Fibra Danhos

Investor Relations Presentation

3Q 2026

Disclaimer

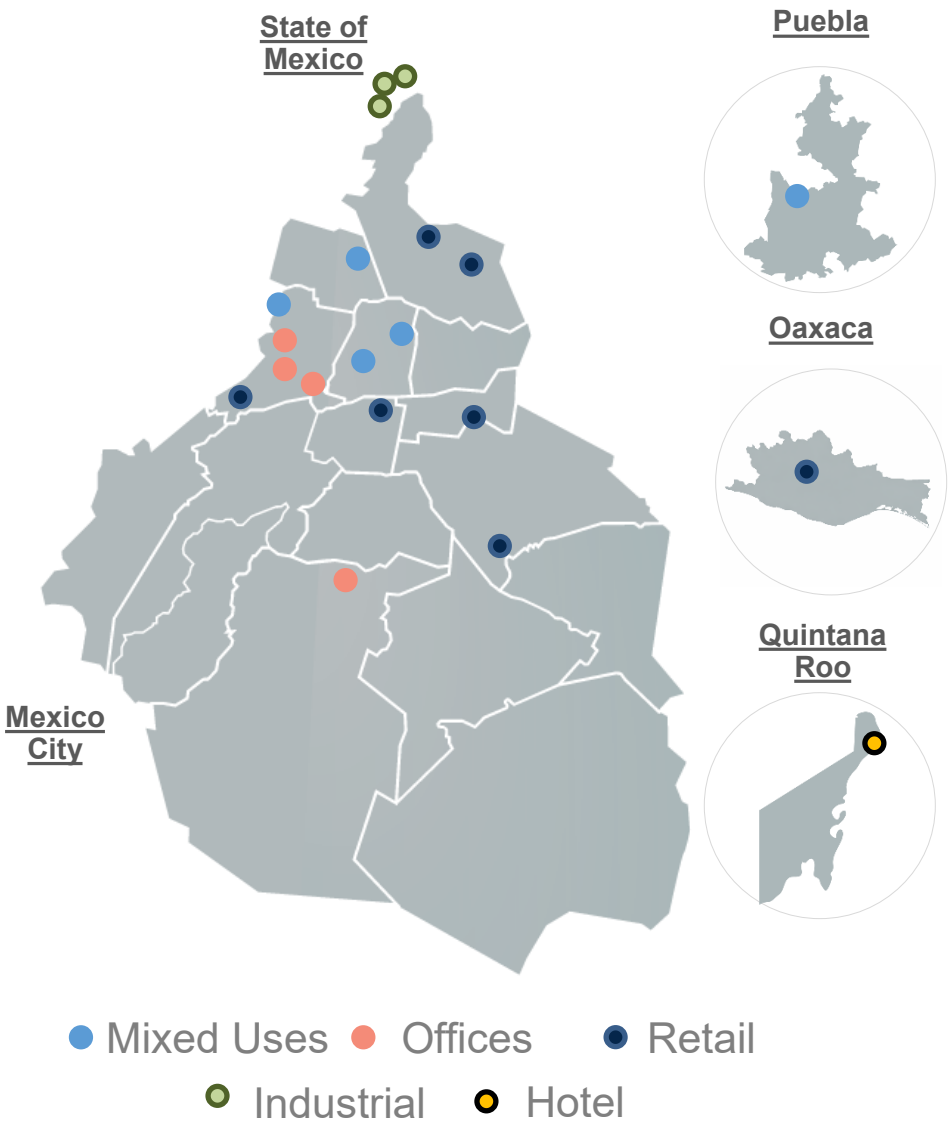
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Why Fibra Danhos?

- **Excellent track record of real estate development,** complemented by a growing industrial platform that drives growth and profitability in a sustainable manner.
- **Solid balance sheet:** strong financial structure with low leverage (14.1% LTV).
- **Premier-quality assets** across the retail, office, industrial, and hospitality sectors. Focused on quality over quantity through selective development in strategic locations.
- **High exposure to a growing middle class and domestic consumption.**
- **Strong alignment of incentives.** The Control Trust holds ~45% of the CBFIs.
- **Investment properties represent ~99% of total assets.**
- **Stable cash flow generation.**
- **Resilient portfolio** with solid operating metrics and stability in NOI margins.
- **Efficient operations, supported by strict expense control.**
- **Robust corporate governance,** in line with best corporate practices.

Premier Quality & Iconic Properties



18
Operating Properties

6
Properties in Development

5 Markets
(CDMX, State of Mexico, Puebla, Quintana Roo, Oaxaca)

1,321,920*
Square Meters of GLA

90.2%
Portfolio Occupancy

14.1%
CAGR since IPO**

** Considers only the 50% of GLA attributable to Fibra Danhos.* **Estimated as of year-end 2026.

Fibra Danhos' Milestones

2013 — Fibra Danhos was listed on the Mexican Stock Exchange (BMV) with an initial portfolio of nine properties.



