Danhos Industrial EdoMex III

Supplemental Operating and Financial Data
Second Quarter 2026
Fibra Danhos

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Fibra Danhos

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

Investor Relations Contact Information

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Earnings

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

Report	Release Date
Third Quarter, 2026	Tentatively, Thursday, October 22, 2026
Fourth Quarter, 2026	Tentatively, Thursday, February 25, 2027
First Quarter, 2027	Tentatively, Monday, April 26, 2027
Second Quarter, 2027	Tentatively, Thursday, July 29, 2027

Investor Conference Call Information

Phone Number:	+1 (877) 550 1707 from within the U.S.
	+1 (848) 488 9020 from outside the U.S.
Date:	Wednesday, July 22, 2026
Time:	10:00 am CDMX Time/12:00 pm EDT
ID:	DANHOS

Stock Information

Ticker: DANHOS13	2Q26	1Q26	4Q25	3Q25	2Q25
Closing price (high)	28.95	28.72	30.52	30.07	28.17
Closing price (low)	26.98	25.09	27.41	24.03	22.13
Average closing price	27.84	27.19	28.64	25.86	23.95
Closing price	28.71	28.48	28.06	28.20	24.53
Average daily trading volume (CBFIs)	332,386	1,450,213	281,664	923,575	877,095
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)	1,618,795,557	1,613,874,699	1,608,825,422	1,604,073,701	1,599,531,439
CBFIs with economic rights	1,618,795,557	1,613,874,699	1,608,825,422	1,604,073,701	1,599,531,439
Market capitalization (millions of pesos)	46,475.62	45,963.15	45,143.64	45,234.88	39,236.51

Analyst Coverage

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Message from our CEO

"Dear Investors,

I am pleased to share our results for the second quarter of 2026. Our portfolio continues to strengthen its position in the premium segment across high-value-added sectors and to deliver solid operating and financial performance. The retail segment maintains high occupancy levels, supported by domestic consumption; the industrial segment has benefited from logistics requirements associated with serving the greater Mexico City metropolitan area; while the office segment continues to show a positive trend, reflected in the steady improvement of our occupancy levels.

We continue to make progress in the execution of our development plan. During the quarter, we completed and delivered Building 2 at Danhos Industrial Palomas, which is already partially leased and has generated strong commercial interest in the remaining available space. In addition, construction of the first phase of Building 3 at Palomas and the first two buildings at EdoMex III remains on schedule, with delivery expected during the fourth quarter of the year. We also began construction of a third building at EdoMex III. Parque Oaxaca, for its part, has made significant progress in the construction phase; we have launched its leasing process and have already received letters of intent from prospective tenants. Finally, construction of The Ritz-Carlton, Cancun, Punta Nizuc continues in line with the established schedule.

On June 8, we successfully completed the issuance of two Sustainability-Linked Bonds (SLBs) in the local debt market for an aggregate amount of Ps. 2.1 billion. We experienced strong demand from debt investors for Fibra Danhos debt requirements, allowing us to significantly reduce the financial spread of the new issuances. The proceeds, together with bilateral credit facilities, were used to fully prepay the DANHOS16 bond ahead of its scheduled maturity, strengthening our debt maturity profile while preserving the financial flexibility required to continue executing our growth strategy.

As of the end of the second quarter of 2026, total revenues and Net Operating Income reached Ps. 2,050.5 million and Ps. 1,600.1 million, respectively, representing year-over-year increases of 9.4% and 8.5%. AFFO totaled Ps. 1,211.8 million, an 8.5% increase compared to the second quarter of 2025, equivalent to Ps. 0.75 per CBFI with economic rights. Consistent with our strategy, our Technical Committee approved maintaining a cash distribution of Ps. 0.45 per CBFI, enabling us to provide an attractive dividend yield while continuing to reinvest in our development portfolio to enhance value creation and support Fibra Danhos' sustainable long-term growth.

We remain optimistic about Mexico's long-term outlook and continue to operate with the discipline that has always distinguished us, allowing us to capitalize on the opportunities ahead. I would like to express my sincere gratitude to our employees for their invaluable dedication and commitment, as well as to our investors for the trust and confidence they continue to place in Fibra Danhos.

Salvador Daniel Kabbaz Zaga
CEO, Fibra Danhos

Fibra Danhos' Financial and Operating Evolution Snapshot

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

	For the three months ended			For the six months ended		
Financial Indicators	**June 30, 2026**	**June 30, 2025**	**Change % / Bps**	**June 30, 2026**	**June 30, 2025**	**Change % / Bps**
Total Revenue	**2,050,501,038**	**1,873,622,351**	**9.4%**	**3,972,219,650**	**3,629,530,892**	**9.4%**
Net Operating Income	**1,600,100,185**	**1,474,964,178**	**8.5%**	**3,122,696,206**	**2,858,009,371**	**9.3%**
EBITDA	1,357,571,041	1,245,104,132	9.0%	2,650,202,269	2,407,221,478	10.1%
Consolidated Net Income	1,638,259,258	1,045,886,330	56.6%	2,897,880,507	2,233,029,544	29.8%
Non-controlling interest in Net Income	81,965,692	83,994,731	-2.4%	151,553,995	174,163,347	-13.0%
Net Income	1,556,293,567	961,891,599	61.8%	2,746,326,512	2,058,866,196	33.4%
FFO	**1,038,869,415**	**985,595,744**	**5.4%**	**2,053,311,662**	**1,894,220,111**	**8.4%**
FFO AMEFIBRA	**1,177,272,127**	**1,114,471,320**	**5.6%**	**2,327,459,814**	**2,150,544,433**	**8.2%**
AFFO	**1,211,786,146**	**1,116,851,999**	**8.5%**	**2,440,379,263**	**2,178,758,106**	**12.0%**
Distribution to CBFI holders	728,458,001	719,789,148	1.2%	1,454,701,615	1,437,279,084	1.2%
CBFIs with economic rights (ER)	1,618,795,557	1,599,531,439	1.2%	1,616,335,128	1,596,976,760	1.2%
AFFO per CBFI with economic rights	**0.7486**	**0.6982**	**7.2%**	**1.5098**	**1.3643**	**10.7%**
NOI (exc. TAP) per CBFI with ER	0.9463	0.8772	7.9%	1.8438	1.7024	8.3%
Tenant Admission Payments per CBFI with ER	0.0251	0.0451	-44.3%	0.0516	0.0941	-45.1%
Distribution per CBFI with economic rights	**0.4500**	**0.4500**	**0.0%**	**0.9000**	**0.9000**	**0.0%**
Non-distributed AFFO per CBFI with ER	0.2986	0.2482	20.3%	0.6098	0.4643	31.3%
AFFO payout ratio	60.1%	64.4%	-433	59.6%	66.0%	-636

