



Environmental Policy

Fibra Danhos

Administradora Fibra Danhos



INTRODUCTION

Fibra Danhos (FD) is a Mexican Trust established mainly to develop, own, lease, operate, and acquire iconic and premier quality commercial real estate assets, offices, mixed-use projects, industrial warehouses, and projects in the tourism sector in Mexico.

Administradora Fibra Danhos (AFD) is a subsidiary company of Fibra Danhos (FD), which, through a Management Agreement, and under the instructions of the Trust Technical Committee, is authorized 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.

SCOPE

Aware of the environmental impact that the real estate sector has in the intensive use of natural resources and greenhouse gas emissions, FD and AFD commit, through this policy and its sustainability strategy, to reducing its environmental impact by applying environmental criteria issues to their operations, development of new projects and decision making.

FD and AFD adopt a risk-based approach to environmental management, addressing both the environmental impacts generated by the operation and those that may affect the business, in line with the principle of double materiality. AFD is committed to developing an environmental action plan, supported by robust measurement and monitoring programs to improve efficiency and reduce consumption of natural resources.

GENERAL PRINCIPLES

Work in alliance with different stakeholders to include them in this policy and reduce the environmental impact of its value chain.

Monitor and evaluate the different risks and adaptation opportunities that arise from the impacts of climate change on our assets and take them into account in investment decisions.

Analyze and manage environmental risks in compliance with environmental laws, contractual requirements, and voluntary commitments. Apply a preventive approach to minimize any negative impact on the environment.

Correct possible environmental damages derived from our operations, following environmental authority guidelines

Train and raise awareness among internal and external collaborators about environmental issues, extending this policy to include them.



Monitor and report the environmental performance of Fibra Danhos, as well as follow up on the environmental targets in the Integrated Annual Report, which must comply with the most demanding standards at an international level, including the Global Reporting Initiative (GRI), Sustainability Accounting Standards Boards (SASB), International Financial Reporting Standards (IFRS), and the Communication on Progress (CoP) of the United Nations Global Compact.

Likewise, our property managers are aware of these best practices, which are extended to our tenants and visitors to guarantee the optimal environmental performance of our properties.

ENVIRONMENTAL GOVERNANCE

Fighting climate change and incorporating sustainability as an integral part of our business strategy has become a priority for Fibra Danhos. The Technical Committee, our highest governing body, recognizes the importance of incorporating sustainability and addressing climate change as basic elements for Fibra Danhos' operations. These involve managing the associated risks and perceiving them as a business opportunity to support our growth strategy.

Technical Committee

As the highest governing body, the Technical Committee is responsible for authorizing and monitoring the environmental policy and strategy, climate change risks and opportunities, and ensuring stakeholders' well-being.

ESG Committee

The ESG committee is responsible for validating Fibra Danhos' ESG strategy, considering the risks and opportunities identified in the materiality analysis. Likewise, it must evaluate the effectiveness of Fibra Danhos' risk management processes in environmental, social, and governance issues, communicating the results to the Technical Committee.

ESG Management

Responsible for defining sustainability standards and validating the application of the environmental policy and strategy, communicating the public commitment to sustainability, community investment, and impact management, and ensuring compliance with the objectives and goals established in the Integrated Annual Report.

Other related business areas

Responsible for driving business transformation and ensuring the execution of the environmental strategy in their respective activities and operations.



SPECIFIC COMMITMENTS

Water consumption

- Provide maintenance to our wastewater treatment plants (WWTP) to reuse water in green areas and bathrooms.
- Perform preventive maintenance on pipelines to identify leaks.
- When equipment reaches the end of its useful life, guarantee its replacement with cutting-edge systems that minimize water consumption.
- Weigh the specific risks and opportunities of water supply and discharges in investment and decision-making.
- Raise awareness among our tenants to reduce water consumption in their facilities.
- Have independent consumption meters for each tenant to raise awareness about water use and encourage its reduction.

Climate change and energy use

- Assess physical and transitional risks of climate change, effectively communicating its possible repercussions to senior management.
- Recognize opportunities for climate change adaptation and implement measures in alignment with stakeholders' interests.
- Prioritize renewable energy throughout our value chain and support the transition to a low-carbon future.
- Consider climate-related risks and opportunities in making investment decisions.
- Collaborate with our tenants and value chain partners to improve energy management and reduce carbon emissions.
- Assess the energy quality of our equipment to identify and adjust those with high consumption as necessary.

Waste and materials management

- Adequate waste management in our properties, with special attention to the safety of hazardous waste and the reduction of landfill disposal.
- Suppliers alliances for waste recycling and materials revaluation.
- Ensure an efficient materials consumption on our operations and new projects development.
- Support value chain partners and tenants in improving material selection and waste recovery in their operations and equipment to minimize broader environmental impacts.
- Constantly monitor and evaluate the risks and opportunities associated with the impacts derived from materials and waste on our assets, incorporating them comprehensively into the investment decision-making process.
- Promote the reduction and reuse of construction materials from responsible or recycled sources, prioritizing those with the least impact on their life cycle.



Biodiversity

All properties in FD's portfolio are located in previously impacted urban areas, so they do not affect native flora or fauna. However, aware of the impact that urbanization has on biodiversity, we commit to the following:

- Plant native vegetation to support the biodiversity of each place in the green areas of each property.
- Assess possible biodiversity impacts due to our operations and proposed projects.
- Carry out the maintenance and adoption of green areas and public medians as mitigation measures.
- Have mitigation plans for property expansions and new projects.
- Consider impacts on biodiversity in the selection and use of materials and products.
- Do not operate or develop projects in protected natural areas.

POLICY REVIEW

AFD undertakes to review this policy annually with the possibility of modifying and updating it at any time. Changes to this policy will come into effect immediately once it is updated on the website, so we encourage the reader to review this policy regularly.

RELATED POLICIES

- Code of Ethics
- Suppliers Code of Conduct
- Stakeholders Relations Policy

DOCUMENT CHECK

Version	Approved by	Date of last review/update
1.0	Blanca Canela, Executive Director of Administradora Fibra Danhos	November, 2022
2.0	Blanca Canela, Executive Director of Administradora Fibra Danhos	December 2023