2024

ANNUAL

SUSTAINABILITY REPORT

INDUSTRIAL GATE

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01

MESSAGE FROM OUR CEO

It is my pleasure to share with you Industrial Gate's ("IG" or the "Company") first Sustainability Report, a milestone that reflects our commitment to transparency, responsible management, and long-term value creation. In this document, we present the key financial and operational results of the portfolio under our management for 2024, as well as the progress, challenges, and opportunities we have identified in Environmental, Social, and Governance ("ESG") matters.

Throughout 2024, we continued to strengthen our operations, and our portfolio recorded significant growth, under a sustainable growth strategy aimed at maximizing value for our investors. In particular, we highlight the achievement of sustainability certifications for several of our industrial facilities and the implementation of our new corporate social responsibility program. As part of this effort, we partnered with the association "Pronatura" to support the Xochimilco community through agriculture and the preservation of chinampas. This activity indirectly generated 13 jobs, involved three cleaning and conservation days, more than 3,000 m^2 of green areas and crops, and a total of 96 volunteer hours contributed by Industrial Gate.

On the operational front, our portfolio grew by 38%, from eight industrial facilities in 2023 to twelve in 2024, reaching a total Gross Leasable Area (GLA) of 3.8 million square feet, compared to 3.1 million square feet recorded at the end of 2023. The increased availability of industrial space in strategic locations enabled a 17% growth in our tenant base in 2024 compared to the previous year.

This strong performance is even more significant considering the challenging context in which it was achieved, marked by volatility in international markets, inflationary pressures, high interest rates, and major electoral processes in both Mexico and the United States—factors that influenced the economic dynamics of both countries.

In operational terms, we delivered solid results. Both total revenues and the 2024 Net Operating Income ("NOI") grew in the double-digit range compared to 2023, the latter with a 96% margin (+6 p.p. YoY). These results reflect a disciplined value generation strategy, supported by improved operational efficiency and solid demand for industrial space in the northern and central-southern regions where our portfolio is concentrated.

On the environmental front, we continued to adopt sustainable practices. During the year, three of our industrial facilities were certified under the LEED standard and one under EDGE certification, which means these assets achieved significant savings in energy, water, and material mass usage.

At the same time, we implemented and sought out energy and water efficiency solutions across our properties—especially in new developments—to progress toward future sustainability certifications. We also enhanced our environmental footprint measurement mechanisms by integrating digital tools that allow us to track and monitor energy and water use more efficiently, enabling more accurate and proactive resource

From a social perspective, we strengthened initiatives focused on the well-being, safety, and professional development of our employees through training, workshops, and informational sessions. We also implemented actions to foster community development where we operate, including infrastructure, investment, and direct and indirect job creation.

In terms of Corporate Governance, we established a formal ESG policy and created an ESG Committee responsible for implementing corporate initiatives through official email communications, internal audits for suppliers and clients, training sessions, and informative meetings on sustainability for employees, suppliers, and clients.

We recognize that these achievements are the result of the commitment, support, and trust of all our stakeholders. We are especially grateful to our collaborators for their dedication and professionalism, and to our investors, tenants, suppliers, and strategic partners for their ongoing support.

Before closing, I would like to highlight that, in line with our commitment to strengthen ESG management, in the first half of 2025 we will conduct our first materiality assessment. This will allow us to identify and prioritize the topics most relevant to our stakeholders and our business. This tool will be key to guiding our sustainability strategy and improving accountability by focusing on the most significant impacts of our operations.

To conclude, we maintain a favorable outlook for 2025, based on the expectation that nearshoring and supply chain relocation trends will continue creating opportunities for the industrial sector in Mexico. However, we will maintain a responsible growth approach, closely analyzing sector trends and the potential impact of geopolitical events on our business development. At Industrial Gate, we are prepared to continue growing profitably and sustainably, with a strategy focused on resilience, innovation, and long-term value creation.

Sincerely,

JORGE ANTONIO BAEZ CALVILLO

Chief Executive Officer of Industrial Gate

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CORPORATE PROFILE

ABOUT INDUSTRIAL GATE

Industrial Gate Company ("Industrial Gate" or "IG") is a platform specialized in the development, leasing and management of industrial properties in Mexico.

The platform began operations in 2020, with the acquisition of its first industrial property in Mexico, although its formal incorporation took place in 2023. From the outset, it has aimed to provide comprehensive solutions that cover the entire lifecycle of industrial projects, from financial structuring and construction to operation and property management. Its approach is defined by strong technical expertise, deep market knowledge and a firm commitment to creating sustainable value for clients and investors.

Through a diversified and constantly growing portfolio, Industrial Gate seeks to drive the development of industrial infrastructure in strategic locations, aligned with current trends and the needs of the country's most dynamic productive sectors.

MISSION

To be the leading investment and development platform for Class A industrial facilities in Mexico's key markets.

VISION

To be one of the top platforms for investment, management and development of industrial parks, focused on generating value throughout the entire investment cycle of each project, while prioritizing quality and service for both clients and investors.

VALUES

- **Quality**
- **Creativity**
- **Profitability**
- **Service**

HISTORY

2020

September – Acquisition of the Industrial Gate Escobedo Park

December – Closing of the first investment vehicle backed by European institutional capital

2022

January - Start of the Industrial Gate Tijuana development, the first built-to-suit for Foxconn

March – Development of Industrial Gate Reynosa, a built-to-suit facility for a U.S.-based logistics tenant

October – Closing of a $200 million credit line with Bancomext

November – Execution of a sale-and-lease-back transaction at Industrial Gate Puebla

2023

March – Acquisition of 20 hectares in Tijuana for the development of Industrial Gate Pacific

April – Start the built-to-suit development for DHL at Industrial Gate Pacific

August – Expansion at Industrial Gate Puebla

October – Start of built-to-suit development for Becton Dickinson at Industrial Gate Pacific

2024

March – Industrial Gate Reynosa obtained LEED Gold certification

August – Delivery of a speculative building of 15,000 m² in phase 2 of Industrial Gate Escobedo

November – Industrial Gate Puebla obtained LEED Gold certification

December – Completion of the northern access project at Industrial Gate Escobedo, distinguishing the park as the only one with direct access to two main roads in the area

VALUE CREATION **MODEL**

Industrial Gate operates under a comprehensive model that covers all key stages of the industrial asset lifecycle. Its approach is based on operational efficiency, responsible capital management, and the generation of sustainable value for its investors.

Selection and Structuring

Industrial Gate identifies strategic investment opportunities based on an analysis that combines long-term vision, understanding of the economic environment and technical knowledge of the industrial sector. Each transaction is structured with a disciplined approach, aimed at mitigating risks and preserving invested capital.

Acquisition and Development

Industrial Gate coordinates the acquisition of land and the development of industrial projects, overseeing all construction stages. Asset quality and compliance with delivery timelines are prioritized to ensure that each project meets the highest technical and regulatory standards.

Financing

Industrial Gate maintains strategic relationships with financial institutions, enabling the structuring of financing schemes that optimize leverage. This approach helps maximize returns for investors.

Client Service

Industrial Gate works closely with tenants and brokers, understanding the operational specificities of each. Through this collaboration, it develops real estate solutions tailored to the specific needs of each client.

Management and Maintenance

Industrial Gate has a team dedicated to the day-to-day property management, implementing maintenance plans that ensure operational efficiency. This ongoing oversight helps keep the properties in optimal condition over time.

Disposal

Industrial Gate strategically manages the divestment of assets, negotiating and coordinating sales processes with the goal of maximizing value for investors. This stage is carried out based on market analysis and the appropriate timing within the asset's lifecycle.

Capital Management

Industrial Gate manages its investors' capital with strict adherence to its fiduciary duty, acting with transparency, financial discipline and responsibility. Each decision is aimed at protecting the interests of those who trust in Industrial Gate's investment strategy.

GEOGRAPHIC **PRESENCE**

Industrial Gate has established a strategic presence in Mexico's main industrial corridors, positioning itself in key regions that provide access to national and international markets. Its portfolio includes developments in areas with high logistics and manufacturing demand, leveraging proximity to the U.S. border and strong connectivity with the rest of the country.

Key locations include:

1 Industrial Gate Escobedo, **Nuevo Leon**

- GLA: 1,162,263 ft²
- Number of Facilities: 7
- Available Facilities: 1
- Facilities to be Built: 2
- **Certifications:**
  - LEED Silver (Building 4, Phase 2)
  - LEED Certified (Building 1B, Phase 1)
  - EDGE 5 buildings from Phase 1
  - LEED Campus Phase 2

2 Industrial Gate Reynosa, **Tamaulipas**

- GLA: 721,305 ft²
- Number of Facilities: 1
- Available Facilities: 0
- Facilities to be Built: 0
- **Certifications:**
  - LEED Silver

3 Industrial Gate Tijuana, Alamar, **Baja California**

- GLA: 290,722 ft²
- Number of Facilities: 1
- Available Facilities: 0
- Facilities to be Built: 0
- **Certifications:**
  - LEED Certified

4 Industrial Gate Pacific, Tijuana, **Baja California**

- GLA: 333,223 ft²
- Number of Facilities: 2
- Available Facilities: 1
- Facilities to be Built: 3
- **Certifications:**
  - LEED Certified
  - LEED Campus in process

5 Industrial Gate Puebla, **Puebla**

- GLA: 194,614 ft²
- Number of Facilities: 1
- Available Facilities: 0
- Facilities to be Built: 0
- **Certifications:**
  - LEED Gold.

KEY CLIENTS

Industrial Gate collaborates with leading global companies that trust its ability to develop tailored real estate solutions, aligned with high standards of quality, operational efficiency and on-time delivery.

Logistics

Foodliner Going The Distance

Ferromex

POSSEHL Spezialbau GmbH

DHL

FOXCONN

logistorage

Manufacturing

FORVIA faurecia

PiSA FARMACEUTICA

CHANNEL

03

2024 IN NUMBERS

SUSTAINABILITY CERTIFICATIONS **OBTAINED**

As part of our commitment to energy efficiency, water management and sound environmental practices, in 2024 we obtained a greater number of sustainability certifications in the most recent developments, highlighting four certifications at the national level. Our LEED Gold certification in Industrial Gate Puebla, Silver in Industrial Gate Reynosa and Building 4 of Phase 2 in Industrial Gate Escobedo, and EDGE in Industrial Gate Escobedo Phase 1, are the result of the integration of sustainability criteria from the early stages of design and construction.

PORTFOLIO PERCENTAGE UNDER **SUSTAINABILITY STANDARDS**

The percentage of the portfolio aligned with sustainability standards increased during 2024, with 100% of the square footage under Industrial Gate management reporting electricity and water usage measurements. This progress is aligned with our strategy to incorporate environmental criteria from the early stages of planning and development.

Among the main actions implemented, the monitoring and commitment of the team and tenants to measurement and subsequent reporting of results stands out, which adds great value to the operations of each of the tenants and parks. This has been achieved thanks to ongoing training for the internal team, suppliers and tenants, accompanied by consistent communication on environmental, social and governance matters.

04

ESG APPROACH

OUR COMMITMENT TO **DOUBLE MATERIALITY**

At Industrial Gate, we understand that sustainability is not just an obligation, but an opportunity to build a stronger and more responsible future. Our commitment to transparency and accountability has led us to embrace the Double Materiality approach—a key pillar that guides our decisions and strengthens our long-term vision.

WHAT DOES DOUBLE MATERIALITY MEAN?