Key Figures from our Balance Sheet	**June 30, 2026**	**June 30, 2025**	**Change % / Bps**
Cash and cash equivalents[1]	491,820,988	392,960,076	25.2%
Recoverable taxes	71,978,986	148,431,603	-51.5%
Investment properties	81,087,497,106	75,260,762,909	7.7%
Total assets	**82,614,285,974**	**76,814,246,987**	**7.6%**
Total debt	11,600,000,000	9,850,000,000	17.8%
Total liabilities	**14,289,456,246**	**12,136,627,223**	**17.7%**
Total stockholders´ equity	**68,324,829,727**	**64,677,619,764**	**5.6%**
Loan-to-value (total debt/total assets)	**14.0%**	**12.8%**	**122**

[1] Cash and cash equivalents position as of June 30, 2026, amounted to Ps. 491.8 million, including Ps. 81.5 million corresponding to Trust Invex 3382 (Parque Tepeyac) and Ps. 74.9 million from Trust 8929/2025 (Parque Oaxaca), both of which are consolidated in Fibra Danhos' financial information.

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Operating Indicators	June 30, 2026	June 30, 2025	Change % / Bps
	For the three months ended		
Gross Leasable Area (000´ sqm)	1,311.6	1,191.3	10.1%
Gross Leasable Area Adjusted Fibra Danhos (000´ sqm) [1]	1,266.9	1,146.6	10.5%
Percentage interest in GLA attributable to Fibra Danhos	96.6%	96.2%	34
Occupancy Rate - Total Properties[1]	89.2%	90.7%	(146)
Occupancy Rate - Same Properties [2]	92.0%	88.6%	344
Average Monthly Fixed Rent per sqm	510.6	499.1	2.3%
Occupancy Cost	10.7%	11.0%	(29)
Renewal Rate	97.0%	98.1%	(106)
Visitor flow - Total Properties	31,981,762	32,723,561	(2.3%)
Delinquency Rate	0.62%	0.96%	(34)
Rent Loss	0.57%	0.29%	28
Lease Spread (Operating Portfolio)	4.6%	1.6%	301
Lease Spread (Retail Portfolio)	6.7%	4.2%	247

[1] Considers 50% of the GLA of Parque Tepeyac. [2] Does not include Danhos Industrial Palomas.

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Distribution	Generated	Payment date	Total Amount Ps.
Net Taxable Income distributed (100%)	2Q2026	August 13, 2026	442,070,128.59
Capital Reimbursement	2Q2026	August 13, 2026	286,387,872.06
Total amount distributed (Taxable income + Capital Reimbursement)			**728,458,000.65**

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Distribution	2Q26
Dividend declaration date	July 21, 2026
Ex-distribution date	August 12, 2026
Record Date	August 12, 2026
Dividend payment date	**August 13, 2026**

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Executive Summary

- Total revenues and Net Operating Income (NOI) reached Ps. 2,050.5 million and Ps. 1,600.1 million, respectively, representing year-over-year increases of 9.4% and 8.5% compared to the second quarter of 2025, primarily driven by the contribution from our new industrial developments, as well as lease renewals and contractual rent increments.
- AFFO totaled Ps. 1,211.8 million, an 8.5% increase compared to the second quarter of 2025, equivalent to Ps. 0.75 per CBFI with economic rights. The Technical Committee approved maintaining a cash distribution of Ps. 0.45 per CBFI, balancing cash distributions to our holders while continuing to reinvest capital to execute our development pipeline.
- Office occupancy increased by approximately 370 basis points compared to the same period of the previous year, reaching 79.6%, driven by the continued return to the office and tenants' growing preference for best-in-class properties in strategic locations. Retail occupancy remained strong at 94.6%, while the change in industrial occupancy reflects the addition of Building 2 at Palomas to the portfolio's leasable area.
- On June 8, 2026, we successfully completed the issuance of our second and third Sustainability-Linked Bonds (SLBs) for an aggregate amount of Ps. 2.1 billion through two fixed-rate issuances with five- and six-year maturities. The proceeds were used to refinance the DANHOS16 bond ahead of its scheduled maturity, extending the weighted average life of our debt and strengthening our debt maturity profile. Our Loan-to-Value (LTV) ratio stood at 14.0%.
- During the quarter, we were notified of our inclusion in the DJBIC MILA Pacific Alliance 2025 Index, becoming one of only 16 Mexican companies included in the index. This recognition further strengthens our position as a benchmark in ESG practices and reflects the strength of our sustainability strategy.
- We maintained a strong lease renewal rate of 97.0%, reaffirming the resilience of our portfolio and providing strong visibility into future cash flows.
- Our development pipeline continues to progress in line with the established schedule. During the quarter, we completed and delivered Building 2 at Danhos Industrial Palomas, where a world-class tenant commenced operations after leasing the initial 20,264 sqm. In addition, the first phase of Building 3 at Palomas and the first two buildings at Danhos Industrial EdoMex III made significant progress, with delivery expected in the fourth quarter of 2026. We also commenced construction of a third building of approximately 33,000 sqm at EdoMex III, while the Parque Oaxaca and The Ritz-Carlton, Cancun, Punta Nizuc projects continue to advance according to plan.

