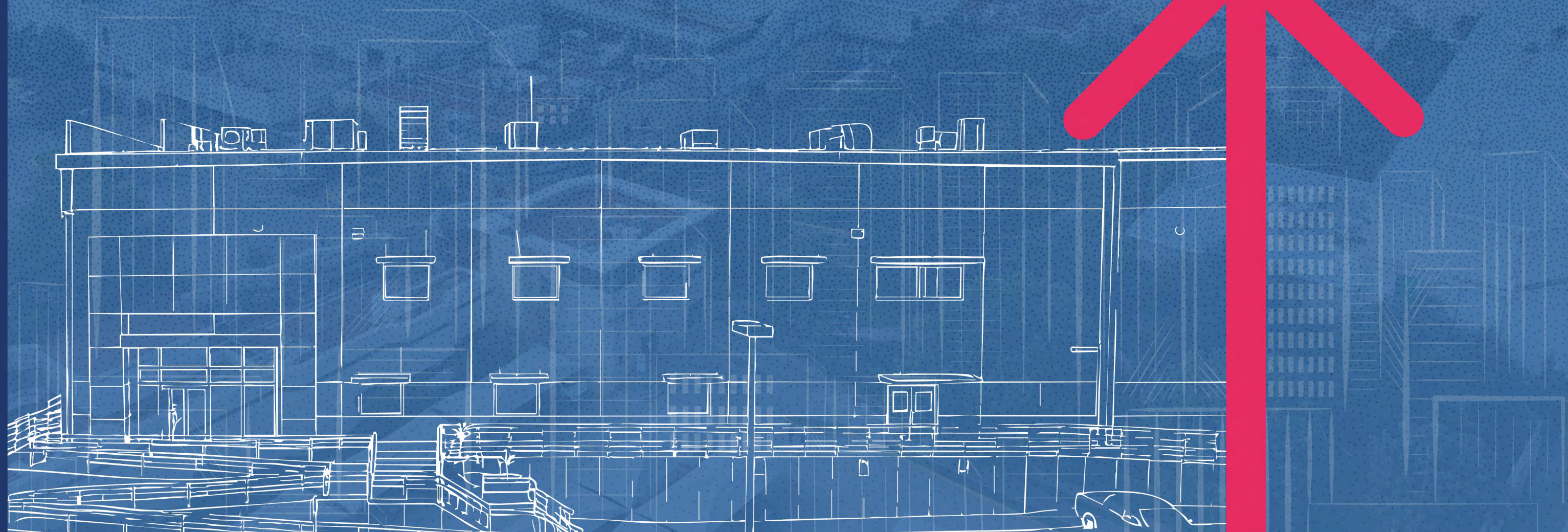


S U S T A I N A B L E
Annual Report



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Letter from Management

Dear Stakeholders,

2025 was a year that confirmed the importance of having a clear strategy, disciplined operations, and a portfolio capable of responding to a changing environment. Throughout the year, global markets remained attentive to the evolution of supply chains, trade tensions, and shifts in investment decisions toward Mexico. In this context, at Fibra Nova we maintained the approach that has guided our growth: developing high-quality real estate assets, strengthening long-term relationships with our tenants, and operating with a vision focused on the sustainable generation of value.

A year of consolidation and execution. Our business model—based on Build to Suit (BTS) developments, long-term contracts, and Triple Net (NNN) schemes—continued to demonstrate its resilience and value-generation capacity in an increasingly demanding industrial market. Demand for modern, well-located spaces adapted to our clients' operational needs remained a key driver of the portfolio's performance.

During the year, we completed the development of Parque Industrial Juárez I, reaching full occupancy across its 27 hectares, and began developing Parque Industrial Juárez II, a new project that strengthens our presence in one of the country's most dynamic industrial regions. We also continued to advance Parque Bafar Norte, in Chihuahua, sustaining a strategy of organic growth built on land reserves, functional infrastructure, and the capacity to meet the specific requirements of national and global companies.

Our relationship with tenants was once again a central component of our strategy. In 2025 we signed significant

agreements with Cimpress, a multinational focused on mass-customized manufacturing solutions, for more than 46,000 m² of GLA. These transactions strengthened the occupancy of our assets in Ciudad Juárez and confirmed the market's ongoing confidence in our ability to develop efficient, competitive spaces aligned with each client's needs.

As a result, at the close of 2025 our portfolio comprised 125 properties, with 722,168 m² of GLA and 2,118 hectares corresponding to the agro-industrial portfolio. We maintained 100% occupancy and an average remaining lease term of 7.7 years. These indicators reflect the stability of our income, the quality of our assets, and the strength of a real estate platform built on long-term relationships.

Our financial results tracked this operational progress. In 2025, revenue reached Ps. 1,568.1 million, a 21.7% increase versus 2024. This performance was driven by the start-up of new properties, the quality of our tenant base, and the consistency of the contracts that make up our portfolio. We also maintained EBITDA and AFFO margins above 90%, confirming the efficiency of Fibra Nova's operating model.

In line with our commitment to generating value for investors, during the year we distributed more than Ps. 1,343 million, 26% higher than in 2024. This result reflects a responsible distribution policy, supported by stable cash flow generation and prudent management of the Trust's resources.

Active portfolio management also allowed us to address specific market situations with clarity. Faced with the financial restructuring of one of our tenants in the United States, we maintained timely communication and

proactive management of the contractual relationship. As a result, at year-end there were no outstanding rent balances from our tenants, confirming the strength of our guarantees, the quality of our commercial relationships, and the discipline with which we monitor each asset.

On environmental, social, and governance matters, we continued to strengthen sustainability as part of how we operate. During the period, we further consolidated the progress related to the efficiency of our properties, notably the EDGE certification of 380,847 m² across 16 industrial buildings, equivalent to approximately 51% of our portfolio's total GLA. This achievement reinforces our vision of developing infrastructure that not only meets market needs but also incorporates best environmental practices and resource-efficiency criteria.

For Fibra Nova, sustainability is not limited to certifications or specific indicators. It is also present in the way we select projects, in the quality of the spaces we develop, in the continuity of our client relationships, in the stability we seek to offer our investors, and in the governance that underpins our decisions.

In addition, through the Grupo Bafar Foundation, we maintain social engagement initiatives focused on nutrition, education, health, sports, and community development; during 2025, these efforts benefited more than 33,400 young people through the Socio-Sports Schools and supported 3.2 million families through the Collection Center. This approach allows us to move forward responsibly in a sector that plays a relevant role in Mexico’s economic and industrial development.

Looking ahead to 2026 and beyond, we will seek to continue these processes gradually and in an orderly manner, assessing the certification of new developments and stabilized assets according to their operational maturity, portfolio growth, and identified improvement opportunities. Likewise, in coordination with Grupo Bafar, we will continue strengthening our engagement with social initiatives that contribute to the well-being of the communities where we operate, maintaining a sustainability vision that combines operational efficiency, environmental responsibility, and the generation of social value.

I thank our investors for the confidence they have placed in Fibra Nova, our tenants for the long-term relationship we have built, and our team for their commitment and execution capacity. The results of 2025 reflect a consistent strategy, but also the daily discipline with which we work to strengthen our portfolio and anticipate the market’s needs.



Sincerely,

Guillermo de Jesús Medrano Artalejo
CHIEF EXECUTIVE OFFICER



Fibra Nova Profile

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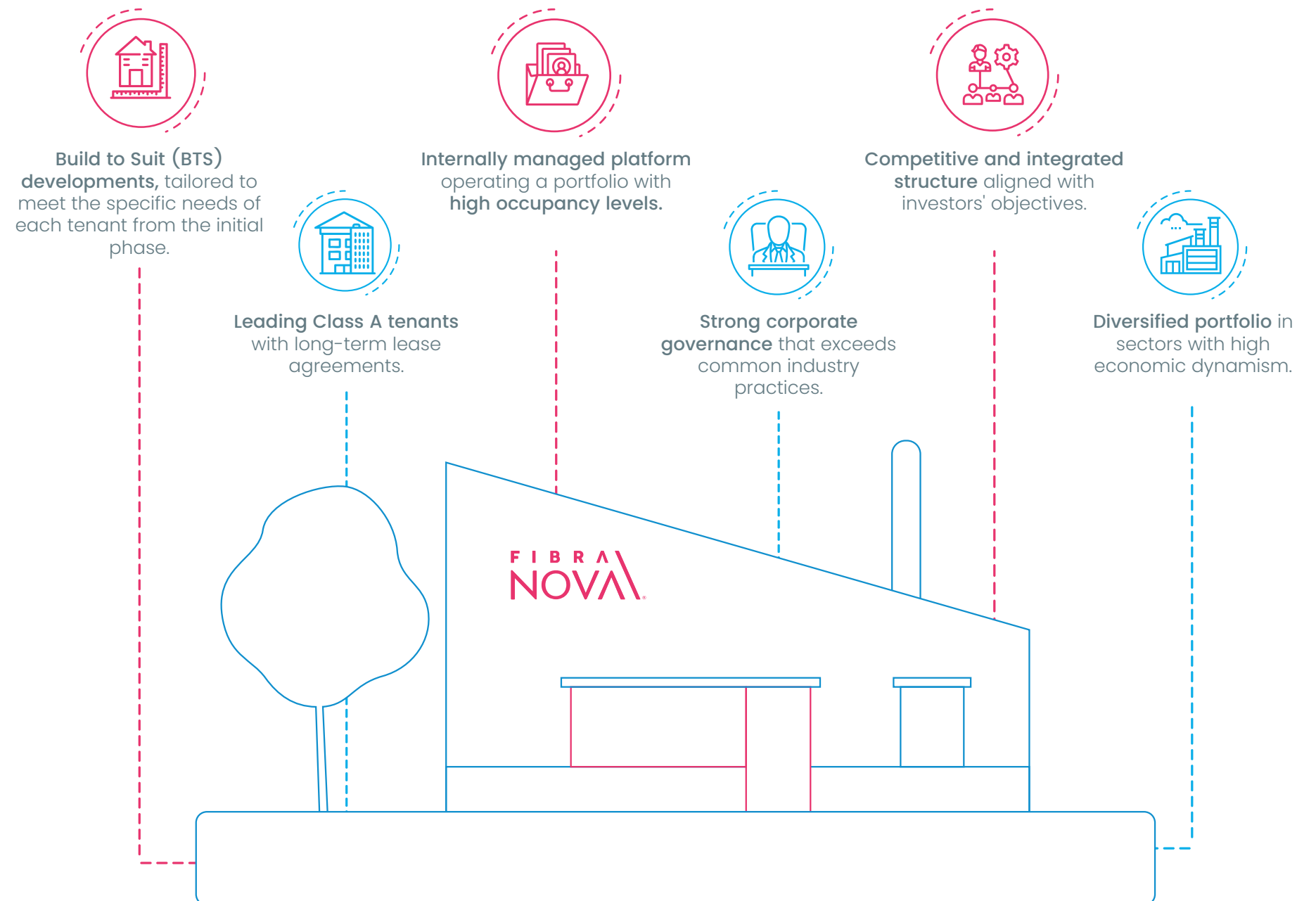
Why Fibra Nova?

We are a Real Estate Investment Trust (FIBRA) dedicated to the **acquisition, management, and development** of properties intended for **leasing**. Our operations include the right to receive income derived from such leases and, where applicable, to **provide financing** backed by the leased properties, either directly or through other trusts.

We have an **internally managed organizational structure**, designed to align our objectives with investors' interests. Our strategy is built on a long-term growth plan aimed at incorporating and developing **strategic** assets that meet the needs of our tenants.

Our vision prioritizes properties located in **economically active regions of Mexico**, seeking to generate continuous and stable value for our stakeholders, while expanding the portfolio selectively and safeguarding the financial stability of our tenants.

Distinctive elements of the model





Mission



- To offer a profitable investment alternative, ensuring high certainty in preserving and enhancing its value over time.
- Ensure proper maintenance, collections, management, marketing, and performance of our properties, and where appropriate, carry out improvements that allow us to enhance their profitability.
- Continuously improve the profile of our tenants to increase the profitability of our portfolio while reducing the potential volatility of cash flows.
- Strengthen the pipeline of opportunities to grow quickly and sustainably.
- Strengthen our network of relationships with brokers, developers, and tenants with national and local presence, and with all key players in the market, in order to consolidate our presence in the sector.
- Build and maintain a relationship of trust with Holders through transparency, close dialogue, and an effective working dynamic between the governing bodies and the Administrator/Advisor.

Vision



To develop a real estate portfolio through the acquisition of leased properties that create value for the Trust, based on:

- the quality of lease agreements,
- construction quality,
- location, and
- positioning of the asset.

To achieve this vision, the Trust relies on the experience of a select group of developers and operators, as well as a business model that integrates the value chain, from identifying concepts and locations, to leasing and management, to operation and stabilization, and the eventual capture of value when market conditions favor a sale.



Our Journey

2017



- » Fibra Nova began operations on **August 3, 2017**, conducting its Initial **Public Offering (IPO)** on the **Mexican Stock Exchange (BMV)**. With the funds raised, it acquired an initial portfolio of **81 properties** with total **Gross Leasable Area (GLA) of 217,562 m²**.
- » Highlights include the opening of the **UNITEC Campus in Querétaro** (an educational complex) and the start of operations of **"Planta La Piedad"**.
- » Fibra Nova also incorporated the **"Teleperformance"** property (a call center in Chihuahua) and **"Visteon Reynosa"** (an industrial building). Five retail properties under the **Carne Mart** format, leased to Grupo Bafar, were added to the portfolio.

2019



- » An agreement was reached with **Visteon Corporation** to expand its service plant at the **Bafar Technology Park (Chihuahua)**, under a triple net contract, paid in U.S. dollars, with a **9 year** term.
- » Phase 3 of the **UNITEC Campus Guadalajara** expansion was signed under a **9 year** triple net contract, reaching a total built area of **158,000 ft²**.
- » A **3 year** lease was signed for an **86,223 ft²** industrial property in **Ciudad Juárez**, for a Canadian public company listed on the **TSX** and **NASDAQ**.
- » Construction was agreed for a **58,526 ft²** office complex in Querétaro for a U.S. public company listed on the **NYSE**.
- » A **5 year** BTS manufacturing agreement was signed in Ciudad Juárez for **131,000 ft²**, for a U.S. company listed on **NASDAQ** with global operations.
- » A **7 year** triple net contract was formalized for a **127,000 ft²** manufacturing building in **Reynosa**, with a private U.S. electronics company operating across the Americas.

2018



- » **Five retail** properties were added under the **Carne Mart** brand, leased to **Grupo Bafar**.
- » A lease agreement was formalized for the construction of a **22,500 m²** building in **Querétaro**, with an estimated investment of **USD 13.3 million**, for an auto components manufacturer listed on the New York Stock Exchange.
- » An agreement was reached with **Leggett & Platt Inc.** for a **257,000 ft²** building in **Ciudad Juárez**.
- » A BTS agreement was signed with **Alt Technologies** for **62,000 ft²** in **Chihuahua**, and the Technical Committee approved investments of nearly **USD 80 million** in projects in **Monterrey, Querétaro, Chihuahua, and Ciudad Juárez**.
- » The second phase of the **UNITEC Querétaro** complex was completed, adding **5,577 m²** and parking, with an investment of **Ps. 81 million**.
- » Finally, a **10,692 m²** industrial building was acquired in Chihuahua for **USD 2.5 million**.