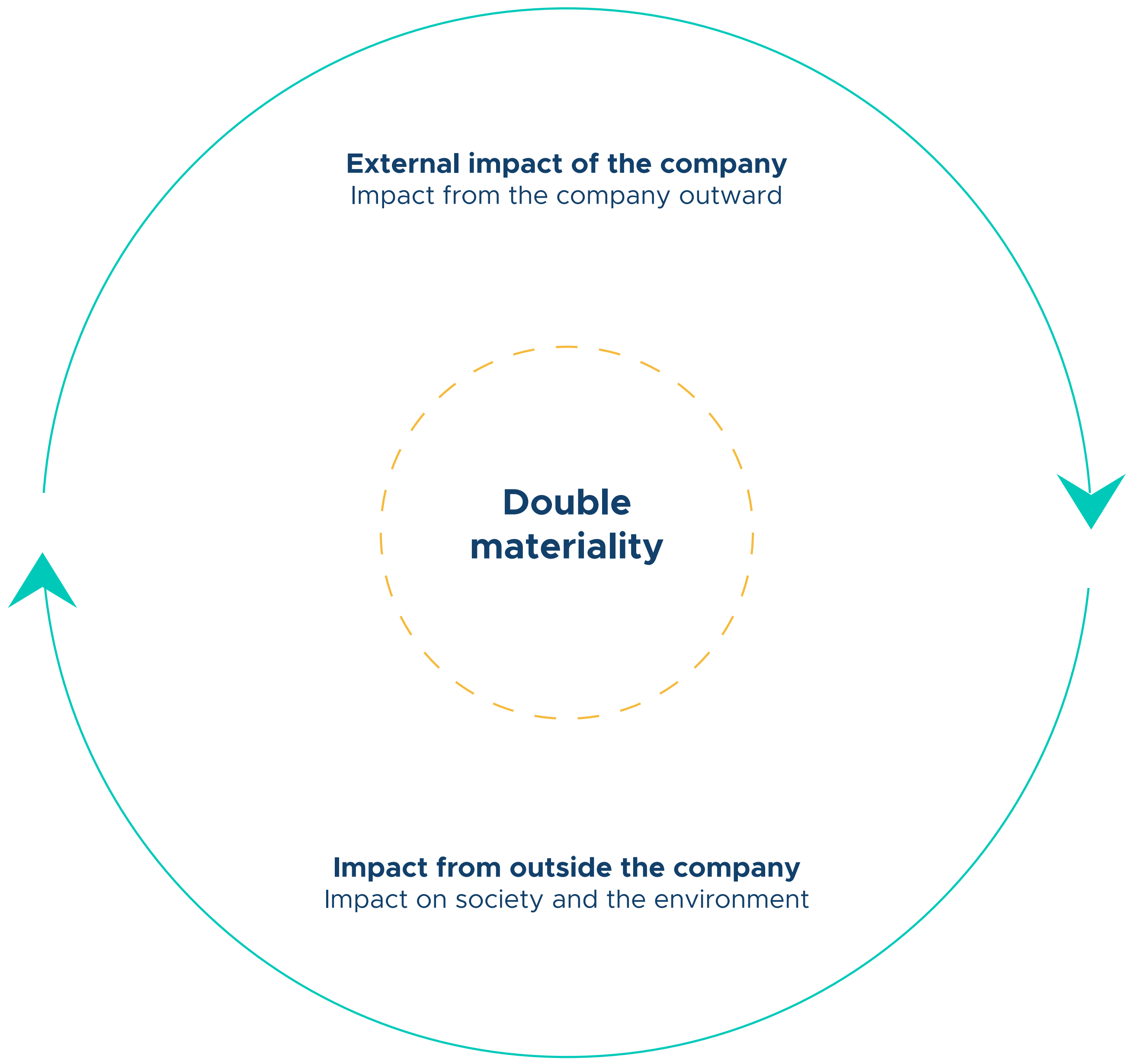
Double materiality considers two perspectives that are crucial for comprehensive decision-making:

Financial materiality

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

Impact materiality

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



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

COMMITMENT TO DOUBLE MATERIALITY AT INDUSTRIAL GATE

As a developer and institutional operator of Class A industrial properties in Mexico, and with a select network of strategic clients, Industrial Gate stands out for its ability to grow with a long-term vision. We implement double materiality as an essential 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.

DOUBLE MATERIALITY PROCESS AT INDUSTRIAL GATE

Stakeholder group selection

- EMPLOYEES
- BANKS
- CONTRACTORS
- TENANTS
- INVESTORS
- ADMINISTRATIVE SUPPLIERS

Standards for double materiality

GRI

SASB

Data-based materiality analysis:

- Internal and external stakeholders
- Information gathering through surveys
- Sector analysis

Integration into the business strategy:

The insights from the materiality assessment 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. Climate change and energy
2. Sustainability certifications
3. Life cycle effects of buildings and infrastructure
4. Water and effluent management
5. Use of materials and waste management

SOCIAL

1. Good labor practices: DEI, training, health and safety
2. Engagement with surrounding communities

CORPORATE GOVERNANCE

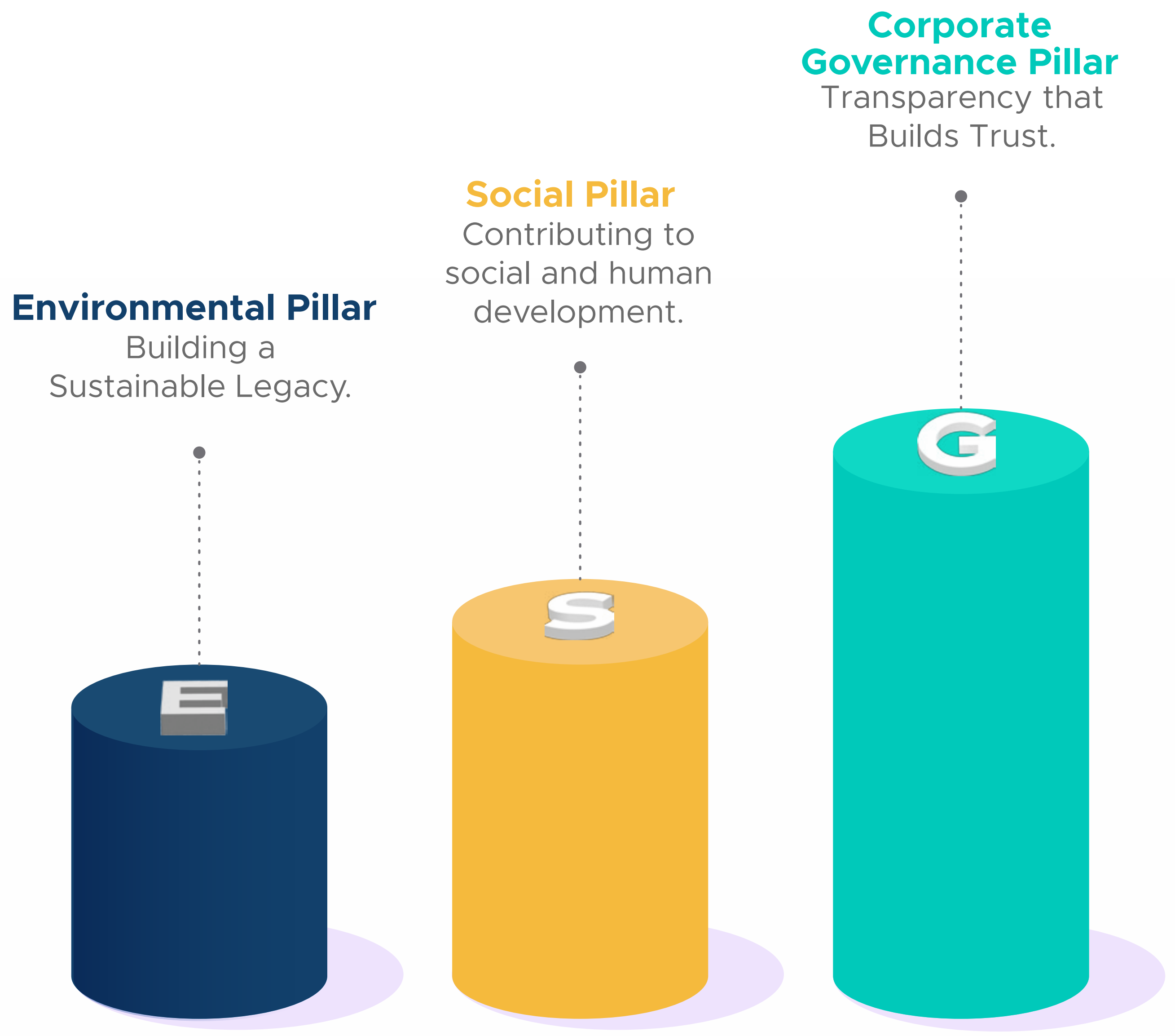
1. Business ethics
2. Transparency and disclosure of ESG information
3. Structural integrity and safety
4. Data security

SUSTAINABILITY STRATEGY

BUILDING A RESPONSIBLE FUTURE

At Industrial Gate, our vision goes beyond logistics and infrastructure; our goal is to lead in the sustainable development of industrial properties. We are committed to transforming the way we operate and build, guiding every decision through the three fundamental pillars of sustainability. This approach not only ensures a positive impact on the environment and communities but also strengthens our leadership in the Class A industrial market.

Below, we present our sustainable strategy, which is divided into three pillars:



ENVIRONMENTAL PILLAR

Industrial Gate's sustainability strategy is designed to align with the United Nations Sustainable Development Goals (SDGs). Each of the material topics identified in the pillars of our strategy contributes directly or indirectly to meeting global goals focused on social well-being, environmental care and responsible governance. Below are the connections between our material topics and the relevant SDGs.

Building a Sustainable Legacy.

Our responsibility begins by designing and operating spaces that benefit the planet. We recognize that industrial infrastructure can be a valuable ally in the fight against climate change, and we have mapped out a clear path toward environmentally conscious development..

Climate Change and Energy

SDG 7 (Affordable and Clean Energy): We promote the proper use and management of resources, such as renewable energy when applicable, including the installation of solar panels for example, ensuring sustainable access to energy and affordable strategies in our developments.

SDG 13 (Climate Action): We adopt concrete design and development measures to improve energy efficiency and reduce carbon emissions in our operations and projects.

Sustainable Certifications

SDG 9 (Industry, Innovation and Infrastructure): By obtaining certifications such as LEED and EDGE, we support the development of sustainable and innovative infrastructure and projects in the industrial real estate sector.

Lifecycle Impact

SDG 12 (Responsible Consumption and Production): Lifecycle assessment and the use of low-impact materials ensure efficient resource management in our constructions.

Water and Effluent Management

SDG 6 (Clean Water and Sanitation): We install rainwater harvesting and reuse systems, working towards sustainable water resource management.

Material Use and Waste Management

SDG 12 (Responsible Consumption and Production): We developed a waste management program that promotes proper disposal and recycling, while prioritizing the use of local and sustainable materials for our developments.

SOCIAL PILLAR

CONTRIBUTION TO SOCIAL AND HUMAN DEVELOPMENT

Our social commitment focuses on empowering our employees and contributing as much as possible to the communities where we operate. We want every development to be more than just an industrial park; it should become a center of opportunity and well-being.

Labor Best Practices

5 GENDER EQUALITY

SDG 5 (Gender Equality): We implement Diversity, Equity and Inclusion (DEI) policies to reduce inequalities in the workplace.

8 DECENT WORK AND ECONOMIC GROWTH

SDG 8 (Decent Work and Economic Growth): We provide ongoing training and promote safe and decent employment by adopting international standards.

Engagement with Surrounding Communities

11 SUSTAINABLE CITIES AND COMMUNITIES

SDG 11 (Sustainable Cities and Communities): We build collaborative relationships with communities near our projects, promoting more inclusive communities and raising awareness about a sustainable environment.

Safety First: Our facilities and development and operation processes are aligned with national official standards and regulations, prioritizing the health and safety of those who trust in us.

CORPORATE GOVERNANCE PILLAR

TRANSPARENCY THAT BUILDS TRUST

At Industrial Gate, we believe ethics is not a challenge but a competitive advantage. We govern our operations with integrity and transparency, ensuring that our practices inspire trust and provide safety.

Business Ethics

16 PEACE, JUSTICE AND STRONG INSTITUTIONS

SDG 16 (Peace, Justice and Strong Institutions): We developed a code of ethics based on sustainability and human rights principles, promoting ethical and responsible practices.

Transparency and ESG Disclosure

12 RESPONSIBLE CONSUMPTION AND PRODUCTION

SDG 12 (Responsible Consumption and Production): Publishing sustainability reports promotes transparency in our practices and the monitoring of our social and environmental impact

17 PARTNERSHIPS FOR THE GOALS

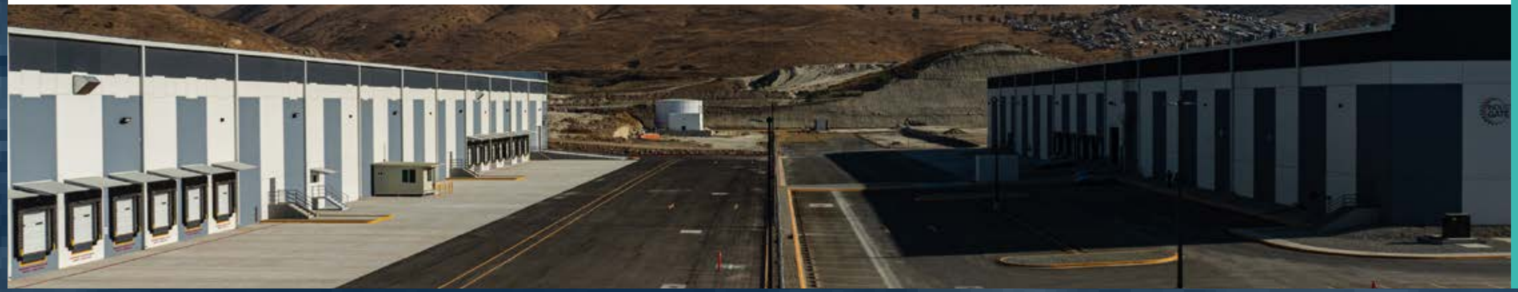
SDG 17 (Partnerships for the Goals): We joined platforms like GRESB and international initiatives such as asset certifications to align our actions with global sustainability standards.