1. Financial information of Fibra Danhos

1.1 Consolidated statement of financial position

Fibra Danhos

Mexican Pesos	As of June 30, 2026	As of June 30 2025
Assets		
Current assets		
Cash and cash equivalents[1]	491,820,988	392,960,076
Accounts receivable and other	459,024,264	433,693,705
Accounts receivable from related parties	5,312,004	3,606,807
Recoverable taxes	71,978,986	148,431,603
Anticipated payments	258,270,451	328,973,021
Total current assets	**1,286,406,692**	**1,307,665,212**
Non-current assets		
Investment properties	79,218,064,572	74,780,260,357
Investments in Joint Ventures	1,869,432,535	480,502,552
Long-term accounts receivable	171,956,774	184,919,002
Right-of-use assets	5,668,399	10,827,881
Other assets	21,731,425	19,454,413
Machinery and equipment	20,731,328	14,019,422
Deferred income tax of subsidiary	20,294,249	16,598,148
Total non-current assets	**81,327,879,281**	**75,506,581,775**
Total assets	**82,614,285,974**	**76,814,246,987**
Current Liabilities		
Accounts Payable and Accrued Expenses	426,967,765	462,282,457
Rents Collected in Advance	65,866,350	34,697,415
Accounts Payable to Related Parties	247,508,900	255,634,484
Taxes Payable	40,972,865	44,371,792
Tenant Admission Payment, Net	231,156,978	261,068,245
Short-term Financial Liabilities	3,450,000,000	500,000,000
Interest Payable on Financial Liabilities	128,855,598	104,520,532
Short-term Lease Right of Use.	7,753,341	3,072,208
Total Current Liabilities	**4,599,081,797**	**1,665,647,133**
Non-current Liabilities		
Tenant Deposits	546,997,289	515,140,316
Tenant Admission Payment, Net	461,898,943	577,316,341
Employee Benefit Obligations	43,228,772	34,867,201
Long-term Financial Liabilities	8,121,400,224	9,332,242,575
Long-term Accounts Payable	8,299,226	-
Long-term Lease Liabilities	-	11,413,657
Long-term Accounts Payable to Related Parties	508,549,993	-
Total Non-current Liabilities	**9,690,374,449**	**10,470,980,090**
Total Liabilities	**14,289,456,246**	**12,136,627,223**
Stockholders' Equity		
Contributions from Trustors	37,878,136,881	38,552,745,485
Retained Earnings	27,648,838,694	23,620,615,182
Other Comprehensive Income	7,439,184	9,526,912
CBFIs Buyback Program	(168,090,485)	(168,090,485)
Non-controlling Interest	2,958,505,453	2,662,822,670
Total Stockholders´ Equity	**68,324,829,727**	**64,677,619,764**
Total Stockholders´ Equity & Liabilities	**82,614,285,974**	**76,814,246,987**

[1] Cash and cash equivalents position as of June 30, 2026, amounted to Ps. 491.8 million, including Ps. 81.5 million corresponding to Trust Invex 3382 (Parque Tepeyac) and Ps. 74.9 million from Trust 8929/2025 (Parque Oaxaca), both of which are consolidated in Fibra Danhos' financial information.

1.2 Consolidated income statement

Fibra Danhos	For the three months ended			For the six months ended		
Pesos	**June 30, 2026**	**June 30, 2025**	**Var. %**	**June 30, 2026**	**June 30, 2025**	**Var. %**
Base Rent	1,306,871,885	1,209,685,625	8.0%	2,584,377,842	2,393,621,655	8.0%
Overage	138,642,098	117,453,053	18.0%	245,706,124	212,544,945	15.6%
Tenant Admission Payments	68,180,315	71,795,451	(5.0%)	142,492,208	139,342,590	2.3%
Parking	202,253,340	171,320,213	18.1%	361,068,523	306,017,890	18.0%
Maintenance, operation, advertising & other	334,553,401	303,368,009	10.3%	638,574,952	578,003,812	10.5%
Total operating revenues	**2,050,501,038**	**1,873,622,351**	**9.4%**	**3,972,219,650**	**3,629,530,892**	**9.4%**
Maintenance, Operation, Advertising, and Other Expenses	327,517,050	284,601,665	15.1%	610,171,236	549,545,459	11.0%
Leasing Administration Fee	40,615,497	36,211,584	12.2%	78,251,005	72,687,777	7.7%
Property Tax	69,885,607	56,985,273	22.6%	131,272,989	114,214,191	14.9%
Insurance	12,382,698	20,859,651	(40.6%)	29,828,213	35,074,094	(15.0%)
Advisory Fee	195,768,608	182,173,681	7.5%	387,741,113	362,309,035	7.0%
Administrative Expenses	46,760,537	47,686,365	(1.9%)	84,752,824	88,478,858	(4.2%)
Total Operating Expenses	**692,929,997**	**628,518,220**	**10.2%**	**1,322,017,381**	**1,222,309,415**	**8.2%**
Financial Income	13,623,503	13,852,627	(1.7%)	26,508,714	32,580,837	(18.6%)
Interest Expenses	254,422,535	195,665,458	30.0%	484,448,658	377,437,997	28.4%
Foreign Exchange Gain – Net	(1,773,666)	(12,462,981)	(85.8%)	(4,126,950)	(15,907,045)	(74.1%)
Fair Value Adjustments of Investment Properties	525,527,917	(4,249,125)	NA	712,791,187	187,526,118	280.1%
Share of Results in Joint Ventures	2,267,002	692,865	227.2%	3,046,055	953,848	219.3%
Consolidated Net Income	**1,638,259,258**	**1,045,886,330**	**56.6%**	**2,897,880,507**	**2,233,029,544**	**29.8%**

1.3 Consolidated cash flow statements

Fibra Danhos	For the three months ended			For the six months ended		
Pesos	**June 30, 2026**	**June 30, 2025**	**Var. %**	**June 30, 2026**	**June 30, 2025**	**Var. %**
Consolidated Net Income	**1,638,259,258**	**1,045,886,330**	**56.6%**	**2,897,880,507**	**2,233,029,544**	**29.8%**
Adjustments to Income	(144,033,448)	427,880,671	(133.7%)	26,631,817	402,580,727	(93.4%)
Changes in Working Capital	26,819,631	(51,507,016)	(152.1%)	99,349,213	242,664,444	(59.1%)
Cash Flow from Operating Activities	**1,521,045,441**	**1,422,259,985**	**6.9%**	**3,023,861,538**	**2,878,274,715**	**5.1%**
Investment Properties	(598,493,675)	(735,111,571)	(18.6%)	(1,197,248,458)	(1,295,313,016)	(7.6%)
Acquisition of Machinery and Equipment	(10,437,126)	28,200	NA	(12,217,416)	28,200	NA
Payment for Investment in Joint Venture	(336,134,744)	(59,080,882)	468.9%	(592,097,332)	(134,081,460)	341.6%
Interest Received	13,623,503	13,852,627	(1.7%)	26,508,714	32,580,837	(18.6%)
Cash Flow from Investing Activities	**(931,442,042)**	**(780,311,627)**	**19.4%**	**(1,775,054,492)**	**(1,396,785,439)**	**27.1%**
Right-of-use assets	(1,998,051)	(2,372,374)	(15.8%)	(3,957,188)	(4,117,008)	(3.9%)
Interest Paid on Financial Liabilities and Capitalized Interest	(192,039)	(440,867)	(56.4%)	(422,992)	(806,164)	(47.5%)
Capital Reimbursement	(351,060,450)	(334,132,911)	5.1%	(597,582,359)	(609,375,832)	(1.9%)
Dividend Distribution	(375,183,165)	(383,357,025)	(2.1%)	(852,632,696)	(822,857,389)	3.6%
Proceeds from Borrowings	4,000,000,000	500,000,000	700.0%	4,950,000,000	500,000,000	890.0%
Debt Repayments	(3,400,000,000)	-	NA	(4,200,000,000)	-	NA
Non-controlling Interest Contributions in Oaxaca	55,863,894	-	NA	80,567,390	-	NA
Decrease in Non-controlling Interest in Tepeyac	(65,413,120)	(92,243,076)	(29.1%)	(130,445,844)	(205,538,488)	(36.5%)
Capital Reduction	(1,746,879)	-	NA	(1,746,879)	-	NA
Interest Paid on Lease Liabilities	(284,361,749)	(265,269,002)	7.2%	(474,105,159)	(436,523,098)	8.6%
Costs Paid for the Issuance of Financial Liabilities	(18,469,005)	-	NA	(18,469,005)	-	NA
Cash Flow from Financing Activities	**(442,560,564)**	**(577,815,255)**	**(23.4%)**	**(1,248,794,731)**	**(1,579,217,978)**	**(20.9%)**
(Decrease) Increase in Cash during the Period	**147,042,836**	**64,104,904**	**129.4%**	**12,314**	**(97,756,902)**	**NA**
Cash at the Beginning of the Period	344,778,151	328,826,970	4.9%	491,808,673	490,688,777	0.2%
Cash at the End of the Period	**491,820,987**	**392,931,875**	**25.2%**	**491,820,987**	**392,931,875**	**25.2%**

