Fibra Danhos

Investor Relations Presentation

DANHOSFIBRA

2Q 2026

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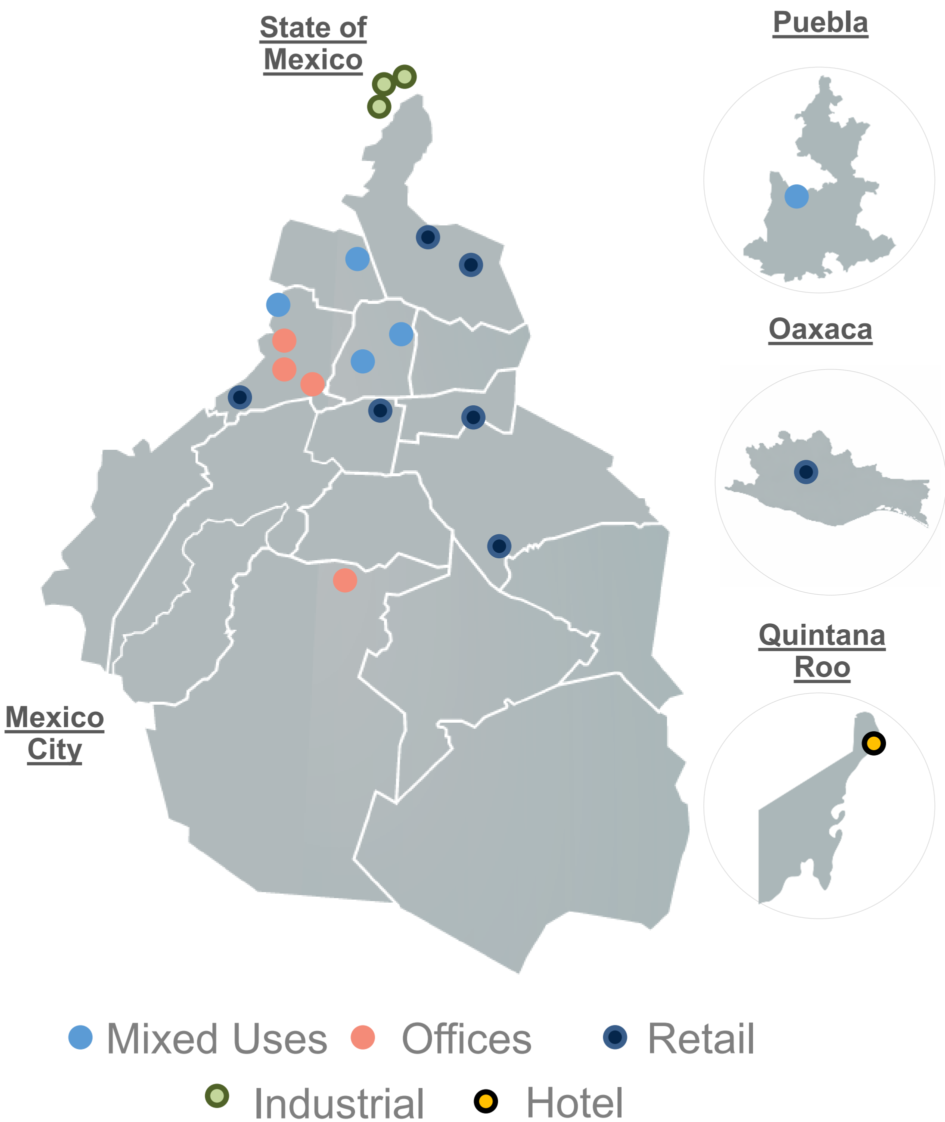
Why Fibra Danhos?

- **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 (14.0% 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 ~96% 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

4 Mercados
(CDMX, State of Mexico, Puebla, Quintana Roo, Oaxaca)

1,266,881 *
Square Meters of GLA

89.2%
Portfolio Occupancy

13.3%
CAGR since IPO

- *Considering 50% of Tepeyac's GLA.*

Fibra Danhos' Milestones

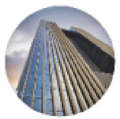
2013

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.

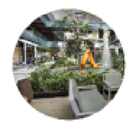
2018

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.

