

FIBRAMTY

Sustainability Report 2025

Redefines Real Estate Profitability in Mexico in a Sustainable Way

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12 RESPONSIBLE CONSUMPTION AND PRODUCTION

Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, Fiduciario, acting in its capacity as trustee of Trust Agreement No. F/2157, also known as Fibra Mty, and headquartered in Monterrey, Nuevo León, Mexico, presents its 2025 Sustainability Report.

This report presents Fibra Mty's economic, social, environmental and corporate governance performance for its corporate offices and 118 properties in Mexico during the period from January 1 to December 31, 2025, consistent with the reporting period covered by the corresponding Annual Financial Report. Fibra Mty publishes its Sustainability Report on an annual basis.

The entities included within the reporting boundary are Fibra Mty F/2157 (the Issuer Trust), Administrador Fibra Mty, S.C. (the Manager) and Fibra Mty S.A.P.I. de C.V. (the Initial Settlor).

Fibra Mty does not hold non-controlling interests in other entities. During the reporting period, there were no mergers, acquisitions or demergers involving entities or parts thereof. Consequently, no adjustments to the information presented in this report were required for these reasons.

This report has been prepared in accordance with the **GRI Standards, the GRI Construction and Real Estate Sector Standard (CRESS), and the recommended disclosures of the SASB Real Estate Standard (Version 2023-06) developed by the Sustainability Accounting Standards Board (SASB).**

Transparency and Accountability

GRI 2-5 / 2-14 / 3-3

To provide stakeholders with information that is free from material misstatement, based on the principles of relevance, completeness, reliability, neutrality and understandability, and in accordance with its Sustainability Strategic Plan, Fibra Mty engaged Mancera, S.C. (A Member Firm of Ernst & Young Global Limited) to perform an independent limited assurance engagement on the selected indicators included in this report.

The following indicators were subject to independent limited assurance:

Category	Indicators Subject to Assurance	
Organization Profile	SASB IF-RE-000.A	Number of assets, by property subsector
	SASB IF-RE-000.B	Leasable floor area, by property subsector
	SASB IF-RE-000.C	Percentage of indirectly managed assets, by property subsector
	SASB IF-RE-000.D	Average occupancy rate, by property subsector
Environmental	GRI 302-1	Energy consumption within the organization
	GRI 302-2	Energy consumption outside of the organization
	GRI 302-3	Energy intensity
	GRI CRE1	Building energy intensity
	SASB IF-RE-130a.1	Data coverage for energy consumption as a percentage of (1) total floor area, by property subsector
	SASB IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage; (2) percentage grid electricity; (3) percentage renewable energy, by property subsector
	SASB IF-RE-130a.3	Like-for-like percentage change in energy consumption for portfolio area with data coverage, by property subsector
	SASB IF-RE-130a.4	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR®, by property subsector
	GRI 303-3	Water withdrawal.
	GRI 303-4	Water discharge
	GRI 303-5	Water consumption
	GRI CRE2	Building water intensity

Category		Indicators Subject to Assurance
Environmental	SASB IF-RE-140a.1	Data coverage for water withdrawal as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector
	SASB IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage and (2) in regions with High or Extremely High Baseline Water Stress, by property subsector
	SASB IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector
	SASB IF-RE-410a.1	(1) Percentage of new leases containing a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property subsector
	SASB IF-RE-410a.2	Percentage of tenants that are separately metered or sub-metered for (1) grid electricity consumption and (2) water withdrawals, by property subsector
	GRI 304-1	Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas
	GRI 305-1	Direct (Scope 1) GHG emissions
	GRI 305-2	Energy indirect (Scope 2) GHG emissions
	GRI 305-3	Other indirect (Scope 3) GHG emissions
	GRI 305-4	GHG emissions intensity
	GRI CRE3	Building greenhouse gas emissions intensity
Social	GRI 2-7	Employees
	GRI 2-8	Workers who are not employees
	GRI 202-2	Proportion of senior management hired from the local community
	GRI 401-1	New employee hires and employee turnover
	GRI 401-3	Parental leave
	GRI 403-9	Work-related injuries

Category		Indicators Subject to Assurance
Social	GRI 403-10	Work-related ill health
	GRI 404-1	Average hours of training per year per employee
	GRI 404-3	Percentage of employees receiving regular performance and career development reviews
	GRI 405-1	Diversity of governance bodies and employees
	GRI 406-1	Incidents of discrimination and corrective actions taken
	GRI 411-1	Incidents of violations involving the rights of Indigenous Peoples
	GRI 413-1	Operations with local community engagement, impact assessments, and development programs
Corporate Governance	GRI 205-2	Communication and training about anti-corruption policies and procedures
	GRI 205-3	Confirmed incidents of corruption and actions taken

The ESG Committee reviews and, where appropriate, approves the annual Sustainability Report, including the organization's material topics, in accordance with the Management Review Procedure.

The Independent Limited Assurance Report, included in Section 8.c of this report, presents the independent practitioner's conclusion on the selected non-financial indicators, in accordance with International Standard on Assurance Engagements (ISAE) 3000, the GRI Standards, the GRI Construction and Real Estate Sector Standard (CRESS), and the disclosures of the SASB Real Estate Standard developed by the Sustainability Accounting Standards Board (SASB).

Publication date: **July 22, 2026**

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Fibra Mty
Fibra Mty

Letter from the Chairman **of the Technical Committee**

GRI 2-22



Dear Readers,

Managing a publicly listed company involves far more than preserving the value of its assets. It requires making decisions with a long-term perspective, strengthening investor confidence and preparing the organization to respond to an increasingly dynamic environment. This responsibility is the foundation upon which Fibra Mty makes decisions and creates sustainable value.

Over the past several years, the way capital markets evaluate companies has evolved significantly. Today, financial strength and the quality of assets remain essential, but so does an organization's ability to anticipate risks, adapt to change and create sustainable value. In this context, the integration of environmental, social and corporate governance factors has become a strategic advantage that enhances competitiveness, resilience and market confidence.

At Fibra Mty, we embrace this evolution with a clear conviction: sustainability is not a strategy that operates alongside our business—it is embedded in the way we understand, manage and grow our business.

The year 2025 marked the successful completion of our 2023–2025 Sustainability Strategic Plan, through which we strengthened our institutional capabilities and progressively integrated sustainability into the management of our business. Building on this foundation, the ESG Committee approved the 2026–2030 Sustainability Strategic Plan, which will guide our evolution over the coming years as we continue strengthening portfolio resilience, transparency and innovation.

Fibra Mty's inclusion in the S&P Global Sustainability Yearbook 2026 represents an important milestone in the evolution of our sustainability strategy. This recognition, based on the results of the 2025 Corporate Sustainability Assessment (CSA), distinguishes the highest-performing companies within their respective industries worldwide and reflects Fibra Mty's ongoing commitment to responsible, transparent management and the creation of long-term value.

We also reaffirm our commitment as a participant in the United Nations Global Compact, fostering a responsible business culture and advancing initiatives aligned with the Sustainable Development Goals and the Ten Principles on human rights, labour, the environment and anti-corruption. These principles continue to guide our decisions and strengthen the way we understand our responsibilities toward investors, our people, communities and the environment in which we operate.

I firmly believe that creating sustainable value depends, above all, on an organization's ability to earn and preserve the trust of its stakeholders. Accordingly, we will continue promoting a corporate governance framework founded on integrity, transparency, accountability and the effective oversight of the risks and opportunities that may influence the Trust's performance.

On behalf of the Technical Committee, I would like to thank our investors for their continued confidence and recognize the dedication of our employees, customers, suppliers and strategic partners, whose daily efforts enable us to continue building an organization prepared to meet the challenges of the future.

I invite you to explore this 2025 Sustainability Report, which reflects not only the results achieved during the year, but also the vision that will continue guiding Fibra Mty as we strengthen a resilient, transparent business model focused on creating sustainable long-term value.

Federico Garza Santos
Chairman of the Technical Committee

Letter from the **Chief Executive Officer**

GRI 2-22

To Our Valued Stakeholders:

Sustainability is no longer an aspiration—it is a prerequisite for competing in today's capital markets.

The organizations that will create the greatest value in the years ahead will not be defined solely by the quality of their assets or the strength of their financial performance, but by their ability to anticipate risks, adapt to a changing environment and transform challenges into opportunities that strengthen their competitive position.

At Fibra Mty, we made the decision to prepare for this new reality. Over the past several years, we have strengthened our capabilities to integrate sustainability into our business strategy, decision-making and portfolio management. We firmly believe that creating long-term value requires evolving at the same pace as our investors, customers and the market.

The year 2025 marked a turning point in this journey. We consolidated capabilities that now strengthen the way we manage our assets, assess risks, make decisions and communicate our performance to the market. The integration of ESG criteria into our investment and asset management processes, the strengthening of our enterprise risk management framework, our double materiality assessment, and the preparation of our first Sustainability-Related Financial Information Report, prepared in accordance with IFRS S1 and IFRS S2 issued by the International Sustainability Standards Board (ISSB), represent significant milestones that enhance Fibra Mty's transparency, resilience and ability to respond to an increasingly demanding environment.



The results of these efforts have also begun to be reflected beyond our organization. Our improved performance in the 2025 S&P Global Corporate Sustainability Assessment (CSA), inclusion in the Dow Jones Best-in-Class MILA Pacific Alliance Index 2026, and renewal of our Green Lease Leader Gold recognition demonstrate that our sustainability strategy continues to mature while strengthening the confidence of our stakeholders.

At the same time, we recognize that our greatest challenges still lie ahead. The 2026–2030 Sustainability Strategic Plan establishes a clear roadmap for strengthening portfolio resilience, accelerating the decarbonization of our operations, further integrating ESG criteria into investment decisions, advancing transparency in line with international standards, and continuing to foster an organizational culture built on innovation, continuous improvement and the creation of sustainable value.

No strategy can endure without integrity. For this reason, we maintain a zero-tolerance approach toward corruption, bribery, fraud, money laundering and the misuse of inside information. Ethics remains a non-negotiable principle that guides the way we conduct our business and build trusted relationships with investors, customers, employees, suppliers and our other stakeholders.

The progress presented in this report reflects the commitment and professionalism of our employees, as well as the trust that our investors, customers, suppliers and strategic partners place in Fibra Mty every day. To all of them, I extend my sincere appreciation for accompanying us throughout this journey of continuous improvement and transformation.

I am convinced that the organizations that will lead the market over the next decade will be those capable of anticipating change and transforming challenges into sustainable competitive advantages. Guided by that conviction, we will continue strengthening an innovative, resilient and transparent organization, prepared to respond to the challenges ahead while creating lasting value for our stakeholders.

I invite you to explore this 2025 Sustainability Report, which reflects the commitment, discipline and vision with which we continue building Fibra Mty's future.

Jorge Avalos Carpinteyro
Chief Executive Officer



About Fibra Mty

a. Our Culture
b. Evolution of the Sustainability Strategy
c. Memberships

1.

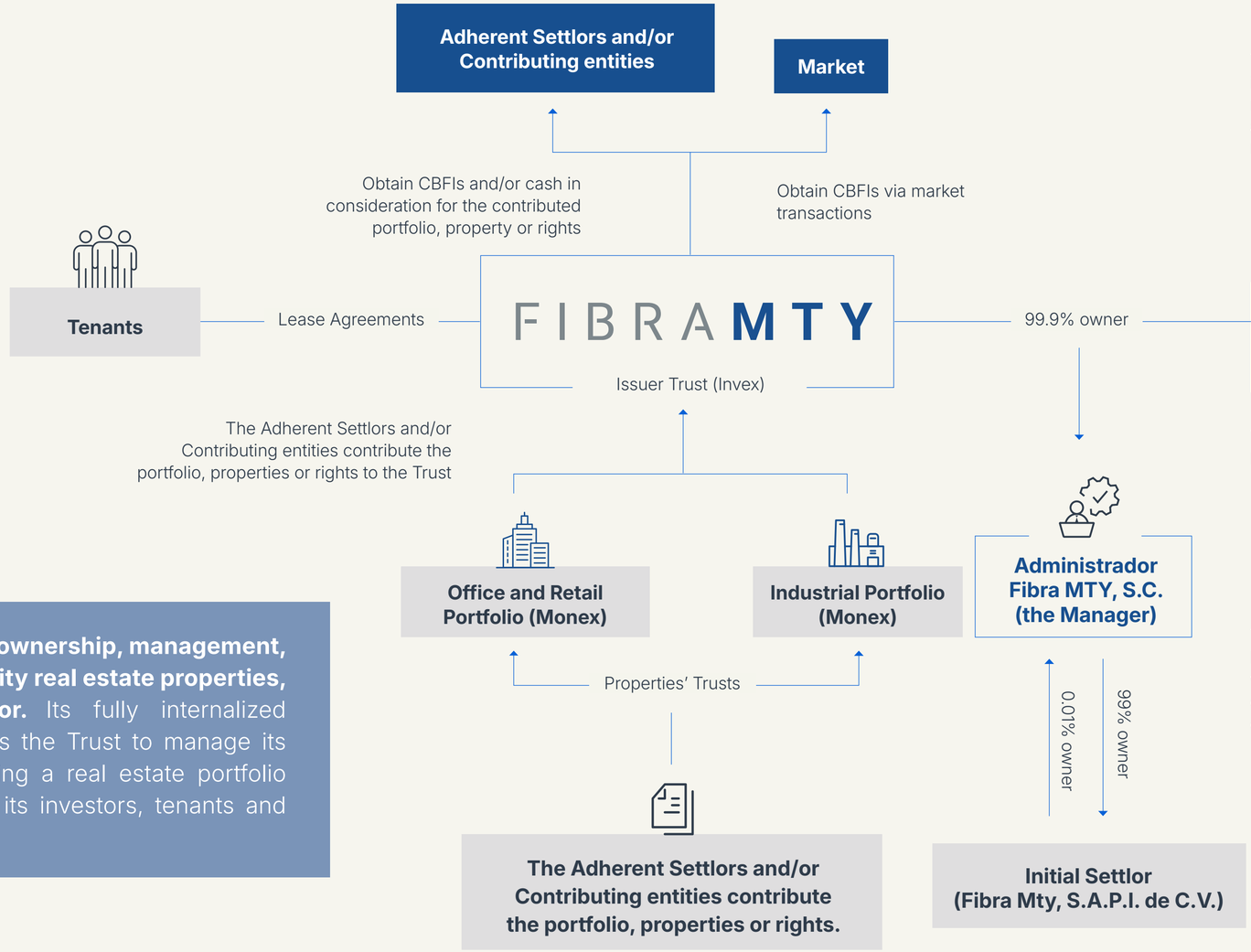
GRI 2-1 / 2-6

Fibra Mty is a Mexican real estate investment trust (FIBRA), established in 2014 under Trust No. F/2157 pursuant to a trust agreement entered into by Fibra Mty, S.A.P.I. de C.V., as Initial Settlor, Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, Fiduciario, as Trustee, and Monex Casa de Bolsa, S.A. de C.V., as Common Representative.

Fibra Mty specializes in the acquisition, ownership, management, development and operation of high-quality real estate properties, primarily in Mexico's industrial sector. Its fully internalized management and advisory model enables the Trust to manage its business strategy directly while developing a real estate portfolio focused on creating long-term value for its investors, tenants and other stakeholders.

The following figure summarizes the legal and operating structure through which Fibra Mty manages its real estate portfolio and conducts its business activities.

FIBRA MTY ORGANIZATIONAL AND OPERATING STRUCTURE



The Technical Committee is the body in charge of overseeing the appropriate management and functioning of the assets owned by Fibra Mty, as well as the adequate performance of its results.

The other corporate governance bodies are:

- Audit Committee
- Corporate Practices Committee
- Investments Committee
- Nominations Committee
- Indebtedness Committee

The Manager is the company that hires the executives and personnel who are in charge of the management of the FIBRA properties as well as the execution of the strategy.

Real Estate Portfolio

As of December 31, 2025, Fibra Mty's portfolio comprised 118 properties located across 13 Mexican states, with a gross leasable area (GLA) of 2,050,396 m², an occupancy rate of 96.6%, and a land reserve totaling 912,546 m².

Total assets

118 properties

96.6% Total Occupancy Rate

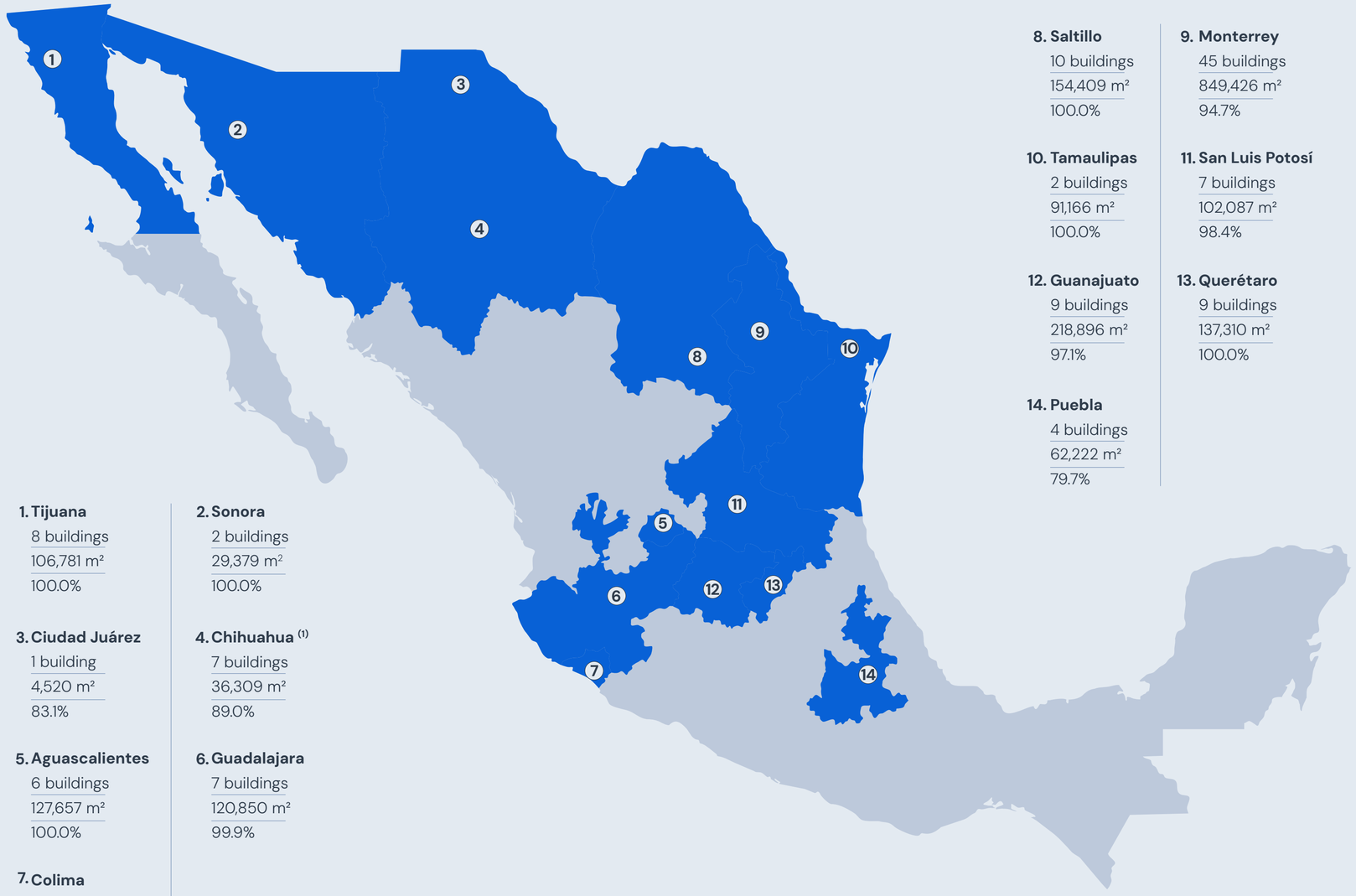
2,050,396 m² Gross leasable area

912,546 m² of Land Reserve

14 markets

During 2025, the acquisition of the two remaining properties from the Batach portfolio, together with the MeLi León property, added three industrial assets with a combined gross leasable area of 157,072 m². In addition, the expansions of the Danfoss, Providencia and Aguascalientes Finsa 02 properties increased the portfolio's gross leasable area by 66,697 m².

During the same period, the disposition of the Catacha and Fortaleza properties reduced the portfolio by 20,690 m² of gross leasable area (GLA).



1. Tijuana
8 buildings
106,781 m²
100.0%

2. Sonora
2 buildings
29,379 m²
100.0%

3. Ciudad Juárez
1 building
4,520 m²
83.1%

4. Chihuahua (1)
7 buildings
36,309 m²
89.0%

5. Aguascalientes
6 buildings
127,657 m²
100.0%

6. Guadalajara
7 buildings
120,850 m²
99.9%

7. Colima
1 building
9,384 m²
100.0%

8. Saltillo
10 buildings
154,409 m²
100.0%

9. Monterrey
45 buildings
849,426 m²
94.7%

10. Tamaulipas
2 buildings
91,166 m²
100.0%

11. San Luis Potosí
7 buildings
102,087 m²
98.4%

12. Guanajuato
9 buildings
218,896 m²
97.1%

13. Querétaro
9 buildings
137,310 m²
100.0%

14. Puebla
4 buildings
62,222 m²
79.7%

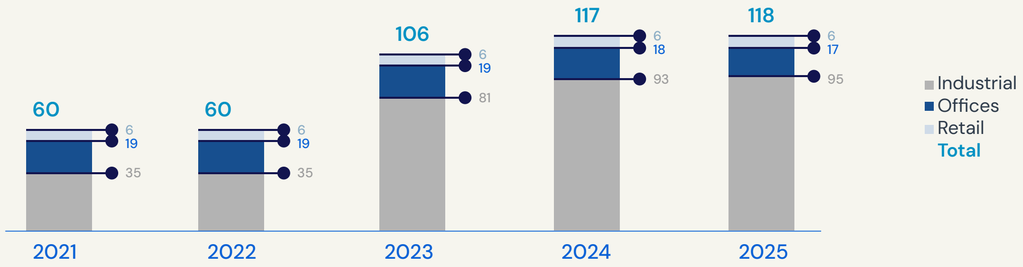
*Occupancy rate based on gross leasable area.
(1) Chihuahua, Parral, Delicias, Cuauhtémoc

Portfolio Evolution

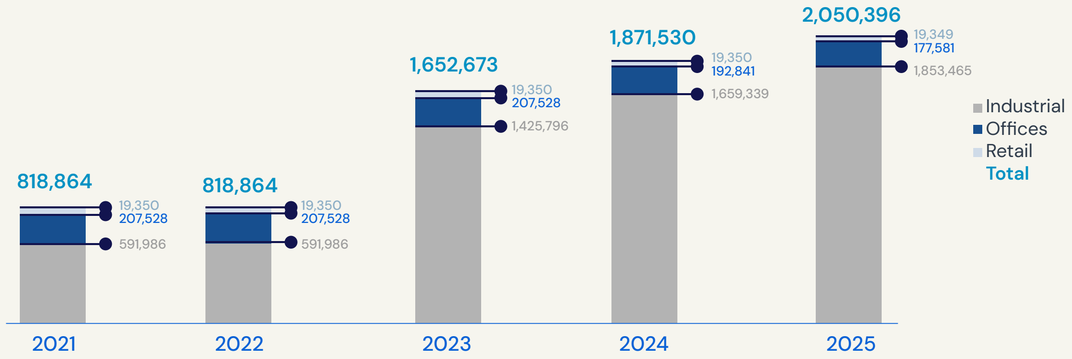
IF-RE-000.A, IF-RE-000.B, IF-RE-000.C, IF-RE-000.D

By the end of 2025, Fibra Mty's portfolio had further strengthened its presence in the industrial segment while maintaining high occupancy levels, efficient asset management, and a well-diversified tenant base across both geographies and industries.

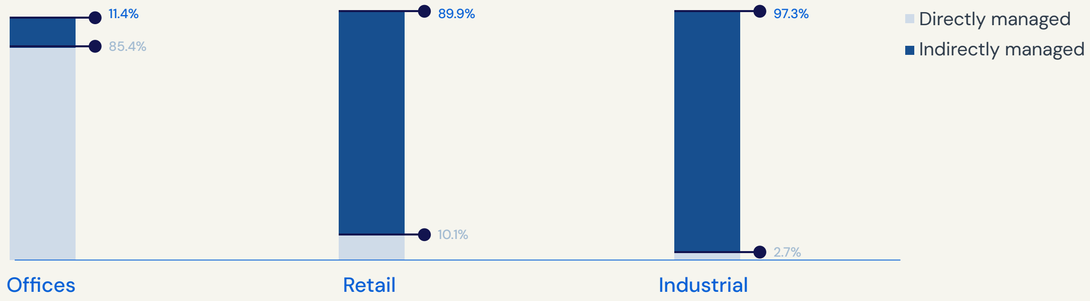
Number of assets, by property subsector



Leasable floor area, by property subsector (m²)

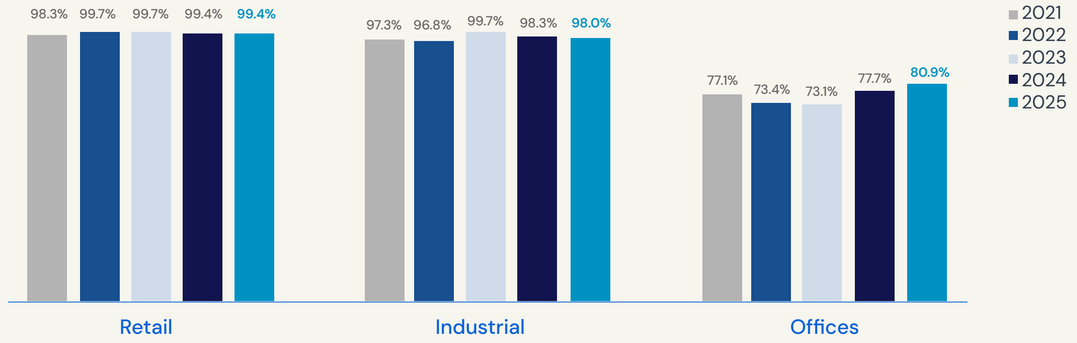


Percentage of managed assets*



* Percentages of managed assets are calculated based on leasable floor area.
Note 1: Directly managed = Operated directly by Fibra Mty.
Note 2: Indirectly managed = Operated by the tenant.

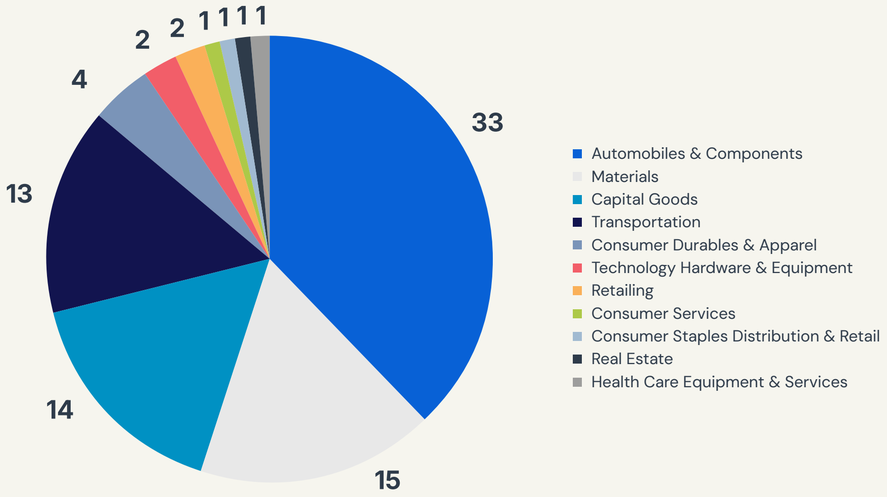
Average occupancy rate



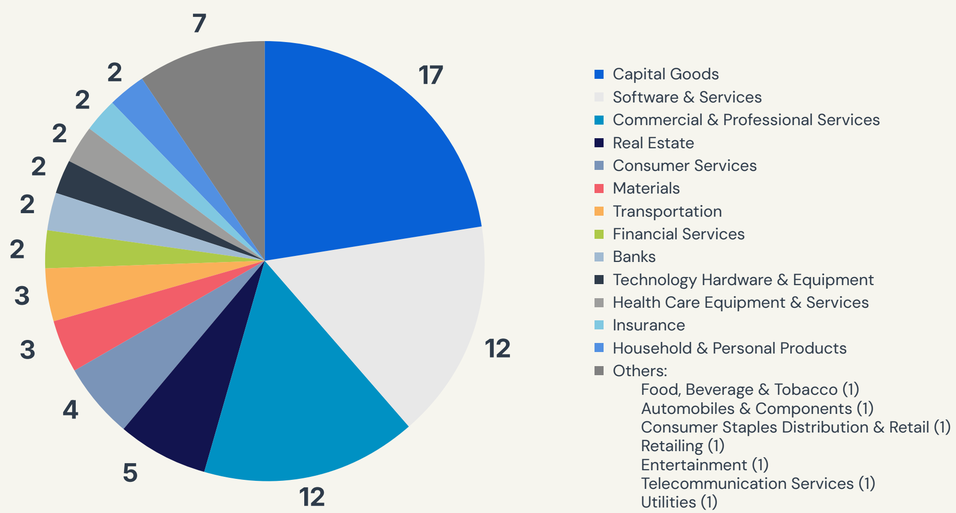
* Average occupancy rate is calculated based on leasable floor area

Served Sectors

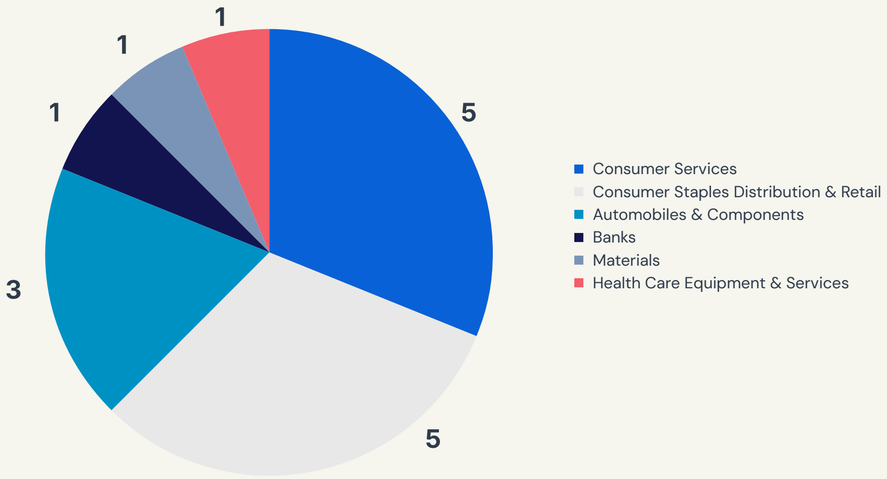
Industrial Tenants



Office Tenants



Retail Tenants



The diversification of Fibra Mty's tenant base enhances the resilience of its portfolio by reducing exposure to risks associated with specific industries or tenants.

During 2025, the acquisition of the remaining properties from the Batach portfolio and the MeLi León property introduced new tenants from the Retailing, Automobiles & Components, and Consumer Durables & Apparel sectors. Conversely, the disposition of the Catacha and Fortaleza properties resulted in the exit of tenants operating in the Entertainment, Capital Goods, and Consumer Staples Distribution & Retail sectors.

1.A

Our Culture

GRI 2-12

Fibra Mty's organizational culture provides the framework that guides decision-making, reinforces conduct grounded in ethics, integrity, and transparency, and supports the creation of long-term value. The Trust's Mission, Vision, and Values, established and upheld by the Chief Executive Officer, define the principles that guide the execution of Fibra Mty's business and sustainability strategy.



Mission

- Continuously foster well-being among our employees, investors, and stakeholders, maintaining our reputation as a reliable, transparent real estate investment vehicle with solid and consistent returns.
- Build long-term relationships with our tenants and investors, generating social, environmental, and economic value as a sustainable company.
- Attract and develop talent, supporting the professional growth and well-being of our teams while contributing to the company's continuous expansion.

Vision

- Generate added value through solid investments and attractive returns for our investors, always complying with best practices in legality, transparency, ethics, responsibility, and corporate sustainability.
- Be a reliable and adaptable company for investors, tenants, and stakeholders, committed to seizing market opportunities, meeting changing needs, respecting the environment, and fostering a positive social impact throughout our value chain.
- Develop a committed team of employees within an exceptional work environment.

Values

- Honesty and Integrity
- Respect
- Loyalty and Commitment
- Transparency and Legality
- Passion

1.B

Evolution of the Sustainability Strategy

Since 2019, Fibra Mty has continuously strengthened its sustainability strategy by incorporating international best practices, enhancing internal capabilities, and adopting increasingly ambitious environmental, social, and governance (ESG) commitments. The following timeline highlights some of the key milestones achieved throughout this journey.

2014

- Fibra Mty was established, including the governance structure and responsibilities of its governing bodies.

2019

- Established the critical roadmap for improving environmental, social, and governance (ESG) sustainability performance.

2020

- Conducted the first Materiality Assessment.
- Published the first Sustainability Report.
- Established the ESG Committee.
- Launched the Corporate Philanthropy and Community Support Program.
- Became a participant in the United Nations Global Compact.

2021

- Achieved the highest score in the Corporate Governance criterion of the S&P Global Corporate Sustainability Assessment (CSA).
- Launched the ESG Sustainability Strategy.
- Obtained EDGE Advanced certification for the corporate headquarters.
- Launched the Corporate Volunteer Program.

2022

- Earned Green Lease Leader Silver recognition.
- Achieved LEED O+M certification for 137,054 m² across nine office buildings and one retail property.
- Became a signatory to the Principles for Responsible Investment (PRI).
- Achieved the highest score in the Corporate Governance criterion of the S&P Global Corporate Sustainability Assessment (CSA).

2023

- Earned Green Lease Leader Gold recognition.
- Obtained Great Place to Work® certification.
- Received the ESR – Socially Responsible Company distinction.
- Committed to the Science Based Targets initiative (SBTi) to establish science-based targets.
- Issued the 2023–2025 Sustainability Strategic Plan.
- Achieved the highest score in the Economic and Governance Dimension among the FIBRAs participating in the S&P Global CSA.
- Submitted the first Principles for Responsible Investment (PRI) report and assessment (not publicly disclosed).
- Achieved Green Star level in its first GRESB Real Estate Assessment.

2024

- The *Redwood* office building received the 2024 SUMe IMPULSO Sustainability Award.
- Fibra Mty was recognized as one of the Best Places to Work in Mexico™ by the Great Place to Work® Mexico Institute.
- Received recognition from 50/50 Women on Boards for being one of the publicly listed companies with the highest representation of women on its Technical Committee.
- Ranked in the top decile globally in the Economic and Governance Dimension of the S&P Global CSA.

2025

- Fibra Mty became the first company in Mexico's real estate sector to obtain validation from the Science Based Targets initiative (SBTi) for its science-based Net-Zero targets.
- Improved its GRESB Real Estate Assessment score by 19%, increasing from 62 points in 2024 to 74 points in 2025.
- The Danfoss Expansión building achieved LEED BD+C: Core and Shell Silver certification.
- Issued the 2026–2030 Sustainability Strategic Plan.



1.C
Memberships

GRI 2-28

17 PARTNERSHIPS FOR THE GOALS

Fibra Mty actively participates in business and industry associations that promote the development of the real estate sector, enhance competitiveness, foster investment, and facilitate the exchange of best practices. These memberships strengthen institutional collaboration, support industry representation, and promote the adoption of national and international sustainability and corporate governance standards.

AMEFIBRA

AMEFIBRA (Mexican Association of Real Estate FIBRAs)

ampip
ASOCIACIÓN MEXICANA DE PARQUES INDUSTRIALES PRIVADOS, A.C.

AMPIP (Mexican Association of Private Industrial Parks)

AMERICAN CHAMBER MEXICO

AmCham Mexico



Sustainability Strategy

a. Progress against the 2023–2025 Sustainability Strategic Plan
b. Update to the 2026–2030 Sustainability Strategic Plan

2.

Sustainability Strategy

GRI 2-12, 2-13, 2-14, 3-3



Sustainability is an integral component of Fibra Mty's corporate strategy. By embedding sustainability into decision-making, risk and opportunity management, and the operation of its real estate portfolio, the Trust strengthens business resilience and creates long-term value for its stakeholders.

To implement this strategy, Fibra Mty has established a Sustainability Management Model that integrates governance, strategic planning, execution, and the ongoing monitoring of its ESG commitments.

Fibra Mty Sustainability Management Model

The following table summarizes the five components of Fibra Mty's Sustainability Management Model and the role each plays in implementing the Company's sustainability strategy.

1 Sustainability Policy

Promoted and reviewed by the Chief Executive Officer and approved by the ESG Commission, the Sustainability Policy reflects Fibra Mty's institutional commitment to responsible management by integrating environmental, social, and governance criteria into organizational decision-making processes.

The Sustainability Policy establishes the overarching principles and guidelines that govern the Company's sustainable management approach and its commitment to creating long-term value for stakeholders:

To continuously contribute to the well-being and satisfaction of our employees and their families, tenants, investors, business partners, and the communities where we operate by providing reliable, sustainable, resilient, and high-quality real estate assets, based on respect for human dignity, the professional and personal development of our people, the effective management of environmental, social, and governance risks, the implementation and continuous improvement of the Integrated Sustainability Management System, the mitigation of the environmental impacts of our assets, and the balanced use of economic, social, and environmental resources, preserving them for future generations while fostering mutually beneficial partnerships with authorities, suppliers, tenants, users, and local communities.

2 ESG Commission

The ESG Commission is responsible for promoting Fibra Mty's sustainable development and overseeing the identification, assessment, and management of ESG risks and opportunities.

Members:

Federico Garza Santos
Chairman of the Technical Committee

Verónica Elizondo Ortiz
Independent Member of the Technical Committee

Juan José Copeland Escriba
Independent Member of the Technical Committee

Carmen Eugenia Garza T Junco
Invited External Advisor

3 Sustainability Strategic Plan

Approved by the ESG Commission, the Sustainability Strategic Plan provides the framework through which Fibra Mty creates value for its stakeholders by aligning internal initiatives and processes with global trends and strategic sustainability objectives.

The Sustainability Strategic Plan is structured as a balanced scorecard comprising four perspectives:

- Corporate Sustainability Objectives
- Global Initiatives and Market Trends
- Internal Process Objectives
- Internal Initiatives

Additional information is available on Fibra Mty's website

The Sustainability Policy, the 2026–2030 Sustainability Strategic Plan, the responsibilities of the ESG Commission and the Operating Sustainability Committee, as well as additional information on the Integrated Sustainability Management System, are available at: **https://www.fibramty.com/en/sustentabilidad/estrategia**

4 Operating Sustainability Committee

The Operating Sustainability Committee coordinates and aligns ESG initiatives in accordance with the applicable regulatory framework and the Sustainability Strategic Plan approved by the ESG Commission.

Members:

Jorge Avalos Carpinteyro
Chief Executive Officer

Javier Llaca García
Chief Acquisitions and Operations Officer

Jaime Martínez Trigueros
Chief Financial and Administrative Officer

Eduardo Elizondo Santos
Chief Legal Officer

Verónica Barajas Treviño
Comptroller

André de Sousa Ramalho
Operations Director

Víctor Manuel Treviño Herrera
Treasury Director

César Rubalcava Plascencia
Investor Relations Director

José Antonio Romero López
Deputy Director of Sustainability

5 Integrated Management System for Sustainability

The adoption of the Integrated Sustainability Management System represents a strategic decision by Fibra Mty to strengthen its overall performance, advance sustainable development initiatives, and create long-term value for the organization and its stakeholders.

The model integrates environmental, social, and governance criteria into Fibra Mty's operations and decision-making processes, taking into account stakeholder needs and expectations, as well as the risks and opportunities that are material to the business.

Through a continuous improvement, resilience, and innovation approach, the system strengthens resource management and the measurement and enhancement of sustainability performance, contributing to long-term value creation and fostering positive relationships with stakeholders.

Each of these five components fulfills a distinct role within the Sustainability Management Model and, collectively, enables Fibra Mty to integrate sustainability into its corporate strategy.

2.A

Progress against the 2023–2025 Sustainability Strategic Plan

During 2025, Fibra Mty completed the implementation of its 2023–2025 Sustainability Strategic Plan. Ongoing monitoring of the Plan's objectives, performance indicators, and initiatives enabled the Company to assess the achievement of its established targets and identify opportunities for improvement, which served as the foundation for updating the next strategic planning cycle.



106% achievement of Corporate Sustainability Objectives

108% overall achievement of the Sustainability Strategic Plan

The **Corporate Sustainability Objectives** represent the strategic outcomes that guide Fibra Mty's ESG management and serve as the primary benchmark for evaluating the Company's overall performance.

Corporate Sustainability Objectives	KPIs	2025			
		Target	Result	Achievement	
1. Continuously improve Fibra Mty's sustainability performance	1.1 CSA: Overall ESG Score	59	**62**	●	105%
2. Mitigate the environmental impact of our assets	2.1 CSA: Environmental Dimension Score	56	**67**	●	120%
3. Contribute to the well-being and satisfaction of our stakeholders	3.1 CSA: Social Dimension Score	53	**56**	●	106%
4. Strengthen corporate governance in line with international best practices	4.1 CSA: Economic & Governance Dimension Score	68	**64**	●	94%
			Average Achievement	●	**106%**

The **Global Initiatives and Market Trends** align Fibra Mty's strategy with leading international standards for sustainability, responsible investment, and ESG disclosure, strengthening the comparability and transparency of the Company's reported information.

