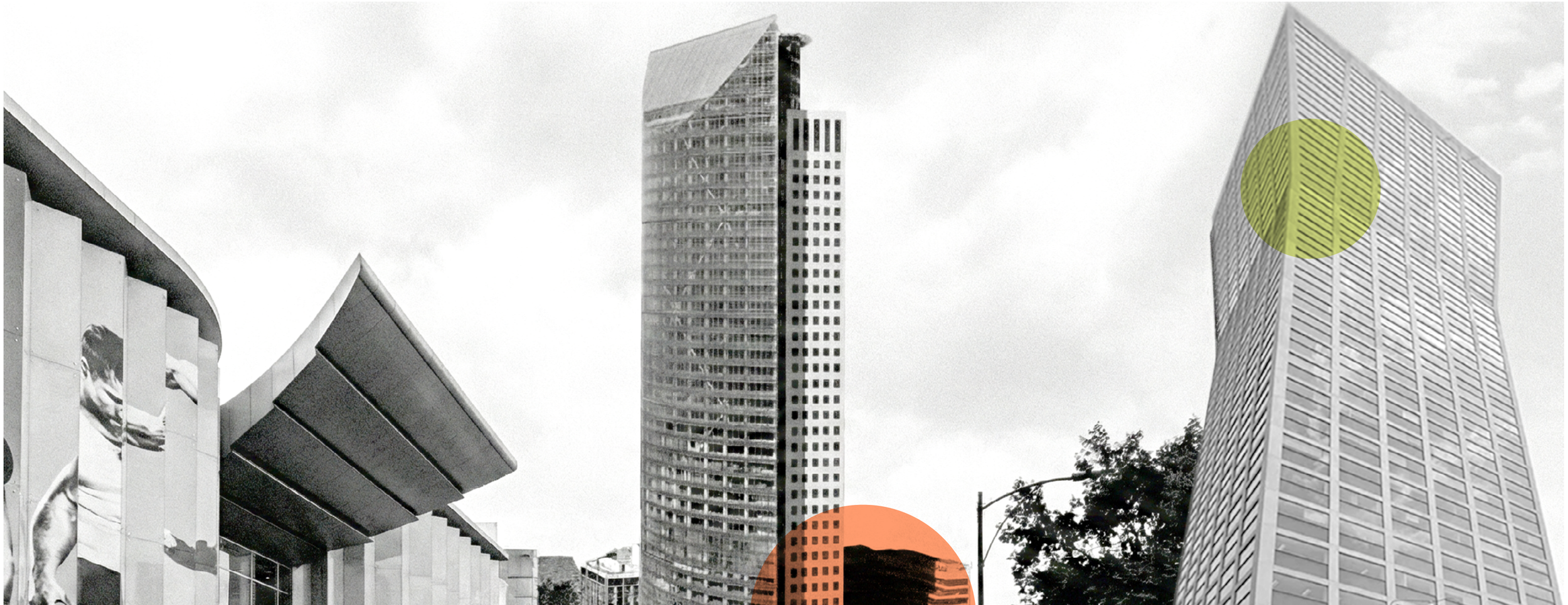
2025 Annual Report

IFRS Report S1 General Requirements for Revealing Financial Information Related to Sustainability, and S2 General Requirements for Revealing Financial Information Related to Climate

ORGANIZATION: BANCO ACTINVER, S.A., INSTITUCIÓN DE BANCA MÚLTIPLE, GRUPO FINANCIERO ACTINVER, FIDUCIARIO DEL FIDEICOMISO IRREVOCABLE 1401



IFRS S1 27(a) (ai)(aii) (aiii) (v) (bi) (bii) and S2 6 (a) and (b)

FUNO® uses a cross-sectional approach to risk management to ensure the creation of sustainable value.

TRENDS

- Investor interest in ESG best practices
- Nearshoring, changes in the global supply chain structure
- Financial crisis
- Climate crisis
- Cybercrime and cybersecurity
- Security

INPUTS

FINANCIAL CAPITAL

Capital
- Debt
- Equity (capital)

HUMAN CAPITAL

- Associates
- Suppliers

SOCIAL CAPITAL

- FUNO® Foundation
- Communities

NATURAL CAPITAL

- Efficiency
- Responsible use of natural resources
- Water

CAPITAL INDUSTRIAL

- Know how of the control group
- Real estate properties



OUTPUTS

FINANCIAL CAPITAL

- Generating value
- Dividends

HUMAN CAPITAL

- Great Place to Work
- Enhancement of quality of life with well-paying jobs and fringe benefits that exceed legal requirements
- Health and wellness
- Commitment

SOCIAL CAPITAL

- Positive impact
- Building communities
- Maintaining social cohesion

NATURAL CAPITAL

- Carbon footprint (impact reduction)
- Recuperation of ecosystems
- Circular economy

CAPITAL INDUSTRIAL

- Certification, starting from the construction process
- Employment
- Social cohesion

STAKEHOLDERS IMPACTED

- CBFI holders
- Tenants
- Financial entities

- Associates
- Suppliers and service renderers

- NGO
- Communities
- Tenants
- Visitors
- Suppliers and service renderers

- Tenants
- Government
- Communities

- CBFI Holders
- Tenants
- Visitors

The Technical Committee receives assistance from the Audit Committee in supervising risk and sustainability management for FUNO®, including, among others: at the operations level, the Operations VP is person with highest position in charge of supervising and auditing risk management performance.

Sustainability Management Structure



Sustainability Management

The Sustainability Committee is the maximum body in charge of implementing our ESG strategy; it meets every six months and reviews accomplishment of our goals and reviews our current and future ESG risks. This Committee reports directly to the CEO and the Deputy Managing Director.

Our VP for Administration and IT presides over the Sustainability Committee, which includes the following:

- VP for Investor Relations
- General Counsel
- All our Property Directors (RUPs)
- Finance Director
- Human Resources Director
- Sustainability Director
- Facilities and Maintenance Managers
- Procurement Managers
- Relevant guests to the other sessions

Every six months our ESG initiatives are audited, once by the internal auditors who report their findings to the Audit Committee; and once by our independent auditors who review performance and results reported in our Annual Comprehensive Report.

The Audit Committee presents any findings deemed relevant to the Technical Committee, who in turn reports the same to our REIT Certificate Holders' Assembly.

Sustainability Committee members receive training in Corporate Sustainability best practices, including subjects covering diversity, property Access, environmental best practices, and changes to health and safety regulations.

The Corporate Practices Committee pursues a balance among member skills, attempting to have at least one expert in each matter evaluated.

	Moisés Elmann	André Elmann	Max Elmann	Abud Attié	Isidoro Attié	Elías Sacal	Jaime Kababie	Ruben Goldberg	Antonio Franck	Irma Gómez	José Antonio Meade
Habilidades y experiencia											
Real Estate Experience	X	X	X	X	X	X	X	X		X	
Financial Risks	X	X		X		X		X	X	X	X
Mergers & Acquisitions and Capital Markets		X		X		X	X		X		
Risk Management			X					X		X	
Corporate Governance	X	X								X	X
Social Issues		X	X		X	X				X	X
Environment	X		X								X
Experience with Publicly Traded Companies										X	X
Regulations									X	X	X
Public Policy										X	X
Human Resources (Diversity and Inclusion)						X				X	

The following activities were conducted by the Audit Committee in 2025:

- An independent audit of risk management, for which an outside firm was hired
- Supervision of risk management
- Review of all IT risks, including cybersecurity and plan management, which proved necessary to continue enhancing data and technology governance, and cyber-risk management.
- Reviews of climate risks and dissemination of related information
- Verification that all assets developed for FUNO® investment portfolios were delivered
- Supervision of environmental management systems and of the integrity of data and dissemination.

Moreover, constant monitoring of regulatory provisions takes place so as to anticipate and ensure timely compliance. Given the nature of our business, ESG factors have a direct influence on our investment decisions and on the operating efficiency of our properties. The sustainability Committee is charged with leading the Sustainability Strategy, defining annual ESG goals, monitoring performance, and managing current and emerging ESG risks.