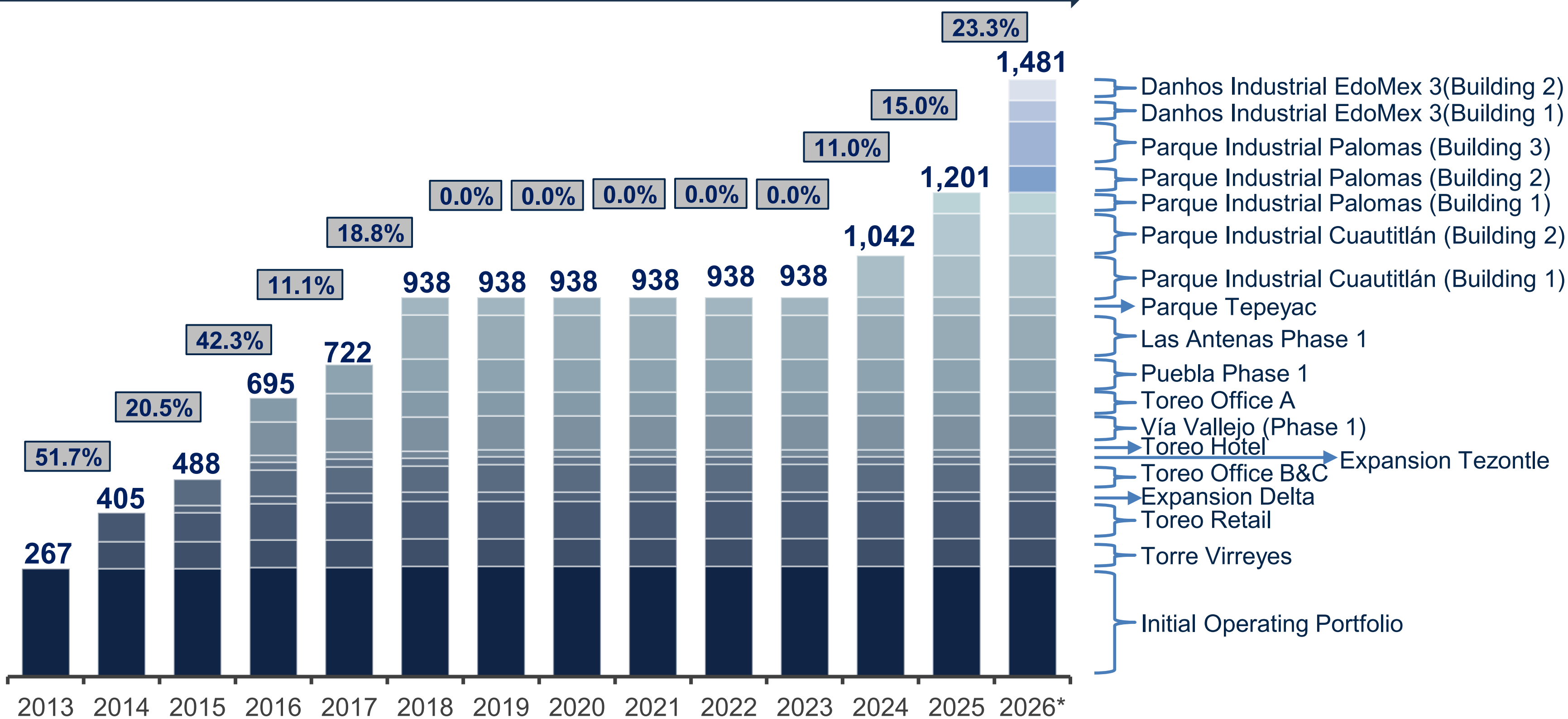
Evolution of our Operating Portfolio

Increase in GLA throughout the years

- We have nearly quintupled our GLA since our Initial Public Offering (2013).
- We are cautiously analyzing possible investment opportunities, **timing is key**.

14.0%
CAGR

4.5x
Δ ARB



** 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

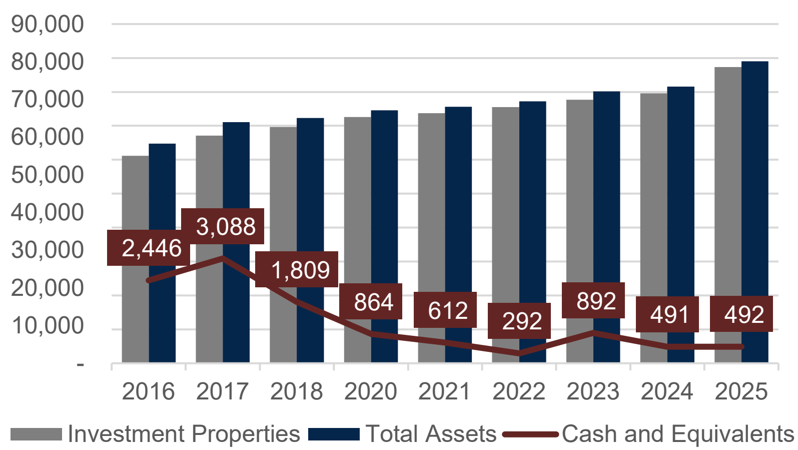
Financial Indicators	For the three months ended June 30, 2026	For the three months ended June 30, 2025	Δ YoY Pbs	For the six months ended June 30, 2026	For the six months ended June 30, 2025	Δ YoY Pbs
Total Revenue	2,050,501,038	1,873,622,351	9.4%	3,972,219,650	3,629,530,892	9.4%
Net Operating Income	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%
AFFO	1,211,786,146	1,116,851,999	8.5%	2,440,379,263	2,178,758,106	12.0%
AFFO per CBFI with economic rights	0.7486	0.6982	7.2%	1.5098	1.3643	10.7%
Distribution per CBFI with economic rights	0.4500	0.4500	0.0%	0.9000	0.9000	0.0%
AFFO not distributed per CBFI with ER	60.1%	64.4%	(433)	59.6%	66.0%	(636)