Global Initiatives and Market Trends	KPI's	Unit	2025			
			Target	Result	Achievement	
Environmental						
1. Global Real Estate Sustainability Benchmark (GRESB)	Real Estate Assessment Score	Score (0 - 100)	66	**74**	🟢	112%
	Public Disclosure Level	Score (0 - 100)	78	**99**	🟢	126%
2. Task Force on Climate Related Financial Disclosure (TCFD)	TCFD–GRESB Alignment Level[1]	KPI discontinued following the adoption of IFRS Sustainability Disclosure Standards				
3. Science Based Targets initiative (SBTi)			Obtain SBTi validation of targets	**Net-Zero targets validated on August 11, 2025**	🟢	100%
Social						
1. Sustainable Development Goals (SDGs)			Maintain Active Participant status in the UN Global Compact platform	**Communication on Progress (CoP) 2025 published on July 29, 2025. Active Participant status maintained.**	🟢	100%
2. Global Reporting Initiative (GRI)			100% coverage of GRI disclosures related to the annual materiality assessment	**100% 83 GRI disclosures covering 15 material topics**	🟢	100%
Corporate Governance						
1. Sustainability Accounting Standards Board (SASB)			100% coverage of SASB Real Estate 2023 disclosure standards	**24 out of 25 SASB Real Estate 2023 metrics included in the Sustainability Report**	🟠	96%
2. Principles for Responsible Investment (PRI)	PRI Assessment: Policy, Governance and Strategy	Score (0 - 100)	>70	**83**	🟢	119%
	PRI Assessment: Direct – Real Estate	Score (0 - 100)	>64	**72**	🟢	113%
	PRI Assessment: Confidence Building Measures	Score (0 - 100)	>33	**100**	🟢	303%
3. Green Lease Leader (GLL)			Achieve Green Lease Leader Platinum recognition	**Awarded Green Lease Leader Gold recognition**	🟠	67%
4. Commitments to Investors			Fulfill commitments on time	**Completed. 2025 requirements met for: XXI Banorte, Principal, Profuturo, SURA and PensionISSSTE.**	🟢	100%
				Average Achievement:	🟢	**121%**

[1] Following the adoption in Mexico of the IFRS Sustainability Disclosure Standards (IFRS S1 and IFRS S2), issued by the International Sustainability Standards Board (ISSB) and incorporated into the applicable regulatory framework, the former indicator tracking alignment with the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD) is no longer monitored independently and has been integrated into the disclosure requirements established under IFRS S2

The **Internal Process Objectives** translate strategic objectives into operational indicators that enable the systematic and measurable management of environmental, social, and corporate governance performance.

Internal Process Objectives	KPI's	Unit	2025			
			Updated Target	Result	Achievement	
Environmental						
1. Optimize energy consumption	1.1 Intensity of non-renewable fuel consumption within Fibra Mty	KWh/m²	0.54	**0.58**	🟢	107%
	1.2 Electricity consumption intensity within Fibra Mty		37.8	**51.35**	🔴	64%
	1.3 Renewable electricity consumption at corporate headquarters	%	55.6%	**46.36%**	🟢	83%
2. Reduce GHG emissions	2.1 Scope 1 + 2 absolute emissions	tCO_2e	2,871	**3,522.39**	🟡	77%
	2.2 Scope 3 absolute emissions		118,088	**144,085.96**	🟡	78%
3. Optimize water consumption	3.1 Water intensity in common areas operated by Fibra Mty	m³/m²/year	0.37	**0.37**	🟢	100%
	3.2 Water intensity at corporate headquarters		Begin separate measurement	**Measurement initiated**	🟢	100%
4. Reduce waste generation	4.1 Waste generation intensity in common areas operated by Fibra Mty	kg/m²/year	3.24	**3.32**	🟡	98%
	4.2 Waste generation intensity at corporate headquarters	kg/ employee/ year	Begin separate measurement	**Measurement initiated**	🟢	100%
	4.3 Percentage of waste from common areas operated by Fibra Mty sent for recycling	%	4%	**2.19%**	🔴	61%
	4.4 Percentage of waste diverted from disposal (corporate headquarters)		Begin separate measurement	**Measurement initiated**	🟢	100%
5. Certify the sustainability performance of our buildings	5.1 Number of certified buildings	No.	13	**20**	🟢	154%
	5.2 Floor area with environmental certifications	m²	188,142	**286,544**	🟢	152%
	5.3 Number of buildings with environmental performance certifications (water and energy consumption, waste generation, and GHG emissions)	No.	70	**82**	🟢	117%
6. Promote sustainable practices among our tenants	6.1 Leased floor area under green lease provisions	m²	245,920	**414,688**	🟢	169%
Social						
1. Contribute to the well-being of our employees	1.1 Employee satisfaction index	Index	>90	**75**	🟡	83%
	1.2 Employee turnover rate	%	10%	**11.7%**	🟡	83%
	1.3 Annual training plan completion	%	90%	**Not implemented**	🔴	0%
2. Mitigate occupational health and safety risks	2.1 Recordable occupational accidents	No. of cases	0	**1**	🔴	0%
	2.2 Occupational ill health		0	**0**	🟢	100%

Internal Process Objectives	KPI's	Unit	2025			
			Updated Target	Result	Achievement	
3. Increase tenant satisfaction	3.1 Percentage of satisfied customers	%	80%	**88.8%**	🟢	111%
4. Optimize the return on social investment	4.1 Direct beneficiaries of social programs	No.	220,000	**27,779**	🔴	13%
	4.2 Volunteer hours per employee	No.	1.5	**2.45**	🟢	163%
Corporate Governance						
1. Ensure transparency and accountability	1.1 Number of externally verified GRI and SASB disclosures	No.	43	**42**	🟠	98%
2. Compliance with the Code of Ethics	2.1 Substantiated reports received through the Ethics Hotline	No.	0	**0**	🟢	100%
				Average Achievement:	🟠	**92%**

The **Internal Initiatives** consist of specific projects designed to strengthen the institutional capabilities required to achieve the objectives established in the Sustainability Strategic Plan.

Internal Initiatives	KPI's	Unit	2025			
			Target	Result	Achievement	
Environmental						
1. Measurabl® Platform Implementation	1.1 Floor area within Fibra Mty with data coverage	%	100%	**100%**	🟢	100%
	1.2 Metering completeness within Fibra Mty	%	80%	**100%**	🟢	125%
	1.3 Leased floor area with data coverage	%	67%	**72%**	🟢	107%
	1.4 Metering completeness in leased areas	%	80%	**86.50%**	🟢	108%
2. ISO 14001 Certification of the Office Portfolio			Complete the documentation, implementation, and internal audit phases[1]	Deferred to 2026		
3. Biodiversity Action Plan			Monitoring	**Completed: None of Fibra Mty's properties are located within or adjacent to protected natural areas.**	🟢	100%
Social						
1. Universal Accessibility			Conduct a universal accessibility assessment at corporate headquarters [2]	Cancelled due to the office portfolio divestment plan		
2. Stakeholder Engagement			Complete implementation	**Completed. Stakeholder Engagement Manual issued.**	🟢	100%

Internal Initiatives	KPI's	Unit	2025			
			Target	Result	Achievement	
3. Human Rights Assessment			Complete implementation	Partially completed. Procedure and assessment tool under development.	🟠	50%
4. Diversity and Inclusion Policy			Monitoring	Completed	🟢	100%
5. 30% Women in Management Positions Strategy			Monitoring	Women in management positions: 42.4%	🟢	141%
6. Great Place To Work® Certification	6.1 Percentage of employees who consider Fibra Mty a great place to work.	%	>85	83%	🟠	98%
7. ESR® Recognition (Cemefi)	Overall score obtained in the Cemefi ESG Assessment	Index (0-4)	2.703	Fibra Mty received the ESR® Recognition for the fourth consecutive year.	🟢	100%
8. Living Wage	Project paused					
9. Tenant Health and Wellness Program			Implementation	Cancelled due to the office portfolio divestment plan		
Corporate Governance						
1. Materiality Analysis			Establish targets based on 2024 performance	Completed.	🟢	100%
2. ESG Risk and Crisis Management Program			Implementation	Completed. Action plans for ESG risks and opportunities defined.	🟢	100%
3. Operating Sustainability Committee			Monitoring	The Operating Sustainability Committee met on June 17, 2025.	🟢	100%
4. ESG Controversy Management			Monitoring	Feedback received and addressed through the following channels: a) sustentabilidad@fibramty.com: 7/7 b) ¡Exprésate!: 0/0 c) Mi Espacio Portal: Portal discontinued following the office portfolio divestment d) Fibra Mty Ethics Hotline: 1/1	🟢	100%
5. Supplier ESG Program			Develop the Supplier ESG Program	Partially completed. Procedure and assessment tool under development.	🟠	50%
				Average Achievement:	🟠	99%

(1) The timeline for completing the ISO 14001:2015 certification project was extended from 2025 to 2026 to prioritize actions required for compliance with the IFRS Sustainability Disclosure Standards (IFRS S1 and IFRS S2), in accordance with the requirements established in the CNBV's Issuers Circular, published on January 28, 2025, and to ensure readiness to issue Fibra Mty's first mandatory sustainability report in February 2026.
(2) The target was updated as a result of the office portfolio divestment plan, replacing the original target: Develop an improvement plan based on the results of the accessibility assessment (office portfolio). Beginning in 2026, this initiative will be incorporated into the Diversity and Inclusion Initiative.

2.B Update to the 2026–2030 Sustainability Strategic Plan

Upon completion of the 2023–2025 strategic cycle, Fibra Mty updated its 2026–2030 Sustainability Strategic Plan. The updated plan builds on the results achieved during the previous cycle, reflects the evolving regulatory and market landscape, incorporates priorities identified through the Materiality Analysis, and introduces new commitments related to climate change, responsible investment, risk management, human rights, responsible supply chain management, artificial intelligence, and the continuous improvement of the Integrated Management System for Sustainability.

Corporate Sustainability Objectives

Continuously improve Fibra Mty's sustainability performance

- Mitigate the environmental impact of our assets
- Contribute to the well-being and satisfaction of our stakeholders

Strengthen the integration of ESG factors into investment decision-making

- Consolidate corporate governance aligned with international best practices

Global Initiatives and Market Trends

- Global Real Estate Sustainability Benchmark
- Sustainable Development Goals
- Global Reporting Initiative
- Science Based Targets
- Carbon Disclosure Project
- International Sustainability Standards Board
- Sustainability Accounting Standard Board
- Green Lease Leader
- Principles for Responsible Investment

Internal Process Objectives

- Optimize energy consumption
- Strengthen the climate strategy
- Reduce GHG emissions
- Optimize water consumption
- Reduce waste generation
- Certify the sustainability performance of our buildings
- Promote sustainable practices among our tenants

- Contribute to the well-being of our employees
- Increase tenant satisfaction
- Foster diversity, inclusion, and gender equity
- Optimize the return on social investment

- Strengthen the composition of the Technical Committee
- Ensure transparency and accountability
- Effectively manage ESG risks and opportunities
- Create value for shareholders, the environment, and society
- Strengthen the sustainable management of the supply chain
- Ensure compliance with the Code of Ethics

Internal Initiatives

- Environmental Program
- Energy Management Program
- Climate Strategy

- Human Rights Assessment
- Human Capital Management
- Diversity and Inclusion
- Occupational Health and Safety
- Community Relations

- Guidelines for Effectiveness
- Materiality Analysis
- ESG Risk and Opportunity Management
- Sustainable Artificial Intelligence

- Integrated Management System Certification
- ESG Responsible Investment Scorecards

The new Strategic Plan retains the structure based on Corporate Sustainability Objectives, Global Initiatives and Market Trends, Internal Process Objectives, and Internal Initiatives, while further strengthening its alignment with leading international sustainability standards and Fibra Mty's corporate strategy.

2026–2030 Strategic Objectives and Targets

Corporate Sustainability Objectives	KPIs	Unit	Baseline (2024)	2026	2027	2028	2029	2030
				Targets [1]				
1. Continuously improve Fibra Mty's sustainability performance	1.1 CSA: Overall ESG Score	Score (0 - 100)	54	66	71	77	80	84
2. Strengthen the integration of ESG factors into investment decision-making	2.1 PRI Assessment: Direct Real Estate Score		64	68	83	83	89	89
3. Mitigate the environmental impact of our assets	3.1 CSA: Environmental Dimension Score		54	67	75	79	83	87
4. Contribute to the well-being and satisfaction of our stakeholders	4.1 CSA: Social Dimension Score		49	61	66	76	81	89
5. Consolidate corporate governance aligned with international best practices	5.1 CSA: Economic & Governance Dimension Score		58	70	71	74	75	75

[1] Targets may be recalibrated annually to reflect future updates to the S&P Global Corporate Sustainability Assessment (CSA) questionnaire issued after the publication of this Strategic Plan.

Global Initiatives and Market Trends	Target	Baseline
Environmental		
6. Carbon Disclosure Project	By 2030, achieve an A rating in CDP's annual Climate Change assessment.	B (2024)
	By 2030, achieve an A rating in CDP's annual Water Security assessment.	Not reported (2024)
7. Science Based Targets (SBTi)	Beginning in 2026, maintain the validity of the emissions reduction targets approved by the Science Based Targets initiative (SBTi).	Targets under validation (2025)
8. S&P Global Corporate Sustainability Assessment (CSA)	By 2030, achieve a score of 92 in the Climate Strategy criterion of the annual S&P Global Corporate Sustainability Assessment (CSA).	52 (2024)
9. Sustainability Accounting Standards Board (SASB)	Beginning in 2026, maintain 100% alignment with the SASB Real Estate disclosure standards.	92% (2024)
10. Green Lease Leader (GLL)	Beginning in 2026, ***maintain Gold-level*** Green Lease Leader recognition.	Gold level (2025)
Corporate Governance		
11. S&P Global Corporate Sustainability Assessment (CSA)	By 2030, achieve a score of 77 in the Risk and Crisis Management criterion of the annual S&P Global Corporate Sustainability Assessment (CSA).	0 (2024)
12. Principles for Responsible Investment (PRI)	By 2030, achieve a score of 69 in the Confidence-Building Measures module of the annual PRI Assessment.	33 (2024)
13. International Sustainability Standards Board (ISSB)	Beginning in 2026, publish the Sustainability Report in accordance with IFRS S1 and IFRS S2, in compliance with the requirements of the CNBV Issuers Circular (*Circular Única de Emisoras*).	Under development (2025)
Cross-Cutting ESG		
14. Global Real Estate Sustainability Benchmark (GRESB)	By 2030, achieve an Overall Score of 80 in the annual GRESB Real Estate Assessment.	62 (2024)
	By 2030, achieve a Public Disclosure Score of 87.	78 (2024)
15. Sustainable Development Goals (SDGs)	Maintain Active Participant status in the United Nations Global Compact on an annual basis.	Active Participant (2021–2024)
16. Global Reporting Initiative (GRI)	Maintain 100% coverage of GRI disclosures related to material ESG topics.	100% (2024)

Internal Process Objectives	Baseline
Environmental	
17. By 2030, achieve 55.6% renewable electricity consumption at the corporate headquarters.	56% (2024)
18. By 2030, reduce the Scope 1, 2 and 3 greenhouse gas emissions intensity by 55.6% compared to the 2023 baseline, in accordance with the Science Based Targets initiative (SBTi).	0.079 tCO_2e / m^2 (2023)
19. By 2030, complete the implementation of a Zero Waste Strategy within Fibra Mty.	Measurement begins (2025)
20. By 2030, reduce water consumption at the corporate headquarters to 7 m^3 per employee per year	8 m^3 per employee per year (2025)
21. By 2030, ensure that 100% of the portfolio as of the end of the previous year is covered by at least two environmental performance certifications (water, waste, energy and GHG emissions).	37% (2024)
22. By 2030, increase the area covered by environmental certifications to 422,858 m^2.	414,688 (2025)
23. By 2030, achieve 70% of industrial leases incorporating green lease clauses in renewals and new occupancies.	58% (2024)
Social	
Beginning in 2026:	
24. Achieve an employee agreement rate of 70% or higher for the statement that Fibra Mty is a great place to work.	85% (2024)
25. Maintain an employee turnover rate of 10% or less.	5.6% (2024)
26. Achieve at least 90% completion of the annual training program.	Implementation begins (2025)
27. Achieve zero recordable occupational accidents.	1 (2024)
28. Maintain zero cases of occupational ill health.	0 (2024)
29. Maintain women representing 30%–70% of total employees.	43.3% (2024)
30. Maintain 30% or more women in management positions (Managers, Deputy Directors and Directors).	38.2% (2024)
31. Beginning in 2026, maintain 80% or more satisfied customers.	82.7% (2024)
32. By 2030, achieve an average of three volunteer hours per employee per year.	1.1 (2024)
Corporate Governance	
33. Maintain 30% or more women on the Technical Committee.	30% (2024)
34. Maintain 80% or more independent members on the Technical Committee.	80% (2024)
35. By 2030, achieve an average Technical Committee member tenure of less than nine years.	3.8 (2024)
36. By 2030, achieve 80% of active suppliers adhering to the Supplier Code of Conduct.	73.2% (2024)
37. By 2030, resolve all matters reported through the Ethics Hotline within 90 days.	90 (2024)

Internal Initiatives	Target	2026	2027	2028	2029	2030
Environmental						
38. Environmental Program	Develop guidelines to keep property managers and tenants up to date on environmental best practices and regulations.					
	Update the responsibilities of the governance bodies regarding the Environmental Policy and the continuous improvement of environmental performance.					
39. Energy Management Program	Deliver energy-efficiency training to employees.					
	Develop a five-year energy audit program for Fibra Mty-owned equipment in industrial properties.					
40. Climate Strategy	Publish the first Sustainability Report prepared in accordance with IFRS S1 and IFRS S2.					
	Integrate climate-related risk mitigation and opportunity management into the overall investment strategy.					
	Incorporate the value chain into climate risk assessments.					
Social						
41. Human Rights Assessment	Conduct human rights assessments of key suppliers.					
	Implement processes to mitigate potential human rights risks across the value chain.					
42. Human Capital Management	Standardize the SMART methodology for performance appraisals.					
	Monitor individual development and career plans for Directors and Deputy Directors based on the competency appraisal process.					
	Implement competency-based assessments and development for Managers					
	Establish guidelines for additional employee benefits.					
	Implement 360-degree assessments for management positions and above.					
43. Diversity and Inclusion	Conduct a gap assessment and develop an action plan to implement the Gender Equality Index (Índice de Igualdad de Género, IIG) under the Mexican Sustainable Taxonomy					
	Establish a procedure for the labor inclusion of people with disabilities.					
44. Occupational Health and Safety	Incorporate occupational health and safety (OHS) criteria into supplier selection requirements and property acquisition processes					
45. Community Relations	Conduct impact assessments of local stakeholders.					
	Develop a stakeholder perception survey program to assess the community engagement strategy.					
	Hold meetings with local stakeholders to identify emerging concerns.					
Corporate Governance						
46. Materiality Analysis	Conduct third-party verification of the Materiality Analysis.					
	Disclose progress toward achieving the objectives and metrics associated with material ESG topics.					
	Conduct external social and environmental impact assessment.					

Internal Initiatives	Target	2026	2027	2028	2029	2030
47. ESG Risk and Opportunity Management	Conduct biennial internal audits of the ESG Risk and Opportunity Management procedure.					
	Disclose information on the potential impacts of emerging ESG risks.					
	Disclose information on actions taken to mitigate emerging ESG risks.					
	Conduct internal and external audits of the ESG Risk and Opportunity Management procedure.					
	Establish a strategy to promote an ESG risk-aware culture.					
	Conduct internal and external audits of the ESG Risk and Opportunity Management procedure.					
48. Sustainable Artificial Intelligence	Update the Sustainability Policy to incorporate commitments related to the use of artificial intelligence.					
	Develop a corporate policy governing the development and use of artificial intelligence.					
	Assess the feasibility of, and where appropriate implement, artificial intelligence applications to improve environmental, social and governance performance.					
Cross-cutting ESG						
49. Integrated Management System Certification	Achieve ISO 14001 Environmental Management System certification					
	Complete Phase 1 of ISO 45001 Occupational Health and Safety Management System certification (training and documentation).					
	Complete Phase 2 of ISO 45001 certification (implementation and certification audit).					
	Complete Phase 1 of ISO 9001 Quality Management System certification (training and documentation).					
	Complete Phase 2 of ISO 9001 certification (implementation and certification audit).					
50. Responsible Investment ESG Scorecards	Establish property-specific ESG guidelines within the Responsible Investment Policy.					
	Assess ESG materiality for each property.					
	Establish criteria for incorporating material ESG factors into investment selection through Phase 1 (property) and Phase 2 (tenant and post-closing activities).					
	Develop property-specific ESG action plans.					
	Conduct internal audits of selected processes and data reported in the PRI Report.					
	Establish processes to identify and assess material ESG factors across the portfolio.					
	Incorporate material ESG factors into the selection of property managers.					

Post-period Updates

The following updates were incorporated after December 31, 2025, as part of the process to update the 2026–2030 Sustainability Strategic Plan:

- Inclusion of the Carbon Disclosure Project (CDP), replacing the standalone reference to the Task Force on Climate-related Financial Disclosures (TCFD);
- Update to the Green Lease Leader strategy;
- Addition of new targets related to water and environmental certifications;
- Update of initiatives related to diversity and inclusion;
- Removal of targets related to corporate citizenship;
- Inclusion of the Responsible Investment ESG Scorecards program;
- Inclusion of the Sustainable Artificial Intelligence program; and
- Update to the Integrated Management System Certification program.

Corporate **Governance**

a. Governance Structure
b. Transactions with Related Parties and Conflicts of Interest
c. Remuneration to Technical Committee Members and Senior Management
d. Materiality
e. ESG Risk and Opportunity Management
f. Business Ethics
g. Supply Chain
h. Information Security

3.A

Governance Structure

GRI 2-9 , 2-10 , 2-11 , 2-15 , 3-3 , 405-1

5 GENDER EQUALITY

Fibra Mty's corporate governance structure provides the framework through which the Trust's strategy is overseen, risks are managed, key decisions are made, and long-term value creation is safeguarded for CBFI holders and other stakeholders.

This governance structure is aligned with corporate governance best practices and applicable regulations, including the Mexican Securities Market Law (*Ley del Mercado de Valores*) and the Sole Circular for Issuers (*Circular Única de Emisoras*), and is formally established in Irrevocable Trust Agreement No. F/2157.

The CBFI Holders' Meeting is the Trust's highest governing body. All powers not expressly reserved to the CBFI Holders' Meeting are vested in the Technical Committee, which is responsible for overseeing the Trust's strategy and business management, with the support of five specialized committees: the Audit Committee, Corporate Practices Committee, Investment Committee, Nominations Committee, and Indebtedness Committee.

With respect to sustainability, the Technical Committee is supported by the ESG Commission and the Operating Sustainability Committee, whose composition, responsibilities, and operating procedures are described in Chapter 2. Sustainability Strategy.

The Trust's day-to-day management is entrusted to Administrador Fibra Mty, S.C., a subsidiary controlled by Fibra Mty, whose executive management team implements the decisions and strategic direction established by the governing bodies.



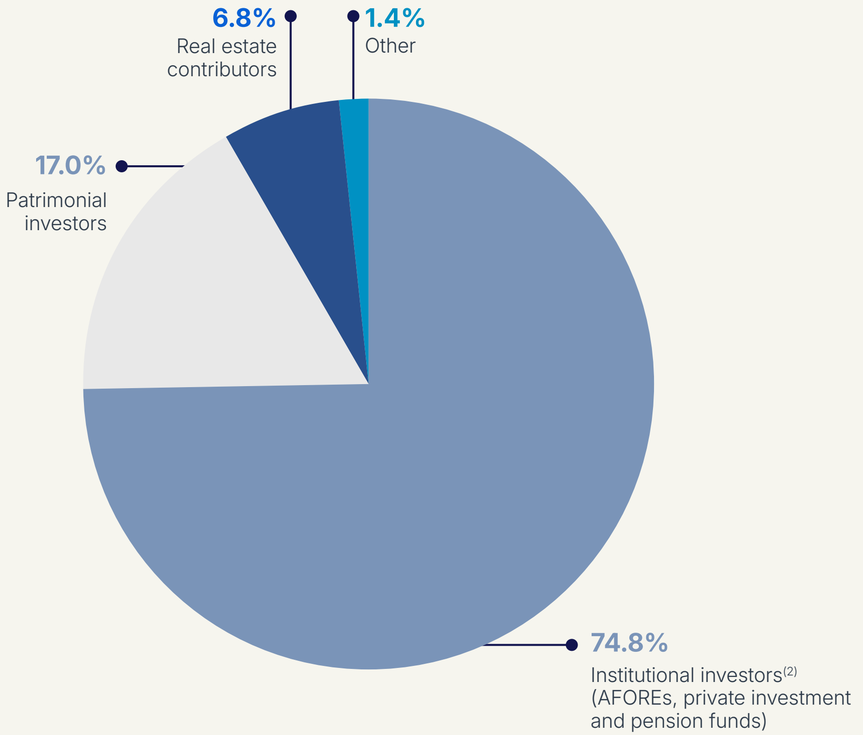
CBFI Holders' Meeting

The CBFI Holders' Meeting is Fibra Mty's highest governing body and represents all CBFI holders.

Any resolutions adopted by the CBFI Holders' Meeting are binding upon all CBFI holders, including those who are absent or dissenting.



The estimated ownership interest of Fibra Mty's principal CBFI holders, expressed as a percentage of CBFIs outstanding as of December 31, 2025, is as follows:



(1) The percentages shown are based on information collected by Fibra Mty through its Initial Public Offering, follow-on offerings, and real estate acquisitions paid for in CBFIs. The Trust is not aware of any transactions in the secondary market.
(2) The institutional investors presented above are private entities. As of December 31, 2025, Fibra Mty is not aware of any governmental entities or institutions holding its CBFIs.

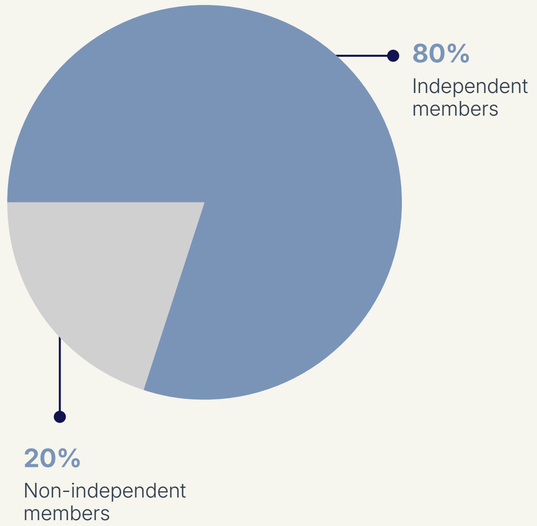
Technical Committee

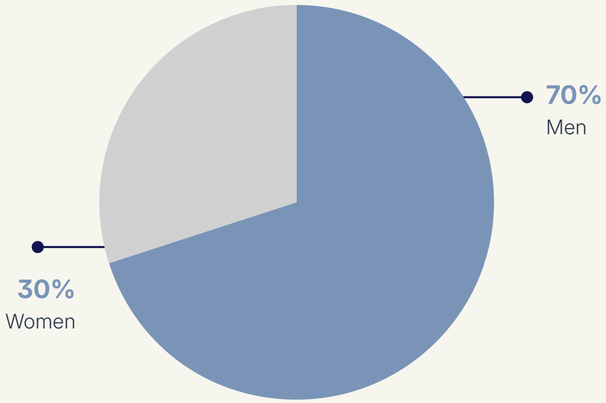
Fibra Mty is a real estate investment trust. Accordingly, the governing body that performs functions equivalent to those of a board of directors is the Technical Committee, pursuant to Article 64 Bis 1, Section IV of the Mexican Securities Market Law (Ley del Mercado de Valores).

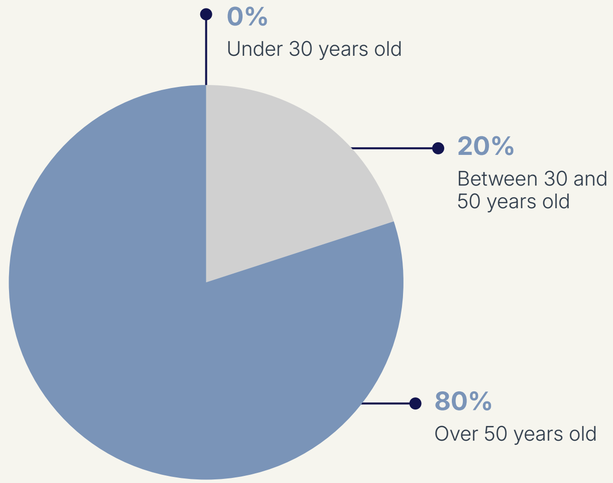
As of year-end 2025, the Technical Committee maintained a majority-independent composition and a combination of industry, financial, and ESG expertise that strengthens the Trust's strategic oversight.

All members of the Technical Committee have a non-executive level.

Technical Committee				
Member	**Title**	**Tenure**	**Gender**	**Other significant commitments at public companies**
Federico Garza Santos	Chairman Non-independent Regular Member	10	Male	• Chairman of the Board of Directors of Administradora Deltack Industrial, S.A.P.I. de C.V. • Member of the Board of Directors of Promotora Ambiental, S.A.B. de C.V.
Guillermo Enrique Babatz Torres	Non-independent Regular Member	10	Male	• Member of the Board of Directors of The Bank of Nova Scotia (Scotiabank) in Canada
Juan Carlos Calderón Guzmán	Independent Regular Member	10	Male	• Regular Member of the Board of Directors of Regional, S.A.B. de C.V. and its subsidiaries.
Andrés Ochoa Bünsow	Independent Regular Member	8	Male	• Member of the Board of Directors and of the Audit and Corporate Practices Committees of Farmacias Benavides, S.A.B. de C.V.
Luz Adriana Ramírez Chávez	Independent Regular Member	6	Female	• Member of the Board of Directors of Scotiabank Inverlat • Member of the Board of Directors of Fresnillo plc
Jorge Silberstein Tenenbaum	Independent Regular Member	2	Male	• Member of the Board of Directors of Proteak UNO, S.A.B. de C.V.
Jaime Martínez Merla	Independent Regular Member	1	Male	• Global Director of Internal Control and Digital Controllership at Cemex
Verónica Elizondo Ortiz	Independent Regular Member	1	Female	None
Juan José Copeland Escriba	Independent Regular Member	1	Male	None
Nancy Sánchez Moya	Independent Regular Member	1	Female	None







The average tenure of Technical Committee members is five years, and all members hold fewer than four mandates at other public companies.

The Chairman of the Technical Committee is not an executive of Fibra Mty; therefore, his responsibilities are separate from those of our Chief Executive Officer.

The Trust Agreement does not establish limits on the liabilities that Technical Committee members may incur in the performance of their duties. However, if such members incur liabilities in the performance of their duties, they are entitled to be indemnified, unless they acted with willful misconduct, bad faith, or fraud.

Year	2021	2022	2023	2024	2025
Average attendance at Technical Committee meetings	97%	95%	94%	92%	97%

As part of the annual independence questionnaire, Technical Committee members disclose their environmental, social, and corporate governance (ESG) experience and competencies. The following matrix summarizes those related to the ESG topics identified as material for Fibra Mty and its stakeholders, in accordance with the Materiality Analysis described in Section **3.d Materiality:**

Competence in Material ESG Topics for Fibra Mty and Its Stakeholders	**Members of the Technical Committee**									
	Federico Garza Santos	Guillermo Enrique Babatz Torres	Juan Carlos Calderón Guzmán	Andrés Ochoa Bünsow	Luz Adriana Ramírez Chávez	Jorge Silberstein Tenenbaum	Jaime Martínez Merla	Juan José Copeland Escriba	Verónica Elizondo Ortiz	Nancy Sánchez Moya
Risk management	31	27	31	36	16	26	21	11		8
Energy management, including the use of clean energy	1					3				8
Water management and conservation, discharge control, and wastewater treatment	1							16	5	6
Corporate ethics, regulatory compliance, anti-corruption, anti-bribery, and anti-money laundering	21	27	13	36	30	26	16	11		13
Cybersecurity, information privacy, and business continuity	1		13		11	21	16	10	7	8
Corporate governance management	16	27	13	36	5	26	16	11		6
Talent and human capital management	31	23	26	36	26	26	21	16	8	13
Management of climate change-related risks	1		5					16		
Promotion of diversity and inclusion, gender equity, equal opportunity, and reduction of the gender pay gap	21		6	26	30	26	11	15	15	11
Management of indicators and reporting on environmental, social, and economic performance	1		6			26	6	11	6	8
Greenhouse gas (GHG) emissions management	1									
Community engagement, philanthropy, and community support	31		8	41	30	26		21	11	8
Corporate mitigation and adaptation in response to social, environmental, or political changes	1		8	26	12	26		11		
Waste management, reuse, recycling, and circular economy	21		1					11		8
Supply chain management	1							11		8
Promotion of sustainable practices among tenants	21					20		11	6	

Has experience in the topic

xx Years of experience in the topic



Supporting Committees

The specialized committees support the Technical Committee in analyzing and overseeing specific matters, strengthening the quality of decision-making and the appropriate management of risks, investments, compliance, and corporate governance.

Audit Committee

Composed of:

Jaime Martínez Merla
(Chairman / Independent Member)

Andrés Ochoa Bünsow
(Independent Member)

Luz Adriana Ramírez Chávez
(Independent Member)

Nancy Sánchez Moya
(Independent Member)

Juan José Copeland Escriba
(Independent Member)

100% independent members

40% women

100% meeting attendance

Corporate Practices Committee:

Composed of:

Juan Carlos Calderón Guzmán
(Chairman / Independent Member)

Guillermo Enrique Babatz Torres
(Non-independent Member)

Luz Adriana Ramírez Chávez
(Independent Member)

Verónica Elizondo Ortiz
(Independent Member)

Jorge Silberstein Tenenbaum
(Independent Member)

80% independent members

40% women

95% meeting attendance

Investment Committee:

Composed of:

Juan José Copeland Escriba
(Chairman / Independent Member)

Federico Garza Santos
(Non-independent Member)

Guillermo Enrique Babatz Torres
(Non-independent Member)

Juan Carlos Calderón Guzmán
(Independent Member)

Andrés Ochoa Bünsow
(Independent Member)

Luz Adriana Ramírez Chávez
(Independent Member)

Jorge Silberstein Tenenbaum
(Independent Member)

Verónica Elizondo Ortiz
(Independent Member)

Nancy Sánchez Moya
(Independent Member)

Jaime Martínez Merla
(Independent Member)

80% independent members

95% meeting attendance

30% women

Nominations Committee

Composed of:

Andrés Ochoa Bünsow
(Chairman / Independent Member)

Federico Garza Santos
(Non-independent Member)

Jaime Martínez Merla
(Independent Member)

Verónica Elizondo Ortiz
(Independent Member)

75% independent members

25% women

100% meeting attendance

Indebtedness Committee

Composed of:

Jorge Silberstein Tenenbaum
(Chairman / Independent Member)

Juan Carlos Calderón Guzmán
(Independent Member)

Guillermo Enrique Babatz Torres
(Non-independent Member)

Nancy Sánchez Moya
(Independent Member)

Juan José Copeland Escriba
(Independent Member)

80% independent members

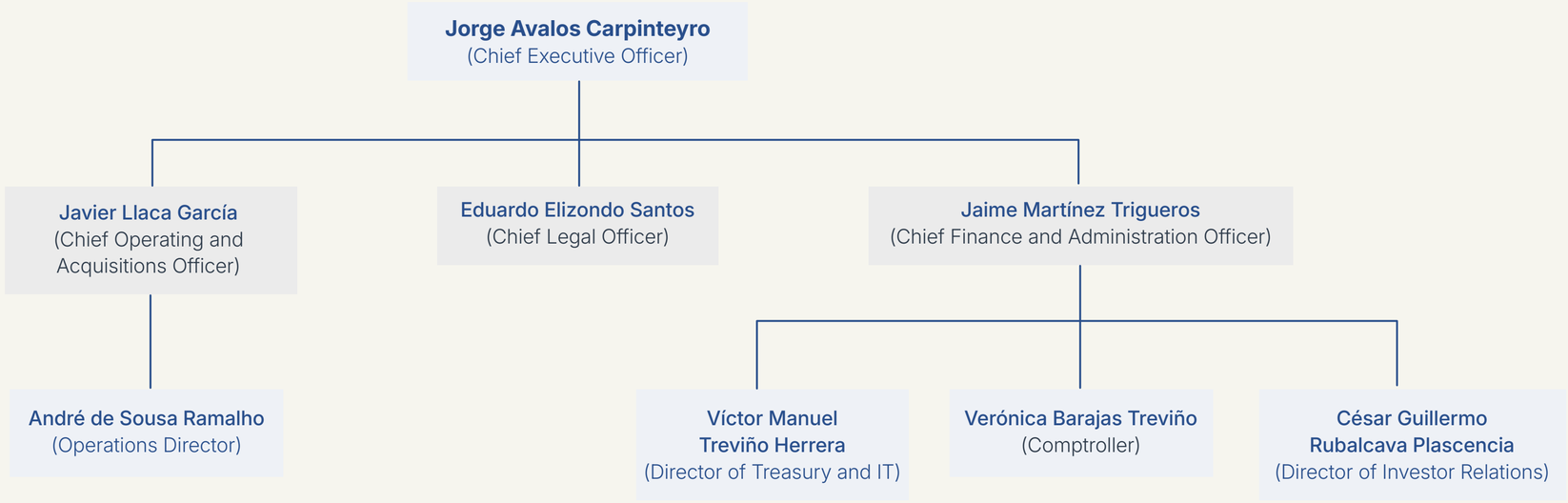
20% women

This committee did not meet during 2025

The Manager

The Trust is internally managed by Administrador Fibra Mty, S.C., a subsidiary controlled by Fibra Mty. This makes Fibra Mty an investment vehicle supported by a corporate governance structure that aligns the interests of investors and operators, generates economies of scale, and enables the Trust to capitalize on opportunities in the real estate market.

Executive Management Team



The Chief Executive Officer is not a member of the Technical Committee.



Additional information available on Fibra Mty's website

The key responsibilities of the CBFI Holders' Meeting, the Technical Committee, its supporting committees, and the Manager are available on Fibra Mty's website:
https://www.fibramty.com/en/sustentabilidad/gobernanza#estructura-gobernanza
Biographical information on the members of the Technical Committee is available on Fibra Mty's website:
https://www.fibramty.com/en/gobierno/comites?tab=tech

Together, this corporate governance structure maintains a clear separation between oversight and management responsibilities, strengthens accountability, and ensures that the Trust's strategic decisions are made in accordance with the principles of independence, transparency, and long-term value creation.

3.B

Transactions with Related Parties and Conflicts of Interest

GRI 2-15

Fibra Mty has established corporate governance mechanisms to prevent, identify, and manage conflicts of interest, as well as to oversee transactions with related parties. These mechanisms strengthen transparency, objectivity in decision-making, and the confidence of investors and other stakeholders.

During 2025, 2024, and 2023, Fibra Mty paid Ps. 2.3 million, Ps. 8.0 million, and Ps. 2.3 million, respectively, to Escala Administración Profesional de Proyectos, S.A.P.I. de C.V. for construction management services related to the expansion of the Danfoss, Garibaldi, and Santiago properties. These amounts form part of the initial construction cost of those projects. A member of Fibra Mty's Executive Management Team exercises control over Escala Gerencia, S.A.P.I. de C.V. (renamed Escala Administración Profesional de Proyectos, S.A.P.I. de C.V. effective January 2, 2024).

During 2025, 2024, and 2023, Fibra Mty did not acquire any properties from related parties.

During 2025, no reports alleging violations of the Code of Ethics related to conflicts of interest were received.

These mechanisms help ensure that decisions relevant to Fibra Mty are made independently, transparently, and in accordance with applicable regulations, thereby reinforcing the confidence of investors and other stakeholders in the Trust's corporate governance.



Additional information available on Fibra Mty's website
Information regarding the approval of transactions with related parties, the prevention and management of conflicts of interest, recurring transactions with related parties, and the audited consolidated financial statements is available on Fibra Mty's website:
https://www.fibramty.com/en/sustentabilidad/gobernanza#estructura-gobernanza



3.C

Remuneration to Technical Committee Members and Senior Management

GRI 2-19 , 2-20

The following table presents the benefits provided to Technical Committee members and the Executive Management Team for 2025, 2024, and 2023.

Figures in thousands of MXN

	2025	2024	2023
Direct short-term benefits	$40,419	$36,560	$35,107
Executive CBFI Plan [1]	$107,716	$34,889	$29,783
Total	**$148,135**	**$71,449**	**$64,890**

[1] The provision for the Executive CBFI Plan is valued at the market price on the grant date.

For the years ended December 31, 2025, 2024, and 2023, Fibra Mty did not provide retirement benefits or termination benefits to key management personnel.