2020



- » At the end of 2020, a **5-year** contract was formalized for a **60,000 ft²** property with an automotive multinational (chassis, suspension, and brakes).
- » A **19,000 ft²** BTS corporate building was signed in **Chihuahua**, with an automotive tenant listed on the NYSE.
- » A **5 year** lease was also agreed for a **165,000 ft²** property in **Ciudad Juárez**, with a U.S. public company listed on the NYSE.



2021



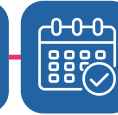
- » A **10 year** agreement was signed with **Lear Corporation** for a building in **Ciudad Juárez**.
- » A binding agreement with a purchase option was formalized for a **192,000 ft²** industrial building in Ciudad Juárez, leased to **Electrolux**.
- » Based on the Holders' Meeting of **April 21, 2021**, a capital increase of **Ps. 1,830 million** was announced.
- » Fibra Nova became the first FIBRA in Mexico to invest in agribusiness, acquiring a **1,654-hectare** agro-industrial property oriented to the export market, paid through **CBFIs**.

2023



- » **50 hectares** were acquired in Chihuahua for **Ps. 412.8 million**, through the issuance of **14,233,063 CBFIs**, to develop the **Parque Tecnológico Norte**.
- » A **465 hectare** agro-industrial plot dedicated to pecan cultivation was incorporated.
- » At the **La Piedad** Agro-Industrial Complex, a building already leased to a Grupo Bafar affiliate was delivered.
- » The delivery of the **Regal** and **ZF** properties was completed.
- » The third issuance of **13 million CBFIs** was carried out, raising more than **Ps. 2,700 million**, notable as the first public offering in Mexico with orders placed entirely digitally through **GBM+**.

2022



- » An extension with **Electrolux** was agreed for **13 years**, maturing in **December 2035**.
- » The renewal option with **BRP** was exercised, extending the contract **3 years** (maturing: **December 2025**).
- » A **12 year** contract for a **120,000 ft²** industrial building in Chihuahua was signed with **BWI**.
- » In Ciudad Juárez, the contract with **RR Donnelley** was amended to extend the term and carry out improvements.
- » The contract with **Estra Automotive** was amended to extend the term and expand the Monterrey area by **3,081 ft²**; the contract reset a 5-year term and total GLA reached **53,311 ft²**.
- » An agreement was reached to acquire an additional **7.3 hectares**, totaling **21 hectares** adjacent to the Bafar Technology Park.
- » A **10 year** lease was signed with **Essilor** to develop a **258,850 ft²** industrial building within the Bafar Technology Park reserve.



2024

- » An agro-industrial property was acquired, payable with CBFIs, for **Ps. 515,000,090** at **Ps. 29.00** per CBFI; located in Chihuahua and leased for **15 years** under an **NNN** contract in U.S. dollars.
- » A **10 year** contract was signed with **Brake Parts Inc.** for a **312,540 ft²** industrial building in the **Bafar Industrial Park (Ciudad Juárez)**.
- » A **10 year** contract was signed with **ATI Ladish** for a **248,210 ft²** building in the **Parque Tecnológico Norte (Chihuahua)**.
- » The second and final phase of the preemptive subscription was completed, reaching **86%** of the announced amount, with total proceeds of **Ps. 3,451.7 million**; **132,755,704 CBFIs** were issued at **Ps. 26.00** per additional CBFI.
- » The transition from the **BMV** to **BIVA** was finalized.
- » A new production plant was delivered at the **La Piedad, Michoacán** Agro-Industrial Complex, leased to Grupo Bafar, with an investment exceeding **Ps. 15.5 million** under a **10 year** triple net contract.
- » A **10 year** triple net contract was signed with **Emerson**, beginning construction of a **300,000 ft²** building in the **Bafar Norte Industrial Complex (Chihuahua)**, with a total investment of **USD 50 million**.
- » **EDGE** certification (GBCI) was obtained for **163,600 m²** across **16 buildings**.

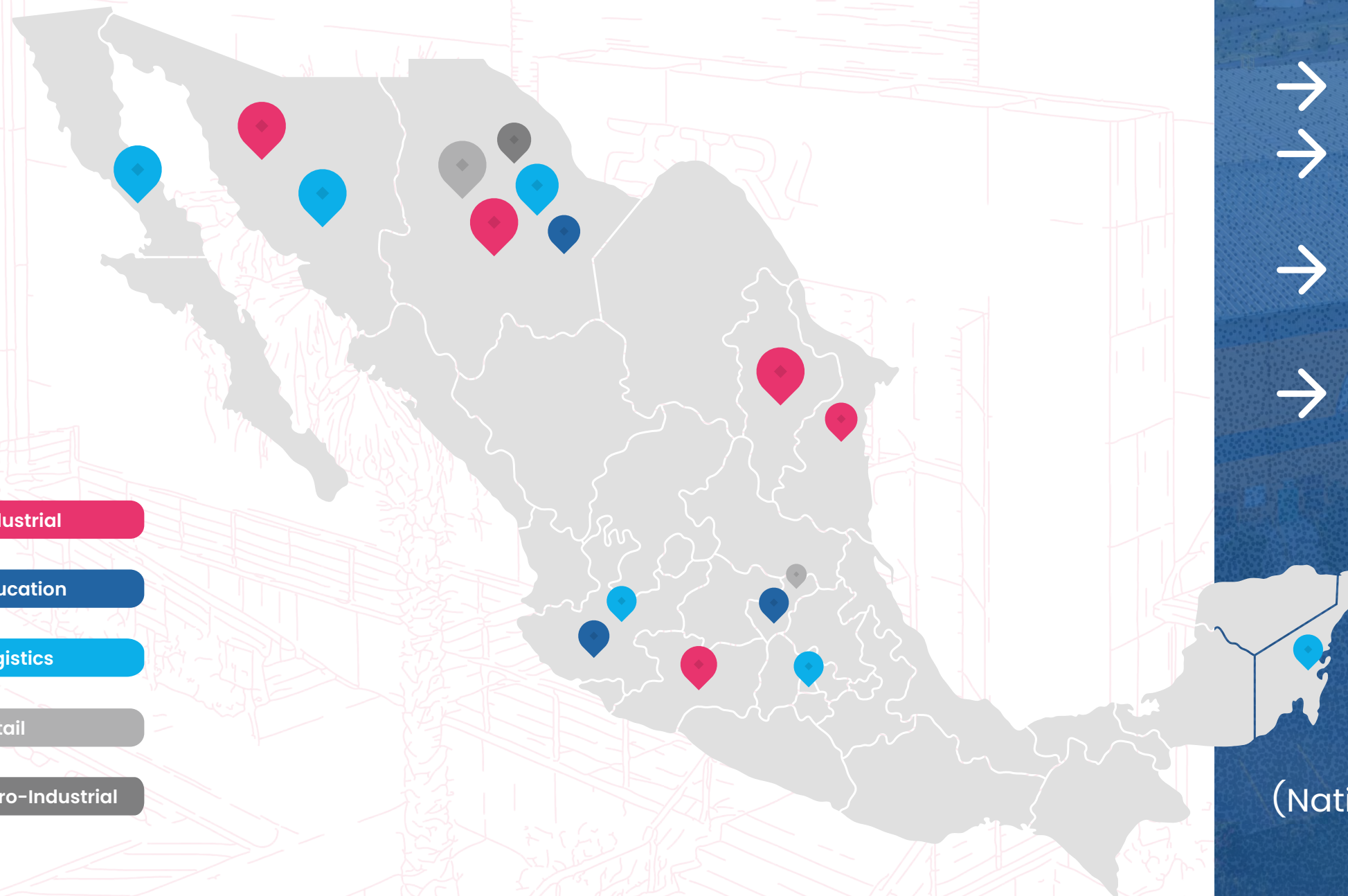
2025

- » Total revenue reached **Ps. 1,568.1 million**, up **21.7%** year over year, driven by new developments and long-term lease agreements.
- » We completed Parque Industrial Juárez I (**27 hectares, fully occupied**) and began developing Parque Industrial Juárez II (**34 hectares**).
- » In July, we signed two lease agreements with the multinational Cimpress for a combined **46,741 m²** of GLA in Ciudad Juárez.
- » The Trust earned EDGE environmental certification for **163,600 m²** of its industrial portfolio across Chihuahua, Reynosa, and Apodaca.
- » Distributions surpassed **Ps. 1,343 million**, **26%** higher than in 2024.



Geographic Presence

Geographic Presence (As of December 31, 2025)
As of December 31, 2025, our portfolio consisted of:



- Properties*: **125**
- GLA: **722,168 m²**
- Agro-industrial land: **21,181,500 m²**
- Occupancy*: **100%**
- Annualized Rent: **Ps. 1,664.35 million**
- Average Lease Term: **7.7 years**
- Lease Agreements: **125**

Cities: **41** ←
States of the Republic: **20** ←
Tenants: **31** ←
(National and International)



Portfolio

Our real estate portfolio, composed of 125 assets, is distributed across 20 Mexican states and spans sectors such as retail, office, manufacturing, logistics, and education. These properties are strategically located and designed for a wide range of tenant profiles, which diversifies our portfolio and supports its performance.

As part of our sustainability approach, during the construction of each property we conduct environmental impact studies. As of year-end 2025, the portfolio recorded 100% occupancy and a total leasable area of 722,168 square meters. Additionally, the offering includes 2,118 hectares designated for the agro-industrial segment. This approach highlights the geographic and sectoral diversity of our portfolio, as well as the quality of our tenants, favoring relatively stable income through medium- and long-term leases.

Third Parties

At Fibra Nova, relationships with third parties—suppliers, consultants, advisors, and contractors—are managed in accordance with corporate supply-chain policies and procedures. All third parties with a commercial relationship must adhere to our Code of Ethics and Conduct and to the Strategic Procurement Procedure for the acquisition of goods and contracting of services; failure to comply may result in the termination of the commercial relationship.

We also encourage our suppliers to adopt ESG practices in their operations. We remain committed to allocating 100% of our procurement budget to local companies within the Mexican Republic, ensuring this guideline is applied across all regions where we operate.



Industrial Portfolio



RR Donnelley

- Tenant:** RR Donnelley / Banta Europe BV
- Parent company:** Netherlands
- Industry:** Electronics
- Location:** Juarez, CHIH., Mexico
- Area:** 15,055 m²
- Remaining term:** 1.2 years
- Building Type:** BTS / Manufacturing and warehouse



Hakkai

- Tenant:** Hakkai / Hakkai Inc.
- Parent company:** Japan
- Industry:** Automotive
- Location:** Monterrey, N.L., Mexico
- Area:** 5,000 m²
- Remaining term:** 0.5 years
- Building Type:** BTS / Manufacturing and offices



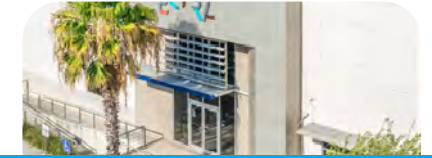
Beckers

- Tenant:** Beckers Industrial / Aktiebolaget Wilh
- Parent company:** Sweden
- Industry:** Chemicals
- Location:** Monterrey, N.L., Mexico
- Area:** 5,000 m²
- Remaining term:** 1.4 years
- Building Type:** BTS / Manufacturing and offices



Weiss-Aug

- Tenant:** Weiss-Aug / Weiss-Aug Co.
- Parent company:** United States
- Industry:** Medical
- Location:** Monterrey, N.L., Mexico
- Area:** 2,638 m²
- Remaining term:** 1.5 years
- Building Type:** BTS / Manufacturing and warehouse



Estra

- Tenant:** Estra Automotive System
- Parent company:** South Korea
- Industry:** Automotive
- Location:** Monterrey, N.L., Mexico
- Area:** 4,953 m²
- Remaining term:** 2.7 years
- Building Type:** BTS / Manufacturing and offices



Alt

- Tenant:** Alt Technologies BV
- Parent company:** Netherlands
- Industry:** Automotive
- Location:** Chihuahua, CHIH., Mexico
- Area:** 5,750 m²
- Remaining term:** 2.7 years
- Building Type:** Manufacturing



Leggett & Platt

- Tenant:** Leggett & Platt Inc.
- Parent company:** United States
- Industry:** Home and automotive components
- Location:** Juárez, CHIH., Mexico
- Area:** 31,311.4 m²
- Remaining term:** 1.6 years
- Building Type:** Manufacturing



Veritiv

- Tenant:** Veritiv
- Parent company:** United States
- Industry:** Paper and pulp
- Location:** Juarez, CHIH., Mexico
- Area:** 15,157 m²
- Remaining term (two contracts):** 4.4 and 2.0 years
- Building Type:** Manufacturing



Avant Manufacturing

- Tenant:** Avant Manufacturing
- Parent company:** United States
- Industry:** Electronics
- Location:** Reynosa, TAMPS., Mexico
- Area:** 11,799 m²
- Remaining term:** 1.0 years
- Building Type:** Manufacturing



Flexsteel

- Tenant:** Flexsteel
- Parent company:** United States
- Industry:** Furniture
- Location:** Juarez, CHIH., Mexico
- Area:** 12,211 m²
- Remaining term:** 4.1 years
- Building Type:** Manufacturing



BRP

- Tenant:** BRP México
- Parent company:** Canada
- Industry:** Recreational vehicles
- Location:** Juárez, CHIH., Mexico
- Area:** 8,013 m²
- Remaining term:** 2.4 years
- Building Type:** Manufacturing



BWI (Vehicle Stability Technology)

- Tenant:** Vehicle Stability Technology
- Parent company:** United States
- Industry:** Automotive
- Location:** Chihuahua, CHIH., Mexico
- Area:** 16,950 m²
- Remaining term:** 5.9 years
- Tipo de edificio:** Manufactura



Lear

- Tenant:** Lear
- Parent company:** United States
- Industry:** Automotive
- Location:** Juárez, CHIH., Mexico
- Area:** 22,584 m²
- Remaining term:** 5.8 years
- Building Type:** Manufacturing



Black&Decker

- Tenant:** Black&Decker
- Parent company:** United States
- Industry:** Tools
- Location:** Hermosillo, SON., Mexico
- Area:** 46,391 m²
- Remaining term:** 6.1 years
- Building Type:** Manufacturing



Electrolux

- Tenant:** Electrolux
- Parent company:** Sweden
- Industry:** Home appliances
- Location:** Juárez, CHIH., Mexico
- Area:** 17,826 m²
- Remaining term:** 10.0 years
- Building Type:** Manufacturing



Tecma

- Tenant:** Tecma
- Parent company:** United States
- Industry:** Furnishings
- Location:** Juárez, CHIH., Mexico
- Area:** 15,176 m²
- Remaining term:** 3.0 years
- Building Type:** Manufacturing