Operating Indicators	June 30, 2026	June 30, 2025	ΔYoY
Gross Leasable Area (000´ sqm)[1]	1,311.6	1,191.3	10.1%
Occupancy Total Properties	89.2%	90.7%	(146)
Average Monthly Fixed Rent per sqm	510.6	499.1	2.3%
Delinquency Rate	0.62%	0.96%	(34)
Lease Spread (Operating Portfolio)	4.6%	1.6%	301

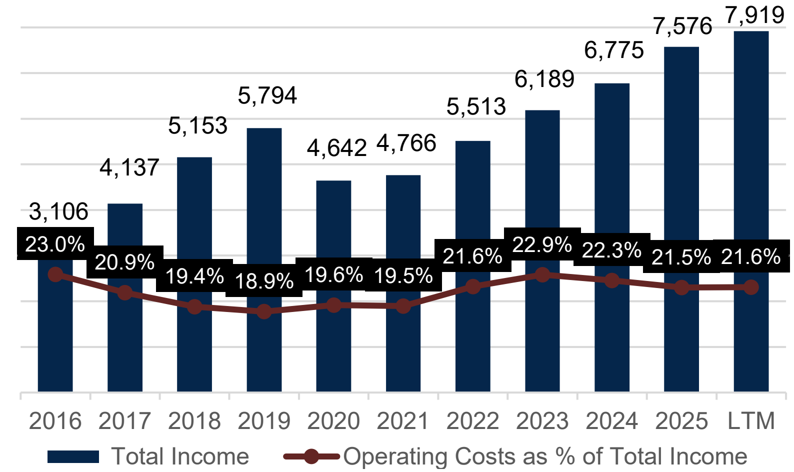
[1] *Considers 50% of Parque Tepeyac's GLA*

