



Torre Virreyes

**Supplemental Operating and Financial Data
First Quarter 2023
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 commercial 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.

Investor Relations Contact Information

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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> |
|----------------------|--|
| Second Quarter, 2023 | Tentatively, Thursday, July, 20th 2023 |
| Third Quarter, 2023 | Tentatively, Thursday, October, 19th 2023 |
| Fourth Quarter, 2023 | Tentatively, Thursday, February, 15th 2023 |
| First Quarter, 2024 | Tentatively, Thursday, April, 25th 2024 |

Investor Conference Call Information

| | |
|---------------|---|
| Phone Number: | +1 (866) 952 8559 from within the U.S. +1 (785) 424 1743 from outside the U.S. |
| Date: | Friday, April 21st, 2023 |
| Time: | 10:00 am CDMX time/12:00 pm ET |
| ID: | DANHOS |

Stock Information

| <u>Ticker: DANHOS13</u> | <u>1Q23</u> | <u>4Q22</u> | <u>3Q22</u> | <u>2Q22</u> | <u>1Q22</u> |
|---|---------------|---------------|---------------|---------------|---------------|
| Closing price (high) | 24.98 | 24.50 | 24.33 | 24.90 | 25.22 |
| Closing price (low) | 23.47 | 22.87 | 22.68 | 20.52 | 21.97 |
| Average closing price | 24.38 | 23.70 | 23.52 | 23.23 | 23.83 |
| Average daily trading volume (CBFIs) | 244,785 | 672,200 | 468,320 | 363,906 | 1,230,047 |
| Issued CBFIs | 1,642,383,510 | 1,552,383,510 | 1,552,383,510 | 1,552,383,510 | 1,552,383,510 |
| Outstanding CBFIs (BMV) | 1,545,386,778 | 1,538,526,726 | 1,531,508,931 | 1,524,600,510 | 1,518,458,041 |
| CBFIs with economic rights | 1,545,386,778 | 1,538,526,726 | 1,520,394,170 | 1,503,485,749 | 1,487,343,280 |
| Market capitalization (millions of pesos) | 37,073.83 | 36,001.53 | 37,062.52 | 34,212.04 | 35,896.35 |

Analyst Coverage

Company:

Barclays
Bank of America Merrill Lynch
BBVA México
Bradesco BBI
BTG Pactual
Credit Suisse
Goldman Sachs
J.P. Morgan
ITAU BBA
Monex
Morgan Stanley
Nau Securities
Santander
Signum Research

Analyst:

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Carlos Peyrelongue
Francisco Chávez
Rodolfo Ramos
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Comments from our CEO

“Dear Investors,

I am very pleased to announce positive figures and trends in our portfolio. Inflows, in general terms, have reported increases in both pedestrian and vehicular traffic, in addition to the organic growth generated by our new shopping center Parque Tepeyac. The latter is in a stabilization process; however, at the end of the first quarter it showed a robust occupancy level. This positive trend is expected to continue in the coming quarters, including the development of phase 2 of the project, the Entertainment and Cultural Center, which will continue to enrich the property's entertainment and recreation offerings. On the other hand, it is a pleasure to inform you of the great effect we have observed in the affluence of Parque Duraznos after being remodeled, generating an innovative, modern and functional proposal. With this, we ratify our commitment to maintain our properties in the best possible conditions.

Consolidated revenues and NOI reached Ps. 1,448.2 million and Ps. 1,132.5 million, respectively, showing increases of 11.2% and 7.8% compared to the same period of the previous year. Likewise, AFFO of Ps 939.5 million showed a growth of 11.7% compared to the same period last year. This amount represents Ps 0.61 AFFO per CBFi with economic rights. As every year, first quarter cash flow is compromised by the payment of property taxes, insurance policies, as well as recurring uses of cash including debt service, dividend distributions, and capital expenditures. The distribution determined by our Technical Committee for this quarter was Ps.0.60 per CBFi.

Our leverage ratio at the end of the quarter was 9.3%, in line with our strategy of maintaining a conservative debt level. Likewise, with our sustainability goals, and as a result of various initiatives in our properties, we achieved our goal of reducing energy consumption in our portfolio, which resulted in a reduction in the financial margin of our green credit line.

Once again, I would like to thank the Fibra Danhos' team for their effort and commitment, as well as the trust of our investors. Finally, I would like to reiterate our commitment to continue analyzing options that meet the established eligibility criteria and that allow us to generate value to our portfolio, as well as maximize the return for our investors, always maintaining assets of the highest quality and sustainability standards.”

Salvador Daniel Kabbaz Zaga
CEO, Fibra Danhos



Fibra Danhos' Financial and Operating Evolution Snapshot

The financial data of Fibra Danhos for the three months ended March 31, 2023, 2022 and 2021 derives from our consolidated financial statements. Our financial statements were prepared in conformance 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.

| Fibra Danhos Financial Indicators | For the three months ended | | | |
|---|----------------------------|----------------------|----------------------|----------------|
| | March, 31st 2023 | March, 31st 2022 | March, 31st 2021 | Change % / Bps |
| Total Revenue | 1,448,207,578 | 1,302,299,868 | 1,026,081,415 | 11.2% |
| Net Operating Income | 1,132,486,999 | 1,050,331,090 | 846,464,090 | 7.8% |
| EBITDA | 930,452,687 | 863,193,557 | 661,660,469 | 7.8% |
| Consolidated Net Income | 804,607,405 | 777,900,030 | 598,409,908 | 3.4% |
| Non-controlling interest in Net Income | 28,630,933 | - | - | NA |
| Net Income | 775,976,472 | 777,900,030 | 598,409,908 | -0.2% |
| FFO | 764,365,118 | 786,830,176 | 583,299,253 | -2.9% |
| AFFO | 939,449,099 | 840,987,534 | 612,406,341 | 11.7% |
| FFO AMEFIBRA | 932,216,262 | 949,863,225 | 745,529,756 | -1.9% |
| Distribution to CBFi holders | 927,232,067 | 862,659,102 | 585,100,863 | 7.5% |
| CBFIs with economic rights (ER) | 1,545,386,778 | 1,487,343,280 | 1,462,752,158 | 3.9% |
| AFFO per CBFi with economic rights | 0.6079 | 0.5654 | 0.4187 | 7.5% |
| NOI (exc. TAP) per CBFi with ER | 0.6912 | 0.6556 | 0.5197 | 5.4% |
| Tenant Admission Payments (Cash) with ER | 0.0295 | 0.0259 | 0.0134 | 14.1% |
| Distribution per CBFi with economic rights | 0.6000 | 0.5800 | 0.4000 | 3.4% |
| Non-distributed AFFO per CBFi with ER | 0.0079 | (0.0146) | 0.0187 | -154.3% |
| AFFO payout ratio | 98.7% | 102.6% | 95.5% | -388 |