2014 — Opening of the retail component of Toreo Parque Central.



2015 — Opening of Torre Virreyes and expansion of Parque Tezontle.



2016 — Opening of Vía Vallejo, the hotel component and Office Towers B and C at Toreo Parque Central, and the expansion of Parque Delta.

2017 — Parque Puebla opens, along with Office Tower A at Toreo Parque Central.



2018 — Opening of Parque Las Antenas.



2019 — Parque Puebla's hotel component opens.



2022 — Opening of Parque Tepeyac and the renovation of Parque Duraznos.

2023 — Expanded into the industrial and high-end tourism sectors.



2024 — Building 1 at Parque Industrial Danhos Cuautitlán I opens.



2025 — Building 2 at Parque Industrial Danhos Cuautitlán I and Building 1 at Danhos Industrial Palomas open.



2026 — Building 2 at Danhos Industrial Palomas opens.

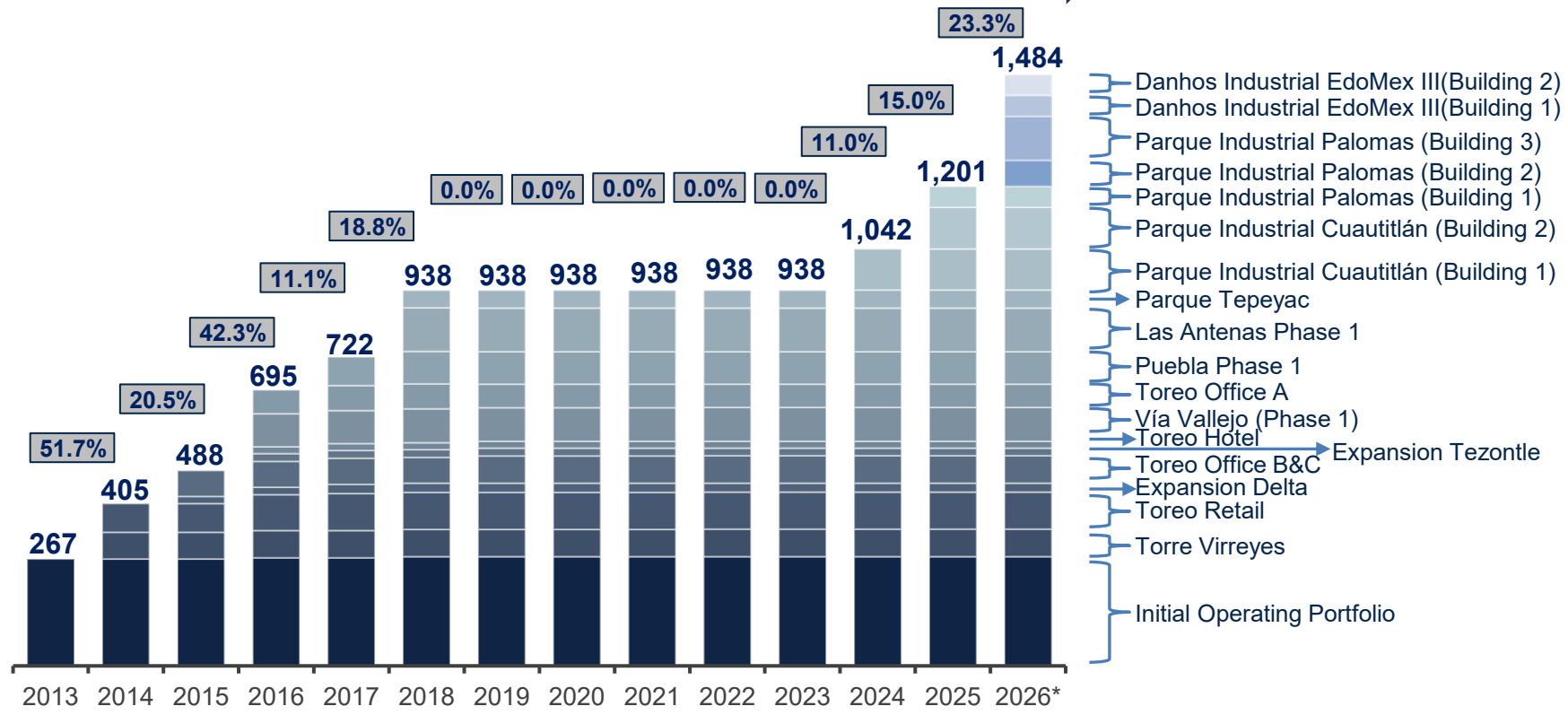
Evolution of our Operating Portfolio

Increase in GLA throughout the years

- We have nearly quintupled our GLA since our Initial Public Offering (2013).
- We carefully evaluate potential investment opportunities that could add value to our portfolio, **timing is key**.

