



Environmental and Sustainability Policy

Fibra Danhos

Administradora Fibra Danhos



INTRODUCTION

Fibra Danhos (FD) is a Mexican Real Estate Investment Trust (REIT) established primarily to develop, own, lease, operate and acquire iconic and premier quality real estate assets in Mexico.

Administradora Fibra Danhos (AFD) is a subsidiary company of Fibra Danhos (FD), which, through a Management Agreement, and in accordance with the instructions of the Trust Technical Committee, is empowered to carry out all the necessary or convenient acts for the fulfillment of the Trust's purposes, including the hiring of personnel and contractual relationships with suppliers and service providers.

The AFD model, as part of Fibra Danhos (FD), seeks to incorporate ethical, social and environmental criteria in its business management in a balanced way. We consider that progress must be under the conditions of sustainability - a concept integrated into our culture - with the conviction that it constitutes the most efficient path to grow.

The environmental action of FD and AFD aim to be, at all times, respectful and responsible, trying to contribute to the development of their activities; as well as the preservation of biodiversity and nature; always maintaining a balance with our business objective and the respect for local communities.

AFD assumes environmental responsibility from its highest level of responsibility in its Declaration on Prevention of Occupational Risks, Environment and Quality, which includes the priority objectives of customer satisfaction, human capital and society, the fulfillment of results, creating value and caring for the environment.

The environmental commitment adopted by AFD is consolidated in the following principles:

- Prevent pollution and minimize the environmental impact in the development of our projects and contracts.
- Contribute to biodiversity and preservation of the services we receive from nature.

To comply with these principles, AFD develops its operations by integrating a set of guidelines, aimed at the protection and conservation of the environment.

GUIDELINES

- Apply a preventive approach to minimize any negative impact on the environment, through proper management of generated waste, discharges made, and emissions to the atmosphere of polluting particles and gases, in particular greenhouse gases (GHG).



- Minimize the removal or destruction of living organisms, their habitats and their interrelationships through rigorous planning of activities and development of conservation practices.
- Optimize the consumption of material and energy resources through consumption plans and responsible purchases.
- Correct the environmental damage derived from our operations, following the guidelines established by the competent environmental authority.
- Prioritize the management of the water footprint, and energy efficiency.
- Analyze and manage environmental risks in compliance with Environmental Laws and regulations, the impact on it and responsible energy consumption.
- Know and comply with environmental regulations, contractual requirements and the commitments that we voluntarily assume.
- Plan and develop activities under the best environmental practices, applying the best available and viable technologies.
- Integrate the best practices in terms of quality of the indoor environment through an Indoor Environment Quality Management System (SGCAI) whose objective is to prevent risks of health and well-being in all our properties.
- Develop dynamic management systems, with preventive measures and periodic controls through good hygiene and cleaning practices that include plans for the Prevention and Control of Indoor Air Quality (PCCAI), Plans for Reforms and Remodeling, Plans for Maintenance, Cleaning, Disinfection, Integrated Pest Control and Self-control of Water for human consumption.
- Train and sensitize all staff and those of their collaborating companies on environmental issues.
- Monitor and control environmental indicators and their activities.
- Promote fluid communication with stakeholders.

AFD publishes its environmental information through the Integrated Annual Report, complying with the most demanding international requirements (Global Reporting Initiative GRI, United Nations Global Compact, etc.).



With the aim of offering complete, transparent, and rigorous communication, AFD submits the contents of its Integrated Annual Report to various control and audit processes, which align with international standards such as the Global Reporting Initiative (GRI) and Communication on Progress (CoP) of the World Pact of National Units.

ENVIRONMENTAL SUSTAINABILITY COMMITMENT

AFD recognizes the importance of Corporate Social Responsibility and Sustainability of the transversal axis, directing its projects, investments and activities towards sustainable development. For this reason, AFD promotes and disseminates the environmental and sustainability policy, which is based on the following guiding principles of sustainability:

Business development strategy

AFD has designed a social, environmental and economic management model that privileges the creation of value over time, and where stakeholders participate.

Commitment

AFD is aware of the influence of its activities on the social, environmental, and economic scopes, so its actions are always respectful and responsible, assuming a commitment of continuous improvement, transparency and integration of the opinion of stakeholders.

Implication

AFD does not pretend to be a mere economic agent, it strives to collaborate and participate in increasing the well-being and progress of present and future generations.

Innovate to last

AFD explores the adoption and development of a system for prevention and resilience to the effects of a disaster, in a timely and effective manner through continuous monitoring of risk indicators through advanced information technology (IT).

Information

Always applying transparency criteria, AFD is committed to keeping stakeholders informed of activities related to its environmental and sustainability policy.



Commitment to Biodiversity

For AFD, caring for the environment and biodiversity are among its priority issues.

Although all the properties are located in previously impacted urban areas, AFD carries out an environmental due diligence process during each of the project development stages in order to comply with all environmental regulations.

Flora and Fauna

AFD develops strategies to protect biodiversity and increase quality of life through green areas suitable for recreation, in spaces within the influence zone of its properties, such as:

- a. The design of its projects emphasizing areas of wildlife, areas suitable for recreation, areas of high- and low- density forestry and natural areas of environmental reserve and soil extraction.
- b. Reforestation of affected areas in urban spaces, and adoption of green spaces.
- c. Recovery programs for degraded areas by planting native species.

ENVIRONMENTAL PERFORMANCE

AFD annually publishes its environmental performance report under guidelines established by the Global Reporting Initiative (GRI), as an exercise of transparency. To make the traceability of this action more efficient, AFD is in the process of implementing an automated system of performance indicators in environmental matters.

With the intention of minimizing environmental impacts, AFD has integrated the ESG Committee whose objective is to propose, review, and adopt initiatives that go beyond compensatory actions towards the environment.

COMMITMENT AGAINST CLIMATE CHANGE

AFD assumes the importance of the fight against climate change, betting on the development of strategies that allow it to create value with the minimum possible negative impact to the atmosphere. This commitment is applicable to all lines of business and in all estate. AFD organizes its action in the fight against global warming along the following strategic lines:



Long-term:

The promotion and implementation of the best technologies by supporting projects that contemplate the improvements of energy efficiency, the use of clean energy and the minimization of greenhouse gas (GHG) emissions in its main activities.

In the medium/short term:

- a. Raising awareness of good practices aimed at reducing the emission of greenhouse gases into the atmosphere.
- b. Support and participate on initiatives related to the fight against climate change (forums, conferences, courses, etc.).
- c. Monitoring certain sources of greenhouse gas emissions, whenever it is technically and economically feasible.

This sustainable vision adopted by FD and AFD is intended to generate performance that is friendly to the environment and committed to the communities where it operates.