| Key Figures from our Balance Sheet | March, 31st 2023 | March, 31st 2022 | March, 31st 2021 | Change % / Bps |
|--|-----------------------|-----------------------|-----------------------|----------------|
| Cash and cash equivalents ¹ | 358,343,132 | 407,302,061 | 378,202,677 | -12.0% |
| Recoverable prepaid taxes, mainly VAT | 488,777,184 | 344,107,321 | 241,941,045 | 42.0% |
| Investment properties | 68,416,345,022 | 66,736,975,897 | 65,508,222,517 | 2.5% |
| Total assets | 70,058,634,455 | 68,304,522,943 | 67,110,401,325 | 2.6% |
| Total debt | 6,505,000,000 | 5,910,000,000 | 5,730,000,000 | 10.1% |
| Total liabilities | 8,560,252,066 | 7,557,308,933 | 7,453,116,781 | 13.3% |
| Total stockholders' equity | 61,498,382,389 | 60,747,214,010 | 59,657,284,544 | 1.2% |
| Loan-to-value (total debt/total assets) | 9.3% | 8.7% | 8.5% | 63 |

¹ Cash and cash equivalents position as of March 31, 2023 of 358.3 million pesos includes 136.7 million pesos corresponding to the Invex 3382 Trust (Parque Tepeyac) and consolidated in Fibra Danhos' financial information.



Fibra Danhos

For the three months ended

| Operating Indicators | March, 31st 2023 | March, 31st 2022 | March, 31st 2021 | Change % / Bps |
|---|------------------|------------------|------------------|----------------|
| Gross Leasable Area (000´ sqm) | 984.1 | 891.5 | 891.8 | 10.4% |
| Gross Leasable Area Adjusted Fibra Danhos (000´ sqm) ¹ | 939.3 | 891.5 | 891.8 | 5.4% |
| Percentage of Participation in ARB Fibra Danhos (000´ sqm) | 95.5% | 100% | 100% | 450 |
| Occupancy Total Properties | 85.3% | 85.2% | 85.2% | 9 |
| Average Monthly Fixed Rent per sqm | 468.1 | 407.9 | 386.6 | 14.8% |
| Occupancy Cost | 11.5% | 11.9% | 13.0% | -3.6% |
| Renewal Rate | 96.9% | 97.9% | 97.1% | -105.4 |
| Visitor flow - Total Properties | 22,357,829 | 20,795,810 | 11,278,409 | 7.7% |
| Delinquency Rate | 2.05% | 3.69% | 5.15% | -164 |
| Rent Loss | 1.14% | 1.19% | 4.04% | -5 |
| Lease Spread (Operating Portfolio) | 7.1% | 1.8% | 0.60% | 528 |
| Lease Spread (Retail Portfolio) | 6.8% | 2.0% | 0.56% | 476 |

¹ Considers 50% of the GLA of Parque Tepeyac.

Fibra Danhos

| Distribution | 1Q23 |
|---|-----------------------|
| Distribution to CBFH holders | 927,232,066.80 |
| <i>Distribution corresponding to net taxable income</i> | <i>555,524,354.11</i> |
| <i>Distribution corresponding to return of capital</i> | <i>371,707,712.69</i> |
| Dividend declaration date | April 20th, 2023 |
| Ex-Dividend Date | May 8th, 2023 |
| Record Date | May 9th, 2023 |
| Dividend payment date | May 10th, 2023 |



Executive Summary

- Total operating income reached 1,448.2 million pesos and Net Operating Income (NOI) totaled 1,132.5 million pesos during the quarter, an increase of 11.2% and 7.8%, respectively, compared to the same period of the previous year.
- Consolidated Net Income at the end of the first quarter of 2023 amounted to Ps. 804.6 million, which includes Ps. 28.6 million corresponding to the Invex 3382 Trust (Parque Tepeyac) which consolidates in Fibra Danhos' financial information.
- During the quarter we generated 939.4 million pesos of AFFO, representing 0.61 pesos per CBFi with economic rights. AFFO for the quarter increased 11.7% compared to 1Q22. The Technical Committee approved a distribution of 0.60 pesos per CBFi, representing 98.7% of the AFFO generated. The distribution includes 100% of the tax profit representing 0.359 pesos and a capital reimbursement for the difference, 0.241 pesos.
- At the end of 1Q23, we maintained a leverage ratio at 9.3%. All of our financial liabilities are in pesos and 84.6% are structured at a fixed rate. The weighted average cost of our debt is 8.8%, a level well below the current funding rate. Likewise, starting in the second quarter of 2023, we will realize savings in terms of the financial margin for our green credit line, through the achievement of our electricity savings target.
- Total property flow of visitors reached 22.4 million during the quarter, which represents an increase of 7.7% compared to the same period of the previous year. The Occupancy Rate registered a level of 85.3%, while total properties registered a level of 85.3%, remaining unchanged compared to the same period of the previous year.
- During the quarter we renewed commercial leases in an area of approximately 32 thousand square meters with a lease spread of 6.8%. TAPs during the quarter amounted to Ps. 38.7 million, mainly from Parque Delta, Parque Tepeyac Parque Lindavista and Tezontle.
- The leasing of Parque Tepeyac is in progress. Contracts signed and in the process of being signed represent close to 80% of the GLA, while letters of intent and advanced negotiations are underway for an area equivalent to 5.3%.