27 (a iv)

Our Company employs a responsible investment policy that governs the procurement of new real estate properties, which in addition to including due diligence on tax, financial, legal, architectural and other matters, also encompasses environmental issues. Among the topics reviewed are:

- Road impact studies
- Zoning certificates
- Environmental impact authorization
- Hazardous waste generation and registration
- Delivery Manifest Document – Receipt of hazardous waste issued by the company authorized to transport and final disposal or by the municipal waste collection system
- Water supply services
- Means for water discharges
- Environmental permit issued for atmospheric emissions-related matters
- Existence or lack of PCBs (Polychlorinated Biphenyls) and asbestos
- Existence or lack of environmental fines
- Existence or lack of soil contamination
- Others

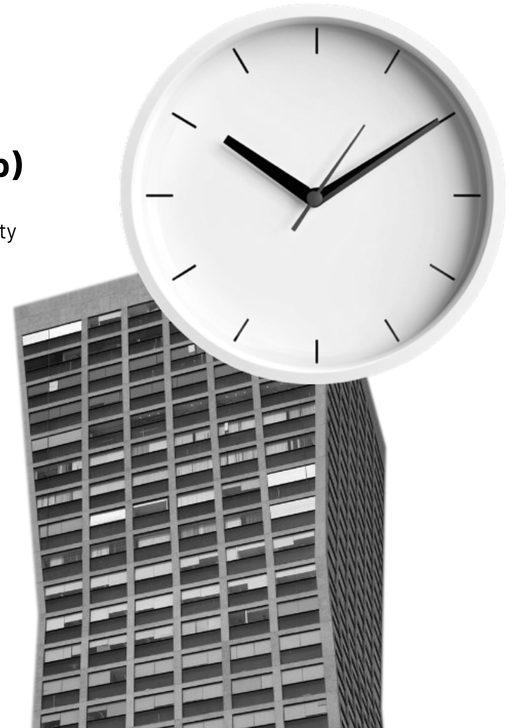
The due diligence process also ensures that property owners and users have been consulted and compensated properly. There are a minimum of three site inspections and visits conducted by third parties who serve as controls in validating property information and status.

FUNO conducts internal and legal processes with third parties so compensations and timely payments for the use or procurement of properties are conducted in the proper time and manner.

Our processes make no distinction if property owners or users are individuals, collective or indigenous groups, women, etc., and counterparty rights are respected at all times.

30 (a) (b) and (c); 31 and 32 (a) and (b); S2 13 (a) and (b)

Sustainability risks and opportunities which may be reasonably expected to affect entity perspectives are:



Risks	Horizon	Description	Effects on the Business Model	Effects on the Value Chain	Concentration
Climate Change	Medium Term	Climate events that impact real estate assets, as well as the implementation of enhancement strategies meant to enhance property resilience.	1. 1Affected rental income 2. Increased maintenance costs 3. Impacted portfolio value 4. Increased insurance premium costs	1. Realization of tenant activities and operations affected 2. The ability to meet tenant and customer needs and expectations is affected 3. The availability of crucial resources, such as electricity, water, etc. is affected	Baja California, Chihuahua, Coahuila de Zaragoza, Michoacán, Nuevo León, Quintana Roo, Sonora, and Tamaulipas
Energy Management	Short Term	Efficient and responsible use of energy within processes and developments to reduce consumption and GEI emission levels, and also foster the use of renewable sources	1. Reinforce or pressure on NOI (Net Operating Income) because it is an operating cost 2. Increased exposure to volatility in energy supply costs 3. Reputational risks	1. Increased demands for the use of specialized suppliers 2. Increased property remodeling and modernization costs 3. Possibly affecting relations with tenants	Baja California, Coahuila de Zaragoza, Chihuahua, Nuevo León, Sonora, Tabasco, Tamaulipas, and Yucatán
Water Management	Medium Term	Efficient water use and conservation throughout the operations and across all properties to ensure resource availability and quality	1. Strengthen or pressure on NOI, because it is an operating cost 2. Increased exposure to volatility in water-related costs 3. Increased property operation and maintenance costs	1. Increased property remodeling and modernization costs 2. Possibly affecting relations with tenants	Colima, Durango, Sinaloa, Sonora, Tamaulipas, and Quintana Roo
Waste Management	Short Term	Develop and execute efficient waste management strategies, focusing on a reduction in the creation of waste and maximizing recycling and the responsible disposal of wastes generated in operations and on the properties	1. Strengthen or pressure on NOI, because it is an operating cost 2. Increased property operation and maintenance costs	1. Increased property remodeling and modernization costs 2. Possibly affecting relations with tenants	Mexico City, State of Mexico, Nuevo León, Jalisco
Opportunities			**Effects on the Business Model**	**Effects on the Value Chain**	**Concentration**
Solar Panels	Medium Term	Business opportunity to reduce operating costs, enhance efficiency of our properties, and reduce our expenses, which directly impacts the NOI. This can also facilitate access to sustainable financing.	1. Reinforce NOI by reducing operating costs 2. Diversify sources of electric power 3. Access to sustainable financing 4. Align sustainable and financial strategies	1. Increased tenant satisfaction and relations with them 2. Appealing for tenants and investors	Baja California, Mexico City, State of Mexico, Nuevo León, Chihuahua, Querétaro, and Yucatán.

Terms also applying to S2:

- **Short:** Risks that could materialize in the immediate period, normally from 0 to 12 months, and that might affect liquidity, daily operations, and quarterly financial results, and/or be subject to sanctions

- **Medium:** Risks that could materialize between 12 to 60 months, and that might affect Fibra's ability to maintain financial stability, competitiveness, or growth

- **Long:** Risks that could materialize in a period of over 60 months, and which affect Company viability or portfolio resilience

When determining the risk that is Climate Change-associated, we take into consideration those states in which FIBRA has properties and had a risk score above 8,000 points, as per the evaluation methodology used, and climate scenarios related to all climate change risks mentioned in the vulnerability assessment for climate change.

In the case of risk concentration associated with energy management, the states considered are those having FIBRA properties with a risk score higher than 2,950 points, as per the assessment methodology used, under climate scenarios related to heatwaves, thermal stress, and an increase in the number of the hottest days of the year, as well as scenarios such as days with snowfall, cold snaps, and snow-related events.

In determining the risk concentration for water management, the sates considered are those in which FIBRA has properties and whose risk score was above 3,950 points, as per the assessment methodology employed, under climate scenarios related to flooding, storms, rises in sea level, extreme rainfall, severe and/or prolonged periods of water scarcity, as well as water stress conditions.

As pertaining to opportunities for installing solar panels, the states considered are those in which FIBRA has properties and in which there are favorable conditions for the viability of this type of projects, including being located in areas with a high annual average of daily sunlight levels, based on information published by the Geophysics Institute of UNAM (National Autonomous University of Mexico). Also considered are those states where there is a high cost for electric power, or where FIBRA's energy consumption levels are deemed considerable. These variables were considered exposure indicators of a greater opportunity for wheeling; for potential contribution to energy cost management; and for contributing to FIBRA's climate strategy.

33 (a) (b) (c)

FUNO has responded to sustainability risks and opportunities through:

1. FIBRA's sustainability strategy in which each material topic is linked to specific indicators and timely monitoring that permits proper assessment of its performance and evolution.
2. The insurance coverage FUNO has to mitigate the impact of principal risks that could affect its assets and its operation.
3. A supplementary manner in which each year the Company comprehensively monitors risks and opportunities whereby not only are socioenvironmental factors taken into consideration, but also the complete universe of relevant risks for FIBRA, which reinforces a more robust and preventive management style that strives to create long-term value.

In the decision-making process for the acquisition or development of a property, a series of strategic variables are systematically considered by FUNO to assess long-term asset viability, competitiveness, and sustainability. These factors include market conditions, labor availability, access to water, energy availability, and connectivity to roads, airports, urban areas, among others.

While also incorporating environmental, social, and economic considerations from the early stages of analysis, this approach helps attract higher-quality tenants and ensure business viability, thereby strengthening more comprehensive decisions that are aligned with the Company's strategy.

35 (a)(b)(c)(d); 36, 37, 38, 39 and 40, S2 15 (a) and (b), 16 (a) (b) (c) (d)

Fibra UNO Sustainability Risks/ Opportunities		IFRS S1 35(a)	IFRS S1 35(b)	IFRS S1 35(c) (i, ii)	IFRS S1 35(d)
		Effect on the financial situation, financial yield, and cashflows	Is there significant risk for material adjustment during the next annual period?	Expectations for changes to the financial situation in the short, medium, and long terms	Expectations for changes to financial yields and cashflows in the short, medium, and long terms
CLIMATE CHANGE	Risk	Risk: $145,932,976. The biennial premium increase for 2023–2025, which does not account for inflation, is 2.22%.	No	We do not consider this to be a significant risk, as the previously calculated risk represents less than 1% of the value of the properties exposed to climate-related risks. However, we cannot rule out the possibility that a significant increase in the frequency of such incidents could lead to significant increases in the cost of insurance premiums.	We do not consider this a significant risk because, in particular, all properties are insured, which ensures that we will recover any property damage and lost rental income. As for the increase in premium amounts, while it does exist, most of it is currently due to inflation. The increase in premium amounts due to a rise in the frequency of claims caused by climate change is expected to occur in the medium to long term; therefore, no significant risk is currently anticipated.
ENERGY MANAGEMENT	Risk	$405,302,232	No	The same monetary impact on NOI would affect equity in the Statement of Financial Position; however, it does not pose a material risk to the REIT's financial soundness.	If these services were to become more expensive (in scenarios where costs double or triple), our NOI would decrease by 1.86% and 3.71%, respectively, which does not pose a material risk to the REIT's financial strength. In the scenarios analyzed, these risks would only be material if costs were to triple simultaneously across all services.
WATER MANAGEMENT	Risk	$209,593,628	No	The same monetary impact on NOI would affect equity in the Statement of Financial Position; however, it does not pose a material risk to the REIT's financial soundness.	If these services were to become more expensive (in scenarios where costs double or triple), our NOI would decrease by 0.96% and 1.92%, respectively, which does not pose a material risk to the REIT's financial strength. In the scenarios analyzed, these risks would only be material if costs were to triple simultaneously across all services.
WASTE MANAGEMENT	Risk	$18,136,521	No	The same monetary impact on NOI would affect equity in the Statement of Financial Position; however, it does not pose a material risk to the REIT's financial soundness.	If these services were to become more expensive (in scenarios where costs double or triple), our NOI would decrease by 0.08% and 0.17%, respectively, which does not pose a material risk to the REIT's financial strength. In the scenarios analyzed, these risks would only be material if costs were to triple simultaneously across all services.
SOLAR PANELS	Opportunity	Savings in electric power 2.4 million MxP- 4.2 million MxP per real estate property	No	Increase in savings from 17 million MxP to 29 million MxP	It does not affect the statement of cash flows, as it is not material.