Key Financial Indicators

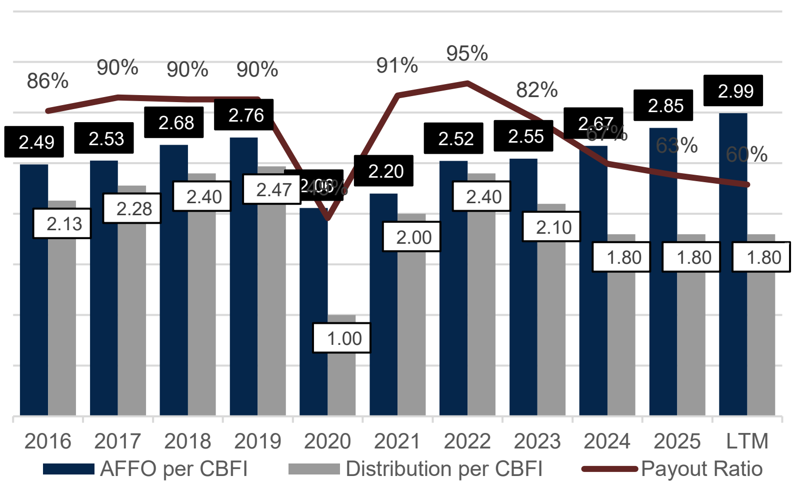
Total Assets, Investment & Cash



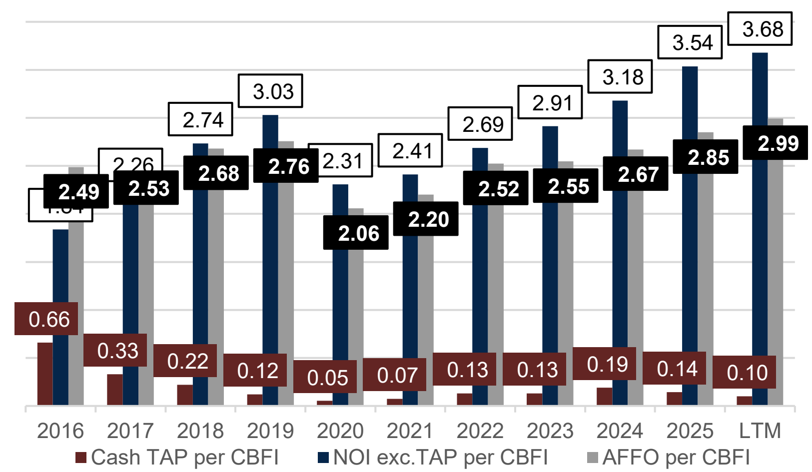
NOI & Operating Costs



AFFO & Distribution per share

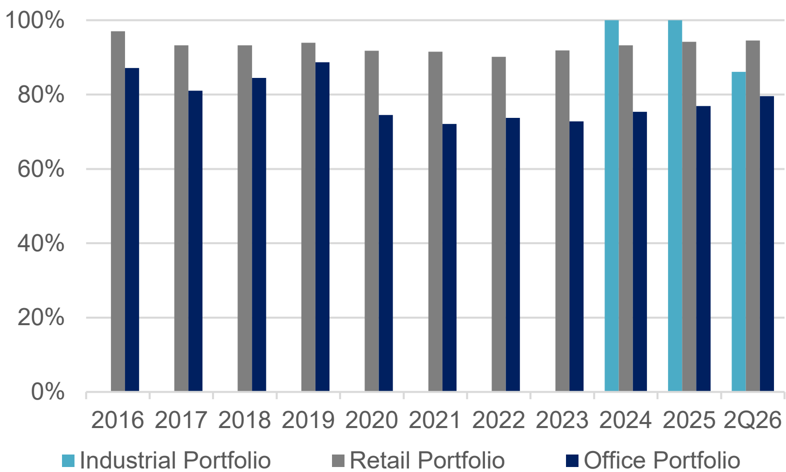


AFFO, NOI & Cash TAPs per share

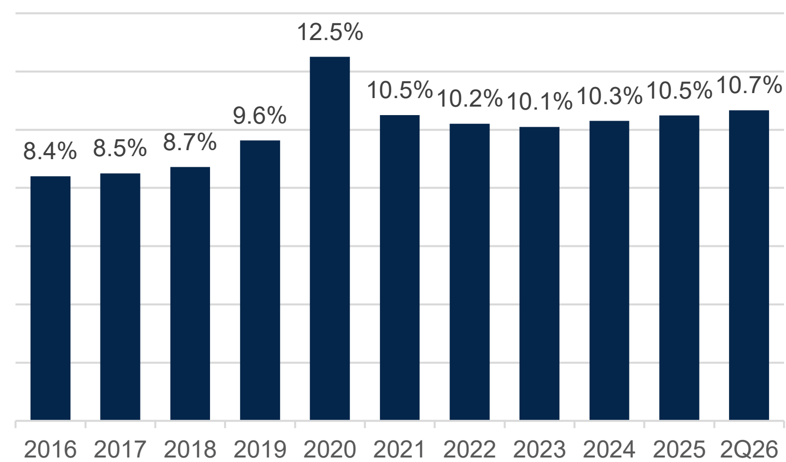


Key Operating Indicators

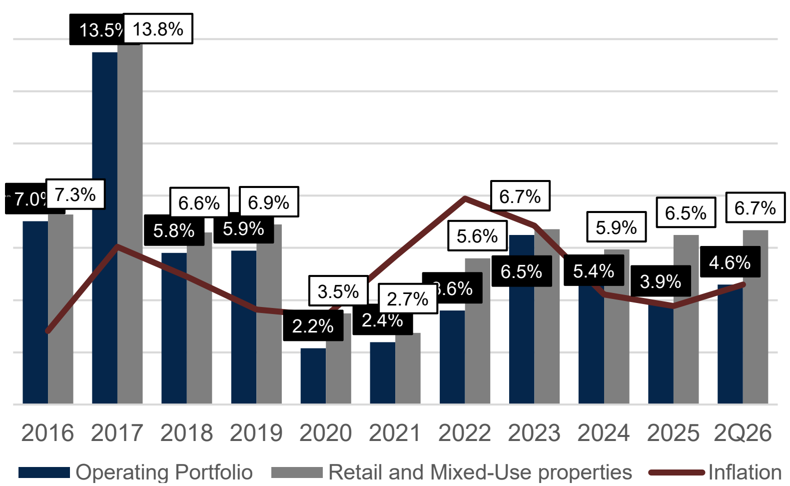
Occupancy by Property Type



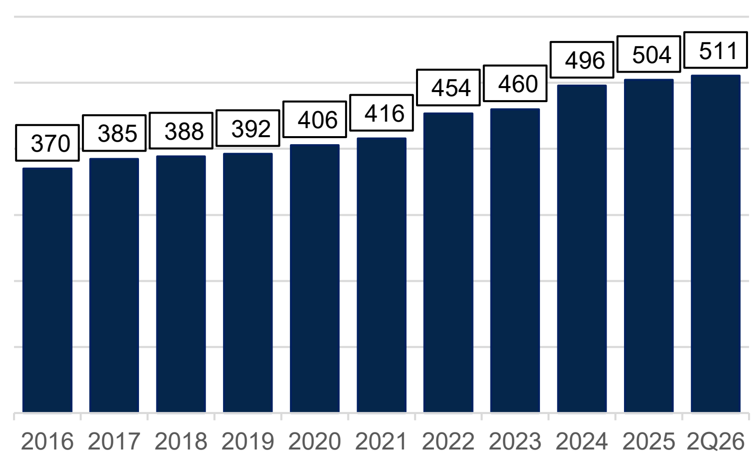
Occupancy Cost



Lease Spread

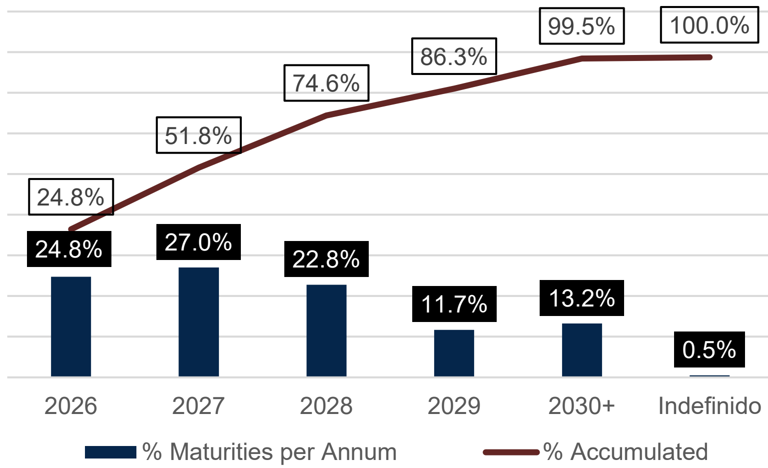


Avg. Monthly Fixed Rent per Square Meter