14.1% CAGR

4.6x Δ GLA



** Figures projected as of year-end 2026*

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

Fibra Danhos' Financial and Operating Indicators

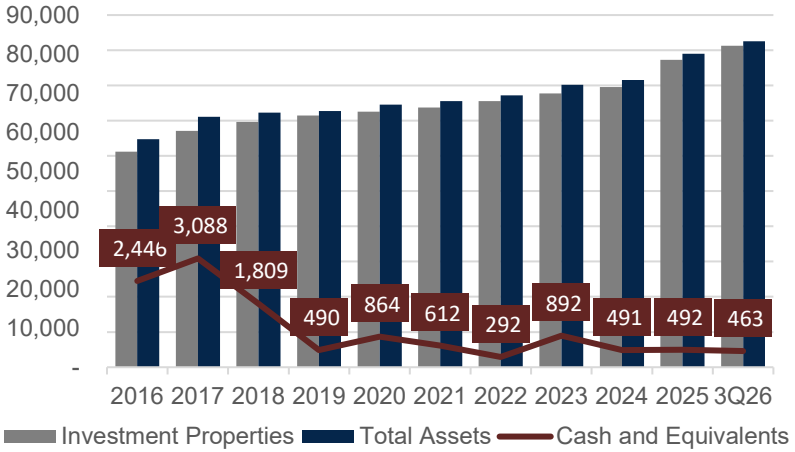
Financial Indicators	For the three months ended			For the nine months ended		
	Sept. 30, 2026	Sept. 30, 2025	Δ YoY Pbs	Sept. 30, 2026	Sept. 30, 2025	Δ YoY Pbs
Total Revenue	2,062,870,749	1,899,612,840	8.6%	6,035,090,399	5,529,143,733	9.2%
Net Operating Income	1,598,761,871	1,492,179,924	7.1%	4,721,458,077	4,350,189,295	8.5%
EBITDA	1,359,708,366	1,267,964,209	7.2%	4,009,910,635	3,675,185,686	9.1%
Consolidated Net Income	1,140,592,225	1,482,514,775	(23.1%)	4,038,472,732	3,715,544,318	8.7%
Non-controlling interest in Net Income	86,943,368	77,479,323	12.2%	238,497,363	251,642,670	(5.2%)
Net Income	1,053,648,857	1,405,035,452	(25.0%)	3,799,975,368	3,463,901,648	9.7%
FFO	1,011,676,270	1,010,221,211	0.1%	3,064,987,932	2,904,441,321	5.5%
AFFO	1,177,748,132	1,099,624,006	7.1%	3,618,127,395	3,278,382,112	10.4%
AFFO per CBFI with economic rights	0.7254	0.6855	5.8%	2.2352	2.0498	9.0%
Distribution per CBFI with Economic Rights	0.4500	0.4500	0.0%	1.3500	1.3500	0.0%
Percentage of AFFO Distributed	62.0%	65.6%	(361)	60.4%	65.9%	(546)

Operating Indicators	September 30, 2026	September 30, 2025	ΔYoY
Adjusted Gross Leasable Area – Operating Portfolio (thousand sqm)[1]	1,321.9	1,198.8	10.3%
Fibra Danhos' Ownership Interest in Operating Portfolio GLA	93.0%	96.4%	(337)
Occupancy Rate – Operating Portfolio[1]	90.2%	91.2%	(95)
Occupancy Rate – Same-Property Operating Portfolio[2]	93.0%	91.2%	185
Average Monthly Fixed Rent per m² (Retail and Office)	515.9	507.2	1.7%
Past-Due Receivables	0.8%	0.8%	4
Lease Spread (Operating Portfolio)	8.4%	6.9%	150

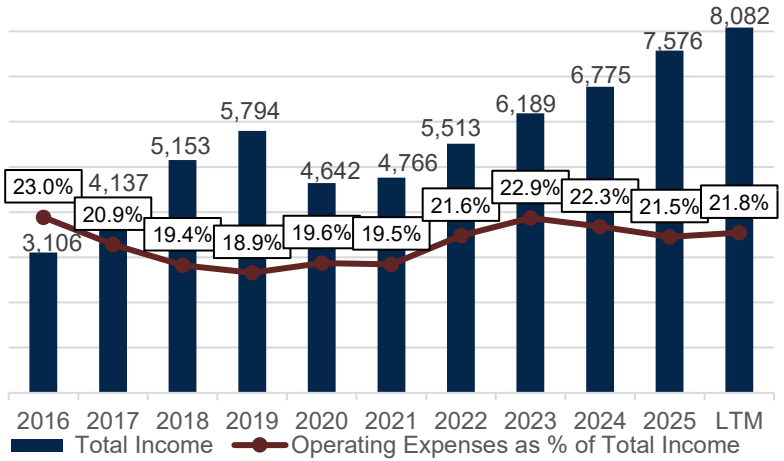
[1] Includes 50% of the GLA of Parque Tepeyac and Danhos Industrial EdoMex III (Building 2). [2] Excludes Building 2 of Danhos Industrial Palomas and Building 2 of Danhos Industrial EdoMex III.