Structural Integrity and Safety

SDG 9 (Industry, Innovation and Infrastructure): We ensure compliance with rigorous regulations to provide innovative and safe industrial spaces and constructions.

Data Security

SDG 16 (Peace, Justice and Strong Institutions): Our cybersecurity policy protects stakeholders' information, fostering institutional trust and transparency.



The alignment of our efforts with the SDGs highlights Industrial Gate's commitment to making a positive impact on the world. These actions not only strengthen our leadership in sustainability but also position us as allies in achieving global goals for a more balanced and prosperous future.

COMMITMENT TO THE SUSTAINABLE **DEVELOPMENT GOALS**

As part of our commitment to sustainability, we align our ESG strategy with the United Nations Sustainable Development Goals (SDGs). Through our actions and projects, we aim to actively contribute to achieving the most relevant SDGs for our business model and social impact.

In particular, our initiatives are oriented toward the following SDGs:

Clean Water and Sanitation:
We prioritize the rational use of water across all our properties, including recycling and treatment processes that meet quality standards and regulations.

Industry, Innovation and Infrastructure:
We promote the construction of our properties under ESG criteria, prioritizing the use of green technologies and minimizing environmental impact.

Climate Action:
We implement measures to integrate climate change into our policies, investment strategies, and asset management, promoting responsible risk management.

Gender Equality:
We foster gender equality through policies that promote pay equity and equal opportunities for minority groups to advance professionally.

Decent Work and Economic Growth:
We promote inclusive and sustainable economic growth by ensuring decent working conditions for all our employees.

Sustainable Cities and Communities:
We work to ensure that our developments and properties contribute to building sustainable cities and communities, improving people's quality of life.

AFFILIATIONS AND **CERTIFICATIONS**

In line with our commitment to adopting best ESG practices, we are part of various organizations and programs that promote sustainability in our operations. We have also obtained relevant certifications that confirm compliance with national and international standards on environmental, social, and corporate governance matters.

AFFILIATIONS

Since 2023, we reported the performance of our portfolio through GRESB (Global Real Estate Sustainability Benchmark), one of the main global platforms for evaluating and comparing sustainability practices in the real estate and infrastructure sector.

Our participation in GRESB allows us to objectively measure our ESG performance, identify areas for improvement, and compare our results against international standards and leading companies in the sector.

In addition, this process strengthens our transparency with investors and other stakeholders, driving continuous improvement of our sustainability strategies and reinforcing our commitment to responsible development.

In the same vein, since 2023 we have obtained the Socially Responsible Company (ESR) badge, which recognizes our good practices in ethics, social and environmental matters, and reinforces our commitment to the well-being of our employees, communities, and the environment.

CERTIFICATIONS

We work to develop and operate properties that meet the highest sustainability standards. As part of this commitment, we have obtained LEED (Leadership in Energy and Environmental Design) certifications, granted by the U.S. Green Building Council (USGBC), as well as EDGE (Excellence in Design for Greater Efficiencies) certifications, promoted by the International Finance Corporation (IFC).

Both recognitions endorse the outstanding performance of our properties in aspects such as energy efficiency, responsible resource management, environmental quality, and impact reduction, thus strengthening our commitment to sustainable construction and operation.

The certifications obtained to date:

Site	Certification Type	Level	Date Obtained
Industrial Gate Escobedo Phase 1	EDGE	V3.0	September 2024
Industrial Gate Reynosa	LEED	Silver	March 2024
Industrial Gate Puebla	LEED	Gold	November 2024
Industrial Gate Escobedo Phase 2 Bdg 4	LEED	Silver	September 2024

These certifications reflect our efforts to build and maintain efficient, responsible, and high-quality spaces, contributing to sustainability objectives and the well-being of our clients, employees, and communities.

INVESTMENT **PROCESS**

Our investment process incorporates ESG criteria transversally, ensuring that each project not only meets the expected financial and operational standards but also contributes to sustainable development.

We have also developed an ESG due diligence questionnaire consisting of 48 questions, which is applied during the analysis of new investments. For an investment to be approved, it must meet the ESG criteria established by the Company. The investment team is required to include a section in the investment memorandum that confirms compliance with these criteria.

TCFD ANALYSIS OF **INDUSTRIAL GATE**

DISCLOSURE OF FINANCIAL INFORMATION RELATED TO CLIMATE CHANGE

STRATEGIC PLAN 2025

In the context of a global environment increasingly impacted by climate change, Industrial Gate (IG) has the opportunity to position itself as a sustainability leader within the industrial real estate sector in Mexico. This analysis aligns with the recommendations established by the Task Force on Climate-related Financial Disclosures (TCFD) and seeks to provide a solid foundation to address and manage climate-related risks and opportunities in a strategic and proactive manner.

The climate risks faced by IG range from physical phenomena such as water stress and extreme weather events to transition risks such as regulatory changes, shifts in market preferences, and opportunities derived from global trends such as nearshoring. In addition, international political dynamics could impact IG's operations. This document analyzes these aspects based on the four fundamental pillars established by the TCFD: governance, strategy, risk management, and metrics and targets.

GOVERNANCE

STRATEGIC OVERSIGHT

Climate oversight at IG must be consolidated at the highest executive level, being formally integrated into the Board of Directors along with the ESG Committee to include explicit oversight of climate-related financial risks, ensuring the implementation of strategies aligned with best global practices.

OPERATING STRUCTURE

The multidisciplinary team dedicated to sustainability coordinates the company's climate strategy. We ensure a strong link between operations and senior management to effectively implement strategic initiatives.

To strengthen technical capacity within the organization, we carry out training programs on ESG topics, climate risks, and international sustainability standards such as EDGE and LEED.

STRATEGY

IDENTIFICATION OF RISKS AND OPPORTUNITIES

Physical Risks

Water Stress

Mexico faces a water availability crisis, posing a significant challenge for the development and operation of industrial properties. In this context, it becomes essential to implement technologies that allow for rainwater reuse, as well as rainwater harvesting systems, to ensure operational continuity and support the responsible use of water resources.

Extreme Weather Events

In different regions of the country, the intensity of climate phenomena such as heavy rains or strong winds is increasing. In this context, infrastructure designed to be more climate-resilient becomes a strategic factor to ensure operational continuity and asset protection.

Transition Risks

Regulatory Changes

Changes in the environmental regulatory framework in Mexico, along with international commitments like the Paris Agreement, represent a major challenge for real estate developers. This includes increased pressure to reduce greenhouse gas emissions (GHG) and adopt sustainable practices.

Nearshoring

The relocation of supply chains to Mexico due to geopolitical tensions and disruptions abroad represents a significant opportunity for IG. However, international sustainability standards expected by investors and clients may require better practices and infrastructure standards that minimize environmental impact.

STRATEGIC OPPORTUNITIES

» Incorporate sustainability certifications (EDGE and LEED) as a core component in all new developments.

» Establish agreements with renewable energy suppliers to reduce the carbon footprint in IG's portfolio.

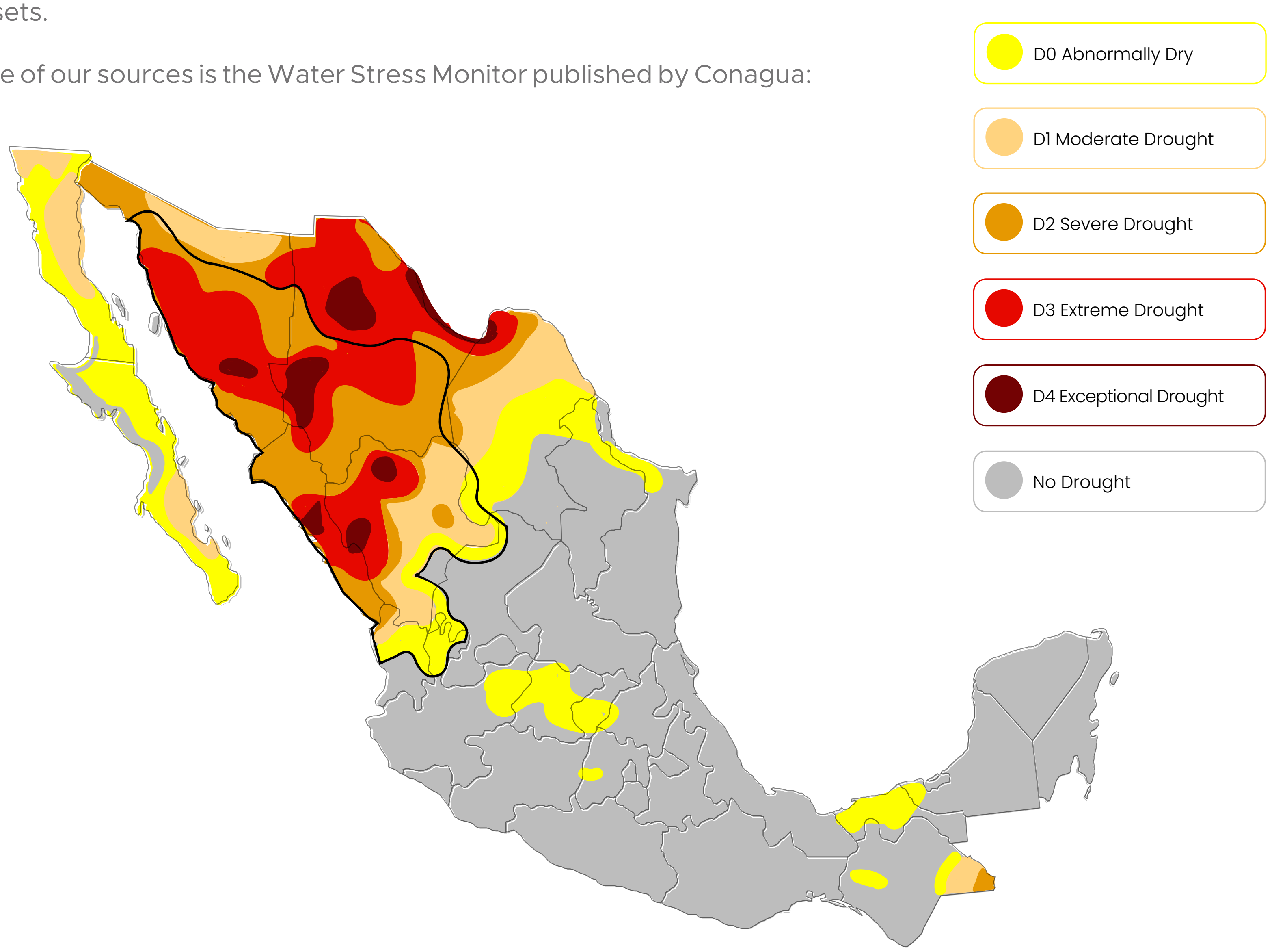
» Consider implementing clean technologies in industrial parks to increase asset resilience.

