)	202,382	NA	(466,831,178)	(54,986,115)	749.0%
Interest Received	13,358,936	11,133,345	20.0%	45,939,773	41,451,030	10.8%
Cash Flow from Investing Activities	(899,813,376)	(395,876,311)	127.3%	(2,296,627,015)	(1,646,946,256)	39.4%
Lease Right of Use	(1,814,629)	(1,604,361)	13.1%	(5,931,637)	(4,719,952)	25.7%
Interest Paid on Finance Lease	(295,302)	(413,772)	(28.6%)	(1,101,466)	(1,334,446)	(17.5%)
Capital Reimbursement	(285,932,311)	(286,097,426)	(0.1%)	(895,308,143)	(766,130,331)	16.9%
Loans obtained by third parties	300,000,000	280,000,000	7.1%	800,000,000	750,000,000	6.7%
Debt payments	-	(150,000,000)	(100.0%)	-	(150,000,000)	(100.0%)
Contributions in non-controlling Interest in Oaxaca	34,243,248	-	100.0%	34,243,248	-	100.0%
Decrease in Non-controlling Interest in Tepeyac	(84,257,335)	(102,955,695)	-18.2%	(289,795,822)	(222,641,507)	30.2%
Dividend Distribution	(433,859,449)	(423,188,953)	2.5%	(1,256,716,837)	(1,353,943,125)	(7.2%)
Interest Paid on Financial Liabilities	(180,157,334)	(385,088,345)	(53.2%)	(616,680,432)	(748,813,215)	(17.6%)
Cash Flow from Financing Activities	(652,073,111)	(1,069,348,551)	-39.0%	(2,231,291,089)	(2,497,582,577)	(10.7%)
(Decrease) Increase in Cash during the Period	86,842,883	(283,275,212)	-130.7%	(10,914,019)	(508,359,301)	(97.9%)



Cash at the Beginning of the Period	392,931,875	667,127,092	-41.1%	490,688,777	892,211,181	(45.0%)
Cash at the End of the Period	479,774,758	383,851,880	25.0%	479,774,758	383,851,880	25.0%

2. Cash Distribution for the third quarter of 2025 and CBFI Conciliation

The fiscal result for the third quarter reached 404.1 million pesos, with distributable capital of 317.7 million pesos. Our Technical Committee authorized a distribution of 0.45 pesos per CBFI with economic rights, totaling 721.8 million pesos.

Per CBFI with economic rights		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	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	11.6%
	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	0.0%
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	3.0%
	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		
	Distribution	0.45	0.51	0.54	0.58	0.61	0.63	0.60	0.58	0.62	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	2.06	
	Distribution	1.78	1.98	2.13	2.28	2.40	2.47	1.00	2.00	2.40	2.10	1.80	1.35	

The following table shows an itemization of the CBFIs with Economic Rights and Undelivered issued CBFIs in treasury:

CBFIs Conciliation	September, 30th 2025	March, 31st 2025	Change
CBFIs Issued	1,642,383,510	1,642,383,510	
CBFIs with economic rights	1,604,073,701	1,599,531,439	4,542,262
Initial Operating Portfolio CBFIs	604,372,398	604,372,398	
Initial Public Offering CBFIs (excluding overallocation option)	200,000,000	200,000,000	
Executed overallocation 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	231,790,191	227,247,929	4,542,262
Vía Vallejo CBFIs with economic rights	43,847,482	43,847,482	
CBFI Repurchase Program	-8,478,976	-8,478,976	
CBFIs in Treasury	38,309,809	42,852,071	(4,542,262)
Issued and undelivered CBFIs to be used as future fee payments	28,309,809	32,852,071	(4,542,262)
Undelivered issued CBFIs for future payments	10,000,000	10,000,000	