Key Operating Indicators*

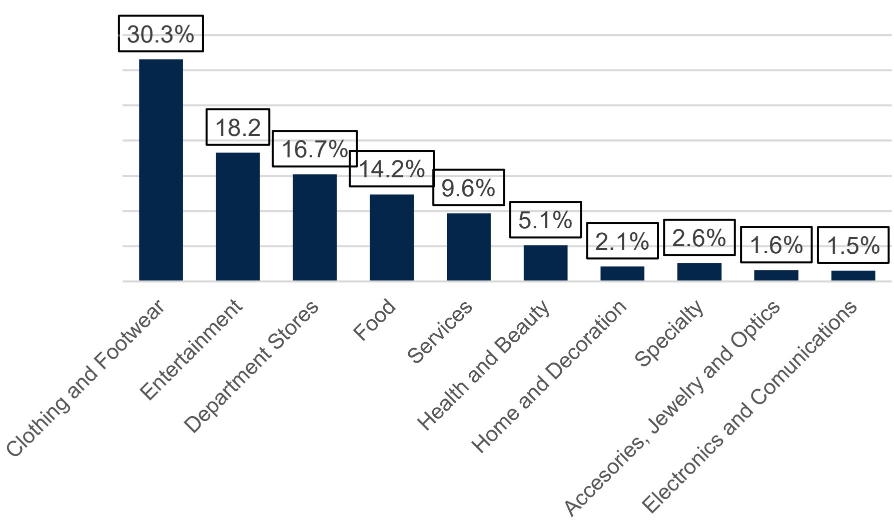
Lease Contract Maturities per Year



Concentration by Main Tenants

	GLA	Fixed Rent**	% GLA	% F.R.
TOP 5	230,430	48,666,513	20%	11%
TOP 10	383,737	87,259,347	30%	20%

Retail Tenant Mix



Key takeaways

- We have maintained a lease renewal rate of 97.0%.
- No single tenant represents more than 4.2% of Fixed Rent or more than 5.2% of the GLA attributable to our Current Operating Portfolio.
- We have a total of 1,966 active lease agreements with a diversified tenant base.