1. Financial information of Fibra Danhos

1.1 Consolidated statement of financial position

| Fibra Danhos | | | |
|---|-----------------------|-----------------------|-----------------------|
| Mexican Pesos | March, 31st 2023 | March, 31st 2022 | March, 31st 2021 |
| Assets | | | |
| Current assets | | | |
| Cash and cash equivalents ¹ | 358,343,132 | 407,302,061 | 378,202,677 |
| Accounts receivable and other | 524,140,781 | 517,010,556 | 741,314,810 |
| Accounts receivable from related parties | - | 12,970 | - |
| Prepaid taxes | 488,777,184 | 344,107,321 | 241,941,045 |
| Anticipated payments | 204,387,588 | 226,623,702 | 163,238,535 |
| Total current assets | 1,575,648,685 | 1,495,056,611 | 1,524,697,067 |
| Non-current assets | | | |
| Investment properties | 68,416,345,022 | 66,736,975,897 | 65,508,222,517 |
| Technological platform | - | 56,745 | 1,118,164 |
| Lease Right of Use | 22,286,528 | 24,935,061 | 37,117,813 |
| Other assets | 9,175,047 | 11,493,000 | 3,672,996 |
| Machinery and equipment | 28,122,184 | 25,029,132 | 22,993,113 |
| Deferred income tax of subsidiary | 7,056,989 | 10,976,498 | 12,579,656 |
| Total non-current assets | 68,482,985,769 | 66,809,466,332 | 65,585,704,258 |
| Total non-current assets | 70,058,634,455 | 68,304,522,943 | 67,110,401,325 |
| Liabilities and stockholders' equity | | | |
| Current liabilities | | | |
| Accounts payable and accumulated expenses | 359,983,703 | 129,567,627 | 95,818,351 |
| Prepaid rents | 37,777,729 | 29,958,235 | 27,644,713 |
| Accounts payable to related parties | 230,612,489 | 201,566,344 | 195,440,129 |
| Taxes payable | 40,774,223 | 33,751,298 | 75,833,447 |
| Tenant Admission Payments or deferred revenue, net | 203,787,297 | 233,585,548 | 243,481,488 |
| Short term debt | 111,387,544 | 109,250,792 | 107,743,042 |
| Short-Term Lease Right of Use | 4,265,093 | 3,657,262 | 5,050,406 |
| Total current liabilities | 988,588,078 | 741,337,107 | 751,011,577 |
| Non-current liabilities | | | |
| Security deposits | 437,386,366 | 416,312,372 | 407,765,267 |
| Tenant Admission Payments or deferred revenue | 600,450,247 | 464,883,283 | 538,855,960 |
| Employee benefits | 24,411,714 | 21,511,706 | 18,774,050 |
| Long term debt | 6,485,819,120 | 5,886,150,149 | 5,703,006,010 |
| Long Term Lease Right of Use | 23,596,542 | 27,114,317 | 33,703,918 |
| Total non-current liabilities | 7,571,663,988 | 6,815,971,826 | 6,702,105,204 |
| Total liabilities | 8,560,252,066 | 7,557,308,933 | 7,453,116,781 |
| Stockholders' equity | | | |
| Trustors' contributions | 40,146,155,813 | 41,148,299,582 | 42,043,924,684 |
| Consolidated net and comprehensive income | 18,872,365,635 | 18,029,968,707 | 16,503,960,510 |
| Labor Obligations | (2,917,069) | (2,886,119) | (2,780,161) |
| Non-controlling interest | 2,650,868,494 | 1,739,922,325 | 1,280,269,996 |
| CBFIs repurchase program | (168,090,485) | (168,090,485) | (168,090,485) |
| Total stockholders' equity | 61,498,382,389 | 60,747,214,010 | 59,657,284,544 |
| Total stockholders' equity & liabilities | 70,058,634,455 | 68,304,522,943 | 67,110,401,325 |

¹ Cash and cash equivalents position as of March 31, 2023 of \$358.3 million pesos includes \$136.7 million pesos corresponding to the Invex 3382 Trust (Parque Tepeyac) and consolidated in Fibra Danhos' financial information.

1.2 Consolidated income statement

| Fibra Danhos Mexican Pesos | For three months ended | | | Change % |
|--|------------------------|----------------------|----------------------|--------------|
| | March, 31st 2023 | March, 31st 2022 | March, 31st 2021 | |
| Base Rent | 981,661,183 | 903,527,388 | 696,220,278 | 8.6% |
| Overage | 62,145,743 | 37,193,324 | 27,429,790 | 67.1% |
| Tenant Admission Payments | 64,317,974 | 75,286,001 | 86,281,681 | -14.6% |
| Parking | 111,350,676 | 83,728,951 | 38,454,867 | 33.0% |
| Maintenance, operation, advertising and other | 228,732,002 | 202,564,203 | 177,694,799 | 12.9% |
| Total operating revenues | 1,448,207,578 | 1,302,299,868 | 1,026,081,415 | 11.2% |
| Maintenance, operation, advertising and other expenses | 226,047,083 | 177,841,280 | 118,108,200 | 27.1% |
| Leasing Administration Fee | 29,677,550 | 26,471,205 | 16,923,580 | 12.1% |
| Property tax | 46,962,035 | 36,654,320 | 34,668,086 | 28.1% |
| Insurance | 13,033,910 | 11,001,973 | 9,917,460 | 18.5% |
| Advisory Fee | 166,520,538 | 161,775,732 | 160,395,317 | 2.9% |
| Administrative expenses | 35,513,774 | 25,361,802 | 24,408,304 | 40.0% |
| Total expenses | 517,754,891 | 439,106,311 | 364,420,946 | 17.9% |
| Interest income | 6,431,041 | 8,455,758 | 2,957,473 | -23.9% |
| Interest expense | 137,360,170 | 88,512,312 | 85,420,307 | 55.2% |
| Exchange rate gain - net | (13,915,824) | 4,944,583 | 19,212,273 | -381.4% |
| Adjustments to the fair value of Investment Properties | 18,999,671 | (10,181,555) | - | -286.6% |
| Consolidated Net Income¹ | 804,607,405 | 777,900,030 | 598,409,908 | 3.4% |