Master Brand

- Tenant:** Master Brand
- Parent company:** United States
- Industry:** Furnishings
- Location:** Reynosa, TAMPS., Mexico
- Area:** 26,174 m²
- Remaining term:** 6.4 years
- Building Type:** Manufacturing



Essilor / Sofi de Chihuahua

- Tenant:** Essilor / Sofi de Chihuahua
- Parent company:** France
- Industry:** Optical instruments
- Location:** Chihuahua, CHIH., Mexico
- Area:** 24,048.3 m²
- Remaining term:** 6.8 years
- Building Type:** BTS / Manufacturing



Regal Rexnord (Rexnord Monterrey)

- Tenant:** Rexnord Monterrey
- Parent company:** United States
- Industry:** Electric motors
- Location:** Chihuahua, CHIH., Mexico
- Area:** 11,668 m²
- Remaining term (two contracts):** 12.8 and 14.6 years
- Building Type:** BTS / Industrial



Visteon (Chihuahua)

- Tenant:** Visteon Corporation
- Parent company:** United States
- Industry:** Automotive
- Location:** Chihuahua, CHIH., Mexico
- Area:** 31,325 m²
- Remaining term (two contracts):** 9.8 and 2.4 years
- Building Type:** BTS / Manufacturing and offices



ZF

-  **Tenant:** ZF
-  **Parent company:** Germany
-  **Industry:** Automotive
-  **Location:** Juárez, CHIH., Mexico
-  **Area:** 22,253 m²
-  **Remaining term:** 8.6 years
-  **Building Type:** Manufacturing



Visteon Reynosa

-  **Tenant:** Visteon Corporation
-  **Parent company:** United States
-  **Industry:** Automotive
-  **Location:** Reynosa, TAMP., Mexico
-  **Area:** 10,693 m²
-  **Remaining term:** 4.3 years
-  **Building Type:** Industrial



Visteon Services

-  **Tenant:** Visteon Corporation
-  **Parent company:** United States
-  **Industry:** Automotive
-  **Location:** Chihuahua, CHIH., Mexico
-  **Area:** 5,219 m²
-  **Remaining term:** 6.0 years
-  **Building Type:** BTS / Manufacturing and warehouse



Bafar (La Piedad)

-  **Tenant:** Bafar / Grupo Bafar SAB
-  **Parent company:** Mexico
-  **Industry:** Food
-  **Location:** La Piedad, MICH., Mexico
-  **Area:** 31,200 m²
-  **Remaining term:** 2.3 years
-  **Building Type:** BTS / Manufacturing and warehouse



Bafar (Chihuahua)

-  **Tenant:** Bafar / Grupo Bafar SAB
-  **Parent company:** Mexico
-  **Industry:** Food
-  **Location:** Chihuahua, CHIH., Mexico
-  **Area:** 37,000 m²
-  **Remaining term:** 2.3 years
-  **Building Type:** BTS / Manufacturing and warehouse

Education Portfolio



UNITEC (Querétaro) – Laureate International

-  **Tenant:** UNITEC / Laureate International
-  **Parent company:** Mexico
-  **Industry:** Education
-  **Location:** Querétaro, QRO., Mexico
-  **Area:** 13,131 m²
-  **Remaining term:** 2.7 years
-  **Building Type:** BTS / Offices



UVM (Chihuahua) – Laureate International

-  **Tenant:** UVM / Laureate International
-  **Parent company:** Mexico
-  **Industry:** Education
-  **Location:** Chihuahua, CHIH., Mexico
-  **Area:** 11,032 m²
-  **Remaining term:** 0.9 years
-  **Building Type:** BTS / Offices



UNITEC (Guadalajara) – Laureate International

-  **Tenant:** UNITEC / Laureate International
-  **Parent company:** Mexico
-  **Industry:** Education
-  **Location:** Guadalajara, JAL., Mexico
-  **Area:** 18,919 m²
-  **Remaining term:** 2.5 years
-  **Building Type:** BTS / Offices



Logistics Portfolio



International Paper

- Tenant:** International Paper
- Parent company:** United States
- Industry:** Packaging and paper
- Location:** Chihuahua, CHIH., Mexico
- Area:** 5,806 m²
- Remaining term:** 3.2 years
- Building Type:** Warehouse



Oficinas Visteon

- Tenant:** Visteon Corporation
- Parent company:** United States
- Industry:** Automotive
- Location:** Chihuahua, CHIH., Mexico
- Area:** 1,727 m²
- Remaining term:** 6.9 years
- Building Type:** BTS / Offices



Truper (Chihuahua)

- Tenant:** Truper
- Parent company:** Mexico
- Industry:** Construction
- Location:** Chihuahua, CHIH., Mexico
- Area:** 4,300 m²
- Remaining term:** 0.9 years
- Building Type:** BTS / Warehouse



Bafar (multiciudad)

- Tenant:** Bafar / Grupo Bafar SAB
- Parent company:** Mexico
- Industry:** Food
- Location:** Chihuahua, Mexicali, Obregon, Cancun, Hermosillo, Mexico City and Tijuana, Mexico
- Area:** 18,700 m²
- Remaining term:** 8.9 years
- Building Type:** BTS / Offices



Truper (Guadalajara)

- Tenant:** Truper
- Parent company:** Mexico
- Industry:** Construction
- Location:** Guadalajara, JAL., Mexico
- Area:** 7,500 m²
- Remaining term:** 1.1 years
- Building Type:** BTS / Warehouse

Engineering Centers and Retail Portfolio



Teleperformance (Merkafon de México)

- Tenant:** Merkafon de Mexico
- Parent company:** France
- Industry:** Call Center
- Location:** Chihuahua, CHIH., Mexico
- Area:** 6,512 m²
- Remaining term:** 1.6 years
- Building Type:** Offices



Bafar (Retail)

- Tenant:** Bafar / Grupo Bafar SAB
- Parent company:** Mexico
- Industry:** Retail
- Location:** Various locations across the country
- Area:** 19,300 m²
- Remaining term:** 8.9 years
- Building Type:** BTS / Offices



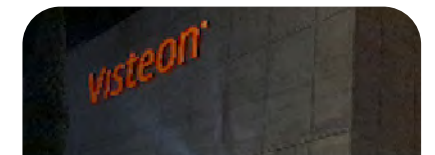
CEMEX

- Tenant:** CEMEX
- Parent company:** Mexico
- Industry:** Construction
- Location:** Queretaro, QRO., Mexico
- Area:** 1,000 m²
- Remaining term:** 1.8 years
- Building Type:** BTS / Offices



Bafar (Oficinas - Chihuahua)

- Tenant:** Bafar / Grupo Bafar SAB
- Parent company:** Mexico
- Industry:** Food
- Location:** Chihuahua, CHIH., Mexico
- Area:** 7,360 m²
- Remaining term:** 8.9 years
- Building Type:** BTS / Offices



Visteon QR (Centro de Ingeniería)

- Tenant:** Visteon Corporation
- Parent company:** United States
- Industry:** Automotive
- Location:** Queretaro, QRO., Mexico
- Area:** 7,857 m²
- Remaining term:** 6.9 years
- Building Type:** Engineering center

Agro-industrial Portfolio



Grupo Bafar

-  **Tenant:** Bafar / Grupo Bafar SAB
-  **Parent company:** Mexico
-  **Industry:** Agro-industrial
-  **Location:** Chihuahua, CHIH., Mexico
-  **Area:** 21,181,500 m²
-  **Remaining term:** 11.0 years
-  **Building Type:** Agro-industrial





Financial Information

02



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Balance of Income and Expenses

During the period, we continued to operate in an environment marked by macroeconomic factors that can generate volatility and uncertainty, public-policy adjustments across different regions, inflationary pressures, movements in capital markets, and international trade dynamics.

Even in this context, at Fibra Nova we maintain our focus on disciplined financial management, prioritizing the efficient use of resources and the strengthening of commercial relationships. This allows us to sustain a solid financial position and continue building orderly growth, with consistent results.



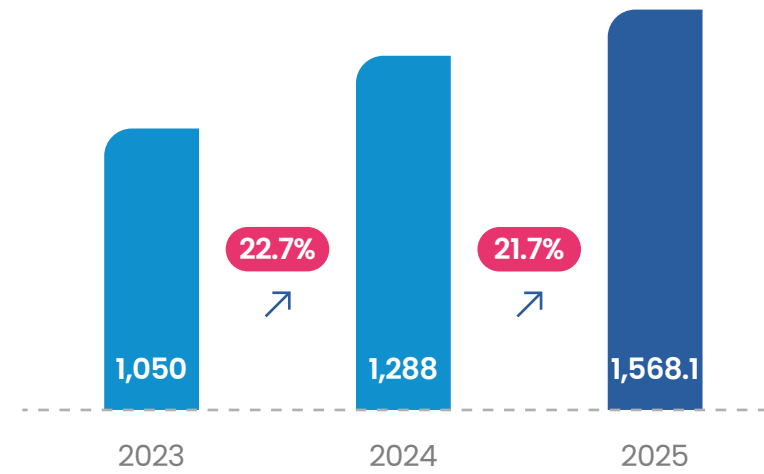
Concept	2023	2024	2025
Properties	116	123	125
Total Revenue	1,050.0	1,288.4	1,568.1
Total Operating Expense	31.7	33.0	45.5
NOI (Net Operating Income)	1,018.3	1,255.4	1,522.6
EBITDA	959.7	1,203.5	1,578.9
Net Income	2,286.0	2,120.1	2,723.7

(Figures in millions of pesos)

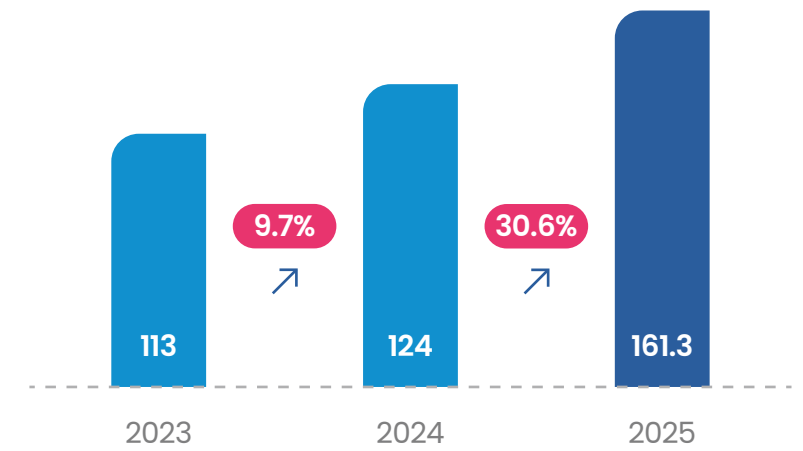


Financial Performance

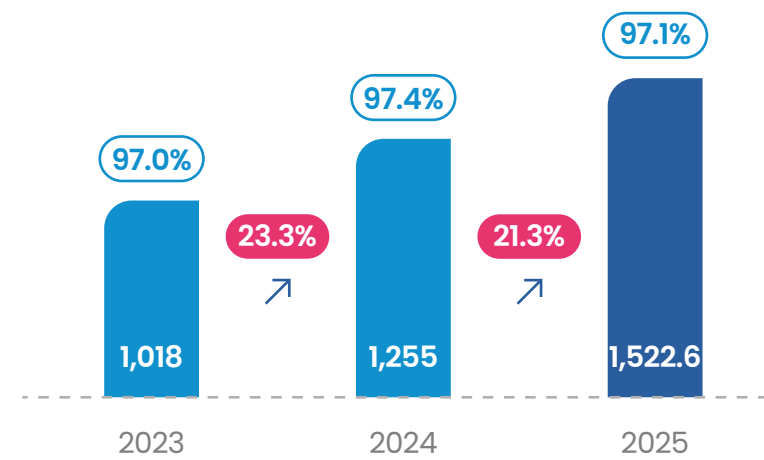
Revenue



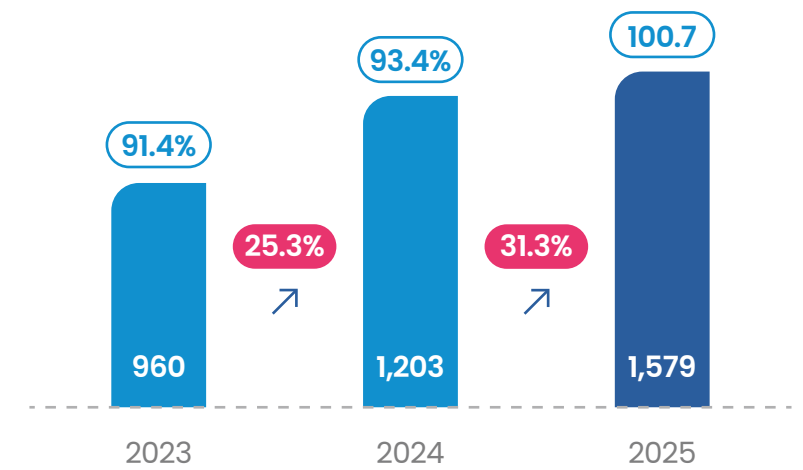
Operating and administrative expenses



Net Operating Income (NOI)