3. Earnings

Fibra Danhos Pesos	For the three months ended			For the nine months ended		
	Sept., 30th 2025	Sept., 30th 2024	Var. %	Sept., 30th 2025	Sept., 30th 2024	Var. %
Base Rent	1,226,316,803	1,083,855,251	13.1%	3,619,938,459	3,154,050,532	14.8%
Overage	118,185,548	105,490,513	12.0%	330,730,493	305,005,416	8.4%
Tenant Admission Payments	73,410,960	63,853,272	15.0%	212,753,550	181,899,510	17.0%
Parking	170,489,007	132,202,096	29.0%	476,506,897	387,689,203	22.9%
Maintenance, operation, advertising and other	311,210,522	284,985,126	9.2%	889,214,334	822,953,224	8.1%
Total operating revenues	1,899,612,840	1,670,386,259	13.7%	5,529,143,733	4,851,597,885	14.0%
Maintenance, operation, advertising and other expense	296,702,555	270,955,533	9.5%	846,248,014	789,347,834	7.2%
Leasing Administration Fee	35,899,984	33,881,357	6.0%	108,587,761	98,379,706	10.4%
Property tax	57,323,272	52,429,677	9.3%	171,537,463	157,289,031	9.1%
Insurance	17,507,105	13,551,023	29.2%	52,581,199	40,422,912	30.1%
Total operating expenses	407,432,917	370,817,590	9.9%	1,178,954,438	1,085,439,484	8.6%
Net Operating Income (inc. TAP)	1,492,179,924	1,299,568,669	14.8%	4,350,189,295	3,766,158,401	15.5%
NOI margin (inc. TAP)	78.6%	77.8%	75	78.7%	77.6%	105
Net Operating Income (exc. TAP)	1,418,768,964	1,235,715,396	14.8%	4,137,435,745	3,584,258,891	15.4%
NOI margin (exc. TAP)	77.7%	76.9%	77	77.8%	76.8%	107
Advisory Fee	183,988,552	173,551,850	6.0%	546,297,587	516,654,444	5.7%
Administration Expenses	40,227,163	35,746,064	12.5%	128,706,021	109,595,870	17.4%
EBITDA (inc. TAP)	1,267,964,209	1,090,270,755	16.3%	3,675,185,686	3,139,908,086	17.0%
EBITDA margin (inc. TAP)	66.7%	65.3%	148	66.5%	64.7%	175
EBITDA (exc. TAP)	1,194,553,249	1,026,417,484	16.4%	3,462,432,136	2,958,008,577	17.1%
EBITDA margin (exc. TAP)	65.4%	63.9%	152	65.1%	63.3%	178
Interest income	13,358,936	11,133,345	20.0%	45,939,773	41,451,030	10.8%
Interest expense	222,880,932	147,882,141	50.7%	600,318,929	445,774,650	34.7%
Exchange rate gain - net	(3,631,628)	13,741,448	-126.4%	(19,538,673)	44,867,259	(143.5%)
Adjustments to fair value of Investment Properties - net	428,096,111	(20,322,724)	NA	615,622,230	(140,964,119)	NA
Participation in results in joint ventures	391,921	363,610	7.8%	1,345,769	476,156	182.6%
Net Consolidated Income	1,482,514,775	946,577,074	56.6%	3,715,544,318	2,639,011,450	40.8%
Foreign Exchange Gain - Net	(24,636,778)	44,528,335	-155.3%	(42,258,851)	47,942,067	(188.1%)
Fair Value Adjustment of Properties - Net	428,096,111	(20,322,724)	NA	615,622,230	(140,964,119)	NA
Bad debt estimate	(8,253,171)	(948,671)	770.0%	(12,557,283)	(17,064,468)	NA
Non-controlling Interest	77,479,323	61,909,106	25.2%	251,642,670	149,863,430	67.9%
Participation in results in joint ventures	(391,921)	(363,610)	7.8%	(1,345,769)	(476,156)	182.6%
FFO	1,010,221,211	861,047,417	17.3%	2,904,441,321	2,599,710,695	11.8%
Capital Expenditures						
Net Tenant Admission Payments	(38,373,403)	11,891,286	-422.7%	(27,514,994)	35,940,588	(176.6%)
Net Prepaid Rents	476,537	7,045,343	-93.2%	(38,987,995)	13,785,916	(382.8%)
Net Straight-line Rent	(26,358,103)	(9,344,187)	182.1%	(29,594,739)	(8,878,425)	233.3%
Net Accrued Property Taxes and Insurance	(11,304,643)	1,399,442	-907.8%	12,142,066	(56,731,410)	(121.4%)
Net Advisory and Leasing Admin. Fee	164,962,407	155,110,773	6.4%	457,896,452	449,338,009	1.9%
AFFO	1,099,624,006	1,027,150,074	7.1%	3,278,382,112	3,033,165,374	8.1%