Additional information available on Fibra Mty's website
Information regarding the remuneration criteria for Technical Committee members, the methodology used to determine the fixed and variable remuneration of the Executive Management Team, the CBFI-based executive plan, the participation of independent external consultants in the design of the remuneration framework, and the policies governing hiring and termination benefits is available on Fibra Mty's website:
https://www.fibramty.com/en/sustentabilidad/gobernanza#estructura-gobernanza

3.D

Materiality

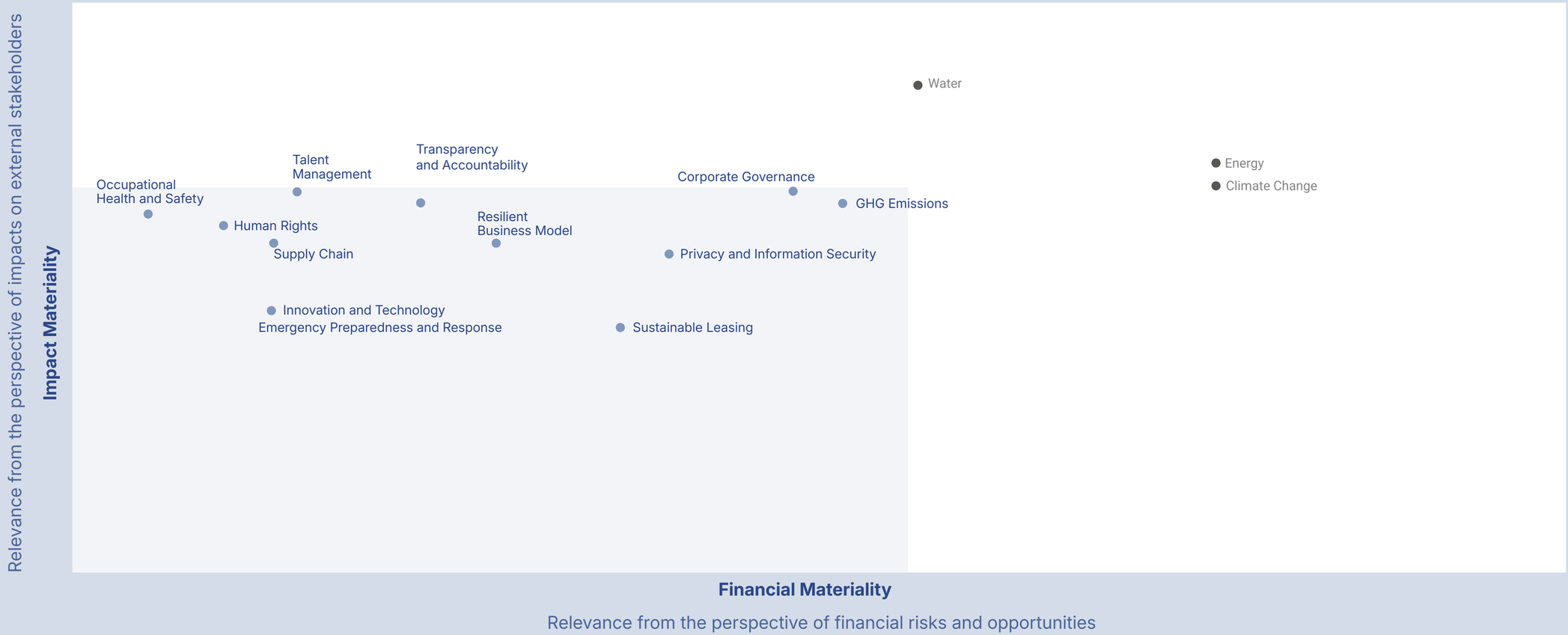
GRI 3-1, 3-2, 3-3

The Double Materiality Assessment enables Fibra Mty to identify and prioritize the environmental, social, and governance (ESG) topics that are most relevant to the organization and its stakeholders. The results inform the Sustainability Strategy, strengthen the management of ESG risks and opportunities, and provide the foundation for preparing both the Sustainability Report and the Sustainability-Related Financial Information Report prepared in accordance with IFRS S1 and IFRS S2.

During 2025, Fibra Mty updated its Double Materiality Assessment by considering both the financial and impact perspectives to identify the ESG topics that could significantly influence the organization's long-term value creation and its stakeholders.



i. Fibra Mty 2025 Double Materiality Matrix:



The topics positioned in the upper-right quadrant are those with the highest relevance from both the impact and financial perspectives and are therefore considered critical material topics for Fibra Mty.

The identification and prioritization of material topics was a collaborative process guided by a Double Materiality Assessment conducted jointly with Deloitte. In 2025, Fibra Mty used a specialized artificial intelligence tool endorsed by the Global Reporting Initiative (GRI) and the Sustainability Accounting Standards Board (SASB). As part of this exercise, the material ESG topics were updated and validated considering Fibra Mty's current context, as well as relevant strategic, regulatory, and industry information.

2025 Material ESG Topics and Subtopics

Environmental		
Topics	**Subtopics**	**Description**
Water	• Water management, conservation, and access • Water pollution	Management and conservation of water resources to meet operational and customer needs, including water consumption, conservation, wastewater treatment, and the prevention of impacts on water quality and availability.
Energy	• Energy use, conservation, and efficiency • Sustainable property management • Renewable energy transition	Comprehensive management of energy consumption across Fibra Mty's operations, including energy efficiency, sustainable property management, and the transition to renewable and lower-carbon energy sources.
Climate Change	• Governance of climate-related risks and opportunities • Climate-related risks (physical and transition) and climate change management • Climate-related opportunities	Management of climate-related risks and opportunities, including physical and transition risks, as well as climate adaptation, mitigation, and resilience strategies.
GHG Emissions	• Greenhouse gas (GHG) emissions and reductions • Decarbonization strategies	Management, measurement, and reduction of Scope 1, Scope 2, and Scope 3 greenhouse gas (GHG) emissions, including decarbonization strategies and the establishment of emissions reduction targets.
Social		
Talent Management	• Talent attraction, retention, management, and development • Employee engagement and satisfaction • Hybrid and flexible work model • Diversity and inclusion in the workplace • Labor practices	Practices designed to attract, retain, develop, and support employee well-being while promoting inclusive, diverse, and flexible workplaces aligned with applicable labor standards.
Occupational Health and Safety	• Employee well-being • Occupational health and safety	Strategies to prevent and mitigate physical and psychosocial workplace risks while promoting safe, healthy, and well-being-oriented working conditions.
Human Rights	• Human rights	Respect for and promotion of human rights and fundamental freedoms, as well as the prevention and mitigation of any form of violence, discrimination, exploitation, or abuse associated with operations and business relationships.
Supply Chain	• Supply chain management • Materials management • Responsible sourcing	Responsible management of the supply chain through responsible sourcing practices, ESG assessment of suppliers, and strategies to strengthen resilience and operational continuity.

Governance		
Topics	**Subtopics**	**Description**
Corporate Governance	• Board effectiveness • ESG governance structure • Corporate ethics	Corporate governance structure and oversight, including the integration of ESG considerations, the identification and prioritization of material topics, risk oversight, and the promotion of ethical principles and responsible business conduct.
Transparency and Accountability	• Executive compensation • Investor relations • Non-financial reporting • Stakeholder engagement	Transparent and timely communication of financial and ESG performance to stakeholders through dialogue, accountability, and non-financial disclosures.
Resilient Business Model	• Geopolitical risks • Long-term value creation • Demographic changes • Socioeconomic risks • Adaptation and resilience	Fibra Mty's ability to adapt to social, environmental, economic, and geopolitical changes, strengthening operational resilience and long-term value creation.
Innovation and Technology	• Advanced technologies and innovation • Artificial Intelligence • Innovation within the business model	Development and implementation of digital technologies and innovative solutions to strengthen operations, create value, and enhance the experience of customers and other stakeholders, while also considering the associated ethical implications.
Emergency Preparedness and Response	• Business continuity • Physical disasters and property infrastructure failures	Preparedness for and response to low-probability, high-impact events, including business continuity, operational resilience, and emergency management.
Cross-Cutting		
Privacy and Information Security	• Cybersecurity and information security • Data privacy management	Responsible management of privacy, information security, and personal data protection, including cybersecurity, regulatory compliance, and incident prevention.
Sustainable Leasing	• Green lease provisions • Resource efficiency • Environmental and wellness certifications	Promotion of sustainable practices across the portfolio through resource efficiency, green lease provisions, and environmental and wellness certifications.



ii. Changes in the 2025 Double Materiality Matrix Compared with 2024

The annual update of the Double Materiality Assessment makes it possible to evaluate the evolution of Fibra Mty's material ESG topics and their relative relevance to the organization and its stakeholders.

Financial Materiality	2024 Materiality		2025 Materiality		Change	
	Impact	Financial	Impact	Financial	Impact Materiality	Financial Materiality
Water	0.69	0.86	0.69	0.86	=	=
Energy	0.81	0.72	0.81	0.72	=	=
Climate Change	0.81	0.68	0.81	0.68	=	=
Corporate Governance	0.64	0.67	0.64	0.67	=	=
GHG Emissions	0.66	0.65	0.66	0.65	=	=
Human Rights	0.41	0.61	0.41	0.61	=	=
Talent Management	0.44	0.67	0.44	0.67	=	=
Transparency and Accountability	0.49	0.65	0.49	0.65	=	=
Resilient Business Model	0.52	0.58	0.52	0.58	=	=
Occupational Health and Safety	0.38	0.63	0.38	0.63	=	=
Emergency Preparedness and Response	0.43	0.46	0.43	0.46	=	=
Supply Chain	0.43	0.58	0.43	0.58	=	=
Sustainable Leasing	0.57	0.43	0.57	0.43	=	=
Privacy and Information Security	0.59	0.56	0.59	0.56	=	=
Innovation and Technology	0.43	0.46	0.43	0.46	=	=

iii. Impacts, Risks and Opportunities related to the Critical Material Topics

The Double Materiality Matrix identifies three critical material topics—Water, Energy, and Climate Change—as they are positioned in the quadrant representing the highest relevance from both the impact and financial perspectives. The principal impacts, risks, and opportunities associated with these topics are presented below.

Topic	Impacts	Risks	Opportunities
Water	Positive: • Water efficiency and water recycling contribute to the conservation of water resources and strengthen water security for local communities. • The implementation of sustainable technologies reduces impacts on water quality and availability. Negative: • The absence of water management strategies may lead to operational disruptions, higher costs, and adverse impacts on communities and ecosystems. • Properties located in water-stressed areas may increase pressure on limited water resources.	Water Stress: Increasing water demand and changing precipitation patterns could affect water availability for operations and tenants, impacting operating costs, service continuity, and corporate reputation.	Wastewater Reuse: Implementing wastewater treatment and reuse systems would strengthen the water resilience of Fibra Mty's properties. Water Strategy: Developing a water strategy aligned with national and international standards would optimize water use, reuse, and integrated water management while generating operational and economic efficiencies.
Energy	Positive: • Energy efficiency and the use of renewable energy contribute to lower operating costs and reduced GHG emissions. • The adoption of efficient technologies supports the transition to a low-carbon economy. Negative: • Regulatory, geographic, or commercial constraints may limit the adoption of renewable energy. • Increased electricity demand associated with automation and electric mobility could raise energy consumption and environmental impacts if not offset by clean energy sources.	Electricity Availability: Limitations in electricity distribution infrastructure could affect the supply capacity required by current and prospective tenants.	Distributed Renewable Energy Generation: Increasing the permitted capacity for distributed generation could facilitate renewable energy projects and energy agreements with tenants, generating operational, environmental, and tax benefits.
Climate Change	Positive: • Climate resilience strategies strengthen the long-term sustainability and value of Fibra Mty's properties. • Adaptation and mitigation measures help reduce the impacts associated with extreme climate events. Negative: • Failure to adequately manage climate-related risks could result in physical damage, operational disruptions, and reduced property values. • An insufficient transition toward a low-carbon economy could increase operating costs and regulatory risks.	Heat Waves: An increase in extreme heat events could raise the operating and energy costs of Fibra Mty's properties. Climate Change-Driven Wildfires: An increase in wildfires associated with physical climate risks could affect operational continuity and the performance of the properties.	

The outcomes of the Double Materiality Assessment provide key input into the development of Fibra Mty's Sustainability Strategy and are integrated into the Trust's enterprise risk management process, strengthening the identification, assessment, and management of ESG impacts, risks, and opportunities.

Additional information available on Fibra Mty's website

Information regarding the Double Materiality Assessment methodology, the Double Materiality Assessment consolidation process, the inputs considered in the assessment of financial and impact materiality, and the complete list of topics assessed, and their prioritization is available on Fibra Mty's website:
https://www.fibramty.com/en/sustentabilidad/gobernanza#materialidad

3.E

ESG Risk and Opportunity Management

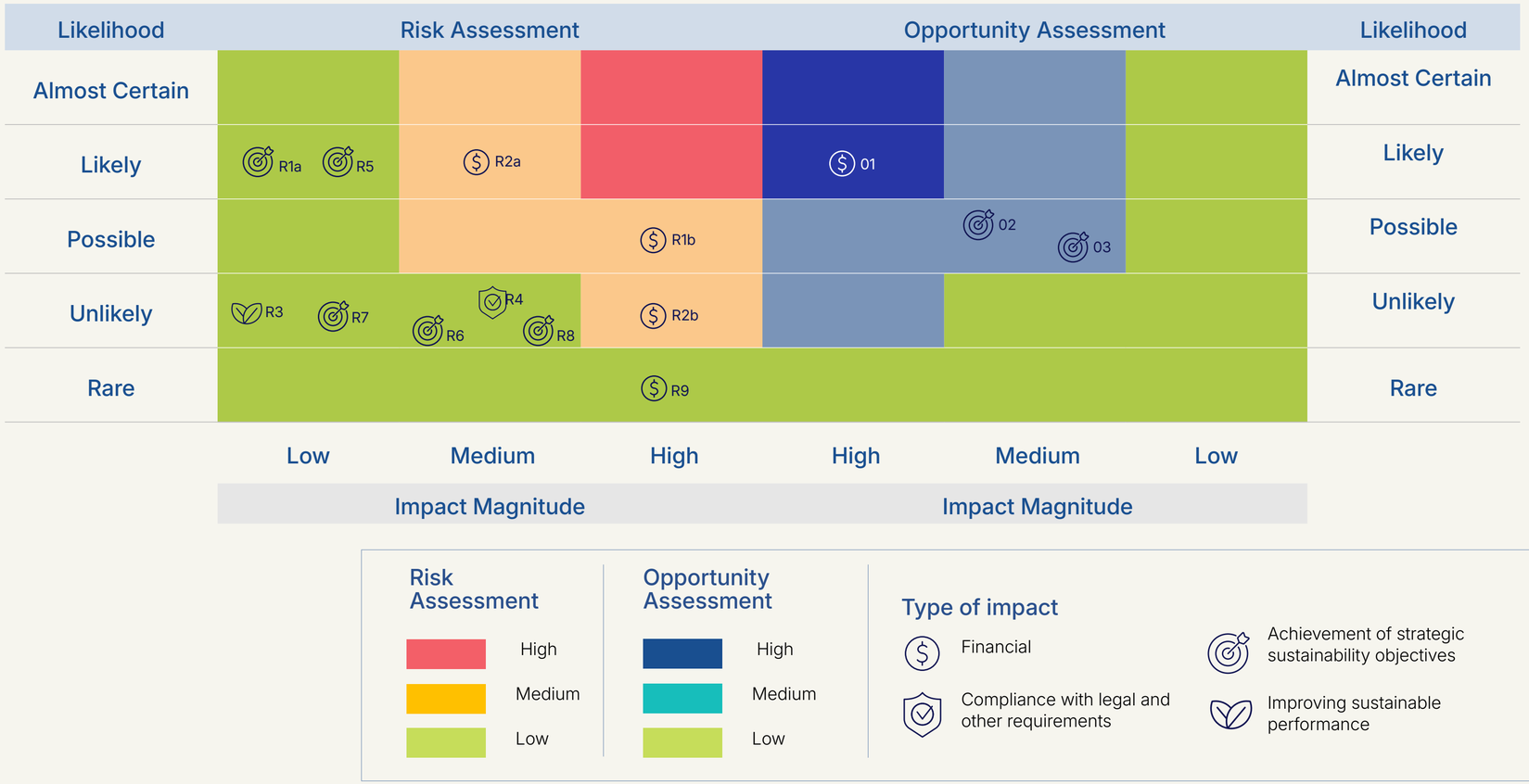
GRI 3-3

The management of environmental, social, and governance (ESG) risks and opportunities enables Fibra Mty to identify, assess, and manage the factors that may influence the execution of its strategy, the creation of long-term value, and the resilience of its real estate portfolio.

ESG risks and opportunities are identified based on the outcomes of the Double Materiality Assessment and are integrated into the Trust's enterprise risk management process, strengthening decision-making and the proactive management of the principal sustainability-related challenges and opportunities.

i. 2025 ESG Risk and Opportunity Matrix

As a result of the identification and assessment process carried out during 2025, Fibra Mty identified the following priority ESG risks and opportunities. The assessment considers the likelihood of occurrence and the magnitude of the impact of each risk or opportunity, as well as the nature of the impact it could have on the organization.



ID	Material Topic	Title	Evaluation	Description and Impact	Risk Mitigation / Opportunity Realization Measures
R1a	Water	Water stress (impact on common areas of the properties)	Low	Increased water demand and/or changes in precipitation patterns across the country in the short, medium, and long term as a result of climate-related factors, including rising temperatures and reduced rainfall, among others. Although Fibra Mty is not contractually obligated to provide water service to tenants, water scarcity or shortages could affect the supply of water to common areas, resulting in additional operating costs associated with water deliveries by tanker trucks at properties located in high water-stress regions.	• Installation of water-saving devices in common areas of office buildings. • Wastewater treatment for landscape irrigation. • Use of treated wastewater in air-cooling processes. • Water conservation campaigns. • Installation of water consumption meters and pumping equipment.
R1b	Water	Water stress (impact on tenants' operations)	Medium	Increased water demand and/or changes in precipitation patterns across the country in the short, medium, and long term as a result of climate-related factors, including rising temperatures and reduced rainfall, among others. Although Fibra Mty is not contractually obligated to provide water service to tenants, water scarcity or shortages could disrupt tenants' production processes, potentially resulting in delayed or missed lease payments and encouraging tenants to relocate their investments and operations to other markets, regions, or countries.	• During 2025, Fibra Mty identified the mitigation measures implemented by tenants with the highest water consumption in regions experiencing high water stress.
R2a	Energy	Electricity availability (isolated outages)	Medium	In the event of isolated and infrequent situations, insufficient capacity within the CFE electricity distribution network to meet short- and medium-term demand could affect the electricity supply required to serve existing customers.	• Installation of variable frequency drives and replacement of HVAC equipment. • Replacement of lighting fixtures with LED technology in common areas and parking facilities. • Scheduling controls for HVAC system operation. • Installation of equipment to improve energy management. • Installation of skylights to maximize the use of natural daylight. • Application of coatings to reduce heat gain inside the properties. • Installation of equipment to improve the power factor.
R2b	Energy	Electricity availability (widespread outages)	Medium	Under a catastrophic scenario, insufficient capacity within the CFE electricity distribution network to meet short- and medium-term demand could affect the electricity supply required to serve both current and future customers.	• During 2025, Fibra Mty identified tenants with the highest electricity consumption located in regions most affected by power outages.
R3	Talent Management	Employee turnover	Low	High employee turnover resulting from potential challenges related to career growth and professional development could hinder the attraction and development of talent.	• Employee Benefits Policy. • Great Place to Work® certification.
R4	Corporate Governance	More stringent environmental regulations	Low	Failure to comply with mandatory environmental regulations and sustainability reporting standards could result in administrative sanctions, fines, and/or reputational damage to Fibra Mty.	• During 2025, Fibra Mty closed identified gaps and prepared the 2025 Sustainability Report in accordance with IFRS S1 and IFRS S2 to comply with the Sole Circular for Issuers issued by the National Banking and Securities Commission (CNBV) and published in the Official Gazette of the Federation on January 28, 2025.
R5	GHG Emissions	Transition to a low-carbon economy	Low	Potential transition risk arising from regulatory changes associated with emerging global decarbonization pathways. Delays in, or failure to decarbonize, operations and the value chain could result in operational inefficiencies, potential reputational impacts among customers and investors, and delays in transitioning to a low-carbon business model. This would adversely affect ESG performance and increase operating costs over the medium and long term by maintaining carbon-intensive operations.	• Since 2024, electricity generation through 3,219 m² of solar panels with an estimated annual generation of 985 MWh. • Installation of variable frequency drives and replacement of HVAC equipment. • Replacement of lighting fixtures with LED technology in common areas and parking facilities. • Scheduling controls for HVAC system operation. • Since 2023, commitment to establish science-based targets validated by the Science Based Targets initiative (SBTi) no later than 2025.

ID	Material Topic	Title	Evaluation	Description and Impact	Risk Mitigation / Opportunity Realization Measures
R6	Resilient Business Model	Heat waves resulting from climate change	Low	The current characteristics of the properties may be insufficient to mitigate heat waves as a physical risk associated with climate change, potentially increasing operating costs for Fibra Mty in common areas and for tenants throughout the remainder of the properties.	• Application of coatings to reduce heat gain inside the properties. • Replacement of HVAC equipment.
R7	Resilient Business Model	Climate change-driven wildfires originating outside the properties	Low	The current characteristics of the properties may be insufficient to mitigate wildfires as a physical risk associated with climate change, potentially disrupting Fibra Mty's property operations.	• Fire protection systems installed across the properties. • 85% of the properties have water storage cisterns that supply the fire protection systems.
R8	Transparency and Accountability	Misalignment among multiple sustainability reporting frameworks	Low	Inconsistencies and lack of alignment among the information required by sustainability-related tools and methodologies relevant to Fibra Mty's stakeholders (regulators, authorities, investors, and others) could result in reduced accuracy and consistency of the information compiled for Fibra Mty's reports.	Acceptable based on its low evaluation level.
R9	Resilient Business Model	Pandemics and high-impact public health emergencies	Low	The declaration of a pandemic represents a potential risk for Fibra Mty, as it could disrupt tenants' operations and adversely affect the performance of the real estate market.	Acceptable based on its low evaluation level.
O1	Energy	Distributed energy generation	High	A potential increase in the distributed renewable energy generation capacity established under the National Electricity Sector Strategy, from 500 kW to 750 kW, would enable the execution of distributed generation agreements and/or Power Purchase Agreements (PPAs) with tenants, either directly or through third parties, generating positive energy-related impacts for Fibra Mty. In addition, distributed generation schemes would allow Fibra Mty to deduct the corresponding corporate income tax in accordance with Article 34, Section XIII of the Mexican Income Tax Law.	Fourteen industrial tenants, representing a combined gross leasable area of 341,399 m^2, were identified as having an interest in implementing solar panels through financing provided by Fibra Mty or through their own investment. Development processes have already begun for ten of these projects.
O2	Supply Chain	Oversight of suppliers' sustainability practices	Medium	Encouraging suppliers to align with Fibra Mty's ESG Strategy and establishing minimum ESG requirements could generate benefits such as value chain decarbonization, enhanced assurance regarding respect for human rights, and the development of a competitive supplier base that does not expose Fibra Mty to reputational risks.	The ESG Supplier Evaluation and Development Manual will be implemented during 2026.
O3	Water	Water strategy	Medium	The potential development of a water strategy aligned with national and international water management standards for key sites and regions would support integrated water management by maximizing water efficiency and reuse at both the operational and community levels. In addition, it could generate economic savings related to water consumption, treatment, and disposal.	During 2025, Fibra Mty implemented segregated water consumption measurement at its corporate offices and developed a 2026 action plan that includes the following initiatives: • Identify potential mitigation actions based on the results of the water diagnostic and the ESG Due Diligence Questionnaires for Properties and Tenants. • Establish water intensity targets for the common areas of the office portfolio and the corporate headquarters. • Promote on-site water generation to prioritize the use of water produced within the properties. • Ensure the quality of on-site produced water through periodic testing.

ii. Emerging risks

As part of its enterprise risk management process and the Double Materiality Assessment, Fibra Mty annually evaluates strategic, operational, environmental, social, and corporate governance risks that could affect its operations, assets, and stakeholders over the short, medium, and long term.

During 2025, Fibra Mty did not identify any emerging risks that simultaneously met the criteria established by S&P Global's Corporate Sustainability Assessment (CSA) for this classification. The risks identified correspond primarily to risks already recognized by the industry and integrated into the Trust's enterprise risk management, strategic planning, operational resilience, and sustainability processes.

Fibra Mty will continue monitoring the macroeconomic, regulatory, technological, and environmental landscape to identify emerging risks in a timely manner that may require material adjustments to its strategy or business model.

iii. Independent assessment of the ESG risk management process

During 2025, Fibra Mty engaged Mancera, S.C. (a member firm of Ernst & Young Global Limited) to perform a preliminary independent assessment of its Sustainability-Related Financial Information Report for the period from January 1 to December 31, 2025, prepared in accordance with IFRS S1 and IFRS S2.

The scope of the assessment included indicators related to ESG risks, particularly those associated with climate change, as well as a review of the related processes and their alignment with the Trust's enterprise risk management framework, considering the general requirements applicable to a reasonable assurance engagement.

iv. Risk Culture

During 2025, Fibra Mty strengthened its risk management culture by incorporating ESG Scorecards as a due diligence tool for the acquisition process of new properties, as well as for evaluating and improving the sustainability performance of its existing industrial portfolio, which represents 90.3% of the Trust's total gross leasable area.

The implementation of these mechanisms strengthens the integration of ESG criteria into investment and asset management processes, contributing to the improved identification and management of risks and opportunities associated with the development and operation of the properties. For further information, please refer to Section **4.b Responsible Investment.**

As of year-end 2025, a cumulative total of 96.5 training hours had been delivered to 27 employees—including directors, deputy directors, managers, and analysts—covering the following topics:

- ESG risks and opportunities in organizations
- Workshop on identifying ESG risks and opportunities
- Fundamental concepts of risk management

These initiatives strengthen internal capabilities to identify, evaluate, and manage ESG risks and opportunities, fostering a culture of continuous improvement and decision-making aligned with Fibra Mty's Sustainability Strategy.



Additional information available on Fibra Mty's website
Information regarding the purpose and scope of ESG risk and opportunity management, the governance of ESG risk and opportunity management, the ESG risk and opportunity management process, risk culture, and the integration of ESG risks and opportunities into enterprise risk management is available on Fibra Mty's website: **https://www.fibramty.com/en/sustentabilidad/gobernanza#gestion-riesgos-asg**

3.F

Business Ethics

GRI 2-23, 2-24, 205-2

Business ethics is one of the cornerstones of Fibra Mty's corporate governance. Through policies, prevention mechanisms, and reporting channels, the Trust promotes a culture of integrity, transparency, and compliance that guides decision-making and strengthens stakeholder trust.

100% of employees (60) and 100% of the Technical Committee Members (10) received communication of the Code of Ethics during 2025.

i. Ethics Committee

The Ethics Committee oversees the implementation of the Code of Ethics and promotes a culture of integrity among Fibra Mty's employees by fostering compliance with the principles and values that guide the organization's conduct.

The Ethics Committee is composed of four members appointed by the Chief Executive Officer:

Verónica Barajas Treviño
Comptroller (Chair)

Eduardo Elizondo Santos
Chief Legal Officer (Secretary)

María José Pineda Cabrales
Deputy Director of Treasury (Member)

José Antonio Romero López
Deputy Director of Sustainability (Member)





ii. Whistleblowing mechanism

GRI 2-26, 413-1

Fibra Mty has a whistleblowing mechanism that enables any individual to confidentially report potential violations of the Code of Ethics, corporate policies, or applicable laws and regulations.

Reports may be submitted through the website **https://fibramty.confialo.com/** or by calling the Ethics Hotline at 800-04-ETICA (38422), both of which are available 24 hours a day, 365 days a year.

EthicsGlobal®

The Ethics Hotline is operated by EthicsGlobal, an independent third-party service provider engaged by Fibra Mty to ensure the impartial and specialized management of reports.

No violations of the Code of Ethics were reported during 2025

iii. Fight against Corruption and Bribery

GRI 205-3

The Anti-Corruption and Anti-Bribery Policy establishes the principles and guidelines that govern the prevention of corruption and bribery across all of the Trust's activities, promoting compliance with applicable laws and regulations.

During 2025, the Anti-Corruption and Anti-Bribery Policy was communicated to 100% of employees.

During 2025, there were no reported incidents of corruption, bribery, money laundering, insider trading, or fraud, and therefore no employees were dismissed for these reasons.

Additional information available on Fibra Mty's website
Information regarding the Code of Ethics, the ethics training program, the responsibilities of the Ethics Committee, and the Ethics Reporting System, is available on Fibra Mty's website:
https://www.fibramty.com/en/sustentabilidad/gobernanza#etica-corporativa
The Anti-Corruption and Anti-Bribery Policy is publicly available and accessible to all stakeholders, at
https://www.fibramty.com/en/sustentabilidad#politicas-lineamientos

3.G

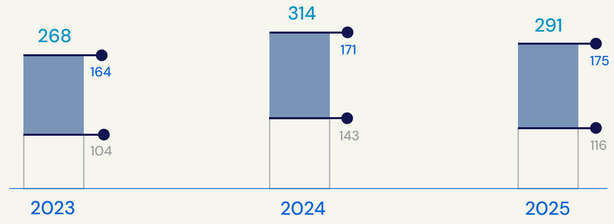
Supply Chain

GRI 2-6, 2-23, 2-24, 3-3, 204-1, 205-2

Responsible supply chain management is an important component of Fibra Mty's Sustainability Strategy. Through the establishment of principles of conduct, collaboration with suppliers, and the gradual integration of ESG criteria, the Trust seeks to strengthen the sustainable performance of its value chain and contribute to the creation of long-term value.

Based on procurement value, the relevance of the goods and services provided, and their impact on the Trust's operations, Fibra Mty identifies its key suppliers, including those whose products or services form part of its assets, as well as those that provide services directly to tenants on behalf of the Trust.

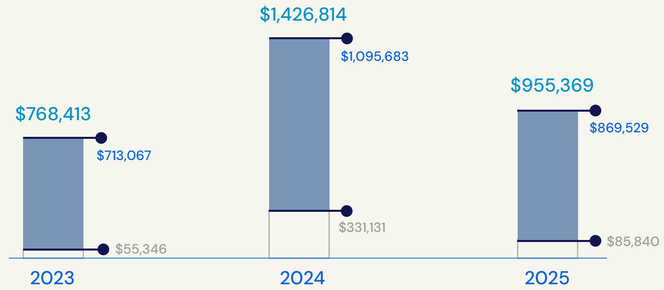
Number of suppliers [1]



■ Key suppliers

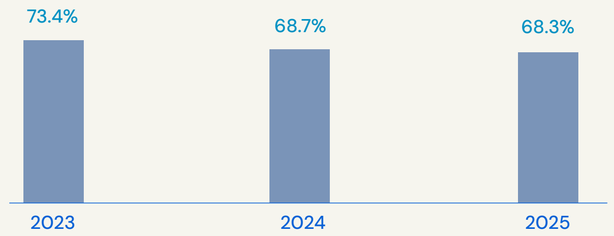
[1] Suppliers with whom Fibra Mty conducted commercial transactions during the reporting period.

Purchases from suppliers
(thousands of MXN)

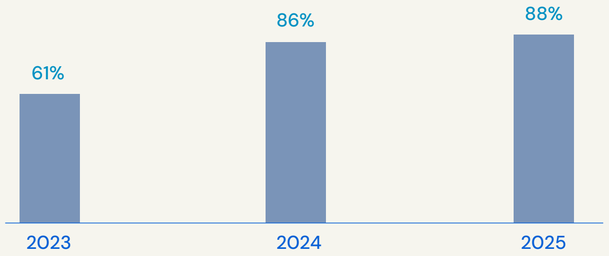


■ Purchases from key suppliers

Percentage of purchases from local suppliers



Purchases from suppliers that have adopted the Supplier Code of Conduct [2]

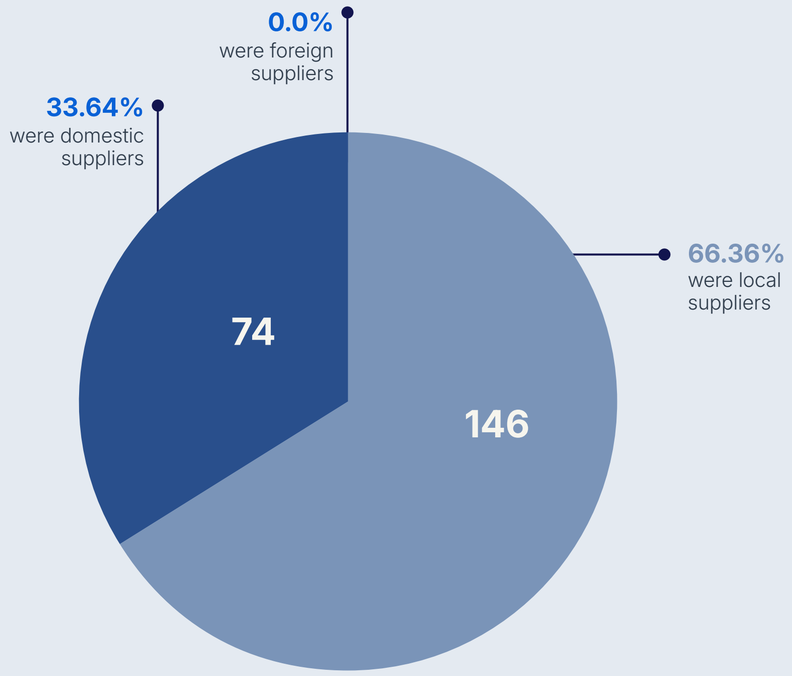


[2] Suppliers with whom Fibra Mty conducted commercial transactions during the reporting period. The percentage is calculated based on the value of purchases.

Supplier Code of Conduct

The Supplier Code of Conduct establishes the principles, standards of conduct, and ethical standards that govern Fibra Mty's business relationships with its suppliers, promoting responsible practices aligned with its Sustainability Strategy.

During 2025, the Supplier Code of Conduct was communicated to and accepted by 220 suppliers with commercial activity, representing 75.60% of the total active suppliers during the reporting period. Of these:





Additional information available on Fibra Mty's website
Information regarding Fibra Mty's supply chain, the criteria used to identify key suppliers, and the Supplier Code of Conduct is available on Fibra Mty's website:
https://www.fibramty.com/en/sustentabilidad/gobernanza#cadena-suministro



3.H

Information Security

GRI 3-3, 418-1

Information security and cybersecurity are fundamental to Fibra Mty's operational continuity, stakeholder trust, and resilience. To this end, the Trust implements preventive controls, continuous monitoring, and training programs designed to strengthen the management of information security risks.

i. Vulnerability assessments

At least once a year, the IT Innovation and Projects Manager, with the support of a specialized third-party cybersecurity provider, coordinates the execution of Penetration Tests (Pen Tests) and Vulnerability Assessments on Fibra Mty's technology infrastructure to evaluate the organization's exposure to potential cyber threats and strengthen its security controls.

During the assessment conducted in December 2025, minor security vulnerabilities were identified and promptly remediated to mitigate the associated risks. As a result of the security practices and controls already in place, no additional technologies were required to implement the corresponding corrective actions.

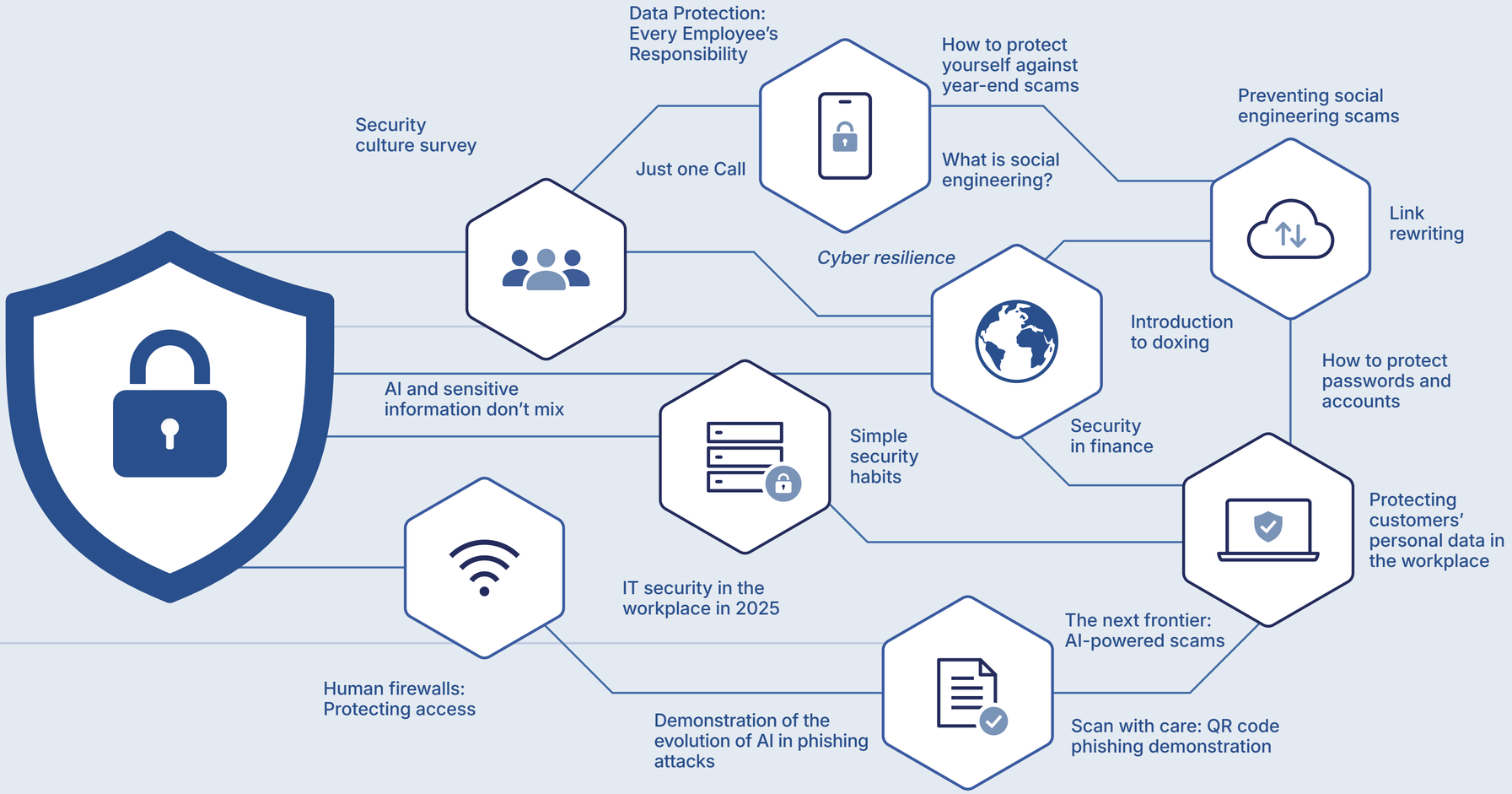
During 2025, Fibra Mty also implemented Zero Trust Network Access (ZTNA) technology, strengthening the protection of company-owned mobile devices by providing the same level of security for remote work as that available within the corporate network.

In addition, a Threat Intelligence project was implemented to identify potential information leaks from restricted-access sources and areas associated with the Deep Web. As a result of this analysis, no significant information leaks related to Fibra Mty were identified. This monitoring remains active on an ongoing basis as part of the organization's cybersecurity activities.

For the fifth consecutive year, no incidents involving customer data leakage, theft, or loss were recorded during 2025. Furthermore, neither the organization nor regulatory authorities received or substantiated any complaints concerning violations of customer privacy.

ii. Information security training

During 2025, 222.23 person-hours of information security training were delivered, covering a broad range of topics designed to strengthen the organization's cybersecurity culture and information protection practices. The principal topics included:



Additional information available on Fibra Mty's website
Information regarding the Business Continuity Plan, the guidelines for conducting Vulnerability Assessments, the process for reporting incidents, vulnerabilities, or suspicious activities, and the Information Security Training Program guidelines is available on Fibra Mty's website: **https://www.fibramty.com/en/sustentabilidad/gobernanza#seguridad-informacion**



Economic Dimension

GRI [Resilient Business Model]: 3-3

a. Economic Performance
b. Responsible Investment
c. Financial Inclusion
d. Innovation and Technology

4.A

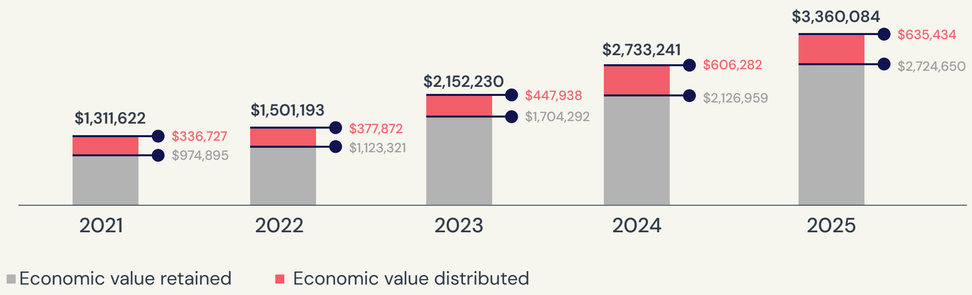
Economic Performance

GRI 201-1

Fibra Mty's performance contributes positively to the economic development of its stakeholders, as well as the communities and regions in which it operates.

The Trust's strong financial position reflects the confidence of its customers, investors, and strategic partners, supported by a resilient business model and sustainable operations. This contributes to the creation of economic value and the well-being of employees, suppliers, investors, and the communities connected to its operations.

Economic value generated and distributed (figures in thousands of MXN)



Figures in thousands of MXN	2021	2022	2023	2024	2025
Net Operating Income (NOI)	1,180,286	1,325,424	1,947,452	2,476,490	3,085,112
Total Capitalization:	18,148,962	21,703,187	28,496,407	45,282,950	41,943,611
Debt [1]	5,576,338	5,254,817	7,718,375	11,904,233	11,232,174
Equity	12,572,624	16,448,370	20,778,032	33,378,717	30,711,437
Economic Value Generated and Distributed (EVGD)					
Economic value generated (revenue)	**1,311,622**	**1,501,193**	**2,152,230**	**2,733,241**	**3,360,084**
Economic value distributed:	**336,727**	**377,872**	**447,938**	**606,282**	**635,434**
Operating costs	131,336	175,769	204,778	256,751	274,972
Maintenance expenses	3,330	10,886	-	-	-
Employee wages and benefits [2]	83,393	95,672	106,370	129,827	158,769
Trust services and general expenses	48,066	49,906	70,769	79,508	100,966
Payments to capital suppliers	65,623	41,993	57,556	130,021	80,250
Payments to government (accrued income tax)	2,908	1,646	6,294	7,847	17,927
Gross tax rate	30%	30%	30%	30%	30%
Taxes incurred and deferred	2,684	1,913	7,109	9,990	13,399
Community investments	2,071	2,000	2,171	2,328	2,550
Economic value retained	**974,895**	**1,123,321**	**1,704,292**	**2,126,959**	**2,724,650**

[1] Total debt and debt service.
[2] Excludes the executive compensation plan based on CBFIs, as it does not represent a reduction in economic value generated. The impact of this plan is reflected in the dilution of cash distributions per CBFI.

4.B

Responsible Investment



i. ESG Integration in Asset Management

The integration of ESG criteria into asset management forms part of Fibra Mty's Sustainability Strategy and aims to strengthen portfolio resilience, improve investment decision-making, and promote long-term value creation.

The strategy comprises three main actions:

1. The development and ongoing implementation of ESG Scorecards for the portfolio, initiated in 2024.
2. The definition of ESG criteria for the selection of real estate investments.
3. The development of property-specific ESG action plans based on:
   - pre-investment due diligence;
   - the findings of the Double Materiality Assessment; and
   - the operational performance of the properties.

The ESG Scorecards incorporate environmental, social, governance, and risk management considerations into the acquisition, operation, and ongoing management of real estate assets and their tenants.