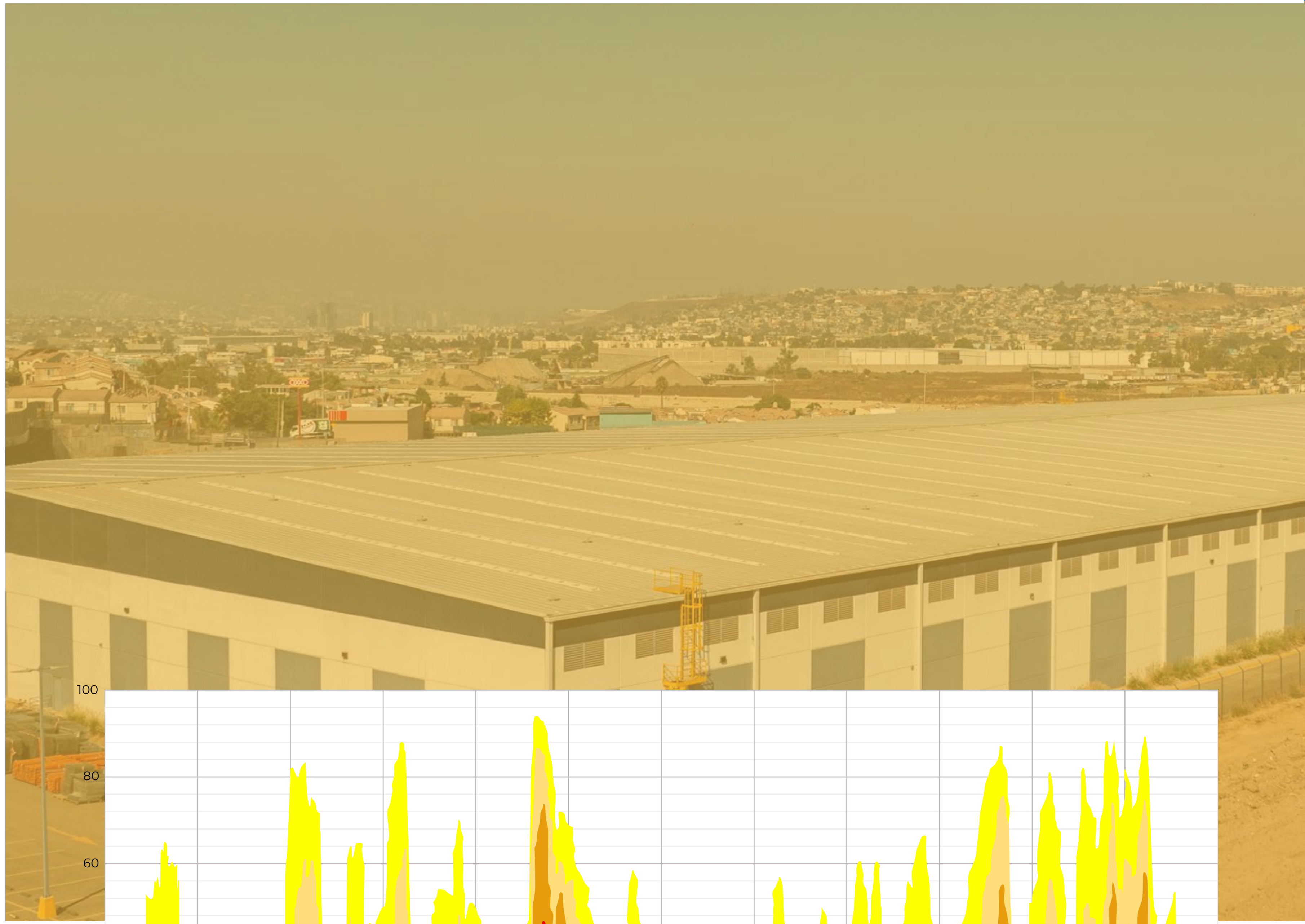
RISK MANAGEMENT

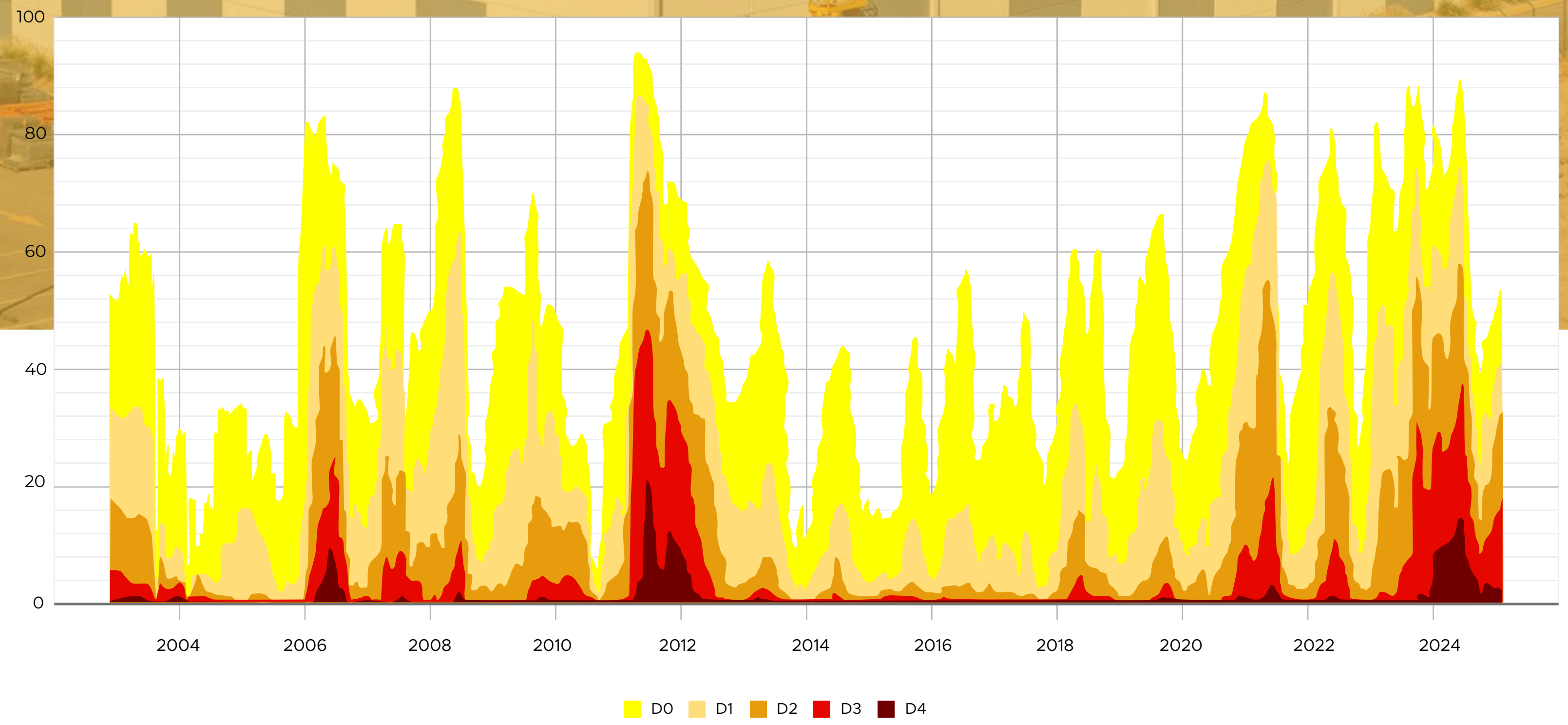
IDENTIFICATION AND ASSESSMENT PROCESS

IG adopts methodologies such as climate scenario analysis to assess the financial implications associated with different climate change trajectories. This approach uses tools such as water stress risk maps, which allow for the prediction and mitigation of impacts on industrial assets.

One of our sources is the Water Stress Monitor published by Conagua:







Source: https://smn.conagua.gob.mx/es/climatologia/monitor-de-sequia/monitor-de-sequia-en-mexico

PHYSICAL RISK MITIGATION

The modernization of existing properties, including the adoption of climate-resilient technologies, reduces IG's exposure to intense climate events. For example, the installation of photovoltaic energy systems and water treatment technologies enables more efficient operations in highly vulnerable environments.

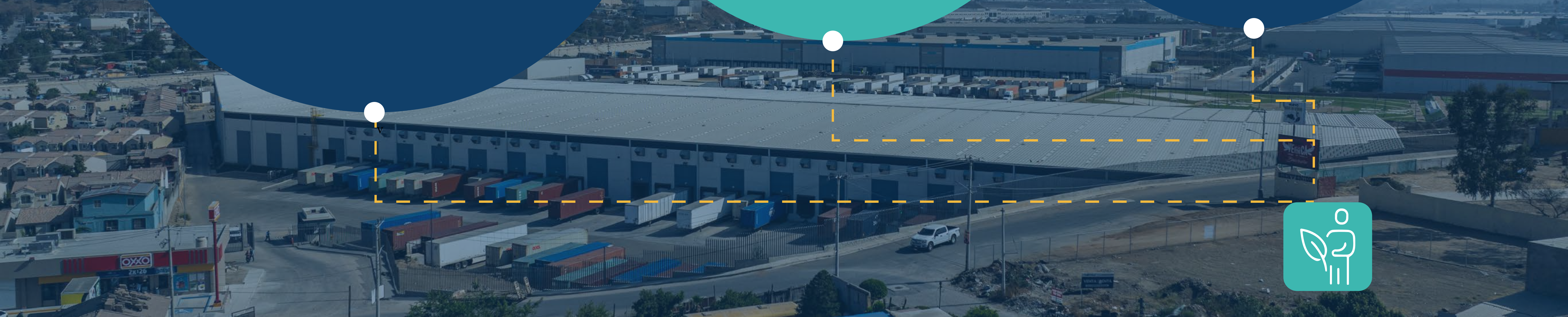
As part of our acquisition and development processes, we conduct topographic, hydrological, geological, geotechnical, and soil mechanics studies to fully understand the physical conditions of the land. These analyses allow us to identify and mitigate risks such as floods, landslides, or unstable soils, and provide the technical certainty needed to move forward safely. As part of our criteria, we rule out properties that do not meet minimum physical safety standards, always prioritizing the viability and sustainability of the project from its inception.

STRATEGIC TRANSITION PLANNING

In the face of regulatory or market changes, the establishment of ESG due diligence processes reduces uncertainty and ensures regulatory compliance without compromising profitability.

BUSINESS CONTINUITY

IG develops specific contingency plans to ensure operations under unexpected scenarios or events. These plans include response protocols for natural phenomena such as earthquakes, floods, electrical storms, etc.



METRICS AND TARGETS

KEY METRICS

Greenhouse Gas Emissions (GHG)

- Begin measuring Scope 1 and 2 emissions and establish a preliminary strategy for Scope 3 emissions.

Resource Consumption Efficiency

- Install water management technologies that enable the recovery and treatment of wastewater in properties where required and where operations allow by 2027.
- Reduce energy consumption in existing developments through the implementation of energy efficiency systems and combine the supply with renewable energy sources.

Sustainable Asset Certification

- Continue the LEED and EDGE certification process across our portfolio to ensure more efficient and sustainable buildings.

Tracking and Monitoring

- Integrate digital tools to monitor climate impact in real time, generating reports that serve as a foundation for informed decision-making.

The climate crisis presents both challenges and significant opportunities for Industrial Gate.On the one hand, phenomena such as water stress and regulatory changes increase the operational complexity; on the other, a strategy aligned with global standards can differentiate IG in Mexico's competitive industrial real estate market. With strong governance, the integration of climate risks in strategic planning, and the establishment of clear metrics, IG has the potential not only to mitigate financial risks but also to position itself as a leader in resilience and sustainability in the region.

This strategy will not only benefit investors and partners but also reinforce IG's commitment to the communities where it operates, ensuring a positive and sustainable legacy for the future.

CLIMATE RISK ANALYSIS OF **THE PORTFOLIO**

As part of Industrial Gate's sustainability strategy, we recognize the importance of identifying and addressing climate risks that may impact both operations and the real estate assets in our portfolio. This analysis is based on the double materiality study previously conducted by the company, which helped identify the main material topics that affect and are affected by its activities, including climate change, water management, sustainable certifications (EDGE, LEED), and labor best practices.

The analysis covers both physical and transition risks in the four states where we operate—a region diverse in terms of climate and socioeconomic conditions—which requires an adapted and holistic approach.

IDENTIFIED CLIMATE RISKS

	Physical risks	Transition risks
Nuevo Leon	✓	
Tamaulipas	✓	
Baja California	✓	
Puebla	✓	

PHYSICAL RISKS

EXTREME WEATHER EVENTS

Industrial assets are increasingly influenced by climate factors such as gradually rising temperatures, which may result in higher demand for cooling systems. In some regions, water availability may vary due to low rainfall seasons, while others may experience occasional intense storms. These scenarios may not pose immediate risks, but they do call for better operational planning and the consideration of sustainable solutions to support long-term development performance.

STRUCTURAL DAMAGE

Natural events such as intense rain, strong winds, or earthquakes may occur in various regions and represent challenges for infrastructure. However, having proper strategies—such as LEED certifications—helps mitigate these impacts and strengthens the safety and durability of buildings.

TRANSITION RISKS

REGULATORY CHANGES

Mexico has adopted international standards and stricter regulations to reduce of Greenhouse Gas (GHG) emissions, resulting in greater compliance requirements for real estate developers. Additionaly, in states such as Baja California, water usage regulations are becoming increasingly restrictive.