1.3 Consolidated cash flow statements

| Fibra Danhos Mexican Pesos | For three months ended | | | Change % |
|---|------------------------|----------------------|----------------------|----------------|
| | March, 31st 2023 | March, 31st 2022 | March, 31st 2021 | |
| Consolidated net income | 804,607,405 | 777,900,030 | 598,409,908 | 3.4% |
| Adjustments to net income | 282,999,868 | 246,684,211 | 247,866,268 | 14.7% |
| Changes in working capital | (64,581,800) | (177,276,657) | (324,341,635) | -63.6% |
| Net cash generated in operating activities | 1,023,025,472 | 847,307,584 | 521,934,541 | 20.7% |
| Acquisitions of investment properties and development | (299,882,873) | (322,968,782) | (141,137,770) | -7.1% |
| Acquisitions of machinery, equipment and technological pl | 46,487,583 | (402,532) | - | NA |
| Sale of land | (59,202,500) | - | - | NA |
| Interest received | 6,431,041 | 8,455,758 | 2,957,473 | -23.9% |
| Net cash used in investing activities | (306,166,749) | (314,915,556) | (138,180,297) | -2.8% |
| Capital reimbursements | (378,061,137) | (401,625,017) | (284,477,815) | -5.9% |
| Lease Right of Use | (1,366,682) | (1,212,999) | (1,002,052) | 12.7% |
| Interest paid Lease Right of Use | (567,805) | (622,658) | (112,157) | -8.8% |
| Dividends paid | (575,825,433) | (457,037,336) | (589,319,104) | 26.0% |
| Obtaining long-term debt | 895,000,000 | 180,000,000 | 200,000,000 | 397.2% |
| Revolving credit line | (450,000,000) | - | (100,000,000) | NA |
| Capital contributions to Tepeyac | 136,760,000 | 181,070,980 | 132,544,199 | -24.5% |
| Decrease of the non-controlling interest in Fiso Invex 3382 | (28,575,933) | (4,740,972) | - | 502.7% |
| Interest paid | (247,543,969) | (232,777,110) | (227,476,943) | 6.3% |
| Net cash used in financing activities | (650,180,959) | (736,945,112) | (869,843,873) | -11.8% |
| Net decrease in cash | 66,677,765 | (204,553,084) | (486,089,629) | -132.6% |
| Cash at the beginning of period | 291,665,366 | 611,855,144 | 864,292,307 | -52.3% |
| Cash at the end of period | 358,343,131 | 407,302,061 | 378,202,677 | -12.0% |



2. Cash Distribution for the first quarter of 2023 and CBFi Conciliation

The fiscal result of the third quarter amounts to 555.52 million pesos and the capital to distribute 371.7 million. Our Technical Committee approved a distribution of 0.60 pesos per CBFi with Economic Rights, which amounts to 927.23 million pesos.

| Per CBFi with economic rights | | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Change % |
|-------------------------------|--------------|------|------|------|------|------|------|------|------|------|------|----------|
| 1Q | AFFO | 0.49 | 0.51 | 0.56 | 0.59 | 0.60 | 0.60 | 0.65 | 0.42 | 0.57 | 0.61 | 7.5% |
| | Distribution | 0.44 | 0.48 | 0.52 | 0.56 | 0.58 | 0.61 | 0.00 | 0.40 | 0.58 | 0.60 | 3.4% |
| 2Q | AFFO | 0.47 | 0.58 | 0.62 | 0.61 | 0.66 | 0.70 | 0.39 | 0.53 | 0.65 | | |
| | Distribution | 0.44 | 0.49 | 0.53 | 0.57 | 0.60 | 0.61 | 0.00 | 0.50 | 0.60 | | |
| 3Q | AFFO | 0.59 | 0.52 | 0.64 | 0.66 | 0.67 | 0.70 | 0.47 | 0.59 | 0.64 | | |
| | Distribution | 0.45 | 0.50 | 0.54 | 0.57 | 0.61 | 0.62 | 0.40 | 0.52 | 0.60 | | |
| 4Q | AFFO | 0.46 | 0.55 | 0.66 | 0.66 | 0.75 | 0.75 | 0.56 | 0.67 | 0.66 | | |
| | Distribution | 0.45 | 0.51 | 0.54 | 0.58 | 0.61 | 0.63 | 0.60 | 0.58 | 0.62 | | |
| Total | AFFO | 2.00 | 2.16 | 2.48 | 2.52 | 2.53 | 2.76 | 2.07 | 2.20 | 2.52 | | |
| | Distribution | 1.78 | 1.98 | 2.13 | 2.28 | 2.40 | 2.47 | 1.00 | 2.00 | 2.40 | | |

The following table shows an itemization of the CBFIs with and without Economic Rights:

| Conciliación CBFIs | March 31st, 2023 | December 31st, 2022 | Change |
|---|----------------------|----------------------|-------------------|
| CBFIs Issued | 1,642,383,510 | 1,552,383,510 | 90,000,000 |
| CBFIs with economic rights | 1,545,386,778 | 1,538,526,726 | 6,860,052 |
| Initial Operating Portfolio CBFIs | 604,372,398 | 604,372,398 | - |
| Initial Public Offering CBFIs (excluding over-allotment option) | 200,000,000 | 200,000,000 | - |
| Executed over-allotment option CBFIs | 9,802,520 | 9,802,520 | - |
| Toreo CBFIs with economic rights | 280,522,499 | 280,522,499 | - |
| Virreyes CBFIs with economic rights | 227,505,097 | 227,505,097 | - |
| CBFIs to be used as payment for plots of land for Parque Puebla | 14,712,490 | 14,712,490 | - |
| CBFIs used as payment for advisory fee | 173,103,268 | 166,243,216 | 6,860,052 |
| Vía Vallejo CBFIs with economic rights | 43,847,482 | 43,847,482 | - |
| CBFI Repurchase Program | -8,478,976 | -8,478,976 | - |
| CBFIs without economic rights | 96,996,732 | 13,856,784 | 83,139,948 |
| Issued CBFIs to be used for future advisory fee payments | 86,996,732 | 3,856,784 | 83,139,948 |
| Issued CBFIs to be used for future contributions | 10,000,000 | 10,000,000 | - |