These tools evaluate factors that may influence the performance and resilience of the portfolio, including physical climate risks, operational, regulatory, and reputational risks, as well as aspects related to operational efficiency, regulatory compliance, and the environmental and social performance of properties and tenants. The results form part of the inputs used to evaluate, prioritize, and manage real estate investments, as well as to define improvement initiatives and support the ongoing operational management of the portfolio.

The ESG Scorecards integrate criteria related to the following areas:

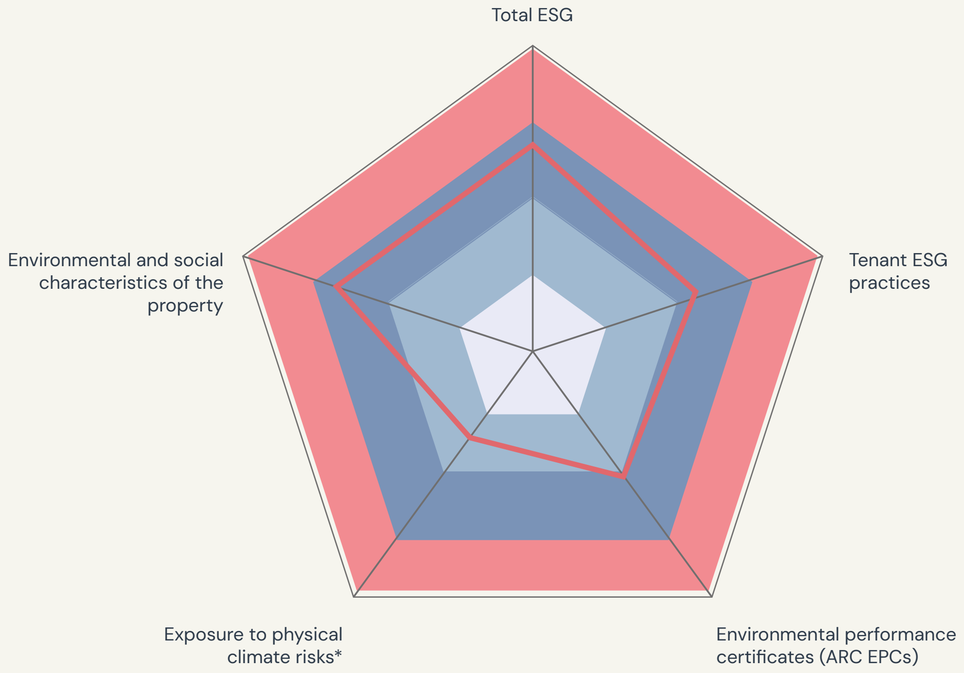
ESG Scorecard Assessment Dimensions			
Exposure to physical climate risks	**Environmental and social features of the property**	**Tenant ESG practices**	**Environmental performance certificates (ARC EPCs)**
• Extreme cold • Flooding • Tropical cyclones • Drought • Heat waves • Wildfires originating outside the properties • Water stress	• Energy • Water • Waste • Biodiversity • GHG emissions • ESG risk mitigation • Certifications and recognitions • Green lease provisions • Social integration • Emergency preparedness	• Environmental management • Climate change • Labor practices • Human rights • Ethics • Risk management	• Energy • GHG emissions • Water • Waste

During 2025, Fibra Mty assessed 95 properties within its industrial portfolio using information provided by the Operations, Sustainability, and Property Management teams. These properties represent 100% of the industrial portfolio and 90.3% of the Trust's total gross leasable area (GLA).

In addition, 59 industrial tenants were assessed through an online questionnaire administered by a specialized third-party provider (Berumen y Asociados), representing 69% of the tenants within this segment.

The outcomes support the identification of opportunities for improvement, strengthen the integration of ESG criteria into asset management, and inform targeted strategies to enhance the sustainability performance and resilience of Fibra Mty's real estate portfolio.

ESG Assessment of Fibra Mty's Industrial Portfolio



* Within the physical climate risk exposure assessment, lower exposure corresponds to better performance.

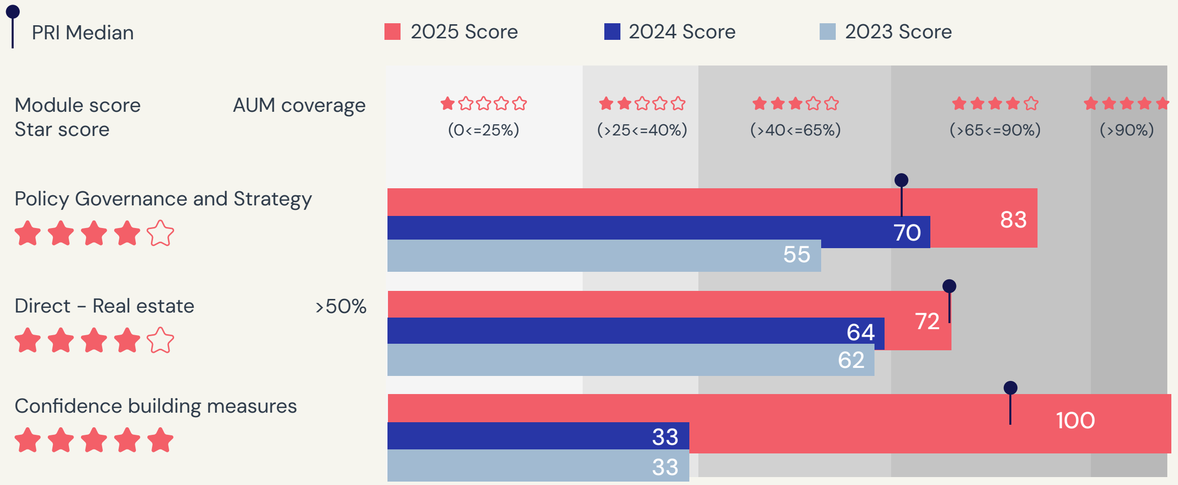
ii. Principles for Responsible Investment

Signatory of:

PRI Principles for Responsible Investment

As part of its commitment to responsible investment and transparency in the implementation of ESG criteria, Fibra Mty submitted its third annual report to the Principles for Responsible Investment (PRI) in 2025, reporting the progress achieved in integrating environmental, social, and governance factors into its asset management and investment processes.

As a result of this assessment, Fibra Mty achieved the ratings presented below:





As part of these efforts, Fibra Mty prepared its first Sustainability-related Financial Report for the period from January 1 to December 31, 2025, in accordance with IFRS S1 – General Requirements for Disclosure of Sustainability-related Financial Information and IFRS S2 – Climate-related Disclosures, issued by the International Sustainability Standards Board (ISSB).

Additional information available on Fibra Mty's website

Information regarding Fibra Mty's PRI Transparency Reports, PRI performance assessment results, and the official Principles for Responsible Investment (PRI) methodology and resources is available on Fibra Mty's website:
https://www.fibramty.com/en/sustentabilidad/dimension-economica#principios-inversion-responsable

iii. Global Real Estate Sustainability Benchmark

GRESB REAL ESTATE ★★☆☆☆ 2025

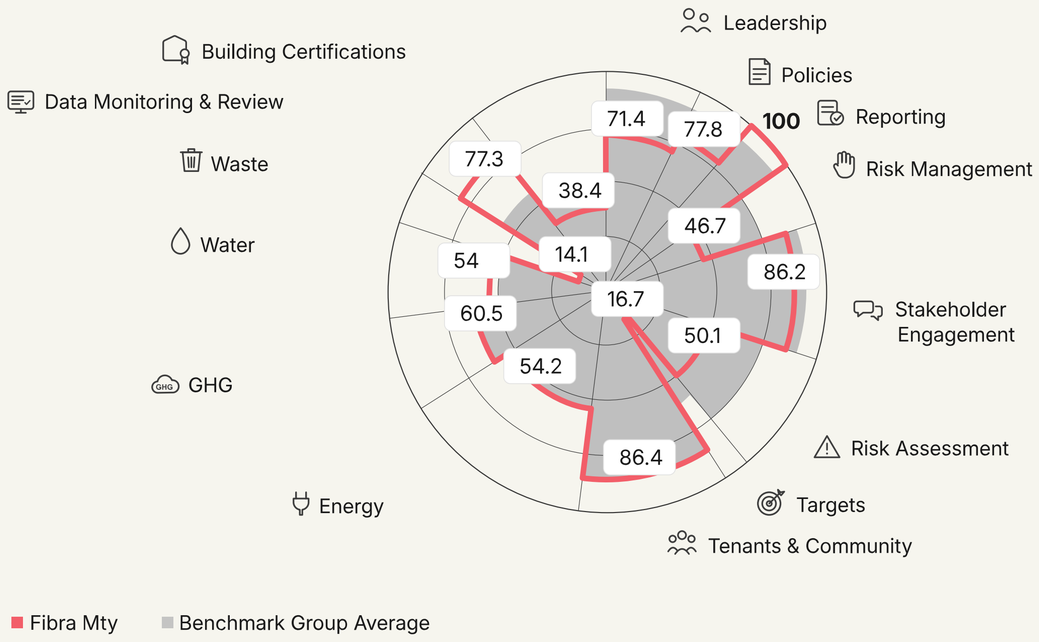
As part of its commitment to transparency and the continuous improvement of ESG performance, Fibra Mty participated for the third consecutive year in the Global Real Estate Sustainability Benchmark (GRESB) assessment, an international benchmark for evaluating environmental, social, and governance performance across the real estate sector.

In the 2025 GRESB Assessment, Fibra Mty achieved a score of 74 points, representing a 19% increase compared with 2024 and exceeding the 70-point average of its peer group. The Trust also improved its GRESB Rating from one star to two stars, retained the Green Star designation for the third consecutive year, and achieved a score of 99 points in Public Disclosure Level A.

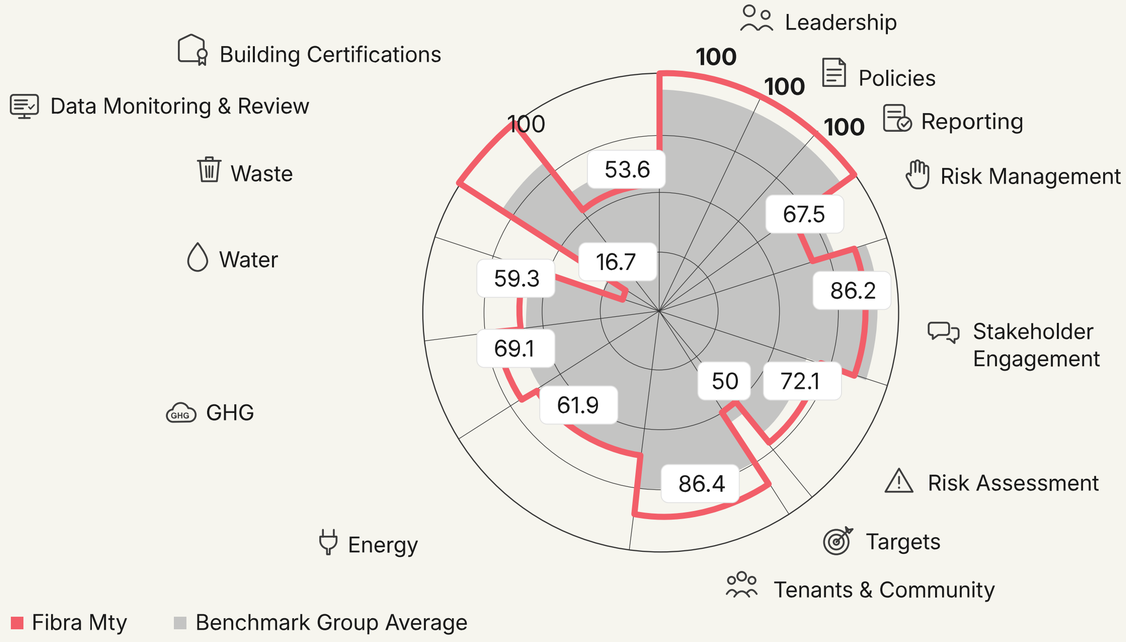
The progress described in the preceding subsections, particularly in ESG integration into asset management, risk management, and sustainability-related disclosure, contributed to strengthening the Trust's performance in the 2025 GRESB Assessment.

Aspects, Strengths and Opportunities

GRESB Assessment 2024



GRESB Assessment 2025





The results reflect progress in ESG governance, risk management, environmental monitoring, and stakeholder engagement, as well as the strengthening of sustainability practices implemented across the real estate portfolio.

2025 highlights

- 74 GRESB points (+19% vs. 2024)
- Green Star designation for the third consecutive year
- Public Disclosure Level A
- Outstanding performance in Leadership, Policies, Reporting, and Data Review
- Progress in environmental monitoring, risk management, and stakeholder engagement

Key opportunities

- Consolidate action plans to mitigate ESG and climate-related risks
- Increase the number of environmental certifications across the portfolio
- Continue strengthening strategies related to biodiversity and climate resilience

Additional information available on Fibra Mty's website

Information regarding Fibra Mty's GRESB Real Estate Benchmark Reports, GRESB Public Disclosure Reports, and the official Global Real Estate Sustainability Benchmark (GRESB) assessment methodology and resources is available on Fibra Mty's website: **https://www.fibramty.com/en/sustentabilidad/dimension-economica#gresb**

4.C

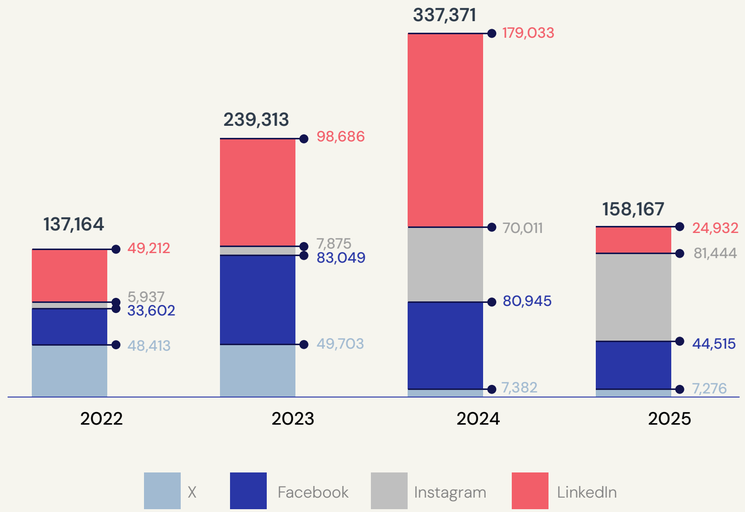
Financial Inclusion

Mexican Real Estate Investment Trusts (FIBRAs) enable investors with diverse investment profiles to participate in the commercial and industrial real estate market through the acquisition of Real Estate Trust Certificates (CBFIs), reducing the barriers to direct real estate investment while providing access to professionally managed real estate portfolios.

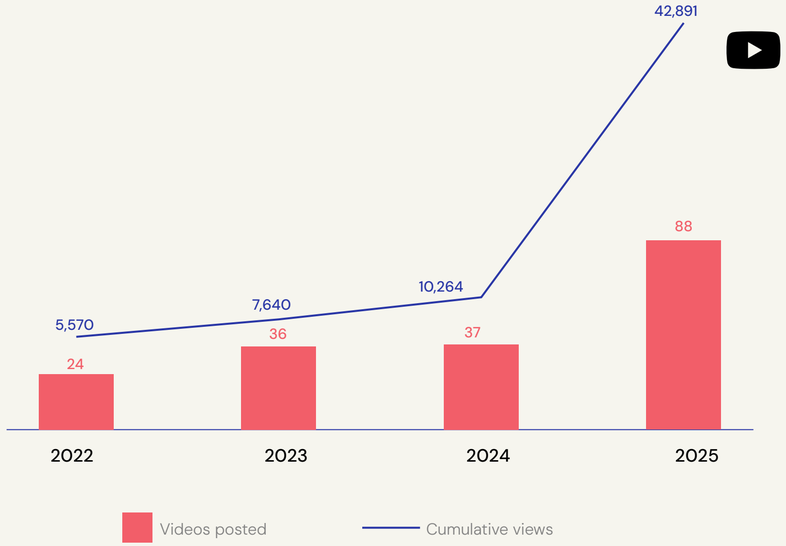
In this context, Fibra Mty promotes financial inclusion through initiatives designed to strengthen public understanding of the securities market, real estate investment vehicles, and the fundamental concepts that support informed investment decision-making.

As part of these efforts, the Trust maintains an ongoing financial education program through its social media channels, where it shares information on relevant operational and financial indicators, together with educational content on financial analysis, capital markets, and the operation of FIBRAs.

Financial Education – Average Social Media Reach



Financial Education – Fibra Mty's Presence on YouTube



In addition, Fibra Mty actively participates in forums, seminars, conferences, podcasts, and other specialized events for current and prospective investors to promote a better understanding of the characteristics, benefits, and risks associated with investing in FIBRAs, thereby contributing to greater participation and a deeper understanding of the Mexican capital market.



One-on-One with Fibra Mty (Uno a Uno con Fibra Mty) is a financial education initiative designed to bring investors closer to the operation of FIBRAs, the dynamics of the real estate and capital markets, and the evolution of Fibra Mty and its most significant transactions.

During 2025, Fibra Mty's digital content strategy significantly increased the Company's visibility, reaching 3.91 million impressions and growing its online community to more than 16,000 followers. This growth was driven by a combination of corporate communications, financial education content, quarterly results, and the launch of audiovisual content derived from the podcast.

As of year-end 2025:

4,651 people reached

426 new followers

38 episodes published

8,751 cumulative plays

1,166 hours of content consumed

Most-played episodes:

- Investing in FIBRAs and Passive Income
- Cap Rate: The Key Metric for Real Estate Investors
- The Story of Fibra Mty
- Mexico's Industrial Future
- Taxation of FIBRAs

Listen to the podcast on Spotify



4.D

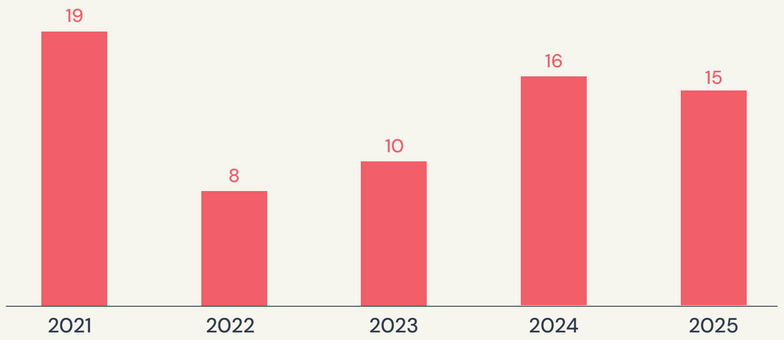
Innovation and Technology

GRI [Innovation and Technology]: 3-3

Fibra Mty promotes innovation and digital transformation as strategic tools to enhance operational efficiency, optimize decision-making, and generate sustainable value for its stakeholders.

Through the use of digital technologies, data analytics, and continuous improvement processes, the Trust strengthens asset management and supports the achievement of its business and sustainability objectives. As part of this strategy, 15 innovation projects were implemented during 2025, focusing on process automation, document digitization, data analytics, and the enhancement of information systems that support the Trust's operational and administrative activities.

Number of innovation projects implemented



Among the principal projects implemented during 2025 were:

- Document digitization.
- Process automation through Kissflow.
- Development of Power BI dashboards.
- Information automation and secure data storage.
- Implementation of electronic signature.
- Tools for operational portfolio monitoring.

Additional information available on Fibra Mty's website
Information regarding Fibra Mty's innovation and digital transformation initiatives is available on Fibra Mty's website:
https://www.fibramty.com/en/sustentabilidad/dimension-economica#innovacion-tecnologia



Social Dimension

a. Human Rights
b. Stakeholder Engagement
c. Labor Practices
d. Occupational Health and Safety
e. Customer Satisfaction and Well-being
f. Corporate Citizenship

5.

Fibra Mty operates within a collaborative framework of social responsibility and corporate citizenship, fostering engagement with its stakeholders to create a positive impact on the communities surrounding its properties.



5.A
Human Rights

GRI 3-3, 406-1, 411-1

Fibra Mty is committed to respecting human rights throughout its operations and in its relationships with employees, customers, suppliers, and other stakeholders.

This commitment includes promoting equal opportunity, diversity, and the dignified treatment of all individuals, as well as preventing practices that could infringe upon their rights.

The Trust's Human Rights Policy establishes guidelines on non-discrimination, child labor, forced labor, freedom of association and collective bargaining, fair compensation, and the prevention of human trafficking.

The Human Rights Policy has been communicated to 100% of Fibra Mty employees.

During 2025, no incidents of discrimination or human rights violations were identified relating to age, gender, race, ethnic origin, religion, nationality, disability, sexual orientation, gender identity or expression, or the rights of Indigenous Peoples.

Additional information available on Fibra Mty's website
The Human Rights Policy is available on Fibra Mty's website:
https://investorcloud.s3.amazonaws.com/fibramty/Descargables/sustentabilidad/politica-DDHH-jul-2021-en.pdf

5.B

Stakeholder Engagement

GRI 2-29

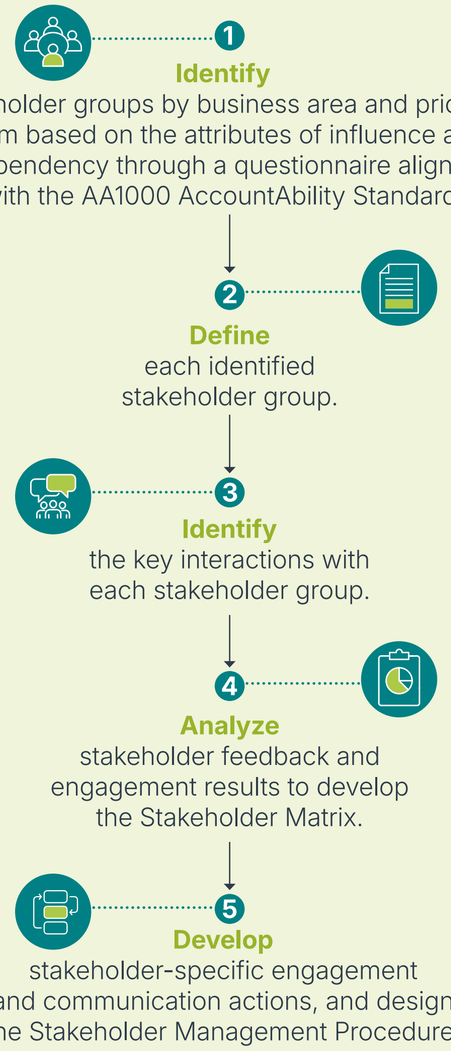
Stakeholder engagement is a fundamental component of Fibra Mty's sustainability strategy.

Through ongoing stakeholder identification, prioritization, and engagement processes, the Trust seeks to understand stakeholder expectations, strengthen long-term relationships, and create shared value.

Stakeholders are identified and prioritized based on their ability to influence the organization's performance and decision-making, their potential to create risks or opportunities, and the impacts that the Trust's activities may have on them.

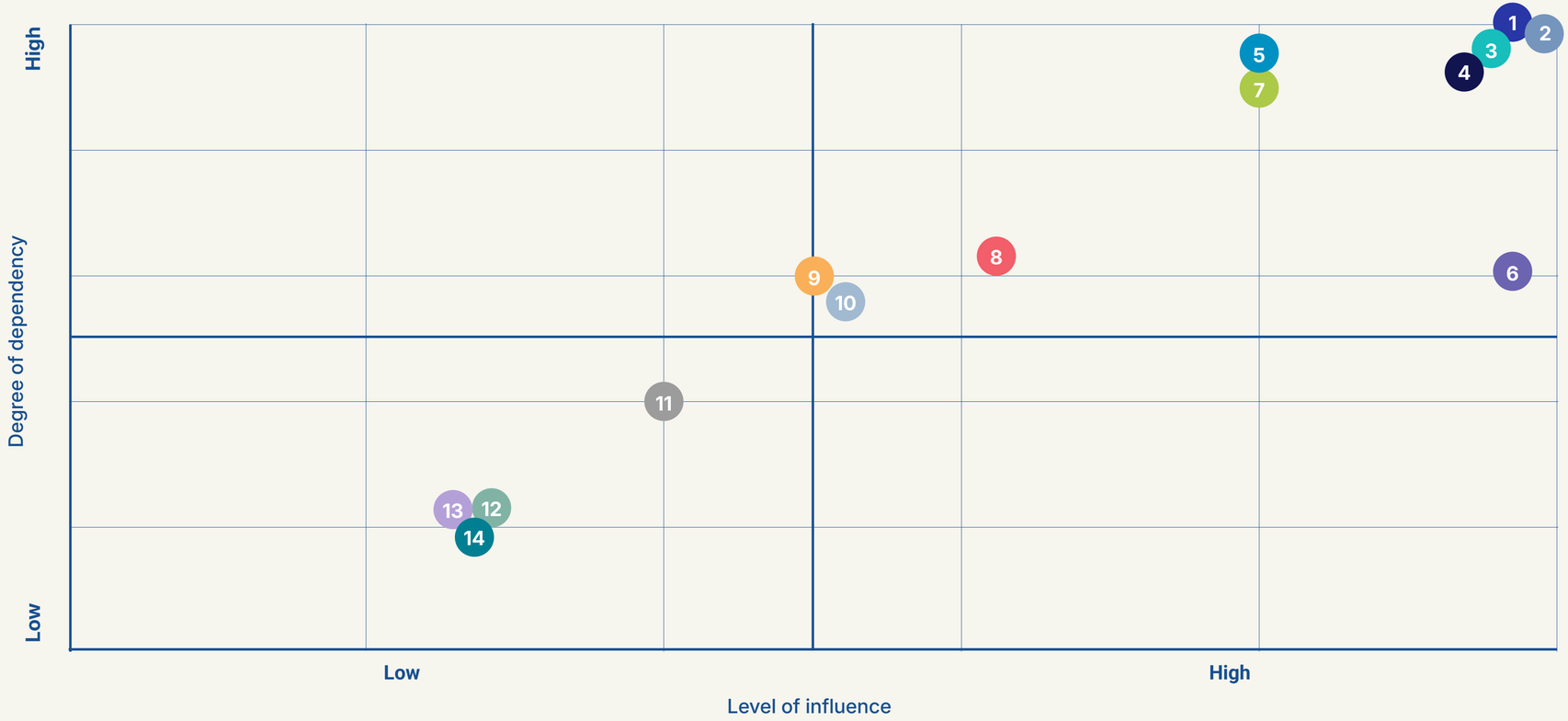
During 2024, with the support of an external consultant, Fibra Mty updated its stakeholder identification and prioritization process in accordance with the requirements of GRI 2-29 and the *AA1000 Stakeholder Engagement Standard*. Subsequently, during 2025, as part of its ESG risk and opportunity identification and assessment process, the Trust reviewed and updated its stakeholder matrix to ensure it appropriately reflects the evolution of its operating environment and stakeholder expectations.

Stakeholder identification and prioritization process



Stakeholder Matrix

1. Customers
2. CBFI Holders
3. Employees
4. Government
5. Financial Institutions
6. Governing Bodies
7. Regulators
8. Assurance Providers
9. Suppliers
10. Society
11. Investment Community
12. Associations
13. Media
14. Non-Governmental Organizations (NGOs)

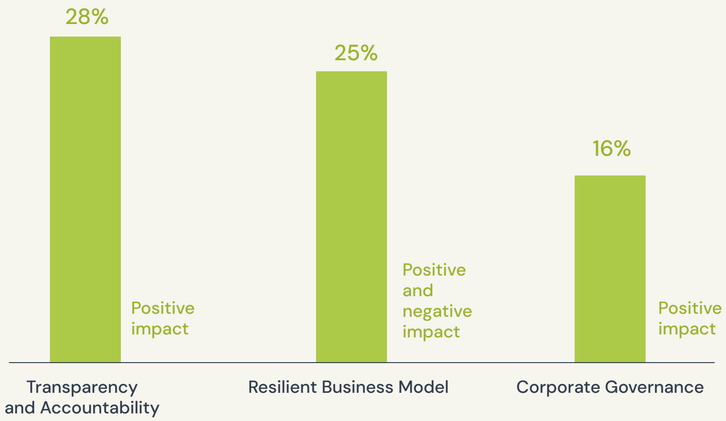


The communication and engagement mechanisms implemented by Fibra Mty enable ongoing dialogue with its stakeholders and contribute to the identification of the material topics that guide the Trust's sustainability strategy and decision-making.

Material topics related to external stakeholders

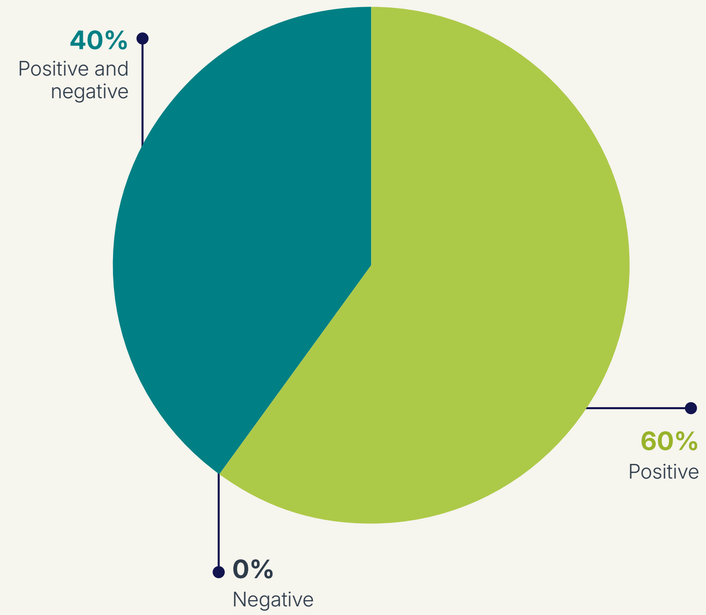
Topics	Customers	CBFI Holders	Government	Financial Institutions	Governing Bodies	Assurance Providers	Suppliers	Society	Associations	NGOs
Water	■	■	■		■	■	■	■		
Energy	■	■	■		■	■	■			■
Climate Change		■	■		■	■		■		
Corporate Governance		■		■	■					
GHG Emissions		■			■					
Human Rights					■					
Talent Management	■			■			■	■	■	■
Transparency and Accountability	■	■		■	■		■	■	■	■
Resilient Business Model	■	■		■	■		■			
Occupational Health and Safety					■					
Emergency Preparedness and Response	■							■		
Supply Chain		■					■			
Sustainable Leasing	■		■		■	■	■			
Privacy and Information Security					■					

Top three material topics for external stakeholders [2]



[2] Based on the percentage of mentions

Materiality of the Organization's Impacts on Stakeholders



Of the topics identified, 60% of respondents recognize that they generate positive impacts, while 40% consider that they may generate both positive and negative impacts. None of the stakeholders consulted identified any topic as generating exclusively negative impacts.

Additional information available on Fibra Mty's website
Additional information regarding Fibra Mty's stakeholders, engagement mechanisms, and identified topics of interest is available on Fibra Mty's website:
https://www.fibramty.com/en/sustentabilidad/dimension-social#vinculacion-grupos-interes



5.C

Labor Practices

GRI [Talent Management]: 3-3

To support the achievement of its business and sustainability objectives, Fibra Mty fosters an organizational culture centered on professional development, well-being, diversity, inclusion, and employee engagement. The Trust recognizes that human capital is fundamental to creating sustainable long-term value and strengthening its operational capabilities.

All Fibra Mty employees are hired under permanent, full-time employment contracts and work at the Trust's corporate headquarters in Monterrey, Nuevo León.

Fibra Mty remains committed to respecting labor rights by providing a safe and healthy workplace while promoting fair treatment, equal opportunity, diversity, freedom of association, and collective bargaining. The Trust also prohibits forced labor, child labor, and all forms of discrimination.

The Policy against Work Harassment, Mobbing, Discrimination and Labor Violence promotes a workplace founded on respect, equality, and human dignity, contributing to employees' overall well-being and strengthening the organization's culture.

Additional information available on Fibra Mty's website
The Policy against Work Harassment, Mobbing, Discrimination and Labor Violence is available at:
https://investorcloud.s3.amazonaws.com/fibramty/Descargables/sustentabilidad/politica-contra-acoso-jul-2021-en.pdf

Diversity and Inclusion

Fibra Mty Employees

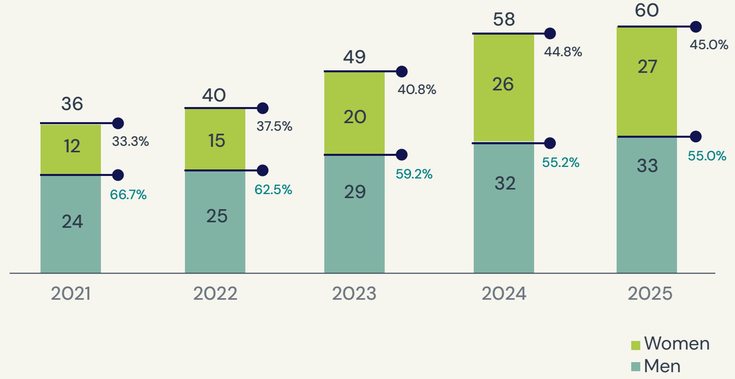
GRI 2-7, 202-2, 405-1

Fibra Mty promotes equal opportunity and diversity as key drivers of stronger decision-making, innovation, and sustainable value creation. The Trust's talent management strategy is built on attracting, developing, and retaining individuals with diverse experiences, perspectives, and capabilities, while fostering an inclusive, discrimination-free workplace.

Fibra Mty promotes diversity and equal opportunity as factors that strengthen innovation, decision-making, and organizational performance, contributing to an inclusive and respectful workplace.

As of year-end 2025, Fibra Mty's workforce comprised 60 employees, of whom 45% were women and 55% were men.

Total Fibra Mty Employees



Women's representation in Fibra Mty's workforce has steadily increased in recent years, rising from 33.3% in 2021 to 45.0% at year-end 2025.

Breakdown of Fibra Mty employees by region (2025)	
Region	Number
Local	48
Non-local Mexican citizen	10
Foreign Nationals	2

Breakdown of Fibra Mty Employees by Gender and Organizational Level (2025)

Organizational Level	Women		Men		Total	
	Number	%	Number	%	Number	%
Directors	1	12.5%	7	87.5%	8	13.4%
Deputy Directors	2	40.0%	3	60.0%	5	8.3%
Managers	11	55.0%	9	45.0%	20	33.3%
Analysts	13	48.1%	14	51.9%	27	45.0%
Total	27	45.0%	33	55%	60	100%

Breakdown of Fibra Mty Employees by Age Group and Organizational Level (2025)

Organizational Level	Under 30 years old		30 to 50 years old		Over 50 years old		Total	
	Number	%	Number	%	Number	%	Number	%
Directors	0	0.0%	4	50.0%	4	50.0%	8	13.4%
Deputy Directors	0	0.0%	4	80.0%	1	20.0%	5	8.3%
Managers	2	10.0%	16	80.0%	2	10.0%	20	33.3%
Analysts	21	77.8%	3	11.1%	3	11.1%	27	45.0%
Total	23	38.3%	27	45.0%	10	16.7%	60	100%

Fibra Mty seeks to attract and develop local talent in the communities where it operates, contributing to the economic development of the regions in which it has a presence.



50% of senior executives are from the communities where Fibra Mty has a presence.

Fibra Mty Employees Hired from the Local Community (2025)

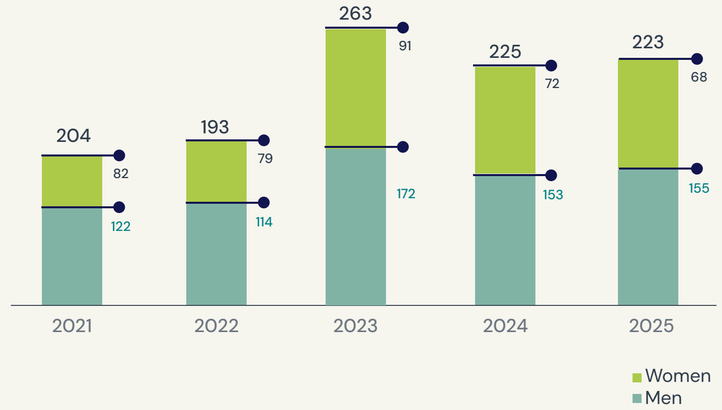
Category	Number of Employees	Percentage
Local	8	88.9%
Non-local Mexican citizen	1	11.1%
Foreign Nationals	0	0.0%

Specialized Service Employees.

GRI 2-4, 2-8

Specialized service employees are employed by specialized service providers engaged and overseen by Fibra Mty.

Specialized Service Employees



Specialized Service Employees by Function (2025)

Function	Men	Women	Total
Security	55	20	75
Maintenance	65	0	65
Janitorial Services	16	32	48
Staff	8	13	21
Landscaping	10	0	10
Receptionists	1	3	4
Total	155	68	223

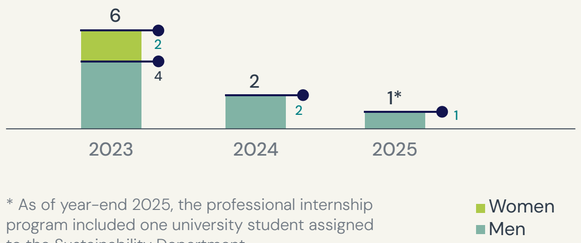
Note: The breakdown by function corresponds to employees of specialized service providers engaged and overseen by Fibra Mty as of year-end 2025.

Professional Internship Program

GRI 2-8

Fibra Mty complements its talent attraction and development strategy through a professional internship program that enables university students to gain work experience in a corporate environment and strengthen their skills for their future entry into the labor market.

Professional Interns
Active as of Year-End



* As of year-end 2025, the professional internship program included one university student assigned to the Sustainability Department.

Talent Management

GRI 3-3, 401-1

Fibra Mty promotes talent attraction, selection, and development processes based on the competencies, experience, and capabilities required for each position. The Trust fosters equal opportunity throughout the entire employee lifecycle and rejects all forms of discrimination.

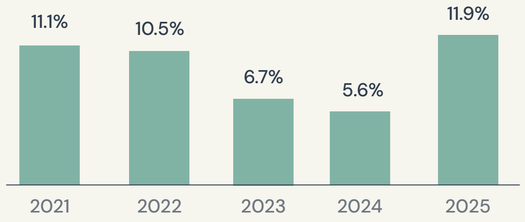
The Trust also maintains mechanisms to protect the confidentiality of candidates' and employees' personal information, in compliance with applicable legislation and its internal policies.

Fibra Mty's talent management strategy seeks to attract, develop, and retain the workforce required to execute its business model and achieve its strategic and sustainability objectives.

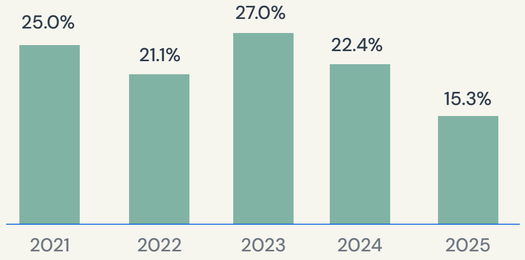
4.51 years
Average employee tenure at Fibra Mty as of year-end 2025.

2023: 4.16 years | 2024: 4.20 years | 2025: 4.51 years

Annual Employee Turnover
Fibra Mty Employees



New Hires
Fibra Mty Employees





During 2025, Fibra Mty hired nine new employees to strengthen strategic areas of the organization, including information technology, acquisitions, operations, treasury, and investor relations. These additions enhanced the organizational capabilities required to support the Trust's growth and the execution of its business strategy.

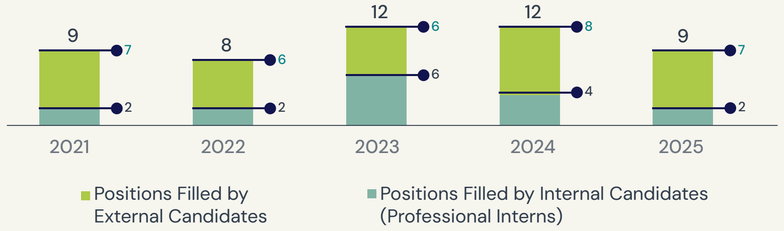
Employee Turnover and New Hires by Age Group (2025)				
Age Group	Resignations	Turnover Rate	New Hires	Hiring Rate
Under 30 years old	4	19.0%	7	77.8%
30 to 50 years old	2	7.1%	2	22.2%
Over 50 years old	1	10.0%	0	0.0%
Total	**7**	**11.9%**	**9**	**15.3%**

Employee Turnover and New Hires by Gender (2025)				
Gender	Resignations	Turnover Rate	New Hires	Hiring Rate
Men	5	15.4%	6	66.7%
Women	2	7.5%	3	33.3%

Employee Turnover and New Hires by Region (2025)				
Region	Resignations	Turnover Rate	New Hires	Hiring Rate
Local	4	8.7%	8	88.9%
Non-local Mexican Citizens	3	27.3%	1	11.1%
Foreign Nationals	0	0.0%	0	0.0%

Filling open positions with internal talent is an integral part of Fibra Mty's talent development and professional growth strategy. This approach enables the Trust to leverage institutional knowledge while creating opportunities for internal mobility across the organization.

New Hires Fibra Mty Employees





Training

Fibra Mty Employees

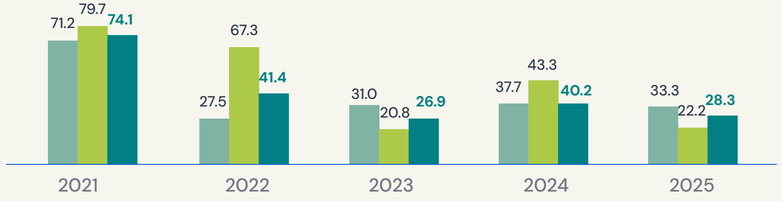
GRI 404-1, 404-2

Fibra Mty's Training Policy aims to enhance employee productivity and professional development by providing training through two complementary tracks:

- Institutional Training, designed to ensure employees acquire the fundamental knowledge and skills required to effectively perform the responsibilities of their positions.
- Functional Training, which provides employees with opportunities to obtain professional credentials relevant to their areas of expertise.