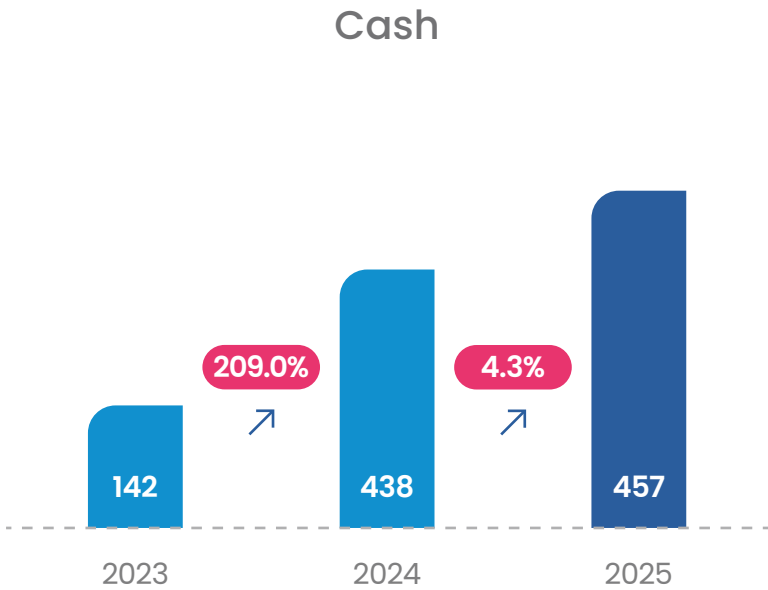
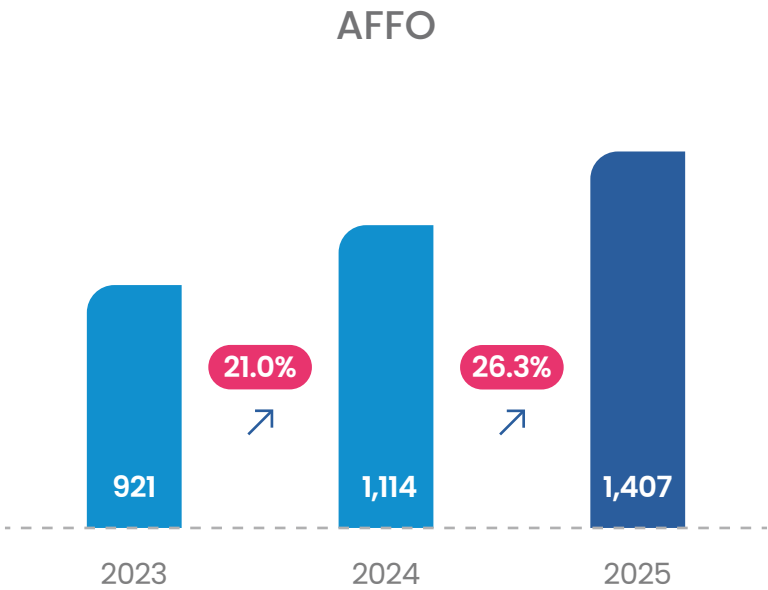
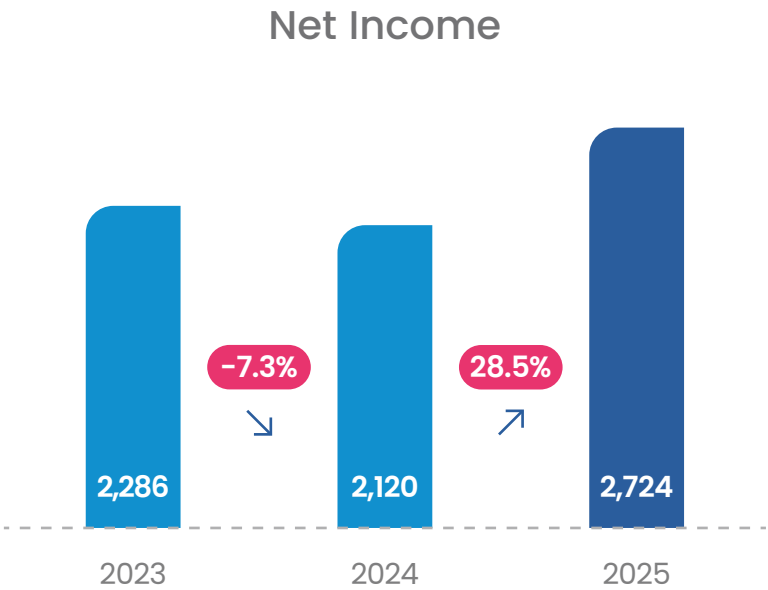


EBITDA



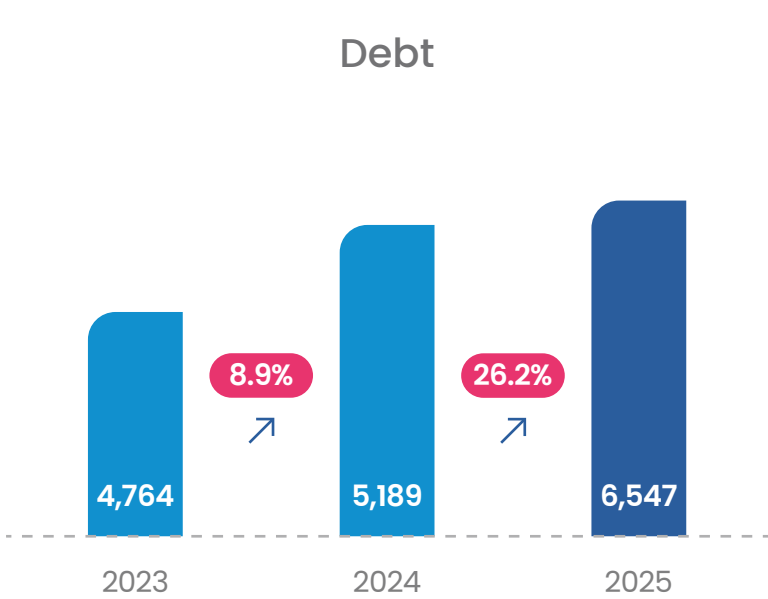
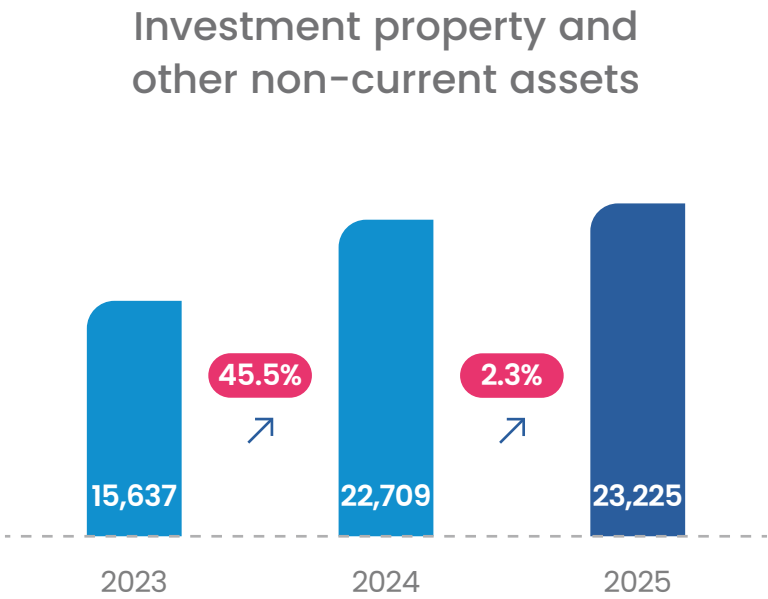
Note: Figures in millions of pesos.

Financial Indicators



Accounts Receivable (Breakdown)

Concept	2023	2024	2025
Related parties	2.0	5.0	5.0
Accounts receivable	97.9	97.9	138
Prepayments	4.1	4.7	8.6



Note: Figures in millions of pesos.



ESG Commitment

03



Fibra Nova and our ESG commitment

At Fibra Nova, we understand sustainability as a lever for strengthening the business and a way to build value responsibly. Under this approach, we promote transparency and accountability, integrating ESG criteria into our decision-making and our long-term vision.

One of the central elements of this commitment is the adoption of the Double Materiality approach, which allows us to view sustainability from two complementary angles, in order to prioritize relevant topics and align our strategy with the most significant impacts and risks.



What Does Double Materiality Involve?

Double materiality considers two perspectives that are crucial for comprehensive decision-making:

Financial Materiality



It assesses how risks and opportunities may influence the company's financial position, economic performance, cash flows, and access to financing. We examine both factors within our direct control and those linked to key business relationships, such as the dependence on natural and human resources.

Impact Materiality



It focuses on how our company's operations affect people, the environment, and society. It considers both positive and negative effects, whether actual or potential, and evaluates factors such as the magnitude, scope, and irreversibility of these impacts.

For Fibra Nova, this dual perspective allows us to better understand and address challenges while unlocking opportunities to create long-term value for both our business and the communities we serve.



Commitment to Double Materiality at Fibra Nova

As a trust focused on industrial real estate and supported by a select network of strategic clients, Fibra Nova stands out for its ability to grow with a long-term vision. We implement double materiality as a key tool to ensure that every decision we make is aligned with our purpose of leading responsibly, maximizing value for our investors, and contributing to collective well-being.

The double materiality process at Fibra Nova

The process is carried out in a structured manner, incorporating standards and stakeholder participation:

1 Stakeholders' selection

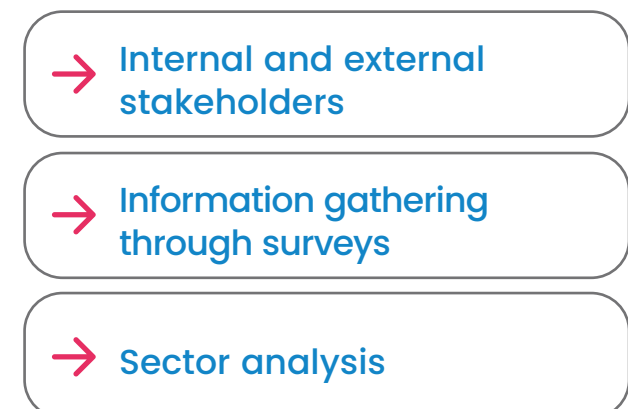


2 Standards for double materiality

Recognized frameworks are used to guide the **GRI** and **SASB** assessments.



3 Data-based materiality analysis





4 Prioritization by our ESG Committee

The ESG Committee reviews the results and prioritizes the most relevant issues.

5 Integration into business strategy

The insights from the materiality study are incorporated into decision-making processes, creating a bridge between sustainability, operational planning, and governance.

Material Topics

The Double Materiality assessment allowed us to identify and prioritize the following material topics across the environmental, social, and governance dimensions:

→ Environmental

1. Compliance with Environmental Regulations and Environmental Claim Mechanisms
2. Climate Change
- a) Energy Consumption
- b) Water and Effluent Management
- c) Property Certification

→ Social

3. Occupational Health and Safety
4. Practices Against Child, Forced, or Compulsory Labor
5. Customer Satisfaction
- a) Tenant Health and Safety
- b) Tenant Privacy

→ Corporate Governance

6. Good Corporate Governance
- a) Code of Ethics and Anti-Corruption Policies and Procedures
- b) Communication, Transparency, and Accountability
- c) Corporate Reputation
7. Resilient Business Model



Our commitment to stakeholders

We are determined to redefine how we operate to benefit everyone connected to our business model. Through double materiality, we lead with consistency, combining a strong business vision with deep respect for the environment and people.

Every step we take reflects our conviction that sustainable businesses are the only ones capable of generating true and lasting prosperity.

• • • • • Sustainable Strategy Fibra Nova 2030

At Fibra Nova, sustainability is part of how we operate. Toward 2030, we are driving a comprehensive strategy that seeks to generate a measurable and tangible positive impact, structured around three pillars:

1 Environmental Pillar – Let's Care for the Planet, Let's Build the Future

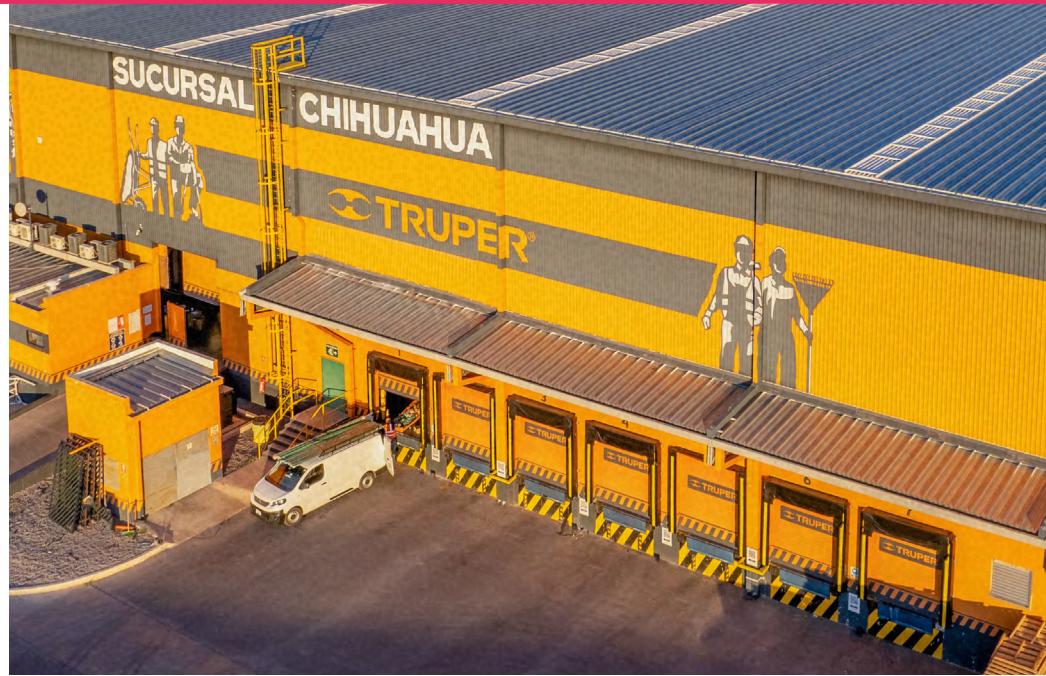
Our commitment to EDGE certification strengthens the efficiency and sustainability performance of our properties. During 2026, we will continue advancing toward certifying our buildings under EDGE and EDGE Advanced, in order to enhance the benefits associated with energy and water efficiency.

In addition, we maintain efficiency goals whose impact translates into clear equivalents, such as energy savings comparable to 58,244,192 smartphone charges and

water conservation equivalent to meeting the basic needs of 528 people per year.

Likewise, we continue strengthening our capabilities to increase clean energy generation, including the development and assessment of alternatives such as solar energy at properties where feasible.





2 Social Pillar – We Put People at the Center

Safety and well-being are our top priorities, both for our employees and our tenants. We focus on strengthening prevention systems and adopting ethical measures that support our community.

In addition, we continuously measure customer satisfaction, ensuring that the service experience maintains high standards and contributes to stable, trust-based relationships.

3 Governance Pillar – Transparency that Inspires Trust

Our governance model is strengthened by an integrity-based approach. We prioritize clear rules, robust codes of conduct, and proactive communication to keep transparency as an operating standard.

Additionally, we explore technologies and innovations that optimize processes, reduce costs, and improve our responsiveness to changing environments, thereby reinforcing the Trust's resilience.





Goals



Environmental



1. EDGE Certifications

Goal: Continue sustainable building certifications under the EDGE standard.

In 2025, 24 buildings were certified (covering 369,381 m²). Of these, 74% reached EDGE Advanced, with efficiencies of up to 60.21% in energy and 87.91% in water consumption.

2. Energy Efficiency*

Goal: Maintain and expand annual energy savings.

In 2025, savings of 8,426.7 MWh/year were recorded, equivalent to 702,225,000 smartphone charges.

3. Water Conservation*

Goal: Reduce water consumption across properties by 2026.

In 2025, water savings equivalent to meeting the basic annual needs of 528 people were recorded.

4. Carbon Footprint Reduction*

Goal: Reduce carbon emissions during 2026.

In 2025, annual tCO₂e emissions were reduced by 8.5%, equivalent to 11.51 km driven.

5. Clean Energy Generation

Goal: Increase solar energy generation capacity across properties.

6. Adoption of Technological Innovations

Goal: Continue evaluating innovative technologies for the efficient capture and use of energy.

Social



1. Employee Training

Goal: Maintain and enhance staff development through training programs.

2. Social Impact – Children and Youth

Goal: Expand the impact of Fundación Grupo Bafar in vulnerable communities.

3. Community Volunteering

Goal: Increase commitment to volunteer work in communities.