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Net Operating Income (Excluding TAPs)

Property	3Q25	3Q24	Var %	9M25	9M24	Var %
Parque Alameda	11,414,748	10,103,452	13.0%	35,315,068	31,259,832	13.0%
Parque Delta	161,124,314	154,056,474	4.6%	470,213,329	453,264,511	3.7%
Parque Duraznos	19,951,159	16,255,739	22.7%	58,320,910	55,543,085	5.0%
Parque Esmeralda	36,736,679	43,820,195	-16.2%	128,123,279	131,454,789	-2.5%
Parque Lindavista	104,012,823	95,803,277	8.6%	310,067,387	291,525,299	6.4%
Reforma 222 (Retail)	43,757,785	44,302,305	-1.2%	134,304,462	125,760,160	6.8%
Reforma 222 (Office)	18,410,072	16,153,884	14.0%	53,560,093	44,471,106	20.4%
Parque Tezontle	132,039,813	110,600,183	19.4%	376,950,502	330,855,284	13.9%
Toreo Hotel	18,484,413	17,984,927	2.8%	55,633,587	53,749,024	3.5%
Urbitec	2,478,661	2,309,078	7.3%	6,027,741	11,094,797	-45.7%
Parque Vía Vallejo	65,836,670	61,695,761	6.7%	204,326,075	177,348,680	15.2%
Torre Virreyes	164,613,897	155,282,584	6.0%	504,670,655	439,023,929	15.0%
Toreo Centro Retail	121,639,704	117,077,642	3.9%	361,846,417	336,903,289	7.4%
Parque Las Antenas	122,662,252	109,124,339	12.4%	353,696,921	313,332,934	12.9%
Parque Puebla	63,714,039	56,069,652	13.6%	180,887,038	152,631,752	18.5%
Puebla Hotel	7,684,777	7,380,591	4.1%	22,974,012	23,139,628	-0.7%
Toreo Offices	105,793,148	95,300,100	11.0%	313,009,997	281,707,817	11.1%
Parque Virreyes	9,846,016	7,685,444	28.1%	26,623,084	23,220,625	14.7%
Parque Tepeyac	131,947,982	115,193,532	14.5%	356,645,153	310,154,123	15.0%
Total Properties	1,342,148,952	1,236,199,156	8.6%	3,953,195,710	3,586,440,664	10.2%

Fixed Rent + Overage

Property	3Q25	3Q24	Var %	9M25	9M24	Var %
Parque Alameda	14,396,700	13,230,969	8.8%	43,612,946	38,624,139	12.9%
Parque Delta	133,868,313	125,411,932	6.7%	394,179,980	371,273,968	6.2%
Parque Duraznos	18,301,764	16,962,690	7.9%	55,785,713	55,551,289	0.4%
Parque Esmeralda	39,478,664	46,665,274	-15.4%	136,740,612	139,995,823	-2.3%
Parque Lindavista	85,397,840	80,883,097	5.6%	254,792,260	243,182,806	4.8%
Reforma 222 (Retail)	41,330,998	40,934,405	1.0%	124,161,662	119,178,368	4.2%
Reforma 222 (Office)	20,484,527	18,870,305	8.6%	61,662,622	52,569,962	17.3%
Parque Tezontle	114,042,290	104,080,344	9.6%	336,004,945	307,461,649	9.3%
Toreo Hotel	18,883,550	18,184,936	3.8%	56,650,650	54,554,808	3.8%
Urbitec	4,040,986	4,475,944	-9.7%	11,485,421	14,893,858	-22.9%
Parque Vía Vallejo	73,256,998	70,460,615	4.0%	223,499,231	212,154,721	5.3%
Torre Virreyes	169,171,560	158,211,153	6.9%	512,698,439	437,525,864	17.2%
Toreo Centro Retail	108,675,007	105,103,930	3.4%	328,487,016	310,440,027	5.8%
Parque Las Antenas	113,477,086	104,818,759	8.3%	329,869,369	306,382,437	7.7%
Parque Puebla	60,491,270	55,379,404	9.2%	178,843,022	158,221,210	13.0%
Puebla Hotel	7,584,165	7,277,608	4.2%	22,752,495	21,832,823	4.2%
Toreo Offices	104,934,565	102,348,817	2.5%	320,995,411	298,343,244	7.6%
Parque Virreyes	11,040,530	9,235,851	19.5%	30,305,977	26,830,751	13.0%
Parque Tepeyac	122,393,444	106,809,730	14.6%	340,594,650	290,038,200	17.4%
Total Properties	1,261,250,256	1,189,345,765	6.0%	3,763,122,421	3,459,055,948	8.8%