During 2025, Fibra Mty strengthened employees' capabilities in information security, cyber resilience, business continuity, environmental compliance, and the responsible use of artificial intelligence, recognizing the importance of these topics for effective risk management and the creation of sustainable value.

Training – Fibra Mty Employees
(Average Training Hours per Employee per Year)



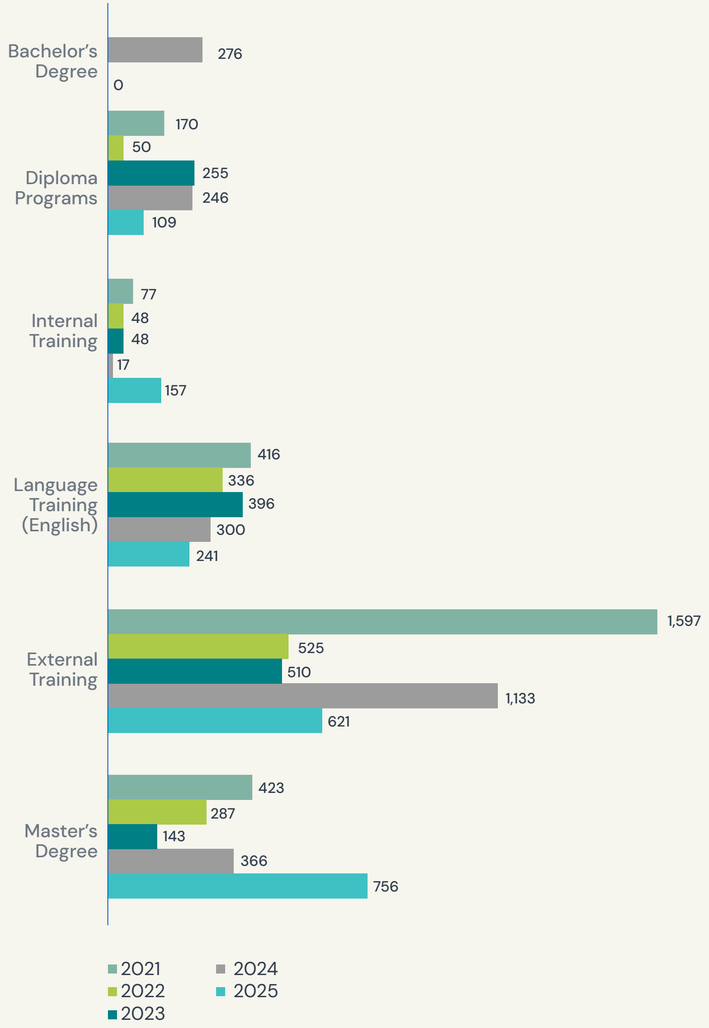
Note: During the external assurance process for this report, an error was identified in the calculation of the 2024 average training hours per employee (men, women, and total). The figures presented in the chart reflect the corrected calculations.

Average Training Hours per Employee by Organizational Level (2025)

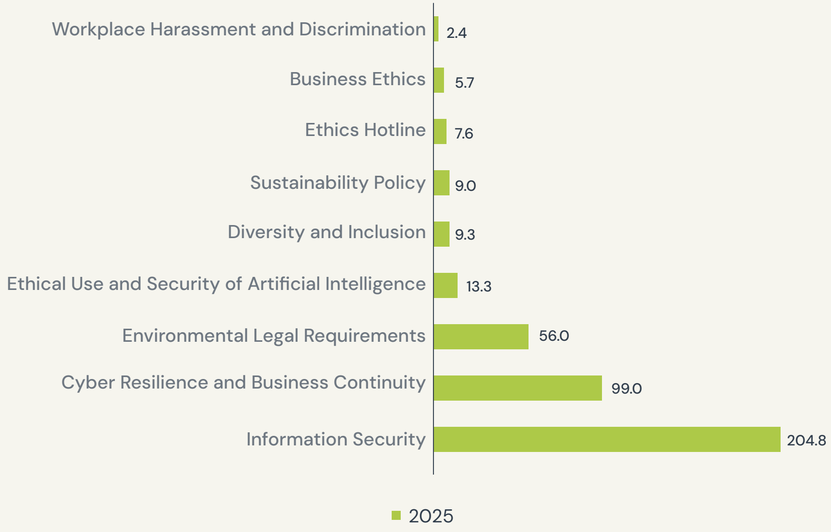
Organizational Level	Women	Men	Total
Directors	4.7	3.7	3.8
Deputy Directors	2.6	4.7	3.9
Managers	25.4	65.2	43.3
Analysts	23.9	33.6	28.9

Note: Training hours include both Institutional Training and Functional Training delivered during 2025.

Total Training Hours by Professional Development Category Fibra Mty Employees



Total ESG Training Hours Fibra Mty Employees

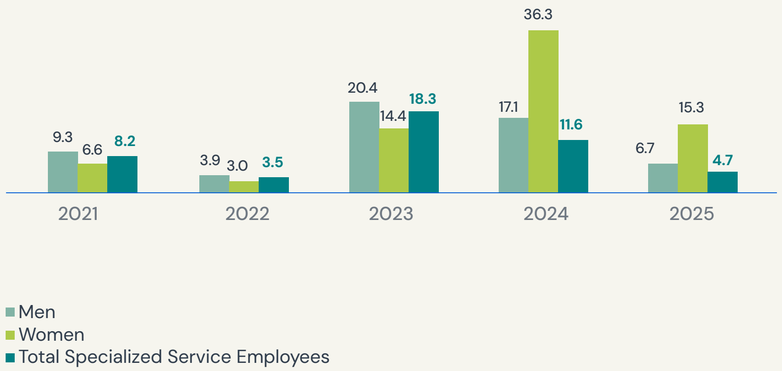


6.8
hours of ESG training per employee were delivered during 2025.

MXN 16,056.47
Average training investment per employee.
2024: MXN 9,299.82

Specialized Service Employees

Training – Specialized Service Employees
(Average Training Hours per Employee per Year)



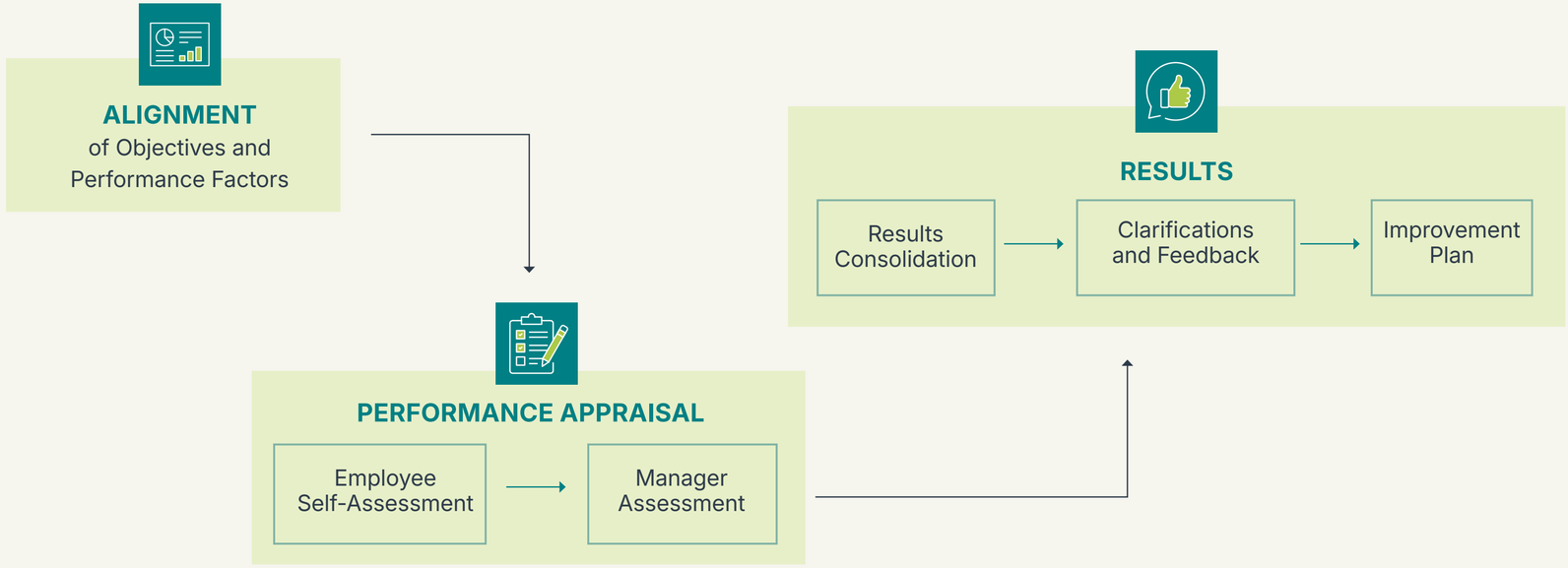
93%
of employees received a formal performance appraisal and professional development review during 2025.

Performance Appraisal

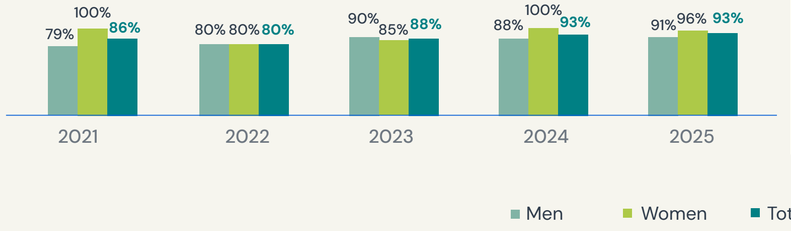
GRI 404-3

Performance appraisal is a key tool for supporting employees' professional development and aligning their individual objectives with Fibra Mty's strategic priorities. Through this process, the Trust evaluates the achievement of objectives, identifies development opportunities, and establishes continuous improvement actions, promoting equal opportunities for all employees.

The Employee Performance Appraisal Process Manual establishes the guidelines and stages of the appraisal process, which includes Employee Self-Assessment, Manager Assessment, Performance Feedback, and the development of Improvement Plans.

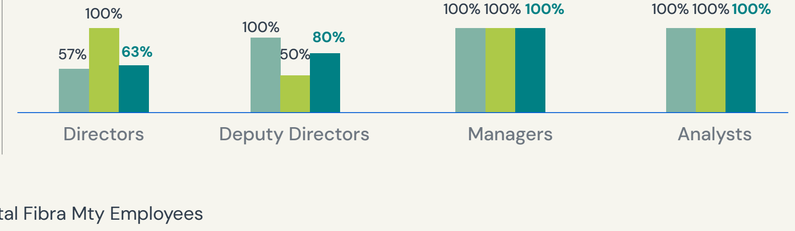


Percentage of Employees Receiving Periodic Performance and Career Development Reviews



2025 Performance Appraisal

Percentage of Employees Receiving Periodic Performance and Career Development Reviews





To participate in the performance appraisal process, employees must have held their current position for at least three months, a period considered necessary to ensure adequate integration and stabilization in the role.

Performance appraisals are one of the Trust's primary mechanisms for aligning individual objectives with Fibra Mty's strategic and sustainability priorities. Accordingly, they incorporate environmental, social, and governance (ESG) objectives that are defined according to the responsibilities of each position and their contribution to the achievement of the Sustainability Strategic Plan.



Compensation

GRI 2-21, 405-2

Fibra Mty Employees

Fibra Mty promotes competitive compensation practices aligned with the responsibilities of each position, with the objective of attracting, developing, and retaining the talent required to support the Trust's business strategy and the implementation of its Sustainability Strategic Plan.

Employee compensation consists of Fixed Compensation and Variable Compensation. Fixed Compensation is determined based on the responsibilities, competencies, and level of contribution associated with each position, promoting Pay Equity and equal opportunities.

Variable Compensation recognizes individual performance and the achievement of both short- and long-term corporate objectives. As part of the Performance Appraisal process, these objectives incorporate environmental, social, and governance (ESG) considerations that are defined according to the responsibilities of each position and its contribution to the achievement of Fibra Mty's Sustainability Strategic Plan.

In this way, Fibra Mty's compensation practices help align employees' interests with the Trust's business strategy, the creation of sustainable value, and its ESG objectives.

11.01 x

Ratio of the Chief Executive Officer's (CEO) Total Annual Compensation to the Median Total Annual Compensation of Employees during 2025.

Additional information available on Fibra Mty's website
Information regarding the Variable Compensation methodology, eligibility criteria, CBFI-based incentive program, and performance metrics used to determine variable compensation is available on Fibra Mty's website:
https://www.fibramty.com/en/sustentabilidad/dimension-social#practicas-laborales

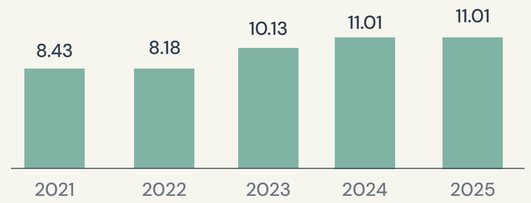
Pay Equity

Organizational Level	Ratio of Basic Salary of Women to Men	Ratio of Total Annual Remuneration of Women to Men
Executive Directors	No women in this employment category	
Directors	0.86	0.86
Deputy Directors	1.17	1.17
Managers	0.97	0.92
Analysts	1.23	1.14

The results indicate that compensation is determined primarily based on the responsibilities, competencies, and performance associated with each position, with no systematic gender-based differences observed across the various organizational levels.

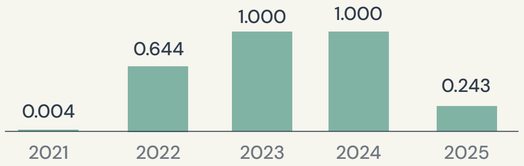
Compensation Governance

Total Annual Compensation Ratio [1]



[1] Ratio of the Highest-Paid Individual's total annual compensation to the median total annual compensation of all employees, excluding the Highest-Paid Individual. The Highest-Paid Individual is the Chief Executive Officer (CEO).

Ratio of the Percentage Increase in Total Annual Compensation [1]



[1] Ratio of the percentage increase in the Highest-Paid Individual's total annual compensation to the median percentage increase in the total annual compensation of all employees, excluding the Highest-Paid Individual. The Highest-Paid Individual is the Chief Executive Officer (CEO).



Specialized Service Employees

GRI 202-1

In Mexico, the National Minimum Wage Commission (*Comisión Nacional de los Salarios Mínimos,* CONASAMI) establishes and periodically reviews the general and professional minimum wages applicable throughout the country.

Fibra Mty verifies that the specialized service providers operating at its properties comply with applicable labor regulations and provide their employees with compensation equal to or greater than the minimum wages established under current legislation.

Employee Benefits

GRI 401-2, 401-3

Fibra Mty complements employees' financial compensation through benefits designed to promote their well-being, personal development, and work-life balance. These benefits seek to enhance the quality of life of employees and their families, strengthen their sense of belonging, and foster a work environment that encourages engagement, creativity, and professional development.

The Social Welfare Policies and Procedures Manual consolidates the additional benefits provided by Fibra Mty. These benefits are periodically reviewed to ensure they remain aligned with employees' needs and organizational best practices.

Of the 20 benefits provided by Fibra Mty, 15 are additional benefits not required by labor legislation, two are granted under conditions that exceed legal requirements, and three are provided in accordance with applicable legal requirements.

Employee Benefits

- Savings Fund
- Food Allowance Vouchers
- Life Insurance
- Family Major Medical Insurance
- Additional Paid Days Off
- Flexible Working Hours
- Remote Work (Home Office)
- Fitness Allowance
- Special Leave
- Reduced Working Hours on Fridays and Mother's Day
- Low-Interest Personal Loans
- Childcare Allowance [1]
- Maternity Benefit
- Company Car [2]
- Two Additional Paid Leave Days per Year
- Defined Contribution Plan
- Paternity Leave [3]
- Christmas Bonus
- Maternity Leave [3]
- Vacation Leave
- Vacation Premium

- Not required by law and provided by the Company
- Provided under conditions exceeding legal requirements
- Provided in accordance with applicable legal requirements

[1] For employees with children under 16 years old.
[2] For Deputy Directors and Directors.
[3] For paternity leave, Fibra Mty grants 10 working days, equivalent to 2 paid leave weeks. Indicators related to parental leave are presented in the following table.

100%

Return-to-work and retention rate of employees who took parental leave during 2025.

Parental Leave Indicators 2025

Indicator	Men	Women	Total
Employees eligible for parental leave	33	27	60
Employees who took parental leave	1	2	3
Employees who returned to work after parental leave	1	2	3
Employees still employed after returning from parental leave*	1	2	3
Return-to-work and retention rate	100%	100%	100%

* As of the end of 2025, the three employees who took parental leave remained employed by the organization. However, they had not yet completed the twelve-month period required for the formal calculation of the retention indicator.



Employee Engagement

GRI 2-29

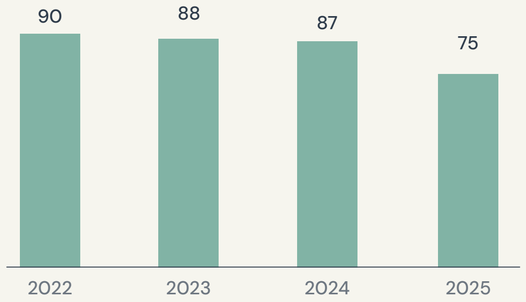
Employee engagement is a fundamental element in strengthening Fibra Mty's organizational culture, driving performance, and supporting the creation of long-term sustainable value. Accordingly, the Company maintains ongoing mechanisms to understand employees' perceptions and identify opportunities to improve the work environment.

Work Environment Surveys are used to assess employees' levels of satisfaction, well-being, and engagement, as well as to identify areas for improvement that help strengthen the employee experience and support the Company's talent attraction, development, and retention strategies.

The assessments are conducted by the Great Place to Work® (GPTW®) Mexico Institute, whose methodology evaluates five dimensions:

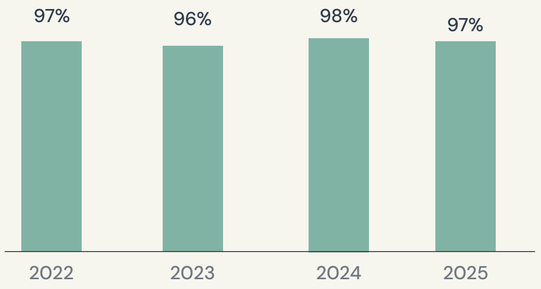
- Credibility
- Respect
- Pride
- Camaraderie
- Fairness

Overall Satisfaction Index Fibra Mty Employees





Employee Participation Rate
Work Environment Surveys



83%
of employees consider Fibra Mty a great place to work.

The principal strengths identified by employees during the 2025 assessment were:

- Corporate Image
- Teamwork
- Camaraderie
- Fairness

Follow-Up on the 2025 GPTW® Results

As part of the follow-up to the results of the 2025 Great Place to Work® Survey, in February 2026 Senior Management shared the results with all employees and promoted a Pulse Survey to gain deeper insights into the main areas for improvement identified. Based on the information collected, Fibra Mty is developing an Improvement Plan aimed at strengthening the employee experience and addressing the identified opportunities.

In 2025, Fibra Mty renewed its Great Place to Work® Certification for the third consecutive year, awarded by the Great Place to Work® Mexico Institute in recognition of the practices and policies implemented to strengthen employees' experience and quality of life.

5.D

Occupational Health and Safety

GRI 3-3, 403-4, 403-5, 403-6, 403-9, 403-10

8 DECENT WORK AND ECONOMIC GROWTH

Fibra MTY is committed to providing safe and healthy workplaces through risk prevention, the promotion of physical and mental health, and the continuous improvement of its occupational health and safety practices.

These efforts are intended to protect employees' well-being while fostering a work environment that supports both employee welfare and the organization's sustainable performance.

Occupational health and safety management encompasses hazard identification and risk prevention, training, employee consultation and participation, and access to medical and health care services.

Occupational Health and Safety Performance

Work-Related Injuries 2025	Fibra MTY Employees [1]	Specialized Service Employees and Professional Interns [2]
Number of fatalities resulting from a work-related injury	0	0
Fatality Rate [3] as a result of work-related injury	0	0
Number of high-consequence work-related injuries (excluding fatalities) [5]	0	0
Rate [3] of high-consequence work-related injuries (excluding fatalities) [5]	0	0
Number of recordable work-related injuries	1	1
Rate [3] of recordable work-related injuries	1.67	0.36
Headcount	60	224 [4]
Number of hours worked	118,522	559,104

[1] Information obtained from the annual occupational risk report issued by the Mexican Social Security Institute (*Instituto Mexicano del Seguro Social* – IMSS).
[2] Information obtained from reports issued by the Mexican Social Security Institute (IMSS):
- Closed Occupational Risk Cases Report
- Disability Report
- Occupational Risk Report
- Annual Occupational Risk Insurance Premium Determination Report

[3] Rates calculated per 200,000 hours worked.
[4] Includes 223 specialized service employees and one professional intern.
[5] The definitions of high-consequence work-related injuries, as well as the description of the nature of the resulting injuries, are aligned with the IMSS legal definitions of permanent partial or total disability and the corresponding classification ruling established under applicable law and regulations.

Work-Related Ill Health 2025 [3]	Fibra MTY Employees [1]	Specialized Service Employees and Professional Interns [2]
Number of fatalities resulting from work-related ill health	0	0
Number of recordable cases of work-related ill health.	0	0

[1] Information obtained from the annual occupational risk report issued by the Mexican Social Security Institute (*Instituto Mexicano del Seguro Social* – IMSS).
[2] Information obtained from reports issued by the Mexican Social Security Institute (IMSS):
- Closed Occupational Risk Cases Report
- Disability Report
- Occupational Risk Report
- Annual Occupational Risk Insurance Premium Determination Report

[3] Includes 223 specialized service employees and one professional intern.



ZERO
cases of work-related ill health were recorded during 2025.

ZERO
high-consequence work-related injuries or fatalities.

No Fibra MTY employee performs occupational activities that involve a significant risk or high incidence of work-related ill health.

Occupational Health and Safety Training

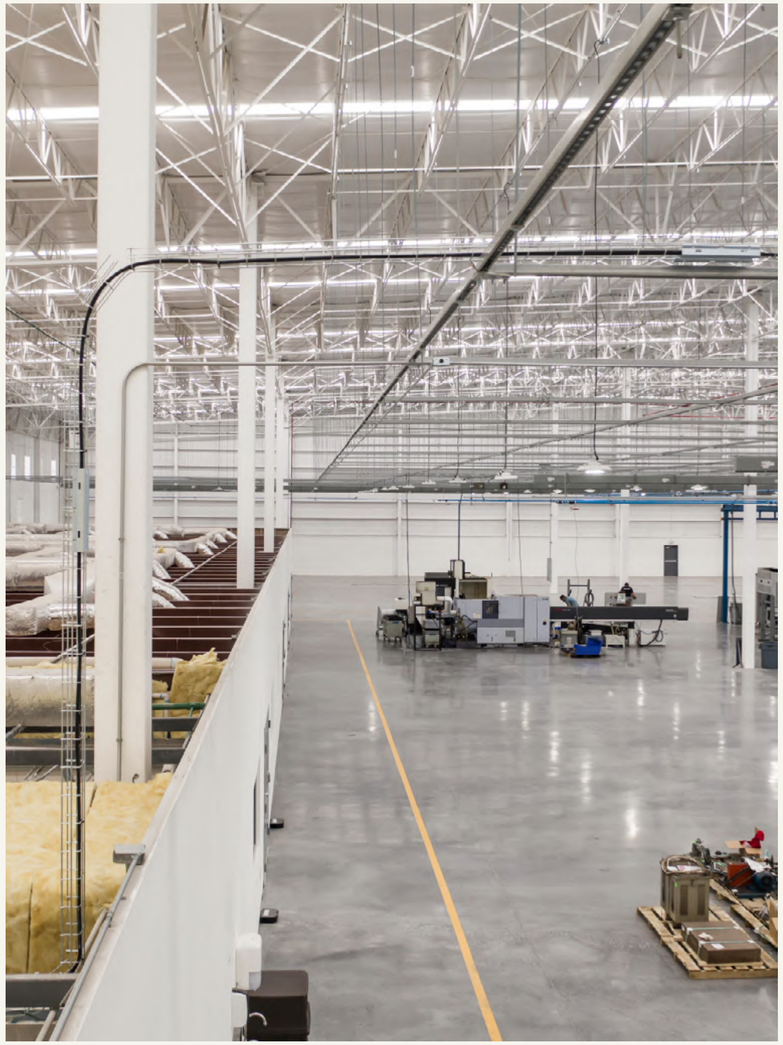
Training is a preventive tool that strengthens employees' occupational health and safety awareness while promoting safe working environments.

Average Occupational Health and Safety Training Hours

Year	Fibra Mty Employees	Specialized Service Employees
2022	1.40	3.0
2023	0.20	11.0
2024	0.89	8.0
2025	0.04	4.5

Occupational Health and Safety Training Courses Delivered During 2025

Fibra Mty Employees	Specialized Service Employees
Workplace Harassment and Violence	• Search and Rescue • Field Training • Fire Suppression • Fire Detection • Earthquake and Fire Evacuation • Hazardous Materials Identification and Handling • First Aid • Fire Extinguisher and Hydrant Use and Handling



Employee Consultation and Participation

Safety and Health Commission

To help maintain a safe and healthy work environment, Fibra MTY's Safety and Health Commission comprises representatives of the Company and its employees, in accordance with Mexican Official Standard NOM-019-STPS-2011.

Its main responsibilities include:

- Identifying unsafe conditions and unsafe acts in the workplace.
- Investigating the causes of work-related injuries and work-related ill health when they occur.
- Proposing preventive measures to reduce potential risks.
- Monitoring the implementation of proposed corrective actions.

During 2025, the Commission conducted four workplace inspections—one per quarter—and prepared the corresponding reports to document findings, corrective actions, and follow-up activities.

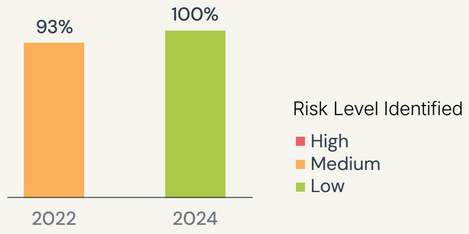
4
workplace inspections conducted by the Safety and Health Commission during 2025.



Biennial Psychosocial Risk Survey
(NOM-035-STPS Questionnaire)

In compliance with Mexican Official Standard NOM-035-STPS-2018, Fibra MTY maintains a Psychosocial Risk Prevention Policy, which establishes guidelines for identifying, analyzing, and preventing psychosocial risk factors, as well as for promoting a favorable organizational environment.

Employee Participation Rate
Biennial Psychosocial Risk Survey



The improvement measures implemented include updating the Policy Against Workplace Harassment, Sexual Harassment, Discrimination, and Workplace Violence and communicating it through training.

The results of the surveys conducted by Fibra MTY provide relevant input for identifying opportunities for improvement related to psychological well-being, the organizational environment, and the employee experience.

Work Environment Surveys

Through its Work Environment Surveys, Fibra MTY periodically consults employees on various aspects of the employee experience, including their perceptions of physical, psychological, and emotional safety in the workplace.

97/100
Fibra Mty is a physically safe place to work.

67/100
Fibra Mty is a psychologically and emotionally healthy place to work.

"*Exprésate!*" Suggestion Box

Available to all employees 24 hours a day, year-round, and integrated into the **Fibra Mty Ethical Whistleblowing Hotline**, this channel allows employees to submit suggestions, comments, or improvement proposals, including those related to occupational health and safety.

During 2025, no suggestions, complaints, or comments related to occupational health and safety were received.



Medical and Health Care Services

GRI 403-6

Fibra Mty provides employees with access to medical and health care services unrelated to work through:

- Compliance with employer obligations established under the Mexican Social Security Law (*Ley del Seguro Social*), ensuring that employees and their dependents receive the medical, surgical, pharmaceutical, and hospital care provided under applicable legislation.
- The provision of Family Major Medical Insurance for employees, their spouses, and children under 25 years of age.

5.E

Customer Satisfaction and Well-being

GRI 2-29

Fibra Mty's Operations Manuals establish the quality standards applicable to the properties and services managed by the Company. These guidelines are designed to ensure a positive experience for tenants and building users through practices focused on sustainability, operational excellence, safety, and well-being.

Property management is built around four fundamental pillars:



Sustainability

We promote the responsible use of resources across all our operational processes.



Appearance

We continuously invest in modernizing our properties, maintaining their appearance, cleanliness, and upkeep to the highest quality standards.



Safety

We implement strategies to protect the safety and security of all tenants, employees, and building users.



Well-being

We strive to create comfortable spaces and foster a positive environment throughout the Fibra Mty community, across our properties and their surrounding areas. We are committed to delivering service excellence so that all building users and our tenants' employees enjoy a positive experience.

Tenant Satisfaction

The Operations Department, through a specialized independent third-party provider, conducts annual surveys to assess tenant satisfaction and identify opportunities for improvement that contribute to enhancing the infrastructure and services managed by Fibra Mty.

The survey evaluates the following aspects:

- Building interior and exterior.
- Safety and security.
- Cleanliness.
- Property management.
- Maintenance.
- Billing and collections.
- Overall satisfaction.

Berumen®

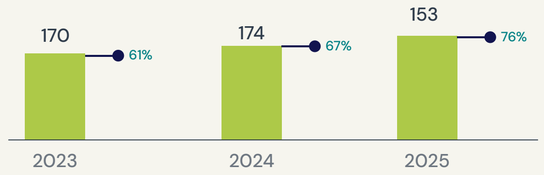
Since 2022, Berumen y Asociados, S.A. de C.V. has independently conducted the administration, analysis, and reporting of the survey results.



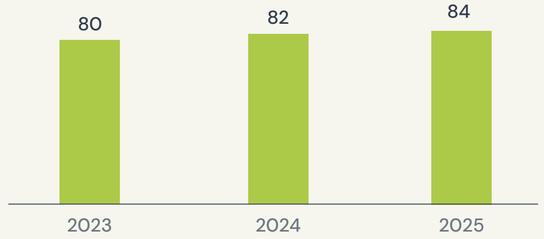
Tenant Participation Rate

Annual tenant satisfaction survey

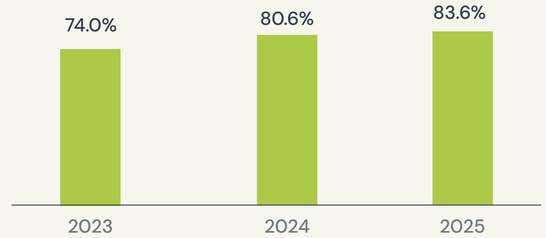
100% of tenants are invited to participate in the annual satisfaction survey



Overall Tenant Satisfaction Index



Net Promoter Score*



* NPS stands for Net Promoter Score

84

2025 Overall Tenant Satisfaction Index.

88.8%

of tenants answered they are satisfied or very satisfied

The survey results are reported to the Chief Executive Officer, the Chief Financial and Administrative Officer, and the Chief Operating and Acquisitions Officer, who presents them to the Technical Committee for follow-up and appropriate action.

Tenant Health and Well-being

Fibra Mty seeks to contribute to the well-being of users of the properties under its direct operation through practices focused on accessibility, health, and the quality of indoor environments.

Universal Accessibility.

In 2023, Fibra Mty engaged **Libre Acceso, A.C.**, a non-governmental organization (NGO) specializing in accessibility and inclusion, to conduct an architectural accessibility assessment of its corporate headquarters and the common areas of the office buildings under Fibra Mty's direct operation.

Architectural Accessibility Assessment	
Properties assessed	9
Gross Leasable Area (GLA) assessed	178,411 m²
Assessment organization	*Libre Acceso, A.C.*
Assessment year	2023

Additional information available on Fibra Mty's website
Information on the assessment methodology, detailed results by property, identified findings, and improvement actions is available on Fibra Mty's website:
https://www.fibramty.com/en/sustentabilidad/dimension-social#satisfaccion-bienestar-cliente

Strategies to Promote Tenant Health and Well-being

Fibra Mty implements measures designed to enhance the environmental quality of its properties and promote healthy habits among building users.

Topic	Key Measures Implemented
Indoor Air Quality	Use of Green Seal or UL ECOLOGO® certified cleaning products, low-VOC paints, ultraviolet light systems, and dedicated outdoor air systems.
Thermal Comfort	HVAC systems that maintain comfortable indoor temperatures and reflective roof coatings that improve the thermal performance of buildings.
Lighting and Visual Comfort	Daylight sensors and appropriate lighting levels for each space.
Acoustic Comfort	Noise control measures and background music in common areas and amenities.
Healthy Eating	Promotion of healthy food options in cafés and restaurants located within the properties.
Physical Activity	Strategies to encourage stair use, wellness campaigns, and access to physical activity programs.



161,468 m²
of Gross Leasable Area (GLA) is served by dedicated outdoor air systems.

69,028 m²
of Gross Leasable Area (GLA) is equipped with ultraviolet light units to eliminate viruses and bacteria.

Additional information available on Fibra Mty's website
Technical information on indoor air quality, HVAC systems, lighting, acoustic comfort, and wellness programs implemented across the properties is available on Fibra Mty's website:
https://www.fibramty.com/en/sustentabilidad/dimension-social#satisfaccion-bienestar-cliente

5.F

Corporate Citizenship

GRI 2-6, 203-1, 413-1

Fibra Mty fosters responsible, long-term relationships with the communities where it operates through social investment initiatives designed to enhance people's well-being, advance sustainable development, and create shared value for both society and the business.

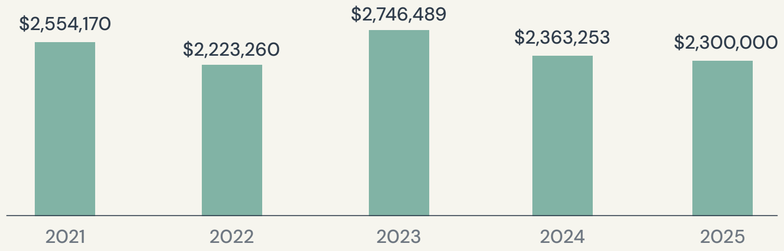
Considering its material environmental, social, and corporate governance topics, Fibra Mty has established three strategic priorities to guide its social investment initiatives:

- Well-being, development, and health.
- Sustainable development and the environment.
- Prevention of environmental contingencies and response to emergency situations.

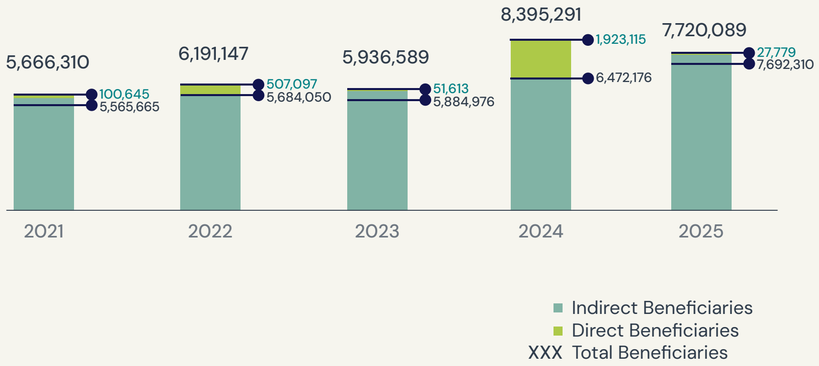
These priorities are implemented through the following corporate programs:

- Community Support: Partnerships for Sustainability.
- Education Support: Educational Scholarships for Specialized Service Employees.
- Adopt a School: Improvement of infrastructure and equipment in public schools.
- Fibra Mty Academic Excellence Scholarships.
- Volunteer Program.

Social Investment (MXN)



Social Investment Return



Community and Environmental Engagement Indicators		
Year	Volunteer Hours	Seedlings / Trees Planted
2021	124.0	60
2022	444.5	50
2023	133.0	700
2024	70.0	0
2025	147.0	80



Community Support: Partnerships for Sustainability



The ESG Commission seeks to ensure that community support initiatives strengthen relationships with neighboring communities, the value chain, and civil society organizations, while also helping mitigate social risks that could affect the Trust's operations.

The Corporate Philanthropy and Community Support Policy establishes the criteria for aligning social investment with the business strategy, directing resources, and linking community support initiatives to social and environmental causes of strategic interest. The Policy is available at:

https://investorcloud.s3.amazonaws.com/fibramty/Descargables/sustentabilidad/politica-de-filantropia-corporativa-jul-2021-en.pdf

Non-Governmental Organizations (NGOs) Supported in 2025

Organization		Social Investment	Project
CRUZ ROJA MEXICANA NUEVO LEÓN	Cruz Roja Mexicana Delegación Nuevo León	MXN 50,000	Free, timely, and professional pre-hospital emergency medical care.
consejocívicc	Consejo Cívico de las Instituciones de Nuevo León A.C.	MXN 250,000	*Cómo Vamos, Nuevo León* survey.
pro natura noreste	Pronatura Noreste, A.C.	MXN 150,000	Conservation of flora and fauna through environmental outreach and education.
CARDIO CHAVITOS	Latidos de Vida, A.B.P.	MXN 50,000	Pediatric cardiology care.

During 2025, Fibra Mty maintained strategic partnerships with 13 non-governmental organizations (NGOs) to advance initiatives related to education, health, social inclusion, institutional capacity building, environmental conservation, and the prevention of environmental contingencies.

Non-Governmental Organizations (NGOs) Supported in 2025			
	Mundo Sustentable	MXN 100,000	Reforestation with native species in Bustamante, Nuevo León.
	Centro de Estudios Eugenio Garza Sada	MXN 400,000	Promotion of Eugenio Garza Sada's humanistic legacy.
	OCCAMM Observatorio Ciudadano de la Calidad del Aire	MXN 150,000	Communication initiatives and actions to reduce the impacts of air pollution.
	Patronato Amigos de la Sierra de Arteaga Coahuila	MXN 200,000	Environmental monitoring to help prevent forest fires.
	Vía Educación, A.C.	MXN 100,000	Empowering young people as agents of social change.
	Fundación para Unir y Dar, A.C.	MXN 505,050	Implementation of social and educational projects.
	Dividendo de Generosidad, A.C.	MXN 243,000	Monthly scholarships for lower secondary school students in vulnerable situations.
	Movimiento Congruencia, A.C.	MXN 51,950	Employment inclusion of people with disabilities.
	Centro de Rehabilitación y Terapias Ecuestres A.C. (Hoga)	MXN 50,000	Equine-assisted therapy for children and young people with autism spectrum disorder (ASD) and/or neuromotor disabilities.



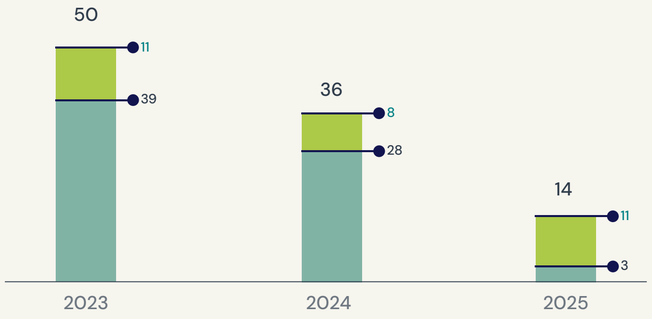
Additional information available on Fibra Mty's website
Information on the supported projects and the results achieved is available on Fibra Mty's website: **https://www.fibramty.com/en/sustentabilidad/dimension-social#ciudadania-corporativa**

Education Support Program

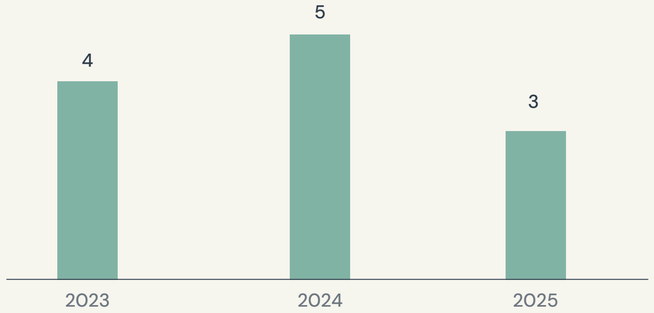
Fibra Mty supports its specialized service providers in developing the skills of their employees by providing educational scholarships for employees and their immediate family members who wish to complete their lower secondary or upper secondary education.

In collaboration with **COMUNIDAR** and **Vinco**, beneficiaries have access to educational institutions that enable them to earn officially recognized academic certificates upon successful completion of the corresponding educational program.

Secondary and High School Scholarship Program
- Beneficiaries -



Lower Secondary and High School Scholarship Program
- Graduates -



Education Support Program	
Year	Social Investment
2023	MXN 79,635
2024	MXN 42,400
2025	MXN 19,200

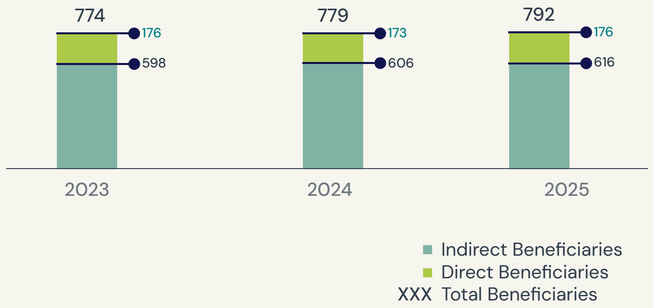
Adopt a School Program

To strengthen relationships with the communities surrounding its properties, this program seeks to foster local academic talent while contributing to the improvement of infrastructure and equipment in public schools serving vulnerable communities.

Since 2023, Fibra Mty has maintained its commitment to Francisco González Bocanegra Elementary School, located in the Los Pinos neighborhood of San Pedro Garza García, Nuevo León, approximately 1.7 km from the Company's corporate headquarters.