Governance



1. ESG Training

Goal: Promote ongoing ESG training to keep the team up to date on environmental, social, and governance matters, integrating these criteria into decision-making and organizational culture, with a focus on long-term value generation.

2. Women on the Technical Committee

Goal: Promote meaningful female participation on the Technical Committee to strengthen diversity of perspectives and more balanced decisions. For 2026, we aim to keep this above the established threshold.

3. Independence of the Technical Committee

Goal: Maintain a high level of independence within the Technical Committee as a key factor in ensuring transparency, technical expertise, and the mitigation of conflicts of interest, with a focus on decisions that create value for investors.

4. Code of Ethics

Goal: Ensure recurring training aligned with the Code of Ethics, to reinforce principles of integrity and respect, consolidate a strong work environment, and strengthen investor trust.

5. Diversity Policies

Goal: Promote an inclusive environment where everyone—regardless of origin, gender, or experience—has equitable opportunities to grow and participate, embedding diversity, equity, and inclusion as an everyday practice.



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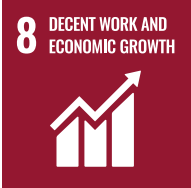
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Linking material topics with the SDGs

The following linkage shows how our material topics connect with the Sustainable Development Goals (SDGs) through the actions and programs we drive on an ongoing basis.

ODS	Actions taken	Material topics
2 ZERO HUNGER 	We operate a collection center that gathers and distributes food aid nationwide, delivering more than 14 million food packages and benefiting over 3.2 million families in Mexico.	—
3 GOOD HEALTH AND WELL-BEING 	We ensure decent working conditions (wages and benefits) and strengthen capabilities through training throughout the year. We run Socio-Sports Schools, benefiting more than 30,000 children and young people. We hold Medical Days offering free care to over 16,000 people without access to medical services.	Occupational Health and Safety. Practices Against Child, Forced, or Compulsory Labor. Tenant Health and Safety. Customer Satisfaction. Tenant Privacy
4 QUALITY EDUCATION 	Through Universidad Bafar, we offer courses for employees to strengthen and apply management skills inspired by leadership best practices.	Tenant Health and Safety. Customer Satisfaction. Tenant Privacy.
5 GENDER EQUALITY 	We maintain and strengthen our Equity and Inclusion policy, focusing it on the areas of greatest importance for our employees.	—
6 CLEAN WATER AND SANITATION 	We continue to innovate our systems, achieving reductions in water consumption across our EDGE-Certified Parks.	Water and Effluent Management.
7 AFFORDABLE AND CLEAN ENERGY 	Through the installation of solar panels across various assets, we achieved reductions in annual energy consumption at our EDGE-Certified Parks.	Energy Consumption.



ODS	Actions taken	Material topics
	Universidad Bafar leads the “Managerial Talent Development” program, aimed at strengthening job skills, empowering people in their roles, and opening internal growth opportunities.	Economic Performance. Market Presence. Resilient Business Model. Occupational Health and Safety. Code of Ethics and Anti-Corruption Policies and Procedures.
	We develop industrial buildings with high efficiency standards and integrated technology, favoring spaces suited to productive operations.	Market Presence. Corporate Reputation. Property Life Cycle Management. Accessible and Inclusive Facilities. Property Certification. Innovation and Technology.
	Through Fundación Grupo Bafar, we implement programs that support the development of families and children, creating opportunities and strengthening the relationship with our stakeholders.	Accessible and Inclusive Facilities.
	We have certified 24 buildings under the EDGE standard, strengthening their long-term permanence and performance and improving the portfolio’s life cycle.	Property Life Cycle Management. Property Certification. Tenant Health and Safety.
	Our environmental actions aim to help limit global warming to 1.5°C or less, through improvements in operational efficiency and the environmental practices described in the corresponding sections.	Energy Consumption. Water and Effluent Management. Compliance with Environmental Regulations and Claim Mechanisms. Property Certification.
	We have policies and guidelines that strengthen a culture of integrity and compliance; our stakeholders abide by these principles to maintain responsible collaboration.	Compliance with Environmental Regulations and Claim Mechanisms. Code of Ethics and Anti-Corruption Policies and Procedures. Communication, Transparency, and Accountability. Governance and Compliance with Social Legislation and Social Impact Grievance Mechanisms.

Resource Management

Energy and GHG Emissions



At Fibra Nova, we recognize the importance of reducing greenhouse gas (GHG) emissions. However, given the nature of our business (property leasing), much of the energy consumption and associated emissions depend on our tenants’ operations, which limits our direct control over the emitting sources.

Even so, we continue to drive actions within our reach, such as efficiency improvements (for example, thermal insulation through insulated roofs to reduce climate-control needs), the installation of solar panels at certain properties, and the incorporation of sustainability criteria in the selection and management of suppliers, construction companies, and tenants, in addition to the use of lower-environmental-impact materials.

Energy consumption

GHG Emissions

Concept	Unit	2024	2025
Electricity consumed	MWh	72,375	63,948
Gasoline	Liters	903	0
Diesel	Liters	20,918	0
LP Gas	Liters	93,045	21,330
Natural Gas	m³	1,134,821	1,347,052

Indicator	Unit	2024	2025
Total emissions	ton CO ₂ e	33,653	30,592

In this report, emissions are classified as Scope 3, as they are associated mainly with our tenants’ operations and not with direct emissions by Fibra Nova.

Water Management

As part of our water efficiency strategy, we continue the initiatives to optimize consumption, for example, water-saving systems in restrooms and common areas, aimed at reducing environmental impacts.

Given the leasing model, water consumption originates mainly from our **tenants**, who are also responsible for paying for these services.

Water

Concept	Unit	2024	2025
Water withdrawal from third parties	m³	165,561	180,582
Water discharged to third parties	m³	–	–
Treated water	m³	–	–

Waste Management

We have strengthened responsible waste management practices, reinforcing our sustainability and operational-efficiency approach. Within our facilities and direct operations, we maintain a zero-waste-generation scheme, reflecting reduction, reuse, and recovery measures.

In parallel, although tenants generate waste from their operations, we continue promoting improvement practices, including composting programs and resource optimization that support better environmental management.

Waste

Concept	Unit	2024	2025
Hazardous waste	tons	429	334
Non-hazardous waste	tons	18,948	6,113



Certifications

Last year, we embarked on a new path with the certification plan for our properties. We focused on ensuring that new facilities met the basic requirements for EDGE certification, consistently seeking 20% savings in energy consumption, 20% in water consumption, and 20% in embodied energy in construction materials, compared to a conventional reference building.

Thanks to our efforts during 2025, we certified 24 of our buildings, 74% with EDGE Advanced certification, exceeding the minimum EDGE requirements and achieving savings of over 60% in energy, 88% in water consumption, and a 9% reduction in tCO₂/year emissions.

Park	City	EDGE-certified buildings
Parque Industrial Juárez	Ciudad Juárez	5
Parque Industrial Juárez	Ciudad Juárez	4
Complejo Industrial Bafar Norte	Chihuahua	3
Parque Industrial Bafar I	Ciudad Juárez	1
Complejo Industrial Chihuahua	Chihuahua	2

The EDGE methodology establishes a baseline for consumption and emissions; when a project operates below those projected values, it is considered to have achieved savings.

These figures should be understood as potential impact equivalents, not as results measured directly on-site.





Social commitment

Fibra Nova reaffirms its social commitment through its Code of Ethics, which outlines the core principles that govern the organization and contribute to building a more equitable and trustworthy community. This code ensures that collaborators act autonomously within an ethical and responsible framework, recognizing their role in the project's growth and in consolidating Fibra Nova's reputation. The values of honesty, integrity, respect, and fairness guide our decisions and actions, so that our team is a positive reference in the communities where we operate and from which our talent originates.

We foster a safe, inclusive, and enriching work environment focused on comprehensive well-being and continuous development. We strive to preserve the dignity, respect, and worth of every individual, safeguarding their physical and emotional health and safety. We aspire to be a platform for personal growth and fulfillment, offering ongoing training and benefits that unlock our staff's potential.

At Fibra Nova, we are committed to informing our collaborators in advance of any operational adjustments, providing a notice period of 30 to 91 days for proper preparation and adaptation.



We value and protect all individuals in our work environment, always acting with loyalty, respect, honesty, and commitment.



We categorically reject forced labor and the hiring of underage individuals.



We uphold the right to freedom of association, including union freedom and collective bargaining.

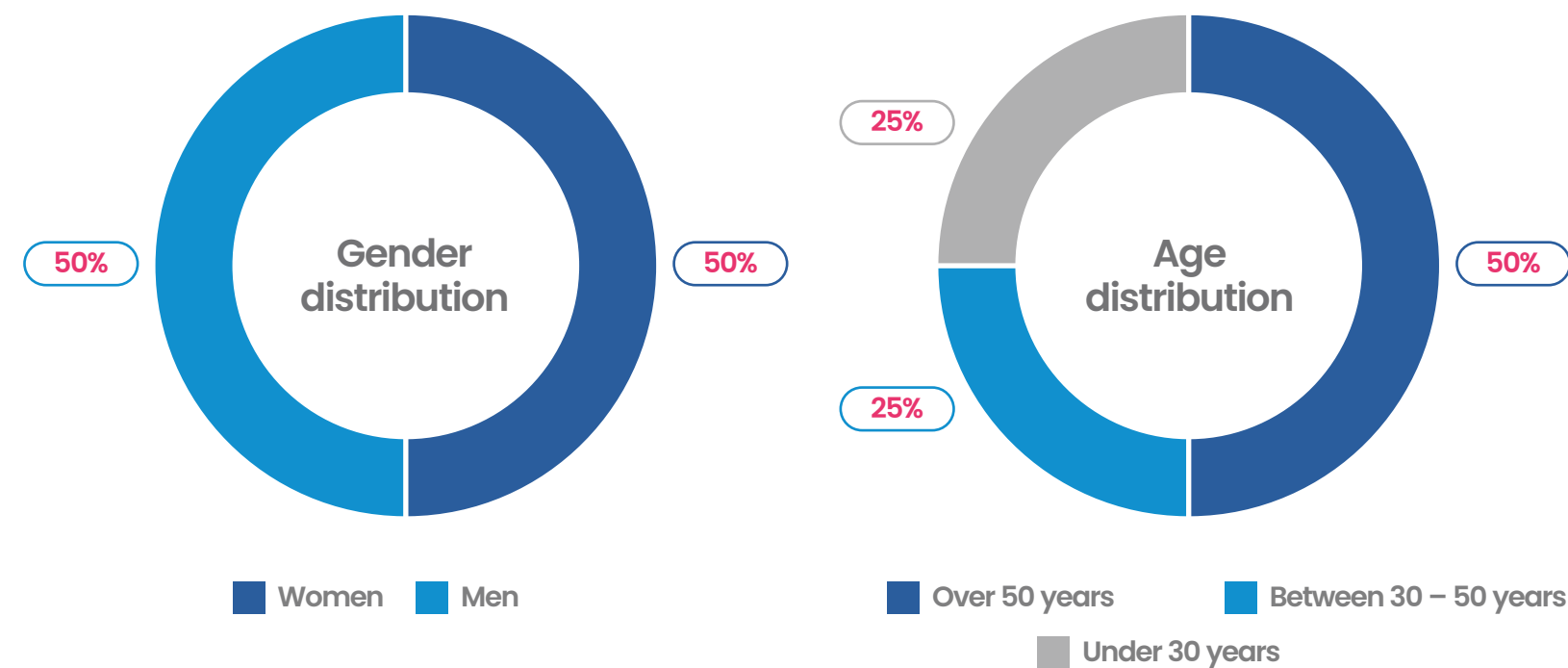
Employees

We recognize that our work contributes to the development of many companies; however, we are firmly convinced that the true driving force behind our growth is the people who make up our team. Therefore, we actively promote the professional and personal development of our employees.

As of year-end 2025, our team was composed of 6 employees, all permanent and full-time.

At Fibra Nova, we foster a respectful and equitable environment where diversity is valued in all its forms. We make no distinctions based on origin, ethnicity, or beliefs; on the contrary, we recognize the value each person brings. We work to ensure equal opportunities and an inclusive environment in which each employee can develop their potential.

Women hold 25% of leadership positions.



* According to the SDEI indicator described in the Amefibra manual.



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Diversity, Inclusion, and Equity

At Fibra Nova, we recognize and value diversity as a pillar of our organizational culture. We are committed to equal rights and opportunities for all, regardless of origin, race, marital status, gender, beliefs, or other personal characteristics.

In particular, regarding gender equity, we continuously monitor the wage gap and have policies that promote fair compensation based on the responsibilities and functions of each position.

We reject any form of discrimination. We reaffirm our commitment to keeping diversity and inclusion as central pillars, striving to ensure that every employee feels valued and empowered in their workplace.

Job category	Gender	2023	2024	2025
Executive management	Women / Men	0.8%	2.9%	4.3%
Management	Women / Men	-2.9%	2.2%	0%
Administrative leadership	Women / Men	2.9%	1.7%	0%
Facilitators	Women / Men	3.1%	1.6%	0%





Attraction, retention, and talent development

Attracting, retaining, and developing talent are key pillars of our organizational culture. Therefore, we have implemented programs focused on strengthening and enhancing the skills and competencies of our collaborators. These initiatives cover a wide range of areas, from technical skills to essential competencies required for job performance. We aim to provide continuous training and growth opportunities that allow our team members to reach their full potential and contribute meaningfully to the ongoing development of Fibra Nova.

In response to constant market changes and the evolution of the real estate sector, we strive to ensure our team is prepared to face challenges and seize new opportunities. At Fibra Nova, we foster a culture based on continuous learning and professional development, where every team member feels supported and motivated to grow. This allows us to consolidate a highly qualified team committed to the organization's success and its contribution to the sustainable development of the real estate sector.