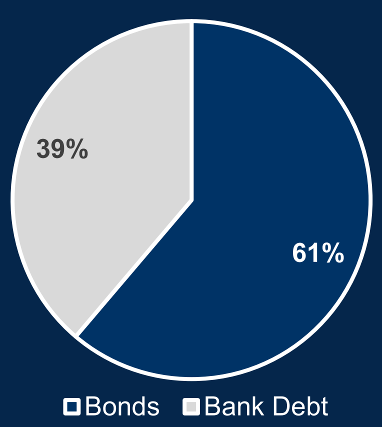
* Excludes the industrial portfolio ** Thousands of pesos

Debt Profile

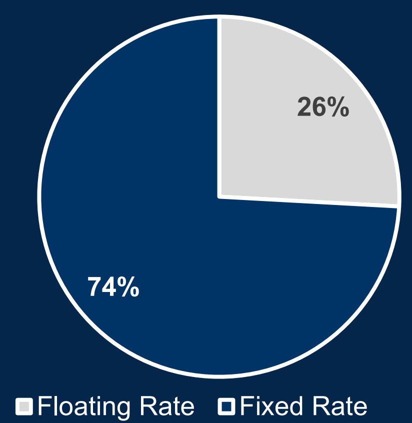
Short-Term Credit Facilityng Debt

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	1.0	2,500,000,000
Cebures	Local (DANHOS 23L)	MXN	10.67%	18-ago-23	9-ago-30	4.2	2,500,000,000
Cebures	Local (DANHOS 26L)	MXN	9.74%	8-jun-26	2-jun-31	5.0	1,050,000,000
Cebures	Local (DANHOS 26-2L)	MXN	9.98%	8-jun-26	31-may-32	6.0	1,050,000,000
Short-Term Credit Facility	BBVA México	MXN	TIIEF + aplicable margin	16-jun-26	21-jul-26	0.1	950,000,000
Long-Term Credit Facility	BBVA México	MXN	TIIE28+aplicable margin	26-may-25	07-abr-29	2.8	2,050,000,000
Long-Term Credit Facility	Inbursa	MXN	9.74%	8-jun-26	2-jun-31	5.0	750,000,000
Long-Term Credit Facility	Inbursa	MXN	9.98%	8-jun-26	31-may-32	6.0	750,000,000
			9.25%		**Average**	**3.3**	**11,600,000,000**