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2. Cash Distribution for the second quarter of 2026 and CBFI Reconciliation

Our Technical Committee authorized a distribution of Ps. 0.45 per CBFI with economic rights, totaling Ps. 728.5 million. Taxable income for the second quarter amounted to Ps. 442.1 million, while capital reimbursement totaled Ps. 286.4 million.

Per CBFI with economic rights		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Change %
1Q	AFFO	0.49	0.51	0.56	0.59	0.60	0.60	0.65	0.42	0.57	0.61	0.60	0.67	0.76	13.4%
	Distribution	0.44	0.48	0.52	0.56	0.58	0.61	0.00	0.40	0.58	0.60	0.45	0.45	0.45	0.0%
2Q	AFFO	0.47	0.58	0.62	0.61	0.66	0.70	0.39	0.53	0.65	0.62	0.68	0.70	0.75	7.2%
	Distribution	0.44	0.49	0.53	0.57	0.60	0.61	0.00	0.50	0.60	0.60	0.45	0.45	0.45	0.0%
3Q	AFFO	0.59	0.52	0.64	0.66	0.67	0.70	0.47	0.59	0.64	0.62	0.65	0.69		
	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		
4Q	AFFO	0.46	0.55	0.66	0.66	0.75	0.75	0.56	0.67	0.66	0.70	0.75	0.80		
	Distribution	0.45	0.51	0.54	0.58	0.61	0.63	0.60	0.58	0.62	0.45	0.45	0.45		
Total	**AFFO**	**2.00**	**2.16**	**2.48**	**2.52**	**2.68**	**2.75**	**2.07**	**2.20**	**2.52**	**2.55**	**2.67**	**2.85**		
	Distribution	**1.78**	**1.98**	**2.13**	**2.28**	**2.40**	**2.47**	**1.00**	**2.00**	**2.40**	**2.10**	**1.80**	**1.80**		

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

CBFIs Reconciliation	June 30, 2026	March 31, 2026	Change
CBFIs Issued	**1,642,383,510**	**1,642,383,510**	
CBFIs with economic rights	**1,618,795,557**	**1,613,874,699**	4,920,858
Initial Operating Portfolio CBFIs	604,372,398	604,372,398	
Initial Public Offering CBFIs (excluding overallotment option)	200,000,000	200,000,000	
Executed overallotment 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	246,512,047	241,591,189	4,920,858
Vía Vallejo CBFIs with economic rights	43,847,482	43,847,482	
CBFI Repurchase Program	-8,478,976	-8,478,976	
CBFIs in Treasury	**23,587,953**	**28,508,811**	(4,920,858)
Issued and undelivered CBFIs to be used as future fee payments	13,587,953	18,508,811	(4,920,858)
Undelivered issued CBFIs for future payments	10,000,000	10,000,000	