Key Financial Indicators

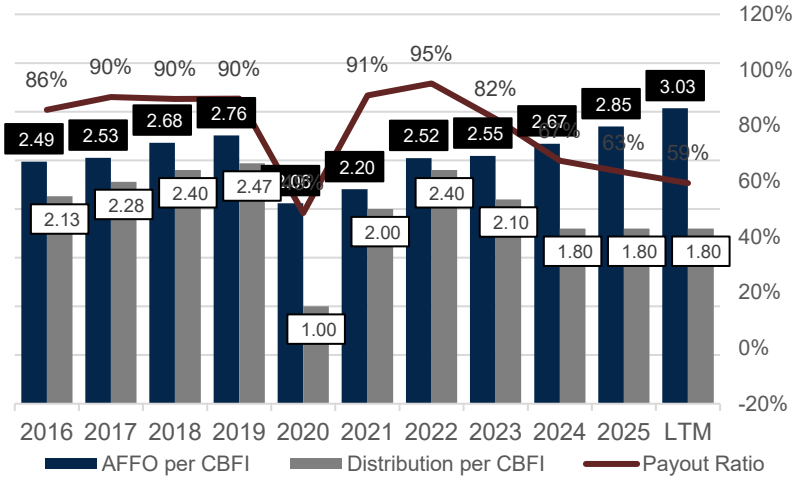
Total Assets, Investment & Cash



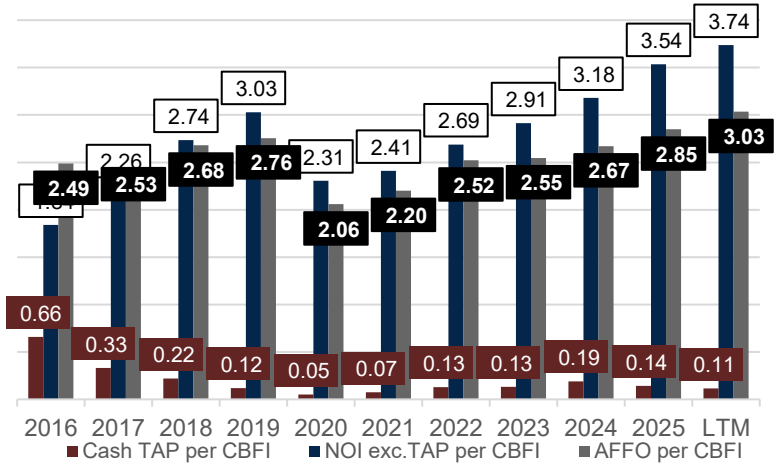
NOI & Operating Costs



AFFO & Distribution per share

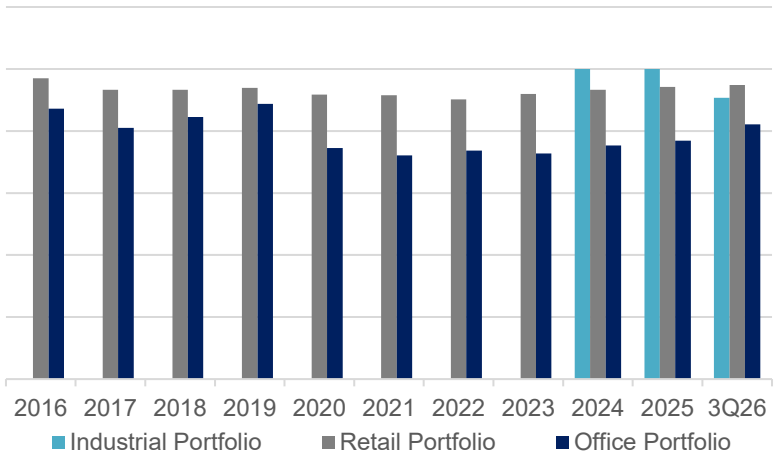


AFFO, NOI & Cash TAPs per share

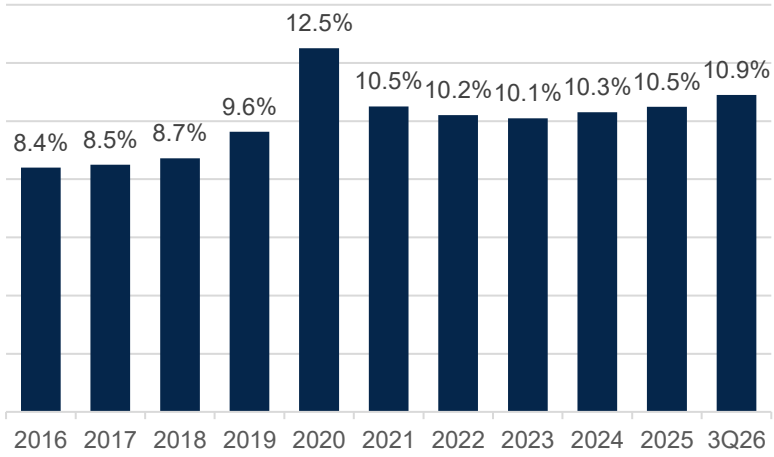


Key Operating Indicators

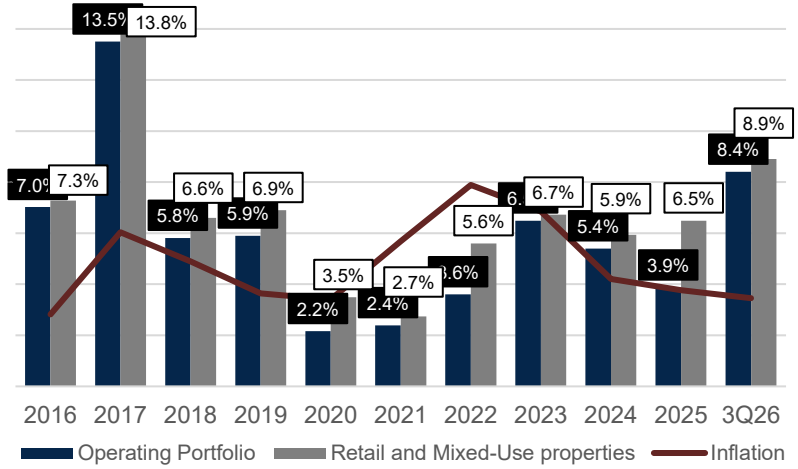
Occupancy by Property Type



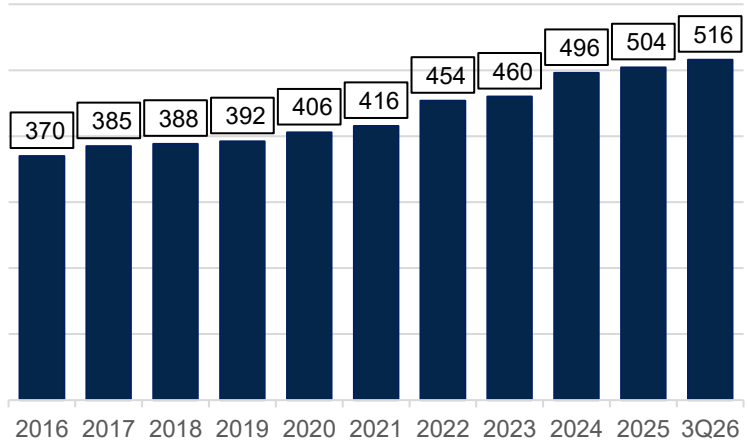
Occupancy Cost



Lease Spread

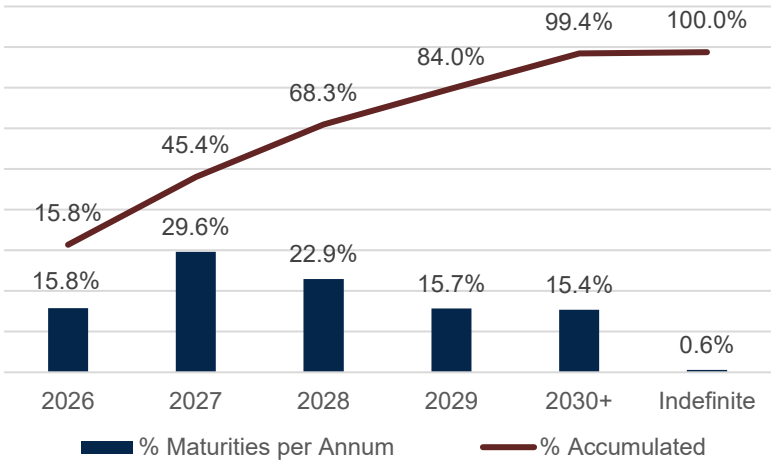


Avg. Monthly Fixed Rent per Square Meter



Key Operating Indicators*

Lease Contract Maturities per Year

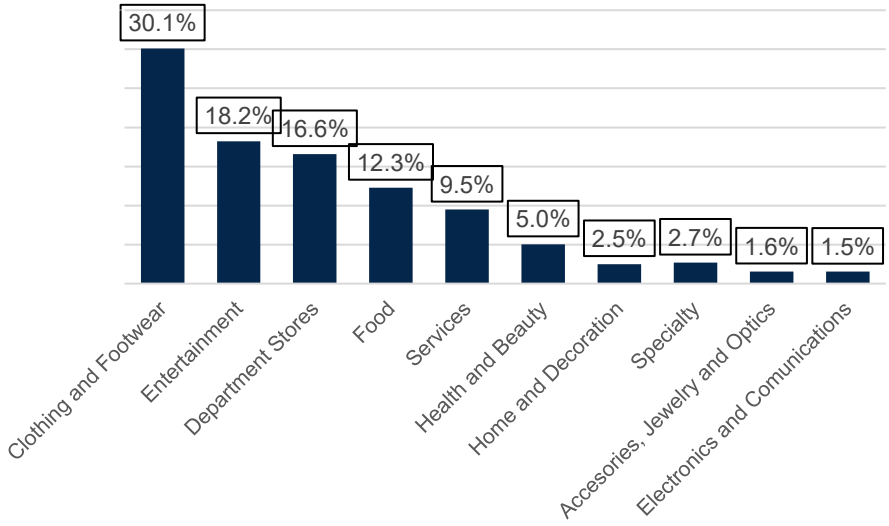


Concentration by Main Tenants

	GLA	Fixed Rent**	% GLA	% F.R.