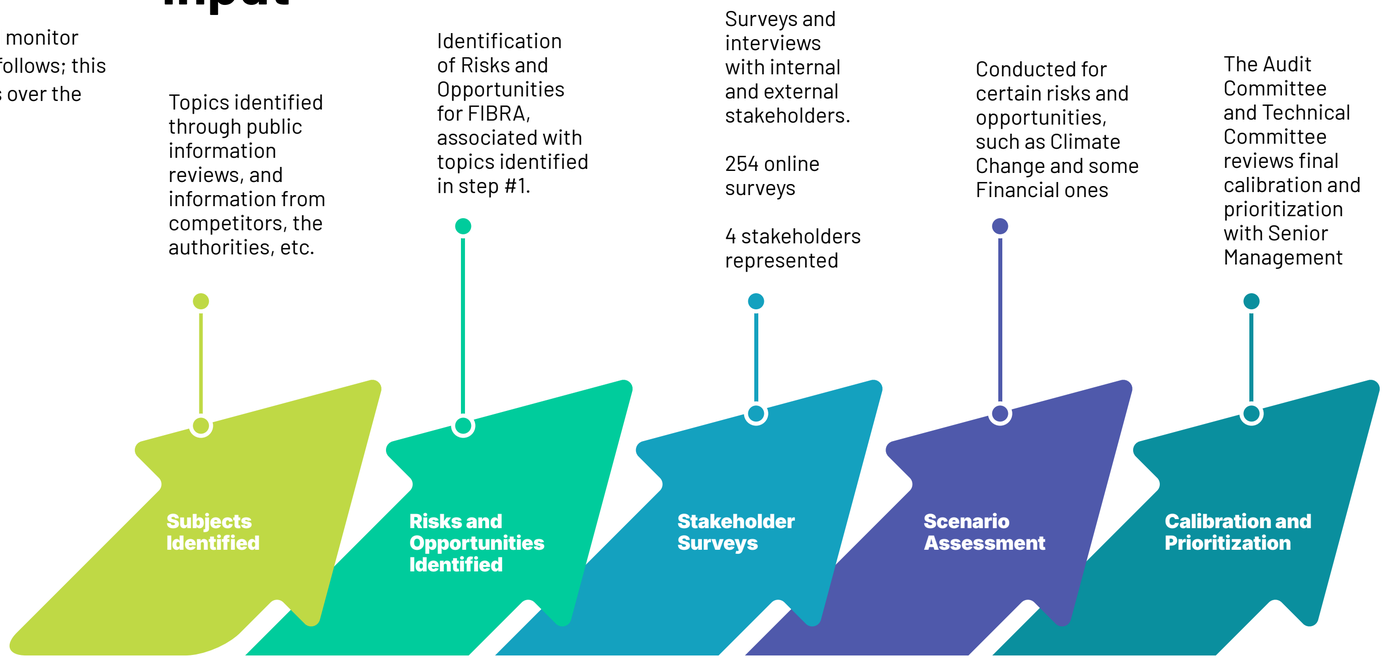
SI 41 and S2 9 (e)

Sustainability Risks/Opportunities		Strategy	Assessment	
			Hindrances	Solution
Climate Change	Risk	**Phase 1.** Monitoring GhG emissions	**# 1.** Inaccurate data entry **# 2.** Personnel with limited experience for information reporting	**Solution 1.** An online tool was obtained, which goes with the information entered with the corresponding receipts. **Solution 2.** We offered training and created a manual to help those in charge of reporting the information.
		Phase 2. Reduction	**# 1.** Cost-benefit of investing in new technologies **# 2.** Market and sector structure **# 3.** Lack of information **# 4.** Habits and culture of tenants **# 5.** Energy market elements **# 6.** Weak ties with employees needing to reduce consumption levels and GhG emissions	**Solution 1.** Investment in the best technologies that enable obtaining greater savings, prioritizing properties with the highest consumption, to increase return on investment **Solution 2.** Conduct joint investment with tenants and electric power providers **Solution 3.** Training for employees and tenants **Solution 4.** Communication and awareness-raising campaigns **Solution 5.** Find suppliers with agreements that adjust to our needs and consumption **Solution 6.** Involve employees in migration activities
		Phase 3. Preventing risks related to climate change	Status of Current Infrastructure	• Invest in and remodel resilient infrastructures • Vulnerability assessment was created regarding climate-related risks
Energy Management	Risk	Optimize energy consumption 20% renewable energy in properties	**Solution 1:** • Replace lighting with LED technology • Create alliances with suppliers to introduce energy-efficiency technology on our properties (ie.: capacitator banks). • Install software that quantifies electric power consumption in our real estate properties • Automate lighting systems and escalators • Consistently monitor electric power consumption and intensity **Solution 2:** • Develop projects for generating and/or acquiring renewable energy • Find renewable energy providers with low-risk agreements • Install equipment and technologies compatible with bio-combustible energy • Install solar panels	
Water Management	Risk	Treat and reuse 30% of our wastewater	• Facility inspection and preventive maintenance to detect and correct leaks • Implement high-efficiency technologies to reduce and optimize consumption • Install efficient hydro-sanitary fixtures, including toilets, urinals, and water-efficient faucets • Optimize and correct Wastewater Treatment Plants, thus guaranteeing regulatory compliance with wastewater discharges • Implement rainwater catchment systems to reuse sporadic rain water • Ongoing monitoring of water and energy consumption	
Waste Management	Risk	Zero trash	• Continue the tenant awareness campaign. • Implement paper and cardboard recycling programs in industrial parks. • Replace pine wood used as bench cladding material with recycled materials by 2030. • Continue providing training on waste separation stations at the corporate office.	
Solar Panels	Opportunity	20% renewable energy in properties	• Develop projects for generating and/or acquiring renewable energy • Find renewable energy providers with low-risk agreements • Install solar panels	

S1 44 (a) (b) (c) and S2 25 (a)(b)

The process used to identify, assess, prioritize, and monitor sustainability-related risks and opportunities is as follows; this process has not undergone any significant changes over the past year.

Input



Critical	These issues are of the utmost importance to the organization and its stakeholders. Their impact is profound and direct, with the potential to significantly affect stakeholders, the viability of the business, and its reputation, as well as to have a significant financial impact. These issues require immediate attention and concrete actions to manage and mitigate them.
Significant	Although not as urgent as critical issues, these issues have a considerable impact on the company and its stakeholders. How they are handled and addressed can lead to significant long-term benefits or risks. They require ongoing attention and action plans to manage them effectively.
Important	These are issues that are relevant to the organization and its environment, but their impact is not as immediate or critical as that of the first two levels. Although they may not pose an imminent threat, proactive management is necessary to prevent them from becoming major problems in the future.
Informative	These issues are relevant but do not have a direct impact on the organization's strategy, operations, or reputation. They are relevant to certain stakeholders or may be related to emerging trends, but they are neither critical nor significant in the current context.
Minimal	These are issues of lesser importance to the organization and its stakeholders. Although they may be considered, their impact is minimal compared to other aspects of the operation and its environment. They do not require immediate attention or specific actions, but it is important to keep them in mind to understand the bigger picture.