3. Earnings

Fibra Danhos	For the three months ended			For the six months ended		
Pesos	**June 30, 2026**	**June 30, 2025**	**Var. %**	**June 30, 2026**	**June 30, 2025**	**Var. %**
Base Rent	1,306,871,885	1,209,685,625	8.0%	2,584,377,842	2,393,621,655	8.0%
Overage	138,642,098	117,453,053	18.0%	245,706,124	212,544,945	15.6%
Tenant Admission Payments	68,180,315	71,795,451	(5.0%)	142,492,208	139,342,590	2.3%
Parking	202,253,340	171,320,213	18.1%	361,068,523	306,017,890	18.0%
Maintenance, operation, advertising and other	334,553,401	303,368,009	10.3%	638,574,952	578,003,812	10.5%
Total operating revenues	**2,050,501,038**	**1,873,622,351**	**9.4%**	**3,972,219,650**	**3,629,530,892**	**9.4%**
Maintenance, operation, advertising and other expense	327,517,050	284,601,665	15.1%	610,171,236	549,545,459	11.0%
Leasing Administration Fee	40,615,497	36,211,584	12.2%	78,251,005	72,687,777	7.7%
Property tax	69,885,607	56,985,273	22.6%	131,272,989	114,214,191	14.9%
Insurance	12,382,698	20,859,651	(40.6%)	29,828,213	35,074,094	(15.0%)
Total operating expenses	**450,400,853**	**398,658,174**	**13.0%**	**849,523,444**	**771,521,521**	**10.1%**
Net Operating Income (inc. TAP)	**1,600,100,185**	**1,474,964,178**	**8.5%**	**3,122,696,206**	**2,858,009,371**	**9.3%**
NOI margin (inc. TAP)	***78.0%***	***78.7%***	**(69)**	***78.6%***	***78.7%***	**(13)**
Net Operating Income (exc. TAP)	**1,531,919,870**	**1,403,168,726**	**9.2%**	**2,980,203,998**	**2,718,666,781**	**9.6%**
NOI margin (exc. TAP)	***77.3%***	***77.9%***	**(60)**	***77.8%***	***77.9%***	**(8)**
Advisory Fee	195,768,608	182,173,681	7.5%	387,741,113	362,309,035	7.0%
Administration Expenses	46,760,537	47,686,365	(1.9%)	84,752,824	88,478,858	(4.2%)
EBITDA (inc. TAP)	**1,357,571,041**	**1,245,104,132**	**9.03%**	**2,650,202,269**	**2,407,221,478**	**10.09%**
EBITDA margin (inc. TAP)	***66.2%***	***66.5%***	**(25)**	***66.7%***	***66.3%***	**40**
EBITDA (exc. TAP)	**1,289,390,726**	**1,173,308,681**	**9.9%**	**2,507,710,061**	**2,267,878,888**	**10.6%**
EBITDA margin (exc. TAP)	***65.0%***	***65.1%***	**(7)**	***65.5%***	***65.0%***	**50**
Interest income	13,623,503	13,852,627	(1.7%)	26,508,714	32,580,837	(18.6%)
Interest expense	254,422,535	195,665,458	30.0%	484,448,658	377,437,997	28.4%
Foreign exchange gain/loss - net	(1,773,666)	(12,462,981)	(85.8%)	(4,126,950)	(15,907,045)	(74.1%)
Adjustments to fair value of Investment Properties - net	525,527,917	(4,249,125)	NA	712,791,187	187,526,118	280.1%
Participation in results in joint ventures	2,267,002	692,865	227.2%	3,046,055	953,848	219.3%
Consolidated Net Income	**1,638,259,258**	**1,045,886,330**	**56.6%**	**2,897,880,507**	**2,233,029,544**	**29.8%**
Foreign Exchange Gain - Net	(3,253,541)	(20,498,482)	(84.1%)	(14,147,060)	(17,622,073)	(19.7%)
Fair Value Adjustment of Properties - Net	525,527,917	(4,249,125)	NA	712,791,187	187,526,118	280.1%
Bad debt estimate	(2,583,222)	1,736,326	(248.8%)	(2,583,222)	(4,304,112)	(40.0%)
Non-controlling Interest	81,965,692	83,994,731	(2.4%)	151,553,995	174,163,347	(13.0%)
Participation in results in joint ventures	(2,267,002)	(692,865)	227.2%	(3,046,055)	(953,848)	219.3%
FFO	**1,038,869,415**	**985,595,744**	**5.4%**	**2,053,311,662**	**1,894,220,111**	**8.4%**
Capital Expenditures						
Net Tenant Admission Payments	(27,506,515)	404,065	NA	(59,083,109)	10,858,409	NA
Net Prepaid Rents	3,667,836	(23,412,707)	NA	55,556,214	(39,464,532)	NA
Net Straight-line Rent	4,794,826	(4,306,829)	NA	10,023,812	(3,236,636)	NA
Net Accrued Property Taxes and Insurance	16,392,168	(5,670,617)	NA	44,482,672	23,446,710	89.7%
Net Advisory and Leasing Admin. Fee	175,568,417	164,242,344	6.9%	336,088,011	292,934,045	14.7%
AFFO	**1,211,786,146**	**1,116,851,999**	**8.5%**	**2,440,379,263**	**2,178,758,106**	**12.0%**

DANHOS FIBRA

Net Operating Income (Excluding TAPs)

Property	2Q26	2Q25	Var %	6M26	6M25	Var %
Parque Alameda	9,134,687	11,670,062	-21.7%	17,197,861	23,900,320	-28.0%
Parque Delta	180,094,658	160,062,262	12.5%	336,176,022	309,089,016	8.8%
Parque Duraznos	21,658,217	19,251,626	12.5%	43,851,165	38,369,751	14.3%
Parque Esmeralda	39,055,965	45,678,552	-14.5%	78,456,973	91,386,600	-14.1%
Parque Lindavista	111,503,426	104,745,597	6.5%	217,138,974	206,054,564	5.4%
Reforma 222 (retail)	51,774,107	46,069,666	12.4%	97,607,231	90,546,677	7.8%
Reforma 222 (office)	19,967,817	17,229,385	15.9%	39,179,345	35,150,020	11.5%
Parque Tezontle	137,229,240	125,722,092	9.2%	267,435,256	244,910,689	9.2%
Toreo Hotel	19,341,233	18,449,503	4.8%	38,394,390	37,149,174	3.4%
Urbitec	4,896,768	1,219,922	301.4%	9,808,792	3,549,080	176.4%
Parque Vía Vallejo	77,323,913	76,176,602	1.5%	148,136,339	138,489,404	7.0%
Torre Virreyes	164,076,338	175,861,180	-6.7%	323,255,648	340,056,758	-4.9%
Toreo Retail	127,164,921	121,470,666	4.7%	248,690,590	240,206,713	3.5%
Parque Las Antenas	130,340,951	121,373,344	7.4%	248,599,378	231,034,669	7.6%
Parque Puebla	70,659,550	59,350,907	19.1%	134,634,184	117,172,999	14.9%
Puebla Hotel	7,715,763	7,705,608	0.1%	15,292,439	15,289,235	0.0%
Toreo Offices	107,511,746	108,543,705	-1.0%	212,110,940	207,216,849	2.4%
Parque Virreyes	10,420,382	9,096,615	14.6%	20,902,228	16,777,068	24.6%
Parque Tepeyac	127,865,731	113,889,406	12.3%	248,568,181	224,697,172	10.6%
Total Properties	**1,417,735,414**	**1,343,566,701**	**5.5%**	**2,745,435,936**	**2,611,046,758**	**5.1%**

Fixed Rent + Overage

Property	2Q26	2Q25	Var %	6M26	6M25	Var %
Parque Alameda	11,726,866	14,191,800	-17.4%	23,719,083	29,216,246	-18.8%
Parque Delta	146,072,968	132,819,157	10.0%	278,923,985	260,311,666	7.2%
Parque Duraznos	20,855,904	19,199,978	8.6%	41,439,378	37,483,949	10.6%
Parque Esmeralda	42,488,264	48,630,974	-12.6%	84,976,528	97,261,948	-12.6%
Parque Lindavista	89,052,963	85,143,494	4.6%	175,544,923	169,394,420	3.6%
Reforma 222 (retail)	45,714,361	41,715,952	9.6%	88,566,130	82,830,664	6.9%
Reforma 222 (office)	21,688,572	20,602,597	5.3%	42,550,345	41,178,096	3.3%
Parque Tezontle	117,229,443	112,830,954	3.9%	232,006,316	221,962,655	4.5%
Toreo Hotel	19,521,649	18,883,550	3.4%	39,043,298	37,767,100	3.4%
Urbitec	6,875,095	3,466,625	98.3%	12,941,502	7,444,434	73.8%
Parque Vía Vallejo	83,132,801	78,270,384	6.2%	157,233,789	150,242,233	4.7%
Torre Virreyes	164,102,072	178,456,298	-8.0%	323,476,910	343,526,879	-5.8%
Toreo Retail	112,959,497	110,601,267	2.1%	222,861,743	219,812,009	1.4%
Parque Las Antenas	118,120,655	112,616,519	4.9%	227,574,231	216,392,284	5.2%
Parque Puebla	66,808,996	60,926,285	9.7%	127,587,088	118,351,753	7.8%
Puebla Hotel	7,584,165	7,584,165	0.0%	15,168,330	15,168,330	0.0%
Toreo Offices	114,420,400	107,465,246	6.5%	223,929,971	216,060,847	3.6%
Parque Virreyes	12,089,918	10,039,596	20.4%	23,585,893	19,265,447	22.4%
Parque Tepeyac	118,230,713	108,209,416	9.3%	235,865,979	218,201,206	8.1%
Total Properties	**1,318,675,302**	**1,271,654,255**	**3.7%**	**2,576,995,422**	**2,501,872,165**	**3.0%**