3. Earnings

| | For three months ended | | | |
|--|------------------------|----------------------|----------------------|----------------|
| Mexican Pesos | March, 31st 2023 | March, 31st 2022 | March, 31st 2021 | Change % |
| Base Rent | 981,661,183 | 903,527,388 | 696,220,278 | 8.6% |
| Overage | 62,145,743 | 37,193,324 | 27,429,790 | 67.1% |
| Tenant Admission Payments | 64,317,974 | 75,286,001 | 86,281,681 | -14.6% |
| Parking | 111,350,676 | 83,728,951 | 38,454,867 | 33.0% |
| Maintenance, operation, advertising and other | 228,732,002 | 202,564,203 | 177,694,799 | 12.9% |
| Total operating revenues | 1,448,207,578 | 1,302,299,868 | 1,026,081,415 | 11.2% |
| Maintenance, operation, advertising and other expenses | 226,047,083 | 177,841,280 | 118,108,200 | 27.1% |
| Leasing Administration Fee | 29,677,550 | 26,471,205 | 16,923,580 | 12.1% |
| Property tax | 46,962,035 | 36,654,320 | 34,668,086 | 28.1% |
| Insurance | 13,033,910 | 11,001,973 | 9,917,460 | 18.5% |
| Total operating expenses | 315,720,579 | 251,968,778 | 179,617,325 | 25.3% |
| Net Operating Income (inc. TAP) | 1,132,486,999 | 1,050,331,090 | 846,464,090 | 7.8% |
| NOI margin (inc. TAP) | 78.2% | 80.7% | 82.5% | (245.3) |
| Net Operating Income (exc. TAP) | 1,068,169,025 | 975,045,088 | 760,182,409 | 9.6% |
| NOI margin (exc. TAP) | 77.2% | 79.5% | 80.9% | (227.9) |
| Advisory Fee | 166,520,538 | 161,775,732 | 160,395,317 | 2.9% |
| Administration Expenses | 35,513,774 | 25,361,802 | 24,408,304 | 40.0% |
| EBITDA (inc. TAP) | 930,452,687 | 863,193,557 | 661,660,469 | 7.8% |
| EBITDA margin (inc. TAP) | 64.2% | 66.3% | 64.5% | (203.4) |
| EBITDA (exc. TAP) | 866,134,713 | 787,907,556 | 575,378,788 | 9.9% |
| EBITDA margin (exc. TAP) | 62.6% | 64.2% | 61.2% | (162.6) |
| Interest income | 6,431,041 | 8,455,758 | 2,957,473 | -23.9% |
| Interest expense | 137,360,170 | 88,512,312 | 85,420,307 | 55.2% |
| Exchange rate gain - net | (13,915,824) | 4,944,583 | 19,212,273 | -381.4% |
| Adjustments to fair value of Investment Properties - net | 18,999,671 | (10,181,555) | - | -286.6% |
| Net Consolidated Income | 804,607,405 | 777,900,030 | 598,409,908 | 3.4% |
| Exchange rate gain - net | (7,388,317) | 1,251,409 | 15,110,654 | NA |
| Adjustments to fair value of investment properties - Net | 18,999,671 | (10,181,555) | - | -286.6% |
| Non-controlling interest | 28,630,933 | - | - | -99.2% |
| FFO | 764,365,118 | 786,830,176 | 583,299,253 | -2.9% |
| Net Tenant Admission Payments | (18,710,086) | (36,816,472) | (66,655,759) | -49.2% |
| Net anticipated rents | (1,589,040) | 64,473,191 | 46,362,655 | -102.5% |
| Net straight-line effect | 1,459,110 | 2,079,673 | 4,842,982 | -29.8% |
| Net property tax and insurance unaccrued | (48,324,900) | (145,993,559) | (123,320,893) | -66.9% |
| Fixed Asset Cost Recovery | 47,602,388 | - | - | NA |
| Net Advisory and Leasing Admin. Fee | 194,646,509 | 170,414,525 | 167,878,103 | 14.2% |
| AFFO | 939,449,099 | 840,987,534 | 612,406,341 | 11.7% |

At the end of the first quarter of 2023, Parque Alameda's Net Operating Income showed a decrease of 32.3% compared to the same period of the previous year. This is mainly explained by an extraordinary income of approximately Ps. 4.4 million received in 1Q22 due to the early termination of a contract. Likewise, the Net Operating Income of Reforma 222 (Retail) had a decrease of 26.9% compared to 1Q2022, mainly due to the cancellation of an uncollectible account, which generated an impact on the income corresponding to 1Q2023. Finally, the increase observed in Via Vallejo corresponds to a one-time income resulting from an accrued overage adjustment to 1Q 2023.



Net Operating Income (Excluding TAPs)

| Property | 1Q23 | 1Q22 | 1Q21 | Change % |
|----------------------------|----------------------|--------------------|--------------------|--------------|
| Parque Alameda | 9,981,178 | 14,750,846 | 6,718,785 | -32.3% |
| Parque Delta | 140,357,502 | 122,339,098 | 82,629,556 | 14.7% |
| Parque Duraznos | 17,444,029 | 14,965,220 | 9,011,507 | 16.6% |
| Parque Esmeralda | 41,967,740 | 38,888,139 | 35,768,468 | 7.9% |
| Parque Lindavista | 94,963,500 | 84,559,198 | 52,420,249 | 12.3% |
| Reforma 222 (Retail) | 24,746,187 | 33,853,352 | 20,531,337 | -26.9% |
| Reforma 222 (Office) | 15,304,374 | 19,727,168 | 23,241,301 | -22.4% |
| Parque Tezontle | 110,459,444 | 106,261,720 | 76,265,857 | 4.0% |
| Toreo Hotel | 17,025,177 | 15,968,225 | 11,734,689 | 6.6% |
| Urbitec | 4,345,281 | 4,318,078 | 3,785,054 | 0.6% |
| Parque Vía Vallejo | 69,202,814 | 50,391,123 | 37,214,020 | 37.3% |
| Torre Virreyes | 147,071,833 | 150,773,950 | 151,887,952 | -2.5% |
| Toreo Centro (Retail) | 102,791,417 | 91,030,527 | 60,788,484 | 12.9% |
| Parque Virreyes | 7,297,240 | 7,313,930 | 9,289,835 | -0.2% |
| Parque Las Antenas | 91,822,050 | 86,946,066 | 59,612,875 | 5.6% |
| Parque Puebla | 41,420,323 | 46,400,416 | 34,713,379 | -10.7% |
| Puebla Hotel | 6,947,337 | 6,423,161 | 3,975,524 | 8.2% |
| Toreo Offices Torre A | 26,959,402 | 22,433,909 | 19,749,583 | 20.2% |
| Toreo Offices Torres B & C | 57,325,994 | 58,333,453 | 60,846,451 | -1.7% |
| Same Properties | 1,027,432,821 | 975,677,579 | 760,184,905 | 5.3% |
| Parque Tepeyac | 9,981,178 | 14,750,846 | 6,718,785 | -32.3% |
| Total Properties | 140,357,502 | 122,339,098 | 82,629,556 | 14.7% |