3.2 Debt

Our leverage level stands at 13.0% (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 Long-Term Credit Line: MXN1,350,000,000.00 (One billion three hundred fifty million 00/100 Mexican pesos) at a rate of TIEEF28d+1.10%.
5. BBVA México Short-Term Credit: MXN 800,000,000.00 (Eight hundred million 00/100 Mexican pesos) at a rate of TIEEF 28+ 0.70%.

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	0.75	3,000,000,000
Cebures	Local (DANHOS 17)	MXN	Fixed	8.54%	10-jul. -17	28-jun-27	1.75	2,500,000,000
Cebures	Local (DANHOS 23L)	MXN	Fixed	10.67%	18-aug. 23	09-aug-30	4.87	2,500,000,000
L.T Credit Facility	BBVA México	MXN	Floating	TIEEF 28d +1.10%	26-may-25	07-apr-29	0.11	1,350,000,000
S.T Credit Facility	BBVA México	MXN	Floating	TIEEF 28d +0.70%	8-oct-25	10-nov-25	3.53	800,000,000
Average				8.91%		Average	2.33	10,150,000,000

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

Covenants as of September 30th, 2025	Fibra Danhos	Limit	Status
Loan to Value (total debt/total assets)	13.0%	50%	OK
Leverage level	1.19x	2.0x	OK
Secured debt limit	0%	40%	OK
Debt service coverage ratio (AFFO)	4.87x	1.5x min	OK
Unencumbered assets to unsecured debt	751%	150%	OK

3.3 Leverage and Debt Service Coverage Index (CNBV)

Leverage as of September 30th 2025:

Leverage	(million pesos)
Publicly traded debt + financing	10,150
Total Assets	78,231
Loan to Value (total debt/total assets)	13.0%

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 September 30th, 2025	479,774,758
Recoverable VAT	Σ next 4 quarters	33,447,068
Estimated operating profit after payment of distributions	Σ next 4 quarters	4,131,269,174
Revolving credit lines, irrevocable and not willing	As of September 30th, 2025	2,445,000,000
Subtotal 1		7,089,490,999
Amortization of interest derived from financing	Σ next 4 quarters	904,096,300
Amortization of financing principal	Σ next 4 quarters	800,000,000
Recurring capital expenditures	Σ next 4 quarters	30,000,000
Non-discretionary development expenses	Σ next 4 quarters	1,900,000,000
Subtotal 2		3,634,096,300
Debt service coverage ratio (subtotal 1 / subtotal 2)		1.95

4. Operating Indicators

4.1 Tenant Diversification

The following table shows the distribution of GLA by type of business of our retail tenants as of September 30th 2025:

Type of Business	As of September 30th 2025,
Clothing and Footwear	32%
Entertainment	19%
Department Stores	15%
Food	12%
Services	10%
Health and Beauty	4%
Home and Decoration	2%
Specialty	3%
Accessories, Jewelry and Optics	2%
Electronics and Communications	1%
Total	100%