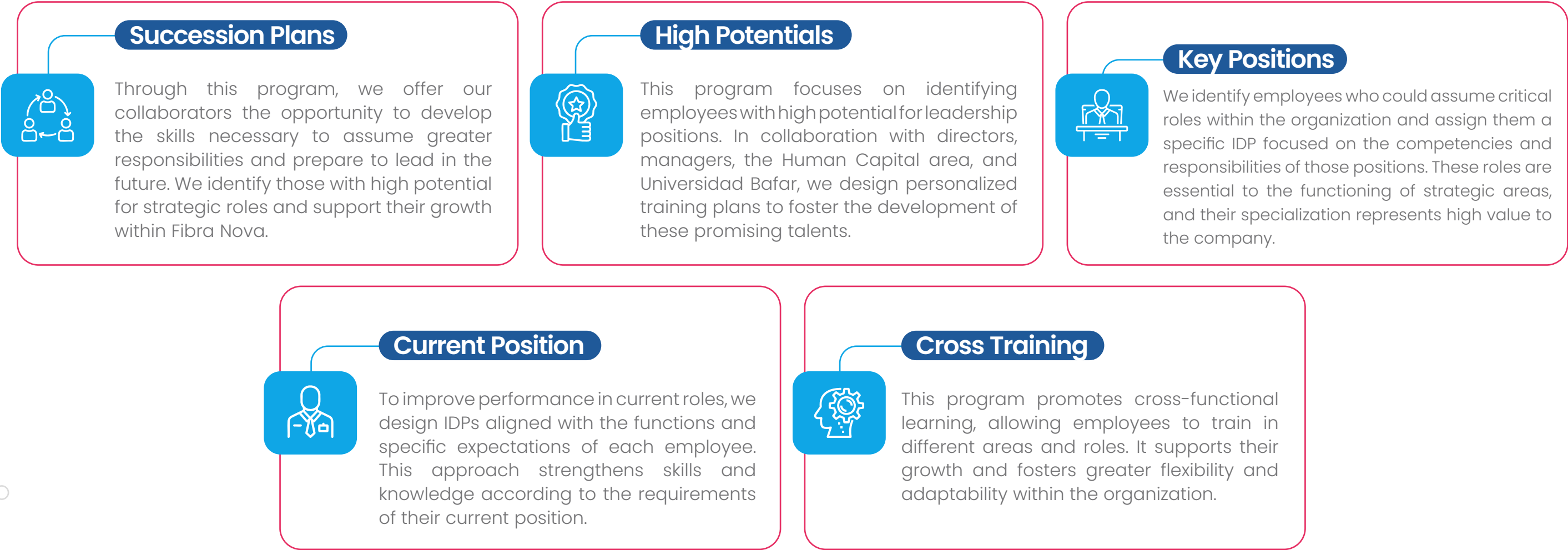
Talent retention

At Fibra Nova, we understand the importance of recognizing, retaining, and rewarding the talent that drives our organization's growth. To achieve this, we conduct regular evaluations focused on the performance and professional development of our team members. As part of this commitment, we have implemented a Retirement Plan that directly contributes to their workplace well-being.

Additionally, to strengthen the economic and emotional well-being of our team, we offer a Long-Term Compensation Plan. This plan includes financial incentives and the allocation of CBFIs to employees in executive positions, aiming to promote the sustained growth of the company and retain key executive talent. We have also developed a Retirement Policy that ensures an adequate and dignified transition for those concluding their professional journey with us. These actions reflect our commitment to creating a work environment in which every employee feels valued, supported, and accompanied throughout each stage of their professional development at Fibra Nova.

Managerial talent development

The Individual Development Plan (IDP) is our main initiative for strengthening Managerial Talent and is based on the “70, 20, 10” methodology. This plan includes five key programs:



At Fibra Nova, our development programs are designed for middle management, supervisory, and managerial positions, and are implemented using assessment tools provided by Universidad Bafar. Among them, the 360 Evaluation stands out; it is conducted every two years and allows employees to receive feedback from their supervisors, peers, and themselves.

Additionally, we use the Evaluatest platform, which identifies key improvement areas through psychometric evaluations. We also employ the 25-box matrix—an objective tool used to assess both performance and growth potential for each employee. Based on the results, we design personalized development plans that foster professional growth and contribute to Fibra Nova’s overall success. These actions reflect our strong commitment to developing highly skilled internal talent capable of facing future challenges.



Talent Pool

At Fibra Nova, we promote equal opportunities and professional growth. That's why we created the "Talent Pool," an initiative that allows collaborators to develop their skills and prepare for higher-level positions while continuing to add value to the organization. Those who demonstrate the necessary profile and competencies may become part of this pool, giving them the opportunity to apply when a vacancy opens at a higher level.

A key aspect of this program is that it provides employees with a clear understanding of the roles and responsibilities of the position they aspire to, facilitating the acquisition of the knowledge and skills required for successful performance. This strategy not only strengthens individual development, but also benefits Fibra Nova by ensuring a highly trained team with talent ready to take on new challenges.



Ongoing training

At Fibra Nova, we believe that the continuous training of our collaborators is key to achieving outstanding performance in every role. That is why we develop personalized study plans that enable each person to acquire the skills and knowledge necessary to excel in their responsibilities. These programs not only address technical aspects but also reinforce organizational culture, promoting ethical values and a strong sense of belonging at all levels of the company.

For those in leadership roles, we have incorporated additional requirements into their training programs. In addition to building their own academic plan, these leaders participate in specific courses related to the positions they oversee. This ensures a deep understanding of the expectations and responsibilities of the roles they lead, thereby strengthening the effectiveness of the management team and contributing to the overall success of the organization.





Employee health and safety

Life is the most important value, which is why at Fibra Nova we have developed a comprehensive strategy to prevent and reduce risks related to daily work activities. This strategy includes the implementation of an internal regulatory safety management system, as well as three essential guidelines aimed at protecting the health and well-being of our collaborators.



It is essential that all personnel report to their workplace in optimal condition, free from any substances that could impair performance or compromise safety.



Any accident or situation involving unsafe conditions, improper practices, or faulty equipment must be reported immediately to the corresponding supervisor.



We reaffirm our commitment to accident prevention through the ongoing training of our collaborators, promoting the adoption of measures that foster safer work environments for everyone.

All of this has been made possible thanks to the support of our parent company, Grupo Bafar, and compliance with the standards and policies established by the Official Mexican Standards of the Ministry of Labor and Social Welfare (STPS). We are grateful for the efforts of those who have made it possible to unify this strategy across all subsidiaries.



Identification and assessment of occupational hazards and risks

We understand the importance of identifying hazards and assessing risks as an essential part of ensuring safety within our properties. That is why we have implemented the “Work Activity Risk Analysis,” a comprehensive procedure that allows us to detect critical areas with a high incidence of incidents.

This thorough analysis evaluates the health and safety risks associated with all activities in the identified areas, enabling us to design prevention and mitigation plans tailored to each context. Our approach is reflected in multiple strategies, such as training for emergency brigades, awareness sessions on the proper use of personal protective equipment, and technical improvements in the workplace.

Additionally, we have taken concrete actions such as installing non-slip surfaces and improving lighting, reaffirming our commitment to creating a safe and healthy work environment.

Fatalities in 2025: 0

Work-related accidents and/or illnesses in 2025: 0

Absenteeism in 2025: 5%



Occupational health

We have integrated occupational health and safety management into our organizational system. As part of this commitment, we carry out annual health campaigns led by the medical department, which include bimonthly, seasonal, and recurring programs. We invite all stakeholders to actively participate in these initiatives.

Bimonthly programs



Every two months, we organize various medical and awareness activities focused on the well-being of our employees. These include full medical check-ups, blood pressure monitoring, and capillary glucose testing for early detection of health issues. Rapid HIV tests are also conducted as part of our strategy to promote sexual health and prevention.

Additionally, awareness sessions are held on key dates such as International Cancer Day, World Diabetes Day, and International Women's Day, among others.

Seasonal programs



During specific seasons, we implement flu vaccination campaigns for all personnel. We recognize the importance of preventing contagious diseases, so we facilitate access to these vaccines to protect our workforce during periods of higher risk.

Recurring programs



As part of our ongoing commitment to employee health, we implement a weekly vitamin C supplement program that strengthens the immune system and helps prevent colds and other diseases related to the body's defenses.

Additionally, through the Grupo Bafar Foundation, we promote health campaigns aimed at the comprehensive well-being of our staff, offering access to preventive medical care that includes dental, visual, and auditory health. Thanks to partnerships with specialized providers, we offer discounts on eyeglasses, hearing aids, and hospital services.

Since 2021, Grupo Bafar has implemented the Official Mexican Standard NOM-035-STPS-2018, which allows for the identification, analysis, and prevention of psychosocial risk factors in the workplace. Based on this regulation, we developed the Psychosocial Risk Prevention Policy, which applies to all our business units, including Fibra Nova. This policy reinforces our focus on mental and emotional health and contributes to the creation of a safe and healthy work environment.

Chronic disease management



We recognize the importance of supporting our employees who face chronic illnesses. Therefore, we have implemented an individualized monitoring program that enables them to effectively manage their health status, ensuring timely, personalized care tailored to their specific needs.

Nutritionist consultations



Healthy eating is essential to overall well-being. At Fibra Nova, during 2025 our employees can schedule appointments with highly qualified nutritionists, who provide personalized guidance and recommendations for maintaining a balanced and appropriate diet.

Prenatal care



Recognizing the importance of care during pregnancy, we have a prenatal care program for our female employees. This program ensures access to specialized medical care and continuous monitoring, aiming to ensure a healthy and safe pregnancy, thereby promoting the well-being of both mother and baby.

At Fibra Nova, the health and well-being of our employees is **always a priority.**

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Community engagement | Grupo Bafar Foundation

We are committed to social responsibility and community solidarity, integrating these values into our business model in alignment with ESG standards. Since the beginning of our operations in 2017, we have worked closely with the Grupo Bafar Foundation to promote projects and initiatives that generate a positive impact on society and contribute to the development of better citizens.

We collaborate on various actions across five strategic areas: nutrition, sports, education, health, and the environment, in addition to the promotion of core values. Through these efforts, we aim to strengthen the social fabric and well-being in the communities where we operate.



Baby-B Daycare

The Baby-B daycare, a result of the collaboration between Grupo Bafar and Fibra Nova, is a space focused on the well-being and safety of children. With the capacity to care for up to 150 children, it operates under strict health and emergency protocols in an environment supervised by trained staff.

Since its opening, Baby-B has cared for more than **500** boys and girls, fostering their comprehensive development while their parents carry out their activities with greater peace of mind. This initiative supports work-life balance and reinforces the well-being of our community.



Volunteering "Together we do more"

The "Together We Do More" volunteer program reflects Fibra Nova and Grupo Bafar's strong commitment to the well-being of the communities we serve. Thanks to the dedication and solidarity of our employees, who become agents of change, we are able to successfully drive the projects led by Fundación Grupo Bafar.

By promoting a culture of active volunteerism and providing the necessary support, we trust in our ability to generate a meaningful and lasting social impact, contributing to a more prosperous future for all.

Our commitment to social responsibility is reflected in the active participation of our volunteers in various community initiatives. From humanitarian aid to improvements in public spaces, their work is essential to fostering positive and sustainable change.

As part of our commitment to the social causes championed by Fundación Grupo Bafar, we also make significant contributions through financial support, even when we are not directly involved in volunteer activities.

With over **500 volunteers** providing support and more than **3,200 hours of community work**, the "Volunteering" program is a clear demonstration of our commitment to service and the well-being of others.



Socio-Sports Schools

The Socio-Sports Schools are a clear example of Fibra Nova’s commitment to the comprehensive development of children and adolescents in vulnerable areas. In collaboration with the renowned Real Madrid Foundation, this program aims to foster personal growth through sports, combining the practice of football and basketball with the teaching of values such as respect, discipline, and physical activity.

Recognizing the importance of education, the program also includes academic and cultural activities, enhancing the well-being and health of young participants and reaffirming Fibra Nova’s social commitment.

We are proud to collaborate with the Real Madrid Foundation to bring hope and real opportunities to communities with greater needs. We firmly believe that sports and education are key tools for building a better future.

Thanks to this partnership, thousands of young people have had the opportunity to discover and develop their potential, reaching a higher level not only in sports but also in their personal lives.

More than **33,000**
children and adolescents
supported with:



Feeding



Academic Reinforcement



Sports



Playful Training



More than **50** shelters,
community centers, and
group homes.

 Bafar Academy

As part of Grupo Bafar, at Fibra Nova we are proud to have participated, together with the Real Madrid Foundation, in the opening of the first Real Madrid C.F. soccer school in Mexico. More than 190 talented young people benefited from this initiative, receiving high-quality sports equipment provided by Adidas.

To ensure the proper use of these resources, Grupo Bafar, in collaboration with Fibra Nova, has developed state-of-the-art sports facilities designed to enrich the training experience and foster the daily athletic development of these young people.



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Collection Center

With the goal of improving people's quality of life, the Collection Center plays a key role by providing support to beneficiary communities, allowing them to allocate their resources to other priority needs. This act of solidarity and empathy toward those facing vulnerable situations is made possible by the commitment and generosity of companies,

employees, and community members.

We have impacted more than **3.2 million** families, delivering over **14 million** complete meals in **61** cities across Mexico. Our work has been made possible through collaboration with more than **1,600 organizations**.



During 2025, more than **2** new locations were inaugurated



Torneo Une-T

Fibra Nova actively participates in the annual golf tournament "Une-t por mejores mexicanos," organized by Fundación Bafar. Considered the association's most important event, it aims to raise funds for its social programs, complementing the contributions made by Grupo Bafar, Fibra Nova, and other strategic allies.

Each year, we invite well-known figures to join this cause. In this edition, we were joined by Camila and Reyli Barba, whose presence helped enrich the attendees' experience and strengthen the spirit of solidarity that distinguishes this event. Their performances

offered moments of fellowship and entertainment that complemented the day, creating an atmosphere of closeness and celebration around the cause. We firmly believe in the power of sports as a tool to drive social change and improve people's quality of life; for this reason, we support this tournament and back Fundación Grupo Bafar's mission of "shaping better Mexicans."



Corporate Governance

04



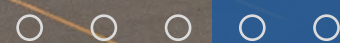
Corporate Governance Structure

Fibra Nova's corporate structure is based on the joint participation of its parent company, Grupo Bafar, and the investing public, which together form the foundation of its business model, with stakes of 77% and 23%, respectively. This ownership composition brings together investors focused on generating value through a diversified strategy with a sustainable approach.

The backing of Grupo Bafar—recognized for its track record and presence across various sectors, particularly the food industry both nationally and internationally—strengthens Fibra Nova's long-term vision. This strategic relationship allows us to leverage operational and financial synergies while contributing to the economic and social development of the regions where we operate.

To ensure proper execution of the strategy, the Fibra has a formal management structure through Fibra Norte, S.C., responsible for management, planning, and operation under clearly defined guidelines. This scheme is complemented by a corporate governance approach oriented toward transparency, ethics, and informed decision-making.

Under this perspective, we have implemented policies and mechanisms that strengthen the conduct of the business, aligning operations with principles of integrity, responsibility, and value creation for stakeholders. Among these, the Corporate Governance Operation policy stands out, establishing guidelines for the functioning of the governing body and promoting adequate asset management, consolidating the trust of investors and other interested parties.



• • • • • Holders' Meeting

The Holders' Meeting is responsible for monitoring, analyzing, and ensuring the proper performance of the Technical Committee. This process takes into account key aspects such as the execution of the strategy, risk management, and the handling of environmental, social, and governance matters.

At Fibra Nova, this body is organized into two types of meeting: Ordinary and Extraordinary, which may be convened whenever necessary to address and resolve matters such as the following:



Ordinary Meeting



- ✓ Annual evaluation
- ✓ Strategic approval
- ✓ Approval of capital issuances
- ✓ Approval of compensation for the Technical Committee
- ✓ Investments with approved related parties
- ✓ Approval of changes in leverage
- ✓ Changes in investment policies
- ✓ Annual budget
- ✓ Management of key executives
- ✓ Control of administrative powers
- ✓ Exercise of corporate rights
- ✓ Resolution of general matters

Extraordinary Meeting



- ✓ Change of common representative
- ✓ Approval of contractual amendments
- ✓ Change of administrator and advisor
- ✓ Cancellation of listing and registration
- ✓ Trust dissolution
- ✓ Full removal of the committee
- ✓ Change of trustee
- ✓ Trustee term duration

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Administrator and Advisor



With the support of Administradora Fibra Norte, S.C., our administrator and advisor, we strengthen the comprehensive management of our assets, prioritizing the operation, development, and conservation of the properties. This approach allows us to implement strategies aimed at increasing their value, optimizing their performance, and contributing to the financial soundness of the Fibra.