MARKET PREFERENCES

There has been a significant increase in demand for sustainable facilities and certifications such as EDGE and LEED, driving the need to maintain high standards to attract companies from sectors that prioritize sustainability.

FINANCIAL RISKS

Incorporating sustainable practices and aligning developments with international standards, such as the Sustainable Development Goals (SDGs), can enhance competitiveness and ease access to better financing conditions. This presents an opportunity to strengthen investor confidence and maintain lower long-term costs.

REPUTATION

There is growing attention toward companies that do not adopt sustainable practices, raising expectations from investors, clients, and others. In this context, by staying aligned with global sustainability standards, Industrial Gate not only reduces reputational, operational, and financial risks, but also positions itself as a reliable partner. This vision allows us to anticipate market trends, generate long-term value, and consolidate our competitive advantage in the sector.

MITIGATION AND ADAPTATION **STRATEGIES**

MITIGATION STRATEGIES

01

SUSTAINABLE CERTIFICATIONS EDGE AND LEED

o Continue strengthening the incorporation of these certifications in future developments to reduce carbon emissions and ensure resource efficiency.
o Promote the use of sustainable materials and construction systems.

02

ENERGY AND WATER MANAGEMENT

o Implement energy efficiency technologies adapted to the climate of each development.
o Promote the use of renewable energies as much as possible for the available resources, such as capturing and reusing water.

03

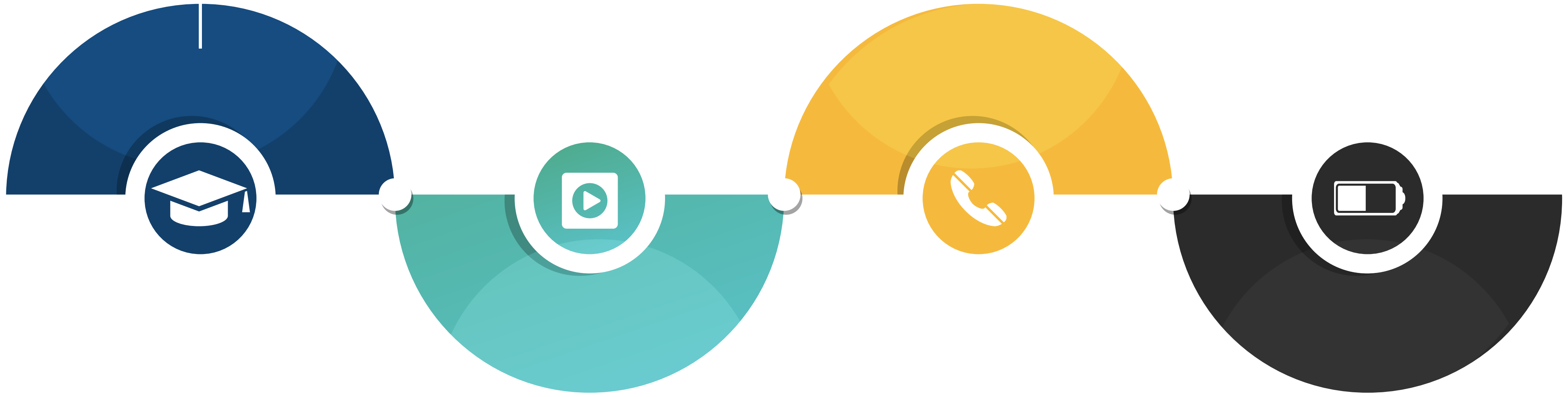
CORPORATE TRANSPARENCY AND ETHICS

o Ensure regulatory compliance through regular audits across all projects.
o Publish annual sustainability reports aligned with frameworks such as TCFD (Task Force on Climate-related Financial Disclosures).

04

REDUCTION OF FINANCIAL RISKS

o Implement climate analysis in financial planning to minimize future risks associated with regulatory and market changes.



ADAPTATION STRATEGIES

STRUCTURAL RESILIENCE

o Incorporate infrastructure designs adapted to the climate conditions of each property.

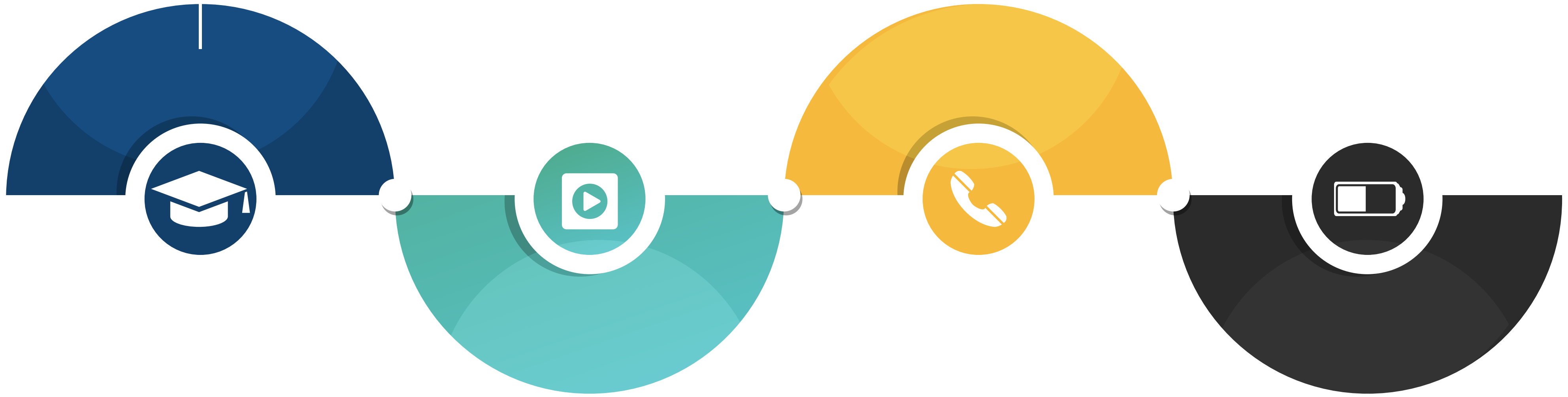
SOCIAL AND LABOR STRATEGIES

o Strengthen Human Rights practices to improve the labor system, such as prohibiting child or forced labor and promoting diversity, equity, and inclusion (DEI).
o Maintain transparent and efficient communication with communities near the projects.

Industrial Gate is well positioned to manage the challenges posed by climate change thanks to its strategic focus on sustainable certifications, innovative design, and commitment to human rights protection. The integration of mitigation and adaptation measures will not only allow it to protect but also increase the value of its real estate assets, ensuring they remain viable and sustainable options for its business partners.

01

03



02

WATER RESOURCE PLANNING

o It is essential to develop contingency plans focused on the efficient use of water to ensure the operational continuity of industrial developments. These strategies help mitigate risks in potential water scarcity scenarios, optimize internal processes, and promote responsible water resource management.

04

MONITORING AND EVALUATION

o Measurable monitoring is important, as it allows us to establish key metrics to assess exposure to climate change, such as carbon footprint and asset risk in the face of extreme events.
o Use tools like climate scenario analysis to plan in the medium and long term.

05

ENVIRONMENTAL DIMENSION

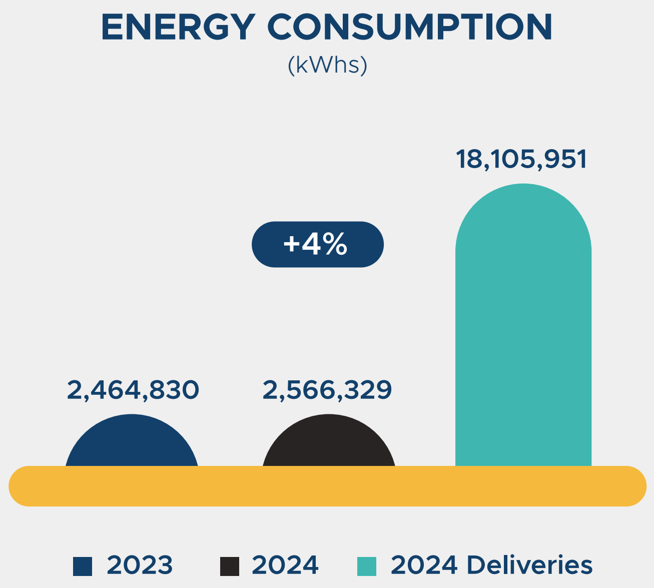
ENERGY MANAGEMENT

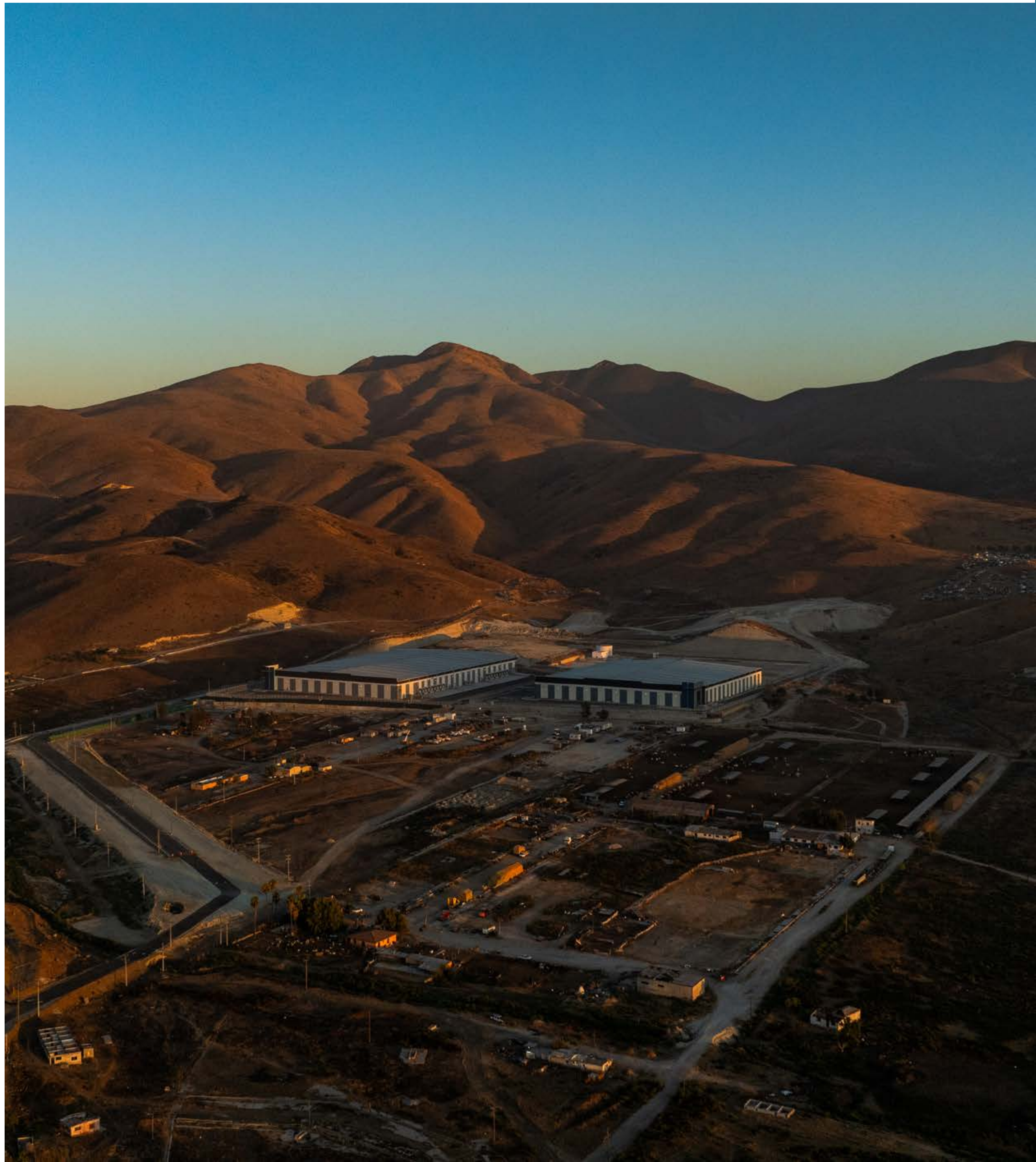
At Industrial Gate, energy efficiency is a key pillar of our environmental strategy. We continuously work to optimize energy consumption in our properties through efficient technologies and the promotion of responsible operational practices. Given the nature of our operations, the reported energy consumption refers exclusively to electricity use.

Our approach includes the systematic monitoring of energy consumption, the gradual incorporation of renewable energy sources, and the pursuit of sustainable building certifications such as LEED and EDGE, which validate our commitment to high energy performance.