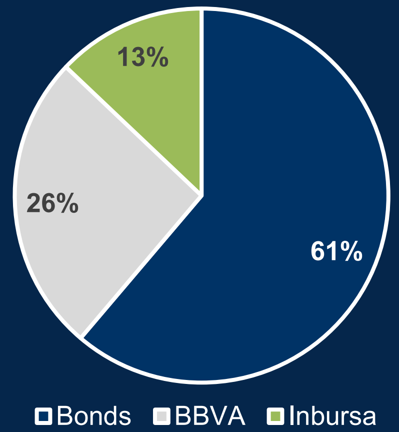
Debt Composition by Type



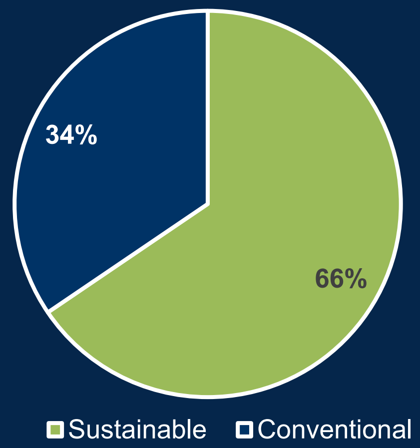
Interest Rate Mix



Debt by Lender

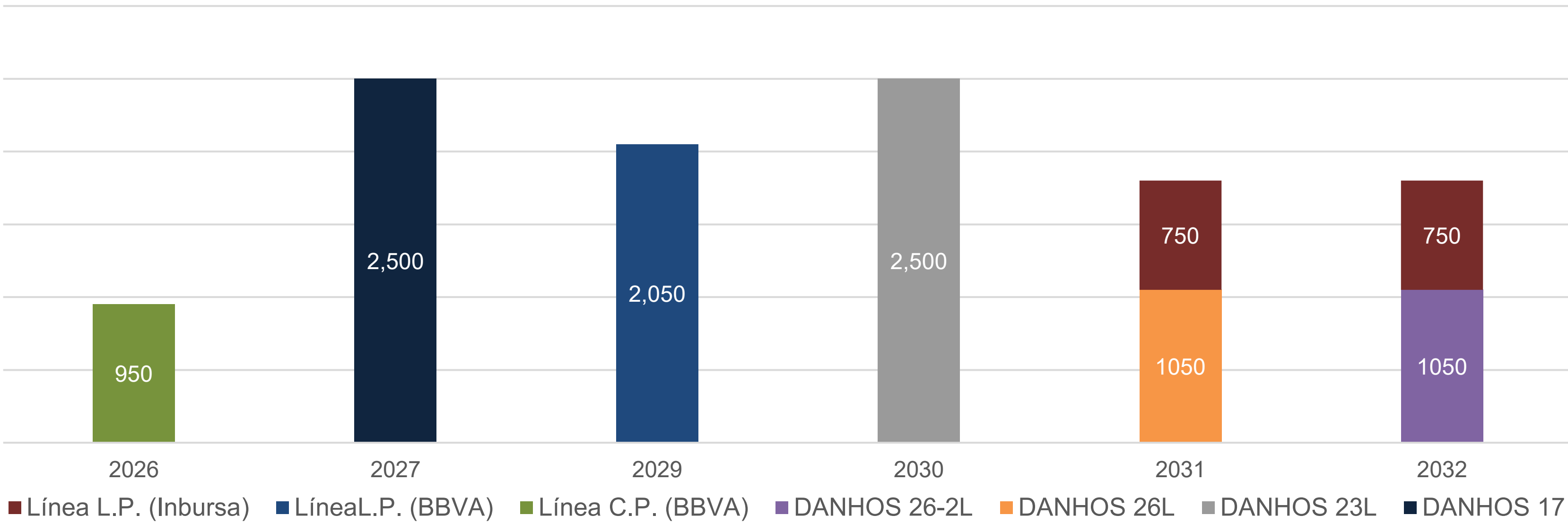


Debt by Label



Debt Profile

Debt Maturity Profile*



Key take aways

- We have an authorized local bond issuance program of up to Ps. 8,000 million.
- Access to credit facilities of up to MXN 8.595 billion.
- 100% of our debt is denominated in Mexican pesos, eliminating foreign exchange exposure on our liabilities.

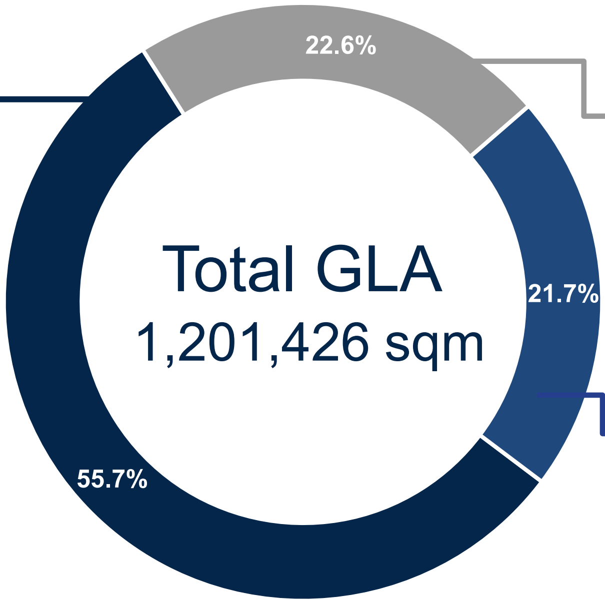
Financial Covenants

Covenant al 2T 2026	Ratio	Limit
Loan to Value (total debt/total assets)	14.0%	50%
Leverage level	1.2x	2.0x
Secured debt limit	0%	40%
Debt service coverage ratio (AFFO)	4.54x	1.5x Min
Unencumbered assets to unsecured debt	687%	150%

** Thousands of pesos*

Fibra Danhos' Operating Portfolio

Retail Portfolio	
GLA	670,319 sqm
Occupancy	94.1%
WALT*	2.6 años



Office Portfolio	
GLA	271,443 sqm
Occupancy	78.8%
WALT*	4.3 años

Industrial Portfolio	
GLA	259,664 sqm
Occupancy	100%
VPP*	9.0 años

*Weighted Average Lease Term

Retail Market Overview

- Strong market with an **increasing inflow of visitors**, reaching pre-pandemic levels.
- Minimal tenant vacancy rates due to **premier quality and strategic locations** of our real state assets.
- Our shopping centers are **strategically located within densely populated areas.**