Adopt a School Program
- Beneficiaries -



Francisco González Bocanegra Elementary School 2025 Student Enrollment

90 Girls | **77** Boys

Total **167**

Adopt a School Program - Community Engagement and Social Investment Indicators		
Year	Volunteer Hours	Social Investment
2023	38	MXN 213,145
2024	70	MXN 122,422
2025	57	MXN 146,934

Fibra Mty Academic Excellence Scholarships

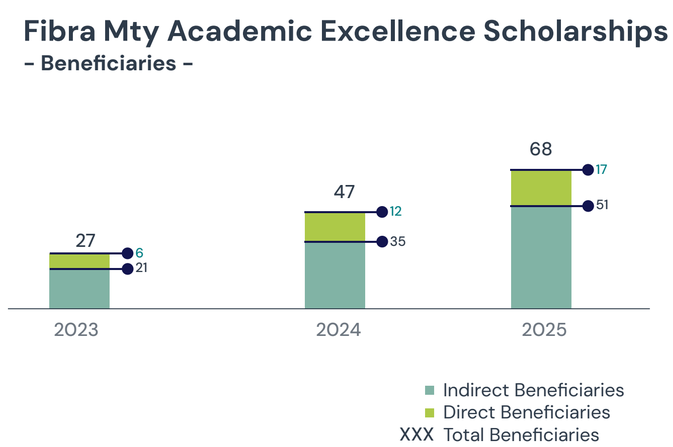
Recognizing that education is a fundamental driver of sustainable development and social mobility, Fibra Mty awards merit-based scholarships to academically outstanding students from economically vulnerable backgrounds who graduate from the adopted school.

The program seeks to support students' educational journey from lower secondary school through university, helping prevent school dropout and expand opportunities for their professional development.

With the support of **Dividendo de Generosidad**, *Asociación de Beneficencia Privada* (A.B.P.), an organization dedicated to addressing the basic educational needs of people who lack the resources to meet their essential needs with dignity, Fibra Mty provides financial assistance covering:

- Enrollment fees.
- School uniforms.
- Footwear.
- School supplies.
- Monthly financial assistance



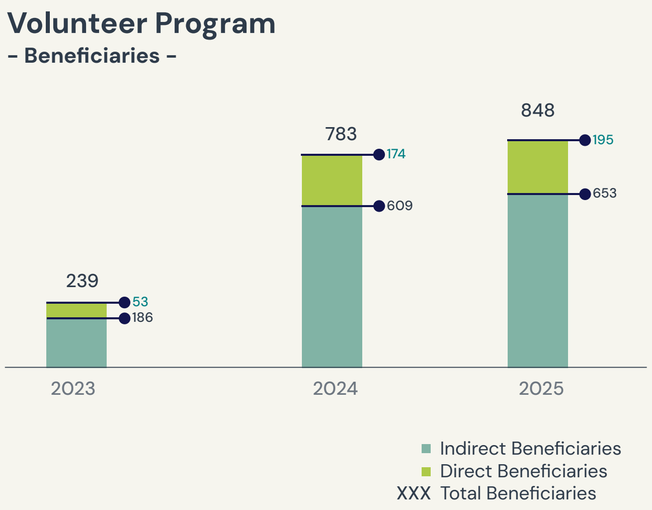


Fibra Mty Academic Excellence Scholarships	
Year	Social Investment
2023	MXN 55,050
2024	MXN 138,000
2025	MXN 243,000

Volunteer Program

GRI 304-3

Fibra Mty encourages employee volunteering through initiatives that support social and environmental development in the communities where it operates.





Volunteer Program - Community Engagement and Social Investment Indicators		
Year	Volunteer Hours	Social Investment
2023	95	MXN 162,386
2024	70	MXN 122,422
2025	147	MXN 118,837

2025 Volunteer Activities

- Adopt a School: Delivery of classroom furniture to Francisco González Bocanegra Elementary School.
- Disability Awareness Rally held at *Centro de Rehabilitación y Terapias Ecuestres A.C.* (HOGA).
- Blood Donation Campaign and participation in a Medical and Social Outreach Day organized with *Latidos de Vida A.B.P.* (*Cardiochavitos*).

Environmental **Dimension**

100 Energy
106 Water
112 Waste
113 Biodiversity
115 Sustainable buildings
117 Sustainable leasing
118 Climate strategy

6

Environmental Dimension

GRI 3-3

Fibra Mty's stakeholders' expectations reinforce the need to strengthen environmental management through greater operational efficiency, transparency, and accountability.

To this end, Fibra Mty's Sustainability Policy sets out its commitment to protecting and respecting the environment, natural resources, and biodiversity in the areas where it operates. The Policy is available at: **https://investorcloud.s3.amazonaws.com/fibramty/Descargables/sustentabilidad/politica-de-sustentabilidad-jul-2025-en.pdf**

As part of its continuous improvement strategy, Fibra Mty is advancing toward the adoption of ISO 14001:2015 as a framework for strengthening environmental management, preventing adverse impacts, and responding to changing environmental conditions while balancing socioeconomic needs.

During 2025, Fibra Mty completed the review of the legal requirements applicable to its industrial portfolio, as well as a second party review of the relevant documents and procedures. The certification process is expected to be completed in 2026.

Environmental impacts

Our environmental strategy focuses on assessing trends in natural resource consumption, greenhouse gas (GHG) emissions, and waste generation in order to prevent or mitigate adverse environmental impacts and enhance beneficial environmental impacts.

Fibra Mty's main direct environmental aspects:



Atmospheric emissions



GHG emission



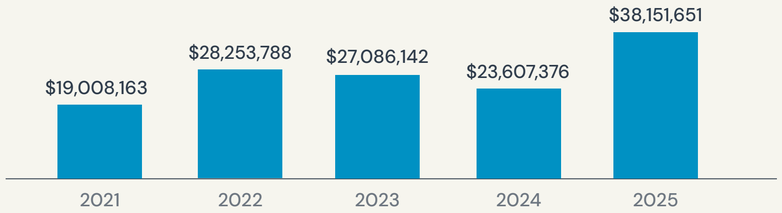
Waste generation

Investment in environmental improvements to assets



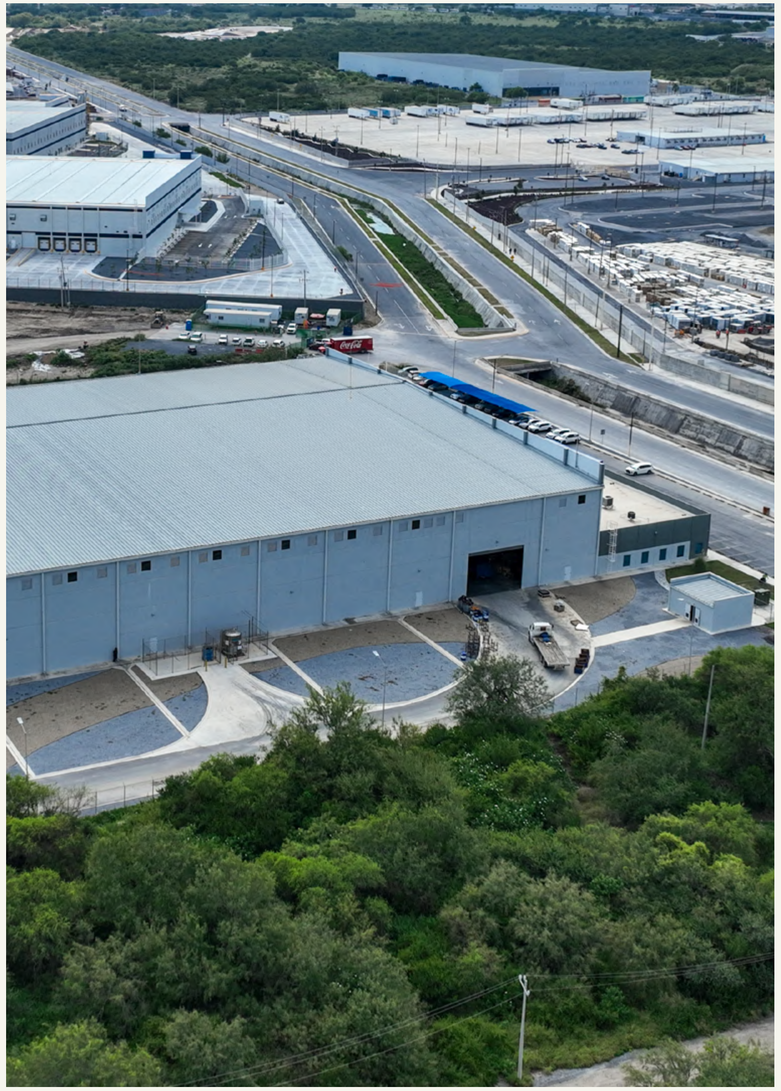
To improve the environmental performance of its portfolio and in accordance with its annual capital expenditure budget, Fibra Mty makes capital investments aimed at promoting the efficient use of natural resources, reducing environmental impacts, and continuously improving its real estate assets.

Environmental investment (MXN)



Environmental investment by category in 2025 (MXN)

Category	Investment (MXN)	Main actions
Energy	$26,136,426	• Improving HVAC equipment efficiency • Installing skylights to maximize the use of natural light • Installing LED lighting • Installing equipment to enhance energy management • Installing smart window films.
Water	$7,111,883	• Upgrading the wastewater treatment plant • Installing consumption meters, irrigation systems, and pumping equipment • Installing a water storage tank • Installing water-saving fixtures in restrooms.
Air quality	$4,036,596	• Installing air extraction systems.
Waste	$831,830	• Improving waste management infrastructure.
GHG Emissions	$34,916	• Installing electric vehicle charging stations to promote electromobility.



6.A Energy

GRI 3-3, 302-1, 302-2, 302-3, 302-4, CRE1
SASB IF-RE-130a.1, IF-RE-130a.2, IF-RE-130a.3, IF-RE-410a.2

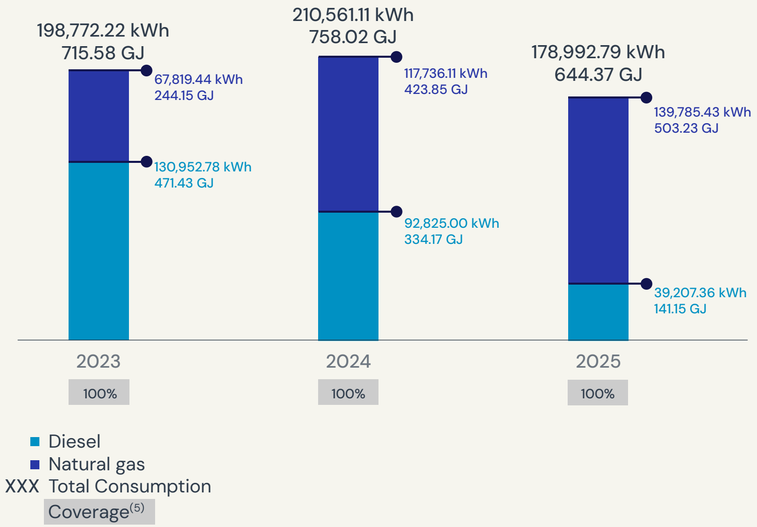
Energy management is one of the most relevant sustainability topics for Fibra Mty and its stakeholders. Our approach encompasses energy consumption monitoring, energy efficiency initiatives, and assessment of the associated environmental and social impacts. also includes the gradual transition from energy derived from fossil fuel sources to lower-carbon alternatives.

During 2025, Fibra Mty continued strengthening energy management across its portfolio through systematic energy consumption monitoring, expanded data coverage, and the implementation of energy efficiency projects. Energy data coverage reached 77.62% of the leased area within the tenant-managed portfolio and 100% of areas under Fibra Mty's direct operational control, enhancing energy performance monitoring and the identification of improvement opportunities.

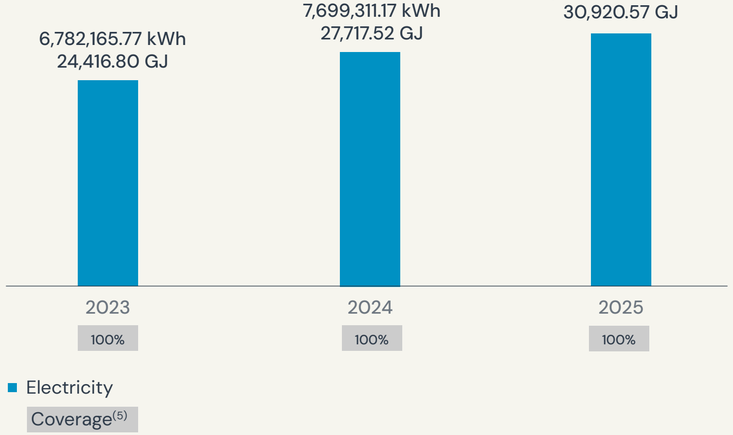
Energy consumption within Fibra Mty

Energy consumption within Fibra Mty comprises the energy used in the common areas of properties under the Company's direct operational control and at its corporate headquarters, including both fossil fuels and electricity.

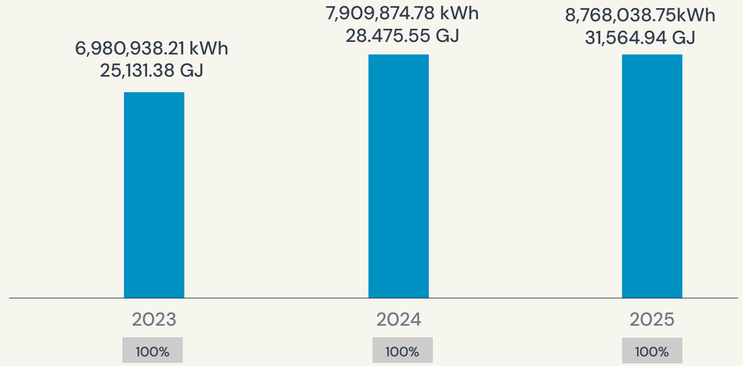
Consumption of fuels from non-renewable sources (1) (4)



Electricity consumption (2)



Total energy consumption



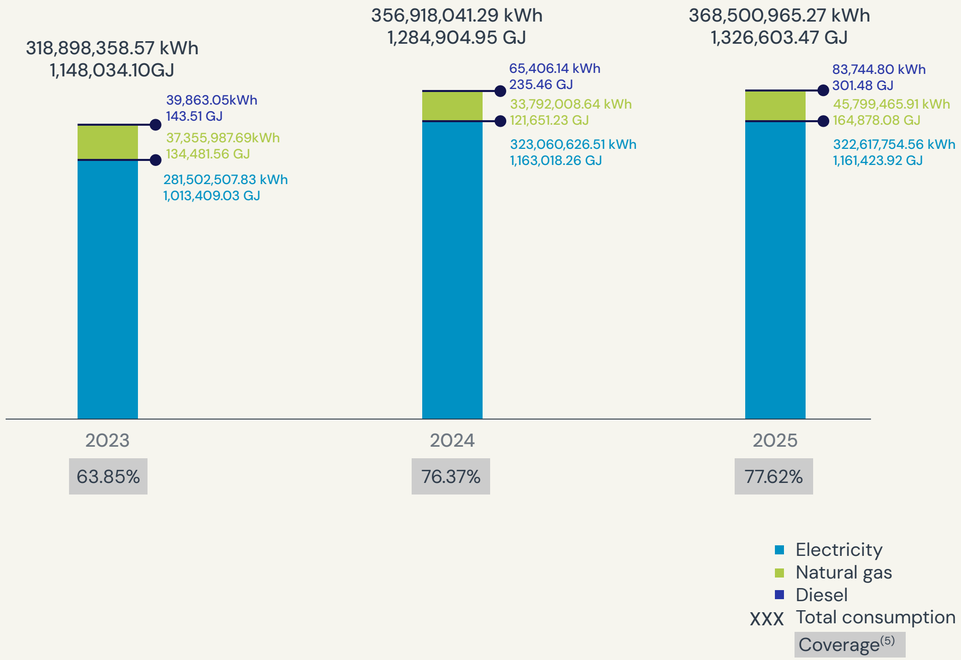
(1) Total consumption of fuels from non-renewable sources: Fuel consumption in the common areas of properties under Fibra Mty's direct management (office portfolio). Data provided by the Property Managers based on the volumes reported in purchase invoices.
(2) Total electricity consumption within Fibra Mty: Includes purchased electricity consumed in the common areas of properties under Fibra Mty's direct management, as well as photovoltaic energy generated on-site at Fibra Mty's corporate headquarters. Data obtained from electricity bills issued by the Federal Electricity Commission and from internal photovoltaic energy generation records.
(4) The conversion factors used are those established by the National Commission for the Efficient Use of Energy (CONUEE), under the Ministry of Energy (SENER):
- Diesel: 6,065 MJ/ bl.
- Natural gas: 39,083 kJ/m^3

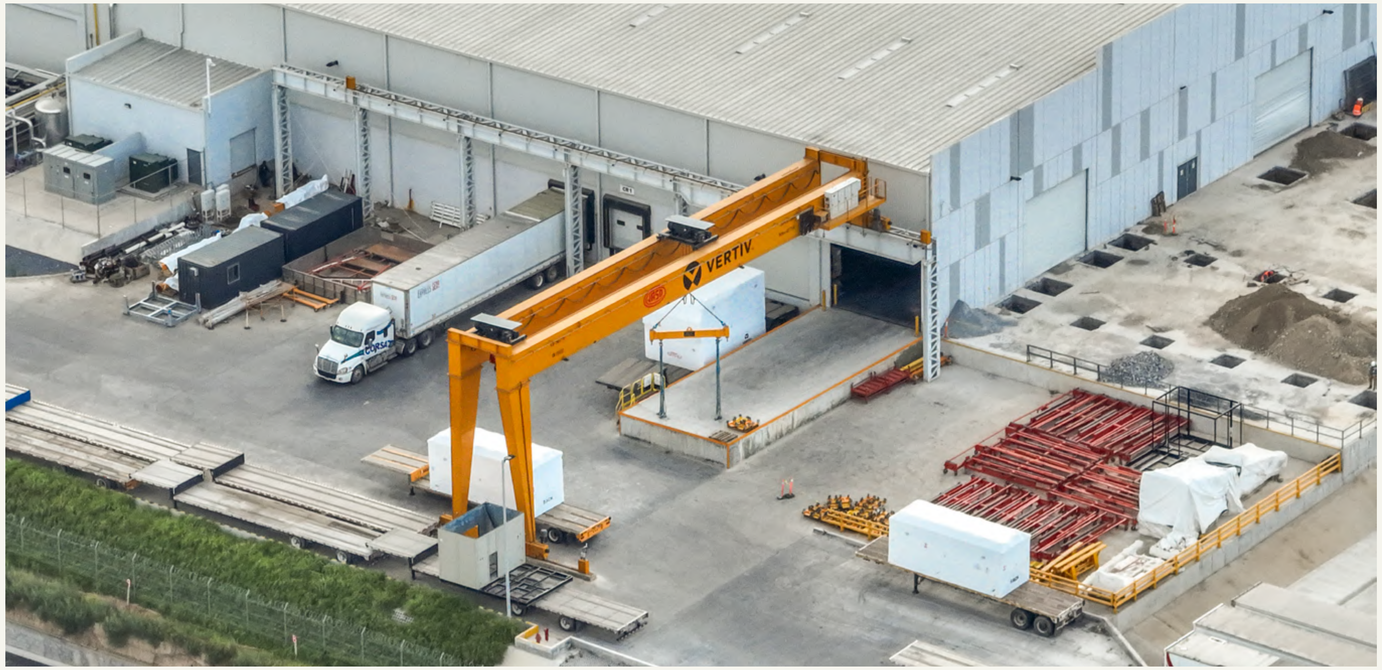
The conversion factors are available at https://www.gob.mx/cms/uploads/attachment/file/981195/lista_de_combustibles_2025.pdf
(5) Coverage: Percentage of floor area with energy data.

Energy consumption outside Fibra Mty

Energy consumption outside Fibra Mty corresponds to the energy used by tenants within leased areas of properties owned by the Trust, including electricity and fossil fuels.

Energy consumption outside Fibra Mty [3] [4]





100% of leased floor area has separate electricity metering.

Percentage of tenants with separately metered electricity consumption in 2025[6]

Industrial: **100%**
Retail: **100%**
Office: **100%**

[3] Total energy consumption outside Fibra Mty: Includes purchased electricity and energy from fossil fuels consumed by tenants in leased areas of properties owned by Fibra Mty. Data obtained from electricity bills issued by the Federal Electricity Commission and from reports provided by tenants and Property Managers based on their consumption records.
[4] The conversion factors used are those established by the National Commission for the Efficient Use of Energy (CONUEE), under the Ministry of Energy (SENER):
- Diesel: 6,065 MJ/ bl.
- Natural gas 39,083 kJ/m^3
The conversion factors are available at: https://www.gob.mx/cms/uploads/attachment/file/981195/lista_de_combustibles_2025.pdf
[5] Coverage: Percentage of floor area with energy data.
[6] Percentage of tenants expressed as a percentage of leased floor area.

Energy consumption by segment

To strengthen energy management and meet sector-specific disclosure requirements, Fibra Mty monitors energy consumption by real estate segment and by energy source.

Coverage [5] and energy consumption (GJ) by segment

	2023		2024		2025	
	Consumption (GJ)	Coverage (%)	Consumption (GJ)	Coverage (%)	Consumption (GJ)	Coverage (%)
Industrial						
Total energy consumption outside Fibra Mty	1,059,556.90	59.39%	1,205,576.14	74.03%	1,247,968.08	75.83%
Office						
Total energy consumption outside Fibra Mty	84,628.28	100%	75,238.45	98.44%	74,533.87	97.84%
Total electricity consumption within Fibra Mty	24,363.60		27,677.77	100%	30,888.08	100%
Total consumption of fuels from non-renewable sources within Fibra Mty	715.58		758.02		644.37	
Total	109,707.46		103,674.26	99.27%	106,066.31	99.00%
Retail						
Total energy consumption outside Fibra Mty	3,846.01	100%	4,090.35	100%	4,101.53	95.62%
Total electricity consumption within Fibra Mty	52.20		39.75		32.49	100%
Total	3,901.21		4,130.10		4,134.02	95.83%

[5] Coverage: Percentage of floor area with energy data.

Like-for-like percentage change in energy consumption during 2025.

Industrial: **-3.10%**
Office: **+6.40%**
Retail: **+16.30%**

The results reflect distinct energy consumption patterns across the Company's real estate segments.

Under like-for-like conditions, the industrial segment recorded a 3.10% reduction in energy consumption during 2025, while the office and retail segments reported increases of 6.40% and 16.30%, respectively.

Energy consumption and supply sources by segment

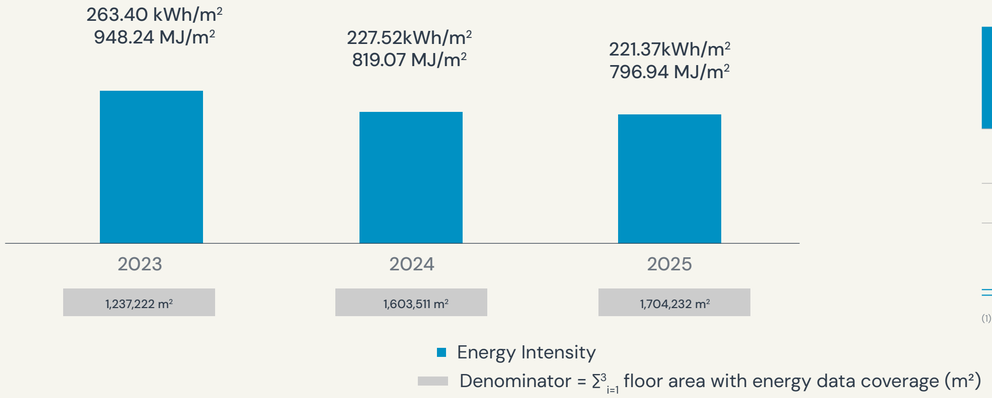
	Consumption within Fibra Mty				Consumption outside Fibra Mty			
	Grid electricity [1]		Renewable energy [2]		Grid electricity [1]		Renewable energy [2]	
	Consumption (GJ)	Percentage (%)	Consumption (GJ)	Percentage (%)	Consumption (GJ)	Percentage (%)	Consumption (GJ)	Percentage (%)
Retail	32.49	100%	0.00	0.00%	4,101.53	100%	0.00	0.00%
Office	28,213.24	91.34%	2,674.83	8.66%	47,347.67	100%	3,088.72	6.12%
Industrial	0.00	0.00%	0.00	0.00%	1,041,563.48	99.82%	65,322.51	5.90%

[1] Percentage = electricity supplied by the Federal Electricity Commission's distribution grid / total energy consumed from all sources.
[2] Percentage = renewable energy consumed / total energy consumed from all sources.



Energy intensity

Energy intensity provides a standardized measure for evaluating the portfolio's energy performance based on the floor area covered by energy data, facilitating comparisons across reporting periods and real estate segments.



The portfolio's overall energy intensity declined consistently over the reporting period, decreasing from 263 kWh/m² in 2023 to 221 kWh/m² in 2025. This trend reflects the combined effect of energy efficiency initiatives and expanded data coverage supporting more effective energy performance monitoring.

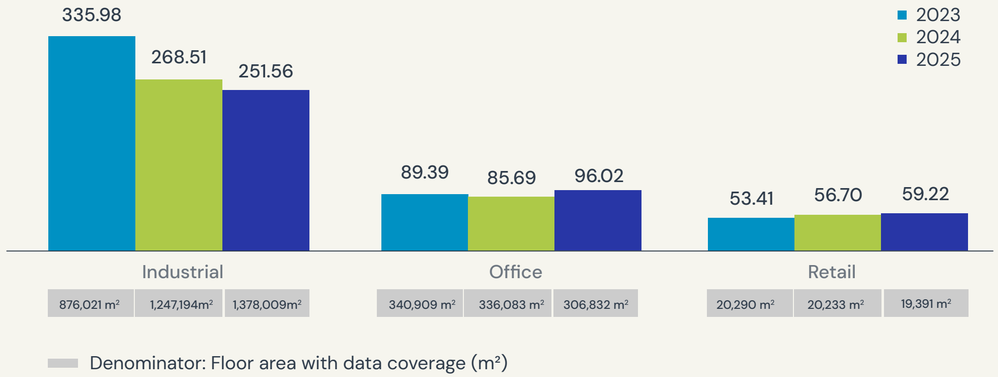
Energy intensity derived from consumption of:		2023			2024			2025		
		MJ/m²	kWh/m²	Denominator[1] (m²)	MJ/m²	kWh/m²	Denominator[1] (m²)	MJ/m²	kWh/m²	Denominator[1] (m²)
Fuels	Within Fibra Mty	1.94	0.54	368,576	2.25	0.62	337,516	2.09	0.58	308,361
Electricity		136.09	37.80	179,404	153.00	42.50	181,154	184.87	51.35	167,259
Energy	Outside Fibra Mty	1,085.29	301.47	1,057,817	903.36	250.93	1,422,357	863.13	239.76	1,536,973

[1] Denominator: Floor area with data coverage (m²)

Energy intensity of buildings in use

To identify improvement opportunities and evaluate operational performance across each real estate segment, Fibra Mty monitors the energy intensity of buildings in use based on energy consumption per unit of floor area.

Energy intensity of buildings in use (kWh/m²/year)



The industrial segment showed a sustained reduction in energy intensity throughout the reporting period. By contrast, the office and retail segments recorded increases compared to the previous year, primarily reflecting operating conditions and occupancy levels of the properties included in the analysis.

Energy intensity of buildings in use derived from consumption of:	2023		2024		2025	
	Intensity (kWh/m²/year)	Denominator[1] (m²)	Intensity (kWh/m²/year)	Denominator[1] (m²)	Intensity (kWh/m²/year)	Denominator[1] (m²)
Fuels within Fibra Mty						
Retail	0.00	2,053	0.00	2,053	0.00	2,053
Office	0.54	366,523	0.63	335,463	0.58	306,308
Industrial	Not applicable					
Electricity within Fibra Mty						
Retail	14.59	994	11.11	994	9.08	994
Office	37.93	178,410	42.67	180,161	51.60	166,265
Industrial	Not applicable					
Energy outside Fibra Mty						
Retail	55.41	19,296	59.05	19,240	61.93	18,397
Office	144.66	162,498	134.04	155,923	147.29	140,567
Industrial	335.98	1,474,987	268.51	1,247,194	251.56	1,378,009

[1] Denominator: Floor area with data coverage (m²)

6.B
Water

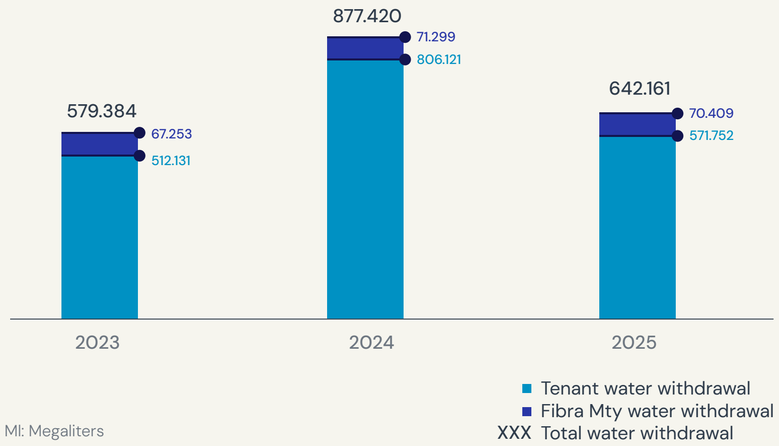
GRI 2-4, 3-3, 303-1, 303-2, 303-3, 303-4, 303-5, CRE2
SASB IF-RE-140a.1, IF-RE-140a.2, IF-RE-140a.3, IF-RE-140a.4, IF-RE-410a.2

The efficient management and conservation of the water resources required for the operations of Fibra Mty and its tenants are fundamental to our environmental strategy. This encompasses water consumption and discharges, efforts to reduce them, as well as wastewater treatment and the prevention of pollution that could affect water quality and availability.

Fibra Mty promotes the efficient and responsible use of water while continuously assessing its processes to identify improvement opportunities and implementing actions such as:

- Replacing conventional equipment with water-efficient alternatives.
- Installing water-saving valves.
- Repairing leaks.
- Treating wastewater.
- Reusing treated water.

Total water withdrawal (Ml)



Ml: Megaliters

Percentage of tenants with separately metered water withdrawal in 2025 (4)

Industrial: **100%**
Retail: **95.06%**
Office: **48.70%**
Total: **95.28%**

(4) Percentage of tenants expressed as a percentage of leased floor area.



Water withdrawal by source (Ml)	2023	2024	2025
Groundwater	164.335	351.192	265.202
Municipal water supply (1)	261.726	320.877	213.465
Treated water (1)	153.325	205.352	163.495
Total	579.386	877.421	642.161

Ml: Megaliters
(1) Third-party water

Water withdrawal (Ml) and coverage [2] by segment

		2023		2024		2025	
		Withdrawal	Coverage	Withdrawal	Coverage	Withdrawal	Coverage
Industrial							
Managed by tenants [3]		405.401	43.49%	650.056	77.71%	506.685	63.72%
Managed by Fibra Mty [4]		0.000	N/A	0.000	N/A	0.000	N/A
	Total	405.401	43.49%	650.056	77.71%	506.685	63.72%
Office							
Managed by tenants [3]		101.372	95.07%	150.823	100%	60.243	82.97%
Managed by Fibra Mty [4]		66.192	100%	70.505		69.788	100%
	Total	167.564	97.65%	221.328		130.031	92.11%
Retail							
Managed by tenants [3]		5.367	100%	5.243	100%	4.824	100%
Managed by Fibra Mty [4]		1.061		0.794		0.621	
	Total	6.428		6.037		5.445	

[2] Percentage of floor area with water data (%) and 100% meter completeness.
[3] Managed by tenants: Water withdrawal within leased areas of all properties owned by Fibra Mty. Data are provided by Property Managers based on tenants' water consumption records.
[4] Managed by Fibra Mty: Water withdrawal within common areas of properties under the direct management of Fibra Mty. Data are provided by Property Managers based on water consumption records.

Ml = Megaliters

During 2025, total water withdrawal amounted to 642.161 ML, lower than the level reported in 2024 but higher than in 2023. Most water withdrawal corresponded to tenant-managed water use within leased areas, primarily in the Industrial segment.

Water withdrawal during 2025 did not affect protected water sources under any circumstances.

Like-for-like percentage change in water withdrawal during 2025.

Industrial: **-29.00%**
Office: **-10.92%**
Retail: **-9.81%**

The results show reductions in like-for-like water withdrawal across all three real estate segments during 2025.

The Industrial segment recorded the largest decrease, with a 29.0% reduction compared to the previous year.

As part of its assessment of physical climate-related risks, Fibra Mty uses the Measurabl® platform to identify and evaluate the exposure of its properties to water-related risks. The methodology used by this platform is described in greater detail in Section *6.g Climate Strategy* of this report.

Water stress analysis makes it possible to identify regions where water demand approaches or exceeds available supply, providing relevant information for the management of physical climate risks and the definition of water-efficiency strategies.

At the end of 2025, 100% of Fibra Mty properties reporting water withdrawal were located in areas classified as having very high water stress.

Water withdrawal in regions with water stress (Ml)

	2023	2024	2025
Groundwater	164.334	332.831	265.202
Municipal water supply [1]	261.725	320.877	213.465
Treated water [1]	153.325	205.352	163.495
Total	579.384	859.060	642.161

Ml = Megaliters
[1] Third-party water

Percentage of water withdrawn and coverage [2] in regions with water stress, by segment

		2023	2024	2025
Industrial	Percentage of water withdrawn	100%	97.18%	100%
	Coverage	43.19%	80.45%	63.72%
Office	Percentage of water withdrawn	100%	100%	100%
	Coverage	98.75%	100%	92.11%
Retail	Percentage of water withdrawn	100%	100%	100%
	Coverage	100%	100%	100%

[2] Percentage of floor area with data coverage (%)

Water discharge

Fibra Mty operates wastewater treatment plants that use activated sludge systems. The quality of treated wastewater is periodically evaluated through sampling conducted by accredited laboratories to support the mitigation of environmental impacts associated with the reuse and discharge of treated water to land.

The specific conditions governing permits for treated wastewater discharge are established in the water concession titles issued by the National Water Commission (CONAGUA), which define the applicable quality parameters and maximum permissible limits, taking the following Official Mexican Standards as reference:

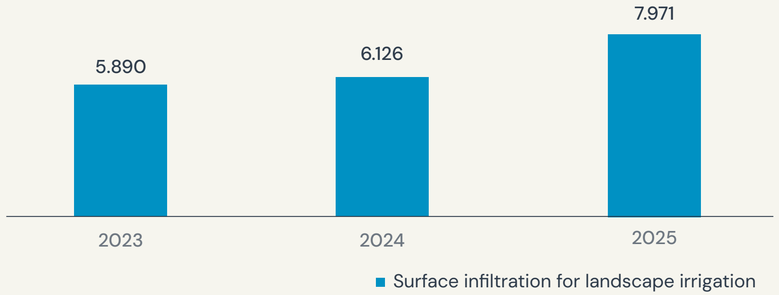
- **NOM-001-SEMARNAT-2021**, which establishes the maximum permissible pollutant limits for wastewater discharges into national receiving water bodies.
- **NOM-003-SEMARNAT-1997**, which establishes the maximum permissible pollutant limits for treated wastewater reused in public services.

In accordance with these standards, the priority pollutants addressed through wastewater treatment include:

- **Conventional pollutants:** oils and grease, floating matter, settleable solids, suspended solids, BOD_5, nitrogen, and phosphorus.
- **Heavy metals and cyanides:** As, Cd, CN-, Cu, Cr, Hg, Ni, Pb, Zn.
- **Pathogenic and parasitic contaminants:** fecal coliforms and helminth eggs.

In addition, treated wastewater discharges consider the classification of national water bodies established under Article 87 of the National Waters Law and its Regulations, the applicable Official Mexican Standards, and any site-specific discharge conditions required by the corresponding permits.

Total water discharge by destination [1] (Ml)



[1] Discharges from the wastewater treatment plant at La Perla property. Information provided by Property Managers based on their discharge records.
Ml: Megaliters

Treated water quality incidents [2]

	2023	2024	2025
Number of incidents	0	1	3
Total measurements collected	192	192	216
Incident rate	0.00%	0.52%	1.4%

[2] Incidents correspond to exceedances of the maximum permissible limits for treated water quality.

The incidents recorded in 2025 represented 1.4% of the total measurements taken and were addressed through corrective actions implemented by the Property Managers of the relevant buildings.



Water consumption

Water consumption by segment (Ml)				
		2023	2024	2025
Industrial	Managed by tenants	405.401	650.056	506.685
	Managed by Fibra Mty	0.000	0.000	0.000
	Total	405.401	650.056	506.685
Office	Managed by tenants	101.372	150.823	60.243
	Managed by Fibra Mty	60.302	64.379	61.817
	Total	161.674	215.202	122.060
Retail	Managed by tenants	5.367	5.243	4.824
	Managed by Fibra Mty	1.061	0.794	0.621
		6.428	6.037	5.445

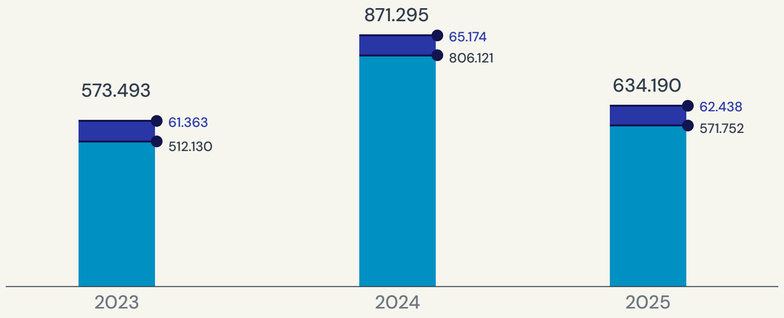
Ml: Megaliters

Water consumption in regions with water stress (Ml)			
	2023	2024	2025
Tenant water consumption	512.130	781.634	571.752
Fibra Mty water consumption	61.363	71.300	62.438
Total	573.493	852.934	634.190

Ml = Megaliters

During 2025, total water consumption amounted to 634.2 Ml, lower than the level reported in 2024. The reduction was primarily attributable to leased areas operated by tenants.

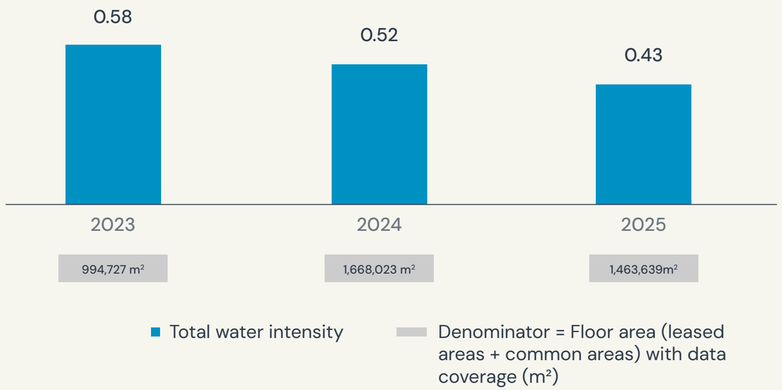
Water consumption [1] (Ml)



[1] Water consumption = water withdrawal[2] – water discharge[3]
[2] Water withdrawal considers the conditions established in Note (2) of the Water Withdrawal section.
[3] Water discharge considers the conditions established in Note (1) of the Water Discharge section.
Ml: Megaliters

Water intensity

Total water intensity (m^3/m^2/year)



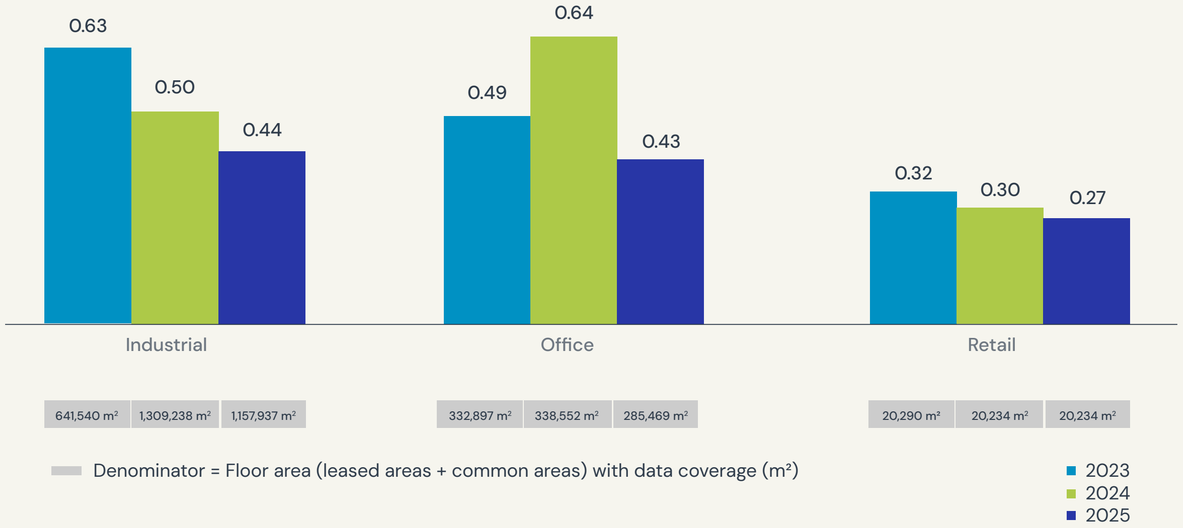
Water intensity (m3/m2/year)	2023	2024	2025
Common areas operated by Fibra Mty			
Water intensity	0.34	0.36	0.37
Denominator [1]	179,405	181,154	167,259
Leased areas operated by tenants			
Water intensity	0.63	0.54	0.44
Denominator [1]	815,323	1,486,869	1,296,380

[1] Denominator: Floor area with data coverage (m²)



Total water intensity showed a downward trend throughout the reporting period, decreasing from 0.58 m^3/m^2/year in 2023 to 0.43 m^3/m^2/year in 2025, reflecting improvements in water-use efficiency across buildings with data coverage.

Total water intensity of buildings in use (m^3/m^2/year)



During 2025, the industrial, office and retail segments maintained lower water intensity than in 2023, reflecting continued progress in the efficient management of water resources.