During the period, we implemented actions to strengthen our energy management. In 2024, an increase in energy consumption and associated economic costs was observed, due to the completion and start of operations of 8 new tenants. However, when comparing only properties built and operating during 2023, both indicators remained within a +-10% variation, which is considered reasonable for the industry, taking into account operating and production peaks. Additionally, the delivery and start of operations of the assets completed for 2024 are considered (8 new projects in the portfolio).

Below is the breakdown of energy consumption:





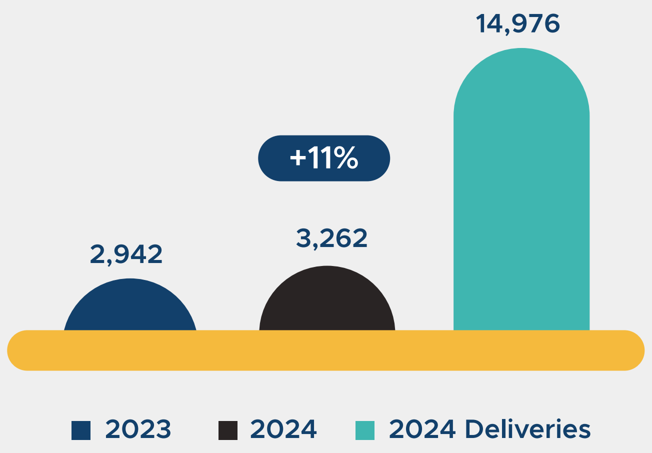
WATER MANAGEMENT

The efficient and responsible use of water is an essential component of our environmental strategy. At Industrial Gate, we recognize the importance of optimizing water consumption as part of our commitment to sustainability and the responsible operation of our portfolio. In 2024, we implemented various actions to improve water management, including tenant training on efficient resource use. At Industrial Gate Escobedo, a training session was held on the reuse of sanitary water for irrigation through treatment plants. Operational practices focused on water savings and reuse were also strengthened and promoted.

Reported water consumption corresponds to usage in each industrial facility as well as in common areas of each property. In 2024, an increase in water consumption was recorded, remaining within the standard of +-10%, as operations and manufacturing processes tend to show slight variations. Additionally, a higher water consumption record was observed due to the integration of 8 projects into the operating portfolio. Below is the breakdown of water consumption:

WATER CONSUMPTION

(M3)



BIODIVERSITY

We recognize the importance of preserving and protecting biodiversity in the areas where we operate. Although we currently do not carry out specific measurements on biodiversity impacts, we are aware of the fundamental role that ecosystem preservation plays in environmental balance and long-term sustainability.

We are committed to integrating better environmental management practices in the development and operation of our properties, minimizing, to the extent possible, any adverse impact on local flora and fauna. Likewise, we remain compliant with applicable environmental legislation and continue exploring mechanisms that allow us to strengthen our approach to biodiversity conservation in the future.

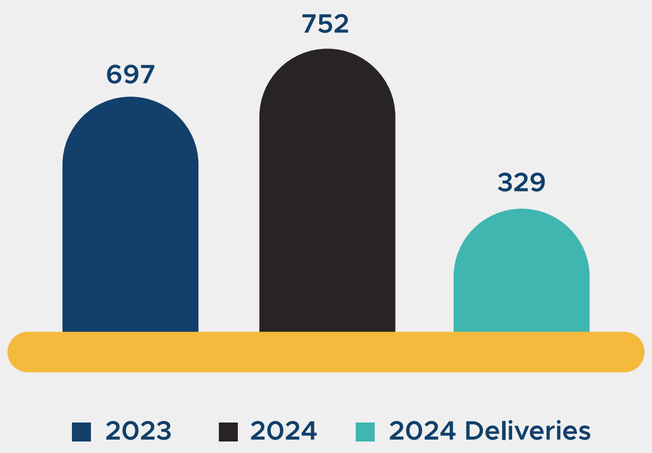
EMISSIONS

We are aware of the impact that greenhouse gas emissions have on climate change and the responsibility we share in their mitigation and control. As part of our commitment to sustainability, we measure our emissions, including those associated with electricity consumption (Scope 2) and those from indirect sources in our value chain (Scope 3), in accordance with international best practices.

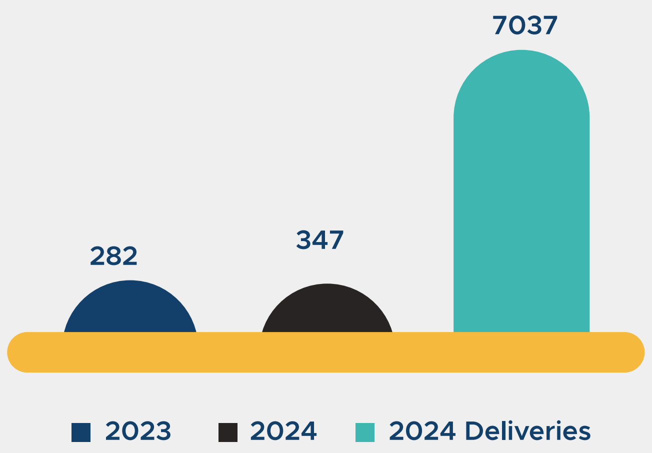
This process allows us to identify areas of opportunity to improve our environmental performance, strengthen our energy efficiency strategies, and encourage the adoption of lower-impact technologies. The increase recorded during the period is mainly explained by the integration and delivery of new assets to the portfolio, totaling 8 new operations for 2024, which include manufacturing and logistics.

Below is the breakdown of emissions recorded during 2023 and 2024:

SCOPE 2
(tCO_2e)



SCOPE 3
(tCO_2e)



WASTE

Proper waste management is a key component of our sustainability strategy. Although no systematic waste measurement was conducted in 2024, we promoted responsible handling practices, including appropriate waste disposal and the search for correct and optimized handling options according to the type of waste involved. This effort included internal and administrative levels as well as our tenants and suppliers, through announcements and training sessions.

As part of our commitment to continuous improvement, we plan to initiate formal waste measurement in early 2025 for the waste generated at our properties, which will allow us to establish baselines and design more effective short- and medium-term management strategies.

ENVIRONMENTAL COMPLIANCE

At Industrial Gate, we are committed to complying with applicable environmental legislation across all our operations and projects. We consider regulatory compliance a key pillar of our sustainability strategy and an essential requirement for long-term value creation.

During the reporting period, we had no records of sanctions, fines, or non-compliance related to environmental regulations. However, we remain attentive to evolving regulatory requirements and continue to strengthen our internal practices to ensure full compliance across all our developments and operations.

Additionally, we promote a culture of environmental compliance among our employees and strategic partners, ensuring that all our activities are carried out under principles of environmental responsibility and continuous improvement.

06

SOCIAL DIMENSION

OUR **PEOPLE**

At Industrial Gate, we are convinced that our growth and long-term success are made possible thanks to the commitment, capabilities, and talent of our team. Our employees are the driving force behind each of our projects, from strategic planning to the operation of our properties.

We promote a work environment based on respect and collaboration, where each person can develop their potential and actively contribute to achieving our goals. We ensure decent working conditions and equal employment opportunities for everyone.

In 2024, our workforce grew by 31% compared to 2023, driven mainly by market demands and a team and operation that continue expanding with clear objectives to compete in Mexico's industrial sector. Our team is made up of highly qualified professionals with multidisciplinary profiles who provide a comprehensive vision for the management of our assets.

We will continue working to attract, develop, and retain the best talent, consolidating a strong organizational culture aligned with the sustainability principles that guide us.

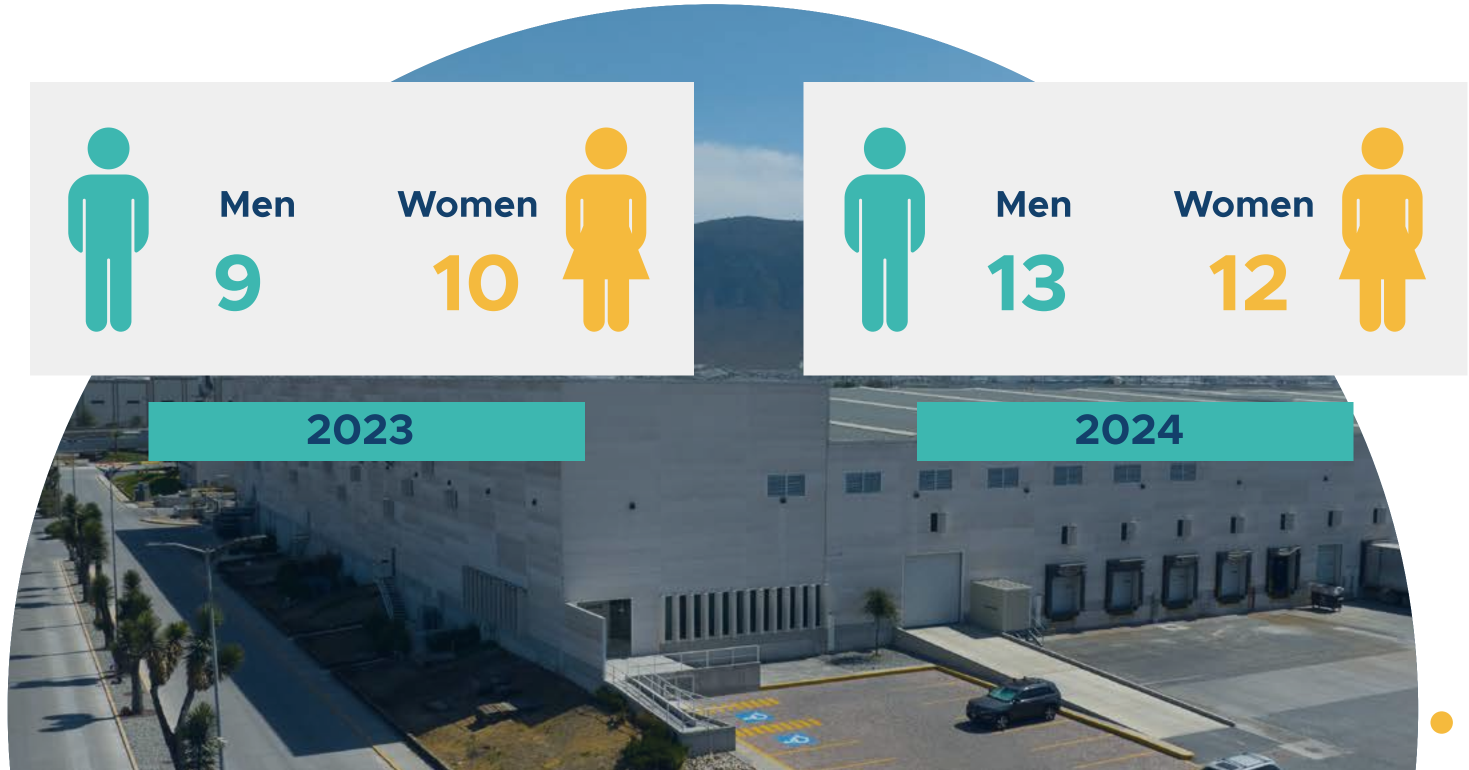
DIVERSITY, EQUITY, AND **GENDER**

We are convinced that diversity of perspectives, experiences, and backgrounds enriches our organizational culture and strengthens our ability to innovate, collaborate, and grow sustainably. That is why we foster a work environment where all people are valued, respected, and treated with equity.

As part of our efforts in this area, we developed and implemented a Diversity, Equity, and Inclusion (DEI) policy. This policy establishes the principles, objectives, and action lines that guide us to ensure human talent management free from bias, focused on equal opportunities, and aligned with the values we promote within and beyond our workplaces.

At Industrial Gate, we actively promote gender equity, as well as the inclusion of people of different ages, regions, abilities, and backgrounds. All our hiring, promotion, and professional development decisions are based exclusively on experience and skills.