3.2 Debt

Our leverage ratio stands at 14.0% (total debt / total assets). Our debt maturities are scheduled for June 2027 (DANHOS17), August 2030 (DANHOS23L), June 2031 (DANHOS26L), and May 2032 (DANHOS26-2L). Additionally, we have two credit facilities with BBVA México, both certified as green facilities, which allow us to benefit from savings in our financing margin. The first is a secured revolving long-term credit facility with a total commitment of up to Ps. 3.5 billion. The second is a short-term credit facility for Ps. 1.595 billion. Furthermore, we have a revolving long-term credit facility with Inbursa with a total commitment of up to Ps. 1.5 billion.

1. **DANHOS17**: 2,500,000,000 (two billion five hundred million 00/100 Mexican pesos) with a fixed nominal rate issued for a 10-year period with an 8.54% coupon rate (Mexican 10-year bond yield + 169 basis points).
2. **DANHOS23L**: 2,500,000,000.00 (two billion five hundred million 00/100 Mexican pesos) with a fixed nominal rate issued for a 7-year period with a 10.67% coupon rate (Interpolated Mexican government bond 2029-2031+145 basis points).
3. **DANHOS26L**: 1,050,000,000.00 (one billion fifty million 00/100 Mexican pesos) with a fixed nominal rate issued for a 5-year period with a 9.74% coupon rate (Mexican government bond due 2031+120 basis points).
4. **DANHOS26-2**L: 1,050,000,000.00 (one billion fifty million00/100 Mexican pesos) with a fixed nominal rate issued for a 6-year period with a 9.98% coupon rate (Mexican government bond due 2032+125 basis points).
5. BBVA México Short-Term Credit: MXN 950,000,000.00 (Nine hundred and fifty million 00/100 Mexican pesos) at a rate of TIIEF+ applicable margin.
6. BBVA México Long-Term Credit Line: MXN: 2,050,000,000.00 (Two billion fifty million 00/100 Mexican pesos) at a rate of TIIE28d + applicable margin.
7. Inbursa Long-Term Credit Line: MXN: 1,500,000,000.00 (One billion five hundred million 00/100 Mexican pesos) at a fixed rate.

Debt	Institution / Issuance	Currency	Rate Type	Interest Rate/Spread	Issuance/ Disposition	Maturity	Tenor (years)	Balance
Cebures	Local (DANHOS 17)	MXN	Fixed	8.54%	10-jul -17	28-jun-27	1.00	2,500,000,000
Cebures	Local (DANHOS 23L)	MXN	Fixed	10.67%	18-aug 23	09-aug-30	4.12	2,500,000,000
Cebures	Local (DANHOS 26L)	MXN	Fixed	9.74%	8-jun-26	2-jun-31	4.94	1,050,000,000
Cebures	Local (DANHOS 26-2L)	MXN	Fixed	9.98%	8-jun-26	31-may-32	5.94	1,050,000,000
S.T Credit Facility	BBVA México	MXN	Floating	TIIEF + applicable margin	16-jun-26	21-jul-26	0.06	950,000,000
L.T Credit Facility	BBVA México	MXN	Floating	TIIE28+applicable margin	26-may-25	07-apr-29	2.78	2,050,000,000
L.T Credit Facility	Inbursa	MXN	Fixed	9.74%	8-jun-26	2-jun-31	4.94	750,000,000
L.T Credit Facility	Inbursa	MXN	Fixed	9.98%	8-jun-26	31-may-32	5.94	750,000,000
			Average	**9.20%**		**Average**	**3.29**	**11,600,000,000**

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

Covenants as of June 30th, 2026	Fibra Danhos	Limit	Status
Loan to Value (total debt/total assets)	14.0%	50%	OK
Leverage level	1.21x	2.0x	OK
Secured debt limit	0%	40%	OK
Debt service coverage ratio (AFFO)	4.54x	1.5x min	OK
Unencumbered assets to unsecured debt	687%	150%	OK

3.3 Leverage and Debt Service Coverage Index (CNBV)

Leverage as of June 30, 2026:

Leverage	(million pesos)
Publicly traded debt + financing	11,600
Total Assets	82,614
Loan to Value (total debt/total assets)	**14.0%**

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 service coverage index ("ICDt") (in thousands):

	Period	
Cash and cash equivalents (exc. restricted cash)	As of June 30, 2026	491,820,988
Recoverable VAT	Σ next 4 quarters	33,447,068
Estimated operating profit after payment of distributions	Σ next 4 quarters	4,536,450,880
Revolving credit facilities that are committed, irrevocable and undrawn	As of June 30, 2026	2,095,000,000
Subtotal 1		**7,156,718,935**
Amortization of interest derived from financing	Σ next 4 quarters	1,067,405,000
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		**3,947,405,000**
Debt service coverage ratio (subtotal 1 / subtotal 2)		**1.81**

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 June 30, 2026:

Type of Business	As of June 30, 2026,
Clothing and Footwear	30.3%
Entertainment	18.2%
Department Stores	16.7%
Food	12.4%
Services	9.6%
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 June 30th, 2026, the ten largest tenants in terms of Fixed Rent represented approximately 22.1% of our Fixed Rent and about 32.4% of the GLA of our Current Operating Portfolio. No individual tenant accounted for more than 4.2% of the Fixed Rent or more than 5.2% 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	5.2%	12,903,805	3.0%
Retail clothing	49,567	4.4%	9,431,633	2.2%
Entertainment	45,289	4.0%	3,625,919	0.8%
Department stores, telecommunications, financial services and specialty retail	39,932	3.5%	11,287,866	2.6%
Lodging	37,408	3.3%	11,417,290	2.7%
Office	34,826	3.1%	14,382,509	3.4%
Entertainment	34,704	3.1%	18,104,883	4.2%
Retail clothing	22,478	2.0%	181,169	0.0%
Entertainment	22,417	2.0%	7,513,521	1.8%
Entertainment	21,565	1.9%	6,046,762	1.4%
Total	**366,421**	**32.4%**	**94,895,358**	**22.1%**