Fixed Rent + Overage

| Property | 1Q23 | 1Q22 | 1Q21 | Change % |
|----------------------------|----------------------|--------------------|--------------------|--------------|
| Parque Alameda | 11,396,397 | 11,858,465 | 7,241,659 | -3.9% |
| Parque Delta | 117,226,870 | 103,361,542 | 68,122,886 | 13.4% |
| Parque Duraznos | 16,921,220 | 15,625,517 | 8,420,196 | 8.3% |
| Parque Esmeralda | 44,587,118 | 41,354,441 | 38,022,897 | 7.8% |
| Parque Lindavista | 78,014,674 | 68,677,815 | 43,541,877 | 13.6% |
| Reforma 222 (Retail) | 27,389,130 | 31,993,951 | 18,237,698 | -14.4% |
| Reforma 222 (Office) | 18,006,404 | 22,248,690 | 24,737,807 | -19.1% |
| Parque Tezontle | 100,143,384 | 93,419,733 | 64,677,670 | 7.2% |
| Toreo Hotel | 17,446,355 | 16,297,451 | 12,132,352 | 7.0% |
| Urbitec | 5,405,383 | 5,207,795 | 4,451,140 | 3.8% |
| Parque Vía Vallejo | 73,836,034 | 56,083,851 | 42,300,598 | 31.7% |
| Torre Virreyes | 150,892,625 | 154,569,625 | 153,222,926 | -2.4% |
| Toreo Centro (Retail) | 96,182,362 | 86,709,763 | 56,168,013 | 10.9% |
| Parque Virreyes | 8,550,868 | 8,473,488 | 9,817,374 | 0.9% |
| Parque Las Antenas | 90,400,452 | 82,795,061 | 53,432,096 | 9.2% |
| Parque Puebla | 45,285,847 | 46,984,670 | 28,125,905 | -3.6% |
| Puebla Hotel | 6,953,512 | 6,449,363 | 4,005,003 | 7.8% |
| Toreo Offices Torre A | 31,373,369 | 26,278,657 | 23,318,730 | 19.4% |
| Toreo Offices Torres B & C | 62,175,718 | 62,330,682 | 63,673,092 | -0.2% |
| Same Properties | 1,002,187,722 | 940,720,562 | 723,649,918 | 6.5% |
| Parque Tepeyac | 41,619,204 | | | NA |
| Total Properties | 1,043,806,926 | 940,720,562 | 723,649,918 | 11.0% |

* The difference between Fixed Income and Overage as well as Net Operating Income by property and consolidated is due to expenses or income that are not attributable to a specific property.



3.2 Debt

Our leverage ratio is 9.3% (total debt/ total assets). Our next debt maturities are scheduled for June 2026 (DANHOS16), June de 2027 (DANHOS17) and March 2026.

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: 2,500,000,000.00 (two thousand 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. BBVA México: 1,005,000,000.00 (One thousand five million 00/100 Mexican pesos) with a variable rate TIIE+1.20%.

| 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 | 3.26 | 3,000,000,000 |
| Cebures | Local (DANHOS 17) | MXN | Fixed | 8.54% | 10-jul.-17 | 28-jun-27 | 4.26 | 2,500,000,000 |
| Credit Facility | BBVA MÉXICO | MXN | Floating | TIIE+1.20% | 27-mar.-23 | 25-mar-26 | 2.99 | 1,005,000,000 |
| Average | | | | 8.82% | Average | | 3.14 | 6,505,000,000 |

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

| Covenants as of March 31st, 2023 | Fibra Danhos | Limit | Status |
|---|--------------|----------|--------|
| Loan to Value (total debt/total assets) | 9.3% | 50% | OK |
| Leverage level | 1.13x | 2.0x | OK |
| Secured debt limit | 0% | 40% | OK |
| Debt service coverage ratio (AFFO) | 6.55x | 1.5x min | OK |
| Unencumbered assets to unsecured debt | 1,058% | 150% | OK |

3.3 Leverage and Debt Service Coverage Index (CNBV)

Leverage as of March 31st 2023:

| Leverage | (million pesos) |
|----------------------------------|-----------------|
| Publicly traded debt + financing | 6,505 |
| Total Assets | 70,077 |
| Leverage (LTV) | 9.3% |

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 | (Thousands of pesos) |
|--|-------------------------------------|----------------------|
| Cash and cash equivalents (exc. restricted cash) | As of March 31 st , 2023 | 358,135 |
| Recoverable VAT | Σ next 4 quarters | - |
| Estimated operating profit after payment of distributions | Σ next 4 quarters | 3,721,811 |
| Revolving credit lines, irrevocable and not willing | As of March 31 st , 2023 | 995,000 |
| Subtotal 1 | | 5,074,945 |
| Amortization of interest derived from financing | Σ next 4 quarters | 751,409 |
| Amortization of financing principal | Σ next 4 quarters | 0 |
| Recurring capital expenditures | Σ next 4 quarters | 30,000 |
| Non-discretionary development expenses | Σ next 4 quarters | 290,000 |
| Subtotal 2 | | 1,071,409 |
| Debt service coverage ratio (subtotal 1 / subtotal 2) | | 4.74 |

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 March 31st 2023:

| Type of business | As of March 31st, 2023 |
|---------------------------------|------------------------|
| Clothing and Footwear | 30% |
| Entertainment | 21% |
| Department Stores | 16% |
| Food | 11% |
| Services | 9% |
| Health and Beauty | 5% |
| Home and Decoration | 2% |
| Specialty | 2% |
| Accessories, Jewelry and Optics | 2% |
| Electronics and Communications | 2% |
| Total | 100% |

As of March 31st, 2023, our ten largest tenants in terms of Base Rent represented 25.0% of Total Base Rent and 44.6% of the occupied GLA for the Current Operating Portfolio with no single tenant accounting for more than 4.4% of Base Rents or 7.0% of the occupied 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 | 58,862 | 7.0% | 11,131,355 | 3.2% |
| Retail clothing | 46,810 | 5.6% | 12,212,578 | 3.5% |
| Entertainment | 45,289 | 5.4% | 3,161,328 | 0.9% |
| Department stores, telecommunications, financial services and specialty retail | 40,762 | 4.9% | 9,499,838 | 2.7% |
| Lodging | 37,408 | 4.5% | 10,203,808 | 2.9% |
| Office | 35,501 | 4.2% | 15,242,373 | 4.4% |
| Entertainment | 34,948 | 4.2% | 300,000 | 0.1% |
| Retail Clothing | 27,099 | 3.2% | 12,746,715 | 3.7% |
| Entertainment | 23,738 | 2.8% | 5,656,898 | 1.6% |
| Entertainment | 22,417 | 2.7% | 6,656,567 | 1.9% |
| Total | 372,834 | 44.6% | 86,811,459 | 25.0% |