TOP 5	211,180	48,972,019	24%	12%
TOP 10	350,597	95,646,123	41%	24%

Liverpool INDITEX ¡Recórcholis! Grupo Axo H&M Alsea

Retail Tenant Mix



Key takeaways

- We have maintained a lease renewal rate of 97.0%.
- No single tenant represents more than 4.7% of Fixed Rent or more than 6.8% of the GLA attributable to our Current Operating Portfolio.
- We have a total of 1,971 active lease agreements with a diversified tenant base.

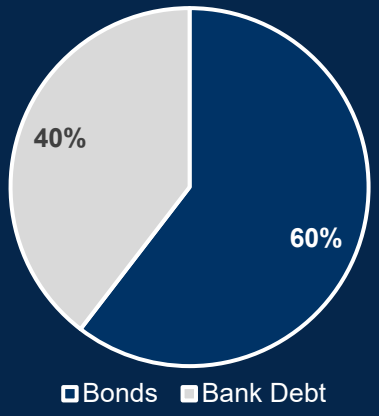
** Excludes the industrial portfolio ** Thousands of pesos*

Debt Profile

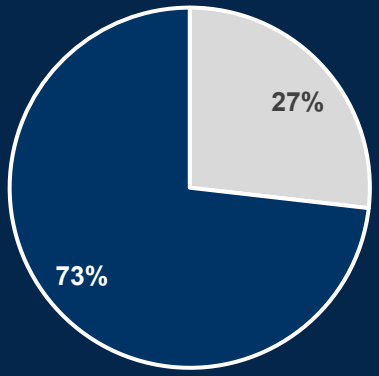
Fibra Danhos Outstanding Debt

Debt	Lender / Issuance	Currency	Interest Rate	Issue Date	Maturity Date	Remaining Term	Outstanding Balance
Cebures	Local (DANHOS 17)	MXN	8.54%	10-jul-17	28-jun-27	0.75	2,500,000,000
Cebures	Local (DANHOS 23L)	MXN	10.67%	18-ago-23	9-ago-30	3.91	2,500,000,000
Cebures	Local (DANHOS 26L)	MXN	9.74%	8-jun-26	2-jun-31	4.74	1,050,000,000
Cebures	Local (DANHOS 26-2L)	MXN	9.98%	8-jun-26	31-may-32	5.75	1,050,000,000
Short-Term Credit Facility	BBVA México	MXN	TIIEF + applicable margin	29-sept-26	3-nov-26	0.09	1,100,000,000
Long-Term Credit Facility	BBVA México	MXN	TIIE28+applicable margin	26-may-25	07-abr-29	2.56	2,050,000,000
Long-Term Credit Facility	Inbursa	MXN	9.74%	8-jun-26	2-jun-31	4.74	750,000,000
Long-Term Credit Facility	Inbursa	MXN	9.98%	8-jun-26	31-may-32	5.75	750,000,000
			9.15%		**Average**	**3.05**	**11,750,000,000**