THRESHOLDS

Risk - Impact for FUNO®							
Level	**Description**	**Financiero**	**Interrupción**	**Reputation**	**Environmental**	**Regulatory Compliance**	**Security**
4	Very High	Includes losses, errors, or incorrect accounting entries > 8.1% of earnings before interest and taxes	Downtime >15 days	International TV / Government investigation	Remediation > $100 MDP. Fines > $1 MDP	Significant non-compliance with legal implications	Fatalities attributable to FUNO (N.R.Ro)
3	High	Includes losses, errors, or incorrect accounting entries amounting to more than 5.1% and less than 8% of earnings before interest and taxes	Downtime >y days and < 15 days	National TV / Regulatory investigation	Remediation $50 MDP–$100 MDP. Fines $100,000–$1 MDP	Non-compliance with potential legal implications	Accident > $0.5 million, LTI > 60 days. External fatalities.
2	Moderate	Includes losses, errors, or incorrect accounting entries amounting to more than 2.1% and less than 5% of earnings before interest and taxes	Downtime >3 days and <7 days	Local TV / Minor regulatory penalty	Community complaints. Remediation $20 MDP–$50 MDP	Non-compliance with regulations resulting in minor fines	Accident < $0.5 million, LTI < 60 days
1	Low	Includes losses, errors, or incorrect accounting entries amounting to less than 2.1% of earnings before interest and taxes	Downtime < 3 days	Social media / Local newspaper (non-headline coverage)	Maintenance plan or CSR < $20 MDP	Non-compliance without fines or legal implications	In-house medical service / local ambulance

Probability of occurrence for FUNO®			
No	**Description**	**Definition**	**Frequency**
4	Almost certain	The event will occur in most cases	More than once a year
3	Likely	The event is likely to occur	Once a year
2	Possible	The event may occur in some cases	Every 5 years
1	Unlikely	The event may occur at some point	Every 10 years

S1 46 -50 and S2 (14 c)

Name of Opportunity or Risk	Metrics required by IFRS in divulging applicable sustainability data, or if the case, the SASB		Goals Set for Supervising Progress			
Risks	**Metrics and Description**	**Metrics Source**	**Goal**	**Goal Period**	**Progress Measurement Period**	**Goal Accomplishments**
Climate Change	• Climate risk vulnerability description and mitigation strategies (Which is most developed in S2) • Absolute and quantitative metrics	SASB standards for Real Estate sector	Reduce Scope 1 and 2 absolute GhG emissions by 54.6%	2032	2019	We have reduced our Scope 1 and 2 GHG emissions by 15.61%. The climate change risk vulnerability analysis is described on page 14 of this report.
Energy Management	• Energy consumption data coverage as a percentage of GLA • Total GJ percentage of energy consumed comes from the grid, percentage of renewable energy generated • Absolute and quantitative metrics	SASB standards for Real Estate sector	Consume 20% of renewable energy on our properties	2030	2019	0.43% of our energy currently comes from onsite renewable sources.
Water Management	• Coverage of water extraction as percentage of total GLA. GLA located in water stress regions • Total water consumption, percentage that comes from regions with high or extremely high water stress • Absolute and quantitative metrics	SASB standards for Real Estate sector	Treat and reuse 30% our wastewater	2030	2019	Water extraction coverage as a percentage of GLA: **96.28%**, GLA located in regions with water stress: **96.10%** • Total water consumption (extraction): **5,113,279.19 m³** • Percentage that from areas with high or very high water stress: **44.93%**
Waste Management	Total weight of waste in metric tons, and breakdown of this total in terms of waste makeup. • Absolute and quantitative metrics	GRI Standard for Waste 2020	100% of waste is separated on site (Zero Trash)	2030	2019	.23% of waste is currently separated and sent for reuse or recycling

Waste

Type	Tons	%
Inorganic, non-recyclable	14,818.43	65.194%
Organic	5,191.75	22.841%
Sanitary	256.00	1.126%
Paper and Cardboard	1,668.88	7.342%
Tetra Pak-(Beverage cartons)	0.90	0.004%
Pet-Plastic	440.44	1.938%
Glass	260.73	1.147%
Cans-Aluminum	44.59	0.196%
Hazardous	24.68	0.109%
Electric and Electronic	7.75	
Other Recyclable Materials	15.70	0.069%
Total	**22,729.86**	**100%**

Opportunity						
Solar Panels	• Total GJ percentage of energy consumed that comes from the grid, percentage of renewable energy generated • Absolute and quantitative metrics	SASB standards for Real Estate sector	Consume 20% of renewable energy on our properties	2030	2019	Electric Power Consumption 647,321.76 GJ Percentage of electricity from the power grid 99.57% Percentage of renewable electricity 0.43%

S2 6 (a) (iii)

Table. Communication Channels for Climate Governance

Body	Principal Contents	Communication Channel	Frequency
Technical Committee	General overview of climate-related risks and opportunities; current and potential financial impacts; goal accomplishment and climate-related commitments	Executive reports made by the administration and formal presentations during Technical Committee sessions	A minimum of once a year and when relevant events are identified
Sustainability Committee	Detailed analysis of specific climate risks (physical and transition); monitoring of management plans; climate and operating KPIs	Technical reports, specific work sessions, and formal presentations during Sustainability Committee sessions	A minimum of three times per year
Sustainability Director	Operational information, climate metrics, regulatory compliance, and progress with climate-related initiatives	Internal reports and management platforms	Continuously

S2 6 (a) (iv)

Through the Sustainability Committee, the Technical Committee oversees the establishment of objectives related to sustainability and climate-related risks and opportunities, as well as monitoring progress to ensure that climate commitments and goals are aligned with the business strategy and contribute to long-term value creation.

Climate goals are proposed by the Sustainability Department, based on the analysis of physical and transition risks, mitigation and adaptation opportunities, regulatory requirements, and stakeholder expectations. The Technical Committee reviews and validates these goals, considering their alignment with corporate strategy, operational feasibility, and potential financial impacts.

The Technical Committee also defines and approves climate-related performance metrics included in compensation policies. These metrics are incorporated as part of the criteria for evaluating key personnel performance, reinforcing the alignment between climate objectives and financial incentives.

IFRS S2, paragraph 6(b)(i)(ii) – Governance

Climate-related controls are part of the Company's overall internal control framework and enterprise risk management. This allows climate-related risks to be assessed under the same principles of materiality, likelihood, and impact, including estimated financial effects.

The integration of climate-related controls and procedures with other internal functions are a key element. The sustainability, risk management, finance, operations, investment, and compliance areas work in collaboration to incorporate climate considerations into all relevant processes. For example, information generated from property operations feeds into risk analyses and the results are considered in financial and investment planning.

This integrated approach enables continuous monitoring of the evolution of climate-related risks and opportunities, ensures the effective implementation of policies and controls, and provides structured, relevant information to be supervised by the Technical Committee

Table. Climate Controls and Procedures and Internal Integration

Control	Purpose	Internal Areas Involved
Comprehensive climate risk management	Identify, assess, and prioritize physical and transition risks	Risk, sustainability and operations management
Monitoring of metrics and goals	Monitor performance as per defined climate-related goals	Sustainability, Senior Management
Incorporation into financial planning	Consider climate impacts during financial and investment analyses	Finance, Investments, Risks
Updating of corporate policies	Incorporate climate-related criterial in internal policies and guidelines	Process transformation, sustainability, and operating areas

Strategy

IFRS S2, Paragraph 9(a) Strategy.

Fibra Uno strategies consider climate-related risks and opportunities that could reasonably affect its financial, operational, and strategic outlook in the short, medium, and long terms. Identifying these risks and opportunities is based on property characteristics, geographic location, the regulatory environment, market trends, and the expected evolution of climate change.

In terms of risks, both physical climate risks and transition risks have been identified. Physical risks are those associated with extreme weather events and gradual changes in climate conditions, which could affect property operations, increase maintenance costs, impact operational continuity, and impair asset values or future cashflows. These risks may be acute or chronic and can have differentiated effects depending on the type of asset and its location.

FIBRA is exposed to transition risks arising from decarbonization and sustainability changes in public policy, environmental regulations, market standards, technological advances, and evolving expectations from customers, investors, and other stakeholders. These changes could increase the costs of operating, maintaining, or upgrading certain properties, as well as requiring additional investments in energy efficiency, certifications, electrification, emissions management, or infrastructure adaptation. They could also alter demand for certain industrial assets —particularly those with lower environmental performance— and affect the portfolio's competitiveness, occupancy rates, asset values, or access to favorable financing conditions.

Climate-related opportunities that could strengthen its competitive position and long-term outlook are also identified. These opportunities include improvements in the energy and operational efficiency of assets, the incorporation of renewable energy in properties, cost reductions through more efficient resource use, and stronger positioning with investors, tenants, and other stakeholders who value climate and environmental performance. Additionally, certain investments in infrastructure and technologies may generate financial and operational benefits that offset or even exceed the associated initial costs.

Table. Investment/Risk Levels

Type of Investment/Risk	Investment/Risk Level (MxP)
Low	0-50 million
Medium	50-200 million
High	200-500 million
Very High	Above 500 million

Table. Principle Climate Risks and Opportunities That Can Affect Perspectives for Fibra Uno

Category	Type	General Description	Potential Impact for Entity Outlook
Physical risks	Acute	Primary risks such as water stress, droughts, and heatwaves	Operational disruptions, asset damages, increased maintenance and insurance costs. Estimated financial impacts are within the Very High range.
Physical risks	Chronic	Heatwaves, droughts, and water stress	Increased operations costs, design adjustments, and property operation. Estimated financial impacts are within the Very High range.
Transition risks	Regulatory	Changes to environmental, energy, or emissions regulations	Compliance costs. Estimated financial impacts are within the Low range.
Transition risks	Market and reputation	Changes in preferences from customers, investors, and tenants	Possible reduction in demand for less-resilient assets, affecting income and access to capital
Climate-related opportunities	Efficiency and costs	Enhancement in energy efficiency and use of renewable resources	Energy efficiency is within the medium range. Renewable energy installed on site and/or purchase of renewable energy is located within the High range.
Climate-related opportunities	Market and financing	Better positioning with investors and users	Expected savings in interests of $9,166,767.68 is based on evaluations conducted, which if a reality, will have a positive effect on the entity's financial yield and liquidity position.