4.2. Lease Expirations, Leasing Activity and Lease Spread in our Current Operating Portfolio

The following table includes information regarding the expiration of the lease contracts of our Portfolio in Current Operation as of March 31st, 2023:

| 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 (2) (Ps.) | % of Property Annualized Base Rent of Expiring | Annualized Monthly Base Rent (Ps./sqm) |
|---------------------------|---------------------------|--------------------------------------|---|---|--|--|
| 2023 | 548 | 96,164 | 11.5% | \$697,080,346 | 16.7% | 604.1 |
| 2024 | 376 | 92,158 | 11.0% | \$583,486,766 | 14.0% | 527.6 |
| 2025 | 338 | 168,932 | 20.2% | \$1,154,767,780 | 27.7% | 569.6 |
| 2026 | 178 | 145,315 | 17.4% | \$605,330,217 | 14.5% | 347.1 |
| 2027 | 226 | 114,642 | 13.7% | \$590,416,408 | 14.2% | 429.2 |
| Beyond | 125 | 214,343 | 25.6% | \$516,497,299 | 12.4% | 200.8 |
| Indefinite (3) | 15 | 4,706 | 0.6% | \$16,161,903 | 0.4% | 286.2 |
| Total | 1,806 | 836,261 | 100.0% | 4,163,740,719 | 100.0% | \$414.9 |

(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 leasable area.

(3) Lease contracts that are generating rent event though the ending date shown in it, is prior to March 31st 2023.

(4) Annualized rent means the contractual Base Rent as of March 31st, 2023 times 12.

The GLA-weighted average remaining life of the lease agreements in the properties of our Current Operating Portfolio was approximately 5.0 years. The GLA weighted average remaining life of the lease agreements for the retail, office and mixed-use properties in our Operating Portfolio was approximately 5.0, 4.4 and 5.2 years, respectively.

| Expiration Year ⁽¹⁾ | Number of Expiring Contracts | m ² from Expiring contracts ⁽²⁾ | % m ² from Expiring contracts | Expiring annualized rent ⁽⁴⁾ | % of Fixed rent from expiring contracts | Monthly fixed rent (Ps.) by m ² |
|----------------------------------|------------------------------|---|--|---|---|--|
| 2023 | 538 | 81,332 | 12.6% | 613,674,356 | 21.9% | 628.8 |
| 2024 | 361 | 78,734 | 12.2% | 503,876,628 | 17.9% | 533.3 |
| 2025 | 303 | 85,349 | 13.2% | 463,540,395 | 16.5% | 452.6 |
| 2026 | 157 | 106,975 | 16.5% | 383,784,941 | 13.7% | 299.0 |
| 2027 | 215 | 90,880 | 14.1% | 389,610,050 | 13.9% | 357.3 |
| Beyond Indefinite ⁽³⁾ | 120 | 199,927 | 30.9% | 444,879,285 | 15.8% | 185.4 |
| | 13 | 3,216 | 0.5% | 9,178,836 | 0.3% | 237.8 |
| Commercial | 1707 | 646,413 | 100.0% | 2,808,544,492 | 100.0% | 362.1 |
| 2023 | 10 | 14,832 | 7.8% | 83,405,990 | 6.2% | 468.6 |
| 2024 | 15 | 13,424 | 7.1% | 79,610,138 | 5.9% | 494.2 |
| 2025 | 35 | 83,584 | 44.0% | 691,227,385 | 51.0% | 689.2 |
| 2026 | 21 | 38,340 | 20.2% | 221,545,275 | 16.3% | 481.5 |
| 2027 | 11 | 23,762 | 12.5% | 200,806,358 | 14.8% | 704.2 |
| Beyond Indefinite ⁽³⁾ | 5 | 14,416 | 7.6% | 71,618,014 | 5.3% | 414.0 |
| | 2 | 1,490 | 0.8% | 6,983,068 | 0.5% | 390.6 |
| Office | 99 | 189,848 | 100.0% | 1,355,196,227 | 100.0% | 594.9 |

The Lease Spread in 1Q23 was 7.1% for the overall Portfolio and 6.8% for the retail properties and retail components of the mixed-use properties in our Currently Operating Portfolio.

| Lease Spread | 1Q20 | 2Q20 | 3Q20 | 4Q20 | 1Q21 | 2Q21 | 3Q21 | 4Q21 | 1Q22 | 2Q22 | 3Q22 | 4Q22 | 1Q23 |
|--|------|-------|-------|------|------|-------|------|------|------|------|------|------|------|
| Operating Portfolio | 1.3% | -0.7% | -0.9% | 2.2% | 0.6% | -1.4% | 3.0% | 2.4% | 1.8% | 3.0% | 7.5% | 3.6% | 7.1% |
| Retail properties and mixed-use retail | 2.0% | 2.2% | 2.0% | 3.5% | 0.6% | -0.5% | 3.7% | 2.7% | 2.0% | 5.3% | 5.1% | 5.6% | 6.8% |

The Lease Spread of the Current Operating Portfolio in 1Q22 was calculated over 36,348 sqm. The Lease Spread of the retail properties and mixed-use properties in 1Q23 was calculated over 32,381 sqm.



5. ESG Strategy

ESG Executive Summary

At Fibra Danhos, we have demonstrated our commitment to environmental, social and corporate responsibility, always maintaining the best market practices and aligning ourselves with the growing need for actions that generate a positive impact. We are always focused on meeting the accountability expectations of companies, investors, regulators and other stakeholders. We respond to all of this with actions that allow us to remain at the forefront, always being a benchmark in the real estate sector.

Highlights of our ESG strategy.