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 June 30, 2026:

Lease expiration year (1)	Number of Expiring Leases	Square Meters of Expiring Leases (2)	Percentage of Property Leased Square Meters	Annualized Base Rent of Expiring Leases (4)	% of Property Annualized Base Rent of Expiring	Annualized Monthly Base Rent (Ps./sqm)
2026	487	141,534	16.7%	$838,359,982	18.3%	$494
2027	531	148,229	17.4%	$943,966,010	20.6%	$531
2028	448	165,281	19.4%	$857,853,379	18.7%	$433
2029	230	99,224	11.7%	$524,838,317	11.5%	$441
2030	131	78,036	9.2%	$497,698,528	10.9%	$531
Later	129	216,930	25.5%	$910,736,956	19.9%	$350
Indefinite (3)	10	670	0.1%	$8,013,491	0.2%	$997
Total(5)	**1,966**	**849,903**	**100%**	**$4,581,466,663**	**100%**	**$449**

(1) Certain lease agreements commence on the date the leased premises are delivered, which may not have been determined as of the date of this report and may occur after the lease agreement is signed. Accordingly, certain leases may expire in a year later than the one shown.
(2) Refers to the leased area.
(3) Lease contracts that are generating rent even though the ending date shown in it, is prior to June 30, 2026.
(4) Annualized rent means the contractual Base Rent as of June 30, 2026 times 12.
(5) It considers all of Parque Tepeyac Contracts.
(6) Does not include expirations related to Industrial Projects.

As of June 30, 2026, the GLA-weighted average remaining lease term of the lease agreements for the properties in our Current Operating Portfolio is approximately 4.5 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 4.5 and 8.2 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	473	122,973	19.2%	$716,330,655	22.3%	$485
2027	512	122,613	19.1%	$748,266,651	23.3%	$509
2028	427	141,296	22.0%	$709,501,012	22.1%	$418
2029	217	87,150	13.6%	$434,830,084	13.6%	$416
2030	101	36,900	5.8%	$185,443,452	5.8%	$419
Later	111	129,609	20.2%	$404,553,182	12.6%	$260
Indefinite (3)	10	670	0.1%	$8,013,491	0.2%	$997
Retail (5)	**1,851**	**641,211**	**100%**	**$3,206,938,526**	**100%**	**$417**
2026	14	18,561	8.9%	$122,029,327	8.9%	$548
2027	19	25,616	12.3%	$195,699,359	14.2%	$637
2028	21	23,985	11.5%	$148,352,367	10.8%	$515
2029	13	12,074	5.8%	$90,008,233	6.5%	$621
2030	30	41,137	19.7%	$312,255,076	22.7%	$633
Later	18	87,320	41.8%	$506,183,774	36.8%	$483
Offices	**115**	**208,693**	**100%**	**$1,374,528,137**	**100%**	**$549**

(1) Certain lease agreements commence on the date the leased premises are delivered, which may not have been determined as of the date of this report and may occur after the lease agreement is signed. Accordingly, certain leases may expire in a year later than the one shown.
(2) Refers to the leased area.
(3) Lease contracts that are generating rent even though the ending date shown in it, is prior to June 30, 2026.
(4) Annualized rent means the contractual Base Rent as of June 30, 2026 times 12.
(5) It considers all of Parque Tepeyac Contracts.
(6) Does not include expirations related to Industrial Projects.

The lease spread in 2Q26 was 4.6% for the properties in our Current Operating Portfolio and 6.7% 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 2Q26 was calculated based on 31,746m². The lease spread for the Retail Properties in 2Q26 was calculated based on 28,854m².

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

5. Portfolio, Growth Plan, and Properties Under Renovation

5.1 Portfolio

Fibra Danhos' Portfolio	Opening Year	State / Municipality	GLA	% of GLA	Occupancy	Parking Spaces
Retail						
1. Parque Alameda	2003	Cuauhtémoc, Mexico City	15,825	1.3%	99.0%	302
2. Parque Delta	2005/2016 (expansion)	Benito Juárez, Mexico City	73,162	5.8%	99.3%	2,880
3. Parque Duraznos	2000	Miguel Hidalgo, Mexico City	17,130	1.4%	97.1%	898
4. Parque Las Antenas	2018	Iztapalapa, Mexico City	110,063	8.7%	92.7%	4,281
5. Parque Lindavista	2006	Gustavo A. Madero, Mexico City	41,632	3.3%	99.2%	2,316
6.1 Reforma 222 (Retail)	2007	Cuauhtémoc, Mexico City	24,174	1.9%	99.6%	1,585
7.1 Parque Puebla	2017	Puebla, Puebla	71,457	5.7%	81.8%	3,222
7.2 Puebla (Hotel)	2019	Puebla, Puebla	9,596	0.8%	100.0%	70
8. Parque Tezontle	2007/2015 (expansion)	Iztapalapa, Mexico City	68,346	5.4%	98.1%	3,151
9.1 Toreo Parque Central (Retail)	2014	Naucalpan, State of Mexico	92,562	7.3%	97.3%	3,406
9.2 Toreo (Hotel)	2016	Naucalpan, State of Mexico	17,297	1.4%	100.0%	400
10. Vía Vallejo	2016	Azcapotzalco, Mexico City	84,328	6.7%	89.2%	4,499
15. Parque Tepeyac*	2022	Gustavo A. Madero, Mexico City	44,766	3.5%	97.7%	1,780
Subtotal Retail			**670,338**	**53.0%**	**94.6%**	**28,790**
Office						
6.2 Reforma 222 (Office)	2007	Cuauhtémoc, Mexico City	20,327	1.6%	66.0%	288
9.3 Toreo Offices	2016/2017	Naucalpan, State of Mexico	127,518	10.1%	67.4%	2,629
11. Parque Esmeralda	2000	Tlalpan, Mexico City	34,151	2.7%	100.0%	1,636
12. Torre Virreyes	2015	Miguel Hidalgo, Mexico City	68,786	5.4%	99.9%	2,285
13. Urbitec	2009	Miguel Hidalgo, Mexico City	12,879	1.0%	50.4%	316
14. Parque Virreyes	1989	Miguel Hidalgo, Mexico City	7,783	0.6%	95.3%	251
Subtotal Office			**271,443**	**21.4%**	**79.6%**	**7,405**
Industrial						
16 Parque Industrial Danhos Cuautitlán I	2024/2025	Cuautitlán, State of Mexico	207,482	16.4%	100.0%	NA
18.1 Danhos Industrial Palomas (Building 1)	2025	Cuautitlán, State of Mexico	52,182	4.1%	100.0%	NA
18.3 Danhos Industrial Palomas (Building 2)	2026	Cuautitlán, State of Mexico	65,436	5.2%	31.0%	NA
Subtotal Industrial			**325,099**	**25.7%**	**86.1%**	**NA**
Total Operating Portfolio			**1,266,881**	**100.0%**	**89.2%**	**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
19. Parque Oaxaca ***	2027e	Oaxaca, Oaxaca	TBD	0.0%	NA	NA
20.1 Danhos Industrial EdoMex III (Building 1) *	2026e	State of Mexico	52,436	3.5%	100.0%	NA
20.2 Danhos Industrial EdoMex III (Building 2) *	2026e	State of Mexico	52,401	3.5%	100.0%	NA
20.3 Danhos Industrial EdoMex III (Building 3) *	2027e	State of Mexico	16,497	1.1%	NA	NA
Total Development Portfolio			**231,239**	**15.5%**	**NA**	**NA**
Subtotal/ Weighted Average Retail			670,338	44.7%	94.6%	28,790
Subtotal/ Weighted Average Office			271,443	18.1%	79.6%	7,405
Subtotal/ Weighted Average Industrial			325,099	21.7%	86.1%	NA
Subtotal/ Weighted Average Development			231,239	15.4%	NA	NA
Total Operating and Development Portfolio			**1,498,119**	**100.0%**	**89.2%**	**36,195**