To determine exposure to acute climate change risks, only those exceeding 37 percentage points for the entire portfolio were considered, in accordance with the evaluation methodology used, under the SSP 3-7.0 scenario with a short-term horizon (2015–2045), for all climate risks identified in the climate vulnerability analysis, unless a different scenario is specified.

To determine exposure to chronic climate change risks, only those exceeding 75 percentage points for the entire portfolio were considered, in accordance with the evaluation methodology used, under the SSP 3-7.0 scenario with a long-term horizon (2070–2100), for all climate risks identified in the climate vulnerability analysis, unless a different scenario is specified.

IFRS S2, 9(b) Strategy.

Climate-related risks and opportunities have current and anticipated effects on the business model and value chain, considering both the direct operation of real estate assets and the upstream and downstream activities that influence their financial and operational performance. These effects are analyzed across short, medium, and long-term horizons.

In relation to the value chain, the effects of climate change are reflected in both upstream and downstream activities. In upstream activities, climate risks may affect suppliers of services, energy, water, materials, and consumables, leading to increased costs, longer execution times, or constraints in input availability. In downstream activities, climate-related risks and opportunities influence relationships with tenants, users, and end-customers, who are showing a growing preference for efficient, resilient properties aligned with sustainability criteria.

Relevant climate-related opportunities that can transform the business model and value chain in a positive manner have been identified. These opportunities include improved energy and environmental performance of properties, reduced operating costs, increased use of renewable energy, and greater appeal for investors and tenants.

Table. Effects of Climate-Related Risks and Opportunities on the Business Model and Value Chain

Element	Climate Risks or Opportunities	Current Effects	Foreseeable Effects
Business model -asset operation	Physical risks	Increased operating and maintenance costs; operational adjustments in light of climate events	Investments in resilience; potential impact on asset values and cashflow estimated in the Very High range
Business model – investment and financing	Transition risks	Cost of regulatory compliance and retrofits for real estate property	Changes in legal requirements; impacts on financing access and expected returns
Value chain -upstream	Physical and transition risks	Variability in costs and availability of raw materials and services	Greater dependence on resilient suppliers aligned with climate-related criteria
Value chain -downstream	Market and reputation risks	Changes in tenant and user expectations	Greater demand for efficient and sustainable assets; potential impact on income

IFRS S2, paragraph 9(c) Strategy

In this context, a decarbonization pathway was developed by Fibra Uno, considering gradual changes to its portfolio and operations, in pursuit of a more resilient model aligned with decarbonization trends. The pathway includes progressive actions that reduce exposure to physical and transition risks, improve environmental performance of assets, and strengthen the ability to adapt. This plan is gradually implemented, taking into account operational feasibility, market conditions, and associated financial impacts.

In this way, climate-related risks and opportunities are not treated as isolated factors, but as comprehensive components of strategy and of decision-making processes.

IFRS S2, paragraph 9(d) Strategy

During the reporting period, climate-related financial effects are primarily a reflection of operating costs, capital investments, and adjustments to financial assumptions used for operations and asset maintenance.

Fibra Uno estimates that physical climate risks could affect the financial position and cashflows through increased investment requirements that strengthen asset resilience; potential operational disruptions; or changes in property values.

Transition risks could potentially affect future financial performance due to regulatory changes, increased compliance costs, the need for additional capital investments, or shifts in real estate market demand.

At the same time, climate-related opportunities may have positive financial effects over time. Expected financial benefits are evaluated as part of investment analyses.

These estimates help to ensure that financial plans consider potential climate-related impacts on revenues, costs, investments, and cashflows; maintain the flexibility needed to respond to adverse scenarios; or seize emerging opportunities.

Table. Financial Effects on Climate Risks and Opportunities and its Consideration in Financial Planning

Temporary Horizon	Climate Risks and Opportunities	Effects on Financial Situation	Effects on Financial Yield and Cashflows	Consideration in Financial Planning
Reporting period	Physical risks and efficiency opportunities	Operating costs and maintenance expense adjustments	Impact on results and cashflows are estimated within the Low range	Reflected in results and current financial assumptions
Short term	Acute physical risks and transition risks	Operating costs and maintenance expense adjustments	Impact on results and cashflows are estimated within the Low range	Adjusted budgets and liquidity analysis
Medium term	Regulatory and market risks; efficiency opportunities	Investments in assets and improvements	Variations in input costs, such as electricity and fuel, are estimated within the Low range	Investment planning and assessment of returns
Long term	Chronic risks and adaptation; value protection	Possible impacts on asset value and balance statement	Impact on asset values within the Low range	Financial resilience and scenario assessment

Based on the analysis conducted, FIBRA considers that, across all evaluated time horizons, no medium or high-magnitude financial impact is expected on its financial performance, cash flows, or financial position. Under the analyzed scenarios, this conclusion is supported by the lack of evidence of simultaneous effects on a significant portion of the portfolio properties. In this context, FIBRA maintains the ability to gradually implement, within the evaluated time horizons, measures to serve, adapt, and strengthen asset resilience, thereby supporting the portfolio's operational continuity.

The integration of climate-related risks and opportunities is a key element in assessing the organization's resilience and enables early identification of potential financial pressures, as well as prioritizing strategic investments.

IFRS S2, paragraph 10(a)(b)(c)(d) Climate- Related Risks and Opportunities

The following table summarizes the main climate-related risks and opportunities identified, their classification, and the time periods in which their effects are expected to materialize:

Table. Climate-Related Risks and Opportunities, Their Nature, and Temporary Time Period

Risk or Opportunity	Type	Description	Expected Time Period
Extreme climate events	Physical risk	Impact due to intense rains, flooding, heatwaves, or other acute climate phenomena	Short and medium term
Gradual climate changes	Physical risk	Temperature rises, water stress, and changes in climate conditions	Medium and long term
Climate-related regulatory changes	Transition risk	New environmental and energy regulations and standards	Medium and long term
Changes to market preferences	Transition risk	Greater demand for efficient and sustainable assets	Medium term
Energy efficiency enhancements and use of renewable resources	Opportunity	Reduced costs and enhanced operating performance	Short and medium term
Asset resilience and value	Opportunity	Protected and reinforced real estate portfolio value	Long term
Access to sustainable financing	Opportunity	Better financing conditions and positioning with investors	Medium and long term

IFRS S2, paragraph 13(a)(b) Business Model and Value Chain

Regarding current effects, physical climate risks are already influencing the operation and maintenance of some assets, primarily through increased operational management requirements, higher resource consumption, and preventive measures to ensure business continuity. Transition risks are starting to be reflected in the need to incorporate environmental criteria into operations, as well as in monitoring regulatory changes and market and investor expectations.

Looking ahead, the anticipated effects of physical climate risks include potential increases in the frequency and intensity of extreme weather events, as well as gradual changes in climate conditions that could require additional investments for adaptation, affect the availability and efficiency of assets, and influence their value and cash flows. Transition risks could intensify as a result of stricter regulations, accelerated technological changes, and increased market demand for assets with better environmental performance, thus entailing additional costs or relevant strategic adjustments.

Climate-related opportunities have current and anticipated positive effects on the business model and value chain. These effects include enhancing the energy and operational efficiency of properties, reducing operating costs, improving asset resilience, and increasing attractiveness of the portfolio for tenants and investors. In the medium and long terms these opportunities can help protect and even increase asset value, as well as improve income stability.