Water intensity of buildings in use by area	2023		2024		2025	
	Water intensity (m^3/m^2/year)	Denominator [1] (m^2)	Water intensity (m^3/m^2/year)	Denominator [1] (m^2)	Water intensity (m^3/m^2/year)	Denominator [1] (m^2)
Common areas [2]						
Industrial			Not applicable			
Office	0.34	178,410	0.36	180,161	0.37	166,265
Retail	1.07	994	0.8	994	0.63	994
Leased areas [3]						
Industrial	0.63	641,540	0.50	1,684,743	0.44	1,157,937
Office	0.66	154,487	0.95	158,391	0.51	119,204
Retail	0.28	19,296	0.27	19,240	0.25	19,240

[1] Floor area with data coverage (m^2)
[2] Common areas operated by Fibra Mty
[3] Leased areas operated by tenants



6.C Waste

GRI 2-4, 306-3, 306-4, 306-5

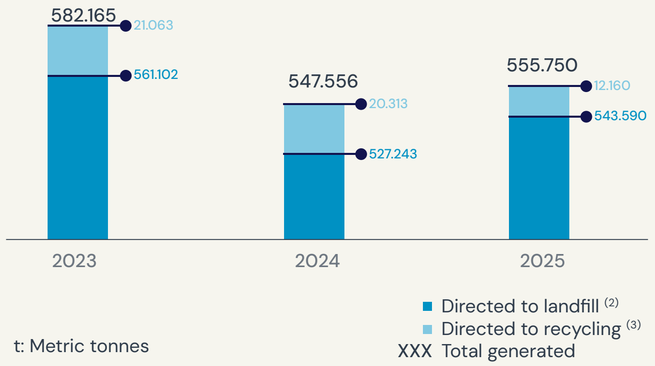
Waste management encompasses the processes and initiatives aimed at reducing the waste generated by Fibra Mty's activities by implementing strategies aligned with the principles of the circular economy.

The waste generated by Fibra Mty primarily results from building maintenance and cleaning activities, as well as from the movement of visitors and tenants through common areas.

For waste that cannot be recovered, Fibra Mty promotes its appropriate final disposal. In the case of recoverable waste, the Company implements initiatives aimed at reducing waste generation and promoting reuse, recovery and recycling, thereby contributing to more efficient resource management. During 2025, 12.160 metric tonnes of non-hazardous waste were directed to recycling, equivalent to 2.2% of the waste generated in the common areas managed by Fibra Mty.

In accordance with applicable environmental regulations, Fibra Mty is responsible for managing and ensuring the proper disposal of waste generated in the common areas of the buildings under its management. Tenants are responsible for managing the waste generated within their leased areas.

Non-hazardous waste generated (1) (t)



t: Metric tonnes

(1) Non-hazardous waste generated in the common areas of buildings managed directly by Fibra Mty. Data are provided by the Property Managers based on their records. During 2025, Fibra Mty generated no hazardous waste.
(2) Non-hazardous waste directed to offsite landfill.
(3) Non-hazardous waste directed to offsite recycling, including PET, cardboard and paper.



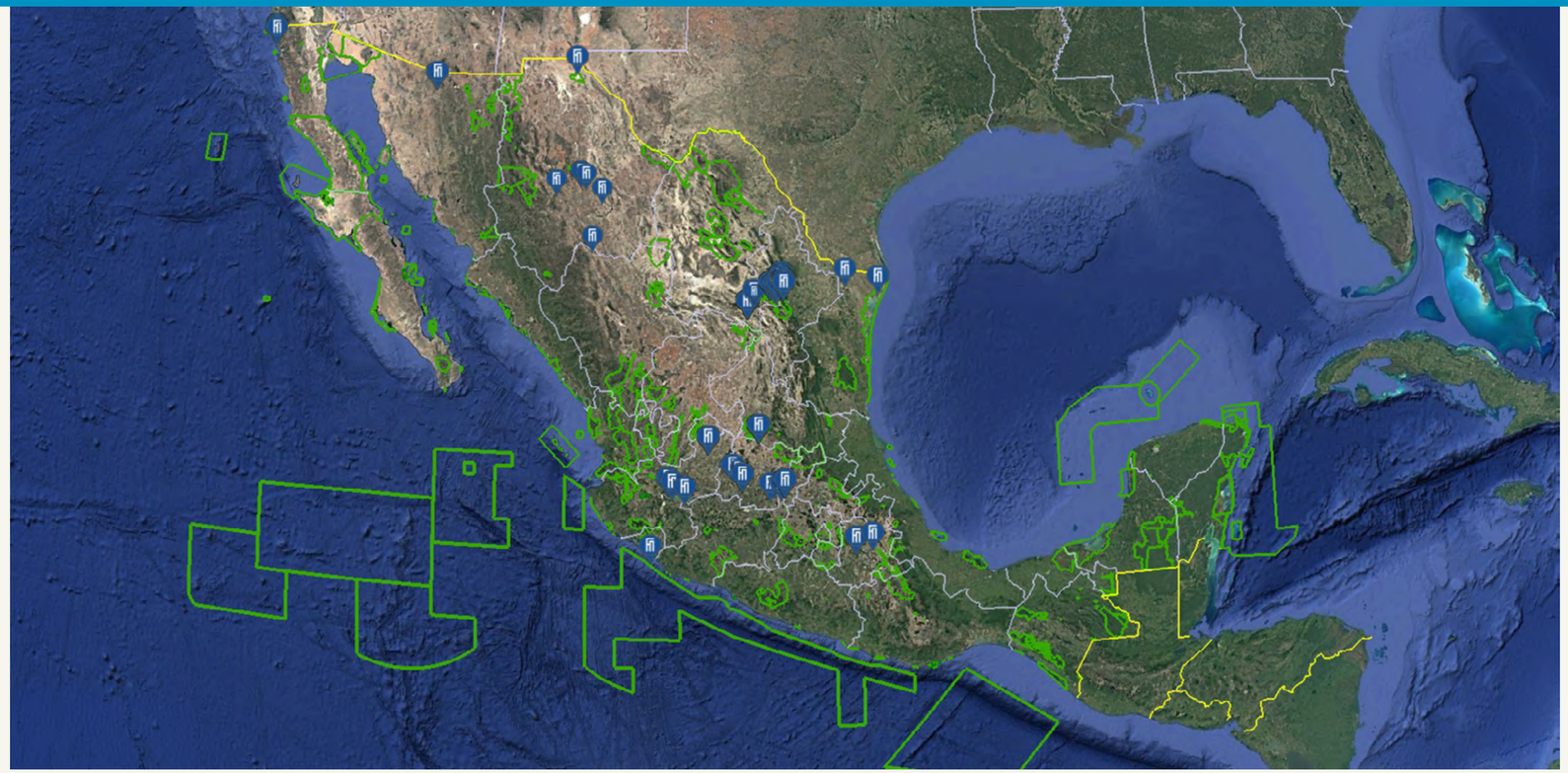
6.D Biodiversity

GRI 304-1, 304-2, 304-3

Because Fibra Mty's business model focuses on the acquisition, operation and management of existing properties, its direct impacts on ecosystems, habitats and species are limited. Nevertheless, biodiversity protection represents an important commitment within our sustainability strategy.

Through its Biodiversity Action Plan, Fibra Mty manages the activities and projects that contribute to fulfilling the commitments established in its Sustainability Policy:

- Prevent impacts on biodiversity arising from our operations.
- Raise employees' awareness of the importance and benefits of protecting and conserving biodiversity within our properties and areas of influence.
- Collaborate with external organizations and government agencies to support the conservation, restoration and sustainable use of areas of ecological significance.
- Integrate ecosystem values and biodiversity considerations into the planning of our asset portfolio.



Preventing impacts on biodiversity

Our assets are located in areas designated for urban and industrial development and comply with applicable environmental regulations, including environmental impact assessments, technical supporting studies, and municipal, state and federal environmental requirements. Key actions implemented include:

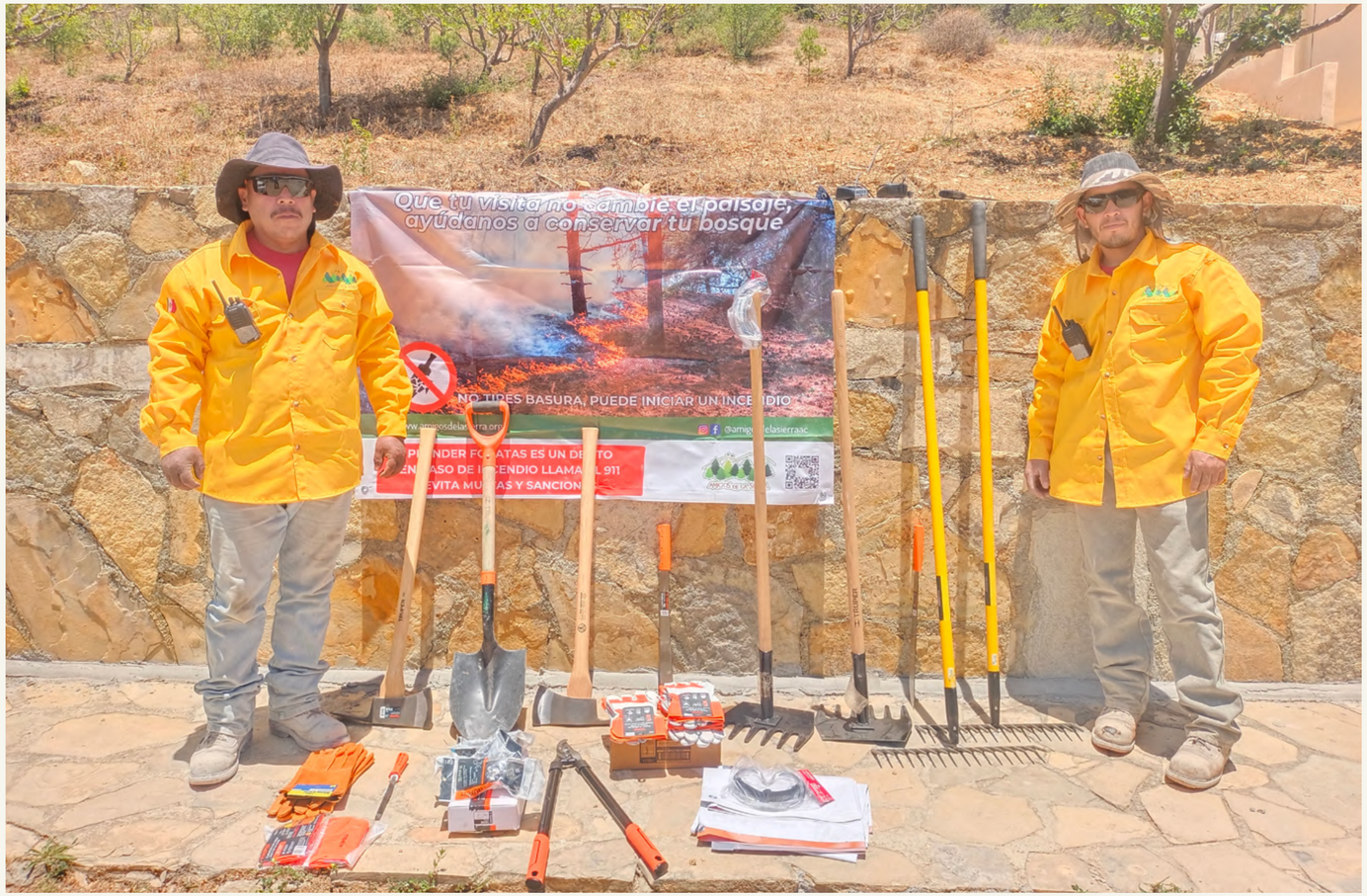
- Assessing and mitigating environmental impacts associated with expansion and renovation projects.
- Managing and relocating trees.
- Relocating and rescuing wildlife.

According to Mexico's National Commission of Protected Natural Areas (CONANP), the country has 232 Protected Areas, whose conservation contributes to maintaining essential ecosystem services and protecting biodiversity.

None of Fibra Mty's properties are located within Protected Areas or areas of high biodiversity value, nor are they adjacent[1] to such areas. Furthermore, Fibra Mty does not own, lease or manage subsurface or underground land.

As a result, no significant impacts on Protected Areas, critical habitats or areas of high biodiversity value arising from Fibra Mty's operations were identified during 2025.

[1] Fibra Mty considers Protected Areas and areas of high biodiversity value to be adjacent when they directly border the Company's properties.



Partnerships for biodiversity

17 PARTNERSHIPS FOR THE GOALS

AMIGOS DE LA SIERRA

Since 2021, Fibra Mty has supported *Patronato Amigos de la Sierra A.C.* to contribute to the restoration of the ecosystem affected by the wildfires that occurred in March of that year within *Cumbres de Monterrey* National Park, Nuevo León.

In 2025, Fibra Mty provided funding for two environmental monitoring teams during the period of highest wildfire risk, contributing to surveillance and wildfire prevention activities in *Cumbres de Monterrey* National Park.

6.E
Sustainable buildings

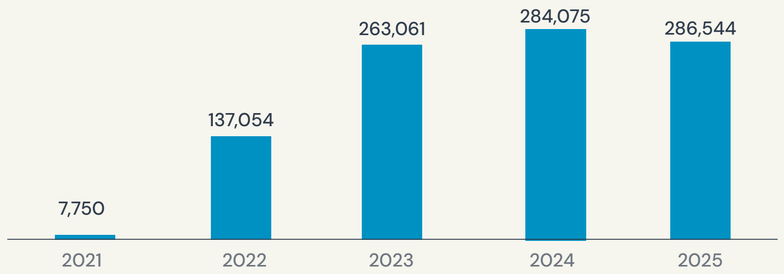
GRI CRE8/IF-RE-130a.4

LEED certification

LEED (Leadership in Energy and Environmental Design) certification, awarded by the U.S. Green Building Council (USGBC), is the most widely used green building rating system worldwide. LEED certification provides a framework for healthy, highly efficient and cost-saving green buildings that deliver environmental, social and governance benefits.

As of December 31, 2025, Fibra Mty had 20 LEED-certified buildings, comprising nine office buildings and one retail building certified under LEED O+M (Operations and Maintenance), nine industrial buildings certified under LEED BD+C: Core & Shell, and one industrial building certified under LEED BD+C: WDC.

Fibra Mty LEED certification
-Certified floor area (m²) -



14.0%
Percentage of certified buildings [2]

MXN 916,780,376
Revenue from certified buildings

[1] During 2025:
- The Fortaleza building was divested from the portfolio, resulting in a decrease of 15,857 m² in total certified floor area.
- The Querétaro-Aerotech 06 building was acquired, adding 21,015 m² of certified floor area. In addition, the Danfoss Expansion building obtained LEED BD+C: Core & Shell certification.

[2] Percentage of total gross leasable area.

LEED-certified buildings by segment		
Segment	Number of properties	Certified floor area (m²)
Industrial	10	152,967
Office	9	132,518
Retail	1	1,059
Total	20	286,544

Additional information available on Fibra Mty's website
Details of the LEED-certified properties, including the type and level of certification for each property, as well as links to the corresponding certificates, are available at:
https://www.fibramty.com/en/sustentabilidad/dimension-ambiental#edificios-sustentables

Percentage of the portfolio with an energy rating [3]	
Segment	Percentage of the portfolio with an energy rating, by segment
Retail	89.91%
Industrial	69.36%
Office	56.36%

Percentage of the portfolio with an ENERGY STAR® rating [4]	
Segment	Percentage of the portfolio certified under ENERGY STAR®, by segment.
Retail	0.00%
Industrial	0.00%
Office	0.00%

[3] Percentage calculated based on the total gross built area eligible for an energy rating.
[4] Percentage calculated based on the total gross built area eligible for ENERGY STAR® certification.



Portfolio energy performance 2025

70.23%
of the portfolio's gross leasable area has an Arc Energy Performance Certificate with a score of 75 points or higher.

MXN 2,088,517,786
Revenue from buildings with certified energy performance.

EDGE Advanced certification

Issued by Green Business Certification Inc. (GBCI) and promoted by the International Finance Corporation (IFC), a member of the World Bank Group, Fibra Mty's corporate headquarters obtained EDGE Advanced certification by demonstrating savings exceeding the market average of 40% in energy, 56% in water and 73% in less energy-intensive materials.

Additional information available on Fibra Mty's websitey
Fibra Mty's corporate headquarters EDGE Advanced certificate is available at:
https://www.fibramty.com/en/sustentabilidad/dimension-ambiental#edificios-sustentables

6.F
Sustainable leasing

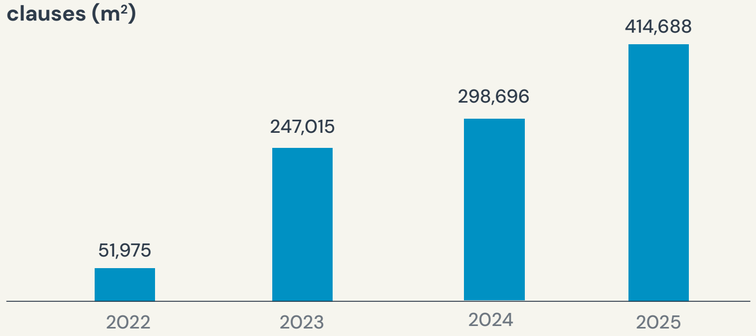
GRI 3-3, CRE8
SASB IF-RE-410a.1, IF-RE-410a.3

Sustainable leasing is a tool for promoting collaboration between Fibra Mty and its tenants to advance energy efficiency, the responsible use of resources and the continuous improvement of the environmental performance of its properties.

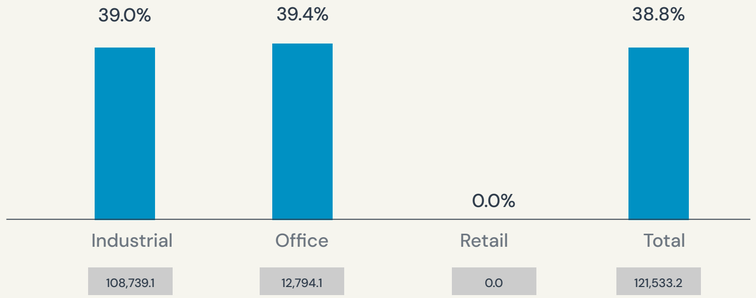
To support this objective, Fibra Mty seeks to incorporate green lease clauses into new lease agreements, as well as renewals and amendments to existing leases, establishing requirements to:

- Include a cost recovery clause for energy efficiency measures.
- Measure energy and water consumption in both common and leased areas.
- Provide training on energy efficiency measures for property managers and tenants.
- Separately meter the energy and water consumption of each leased area.
- Implement energy management best practices across the portfolio.
- Share energy consumption information for leased areas.
- Maintain efficient and sustainable building operation manuals.

Cumulative leased floor area covered by green lease clauses (m²)



New leases with cost recovery clauses in 2025, by segment



■ Percentage of new lease agreements that include a cost recovery clause for capital improvements related to resource efficiency.

Associated leased floor area (m²)

In recognition of its collaborative efforts to advance energy efficiency, reduce operating costs, improve indoor air quality and enhance the sustainability of its properties, Fibra Mty received the Green Lease Leaders recognition at the Silver level in 2022 from the Institute for Market Transformation (IMT) and the Better Buildings Alliance of the U.S. Department of Energy. Upon its 2023 renewal, Fibra Mty achieved the Gold level, which remains valid for three years, recognizing the incorporation of sustainability best practices into its lease agreements.



6.G Climate strategy

GRI 3-3, 201-2
SASB IF-RE-450a.2

Climate change represents one of the most significant challenges facing the real estate sector due to both its physical impacts on assets and the risks and opportunities associated with the transition to a low-carbon economy. In this context, Fibra Mty's climate strategy integrates actions to strengthen the resilience of its portfolio to the effects of climate change, while implementing initiatives aimed at progressively reducing greenhouse gas (GHG) emissions and advancing the transition to a lower-carbon economy.

To achieve this, Fibra Mty continuously identifies, assesses and manages the physical and transition risks associated with climate change, establishes science-based decarbonization targets, and discloses its performance in accordance with widely recognized international standards. As part of this approach, the Company incorporates the requirements of IFRS S2 Climate-related Disclosures, issued by the International Sustainability Standards Board (ISSB), together with specialized methodologies for the real estate sector, including Measurabl®, CRREM, the Science Based Targets initiative (SBTi) and CDP.

Fibra Mty's climate strategy is built around two complementary components:

- **Adaptation and resilience,** through the identification and assessment of physical climate risks, strengthening the resilience of its properties, and implementing adaptation measures.
- **Mitigation and decarbonization,** through the progressive reduction of GHG emissions, the establishment of science-based climate targets, monitoring decarbonization pathways, and transparent disclosure of climate performance.

Adaptation and resilience

Exposure to physical climate risks

Understanding the exposure of its assets to physical climate risks enables Fibra Mty to:

- Better understand and manage climate risks.
- Develop adaptation strategies.
- Make informed investment and long-term planning decisions.
- Strengthen operational resilience to the impacts of climate change.

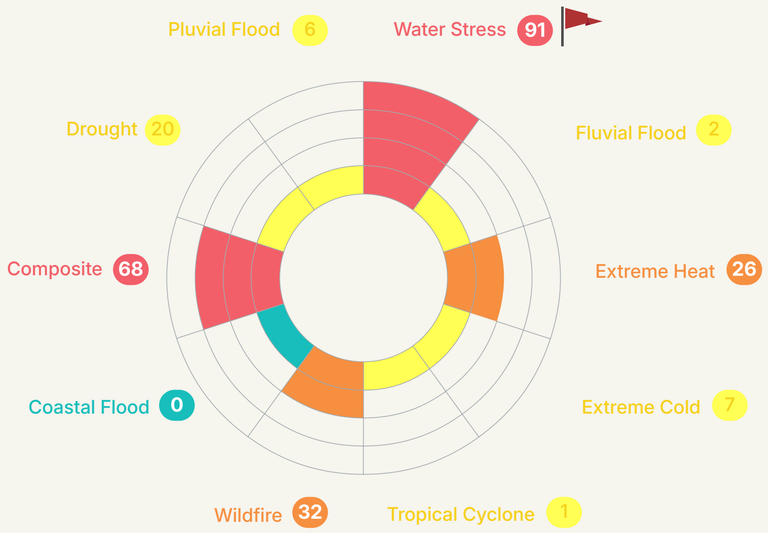
For this purpose, Fibra Mty uses the Physical Climate Risk Exposure module of the Measurabl® platform, which combines property attributes with global climate scenarios and analytical tools developed by S&P Global Trucost to assess the physical climate impacts to which its assets are exposed.

Climate scenarios are Representative Concentration Pathways (RCPs) that consider carbon emissions, land use patterns and emissions of other pollutants. The number assigned to each scenario represents the amount of radiative forcing added to the atmosphere by carbon emissions, expressed in watts per square meter.

To assess the level of impact on its assets, Fibra Mty considers three climate scenarios across three time horizons:

a) **HIGH climate change scenario (RCP 8.5):** Continued growth in emissions at current rates. This scenario is expected to result in warming of more than 4°C by 2100.
b) **MODERATE climate change scenario (RCP 4.5):** Strong mitigation actions to reduce emissions to approximately half of current levels by 2080. This scenario is expected to result in warming of more than 2°C by 2100.
c) **LOW climate change scenario (RCP 2.6):** Aggressive mitigation actions to reduce emissions by approximately half by 2050. This scenario is expected to result in warming of less than 2°C by 2100.

Time horizons	
Short term	Current (2025)
Medium term	2030
Long term	2050



Taking into account the level of short-term exposure under the high climate change scenario (RCP 8.5), Fibra Mty conducted a resilience assessment in 2025 covering all of its industrial properties, which represent 90.4% of the total portfolio floor area. The assessment included the evaluation of nine key areas:

- Soil
- Waste
- Air quality
- Biodiversity
- Emissions
- Climate change
- Environmental performance
- Social integration
- Emergency preparedness and response

Category	Description	Level
No risk	Not exposed.	0
Low risk	Not significantly exposed to historical or projected risks.	1 - 25
Medium risk	Exposed to some historical and/or projected risks.	26 - 50
High risk	Currently exposed, with the level of exposure increasing.	51 - 75
Very high risk	Highly exposed to historical and/or projected risks, indicating a high potential for adverse impacts.	76 - 100

	Number of properties exposed				Industrial property resilience assessment			
Risk level	Very high	High	Medium	Low	Existing risk mitigation features	Coverage	Tenant risk mitigation measures	Priority opportunities for improvement
Water stress	118	0	0	0	• Wastewater treatment plant (WWTP) • Reuse of treated water for irrigation • Water storage cistern • Rainwater harvesting system • Landscaping with low water-demand species	92%	• Water efficiency management programs, including water conservation initiatives, monitoring and installation of water-efficient fixtures • Wastewater treatment • Water reuse in operational processes • Water storage • Access to a wastewater treatment plant (WWTP) • Reuse of treated water for operational processes and/or irrigation	• Access to a wastewater treatment plant (WWTP) • Reuse of treated water for operational processes and/or irrigation • Rainwater harvesting systems and permeable pavements • Landscaping with low water-demand species
Extreme heat	0	0	68	50	• Cool roofs • Double-glazed windows • Thermal insulation in walls • Access to alternative energy sources	64%	• Heating, ventilation and air conditioning (HVAC) systems • Hydration and heat stress prevention programs • Air-conditioned rest areas • Blackout blinds and solar control window films • Air conditioning automation	• Implementation of cool roofs and thermal wall insulation • Installation of double-glazed windows • Access to alternative energy sources
Wildfires	2	39	31	46	• Fire protection system • Emergency water storage cistern • Fire insurance coverage • Landscaping with low water-demand species	100%	• Emergency preparedness and response measures, including emergency brigades, drills and contingency plans • Preventive maintenance of fire protection systems • Smoke detectors • Vegetation and brush management • Participation in local mutual aid committees	• Fire protection system • Landscaping with low water-demand species



Additional information available on Fibra Mty's website

For more information on the methodology used to assess physical climate risks, the climate scenarios analyzed and the tools used by Fibra Mty, please visit: **https://www.fibramty.com/en/sustentabilidad/dimension-ambiental#estrategia-climatica**

Mitigation and decarbonization

Greenhouse gas (GHG) emissions

GRI 2-4, 3-3, 305-1, 305-2, 305-3, 305-4, 305-5, CRE3

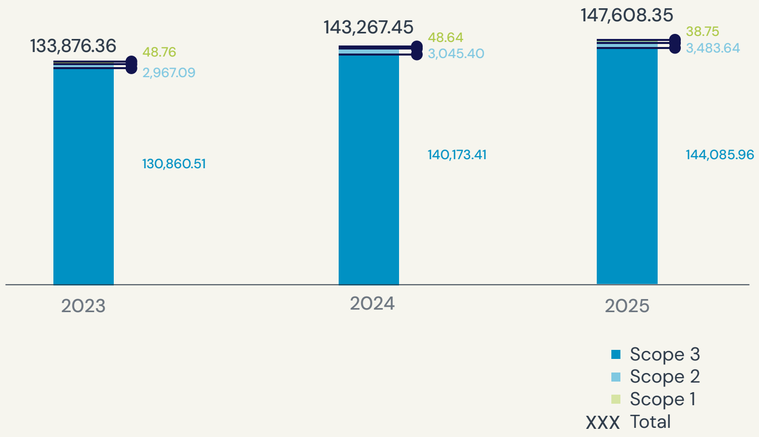
The management and reduction of direct and indirect greenhouse gas (GHG) emissions generated by the activities carried out across Fibra Mty's properties enables the Company to develop strategies to mitigate its impact on climate change.

GHG emissions are calculated in accordance with the Greenhouse Gas Protocol, developed by the World Resources Institute (WRI) and the World Business Council for Sustainable Development (WBCSD). This framework classifies emissions based on the nature of the activities from which they arise, determining whether they are directly attributable to the reporting organization or to other related entities.

The methodologies used to calculate GHG emissions also incorporate the guidelines of the Intergovernmental Panel on Climate Change (IPCC), *as well as the Agreement establishing the technical specifications and formulas for applying methodologies to calculate greenhouse gas and compound emissions issued by Mexico's Ministry of Environment and Natural Resources (SEMARNAT) and published on September 3, 2015.*

The GHG emissions included in this report comprise those generated directly by Fibra Mty through the consumption of fossil fuels for electricity generation in emergency power systems serving common areas (Scope 1); indirect emissions associated with purchased electricity consumed in common areas and at the corporate headquarters (Scope 2); and indirect emissions associated with purchased electricity consumed by tenants (Scope 3, corresponding to Category 13: Downstream leased assets under the GHG Protocol). Emissions are consolidated using the operational control approach.

GHG emissions (tCO_2e)



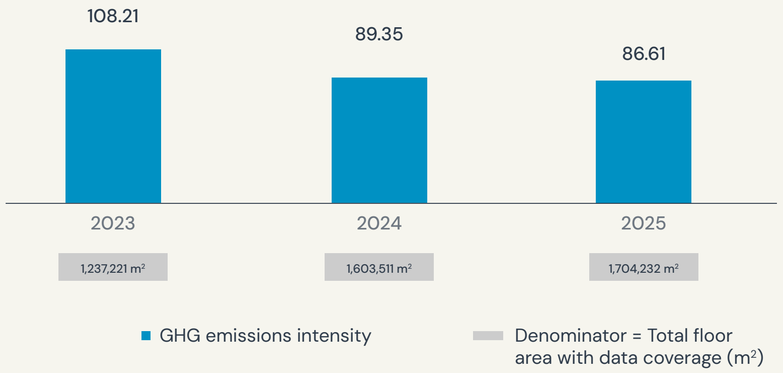
Gases included in the calculation of 2025 GHG emissions (tCO_2e)					
	Source	CO_2	CH_4	N_2O	Total
Scope 1	Diesel and natural gas	38.69	0.93	0.14	38.75
Scope 2	Purchased electricity	3,483.64	-	-	3,483.64
Scope 3	Purchased electricity, diesel and natural gas	144,076.90	165.78	16.67	144,085.96
	Total	147,599.23	166.71	16.81	147,608.35

The global warming potentials used are those established in the *Agreement establishing the greenhouse gases and compounds grouped for emissions reporting purposes, as well as their global warming potentials,* issued by SEMARNAT and published on August 14, 2015. The calculation also incorporates the 2025 *List of Fuels and Their Calorific Values,* published by Mexico's National Commission for the Efficient Use of Energy (CONUEE) on February 12, 2025.

The emission factors applied correspond to those established in the *Agreement establishing the technical specifications and formulas for applying methodologies to calculate greenhouse gas and compound emissions,* issued by SEMARNAT and published on September 3, 2015.

The national electricity grid emission factor used to calculate indirect GHG emissions from electricity consumption for 2025 is 0.444 tCO_2e/MWh, as established in the notice issued by *the Undersecretariat for Sustainable Development and Circular Economy of the General Directorate for Climate Action Policies on May 29, 2026.*

GHG emissions intensity | Scopes 1, 2 and 3 ($kgCO_2e/m^2$/year)

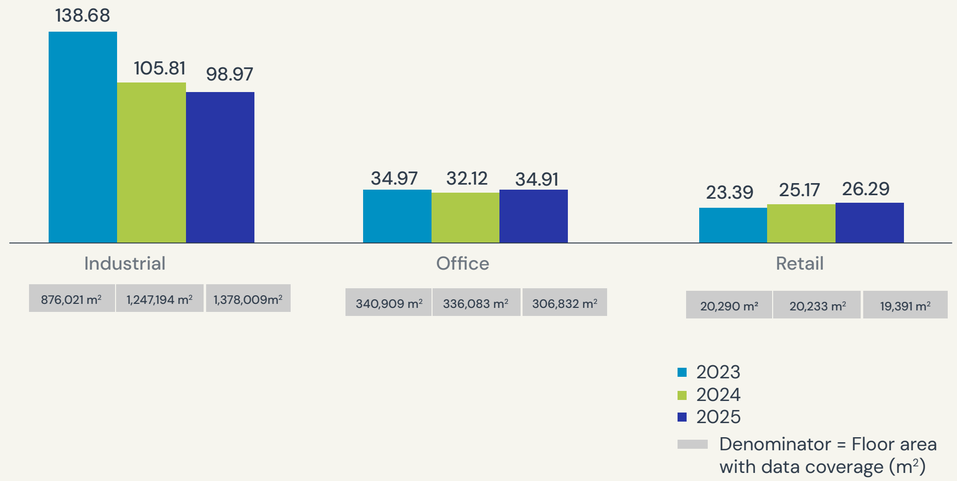




GHG emissions intensity	2023		2024		2025	
	($kgCO_2e/m^2$/year)	Denominator[1] (m^2)	($kgCO_2e/m^2$/year)	Denominator[1] (m^2)	($kgCO_2e/m^2$/year)	Denominator[1] (m^2)
Scope 3	123.72	1,057,817	98.55	1,422,357	93.75	1,536,973
Scope 2	16.54	179,404	16.81	181,154	20.83	167,259
Scope 1	0.13	368,576	0.14	337,516	0.13	308,361

[1] Denominator = Floor area with data coverage (m^2)

Total GHG emissions intensity of buildings in use ($kgCO_2e/m^2$/year)



GHG emissions intensity of buildings in use	2023		2024		2025	
	Intensity ($kgCO_2e/m^2/year$)	Denominator [1] (m^2)	Intensity ($kgCO_2e/m^2/year$)	Denominator [1] (m^2)	Intensity ($kgCO_2e/m^2/year$)	Denominator [1] (m^2)
Scope 1						
Retail	0.00	2,053	0.00	2,053	0.00	2,053
Office	0.13	336,523	0.14	335,463	0.13	306,308
Industrial			Not applicable			
Scope 2						
Retail	6.39	994	4.93	994	4.03	994
Office	16.60	178,410	16.88	180,160	20.95	166,265
Industrial			Not applicable			
Scope 3						
Retail	24.27	19,296	26.22	19,240	27.50	18,397
Office	54.79	162,498	49.42	155,922	51.18	140,567
Industrial	138.69	876,021	105.81	1,247,194	98.97	1,378,009

[1] Denominator = Floor area with data coverage (m^2)



Transition risks and decarbonization pathways

Unlike physical risks, transition risks arise from regulatory, technological and market changes associated with the transition to a low-carbon economy. To assess these risks, Fibra Mty uses specialized tools and methodologies to analyze the decarbonization pathway of its portfolio and define actions to reduce greenhouse gas (GHG) emissions.

CRREM decarbonization pathway analysis

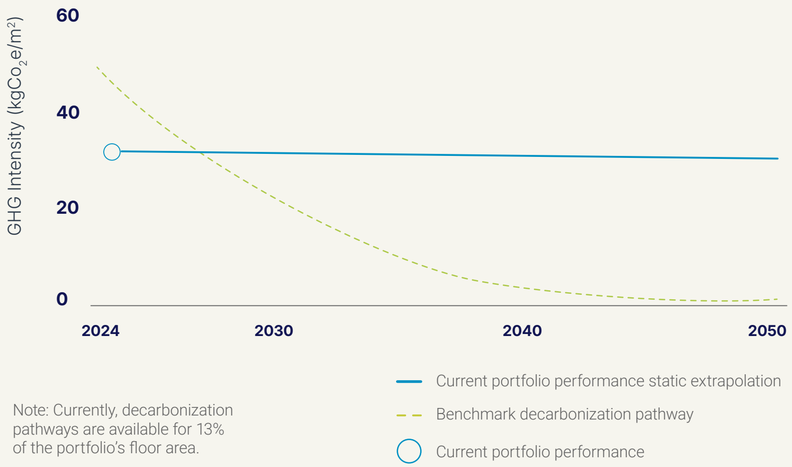
As part of its assessment of climate-related transition risks, Fibra Mty uses the decarbonization pathways developed by CRREM (Carbon Risk Real Estate Monitor) to compare the current GHG emissions intensity of its portfolio against decarbonization pathways aligned with a low-carbon economy for each property type and region.

This analysis enables Fibra Mty to identify assets whose current emissions performance exceeds the applicable decarbonization pathway and to estimate the year in which, if current conditions remain unchanged, the portfolio's emissions intensity would no longer be aligned with the corresponding reference pathway. The results provide key inputs for assessing transition risks and defining portfolio decarbonization strategies.

The projection of current performance assumes that the portfolio's emissions intensity remains constant over time, whereas the reference decarbonization pathway incorporates the projected decarbonization of the electricity grid and other factors considered under the CRREM methodology. Accordingly, the point at which the two trajectories intersect should be interpreted as a conservative estimate.

The results presented include only those assets that meet the methodological criteria established by CRREM, including sufficient data availability, complete emissions data coverage, and the existence of an applicable decarbonization pathway for the relevant property type and geographic location.

Current portfolio GHG performance against the Benchmark CRREM Decarbonization Pathway



Note: Currently, decarbonization pathways are available for 13% of the portfolio's floor area.

Additional information available on Fibra Mty's website
For more information on the CRREM pathway analysis methodology, asset eligibility criteria and analysis coverage, please visit:
https://www.fibramty.com/en/sustentabilidad/dimension-ambiental#estrategia-climatica



Climate-related risks and opportunities disclosure

Fibra Mty prepared its Sustainability-related Financial Information Report for the period from January 1 to December 31, 2025, in accordance with IFRS S1 General Requirements for Disclosure of Sustainability-related Financial Information and IFRS S2 Climate-related Disclosures, issued by the International Sustainability Standards Board (ISSB), as part of its commitment to transparency and the adoption of internationally recognized sustainability disclosure practices.

IFRS S2 establishes the requirements for disclosing information related to climate governance, strategy, risk management, and the climate-related metrics and targets that could reasonably be expected to affect an entity's prospects. In preparing its 2025 Sustainability-related Financial Information Report, Fibra Mty also considered the industry-specific disclosure topics and metrics applicable to the real estate sector set out in the Industry-based Guidance on Implementing IFRS S2, which is based on the SASB Standards.

This Sustainability Report presents a summary of the principal actions, results and indicators related to Fibra Mty's climate strategy. Detailed information on the identification, assessment and management of climate-related risks and opportunities is presented in the 2025 Sustainability-related Financial Information Report.

Additional information available on Fibra Mty's website
For the Sustainability-related Financial Information Report covering the period from January 1 to December 31, 2025, prepared in accordance with IFRS S1 and IFRS S2 issued by the ISSB, please visit:
https://investorcloud.s3.amazonaws.com/fibramty/Descargables/sustentabilidad/informe-niif-s1-s2-2025-en.pdf



Science-based climate targets

As part of its decarbonization strategy and commitment to the transition toward a low-carbon economy, Fibra Mty's short- and long-term greenhouse gas (GHG) emissions reduction targets were approved by the Science Based Targets initiative (SBTi) during 2025, in alignment with the global Net-Zero goal. With this approval, Fibra Mty became the first Mexican FIBRA to obtain SBTi validation of Net-Zero climate targets, reaffirming its commitment to science-based decarbonization.

The Science Based Targets initiative (SBTi) is a global initiative supported by the Carbon Disclosure Project (CDP), the United Nations Global Compact, the World Resources Institute (WRI) and the World Wide Fund for Nature (WWF). It establishes best practices to help companies set emissions reduction targets consistent with climate science and the objectives of the Paris Agreement.

SCIENCE BASED TARGETS
DRIVING AMBITIOUS CORPORATE CLIMATE ACTION

THE NET ZERO STANDARD
APPROVED NET-ZERO TARGETS

SBTi-approved climate targets

- **2030** → Reduce GHG emissions intensity by **55.6%** across Scopes 1, 2 and 3
- **2050** → Reduce GHG emissions intensity by **99.6%** across Scopes 1, 2 and 3
- **Net-Zero** → Achieve net-zero emissions across the entire value chain no later than 2050

The climate targets approved by the SBTi for Fibra Mty are:

- **Near-term target (2030):** Reduce Scope 1, 2 and 3 GHG emissions intensity per square meter by **55.6%** from the 2023 base year, considering the operation of owned and leased buildings.
- **Long-term target (2050):** Reduce Scope 1, 2 and 3 GHG emissions intensity per square meter by **99.6%** from the 2023 base year.
- **Net-Zero target:** Achieve net-zero emissions across the entire value chain no later than 2050.

These targets provide the reference framework for implementing the energy efficiency, electrification, renewable electricity procurement, tenant engagement and value chain decarbonization initiatives set out in Fibra Mty's Sustainability Strategic Plan.

Additional information available on Fibra Mty's website
For more information on Fibra Mty's SBTi-approved climate targets, including their scope, methodology and implementation progress, please visit:
https://www.fibramty.com/en/sustentabilidad/dimension-ambiental#estrategia-climatica



Climate transparency and CDP

As part of its commitment to transparency and the disclosure of climate-related information, Fibra Mty voluntarily participates in CDP's Climate Change questionnaire, one of the world's leading environmental disclosure frameworks. Its results are widely used by investors, financial institutions and other stakeholders to assess how organizations manage climate-related risks and opportunities.

CDP Climate Change score 2025

B

In 2025, Fibra Mty achieved a B score in CDP's Climate Change assessment, reflecting the strength of its climate governance, risk management, decarbonization strategy and climate-related disclosures.

Participation in CDP complements Fibra Mty's climate transparency strategy and enhances the comparability of its performance against internationally recognized standards, contributing to increasingly robust, consistent and decision-useful disclosures for investors and other stakeholders.

Additional information available on Fibra Mty's website

For the 2025 CDP Climate Change questionnaire, Fibra Mty's score and detailed information disclosed through CDP, please visit:
https://www.fibramty.com/en/sustentabilidad/dimension-ambiental#estrategia-climatica



United Nations Global Compact and **Sustainable Development Goals**

7.

GRI 2-28

Fibra Mty is a signatory to the United Nations Global Compact, the world's largest corporate sustainability initiative, which promotes the adoption of universal principles in the areas of human rights, labor, the environment and anti-corruption.

As part of this commitment, Fibra Mty's Sustainability Policy incorporates the Ten Principles of the United Nations Global Compact, guiding the Trust's strategy, operations and management in accordance with these principles.

UN GLOBAL COMPACT

2025 PARTICIPANT

Our company is committed to upholding the Ten Principles of the **United Nations Global Compact**. Please refer to our **Communication on Progress.**

Additional information available on Fibra Mty's website
For the Ten Principles of the United Nations Global Compact and Fibra Mty's Communication on Progress (CoP), please visit:
https://www.fibramty.com/en/sustentabilidad/pacto-mundial

The United Nations 2030 Agenda for Sustainable Development establishes 17 Sustainable Development Goals (SDGs) and 169 targets aimed at promoting economic development, social inclusion and environmental protection.