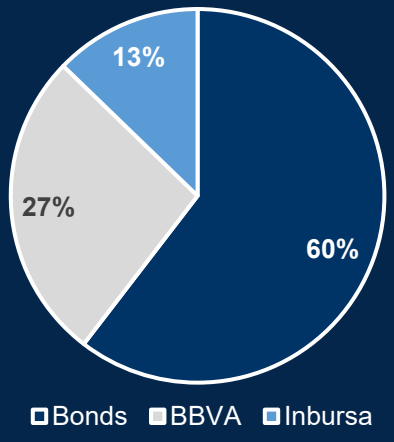
Debt Composition by Type



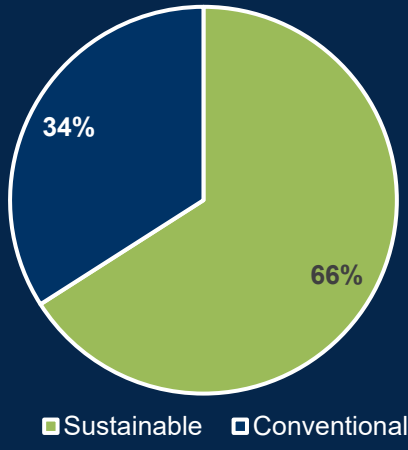
Interest Rate Mix



Debt by Lender



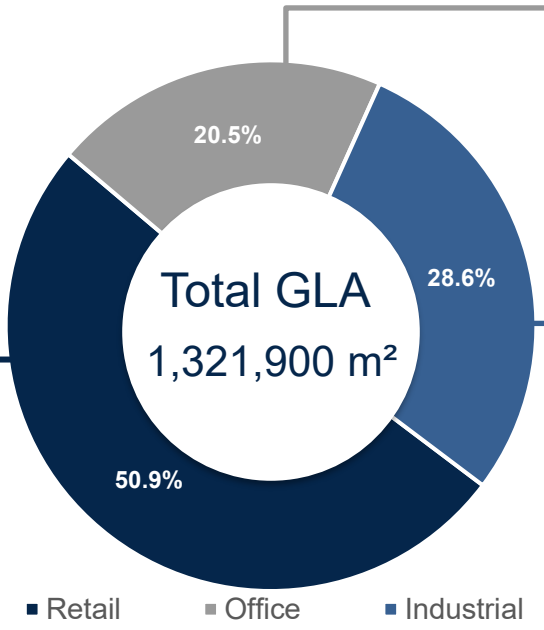
Debt by Label



Fibra Danhos' Operating Portfolio

Retail Portfolio	
GLA	672,812 m²
Occupancy Rate	94.8%
WALT*	2.7 years

Office Portfolio	
GLA	271,608 m²
Occupancy Rate	82.2%
WALT*	4.4 years



Industrial Portfolio	
GLA	377,500 m²
Occupancy Rate	88.0%
WALT*	9.5 years

Portfolio Occupancy

90.2% Total Properties

Includes 50% of the GLA of Tepeyac and EdoMex III.

Portfolio Highlights

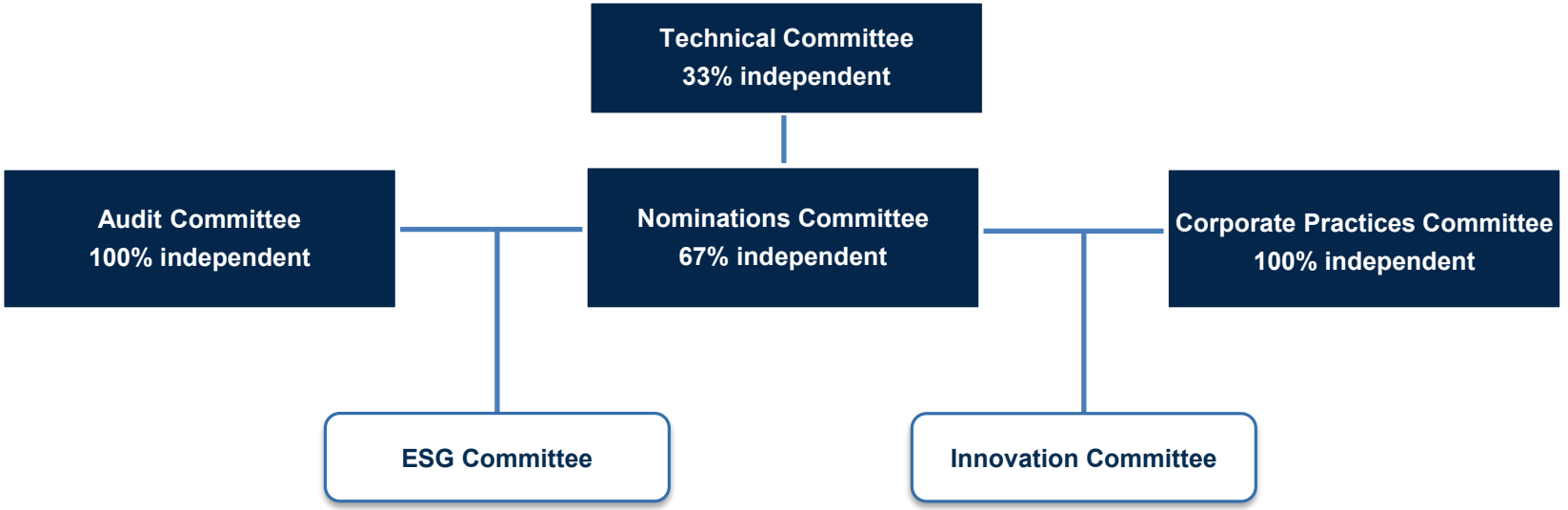
130 million annual visitors to our shopping malls