As of September 30th, 2025, the ten largest tenants in terms of Fixed Rent represented approximately 22.2% of our Fixed Rent and about 33.2% of the GLA of our Current Operating Portfolio. No individual tenant accounted for more than 4.2% 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	57,980	5.3%	12,218,590	2.9%
Retail clothing	46,703	4.3%	9,070,520	2.2%
Entertainment	45,289	4.1%	3,519,977	0.8%
Department stores, telecommunications, financial services and specialty retail	39,932	3.7%	10,781,791	2.6%
Lodging	37,408	3.4%	11,204,590	2.7%
Office	34,826	3.2%	14,374,466	3.5%
Entertainment	22,478	2.1%	174,825	0.0%
Retail clothing	34,592	3.2%	17,453,815	4.2%
Entertainment	21,572	2.0%	5,864,583	1.4%
Entertainment	22,417	2.1%	7,303,012	1.8%
Total	363,197	33.2%	91,966,168	22.2%

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 30th, 2025:

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)
2025	320	74,888	9.0%	444,894,405	10.0%	495
2026	508	173,811	20.9%	1,014,436,484	22.7%	486
2027	491	142,163	17.1%	910,609,452	20.4%	534
2028	294	140,763	16.9%	613,681,808	13.7%	363
2029	163	89,505	10.7%	423,350,744	9.5%	394
Later	171	210,330	25.2%	1,056,033,686	23.6%	418
Undefined ⁽³⁾	8	2,023	0.2%	4,230,383	0.1%	174
Total ⁽⁵⁾	1,955	833,483	100%	4,467,236,962	100%	447

(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 event though the ending date shown in it, is prior to September 30th 2025.

(4) Annualized rent means the contractual Base Rent as of September 3th, 2025 times 12.

(5) It considers all of Parque Tepeyac Contracts.

As of September 30th, 2025, the weighted average GLA of the remaining term of the lease agreements for the properties in our Current Operating Portfolio is approximately 4.7 years. The weighted average remaining term of the lease agreements for retail properties is 2.8 years, while for office and industrial properties it is 4.6 and 9.3 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)
2025	314	69,009	10.9%	\$404,560,567	13.1%	\$ 489
2026	489	135,746	21.4%	\$805,122,007	26.1%	\$ 494
2027	472	116,099	18.3%	\$690,957,896	22.4%	\$ 496
2028	274	117,366	18.5%	\$466,769,457	15.1%	\$ 331
2029	153	78,640	12.4%	\$337,887,604	10.9%	\$ 358
Later	138	116,679	18.4%	\$376,647,242	12.2%	\$ 269
Undefined ⁽³⁾	8	2,023	0.3%	\$4,230,383	0.1%	\$ 174
Comercial ⁽⁵⁾	1848	635,561	100%	\$3,086,175,156	100%	405
2025	6	5,878	3.0%	\$40,333,838	2.9%	\$ 572
2026	19	38,065	19.2%	\$209,314,477	15.2%	\$ 458
2027	19	26,065	13.2%	\$219,651,556	15.9%	\$ 702
2028	20	23,398	11.8%	\$146,912,351	10.6%	\$ 523
2029	10	10,866	5.5%	\$85,463,140	6.2%	\$ 655
Later	33	93,651	47.3%	\$679,386,444	49.2%	\$ 605
Offices	107	197,923	100%	\$1,381,061,806	100%	581

(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 event though the ending date shown in it, is prior to September 30th 2025.

(4) Annualized rent means the contractual Base Rent as of September 3th, 2025 times 12.

(5) It considers all of Parque Tepeyac Contracts.

The lease spread in 3Q25 was 6.9% for the properties in our Current Operating Portfolio and 7.3% 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 3Q25 was calculated based on 18,969m². The lease spread for the Retail Properties in 3Q25 was calculated based on 16,027m².

Lease Spread	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25
Operating Portfolio	0.6%	-1.4%	3.0%	2.4%	1.8%	3.0%	7.5%	3.6%	7.1%	6.2%	5.1%	6.5%	6.4%	5.7%	4.6%	5.4%	7.3%	1.6%	6.9%
Retail properties and mixed-use retail	0.6%	-0.5%	3.7%	2.7%	2.0%	5.3%	5.1%	5.6%	6.8%	7.2%	5.2%	6.7%	7.0%	5.0%	7.0%	5.9%	10.2%	4.2%	7.3%



5. ESG Strategy

Executive ESG Summary

At Fibra Danhos, sustainability is a fundamental pillar of our strategy and the way we create value. We are convinced that responsible environmental, social, and corporate governance (ESG) management is essential to driving solid, long-term growth. Accordingly, we maintain open and transparent dialogue with our stakeholders, to whom we report on the most relevant progress of our ESG initiatives on a quarterly basis, in alignment with our strategic objectives. Our commitment is to continuously strengthen our performance and contribute positively to the environment in which we operate.