Risk	Description	Temporary Horizon	Effects on Business Model	Effects on Value Chain	FUNO Concentration
Water Stress	Pressure on water availability that could stem from changes in rainfall patterns, recurring droughts, or constant reductions in water availability.	2015-2045	This risk may affect operations, maintenance, and asset development, together with creating increased supply costs, additional requirements for investment in efficiency needs and resilience, and even operating disruptions in those locations that depend more on water resources.	This risk may create higher costs and even operating disruptions for our tenants.	State of Mexico, Mexico City, and Jalisco
Droughts	Extreme events than could affect water availability.	2015-2045	The availability of water needed for operations, maintenance and asset development could be affected, as well as increasing operating costs, investments needed for adaptation measures, and for dealing with operating disruption risks.	Possible increases in operating costs, investments needed for adaptation measures, and for dealing with operating disruption risks for our tenants.	Nuevo León, Chihuahua, Mexico City, and Querétaro.
Flooding	An increase in both the frequency and severity of flooding caused by extreme rainfall and a rise in sea levels, intensified by global warming. These cases exceed the capacity of soil and urban drainage systems to absorb rainwater, thus leading to greater disasters.	2015-2045	These may affect physical safety, operability, and access to assets, in addition to temporarily interrupting operations, damaging critical infrastructures, and increasing maintenance, repair, safety, and adaptation costs.		State of Mexico, Guerrero
Forest Fires	Uncontrolled fires in natural ecosystems, which stem from climate change (high temperatures, droughts) that are increasingly severe and frequent.	2015-2045	It may affect safety, operability, and access to assets, as well as temporarily interrupting operations, damaging infrastructures, making unsafe conditions for occupants and personnel, and increasing maintenance, safety, repair, and adaptation costs.		Nuevo León, State of Mexico
Heat Waves	Prolonged periods of unusually high temperatures and humidity, caused by high pressure systems that trap warm air. Climate change intensifies this, thus making these events more frequent, longer lasting, and more severe.	2015-2045	A possible increase in asset operability, a rising need for cooling and electric power needs, greater wear and tear of certain components, and temporary disruption of operation continuity.		Chihuahua, Tamaulipas, Querétaro, and Baja California

In determining the concentration of water stress-related risks, we considered those states in which FIBRA has properties and where there are more than 42 assets exposed to the risk, as per the assessment method used under the SSP3-7.0 scenario for a short term horizon. (2015-2045)

When determining the concentration of drought-related risks, we considered those states in which FIBRA has properties and where there are more than 20 assets exposed to the risk, as per the assessment method used under the SSP3-7.0 scenario for a short-term horizon. (2015-2045)

For the concentration flood-related risks, we considered those states in which FIBRA has properties and where there are more than 5 assets exposed to the risk, as per the assessment method used under the SSP3-7.0 scenario for a short-term horizon. (2015-2045)
In determining the concentration of heat wave-related risks, we considered those states in which FIBRA has properties and where there are more than 15 assets exposed to the risk, as per the assessment method used under the SSP3-7.0 scenario for a short-term horizon. (2015-2045)

In determining the concentration of forest fire-related risks, we considered those states in which FIBRA has properties and where there are more than 20 assets exposed to the risk, as per the assessment method used under the SSP3-7.0 scenario for a short-term horizon. (2015-2045)

IFRS S2, paragraph 14(a)(i)(ii)(iii)(iv)(v) Strategy and Decision-Making

The addressing of these risks and opportunities are expected to continue through progressive adjustments, resource allocation, and operational processes, with the objective of strengthening portfolio resilience, meeting established climate goals, and complying with the requirements set forth by applicable laws and regulations.

In the short term, these changes are reflected in the prioritization of operational and maintenance actions aimed at managing physical risks and leveraging efficiency opportunities. In the medium term, the increased allocation of capital toward modernization, renovation, and asset development projects that incorporate climate performance criteria is expected. In the long term, a gradual evolution of the portfolio toward more resilient assets aligned with standards such as LEED Zero or EDGE Zero is anticipated.

Efforts to reduce impacts and adapt to climate change are also expected to continue. These efforts include changes in operational processes and equipment to improve energy efficiency and resource use, the consumption of renewable energy, the implementation of measures to reduce the vulnerability of properties to extreme weather events, and adjustments to the technical specifications of assets to strengthen their resilience.

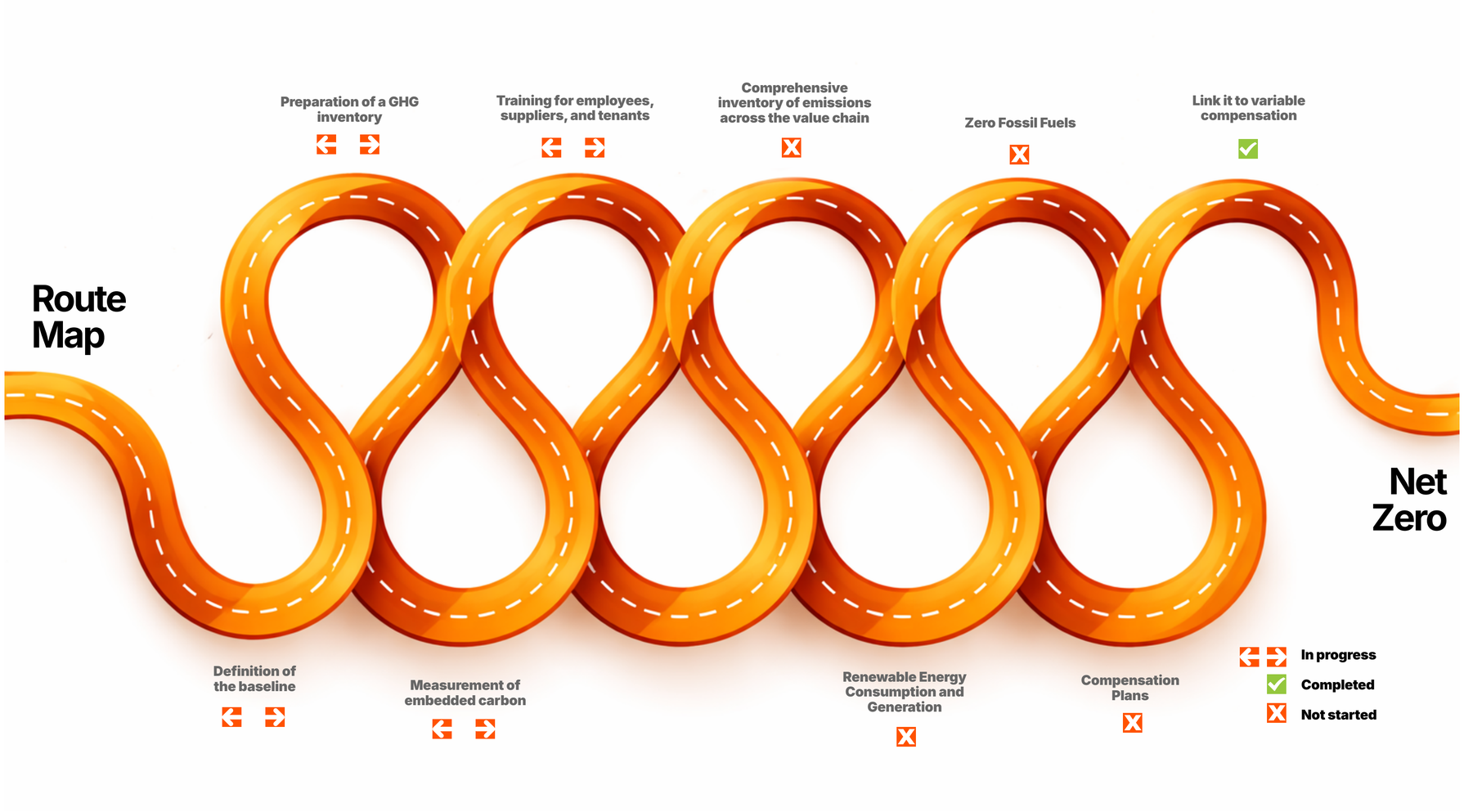
Therefore, Fibra Uno is progressively working with tenants, suppliers, and other strategic allies to promote increasingly efficient and resilient practices, share relevant information, and align strategies.

Fibra Uno has a decarbonization roadmap that guides the implementation of measures and operational changes toward a more resilient model aligned with decarbonization trends and the Paris Agreement. This decarbonization roadmap is based on key assumptions related to potential regulatory, technological, and market changes.

With respect to achieving climate-related objectives, these are expected to be attained through the gradual implementation of actions established in the roadmap and the systematic monitoring of climate performance metrics. The Technical Committee and the Sustainability Department oversee the progress made towards accomplishing these objectives.

Table. Strategy and Decisions Regarding Climate Risks and Opportunities

Aspect	Description of Current and Foreseeable Responses
Changes to the business model and resource allocation	Progressive adjustments in operations, investment, and portfolio composition; prioritization of resilient assets; evaluation of acquisitions and divestments
Direct mitigation and adaptation efforts	Enhanced processes and equipment, energy efficiency, renewable energy, and asset resilience measures
Indirect mitigation and adaptation efforts	Collaboration with tenants and suppliers to promote practices aligned with climate objectives
Climate transition plan	Gradual strategy implementation
Achieving climate and emissions targets	Defining targets, monitoring of metrics, integrating into strategic planning, and Technical Committee oversight


Route Map
Preparation of a GHG inventory
Training for employees, suppliers, and tenants
Comprehensive inventory of emissions across the value chain
Zero Fossil Fuels
Link it to variable compensation
Net Zero
Definition of the baseline
Measurement of embedded carbon
Renewable Energy Consumption and Generation
Compensation Plans
In progress
Completed
Not started

IFRS S2, paragraph 14(b)(c) Strategy and Decision-Making

Fibra Uno progressively allocates financial and human resources to the implementation of the climate strategy, aligned with its strategic priorities and financial planning. These resources include capital investments allocated to energy-efficiency projects, on-site renewable energy implementation such as solar panels, asset adaptation, and operating expenses associated with process improvements, property management systems, real-time indicator monitoring, and the strengthening of internal capabilities.