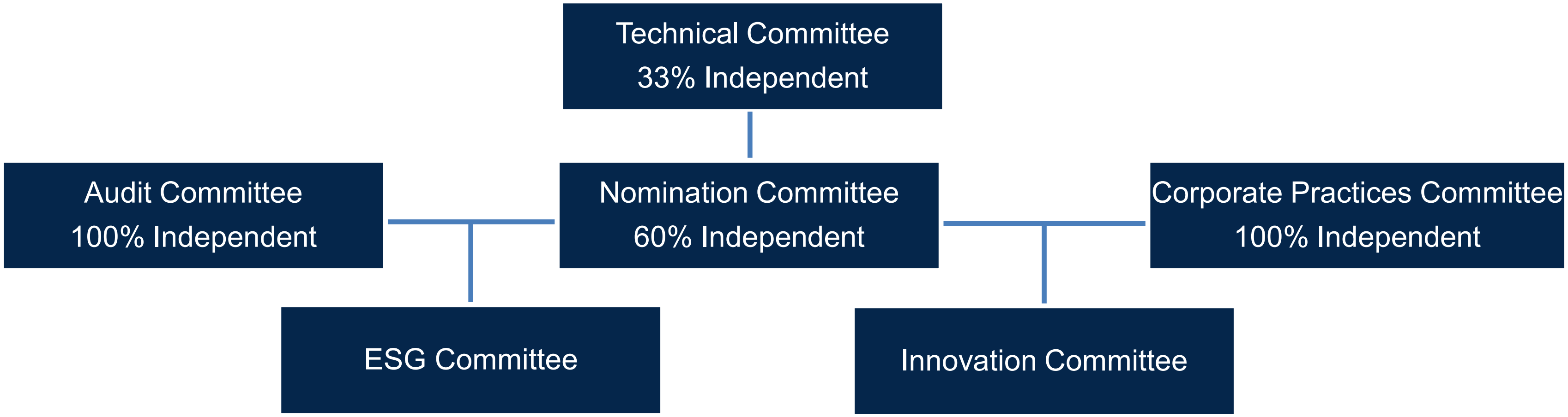
Office Market Overview

- El sector de oficinas ha empezado a mostrar Office sector has shown a gradual increase in occupancy rates.
- Torre Virreyes (25% of our office portfolio in terms of GLA) boasts one of the **highest rents per sqm in Mexico City** for an office building.

Industrial Market Overview

- Great dynamism driven by the relocation of supply chains and the demand for space to meet the logistics in the Metropolitan Area of Mexico City
- Significant growth potential for our portfolio, with attractive risk-adjusted returns and 100% occupancy rates.

Corporate Governance in line with highest standards



Technical Committee is the highest governing body and is comprised of twelve members, four of whom are independent.

- Highest alignment of incentives with minority shareholders.
- Our Control Trust holds ~45% of the Outstanding CBFIs.
- The annual dilution from fee payments is approximately 1% due to the Advisory Fee.
- Independent members represent 33.3% of our Technical Committee.

Advisory and Leasing Administration Fees

Advisory Fee

- Externally advised but “synthetically internalized”
- First Fibra to pay Advisor´s Fees with CBFIs at period´s VWAP
- Our Advisor is exclusive to Fibra Danhos
- 1.0% of Investment Properties with CBFI’s

Leasing Adm. Fee

- 2.0% of total invoiced revenues
- Deducted from NOI, operating cost

Fibra Danhos' ESG Commitments

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Key Takeaways

- Currently, 80% of our office building GLA is LEED O-M v4.1 certified.
- Issued Sustainability-Linked Bonds (SLBs) tied to the proportion of total gross leasable area certified under LEED Core & Shell (BD+C).
- We have completed the installation of solar panels across our properties, aiming to cover 20% of our energy demand.
- An ESG committee was created to strengthen company management and underscore the importance of ESG in our business model.
- Included among the 16 Mexican companies in the DJBIC MILA Pacific Alliance 2025 Index.
- Received a 9.6 ESG Rating from Morningstar Sustainalytics, indicating negligible risk of material financial impact from ESG factors.
- Started working with an ESG data intelligence platform to measure our scope 1 and 2 GHG in real-time.
- 17% of our technical committee are women, in line with our commitment to maintaining gender equality in senior management.

Organization Memberships, Rankings and Recognitions

GRESB

S&P Global

UN Global Compact

ESR Empresa Socialmente Responsable

U.S. Green Building Council LEED Platinum USGBC

U.S. Green Building Council LEED Gold USGBC

Development Portfolio

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.

Project Summary

Danhos Industrial Palomas offers a prime location with direct access to the Mexico–Querétaro highway.

- GLA Building 3: 110,000 sqm.
- Class: A+
- One loading dock per 7.5 linear meters of façade.
- Clear height of 12 meters at the first row of columns.

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%

Development Portfolio

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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.

Project Summary

trategic connectivity providing efficient access to northern markets and the Mexico City Metropolitan Area, with proximity to AIFA.

- GLA Buildings 1 and 2: 210,000 sqm.
- GLA Buildings 3: 30,000 sqm.
- Class: A+
- One loading dock per 7.5 linear meters of facade
- Clear height of 12 meters at the first row of columns.

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%

Development Portfolio

The Ritz-Carlton, Cancún, Punta Nizuc

Fibra Danhos, together with Marriott International, FibraHotel, and Beyond Ventures, announced the signing of the The Ritz-Carlton Cancún, Punta Nizuc brand for the project under development in the Yucatán Peninsula. The property, located in Punta Nizuc in Cancún's hotel zone, will include a 131-key luxury hotel, which will be owned through 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 feature LEED certification and will be operated by Marriott International. The project's design will be led by the acclaimed architecture firms Lissoni & Partners and Cherem Arquitectos.

Parque Oaxaca

We continue to make progress on 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 compelling opportunity given the limited comparable retail supply in the area and the strong interest identified from potential tenants. Construction commenced during the fourth quarter of 2025 without setbacks, marking the formal start of the development in line with the planned schedule.

Portafolio Fibra Danhos

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**