S&P Global CSA Rating

During the third quarter of 2025, we received the results of the S&P Global Corporate Sustainability Assessment (CSA), in which we achieved a score of 62, surpassing the international industry average. This outcome validates the consistency of our strategy and represents a significant milestone in our commitment to creating sustainable value for our investors, communities, and other stakeholders.

2025 Reporting Cycle

We also successfully completed our participation in the most relevant global ESG assessments, including MSCI, CDP, the United Nations Global Compact, and GRESB, in addition to S&P Global's CSA. Our active presence within these international frameworks strengthens Fibra Danhos' position against the leading sustainability standards and reaffirms our commitment to transparency and responsible long-term management.

Greenhouse Gas Emissions

Finally, in line with our goal of achieving net-zero carbon emissions by 2050, we initiated the process of integrating our power consumption sites into the Wholesale Electricity Market through a qualified supplier. This transition will allow us to access electricity with a lower emissions factor, reinforcing our decarbonization and energy efficiency strategy. The start of supply is scheduled for December 2026 and represents a decisive step toward the adoption of cleaner energy sources that support the fulfillment of our long-term environmental objectives.





6. Portfolio, Growth Plan, and Properties Under Renovation

6.1 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	1.3%	98.4%	302
2. Parque Delta	2005/2016 (expansion)	Benito Juárez, CDMX	70,710	5.9%	99.4%	2,880
3. Parque Duraznos	2000	Miguel Hidalgo, CDMX	17,130	1.4%	97.8%	898
4. Parque Las Antenas	2018	Iztapalapa, CDMX	110,124	9.2%	92.8%	4,281
5. Parque Lindavista	2006	Gustavo A. Madero, CDMX	41,642	3.5%	98.9%	2,316
6.1 Reforma 222 (Retail)	2007	Cuauhtémoc, CDMX	24,179	2.0%	99.5%	1,585
7.1 Parque Puebla	2017	Puebla, Puebla	71,455	6.0%	76.4%	3,222
7.2 Puebla (Hotel)	2019	Puebla, Puebla	9,596	0.8%	100.0%	70
8. Parque Tezontle	2007/2015 (expansion)	Iztapalapa, CDMX	68,324	5.7%	99.3%	3,151
9.1 Toreo Parque Central (Retail)	2014	Naucalpan, Estado de México	92,575	7.7%	98.0%	3,406
9.2 Toreo (Hotel)	2016	Naucalpan, Estado de México	17,297	1.4%	100.0%	400
10. Vía Vallejo	2016	Azcapotzalco, CDMX	84,301	7.0%	89.0%	4,499
15. Parque Tepeyac*	2022	Gustavo A. Madero, CDMX	44,763	3.7%	96.1%	1,780
Subtotal Retail			667,921	55.7%	94.0%	28,790
<i>Office</i>						
6.2 Reforma 222 (Office)	2007	Cuauhtémoc, CDMX	20,327	1.7%	60.3%	288
9.3 Toreo Offices	2016/2017	Naucalpan, State of Mexico	127,243	10.6%	62.8%	2,629
11. Parque Esmeralda	2000	Tlalpan, CDMX	34,151	2.8%	100.0%	1,636
12. Torre Virreyes	2015	Miguel Hidalgo, CDMX	68,786	5.7%	100.0%	2,285
13. Urbitec	2009	Miguel Hidalgo, CDMX	12,879	1.1%	26.8%	316
14. Parque Virreyes	1989	Miguel Hidalgo, CDMX	7,783	0.6%	88.3%	251
Subtotal Office			271,168	22.6%	75.5%	7,405
<i>Industrial</i>						
16 Parque Industrial Danhos Cuauhtitlán I	2024/2025	Cuauhtitlán, State of Mexico	207,482	17.3%	100.0%	0
18.1 Parque Industrial Danhos Palomas (building I)	2025	Cuauhtitlán, State of Mexico	52,182	4.4%	100.0%	0
Subtotal Industrial			259,664	21.7%	100.0%	0
Total Operating Portfolio			1,198,753	100.0%	91.2%	36,195
17. The Ritz-Carlton, Cancún, Punta Nizuc**	2028e	Cancún, Quintana Roo	NA	NA	NA	NA
18.2 Parque Industrial Danhos Palomas (building II)	2026e	Cuauhtitlán, State of Mexico	109,905	9.2%	100%	0
19. Parque Oaxaca	2027e	Oaxaca, Oaxaca	TBD	NA	NA	NA
Development Portfolio			109,905	9.2%	NA	NA
<i>Subtotal/ Weighted Average Retail</i>			667,921	55.7%	94.0%	28,790
<i>Subtotal/ Weighted Average Office</i>			271,168	22.6%	75.7%	7,405
<i>Subtotal/ Weighted Average Industrial</i>			259,664	21.7%	100.0%	NA
Total Operating and Development Portfolio			1,198,753	100%	91.2%	36,195