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

Expected Evolution of GLA (Operation vs. Development)

Fibra Danhos	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2Q26
Operating Portfolio	79%	88%	96%	96%	96%	96%	100%	100%	87%	81%	85%
Development Portfolio	21%	12%	4%	4%	4%	4%	0%	0%	13%	19%	15%*
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

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

Danhos Industrial Palomas (Building 2) - Finished

Danhos Industrial Palomas Building 2 has been completed and delivered, with operations commencing for a world-class tenant that has leased the initial 20,264 m². The remaining leasable area continues to be actively marketed, supported by strong market interest. This project represents an important milestone in the consolidation of Fibra Danhos' industrial platform and further strengthens our presence in one of the country's leading logistics corridors.

5.2 Growth Plan

Danhos Industrial Palomas (Building 3) - Expected Delivery 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%**	**73.2%**
Excavation and Foundation	20.0%	98.0%
Civil Works	50.0%	80.0%
Installation and Equipment	22.0%	40.0%
Finishes and Facades	8.0%	60.0%

Danhos Industrial EdoMex III (Buildings 1, 2 & 3) - Expected Delivery Date: Buildings 1 and 2: Fourth Quarter 2026; Building 3: First Quarter 2027

Danhos Industrial EdoMex III, our newest industrial development, lease agreements were executed for the first two buildings, which together comprise approximately 210,000 m². In addition, we commenced construction of a third building with an approximate gross leasable area of 33,000 m², designed to the highest specifications to meet the growing demand in the industrial market. This project, developed through a 50/50 joint venture with an unrelated third party, further strengthens our presence in this segment. The first two buildings are scheduled for delivery during the fourth quarter of 2026, while the third building is expected to be delivered during the first quarter of 2027.

Parque Industrial Danhos EdoMex III		*Building 1*	*Building 2*	*Building 3*
	Contribution	Work Progress	Work Progress	Work Progress
Total	**100.0%**	**75.3%**	**96.4%**	**13.1%**
Excavation and Foundation	20.0%	98.0%	100.0%	60.0%
Civil Works	50.0%	83.0%	97.0%	0.0%
Installation and Equipment	22.0%	55.0%	96.0%	5.0%
Finishes and Facades	8.0%	26.0%	85.0%	0.0%

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

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

Investment in Joint Ventures

	As of June 30, 2026
The Ritz-Carlton, Cancún, Punta Nizuc	735,580,929

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

Sustainability remains a fundamental pillar of Fibra Danhos' business strategy. Promoting transparency and communicating our environmental, social, and governance (ESG) performance to all our stakeholders is one of our core commitments. Accordingly, each quarter we share the most relevant sustainability developments, aligned with our strategic objectives and targets, reinforcing our position as a leading real estate company in ESG performance.

Fibra Danhos Joins the DJBIC MILA Pacific Alliance Index

During the second quarter, we were notified of our inclusion in the DJBIC MILA Pacific Alliance 2025 Index, becoming one of only 16 Mexican companies included in this benchmark. This milestone recognizes our commitment to ESG best practices and further strengthens our position as one of the leading sustainability-focused real estate issuers in the region.

Validation of Our Science-Based Target

The Science Based Targets initiative (SBTi) validated our 2035 near-term emissions reduction target, confirming that it is aligned with the pathway required to limit global warming to 1.5°C.

Our validated target includes the following commitments:

1. Reduce the emissions intensity (tCO_2e/m^2) of Scope 1, Scope 2, and Scope 3 operational emissions from owned and leased buildings, including downstream leased assets, by 80%.
2. Reduce the embodied emissions intensity of new buildings associated with capital goods (Scope 3) by 54.1%.
3. Reduce absolute Scope 3 greenhouse gas emissions from waste generated in our operations by 37.5%.

Additional information is available on the Science Based Targets initiative website.

2025 Integrated Annual Report

As part of our ongoing commitment to transparency, we published our 2025 Integrated Annual Report, providing stakeholders with a comprehensive overview of our ESG performance. Among the year's most significant achievements, the proportion of women serving on our Technical Committee increased from 17% to 25%; 16.6% of our electricity consumption was supplied through renewable energy sources; and the emissions intensity of our Scope 1 and Scope 2 greenhouse gas emissions declined by 34.2% compared to our 2019 baseline. The report also introduces new environmental performance targets, including sourcing more than 80% of our electricity consumption from clean and renewable energy by 2035, increasing treated water production at our wastewater treatment plants by 15% by 2035, and reducing non-recoverable waste generated by our operations by 15% by 2030.

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

EBITDA: Earnings before 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 paid to unrelated third 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 certificates issued by the company, including certificates held on treasury as reserves.

Outstanding CBFIs (BMV): Certificates 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 related to negative or positive changes, respectively, in the fair value of assets recognized in results, the realized foreign exchange gain or loss during the period, and non-controlling interests.

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

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

Lease Spread: Compares 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 paid to unrelated third parties; net financial revenues/expenses; taxes attributable to the Management Subsidiary; and (ii) adding or subtracting, as applicable, any adjustments relating to changes in the market value of assets reflected in results.

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

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

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

Renewal Rate: 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.