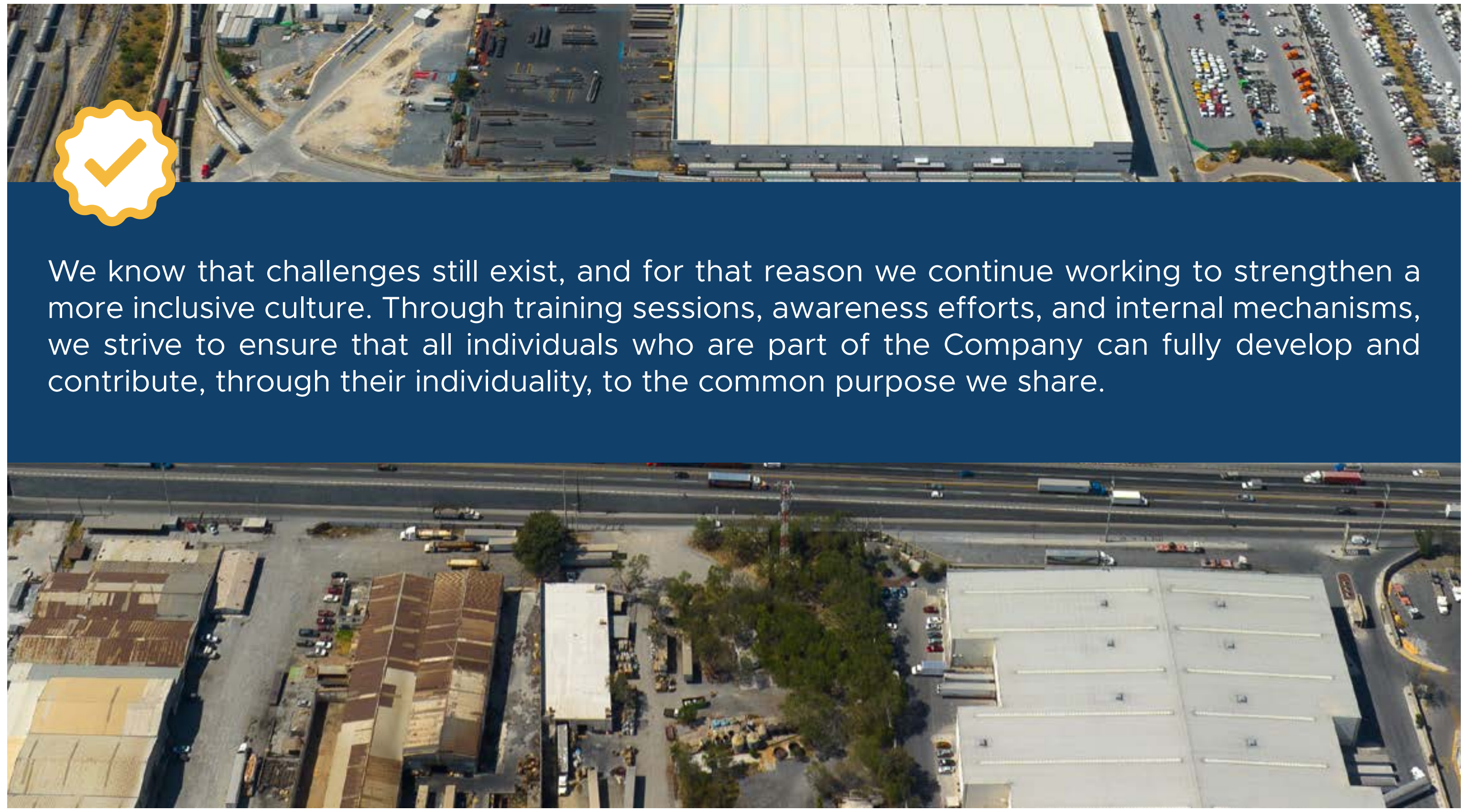
Below is the breakdown of our workforce by gender, age group, job category, and region of operation, which helps us identify areas of opportunity and make informed decisions to move toward more equitable representation:



Workforce by gender and age group					
Age group	**2023**		**2024**		**Var. % 2024 vs 2023**
	Women	Men	Women	Men	
- 30 años	7	3	8	5	30%
30 – 50 años	2	6	3	7	25%
+ 50 años	1	-	1	1	100%

Workforce by gender and job category					
Job category	**2023**		**2024**		**Var. % 2024 vs 2023**
	Women	Men	Women	Men	
Construction	1	1	2	2	100%
Legal	3	-	3	-	0%
Operations	1	1	1	2	50%
Accounting	1	1	2	2	100%
Investments	3	2	4	2	20%
Management	-	3	-	3	0%
Commercial	1	1	-	2	0%

Workforce by gender and region					
Region	**2023**		**2024**		**Var. % 2024 vs 2023**
	Women	Men	Women	Men	
CDMX	9	9	11	13	33%
Chihuahua	1	-	1	-	0%



We know that challenges still exist, and for that reason we continue working to strengthen a more inclusive culture. Through training sessions, awareness efforts, and internal mechanisms, we strive to ensure that all individuals who are part of the Company can fully develop and contribute, through their individuality, to the common purpose we share.

PAY **GAP**

We are committed to ensuring fair and equitable working conditions for all individuals who are part of our team. A fundamental part of this commitment is to ensure that the compensation we offer is based on objective criteria and does not reflect unjustified differences related to gender or other personal conditions.

Although no structural differences have been identified within the Company, we are aware that pay equity is not a static goal, but an ongoing process that requires constant monitoring and proactive actions. Therefore, we conduct periodic reviews of our salary structure and performance evaluation processes, ensuring they are applied consistently, transparently, and in alignment with our Diversity, Equity, and Inclusion policy.

TRAINING AND **DEVELOPMENT**

We recognize that the development of our team is key to achieving our strategic goals and consolidating an efficient, safe, and sustainable operation. For this reason, we promote continuous training programs that strengthen both the technical skills and soft skills of our team.

Our training approach is tailored to the specific needs of each position, operational area, and region of activity, prioritizing topics that generate the greatest impact on service quality, on-site safety, and the experience of our tenants. We also promote a culture of continuous learning that encourages professional and personal growth.

In 2024, we strengthened our training programs by providing the team with seven training courses/sessions over a period of 2 months and 10 hours. These sessions provided knowledge and new tools to 12 team members across various areas of the organization.

HEALTH, SAFETY, AND WELL-BEING OF **OUR EMPLOYEES**

At Industrial Gate, we prioritize the health, safety, and well-being of every person who is part of our team. We are aware that our operations require safe work environments and adequate conditions that protect the physical and mental integrity of our employees, especially in activities related to the supervision and maintenance of industrial spaces.

We have safety protocols and procedures aligned with current regulations, which are reviewed and updated periodically to mitigate occupational risks and strengthen incident prevention. In addition, we conduct inspections, drills, and specialized training sessions to promote a safety culture at all levels of the Company.

TENANT **SATISFACTION**

We understand that maintaining strong, long-term relationships with our tenants depends on our ability to provide functional spaces, as well as a close, efficient service aligned with their operational needs. For this reason, tenant satisfaction is a strategic priority that guides our decision-making and continuous improvement efforts.

Throughout the year, we closely follow up on requests, comments, and suggestions from our tenants through surveys and questionnaires, from executives to administrative and operational staff at the properties, along with training sessions and informational communications. This interaction allows us to identify areas for improvement, anticipate possible needs, and resolve any situation in a timely manner.

ORGANIZATIONAL CLIMATE AND **ENGAGEMENT**

We believe that a positive, participative, and trust-based work environment is essential for the well-being of our team. At Industrial Gate, we foster an organizational culture where every employee feels valued, heard, and motivated to contribute through their experience and talent.

To understand our team's perception and make informed decisions that strengthen our work environment, we promote open and anonymous communication through a suggestion and complaint box, or via members of the ESG committee, as well as through internal satisfaction surveys conducted by specialists in human talent.

HEALTH, SAFETY, AND WELL-BEING OF OUR **TENANTS**

We are firmly committed to providing our tenants with spaces that ensure optimal safety, health, and well-being conditions. We understand that the efficient and safe operation of our properties is key to the continuity of their production and logistics processes, as well as to the protection of the people working in them.

Our buildings are designed, constructed, and managed under strict technical standards that take into account aspects such as compliance with construction and design regulations, green building certifications, practices, and high safety standards, all aligned with our manual and green construction logbook.

PRIVACY AND **DATA PROTECTION**

At Industrial Gate, we recognize the importance of protecting the personal and confidential information of all individuals we interact with, whether they are employees, tenants, or suppliers.

We have internal policies and procedures for the handling, storage, and safeguarding of personal data, aligned with current privacy legislation. We also implement technical and administrative measures aimed at preventing unauthorized access, data breaches, or misuse of information.

IMPACT ON LOCAL **COMMUNITIES**

In 2024, we reinforced our commitment to local communities through care and due diligence in our developments to mitigate potential risks and provide benefits through infrastructure that can improve conditions in the area, along with the generation of direct and indirect employment.

Additionally, we proactively assess potential social impacts before initiating new projects, with the goal of preventing disruptions to local dynamics and, in turn, promoting conditions that support community development.

HUMAN **RIGHTS**

At Industrial Gate, we recognize and promote respect for human rights as the foundation of an ethical, responsible, and sustainable operation. We align with internationally recognized principles, such as those established in the Universal Declaration of Human Rights, the UN Guiding Principles on Business and Human Rights, and the applicable labor provisions in Mexico.

Child Labor

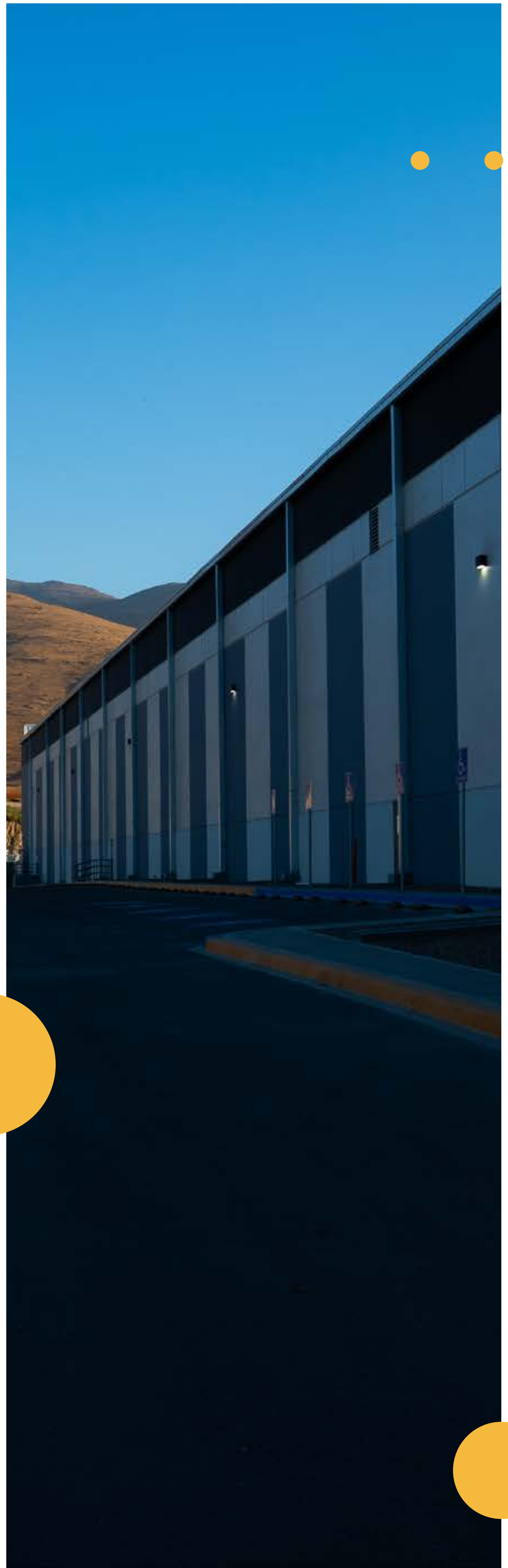
We oppose all forms of child labor. In line with Mexican law, we ensure that no minor participates in our activities, whether directly or through third parties. We extend this principle to our network of suppliers and contractors through contractual clauses.

Forced or Compulsory Labor

We reject all practices involving any form of labor coercion. We ensure that all employment relationships are voluntary and that contractual conditions are clear, fair, and respectful of labor rights. This principle also applies to our business partners and suppliers.

Rights of Minority Groups

We are committed to respecting and protecting the rights of minority groups, including Indigenous peoples, vulnerable communities, and individuals facing marginalization. In cases where our operations may geographically coincide with these groups, we strive to ensure respect for their culture and strengthen opportunities for voluntary and respectful social and economic inclusion.



QUALITY, SAFETY, AND ACCESSIBILITY IN **OUR BUILDINGS**

We design, develop, and operate our properties according to the highest standards of quality and safety. Each property in our portfolio represents not only a strategic investment but also a dedicated space to boost the productivity of our tenants and the well-being of our employees.

Throughout the entire life cycle of our assets, from the design stage to operation, we apply rigorous technical criteria in structural, regulatory, and operational matters. This includes established and constantly updated processes, supported by continuous training for our team members.