* Fibra Danhos is entitled to 50% of the ARB

** The property will feature 131 keys.

Expected Evolution of GLA (Operation vs. Development)

Fibra Danhos	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	3Q25
Operating Portfolio	45%	49%	60%	79%	88%	96%	96%	96%	96%	100%	100%	87%	91%
Development Portfolio	0%	28%	28%	21%	12%	4%	4%	4%	4%	0%	0%	13%	9%*
Total	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

Parque Industrial Danhos Cuautitlán I (Phase II) - Completed and delivered in September 2025

Fibra Danhos completed on schedule the second and final phase of Parque Industrial Cuautitlán I, which was delivered in June and is currently in a grace period through December 2025. This phase, with 104,290 m² of Gross Leasable Area, marks the culmination of the first fully developed industrial park by the Fibra. Together with the first phase, the project reaches a total Gross Leasable Area of 207,482 m². Designed under the highest sustainability standards, the complex has achieved LEED Gold Core & Shell certification and strengthens our presence in the CTT logistics corridor, one of the most dynamic regions with strong demand for industrial infrastructure.



Parque Industrial Danhos Palomas (building I) - Completed and delivered

As part of our growth strategy in the industrial sector, we have completed, commercialized, and delivered building 1 of Danhos Industrial Palomas, which offers 52,461 m² of Gross Leasable Area. Its strategic location within the CTT logistics corridor ensures optimal connectivity to the region's main transport routes, making it an ideal asset to serve the growing demand for logistics services. Designed under the highest sustainability standards, the project is currently in the process of obtaining LEED certification.

Parque Industrial Danhos Palomas (building I)

	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%



6.2 Growth Plan

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

The second building at Danhos Industrial Palomas marks an important milestone in the consolidation of our logistics strategy within the CTT corridor. It is a Build-to-Suit project totaling 110,000 m² for a national client, to be developed in three phases; the first phase, comprising 65,000 m², is currently under construction and scheduled for delivery in December 2026. This project reinforces Fibra Danhos' position as a developer of world-class industrial assets.

Danhos Industrial EdoMex III

At Danhos Industrial EdoM^éx III, our new development, we leased the first two buildings totaling approximately 210,000 m² and have already begun construction, marking significant progress within our industrial platform. The project, developed through a 50-50 joint venture with an unrelated third party, strengthens our presence in the logistics segment and is scheduled for the delivery of both buildings in the fourth quarter of 2026.

The Ritz-Carlton, Cancún, Punta Nizuc - Estimated Opening Date: 2027

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 126 residences in partnership with Beyond Ventures. The hotel, expected to begin operations in 2027, 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

	2Q25	As of September 30th 2025
The Ritz-Carlton, Cancún, Punta Nizuc	456,965,552	496,567,884

Parque Oaxaca

We continue to make progress in the development of a new shopping center in a strategic location in Ciudad Oaxaca, derived from the previously signed investment agreement. The project represents a significant opportunity, as there is currently no comparable commercial offering in the area, and we have identified a high level of interest from potential tenants. The groundbreaking and start of development are expected to take place in the fourth quarter of 2025.



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.