31.0% of the portfolio's total area is LEED certified

0.8% of our accounts receivable are past due for more than 60 days

*Weighted Average Lease Term (WALT)

Corporate Governance



The Technical Committee, Fibra Danhos' highest governing body, is composed of 12 members, 4 of whom are independent (33.3%).

ADVISORY AND MANAGEMENT FEE STRUCTURE

ADVISORY FEE

- 1.0% of the value of Investment Properties.
- Paid in CBFIs at the period's VWAP.
- Exclusive advisor to Fibra Danhos.

MANAGEMENT FEE

- 2.0% of collected revenues.
- Recorded within NOI as an operating cost.

Fibra Danhos' ESG Commitments and Strategy

Progress and Commitments

80%
of our office portfolio's GLA is LEED O+M v4.1 certified.

MXN 4,600 million
in Sustainability-Linked Bonds (SLBs) issued, reinforcing our commitment to our sustainability goals.

16 Mexican Companies
Fibra Danhos was included in the Dow Jones Best-in-Class MILA Pacific Alliance Index 2025, recognizing our sustainability performance.

20%
of our electricity demand is targeted to be covered by our installed solar capacity.

Scope 1 + 2
We have an ESG data intelligence platform to measure our emissions.

25%
of our Technical Committee members are women, reinforcing our commitment to gender diversity.

Memberships and Recognitions

Developments Completed in 3Q2026

Danhos Industrial EdoMex III – Building 1: Completed; Building 2: Completed and Delivered

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



Developments Completed in 3Q2026

Danhos Industrial Palomas (Building 3) – First Phase Completed

With the completion of the first phase of Building 3, Fibra Danhos has finalized the development of Danhos Industrial Palomas in its current configuration, with only the planned future expansions of this building remaining. The first phase comprises 65,000 sqm of a Build-to-Suit project for a domestic client, which is expected to reach a total of 109,905 sqm across three phases. Designed to meet the client's specific operational requirements, this project strengthens our logistics infrastructure offering in the CTT corridor. In parallel, we continue advancing the process of obtaining LEED Gold Core & Shell certification, in line with our commitment to sustainability and operational efficiency.



Development Portfolio

Danhos Industrial EdoMex III (Buildings 3 and 4) – Building 4: 4Q2026; Building 3: 2Q2027

Danhos Industrial EdoMex III, our third industrial park, continues to make progress in its development and leasing activities. The first two buildings are fully leased; as previously mentioned, Building 2 has already been delivered, while Building 1 is scheduled for delivery in the fourth quarter of 2026. Additionally, we have signed a lease agreement covering approximately 48% of the GLA of Building 4, which will comprise approximately 33,000 sqm and is also expected to be delivered in the fourth quarter of 2026. Meanwhile, development of Building 3 continues, with a projected GLA of approximately 65,000 sqm and completion expected in early 2Q2027.





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

Development Portfolio

The Ritz-Carlton, Cancún, Punta Nizuc

Fibra Danhos, together with Marriott International, FibraHotel, and Beyond Ventures, announced the signing of The Ritz-Carlton brand for the development project in the Yucatán Peninsula. Located in Punta Nizuc, within Cancún's Hotel Zone, the property will feature a 131-key luxury hotel, owned by a trust established between Fibra Danhos and FibraHotel, as well as approximately 126 residences developed in partnership with Beyond Ventures. The hotel, expected to begin operations in 2028, will pursue LEED certification and will be operated by Marriott International. The project will be designed by the renowned architecture firms Lissoni & Partners and Cherem Arquitectos.





Parque Oaxaca

We continue to make progress on the development of our new shopping center, strategically located in the city of Oaxaca. The limited supply of comparable retail space in the area, together with the interest expressed by prospective tenants, supports the project's attractiveness and its potential to expand our presence in this market. Construction began in the fourth quarter of 2025, representing a new avenue for growth within our retail portfolio.

Fibra Danhos' Portfolio

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

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