Guillermo de Jesús Medrano Artalejo
 CHIEF EXECUTIVE OFFICER



Lorena Martínez Molina
 DIRECTOR OF STRUCTURING AND OPERATIONS



Gilberto Delgado López
 REAL ESTATE DIRECTOR



Luis Carlos Piñón Reza
 FINANCE AND ADMINISTRATION DIRECTOR

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Technical Committee



Our Technical Committee works closely with the Manager and Advisor, evaluating, managing, and approving the various policies and practices that guide us to evolve economically, socially, and environmentally in the most efficient way possible.

Some of its most important responsibilities are:



Development and follow-up of the business strategy



Definition of ESG criteria



Promotion of ethical practices



Risk assessment and management



Approval of policies and guidelines



Promotion of a risk management culture



Collaboration with management



Oversight of governance transparency

These functions are possible thanks to a highly qualified team of professionals with broad experience in the Mexican market.

Chairmain



Óscar Eugenio Baeza Fares

/ Luis Eduardo Ramírez Herrera

Related Member



Guillermo Enrique Baeza Fares

/ José María Muzquiz Barrera

Independent Member



Herminio Padruno Santos

/ David Heuricio Ontiveros Román



Ricardo Dávila Quiñones

/ Armando Antonio Janzen Hernández



Luis Enrique Terrazas Seyffert

/ Aaron Abdiel Grijalva Molinar



Carlos Ignacio Enríquez Terrazas

/ José Edgar Beltrán Herrera



Jacob Burroughs

/ Luis Javier Rosales de la Fuente



Gabriela Sepúlveda Elizondo

/ Susana Guardado Muñoz



María Ariza García Migoya

/ Erika Horn Miranda



Miriam Rebeca Liceaga Muñoz

/ Miriam Carrete Herrera



Jesús Alonso Olivas Corral

/ Jesus Arturo Ochoa De Los Rios

If a Technical Committee member faces a potential conflict of interest during decision-making, they must abstain from the corresponding vote to preserve the objectivity and integrity of the process.

Independent members are appointed through a ratification process carried out by Holders representing at least 10% of the CBFIs in circulation. The related members, together with their respective alternates, are appointed by the Manager and Advisor for an initial term of one year, and may continue in their roles unless their removal is determined at the end of that term.

The composition of the Technical Committee reflects an approach oriented toward independence and diversity: **81.8% of its members are independent.**

The Committee is made up of **27.2% women and 72.8% men**, all with the greatest capacity to perform this role.



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Audit Committee

The Audit Committee plays a key role in strengthening oversight and control within Fibra Nova, supporting the Technical Committee in reviewing financial and operational information. Its work focuses on analyzing the quality, integrity, and reliability of the accounting records, as well as evaluating the Fibra’s operational processes.

It also oversees compliance with internal policies, applicable legal provisions, and adopted compliance strategies, ensuring these practices remain aligned with the business objectives defined by the Holders’ Meeting.

 Annual approval of key matters	 Management of key functions	 Changes in leverage guidelines
 Approval of additional issuances	 Exercise of corporate rights	 Annual budget
 Approval of related-party investments	 Approval of significant operations	 Control of granted powers
 Changes in investment guidelines	 Approval of compensation schemes	 Resolution of additional matters

These powers are led by the following members:

Herminio Padruno Santos	Independent President
Carlos Ignacio Enríquez Terrezas	Independent Member
Jacob Burroughs	Independent Member



Corporate Practices Committee

The Corporate Practices Committee is composed of three independent directors:

Ricardo Dávila Quiñones	Independent President
Carlos Ignacio Enríquez Terrezas	Independent Member
Herminio Padruno Santos	Independent Member

Its powers include a comprehensive review of the compensation assigned to the CEO and executives, ensuring it is consistent with corporate best practices. The committee also evaluates operations that affect stakeholders, verifying that they are conducted under criteria of ethics, transparency, and adherence to the established guidelines.



The Corporate Practices Committee plays a relevant role in strengthening Fibra Nova’s governance by supporting the Technical Committee in overseeing the performance of the management team of the Manager and Advisor. Through this analysis, recommendations are generated to increase efficiency and effectiveness in management.



ESG Committee

The Operational ESG Committee of Grupo Bafar was formally approved on March 7, 2024, and is composed of 6 Independent Directors. Its purpose is to review, approve, and follow up on strategies linked to economic, social, and environmental risks and opportunities, driving the incorporation of sustainable criteria into business decision-making.

As part of its commitment to responsible governance, this committee meets at least six times a year and maintains active participation in representing the organization’s priority stakeholder groups.

Operational ESG Committee Responsibilities:



Manage the cross-cutting interaction between sustainability, economy, environment, and society.



Operationally oversee the implementation of sustainable activities.



Monitor the integration of sustainability into management processes and follow up on objectives and performance in the matter.

Main benefits of its operation:



Strategic alignment of sustainability with business objectives.



Strengthening accountability to stakeholders.



Identification of risks, opportunities, and best sectoral practices.



Greater capacity to meet customer and consumer needs.



Ethics and Regulatory Compliance

At Fibra Nova, we maintain responsible and preventive management of regulatory compliance, relying on policies and principles that guide our operations toward legal adherence, ethical conduct, and respect for applicable provisions. This approach strengthens the team’s continuous improvement and promotes a culture based on transparency, integrity, and responsibility.

Likewise, we continuously monitor our practices to detect improvement opportunities and ensure alignment with high standards of corporate governance. Our commitment seeks not only to mitigate the potential negative impacts of our activities but also to enhance the positive effects we can generate for our stakeholders and the environment.



Fibra Nova's
Mission and Values

Guided by our mission and values, we pursue sustainable and ethical development in all our activities.



Absolute
Integrity

We are committed to acting with integrity, honesty, and transparency at all times.



Constant
Respect

We value diversity and mutual respect as the foundation of our interactions, both inside and outside the organization.

We have an Ethics Committee responsible for evaluating and determining the appropriate disciplinary actions, considering the severity of any breach of the Code of Ethics and Conduct, as well as our corporate policies.

That is why, at Fibra Nova, we have no pending legal proceedings that could significantly affect our operations.

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Anticorruption

Applicable regulations also establish measures to prevent and sanction any conduct related to acts of corruption. At Fibra Nova, this commitment goes beyond legal compliance and is part of our principles of conduct, supported by an anti-corruption policy. This strengthens our transparency toward stakeholders and reaffirms a culture based on ethics, integrity, and corporate responsibility.

As part of this commitment, we conduct **anti-corruption training for all our employees.**

During 2025, **we recorded 0 cases** related to acts of corruption.



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Conflicts of interest

At Fibra Nova, we strengthen transparency through a comprehensive policy that guides our collaborators in preventing, identifying, and managing potential conflicts of interest. With this, we seek to ensure objective, honest, and impartial conduct in the workplace, promoting a culture based on honesty, responsibility, and compliance with high professional standards.

This approach allows those involved to act in line with the Fibra’s interests, protecting the trust built with our stakeholders and reinforcing business and community relationships grounded in respect, ethics, and transparency.

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Whistleblowing channel

For over 15 years, our parent company, Grupo Bafar, has had a specialized platform that allows employees to confidentially report situations that affect the work environment or breach the Code of Ethics.

LaThe team’s active participation is key to promptly addressing any observed incident and preserving a workplace based on integrity, respect, and trust.

The types of acts that can be reported include:

- | | | | |
|--------------|--|-------------------------------------|--|
| ✓ Corruption | ✓ Bad work environment | ✓ Workplace harassment | ✓ Misappropriation of accounting records |
| ✓ Fraud | ✓ Abuse of power / Mistreatment / Abuse of authority | ✓ Poor customer service | ✓ Violation of Policies and Procedures |
| ✓ Theft | ✓ Sexual harassment | ✓ Violation of information security | |

www.bafartransparente.bafar.mx bafartransparente@bafar.com.mx (614) 192 9707 01 800 832 4794

All our reporting channels request relevant information about the person being reported, a detailed description of the events, and the whistleblower’s information.



Remuneration, compensation, and evaluation policies for senior officials

These policies seek to ensure fair and transparent processes in staff compensation and recognition, establishing that both remuneration and performance evaluations are defined based on clear, objective criteria aligned with the organization's ethical principles. Beyond recognizing outstanding performance, this approach helps strengthen responsible management oriented toward achieving the Fibra's strategic objectives.

Any adjustment to the remuneration and compensation policy must be submitted for review and approval by the Holders' Meeting.



Long-Term Compensation Plan

Fibra Nova has a long-term compensation plan aimed at incentivizing the officers responsible for driving the achievement of the established goals, reinforcing the alignment between the interests of the Holders and the management team. This scheme is reviewed and approved annually by the Holders' Meeting.

The plan's allocation corresponds to 1% of the total distributions authorized by the Technical Committee during the applicable period, distributed 50% in cash and 50% in Certificados Bursátiles Fiduciarios de Inversión (CBFIs).

The beneficiary officers are subject to specific restrictions: the CBFIs received may not be disposed of for a period of 180 days from their receipt, unless authorized by the Technical Committee with the approval of the majority of its independent members.



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Compensation scheme of the Administrator and Advisor

The Technical Committee, in line with the Long-Term Compensation Plan, has established a compensation scheme designed to motivate executives by ensuring their performance aligns with Fibra Nova’s strategic objectives. This approach benefits executives by incentivizing their performance and safeguards the interests of the Holders by aligning compensation with results and strategic expectations, combining fixed and variable components.

As Trustee, we are obligated to reimburse the Manager and Advisor for expenses incurred for the benefit of the Fibra, including the monthly disbursement of an amount in line with the annual budget approved by the Technical Committee, paid within the first 20 business days of each year.

Operating expenses, general expenses, and income-derived taxes assumed by the Manager and Advisor on behalf of Fibra Nova are covered with available resources, invoiced by the Manager and Advisor and reimbursed by Fibra Nova.

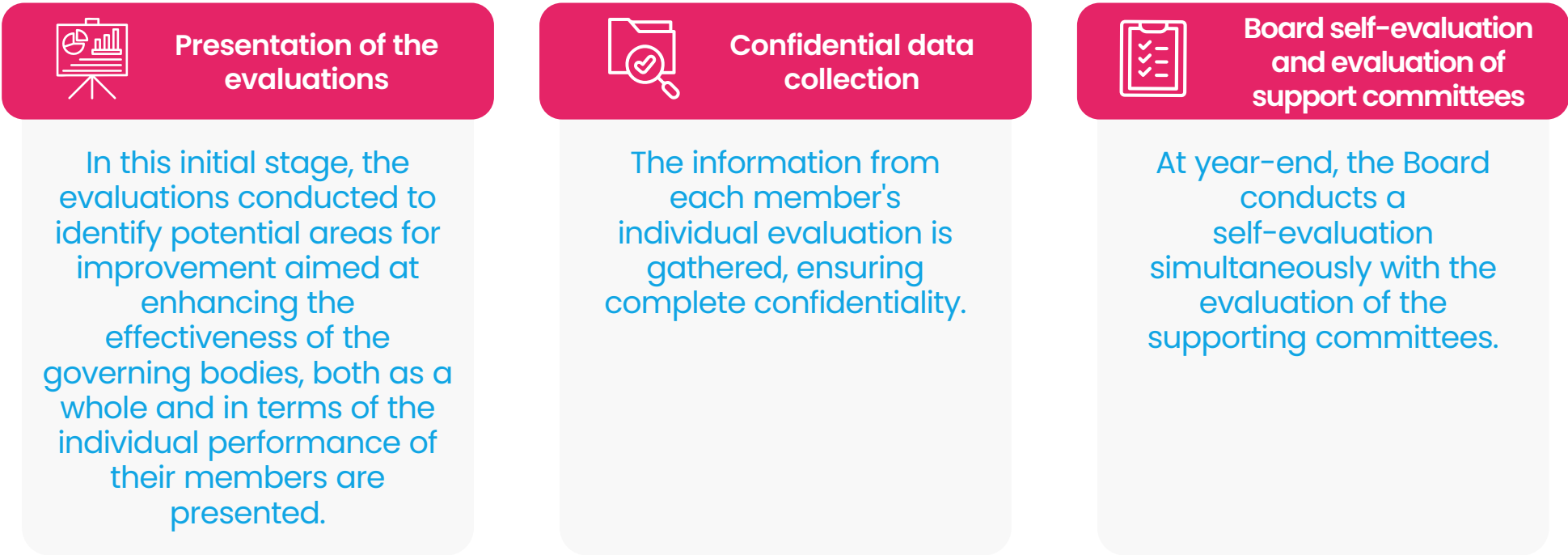
Monthly payments are determined by the Manager and Advisor during the first 5 business days of each month, provided they do not exceed the stipulated monthly budget by more than 20%; any additional expenses beyond this limit must be submitted for review and approval by the Audit Committee.



In collaboration with the other committees, the Technical Committee carries out an annual evaluation process that measures the performance and contribution of the committees.

Both evaluations are overseen by the Chairman of the Technical Committee, supported by the company’s management or by an external advisor with expertise in the field.