The progress of climate-related plans is continuously evaluated through a combination of qualitative and quantitative information, allowing implementation to be monitored and adjusted based on observed performance. A central part of this monitoring focuses on emissions reduction targets aligned with the SBTi (Science-Based Targets initiative).

The execution of climate plans may face deviations from what was originally anticipated whether due to changes in market conditions, technological availability, demand behavior, or regulatory modifications.

Table. Monitoring of the Progress with Climate Plans

Strategic Plans and Goals	Qualitative Progress	Quantitative Progress
56.4% reduction in Scope 1 and 2 emissions (SBTi)	Definition and investment decisions	Progress toward 15.61% reduction vs 2019 baseline
33% reduction in Scope 3 emissions (SBTi)	Strengthening information gathering processes and data quality	95% progress in tenant data coverage
20% consumption of renewable energy	Solar energy project implementation for real estate properties	Current consumption of 0.43% renewable energy generated onsite
Decarbonization roadmap	Established roadmap and guidelines to achieve decarbonization	Implementation underway

IFRS S2, paragraph 22(a)(i)(ii)(iii)(1)(2)(3) Climate Resilience

Assessment of climate resilience strategy and business model for Fibra Uno is based on vulnerability analysis for climate change-related risks, which take into account defined climate scenarios, and use scientific and geospatial information to evaluate portfolio exposure and sensitivity to physical and transition risks. Said analysis is the basis for understanding the entity's capability to respond to climate-relate changes, development, and uncertainty in the short, medium, and long terms.

The development of climate resilience analysis is based on physical risk assessment primarily associated with variations in temperature, precipitation, heatwaves, tropical cyclones, floods, and droughts, considering two time horizons (2015–2039 and 2045–2069); and different representative climate scenarios, including pathways with moderate and limited mitigation efforts, Relevant implications for the strategy and business model were identified as per this assessment, particularly regarding the operational continuity of certain assets, the need for additional investments in adaptation and resilience, and the prioritization of actions aimed at reducing exposure to significant physical risks.

The implications of this analysis include the need for strengthening the resilience of properties located in areas with greater climate vulnerability; adjusting investment and development criteria; and reinforcing preventive and adaptation measures for assets exposed to rising temperatures, increased frequency of heatwaves, flood risks, or impacts from extreme hydrometeorological events.

This climate-resilience assessment considers significant areas of uncertainty, including the future evolution of the intensity and frequency of extreme climate events; regional variability of physical impacts; the response of urban systems and public infrastructure; and the speed at which climate change-related risks may materialize. These uncertainties are incorporated into the analyses through the use of different scenarios and impact ranges, recognizing that the results do not represent precise predictions but rather potential risk pathways.

In terms of the capacity to adapt, the availability and flexibility of its financial resources to respond to the effects identified in the climate scenarios were evaluated. Vulnerability analysis made it possible to estimate operational and financial impacts associated with different physical risks, such as increases in energy costs due to heatwaves, infrastructure damage caused by cyclones or floods, and impacts resulting from reduced water availability. Consequently, the capacity to allocate existing and future financial resources to manage these risks and leverage resilience opportunities was assessed, with estimated financial impacts within the Low range.

Finally, vulnerability analysis identifies specific adaptation strategies associated with the main physical risks, which serve as the basis for defining projects and investments aimed at strengthening portfolio resilience. These investments are considered both from the perspective of risk reduction and their contribution to operational continuity, asset value protection, and the sustainability of the business model, with associated financial impacts estimated within the Low range.

IFRS S2, paragraph 22(b)(i)(1)(2)(3)(4)(5)(6)(7)
Climate Resilience

The analysis of climate-related scenarios used by Fibra Uno was part of its risk-related vulnerability assessments for climate change. This analysis was designed considering the characteristics of the portfolio, geographic distribution, and the nature of the physical and transition risks relevant to operations, with the objective of identifying potential impacts in the short, medium, and long term.

Regarding the input data used, climate scenarios developed from internationally recognized scientific models were employed. In particular, the analysis was based on scenarios derived from the CNRM-CM5 climate model, generated under the CMIP5 (Coupled Model Intercomparison Project) and used by the IPCC (Intergovernmental Panel on Climate Change). These scenarios were processed with the use of geographic information systems and supplemented with information generated by the Center for Atmospheric Sciences of UNAM, enabling its regionalization and specific application to national territory and the location of the entity's assets.

The analysis included a diverse range of climate-related scenarios through the use of two RCPs (Representative Concentration Pathways). The RCP 8.5 scenario was used, which represents a high GhG emissions trajectory and a significant increase in global temperature, commonly associated with a business-as-usual scenario. On the other hand, the RCP 4.5 scenario was used, which assumes moderate mitigation efforts and a more limited temperature increase. The joint use of these scenarios allowed Fibra Uno to assess its strategy resilience under contrasting climate conditions and to consider a broad range of possible future developments.

The analysis focused on climate variables such as average, maximum, and minimum temperatures; changes in rainfall patterns, and their relationship with specific physical risks, including heatwaves, tropical cyclones, flooding, and droughts. Based on the correlation between these variables and the location of the properties, the current and future vulnerability of the portfolio to these physical risks was assessed, together with potential impacts on operations and financial matters. Although the primary focus was on physical risks, the analysis also served as a way to understand indirect implications linked to transition risks, in terms of the influence of physical conditions on investment, operational, and resource allocation decisions.

Among the scenarios it used, Fibra Uno included one aligned with the latest international agreement on climate change. The RCP 4.5 scenario is consistent with ways to limit global temperature increases to levels close to goals established in the Paris Agreement, considering significant emissions mitigation efforts. The inclusion of this scenario enabled assessment of the entity's resilience under a climate transition context with greater regulatory and market demands.

Fibra Uno determined that the selected scenarios are relevant when assessing resilience to climate-related changes, developments, and uncertainties due to their scientific acceptance, widespread use in international climate assessments, and their ability to reflect both high and low mitigation scenarios. Regarding time horizons, the scenario analysis considered two main periods: a short to medium-term horizon between 2015 and 2039, and a medium to long-term horizon between 2045 and 2069. These periods made it possible to assess both near-term impacts that are relevant to current operational and investment decisions, and long-term effects that could influence asset useful life, business model resilience, and sustainable value creation.

The analysis included operation scopes, and Fibra Uno evaluated the broad universe of its real estate assets, considering a total of 616 properties distributed across the 32 Mexican states. Said analysis covered different asset types and geographic areas, making it possible to identify concentrations of physical climate risks and differentiate levels of vulnerability among regions, portfolios, and property categories. This comprehensive approach ensures that climate resilience assessment accurately reflects the entity's actual portfolio exposure.

IFRS S2, paragraph 22(b)(ii)(1)(2)(3)(4)(5)
Climate Resilience

The analysis incorporated assumptions related to Mexican climate policies and international climate practices. These assumptions consider the existence and gradual evolution of environmental regulatory frameworks, including policies aimed at emissions reduction, energy efficiency, and the management of physical climate risks. Abrupt or extreme regulatory changes were not considered but rather pathways consistent with the climate scenarios used, particularly the RCP 4.5 scenario, which is aligned with significant mitigation efforts consistent with international climate change commitments.

Regarding macroeconomic trends, the scenario analysis assumed economic conditions consistent with moderate growth and development patterns similar to those historically observed, without considering severe macroeconomic disruptions not directly related to climate change.

Assumptions at both the national and regional levels were incorporated, using regionalized climate information and data related to Mexico's physical and geographic context. They include projected local climate patterns, such as temperature increases and changes in precipitation, as well as regional conditions related to infrastructure, water availability, zoning, and urban characteristics that influence the exposure and vulnerability of real estate assets. By considering these variables it was possible to identify significant differences in climate risk levels across regions and asset types within the portfolio.

The analysis assumed a gradually changing energy matrix in terms of energy use and energy mix, reflecting a progressive transition toward lower-emission sources, particularly under scenarios involving greater mitigation efforts.

Regarding technological developments, the analysis considered an evolution of technologies available for climate change adaptation and mitigation. These include gradual improvements in energy generation, equipment, energy efficiency systems, and infrastructure solutions, without assuming disruptive or non-scalable innovations.

As for the period during which the climate scenario analysis was conducted, it was developed during 2020 and documented in the vulnerability analysis for climate change-related risks. The analysis used the information and data available at the time of preparation, as per the climate scenarios and projections in effect at that time.

Metrics and Goals

IFRS S2, paragraph 29(a)(i)(1)(2)(3) Climate-Related Metrics

The information presented corresponds to the reporting period and is expressed in metric tons of carbon dioxide equivalent (tCO_2e).