- After the first year of structuring our green credit line, we achieved the energy savings commitment established in the contract, validated by an independent third party, thus obtaining a reduction in the financial cost.
- As of the date of this report, we are in the final stages of preparing our Integrated Annual Report 2022, which reflects our commitment to advancing compliance with the material issues aligned with our ESG strategy. Likewise, committed to information transparency, we continue to rely on the advice of expert consultants for the verification of strategic indicators.
- For the third consecutive year, the Mexican Center for Philanthropy CEMEFI and the Alliance for Corporate Social Responsibility have awarded us the distinction of Socially Responsible Company (ESR). Likewise, for the fourth consecutive year we have participated in the S&P Corporate Sustainability Assessment (CSA), in which more than 13,000 companies from all over the world participate, being an important basis for the evaluation of inclusion in some sustainable indexes.
- We participated in the Innovation Accelerator program for the Sustainable Development Goals (SDGs) for Young Professionals 2023 of the UN Global Compact. The main objective is to learn how to use the SDGs as catalysts for the development of new projects that add value to our portfolio, always aligned with best practices in terms of ESG.
- We are in the process of evaluating several technology projects to obtain an energy storage system using clean and long-lasting batteries, which will allow us to reduce our energy consumption during peak hours.



6. Current Portfolio and Growth Plan

| 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 | 15,755 | 1.7% | 91.3% | 308 |
| 2. Parque Delta | 2005/2016 (expansion) | Benito Juárez, CDMX | 70,831 | 7.5% | 98.5% | 2,999 |
| 3. Parque Duraznos | 2000 | Miguel Hidalgo, CDMX | 19,326 | 2.1% | 81.0% | 1,002 |
| 4. Parque Las Antenas | 2018 | Iztapalapa, CDMX | 108,847 | 11.6% | 89.0% | 4,351 |
| 5. Parque Lindavista | 2006 | Gustavo A. Madero, CDMX | 41,595 | 4.4% | 98.3% | 2,254 |
| 6.1 Reforma 222 (Comercial) | 2007 | Cuauhtémoc, CDMX | 24,291 | 2.6% | 93.2% | 1,438 |
| 7.1 Parque Puebla | 2017 | Puebla, Puebla | 71,360 | 7.6% | 69.0% | 3,404 |
| 7.2 Puebla (Hotel) | 2019 | Puebla, Puebla | 9,596 | 1.0% | 100.0% | 70 |
| 8. Parque Tezontle | 2007/2015 (expansion) | Iztapalapa, CDMX | 68,313 | 7.3% | 98.4% | 3,045 |
| 9.1 Toreo Parque Central (Comercial) | 2014 | Naucalpan, Estado de México | 92,722 | 9.9% | 94.9% | 3,400 |
| 9.2 Toreo (Hotel) | 2016 | Naucalpan, Estado de México | 17,297 | 1.8% | 100.0% | 400 |
| 10. Vía Vallejo | 2016 | Iztapalapa, CDMX | 84,285 | 9.0% | 92.7% | 4,499 |
| 15. Parque Tepeyac* | 2022 | Gustavo A. Madero, CDMX | 44,739 | 4.8% | 78.6% | 2,000 |
| Subtotal Retail | | | 668,958 | 71.2% | 90.4% | 29,170 |
| <i>Office</i> | | | | | | |
| 6.2 Reforma 222 (Office) | 2007 | Cuauhtémoc, CDMX | 20,402 | 2.2% | 54.6% | 288 |
| 9.3 Toreo (Torres B y C) | 2016 | Naucalpan, Estado de México | 68,682 | 7.3% | 78.4% | 1,314 |
| 9.4 Toreo (Torre A) | 2017 | Naucalpan, Estado de México | 58,560 | 6.2% | 39.0% | 1,315 |
| 11. Parque Esmeralda | 2000 | Tlalpan, CDMX | 34,151 | 3.6% | 100.0% | 1,636 |
| 12. Torre Virreyes | 2015 | Miguel Hidalgo, CDMX | 67,912 | 7.2% | 94.4% | 2,251 |
| 13. Urbitec | 2009 | Miguel Hidalgo, CDMX | 12,879 | 1.4% | 34.0% | 316 |
| 14. Parque Virreyes | 1989 | Miguel Hidalgo, CDMX | 7,783 | 0.8% | 75.4% | 251 |
| Subtotal Office | | | 270,369 | 28.8% | 72.6% | 7,371 |
| Total Portfolio | | | 939,327 | 100.0% | 85.3% | 36,541 |
| <hr/> | | | | | | |
| 15. Parque Tepeyac ** | 2022 | Gustavo A. Madero, CDMX | 89,479 | 9.1% | 78.6% | 4,000 |
| <i>Subtotal/ Weighted Avg. Retail</i> | | | 713,697 | 72.5% | 89.8% | 31,170 |
| <i>Subtotal/ Weighted Avg. Office</i> | | | 270,369 | 27.5% | 72.6% | 7,371 |
| Total Portfolio** | | | 984,066 | 100.0% | 85.0% | 38,541 |

* Fibra Danhos is entitled to 50% of the ARB.

** Includes the entire ARB of Parque Tepeyac.

6.1 Parque Tepeyac—Inauguration date (Etapa I): November 10th 2022

The Parque Tepeyac project is located in the northeast of CDMX, in the Gustavo A. Madero municipality where there is a high population density of residential and commercial vocation, it allows a high influx due to its accesses by Eduardo Molina, Pelicano and San Juan Street, and the proximity to the Martín Carrera and Talismán metro, as well as the San Juan de Aragón and Martín Carrera Metrobús stations.

Parque Tepeyac had changes in design, with more open, ventilated spaces, green spaces, it has an efficient water cycle. We held the opening to the public on November 10th with a resounding success. The Entertainment and Cultural Center is expected to open in the second half of 2023.

The participation of Fibra Danhos in the project is 50%.

| Parque Tepeyac | As of March 31 st , 2023 | | As of December, 31 st 2022 | |
|---|-------------------------------------|--------------|---------------------------------------|--------------|
| | sqm of GLA | % of GLA | sqm of GLA | % of GLA |
| Executed lease agreements | 72,045 | 80.5% | 71,014 | 79.4% |
| Lease agreements in the process of being executed | 2,578 | 2.9% | 1,552 | 1.7% |
| Letters of intent | 4,778 | 5.3% | 11,741 | 13.1% |
| Total | 79,401 | 88.7% | 84,307 | 94.2% |





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. (Parque Tepeyac).

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 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) * (Average Quarterly 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.