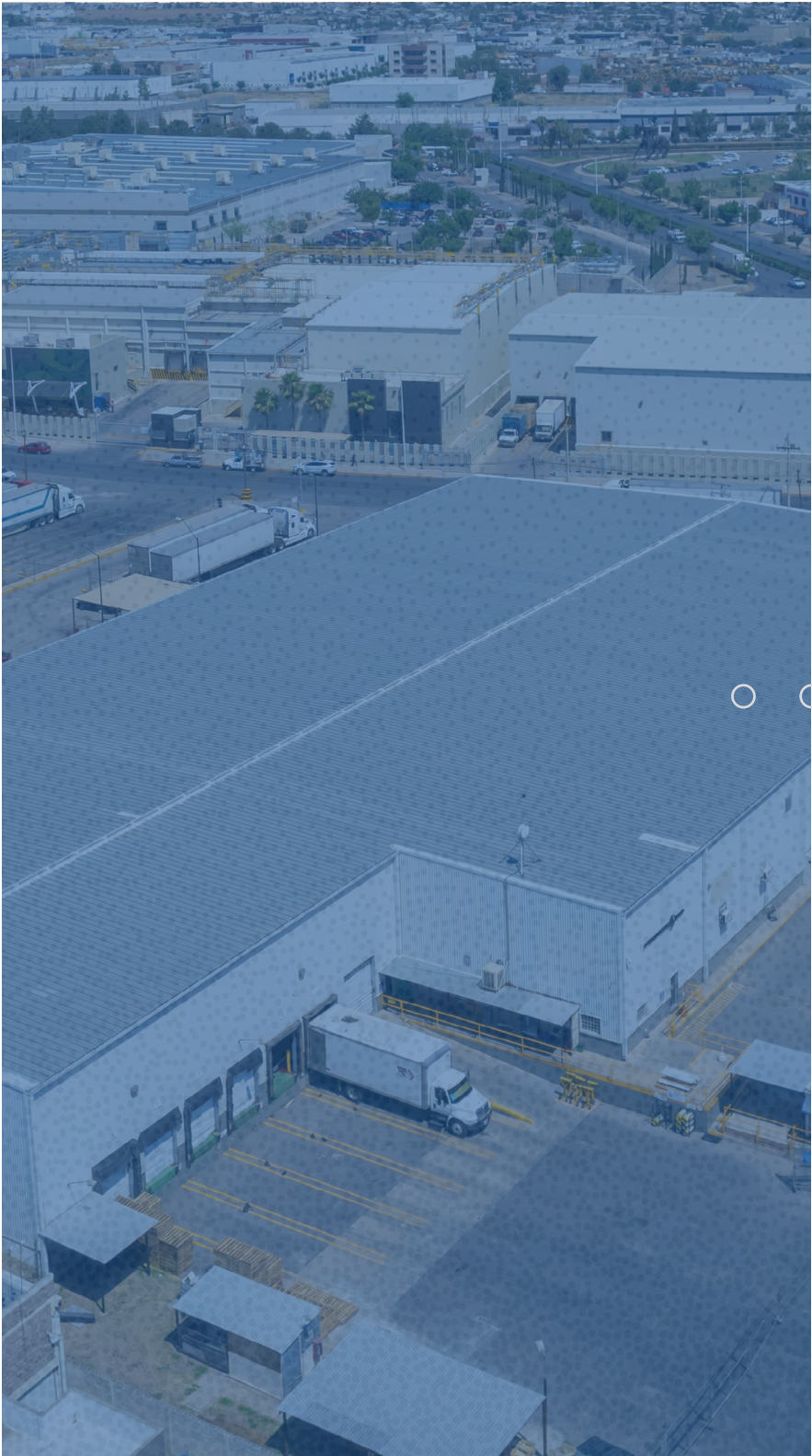
The process is carried out in the following sequential stages:





About this Report

05



Fibra Nova published and prepared this report in July 2026 in accordance with the GRI Standards, based on the reporting principles established for the preparation of high-quality reports, covering the period from January 1 to December 31, 2025.



The financial information contained in this report has been prepared in accordance with the International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB).

The financial and non-financial information presented in this report was reviewed and approved by the Technical Committee during its sessions, having received in advance all documentation and information reasonably deemed necessary by its members for proper review and discussion. Fibra Nova has not made any updates to the information presented for the period covered in this report.

Fibra Nova has internal verification systems and processes in place to ensure the integrity, credibility, and accuracy of the information presented in this report, in addition to having received support from a consulting firm in its preparation.

Likewise, in line with Fibra Nova’s commitment to sustainability, the Trust’s material topics are aligned with the following United Nations Sustainable Development Goals (SDGs):



ANNUAL SUSTAINABILITY REPORT 2025

Compliance with the

AMEFIBRA manual

At Fibra Nova, we strictly follow the guidelines defined by the Mexican Association of Real Estate FIBRAs (AMEFIBRA) in its 2025 ESG Manual regarding our disclosure and reporting practices. This manual includes a variety of indicators that address different areas:

Indicators: In this updated version of the manual, there is a set of five indicator categories: Management, Environmental, Social, Governance, and Property Construction and Renovation. This change came about thanks to the growing relevance these topics have gained in the sector.

Standards: The alignment with the SDGs links FIBRAs’ efforts to global sustainable development priorities, while the framework codes provide traceability and reference for the selected requirements. We reaffirm our commitment to complying with the AMEFIBRA manual and our ongoing pursuit of improved ESG practices.



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Irrevocable Trust No. F/2870

(Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria) and Subsidiaries.

FIBRA NOVA

Consolidated statements of financial position

As of and for the years ended 31 December 2025 and 2024, with the Independent Auditor’s Report.



Irrevocable Trust No. F/2870

(Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria) and Subsidiaries.

FIBRA NOVA

Consolidated statements of financial position

As of December 31, 2025 and 2024.

Contents:

Independent Auditors’ Report

Consolidated Financial Statements:

- Consolidated Statements of Financial Position
- Consolidated Statements of Income
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- Consolidated Statements of Changes in Trust Equity
- Consolidated Statements of Cash Flows

Irrevocable Trust No. F/2870

(Banco Actinver, S.A., Institución de Banca Múltiple,
Grupo Financiero Actinver, División Fiduciaria) and Subsidiaries – FIBRA NOVA

Consolidated statements of financial position

As of December 31, 2025 and 2024
Figures in thousands of Mexican pesos

	2025	2024
Assets		
Current assets		
Cash and cash equivalents	\$ 456,897	\$ 438,211
Clients	44,711	1,758
Trade and other accounts receivable		
Tax recoverable, mainly value added tax (VAT)	92,760	96,167
Related parties	5	5
Prepaid expenses	8,557	4,671
Total current assets	602,930	540,812
Non-current assets		
Investment properties	23,225,094	22,709,067
Furniture and equipment, net	4,322	4,048
Right-of-use assets	5,965	1,160
Deferred income tax	–	341
Other assets, net	51,762	45,094
Total non-current assets	23,287,143	22,759,710
Total assets	\$ 23,890,073	\$ 23,300,522
Liabilities and trust capital –		
Current liabilities		
Loans and current portion of long-term debt	\$ 2,032,247	\$ 325,419
Suppliers and other accounts payable	110,163	239,811
Taxes payable	634	469
Deferred income tax	7,824	–
Lease liabilities	1,190	467
Related parties	251,604	632

	2025	2024
Total current liabilities	2,403,662	566,798
Non-current liabilities		
Long-term debt	4,514,281	4,863,357
Security deposits	25,926	25,926
Lease liabilities	5,181	1,046
Net defined benefit obligation	127	178
Total non-current liabilities	4,545,515	4,890,507
Total liabilities	6,949,177	5,457,305
Trust equity:		
Total trust equity (holders of the parent)	16,940,910	17,843,221
Non-controlling interests	(15)	(4)
Total trust equity	16,940,895	17,843,217
Total liabilities and trust equity	\$ 23,890,072	\$ 23,300,522



Irrevocable Trust No. F/2870

(Banco Actinver, S.A., Institución de Banca Múltiple,
Grupo Financiero Actinver, División Fiduciaria) and Subsidiaries – FIBRA NOVA

Consolidated statements of profit or loss

As of and for the years ended 31 December 2025 and 2024.
Figures in thousands of Mexican pesos, except for basic and diluted earnings per
Fiduciary Securities Certificate (CBFI)

	2025	2024
Revenue from lease of investment properties	\$ 1,568,050	\$ 1,288,373
Operating and administrative expenses		
Operating	45,469	33,000
Administrative	115,805	90,484
Other income	(169,989)	(37,772)
	(8,715)	85,712
Operating profit	1,576,765	1,202,661
Net financing income and other income:		
Interest income	26,840	51,949
Finance expenses	(107,717)	(102,445)
Foreign exchange gain, net	(76,287)	(222,350)
Revaluations of investment properties to fair value	1,312,297	1,190,428
	1,155,133	917,582
Profit before income tax	2,731,898	2,120,243
Income tax (expense)/Benefit	8,169	102
Net profit	\$ 2,723,729	\$ 2,120,141
Net income attributable to:		
Net profit attributable to equity holders of the parent	\$ 2,723,738	\$ 2,120,144
Net profit attributable to non-controlling interests	(9)	(3)
	\$ 2,723,729	\$ 2,120,141
Basic and diluted earnings per CBFI	\$ 5.28	\$ 4.02
Weighted average number of CBFIs outstanding	516,072,808	516,030,038

Irrevocable Trust No. F/2870

(Banco Actinver, S.A., Institución de Banca Múltiple,
Grupo Financiero Actinver, División Fiduciaria) and Subsidiaries – FIBRA NOVA

Consolidated statements of comprehensive income

As of December 31, 2025 and 2024
Figures in thousands of Mexican pesos

	2025	2024
Net profit	\$ 2,723,729	\$ 2,120,141
Items to be reclassified to profit or loss in future years:		
Exchange differences from the translation of financial statements to functional currency	(2,287,688)	2,713,136
Items not to be reclassified to profit or loss:		
Actuarial loss	(52)	(27)
Comprehensive income	\$ 435,989	\$ 4,833,250
Attributable to		
Attributable to equity holders of the parent	\$ 436,000	\$ 4,833,253
Attributable to non-controlling interests	\$ (11)	\$ (3)
	\$ 435,989	\$ 4,833,250
Comprehensive income attributable to:		
CBFI holders of the Trust	\$ 435,989	\$ 4,833,250

Irrevocable Trust No. F/2870

(Banco Actinver, S.A., Institución de Banca Múltiple,
Grupo Financiero Actinver, División Fiduciaria) and Subsidiaries – FIBRA NOVA

Consolidated statements of changes in trust equity

As of December 31, 2025 and 2024
Figures in thousands of Mexican pesos

	Equity holders of the parent	Non-controlling interests	Total trust equity
Balance as at 31 December 2023	\$ 10,139,531	\$ (1)	\$ 10,139,530
Increases due to other contributions by the Owners	3,936,452	-	3,936,452
Reimbursement to CBFI holders	(1,069,934)	-	(1,069,934)
Dividends paid in CBFIs	3,919	-	3,919
Comprehensive income for the year	4,833,253	(3)	4,833,250
Balance as at 31 December 2024	17,843,221	(4)	17,843,217
Issuance costs	(253)	-	(253)
Reimbursement to CBFI holders	(1,342,947)	-	(1,342,947)
Dividends paid in CBFIs	4,889	-	4,889
Comprehensive income for the year	436,000	(11)	435,989
Balance as at 31 December 2025	\$ 16,940,910	\$ (15)	\$ 16,940,895



Irrevocable Trust No. F/2870

(Banco Actinver, S.A., Institución de Banca Múltiple,
Grupo Financiero Actinver, División Fiduciaria) and Subsidiaries – FIBRA NOVA

Consolidated statements of cash flows

As of December 31, 2025 and 2024
Figures in thousands of Mexican pesos

	2025	2024
Operating activities:		
Consolidated net profit	\$ 2,723,729	\$ 2,120,141
Items in the income statement that did not affect cash:		
Income tax (benefit)/expense	8,169	102
Employee benefits	(52)	37
Unrealized foreign exchange gain on bank loans	117,425	79,855
Currency translation effect	808,668	-
Items related to investment activities:		
Interest income	(26,840)	(51,949)
Depreciation and amortization	2,098	789
Depreciation and amortization of leases	916	725
Dividends paid in CBFIs	4,889	3,919
Gain on sale of furniture and equipment	-	(1)
Revaluation of investment properties at fair value	(1,312,297)	(1,190,428)
Gain (loss) on sale of investment properties	116,941	47
Items related to financing activities:		
Interest expense and other financial expenses	110,352	102,445
	2,553,998	1,065,682
Changes in operating assets and liabilities:		
Trade and other accounts receivable	(42,953)	2,703
Recoverable taxes (primarily VAT)	3,407	(2,741)
Prepaid expenses	(3,886)	(559)
Related parties	248,337	(530,926)
Suppliers and other accounts payable	(129,654)	65,068
Taxes payable	166	101
Other assets	(6,668)	8,229

	2025	2024
Net cash flows from operating activities	2,622,747	607,557
Investing activities:		
Purchase of equipment and furniture	(2,594)	(470)
Purchase of investment properties	(3,069,519)	(2,229,787)
Sale of investment properties	652,662	-
Sale of equipment and furniture	2	79
Interest received	26,841	51,949
Net cash flows used in investing activities	(2,392,608)	(2,178,229)
Financing activities:		
Issuance of equity instruments	-	(30,196)
Issuance costs	(253)	2,240,135
Bank loans	2,289,600	(2,834,658)
Bank loans repaid	(1,049,271)	(736)
Lease payments	(1,156)	(301,899)
Loan repaid to Vextor Activo (related party)	-	(102,274)
Interest expense	(107,424)	(1,069,934)
Reimbursements to CBFi holders	(1,342,947)	
Net cash flows from financing activities	(211,451)	1,867,086
Net increase (decrease) in cash and cash equivalents	18,686	296,414
Cash and cash equivalents at beginning of year	438,211	141,797
Cash and cash equivalents at end of year	\$ 456,897	\$ 438,211

Verification Letter



Integrated Annual Report, 2025
External and Independent Verification Letter

To the stakeholders of Fibra Norte S.A. (Fibra Nova), this is the opinion of Vert, Desarrollo Sustentable (Vert), regarding Fibra Nova 2025 Integrated Annual Report.

The objective of Vert is to issue an independent verification regarding the contents of this report, taking as reference the standards of the Global Reporting Initiative 2021 and the Sustainability Accounting Standards Board applicable to the Real Estate 2023.

Verification Methodology:

In order to have a full understanding of the structure of the reports, Vert held meetings with the Fibra Nova sustainability coordination team (responsible for the preparation of the report in question) who in turn acted as a communication link with the other departments of the Company.

Likewise, evaluations were carried out on the data collection mechanisms used to gather the numbers expressed in the contents of the document, examining the qualitative and quantitative information included in this report.

Finally, the correct application of the topics was validated based on the Guidelines for the Preparation of GRI 2021 and SASB Standards applicable to the Real Estate 2023, verifying their accuracy, traceability, and materiality, based on the material provided by Fibra Nova and its team, establishing the basis for compliance with the principles of accuracy, balance, clarity, completeness, comparability, timeliness, sustainability context, and verifiability in these and subsequent reports.

Conclusions:

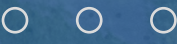
As a result of the verification process, it was concluded that the Annual Sustainability Report 2025 of Fibra Nova was prepared with reference to the GRI 2021 and SASB Standards applicable to the Real Estate 2023. No evidence was found to suggest that compliance and adherence to the GRI and SASB methodology were not carried out adequately, nor that there are errors in the information presented or that any material topic was intentionally omitted.

Miguel Gonzalo Bermejo Rocher
GRI Certified Sustainability Professional - (based on the GRI Universal Standards 2021)
Expedition: nov. 2023
Certification ID: 88330479

Benjamín Salgado Pérez
FSA Credential Holder

About the Verification

The associates of Vert possess the fundamental preparation to examine and validate the correct compliance with the necessary guidelines for the preparation and publication of Sustainability Reports, which allows them to express a professional opinion regarding the adherence of all non-financial content of the report to the GRI 2021 and SASB standards, based at all times on the principles of independence, objectivity, and confidentiality. Vert does not assume any commitment regarding the information collection processes implemented in this report. This verification is issued on July 17, 2026, and will remain valid as long as no modifications or subsequent publications are made after this date.





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