Table. GhG Absolute Gross Emissions by Scope

Scope	Emissions (tCO_2e)
Scope 1	1,129.49
Scope 2	79,493.6
Scope 3	94,957.4
Total	175,580.5

IFRS S2, paragraph 29(iii)(1)(2)(3) Climate-Related Metrics

GhG Emissions Measurement Method

Fibra Uno measures its greenhouse gas emissions in accordance with the Greenhouse Gas Protocol (2004), which provides a widely accepted framework for the quantification and reporting of corporate emissions. This standard enables consistency, comparability, and transparency in emissions measurement and is the reference framework used by the Company.

The approach used to measure Fibra Uno's GHG emissions considers the availability and quality of operational information. Relevant activity data and nationally and internationally recognized emission factors are used for each scope, and assumptions consistent with accepted reporting practices are applied.

Table. GhG Emissions Measurement Approach

Element	Description
Measurement approach	Measurement based on activity and emission factors, as per the GhG Protocol
Key input data	Fuel and electricity consumption, third-party information, and value chain data
Emission factors	Nationally and internationally recognized emissions, such as from SEMARNAT, EPA, DEFRA, among others
Key assumptions	Representative data assumptions; estimates when lacking complete primary information
Temporary horizon	2025

This measurement approach is used due to its alignment with international standards, its applicability to the sector, and its ability to reasonably reflect Fibra Uno's emissions profile. In addition, this approach facilitates comparability and the monitoring of progress toward climate objectives, while remaining aligned with the requirements of the SBTi (Science-Based Targets initiative).

For the reporting period, Fibra Uno did not change its greenhouse gas emissions measurement approach, either for input data or for assumptions applied.

IFRS S2, paragraph 29(iv)(1)(2) Climate-Related Metrics

The reported emissions correspond to the operations that are part of the consolidation used in preparing Fibra Uno financial statements, and they are measured as per the Greenhouse Gas Protocol.

IFRS S2, paragraph 29(v) Climate-Related Metrics

Scope 2 emissions are measured under a market-based approach, in accordance with the Greenhouse Gas Protocol, using electricity consumption data from the portfolio, together with representative emission factors from the national electricity grids because operations are only located in Mexico.

IFRS S2, paragraph 29(vi)(1) Climate-Related Metrics

The nature of Fibra Uno's business model, information availability and quality, the relevance of each category in terms of potential impact, and the materiality of the entity are all considered in identifying the included Scope 3 categories. Not all Scope 3 categories are equally relevant or quantifiable for the operation; therefore, the selection focuses on those that most appropriately reflect the main indirect emission sources associated with activities and the value chain.

Table. Categories of Scope 3 GhG Emissions Included in the Measurement

Scope 3 Category (Greenhouse Gas Protocol)	General description
Category 1	Goods and services acquired
Category 3	Fuel and energy-related activities not included under Scopes 1 or 2
Category 5	Operations-generated wastes
Category 6	Business travel
Category 7	Employee transport
Category 13	Assets leased downstream

The inclusion or exclusion of certain categories is based on an analysis of relevance and materiality, as well as the entity's ability to obtain reliable and consistent information.

IFRS S2, paragraph 29(b)(c)y(d) Climate-Related Metrics

Climate-Related Transition and Physical Risks and Opportunities

Concept	Amount	Percentage of Total
Assets vulnerable to transition risks	612	100%
Assets vulnerable to physical risks	612	100%
Assets with climate-related opportunities	612	100%
Total assets evaluated	612	100%

IFRS S2, paragraph 29(e) Climate-Related Metrics

Climate-Related Deployment of Capital

Fibra Uno monitors capital deployment associated with the management of climate-related risks and opportunities, including capital expenditures, financing, and investments aimed at mitigation, adaptation, resilience, and the leveraging of strategic opportunities. This capital deployment is integrated into financial planning and reflects both executed investments and identified commitments and plans.

Table. Capital Deployment Related to Climate Risks and Opportunities

Type of Resource	Amount Applied in the Period
CAPEX (Capital Expenditure)	272,795,449.35
Total Amount Disbursed	272,795,449.35

IFRS S2, paragraph 29(g)(i) Climate-Related Metrics

Climate-related matters are explicitly considered within Fibra Uno's executive compensation schemes. These considerations form a relevant part of variable compensation through a long-term incentive program and are linked to the adaptation of properties through LEED, BOMA, or EDGE certification schemes.

The Nominations and Compensation Committee oversees variable compensation and objectives. The incorporation of climate-related criteria into variable compensation seeks to incentivize decisions and actions consistent with long-term performance, promoting proactive management of climate risks and the leveraging of opportunities associated with efficiency, resilience, and sustainable value creation.

Plan Structure

20%	Automatic **Withholding Credit**	80%	**Performance Metrics** 20% → FFO per CBFI 20% → Dividend per CBFI 20% → CFDI price growth 20% → LEED/BOMA/EDGE-certified square meters toward Net-Zero **80%**

IFRS S2, paragraph 33, 34, 35, 36 Climate-Related Goals

Fibra Uno has established quantitative and qualitative climate-related targets to monitor progress toward achieving its long-term strategic and sustainability objectives. These targets are primarily focused on reducing greenhouse gas emissions and are aligned with the Science-Based Targets initiative (SBTi), in line with the scientific pathway required to limit global warming and with internationally adopted climate commitments.

Climate-Related Goals
Reducing 56.4% of Scope 1 and 2 Emissions
Reducing 33% of Scope 3 Emissions

The primary objective of these goals consists in reducing greenhouse gas emissions with a science-based pathway. The metrics used to set this objective corresponds to GhG emissions expressed in metric tons of CO_2 equivalent (tCO_2e), measured according to the 2019 baseline of the GhG Emissions Protocol. Intensity metrics such as tCO_2e/m^2 are used to complement performance tracking and enable consistent comparisons throughout time.

These goals are aligned with SBTi, which means they have been defined according to recognized scientific methods and scenarios compatible with the Paris Climate Agreement. This framework has influenced the selection of temporary horizons and mitigation pathways.

The goals are comprehensively applied to Fibra Uno, encompassing all operations and assets. In terms of information availability and the materiality of emissions sources, the goal covers Scope 1 and 2 GhG emissions, as well as those Scope 3 categories defined as priorities by the organization.

The period for which the emissions reduction goal applies is defined in accordance with SBTi horizons and the entity's strategic planning, covering a timeframe that extends through 2032. Progress toward achieving the goal is measured using a base year set in 2019, which serves as the benchmark for assessing achieved reductions.

Fibra Uno has defined milestones and interim targets that allow for proper and periodic monitoring of progress toward the final goal. These interim milestones facilitate decisions, investment prioritizations, and the implementation of corrective measures as necessary, and are set for specific periods within the overall goal horizon.

The emission reduction goal set by Fibra Uno is defined as a quantitative goal that combines both absolute goals and intensity ones in complementary fashion. This combination allows for a more precise reflection of the organization's climate-related performance evolution, taking into account real estate portfolio growth and transformation.

In terms of third-party validation, the GhG emissions reduction goal set by Fibra Uno, and the methodology used to establish the same, has been submitted for approval and validation under SBTi (Science-Based initiative) goals. Said validation confirms that the goal ambition and the methodology used are consistent with scientific pathways that are in line with the Paris Agreement; they made us the top REIT (Real Estate Investment Trust) and one of the first 10 organizations to obtain this validation in Mexico.

To date, the established climate targets have undergone neither changes nor revisions.

Fibra Uno's goals for reducing emissions encompass the main greenhouse gases defined by the Greenhouse Gas Protocol, including carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O), among other relevant gases expressed in tCO_2e. This enables a comprehensive reflection of the climate impact associated with the entity's emissions.

The targets apply to Scope 1 and Scope 2 greenhouse gas emissions and include selected Scope 3 relevant categories.

These targets have been defined using a decarbonization approach by sector, in line with the SBTi methodologies applicable to the real estate sector. Said approach considers differentiated reduction pathways that are consistent with the sector's expected contribution to climate change mitigation, taking into account asset characteristics, their useful life, and the technical opportunities available for emission reductions.

S1 68
No material transactions, events, or circumstances that should be disclosed in this report have been identified between the end of the reporting period and the date of authorized issuing of this document.

S1 72
To the best of our knowledge, the sustainability-related financial information disclosed in this report complies with the requirements of the IFRS Sustainability Disclosure Standards.

S1 74
This report has been prepared using all reasonable and available information at the time of publication, incorporating data from past events and current conditions.

S1 75
While preparing this report, there may be elements of subjectivity inherent to the process of identifying, evaluating, and prioritizing all information disclosed, including potential cognitive biases and unintentional value judgments. In this regard, sustainability-related risks and opportunities were identified based on the priorities expressed by stakeholders during consultation processes conducted by the Issuer, recognizing that the responses provided by such groups may also be influenced by perceptions, subjective criteria, and individual judgments.

Likewise, the preparation of this report relied exclusively on sources that the Issuer considers to be highly reliable and technically recognized, including but not limited to SASB standards, GRI standards, and climate scenarios developed by the IPCC, among others.

For the purposes of this report, the materiality thresholds described on page 11 of this document were applied to determine whether an event, change, risk, opportunity, or issue should be deemed material.