Structural safety and operational efficiency are fundamental pillars of our business model. Therefore, we carry out periodic inspections, performance evaluations, and continuous improvements to maintain the quality and functionality of each property.

07

CORPORATE GOVERNANCE

At Industrial Gate, we recognize that a solid corporate governance structure is essential to achieving our strategic objectives and building trust-based relationships with our stakeholders. Our approach is based on transparency, accountability, and efficiency in decision-making, ensuring management aligned with the highest ethical, regulatory, and sustainability standards. Through our governance structure, we promote a culture of integrity that permeates all areas of the Company.

EXECUTIVE **TEAM**

We have an executive team committed to integrity, transparency, and the sustainable development of the Company. Their strategic decisions guide our day-to-day operations and define the path toward responsible growth, which we aim to consolidate at every stage of our evolution.

Our team is made up of professionals with extensive experience in institutional capital management and the development and operation of industrial real estate assets. This diversity of capabilities enables a comprehensive vision and long-term decision-making approach.

The composition of the Executive Team is as follows:

Name	Position	Seniority*	Other relevant roles
Antonio Báez	CEO	4 years	Executive Director of TC Latin America Partners in Mexico
Raúl Arroyo	CIO	4 years	Founding Partner at REi – Real Estate Investments
Miguel Delgado	CFO / COO	4 years	Founding Partner at REi – Real Estate Investments

* Based on the start date of operations of the industrial platform in Mexico.

Senior management plays a key role in integrating ESG criteria into our business model. From their position, they drive the incorporation of sustainability into our policies, processes, and stakeholder relationships.

COMMITTEES

At Industrial Gate, we understand that committees are fundamental elements within our corporate governance structure, as they allow us to make better decisions. Through them, we promote transparent, efficient management aligned with the values that guide our operations. Our committees strengthen internal control, promote regulatory compliance, and ensure that key issues for the Company's development receive the proper attention and follow-up.

INVESTMENT COMMITTEE

We have an Investment Committee responsible for approving all new transactions and relevant adjustments to the business plan of each investment made. This committee is made up of professionals with extensive experience in the real estate sector in Latin America and is not involved in the day-to-day operations of the Company, which gives them a broader perspective on market opportunities and the risks associated with the investment strategy.

Its main function is to safeguard the interests of investors and ensure compliance with the fiduciary duty the Company has when managing third-party institutional capital.

The composition of the Investment Committee is as follows:

Name	Position	Years of Experience	Tenure on the Committee*
Gregorio Schneider	Co-Founder and Chief Investment Officer (CIO) of TC Latin America Partners	Over 30 years	4 years
Daniel Grunberg	Co-Founder and Managing Director of TC Latin America Partners	Over 30 years	4 years

* Based on the start date of operations of the industrial platform in Mexico.

ESG COMMITTEE

We have an ESG Committee, whose main function is to oversee the implementation of our sustainability strategy and ensure its alignment with our strategic objectives. This committee reflects our commitment to structurally integrating ESG aspects at all levels of our operations.

It is made up of representatives from key areas of the Company, allowing for a cross-functional vision and coordinated decision-making on ESG matters. Among its responsibilities are the monitoring of compliance with internal policies, evaluation of emerging risks, review of priority initiatives, and validation of information for reporting and accountability processes.

The composition and responsibilities of the ESG Committee are as follows:

Name	Role within the Committee	Main Responsibilities
Antonio Báez	Strategic and business guidance on ESG matters	Approve the annual work plan and the Company's ESG budget
Juliana Soto	Strategic guidance focused on investors and supervision of ESG operational implementation	Prepare the annual work plan and ensure its proper execution
Sergio Hidalgo	ESG program implementation with a primary focus on financial performance of the assets	Prepare the annual work plan and implement the procedures needed to achieve it
Hugo Bonilla	ESG program implementation with a focus on operational performance of the assets	Prepare the annual work plan and implement the procedures needed to achieve it

BUSINESS **ETHICS**

At Industrial Gate, ethics is a fundamental principle that guides all our operations and business relationships. We are committed to integrity, transparency, and respect in all our interactions, both internal and external. For us, business ethics is not just a regulatory requirement, but a commitment to our employees, tenants, suppliers, and the community at large.

We have a Code of Ethics that sets the standards we expect from everyone who is part of the Company. This code is designed to promote responsible practices in key areas such as decision-making, conflict of interest management, financial transparency, and relationships with our stakeholders.

Our Code of Ethics also includes clear guidelines on how to handle sensitive situations such as gifts, entertainment activities, and the principles to follow to prevent any form of corruption or bribery. We also establish confidential reporting mechanisms so that our employees and stakeholders can report unethical behavior or violations of our policies.

To ensure the correct application of these principles, we provide continuous business ethics training to all our employees, ensuring they are fully aware of their responsibilities and the impact their actions have on the Company.

TAX **STRATEGY**

Each investment vehicle managed by Industrial Gate is guided by a tax strategy that addresses the specific needs of the underlying investors. This strategy takes into account jurisdiction, tax regime, legal structure, among other factors.

Each tax strategy is defined by a group of subject-matter experts and approved by the Investment Committee. Its main objective is to achieve tax efficiency while fully complying with applicable local and international regulations.

ESG **POLICY**

The ESG Policy of IG aims to establish the environmental, social, and governance criteria that guide the organization's strategy and operations. This policy applies to all IG employees and suppliers, who must adhere to it upon initiating a relationship with IG.

By integrating ESG criteria into operations, the goal is to actively contribute to achieving the following Sustainable Development Goals (SDGs) established by the United Nations:

The policy is reviewed biannually by the IG ESG Committee. Any changes made, whether during regular or extraordinary reviews, are communicated to all employees and other stakeholders via email.

CYBERSECURITY **ACTIONS**

We understand that information protection and cybersecurity are essential to ensure the continuity of our operations and the trust of our employees, tenants, and business partners. Digital security is a key component of our governance strategy, and we reference several recommendations issued by the U.S. Securities and Exchange Commission (SEC) on this matter.

We have a comprehensive set of security policies and tools, including:

MICROSOFT 365 (SOFTWARE):

- Defender for Office 365 (protection against email threats and collaboration).
- Defender for Identity (identity monitoring and detection of anomalous access).
- Cloud App Security (CASB for cloud app supervision).

MICROSOFT SENTINEL (SOFTWARE):

Cloud-native SIEM/SOAR platform that consolidates Microsoft 365, Azure, and on-premises logs, enables proactive threat detection through advanced analytics, and deploys automated response playbooks using Logic Apps.

BOX (SOFTWARE):

Cloud collaboration and storage solution with encryption at rest and in transit, access management, retention policies, and continuous monitoring through CASB integration.

UBIQUITI DREAM MACHINE PRO (HARDWARE):

All-in-one network device with next-generation firewall, IDS/IPS, deep packet inspection (DPI), VLAN segmentation, integrated VPN, and unified network control

In 2024, we strengthened our cybersecurity practices through:

- Implementation of **Defender XDR,** with anomaly detection and automatic threat blocking.
- Deployment of **Microsoft Sentinel** to centralize events, create custom dashboards, and orchestrate incident response.
- Configuration of security policies and content classification in **Box**, ensuring the protection of sensitive data.
- Upgrade and segmentation of the network with **Dream Machine Pro:** reinforced firewall rules, site-to-site VPN, and IDS/IPS monitoring.
- Execution of vulnerability assessments and regular penetration tests, with documented tracking and remediation of findings.

We also provide quarterly training for key team members on phishing, social engineering, and secure credential management; semiannual phishing simulations with risk reports; monthly emerging threat bulletins; and practical workshops on incident response and disaster recovery.

08

ABOUT THIS REPORT

This Annual Sustainability Report from Industrial Gate aims to provide a comprehensive and detailed view of our activities during the period from January 1 to December 31, 2024. It highlights a summary of our financial results, as well as progress made in environmental, social, and corporate governance (ESG) matters, reaffirming our commitment to sustainability, transparency, and accountability.

The preparation of this report was carried out based on international standards from the Global Reporting Initiative (GRI) and the Sustainability Accounting Standards Board (SASB), applicable to our sector. It also incorporates recommendations from the Task Force on Climate-related Financial Disclosures (TCFD). With this, we aim to align with best practices in corporate disclosure and facilitate informed decision-making by investors and other stakeholders.

The material topics included were defined based on the double materiality assessment conducted in 2025. The information was collected and managed by the teams responsible for each operation, consolidated and validated by our internal ESG team, and approved by Senior Management.

Additionally, the content of this report was externally verified by Vert Desarrollo Sustentable, a firm specialized in the preparation and validation of sustainability reports, to ensure compliance with applicable international standards.

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305-3	Other indirect (Scope 3) GHG emissions	Environmental Dimension	35
GRI 403: Water and Effluents 2018			
403-1	Occupational health and safety management system	Social Dimension	39
403-5	Worker training on occupational health and safety	ESG Approach	13
403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	Social Dimension	39

Content	Description	Chapter	Page
GRI 405: Diversity and Equal Opportunity 2016			
405-2	Ratio of basic salary and remuneration of women to men	Social Dimension	39
GRI 408: Child Labor 2016			
408-1	Operations and suppliers at significant risk for incidents of child labor	Social Dimension	39
GRI 409: Forced or Compulsory Labor 2016			
409-1	Operations and suppliers at significant risk for incidents of forced or compulsory labor	Social Dimension	39
GRI 411: Rights of Indigenous Peoples 2016			
411-1	Incidents of violations involving rights of indigenous peoples	Social Dimension	39

SASB CONTENT **INDEX**

TABLE 1. SUSTAINABILITY DISCLOSURE TOPICS & METRICS

Sector: Engineering & Construction Services				
Topic	**Code**	**Metric**	**Chapter**	**Page**
Environmental Impacts of Project Development	IF-EN-160a.2	Discussion of processes to assess and manage environmental risks associates with project design, siting and construction	ESG Approach	
Lifecycle Impacts of Buildings & Infrastructure	IF-EN-410a.2	Discussion of process to incorporate operational-phase energy and water efficiency considerations into project planning and design	ESG Approach	

TABLE 2. ACTIVITY METRICS

Sector: Engineering & Construction Services			
Metric	**Code**	**Chapter**	**Page**
Number of active projects	IF-EN-000.A	Corporate Profile	

VERT
DESARROLLO SUSTENTABLE

Industrial Gate's Annual Sustainability Report, 2024
External and Independent Verification Letter

To the stakeholders of Industrial Gate, the following is issued as an opinion of Vert, Desarrollo Sustentable (Vert), regarding the 2024 Annual Sustainability Report of Industrial Gate.

Vert's objective is to issue an independent verification of the contents of this report with reference on the Global Reporting Initiative 2021 standards and the Sustainability Accounting Standards Board standards applicable to the Engineering & Construction Services industry

Verification Methodology:

In order to have a full understanding of the structure of the reports, Vert held meetings with Industrial Gate's Sustainability team (responsible for the preparation of the report in question), who in turn provided a communication link with the other departments of the Company.

Likewise, assessments were conducted regarding the mechanisms used for data collection in the preparation of the reports included in the document, examining coherence in both the qualitative and quantitative information contained therein.

Finally, the correct application of the topics was validated based on the GRI 2021 Standard Elaboration Guidelines and SASB standards applicable to the Engineering & Construction industry, verifying their veracity, traceability and materiality, based on the information provided by Industrial Gate and its team, establishing the basis for compliance with the principles of accuracy, balance, clarity, completeness, comparability, timeliness, the context of sustainability and reliability, in these and subsequent reports.

Conclusions:

As a result of the verification process, it was concluded that the Annual Sustainability Report, 2024 of Industrial Gate was prepared with reference to the GRI 2021 Standards and SASB 2018 standards, applicable to the Engineering & Construction Services industry. No evidence was found that would lead us to believe that compliance and adherence to the GRI and SASB methodology has not been adequately carried out, or that there are inaccuracies in the information presented or that any material issue has been intentionally omitted.

Miguel Gonzalo Bermejo Rocher	Benjamín Salgado Pérez
GRI Certified Sustainability Professional (based on the GRI Universal Standards 2021) Issued: nov. 2023 Certification ID: 88330479	FSA Credential Holder

About this verification

Vert's associates have 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 on the adherence of all non-financial content of the report to the GRI 2021 standards and SASB standards, always based on the principles of independence, objectivity, and confidentiality. Vert does not make any commitment regarding the information gathering processes implemented in this report. This verification is issued on June 30, 2025, and will be valid as long as no modifications or publications are made after this date.

2024 ANNUAL

SUSTAINABILITY REPORT

INDUSTRIAL GATE