Fibra Mty's commitments to sustainable development form part of its Sustainability Strategic Plan and contribute across all areas to the achievement of the Sustainable Development Goals through the policies, programs, targets and initiatives described throughout this Report.



The integration of the Sustainable Development Goals into Fibra Mty's strategy reflects the Trust's commitment to generating long-term economic, social and environmental value for its stakeholders and to contributing to the sustainable development of the communities in which it operates.

Additional information available on Fibra Mty's website
For more information on Fibra Mty's contribution to each Sustainable Development Goal, the initiatives implemented during 2025 and the related indicators, please visit:
https://www.fibramty.com/en/sustentabilidad/pacto-mundial#contribucion-ods

Indexes

130 GRI Content index
152 SASB disclosures
154 Independent Limited Assurance Report



8.a

GRI Content index

Statement of use: Fibra Mty has reported in accordance with the GRI Standards for the period from January 1 to December 31, 2025.

GRI 1 used: GRI 1: Foundation 2021

Applicable GRI Sector Standard(s): Construction and Real Estate (CRE)

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
GRI 2: General Disclosures 2021					
1. The organization and its reporting practices					
2-1	Organizational details	Pages 3, 10			
2-2	Entities included in the organization's sustainability reporting	Page 3			
2-3	Reporting period, frequency and contact point	Page 3			
2-4	Restatements of information	Pages 74, 106, 112, 121			
2-5	External assurance	Pages 4, 154			

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
		2. Activities and workers			
2-6	Activities, value chain and other business relationships	**2-6 a.** Fibra Mty has activities in the Equity Real Estate Investment Trust (REIT) sector – Code 60101010 Diversified REITs. **2-6b.i** Pages 10, 53, 91 **2-6b.ii** Pages 10, 53, 91 **2-6b.iii** Pages 10, 53, 91 **2-6c.** Pages 10, 53, 91 **2-6 d.** • No significant changes in the organization's activities. • During 2025, the acquisition of the two remaining properties from the Batach portfolio and the MeLi León property added three industrial assets to the portfolio, representing a combined gross leasable area (GLA) of 157,072 m². In addition, the expansions completed at the Danfoss, Providencia, and Aguascalientes Finsa 02 properties increased the portfolio's gross leasable area by 66,697 m². Conversely, Fibra Mty completed the divestment of the Catacha and Fortaleza buildings, representing a combined gross leasable area of 20,690 m².			
2-7	Employees	**2-7 a, b, e** Page 73 **2-7 c. d.** Information on Fibra Mty employees was obtained from the Fortia system, which is used to keep employment records. i. In head count. ii. As of December 31, 2025			

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
2-8	Workers who are not employees	**2-8 a.** Pages 74, 75 Total number of workers who are not employees 2025: 224 **2-8 b.** b) Data provided by Property Managers, as of December 31, 2025. i. In head count. ii. At the end of the reporting period **2-8 c.** During 2025, there were no significant changes in the number of non-employee workers. No employees were excluded from this headcount.			
		3. Governance			
2-9	Governance structure and composition	Page 31			
2-10	Nomination and selection of the highest governance body	Page 31			
2-11	Chair of the highest governance body	Page 31			
2-12	Role of the highest governance body in overseeing the management of impacts	Pages 14, 18			
2-13	Delegation of responsibility for managing impacts	Page 18			
2-14	Role of the highest governance body in sustainability reporting	Page 4, 18			
2-15	Conflicts of interest	Pages 31, 39			
2-16	Communication of critical concerns		2-16 a, b	Information unavailable	Procedure is not defined. It is included in the sustainability strategic plan.

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
2-17	Collective knowledge of the highest governance body		2-17 a	Information unavailable	Procedure is not defined. It is included in the sustainability strategic plan.
2-18	Evaluation of the performance of the highest governance body		2-18 a. b. c.	Information unavailable	Procedure is not defined. It is included in the sustainability strategic plan.
2-19	Remuneration policies	Page 40			
2-20	Process to determine remuneration	Page 40			
2-21	Annual total compensation ratio	Page 80			
	4. Strategy, policies and practices				
2-22	Statement on sustainable development strategy	Pages 7, 8			
2-23	Policy commitments	Pages 51, 53			
2-24	Embedding policy commitments	Pages 51, 53			
2-25	Processes to remediate negative impacts		2-25 a. – e.	Information unavailable	Procedure is not defined. It is included in the sustainability strategic plan.

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
2-26	Mechanisms for seeking advice and raising concerns	Page 52			
2-27	Compliance with laws and regulations	In 2025, we received zero fines or sanctions for non-compliance with laws and regulations.			
2-28	Membership associations	Pages 16, 128			
		5. Stakeholder engagement			
2-29	Approach to stakeholder engagement	Pages 69, 82, 88			
2-30	Collective bargaining agreements	Of the total number of specialized service employees, 0% are unionized.			
		Material Topics			
GRI 3: Material Topics 2021					
3-1	Process to determine material topics	Page 41			
3-2	List of material topics	Page 41			
		Water			
GRI 3: Material Topics 2021					
3-3	Management of material topics	Pages 106			
GRI 303: Water and Effluents 2018					
303-1	Interactions with water as a shared resource	Page 106			
303-2	Management of water discharge-related impacts	Page 106			

<table>
<tr><th rowspan="2">GRI standard / Content</th><th rowspan="2">Title</th><th rowspan="2">Page / Direct response / URL</th><th colspan="3">Omission</th></tr>
<tr><th>Requirement</th><th>Reason</th><th>Explanation</th></tr>
<tr><td>303-3</td><td>Water withdrawal</td><td>Page 106

303-3 c.
100% of the water withdrawn by Fibra Mty and its tenants is fresh water.
Total water withdrawal: 642.161 ML

303-3 d.
In addition to the information presented on page 106, Fibra Mty uses the Measurabl® platform to consolidate and analyze water withdrawal data.</td><td></td><td></td><td></td></tr>
<tr><td>303-4</td><td>Water discharge</td><td>Page 106

<table><tr><th colspan="2">Standard</th><th>Value</th></tr><tr><td>303-4 a)
Total water discharge to all areas in megaliters, and a breakdown of this total by the following types of destination, if applicable.</td><td>i. Groundwater</td><td>7.971 Ml</td></tr><tr><td>303-4 b)
A breakdown of total water discharge to all areas in megaliters by the following category.</td><td>i. Freshwater (≤1,000 mg/L Total Dissolved Solids)</td><td>7.971 Ml</td></tr><tr><td>303-4 c)
Total water discharge to all areas with water stress in megaliters, and a breakdown of this total by the following category:</td><td>i. Freshwater (≤1,000 mg/L Total Dissolved Solids)</td><td>Areas with low water stress:
-
Areas with high water stress:
6.126 Ml</td></tr></table></td><td></td><td></td><td></td></tr>
<tr><td>303-5</td><td>Water consumption</td><td>Page 106</td><td></td><td></td><td></td></tr>
</table>

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
GRI G4 Sector Disclosures. Construction and Real Estate					
CRE2	Building water intensity	Page 106 **CRE2 2.5:** The formula used for the calculation of water intensity is: Water intensity of buildings = (sum of annual water consumption in m^3) / (sum of surface area with water consumption data coverage in m^2)			
Energy					
GRI 3: Material Topics 2021					
3-3	Management of material topics	Page 100			
GRI 302: Energy 2016					
302-1	Energy consumption within the organization	Page 100 **302-1 b.** Fibra Mty does not use fuels from renewable sources. **302-1 c and 302-1 d.** • Fibra Mty does not sell electricity. • Fibra Mty does not consume or sell energy from heating, cooling or steam. **302-1 f.** In addition to what is mentioned on page 100, Fibra Mty uses the Measurabl® platform for the consolidation and analysis of energy consumption data			
302-2	Energy consumption outside of the organization	Page 100 **302-2 b.** In addition to what is mentioned on page 100, Fibra Mty uses the Measurabl® platform for the consolidation and analysis of energy consumption data			
302-3	Energy intensity	Page 100			
302-4	Reduction of energy consumption	Page 100			

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
GRI G4 Sector Disclosures. Construction and Real Estate					
CRE1	Building energy intensity	Page 100 **CRE1 2.5:** The formula used to calculate the energy intensity of buildings in use is: Energy intensity of buildings = (sum of annual energy consumption in kWh) / (sum of surface area with energy consumption data coverage in m^2)			
Climate change					
GRI 3: Material Topics 2021					
3-3	Management of material topics	Pages 118, 121			
GRI 201: Economic Performance 2016					
201-2	Financial implications and other risks and opportunities due to climate change	Page 118			
Corporate governance					
GRI 3: Material Topics 2021					
3-3	Management of material topics	Pages 18, 31, 41			
GRI 2: General Disclosures 2021					
2-9	Governance structure and composition	Page 31			
2-10	Nomination and selection of the highest governance body	Page 31			
2-11	Chair of the highest governance body	Page 31			
2-12	Role of the highest governance body in overseeing the management of impacts	Pages 14, 18			
2-15	Conflicts of interest	Pages 31, 39			

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
2-23	Policy commitments	Pages 51, 53			
2-24	Embedding Policy Commitments	Pages 51, 53			
2-26	Mechanisms for seeking advice and raising concerns	Page 52			
GRI 405: Diversity and Equal Opportunity 2016					
405-1	Diversity of governance bodies and employees	Page 31, 73 **405-1 a.iii and 405-1 b.iii** Fibra Mty has no other relevant diversity indicators.			
GRI 205: Anti-corruption 2016					
205-2	Communication and training about anti-corruption policies and procedures	Pages 51, 53			
205-3	Confirmed incidents of corruption and actions taken	Page 52			

		2025	
		Number	Percentage
205-2 a.	Local	6	60%
	National	4	40%
	Foreign	0	0%
205-2 b.	Senior Management	8	13.4%
	Deputy Directors	5	8.3%
	Managers	20	33.3%
	Analysts	27	45.0%
	Local	48	80%
	National	10	17%
	Foreign	2	3%

		2025	
		Number	Percentage
205-2 d.	Local	0	0%
	National	0	0%
	Foreign	0	0%
205-2 e.	Senior Management	8	13.4%
	Deputy Directors	5	8.3%
	Managers	20	33.3%
	Analysts	27	45.0%
	Local	48	80%
	National	10	17%
	Foreign	2	3%

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
GRI 206: Anti-competitive Behavior 2016					
206-1	Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	Zero legal actions were received during the period covered by this report with respect to unfair competition or infringements of applicable laws on monopolistic practices and anti-competition.			
GRI 415: Public Policy 2016					
415-1	Political contributions	Fibra Mty does not make contributions to political parties or representatives, whether financial or in kind, directly or indirectly.			
GHG Emissions					
GRI 3: Material Topics 2021					
3-3	Management of material topics	Page 121			
GRI 305: Emissions 2016					
305-1	Direct (Scope 1) GHG emissions	Page 121 **305-1 c.** Biogenic CO_2 emissions = 0 tCO_2e (zero)			
305-2	Energy indirect (Scope 2) GHG emissions	Page 121 **305-2 g.** In addition to what is mentioned on page 121, Fibra Mty uses the Measurabl® platform for consolidation and analysis of energy consumption data to calculate GHG emissions.			
305-3	Other indirect (Scope 3) GHG emissions	Page 121 **305-3 c.** Biogenic CO_2 emissions = 0 tCO_2e (zero) **305-3 g.** In addition to what is mentioned on page 121, Fibra Mty uses the Measurabl® platform for consolidation and analysis of energy consumption data to calculate GHG emissions.			

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
305-4	GHG emissions intensity	Page 121			
305-5	Reduction of GHG emissions	Page 121			
GRI G4 Sector Disclosures. Construction and Real Estate					
CRE3	Greenhouse gas emissions intensity from buildings	Page 121 CRE3 2.5 The formula used to calculate the greenhouse gas emission intensity of buildings in use is: Greenhouse gas emissions intensity of buildings = (annual sum of greenhouse gas emissions in $kgCO_2e$) / (sum of surface area with greenhouse gas emissions data coverage in m^2)			
Human Rights					
GRI 3: Material Topics 2021					
3-3	Management of material topics	Page 68			
GRI 406: Non-discrimination 2016					
406-1	Incidents of discrimination and corrective actions taken	Page 68			
GRI 411: Rights of Indigenous Peoples 2016					
411-1	Incidents of violations involving rights of indigenous peoples	Page 68			

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
		Talent management			
GRI 3: Material Topics 2021					
3-3	Management of material topics	Pages 73, 75			
GRI 2: General Disclosures 2021					
2-7	Employees	**2-7 a, b, e** Page 73 **2-7 c. d.** Information on Fibra Mty employees was obtained from the Fortia system, which is used to keep employment records. i. In head count. ii. As of December 31, 2025.			
2-8	Workers who are not employees	**2-8 a.** Pages 74, 75 Total number of workers who are not employees 2025: 224 **2-8 b.** b) Data provided by Property Managers, as of December 31, 2025. i. In head count ii. At the end of the reporting period. **2-8 c.** During 2025, there were no significant changes in the number of non-employee workers. No employees were excluded from this headcount.			

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
GRI 202: Market Presence 2016					
202-1	Ratios of standard entry level wage by gender compared to local minimum wage	Page 81 No Fibra MTY employee is paid by minimum wage rules			
GRI 401: Employment 2016					
401-1	New employee hires and employee turnover	Page 75			
401-2	Benefits provided to full-time employees that are not provided to temporary or parttime employees	**401-2 a.** Page 81 **401-2 b.** Significant locations of operation are Fibra Mty's corporate offices			
401-3	Parental leave	Page 81			
GRI 404: Training and Education 2016					
404-1	Average hours of training per year per employee	Page 76			
404-2	Programs for upgrading employee skills and transition assistance programs	Page 76			
404-3	Percentage of employees receiving regular performance and career development reviews	Page 78			
GRI 405: Diversity and Equal Opportunity 2016					
405-1	Diversity of governance bodies and employees	Pages 31, 73			
405-2	Ratio of basic salary and remuneration of women to men	**405-2 a.** Page 80 **405-2 b.** Significant locations of operation are Fibra Mty's corporate offices			

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
GRI 406: Non-discrimination 2016					
406-1	Incidents of discrimination and corrective actions taken	Page 68 **406-1 b.** Given that zero incidents of discrimination were registered in 2025: i. Zero cases were reviewed. ii Zero remediation plans were implemented. iii. Zero remediation plans were evaluated. iv. Zero cases were not subject to action.			
Transparency and accountability					
GRI 3: Material Topics 2021					
3-3	Management of material topics	Page 4			
GRI 2: General Disclosures 2021					
2-1	Organizational details	Pages 3, 10			
2-2	Entities included in the organization's sustainability reporting	Page 3			
2-3	Reporting period, frequency and contact point	Page 3			
2-4	Restatements of information	Pages 74, 106, 112, 121			
2-5	External assurance	Page 4, 154			
2-14	Role of the highest governance body in sustainability reporting	Pages 4, 18			
2-20	Process to determine remuneration	Page 40			
2-22	Statement on sustainable development strategy	Pages 7, 8			
2-26	Mechanisms for seeking advice and raising concerns	Page 52			
2-29	Approach to stakeholder engagement	Pages 69, 82, 88			

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
Resilient Business Model					
GRI 3: Material Topics 2021					
3-3	Management of material topics	Page 18			
GRI 2: General Disclosures 2021					
2-22	Statement on sustainable development strategy	Pages 7, 8			
GRI 201: Economic performance 2016					
201-1	Direct economic value generated and distributed	Page 58			
201-4	Financial assistance received from government	Fibra Mty does not receive financial assistance from any government. No government is present in Fibra Mty's capital structure.			
Occupational Health and Safety					
GRI 3: Material Topics 2021					
3-3	Management of material topics	Page 84			
GRI 403: Occupational Health and Safety 2018					
403-4	Worker participation, consultation, and communication on occupational health and safety.	Page 84			
403-5	Worker training on occupational health and safety	Page 84			

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
403-9	Work-related injuries	**403-9 a, b, e, f** Page 84 **403-9 b.iv.** • For employees: Synovial and tendon disorder affecting the left hand. • For non-employee workers: Blow to the face resulting from a fall at ground level. **403-9 c.** Among the main functions of Fibra Mty's Health and Safety Commission is to conduct regular tours of the workplace to identify unsafe or dangerous conditions, as well as unsafe acts in the work area. To date, no occupational hazards have been identified that present a risk of high- consequences injury. **403-9 d.** The recommendations issued by the Health and Safety Commission to prevent, eliminate, or reduce unsafe conditions and unsafe acts are as follows: i) Waste storage area: - Properly dispose of waste. ii) Adjacent office area: - Organize and secure exposed cables. - Designate wall-mounted locations for emergency megaphones in the main office areas. - Procure a first aid kit. - Install anti-slip stair nosing on the staircase leading to the mezzanine. **403-9 g.** In accordance with employer obligations related to IMSS, the organization is required to report accidents arising from work activities. Where applicable, the Institute issues certificates of incapacity, which must be recorded in the SUA (Single Self-Determination System). The occupational risk premium is determined annually through this system, taking into account the incidence of work-related accidents.			
403-10	Work-related ill health	**403-10 a, b, d, e** Page 84 **403-10 c.** Among the main functions of Fibra Mty's Health and Safety Commission is to conduct regular tours of the workplace to identify unsafe or dangerous conditions, as well as unsafe acts in the work area. To date, no occupational hazards have been identified that present a risk of high-consequences injury.			

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
Emergency preparedness and response					
GRI 3: Material Topics 2021					
3-3	Management of material topics	Page 18			
GRI 2: General Disclosures 2021					
2-12	Role of the highest governance body in overseeing the management of impacts	Pages 14, 18			
2-13	Delegation of responsibility for managing impacts	Page 18			
GRI 201: Economic Performance 2016					
201-2	Financial implications and other risks and opportunities due to climate change	Page 118			
GRI G4 Sector Disclosures. Construction and Real Estate					
CRE5	Land remediated and in need of remediation for the existing or intended land use, according to applicable legal designations	Total area of land decontaminated and remediated to intended use: 10.0 m^2. Total area of land assessed for remediation but not yet remediated: 0 m^2. Total area of land that is potentially contaminated, but the level of contamination is not known or assessed: 0 m^2			
Supply chain					
GRI 3: Material Topics 2021					
3-3	Management of material topics	Page 53			
GRI 2: General Disclosures 2021					
2-6	Activities, value chain and other business relationships	Pages 10, 53, 91			
2-23	Policy commitments	Pages 51, 53			
2-24	Embedding policy commitments	Pages 51, 53			

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
GRI 204: Procurement Practices 2016					
204-1	Proportion of spending on local suppliers	**204-1 a.** Page 53 **204-1 b. and c.** Local suppliers are those that have their headquarters in one of the states where we have a presence. By significant locations of operation, we refer to all properties owned by Fibra Mty, including its corporate headquarters.			
GRI 205: Anti-corruption 2016					
205-2	Communication and training about anti-corruption policies and procedures	Pages 51, 53			
Sustainable leasing					
GRI 3: Material Topics 2021					
3-3	Management of material topics	Page 117			
GRI 304: Biodiversity 2016					
304-1	Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas	Page 113			
304-2	Significant impacts of activities, products and services on biodiversity	Page 113			
304-3	Habitats protected or restored	Pages 97, 113			
GRI 416: Customer Health and Safety 2016					
416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	During 2025, no non-compliance was identified by Fibra Mty to voluntary regulations or codes relating to the impacts of products and services on the health and safety of customers.			

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
GRI 418: Customer Privacy 2016					
418-1	Substantiated complaints concerning breaches of customer privacy and losses of customer data	Page 55 During 2025, no substantiated complaints concerning breaches of customer privacy were received from external parties or regulatory authorities. Additionally, no identified cases of customer data leaks, theft, or loss were recorded in 2025.			
GRI G4 Sector Disclosures. Construction and Real Estate					
CRE8	Type and number of sustainability certification, rating and labeling schemes for new construction, management, occupation and redevelopment	Pages 115, 117			
Data privacy and information security					
GRI 3: Material Topics 2021					
3-3	Management of material topics	Page 55			
GRI 418: Customer Privacy 2016					
418-1	Substantiated complaints concerning breaches of customer privacy and losses of customer data	Page 55			
Innovation and technology					
GRI 3: Material Topics 2021					
3-3	Management of material topics	Page 66			
N/A	Number and description of innovation projects implemented	Page 66			

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
Additional Indicators					
Community engagement					
GRI 202: Market Presence 2016					
202-2	Proportion of senior management hired from the local community	**202-2 a.** Page 73 **202-2 b. – d.** Fibra Mty's senior management consists of four chief officers and four area directors. By local community we mean the states where we are present. By significant locations of operation, we mean all Fibra Mty properties			
GRI 413: Local Communities 2016					
413-1	Operations with local community engagement, impact assessments, and development programs	Pages 91, 52 **413-1 a.** Percentage of operations with implemented local community engagement, impact assessments, and/or development programs: 100% **413-1 a.iii.** This report publicly communicates the results of environmental and social impact assessments. **413-1 a.iv.** The Adopt a School program is carried out in collaboration with the teaching and administrative staff of Francisco González Bocanegra Elementary School, located in the Los Pinos neighborhood adjacent to Fibra Mty's corporate headquarters. The program is also implemented in partnership with the NGO *Dividendo de Generosidad*, which supports high-achieving students facing economic hardship. Both organizations are part of Fibra Mty's identified stakeholder groups. The Education Support program aims to sponsor specialized service employees who wish to complete their upper secondary education (high school). **413-1 a.v.** Adopt a School program: Fourteen of the 17 direct beneficiaries of this program are graduates of Francisco González Bocanegra Elementary School. Education Support program: Two of the three direct beneficiaries of this program are employees of companies that provide specialized services to Fibra Mty, one of the Company's key stakeholder groups. This program is carried out in collaboration with the Property Managers. **413-1 a.vi.** None			

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
GRI G4 Sector Disclosures. Construction and Real Estate					
CRE7	Number of persons voluntarily and involuntarily displaced and/or resettled by development, broken down by project.	Zero persons were displaced by property acquisitions in 2025: tenants remain the same.			
Waste					
GRI 306: Waste, 2020					
306-3	Waste generated	Page 112			
306-4	Waste diverted from disposal	Page 112			

306-3 Waste generated

Waste composition	Waste generated (t)
Hazardous waste	0
Non-hazardous waste	555.750
Total waste	**555.750**

306-4 Waste diverted from disposal

Waste composition	Waste diverted from disposal (t)	Waste directed to disposal (t)
Hazardous waste	0	0
Non-hazardous waste	12.160	543.590
Total	**12.160**	**543.590**

	On-site Recovery Operation (t)	Off-site Recovery Operation (t)
Hazardous waste		
Preparation for reuse	0	0
Recycling	0	0
Other recovery operations	0	0
Non-hazardous waste		
Preparation for reuse	0	0
Recycling	0	12.160
Other recovery operations	0	0
Total	**0**	**12.160**

GRI standard / Content	Title	Page / Direct response / URL	Omission		
			Requirement	Reason	Explanation
306-5	Waste directed to disposal	Page 112			

	On-site Recovery Operation (t)	Off-site Recovery Operation (t)
Hazardous waste		
Incineration (with energy recovery)	0	0
Incineration (without energy recovery)	0	0
Landfilling	0	0
Other disposal operations	0	0
Total	**0**	**0**
Non-hazardous waste		
Incineration (with energy recovery)	0	0
Incineration (without energy recovery)	0	0
Landfilling	0	543.590
Other disposal operations	0	0
Total	**0**	**543.590**

8.b

SASB disclosures

Sustainability Accounting Standard – Real Estate

Topic / Code	Accounting metric	Unit of measurement	Page /direct response
Sustainability Disclosure Topics & Accounting Metrics			
Energy management			
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	Percentage (%) by floor area	Page 100 Data coverage for fuel and electricity consumption within the organization – Industrial segment: N/A
IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property subsector	Gigajoules (GJ), Percentage (%)	Page 100 Consumption of fuel and electricity consumption within the organization – Industrial segment: N/A Consumption of fuel within the organization - Retail segment: 0 GJ
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	Percentage (%)	Page 100
IF-RE-130a.4	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property subsector	Percentage (%) by floor area	Page 115 ENERGY STAR is not a certification applicable to real estate in Mexico.
Water management			
IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	Percentage (%) by floor area	Page 106
IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	Cubic meters (m^3), percentage (%)	Page 106

Topic / Code	Accounting metric	Unit of measurement	Page /direct response
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector.	Percentage (%)	Page 106
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks.	n/a	Page 106
	Management of tenant sustainability impacts		
IF-RE-410a.1	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency related capital improvements and (2) associated leased floor area, by property subsector	Percentage (%) by floor area, square meters (m^2)	Page 117
IF-RE-410a.2	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property subsector	Percentage (%) by floor area	Pages 100, 106
IF-RE-410a.3	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	n/a	Page 117
	Climate change adaptation		
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	n/a	Page 118
	Activity Parameters		
IF-RE-000.A	Number of assets, by property subsector	Number	Page 12
IF-RE-000.B	Leasable floor area, by property subsector	Square meters (m^2)	Page 12
IF-RE-000.C	Percentage of indirectly managed assets, by property subsector	Percentage (%) by floor area	Page 12
IF-RE-000.D	Average occupancy rate, by property subsector	Percentage (%)	Page 12

8.c

Independent Limited Assurance Report

GRI 2-5

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Independent Limited Assurance Report

To the Technical Committee of Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, Fiduciario, exclusively in its capacity as trustee of the irrevocable trust number F/2157.

1. Scope

We have been engaged by **Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, Fiduciario, exclusively in its capacity as trustee of the irrevocable trust number F/2157** ("Fibra Mty" or the "Company"), to perform a 'limited assurance engagement,' as defined by International Standards on Assurance Engagements, hereafter referred to as the engagement, to report on Fibra Mty´s selected sustainability performance indicators (the "Subject Matter") contained in the Banco Invex/Fibra Mty Sustainability Report 2025 and mentioned in the Annex 1 for the period from January 1 to December 31, 2025 (the "Report").

Other than as described in the preceding paragraph, which sets out the scope of our engagement, we did not perform assurance procedures on the remaining information included in the Report, and accordingly, we do not express a conclusion on this information.

2. Criteria applied by Fibra Mty

In preparing the selected sustainability performance indicators mentioned in the Annex 1, Fibra Mty applied the Global Reporting Initiative Standard (GRI) and the Sustainability Accounting Standards Board (SASB)

3. Fibra Mty responsibilities

Fibra Mty management is responsible for selecting the Criteria, and for presenting the selected sustainability performance indicators in accordance with that Criteria, in all material respects . This responsibility includes establishing and maintaining internal controls, maintaining adequate records and making estimates that are relevant to the preparation of the subject matter, such that it is free from material misstatement, whether due to fraud or error.

4. EY's responsibilities

Our responsibility is to express a conclusion on the presentation of the Subject Matter based on the evidence we have obtained.

We conducted our engagement in accordance with the International Standard for Assurance Engagements Other Than Audits or Reviews of Historical Financial Information ('ISAE 3000 (Revised)') and the terms of reference for this engagement as agreed with Fibra Mty on January 15, 2026. Those standards require that we plan and perform our engagement to express a conclusion on whether we are aware of any material modifications that need to be made to the Subject Matter in order for it to be in accordance with the Criteria, and to issue a report. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risk of material misstatement, whether due to fraud or error.

We believe that the evidence obtained is sufficient and appropriate to provide a basis for our limited assurance conclusions.

Mancera, S.C.
San Pedro Garza García, N.L., México

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5. Our Independence and Quality Management

We have maintained our independence and confirm that we have met the requirements of the Code of Ethics for Professional Accountants issued by the International Ethics Standards Board for Accountants and have the required competencies and experience to conduct this assurance engagement.

EY also applies International Standard on Quality Management 1, Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services engagements, which requires that we design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

6. Description of procedures performed

Procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. Our procedures were designed to obtain a limited level of assurance on which to base our conclusion and do not provide all the evidence that would be required to provide a reasonable level of assurance.

Although we considered the effectiveness of management's internal controls when determining the nature and extent of our procedures, our assurance engagement was not designed to provide assurance on internal controls. Our procedures did not include testing controls or performing procedures relating to checking aggregation or calculation of data within IT systems.

A limited assurance engagement consists of making enquiries, primarily of persons responsible for preparing the selected sustainability performance indicators and related information, and applying analytical and other appropriate procedures.

Our procedures included:

1. Interviews with responsible persons to obtain an understanding of the data management systems and processes used to generate, disaggregate, and report information related to each Criteria.
2. Verify that the calculation Criteria have been correctly applied in accordance with the methodologies described in the Criteria.
3. Analytical procedures such as validations of reasons and ratios or expected results and trends considering the correct application of calculations and formulas in the documentation submitted for the Criterio in question.
4. Identify and verify the assumptions supporting the calculations.
5. Inquiries to responsible persons regarding each of the Criteria to explain deviations from expected results and trends and to correct or document them.

Mancera, S.C.
San Pedro Garza García, N.L., México

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We also performed such other procedures as we considered necessary in the circumstances.

7. Conclusion

Based on our procedures and the evidence obtained, nothing has come to our attention that causes us to believe that the selected performance indicators detailed in the Annex 1 attached to this assurance report for the period from January 1 to December 31, 2025, are not prepared, in all material respects, in accordance with the Criteria.

8. Restricted use

This report is intended exclusively for the information and use of Fibra Mty and is not intended to be and should not be used by anyone other than those specified parties.

C.P.C. Aitor Egana González
Audit Partner
Mancera, S.C.
A member firm of Ernst & Young Global Limited
San Pedro Garza García, N.L., México.
July 29, 2026

Mancera, S.C.
San Pedro Garza García, N.L., México

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ANNEX 1

Subject Matter

The sustainability information identified in the indicators included in the printed Report and included by Fibra Mty on its website1 is presented in the following table:

Material Issue	Criterion	Indicator		Assured Value	Unit
Employees	GRI 2-7	a.	Total employees	60	Employees
			Total male employees	33	Employees
			Total female employees	27	Employees
			Total employees - local	48	Employees
			Total employees - national	10	Employees
			Total employees - foreign	2	Employees
		b. i.	Total permanent employees	60	Employees
			Total permanent male employees	33	Employees
			Total permanent female employees	27	Employees
			Total permanent employees - local	48	Employees
			Total permanent employees - national	10	Employees
			Total permanent employees - foreign	2	Employees
		b. ii.	Total temporary employees	0	Employees
			Total temporary male employees	0	Employees
			Total temporary female employees	0	Employees
			Total temporary employees - local	0	Employees
			Total temporary employees - national	0	Employees
			Total temporary employees - foreign	0	Employees
		b.iii.	Total employees with non-guaranteed hours	0	Employees
			Total male employees with non-guaranteed hours	0	Employees
			Total female employees with non-guaranteed hours	0	Employees
			Total employees with non-guaranteed hours - local	0	Employees
			Total employees with non-guaranteed hours - national	0	Employees
			Total employees with non-guaranteed hours by region - foreign	0	Employees
		b. iv.	Total full-time employees	60	Employees
			Total full-time male employees	33	Employees

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Material Issue	Criterion	Indicator		Assured Value	Unit
			Total full-time female employees	27	Employees
			Total full-time employees - local	48	Employees
			Total full-time employees - national	10	Employees
			Total full-time employees - foreign	2	Employees
		b. v.	Total part-time employees	0	Employees
			Total part-time male employees	0	Employees
			Total part-time female employees	0	Employees
			Total part-time employees - local	0	Employees
			Total part-time employees - national	0	Employees
			Total part-time employees - foreign	0	Employees
		c.	Methods and assumptions used to compile the data	Information on Fibra Mty employees was obtained from the Fortia system, which is used to keep employment records. i. In head count. ii. As of December 31, 2025	Narrative description
		d.	Required contextual information	Information on Fibra Mty employees was obtained from the Fortia system, which is used to keep employment records.	Narrative description
		e.	Significant fluctuations during the reporting period and between reporting periods.	During 2025, Fibra Mty hired nine new employees to strengthen strategic areas of the organization, including information technology, acquisitions, operations, treasury, and investor relations. These additions enhanced the organizational capabilities required to support the Trust's growth and the execution of its business strategy.	Narrative description
Workers who are not employees	GRI 2-8	a.	Total workers who are not employees and whose work is controlled by the organization.	224	Employees
		a. i.	Most common types of workers and their contractual relationship with the organization.	▸ Specialized Service Employees. ▸ Professional Internship Program	Narrative description
		a. ii.	Type of work performed.	▸ Security ▸ Maintenance ▸ Janitorial Services ▸ Staff ▸ Landscaping ▸ Receptionists ▸ Professional Interns	Narrative description
		b.	Methods and assumptions used to compile the data.	See b.i. and b.ii.	Narrative description
		b. i.	Whether figures are reported as headcount, full-time equivalent (FTE), or using another methodology.	In head count	Narrative description
		b. ii.	Whether figures are reported as of the end of the reporting period, as an average over the reporting period, or using another methodology.	At the end of the reporting period	Narrative description

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Material Issue	Criterion	Indicator		Assured Value	Unit
		c.	Significant fluctuations during the reporting period and between reporting periods.	During 2025, there were no significant changes in the number of non-employee workers. No employees were excluded from this headcount.	Narrative description
Proportion of senior management hired from the local community	GRI 202-2	a.	Percentage of senior executives at significant operating locations hired from the local community.	50%	%
		b.	Definition used for "senior executives".	Fibra Mty's senior management consists of four chief officers and four area directors.	Narrative description
		c.	The organization's geographical definition of "local".	By local community we mean the states where we are present.	Narrative description
		d.	Definition used for "significant operating locations".	By significant locations of operation, we mean all Fibra Mty properties and corporate offices.	Narrative description
Communication and training on anti-corruption policies and procedures	GRI 205-2	a.i.	Total number of governance body members to whom the organization's anti-corruption policies and procedures have been communicated	10	Technical Committee
			Number of governance body members to whom the organization's anti-corruption policies and procedures have been communicated - Local	6	Technical Committee
			Number of governance body members to whom the organization's anti-corruption policies and procedures have been communicated - National	4	Technical Committee
			Number of governance body members to whom the organization's anti-corruption policies and procedures have been communicated - Foreign	0	Technical Committee
		a.ii.	Total percentage of governance body members to whom the organization's anti-corruption policies and procedures have been communicated	100%	%
			Percentage of governance body members to whom the organization's anti-corruption policies and procedures have been communicated - Local	60%	%
			Percentage of governance body members to whom the organization's anti-corruption policies and procedures have been communicated - National	40%	%

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Material Issue	Criterion	Indicator		Assured Value	Unit
			Percentage of governance body members to whom the organization's anti-corruption policies and procedures have been communicated - Foreign	0%	%
		b.i.	Total number of employees to whom the organization's anti-corruption policies and procedures have been communicated	60	Employees
			Number of employees to whom the organization's anti-corruption policies and procedures have been communicated - Director	8	Employees
			Number of employees to whom the organization's anti-corruption policies and procedures have been communicated - Associate Director	5	Employees
			Number of employees to whom the organization's anti-corruption policies and procedures have been communicated - Manager	20	Employees
			Number of employees to whom the organization's anti-corruption policies and procedures have been communicated - Analyst	27	Employees
			Number of employees to whom the organization's anti-corruption policies and procedures have been communicated - Local	48	Employees
			Number of employees to whom the organization's anti-corruption policies and procedures have been communicated - National	10	Employees
			Number of employees to whom the organization's anti-corruption policies and procedures have been communicated - Foreign	2	Employees
		b.ii.	Total percentage of employees to whom the organization's anti-corruption policies and procedures have been communicated	100%	%
			Percentage of employees to whom the organization's anti-corruption policies and procedures have been communicated - Director	13.4%	%

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Material Issue	Criterion	Indicator		Assured Value	Unit
			Percentage of employees to whom the organization's anti-corruption policies and procedures have been communicated - Associate Director	8.3%	%
			Percentage of employees to whom the organization's anti-corruption policies and procedures have been communicated - Manager	33.3%	%
			Percentage of employees to whom the organization's anti-corruption policies and procedures have been communicated - Analyst	45.0%	%
			Percentage of employees to whom the organization's anti-corruption policies and procedures have been communicated - Local	80%	%
			Percentage of employees to whom the organization's anti-corruption policies and procedures have been communicated - National	17%	%
			Percentage of employees to whom the organization's anti-corruption policies and procedures have been communicated - Foreign	3%	%
		c.i.	Total number of business partners to whom the organization's anti-corruption policies and procedures have been communicated, by type of business partner and region	220	Business partners
			Number of business partners to whom the organization's anti-corruption policies and procedures have been communicated, by type of business partner and region - Local	146	Business partners
			Number of business partners to whom the organization's anti-corruption policies and procedures have been communicated, by type of business partner and region - National	74	Business partners
			Number of business partners to whom the organization's anti-corruption policies and procedures have been communicated, by type of business partner and region - Foreign	0	Business partners

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Material Issue	Criterion	Indicator		Assured Value	Unit
		c.ii.	Total percentage of business partners to whom the organization's anti-corruption policies and procedures have been communicated, by type of business partner and region	75.60%	%
			Percentage of business partners to whom the organization's anti-corruption policies and procedures have been communicated, by type of business partner and region - Local	66.36%	%
			Percentage of business partners to whom the organization's anti-corruption policies and procedures have been communicated, by type of business partner and region - National	33.64%	%
			Percentage of business partners to whom the organization's anti-corruption policies and procedures have been communicated, by type of business partner and region - Foreign	0.00%	%
		c.iii.	Describe whether the organization's anti-corruption policies and procedures have been communicated to any other individuals or organizations	The Anti-Corruption and Anti-Bribery Policy is publicly available and accessible to all stakeholders, at https://www.fibramty.com/en/sustentabilidad#politicas-lineamientos	Narrative description
		d.i.	Number of governance body members who received anti-corruption training	0	Technical Committee
			Number of governance body members who received anti-corruption training - Local	0	Technical Committee
			Number of governance body members who received anti-corruption training - National	0	Technical Committee
			Number of governance body members who received anti-corruption training - Foreign	0	Technical Committee
		d.ii.	Total percentage of governance body members who received anti-corruption training	0%	%
			Percentage of governance body members who received anti-corruption training - Local	0%	%

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Material Issue	Criterion	Indicator		Assured Value	Unit
			Percentage of governance body members who received anti-corruption training - National	0%	%
			Percentage of governance body members who received anti-corruption training - Foreign	0%	%
		e.i.	Total number of employees who received anti-corruption training	60	Employees
			Number of employees who received anti-corruption training - Director	8	Employees
			Number of employees who received anti-corruption training - Associate Director	5	Employees
			Number of employees who received anti-corruption training - Manager	20	Employees
			Number of employees who received anti-corruption training - Analysts	27	Employees
			Number of employees who received anti-corruption training - Local	48	Employees
			Number of employees who received anti-corruption training - National	10	Employees
			Number of employees who received anti-corruption training - Foreign	2	Employees
		e.ii.	Total percentage of employees who received anti-corruption training	100%	%
			Percentage of employees who received anti-corruption training - Director	13.4%	%
			Percentage of employees who received anti-corruption training - Associate Director	8.3%	%
			Percentage of employees who received anti-corruption training - Manager	33.3%	%
			Percentage of employees who received anti-corruption training - Analysts	45.0%	%
			Percentage of employees who received anti-corruption training - Local	80%	%
			Percentage of employees who received anti-corruption training - National	17%	%

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Material Issue	Criterion		Indicator	Assured Value	Unit
			Percentage of employees who received anti-corruption training - Foreign	3%	%
Confirmed incidents of corruption and actions taken	GRI 205-3		Total number of confirmed incidents of corruption.	0	#
		a.	Nature of the confirmed incidents of corruption.	During 2025, there were no reported incidents of corruption, bribery, money laundering, insider trading, or fraud, and therefore no employees were dismissed for these reasons.	Narrative description
		b.	Total number of confirmed incidents of corruption that resulted in the dismissal or disciplinary action of employees.	During 2025, there were no reported incidents of corruption, bribery, money laundering, insider trading, or fraud, and therefore no employees were dismissed for these reasons.	#
		c.	Total number of confirmed cases in which contracts with business partners were terminated or not renewed due to corruption-related violations.	During 2025, there were no reported incidents of corruption, bribery, money laundering, insider trading, or fraud, and therefore no employees were dismissed for these reasons.	#
		d.	Public legal cases regarding corruption brought against the organization or its employees during the reporting period and the outcomes of those cases.	During 2025, there were no reported incidents of corruption, bribery, money laundering, insider trading, or fraud, and therefore no employees were dismissed for these reasons.	#
Energy consumption	GRI 302-1	a.	Total fuel consumption within the organization from non renewable sources	644.37	GJ
			Fuel types used	Diesel and natural gas	Narrative description
		b.	Total fuel consumption within the organization from renewable sources	0	GJ
			Fuel types used	Fibra Mty does not use fuels from renewable sources.	Narrative description
		c. i.	In joules, watt-hours or multiples, the total: Electricity consumption	30,920.57	GJ
		c. ii.	In joules, watt-hours or multiples, the total: Heating consumption	Fibra Mty does not consume or sell energy from heating, cooling or steam.	Narrative description
		c. iii.	In joules, watt-hours or multiples, the total: Cooling consumption	Fibra Mty does not consume or sell energy from heating, cooling or steam.	Narrative description
		c. iv	In joules, watt-hours or multiples, the total: Steam consumption	Fibra Mty does not consume or sell energy from heating, cooling or steam.	Narrative description
		d. i.	In joules, watt-hours or multiples, the total: Electricity sold	Fibra Mty does not sell electricity.	Narrative description
		d. ii.	In joules, watt-hours or multiples, the total: Heating sold	Fibra Mty does not consume or sell energy from heating, cooling or steam.	Narrative description
		d. iii.	In joules, watt-hours or multiples, the total: Cooling sold	Fibra Mty does not consume or sell energy from heating, cooling or steam.	Narrative description
		d. iv	In joules, watt-hours or multiples, the total: Steam sold	Fibra Mty does not consume or sell energy from heating, cooling or steam.	Narrative description

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Material Issue	Criterion		Indicator	Assured Value	Unit
		f.	Standards, methodologies, assumptions, and/or calculation tools used	(1) Total consumption of fuels from non-renewable sources: Fuel consumption in the common areas of properties under Fibra Mty's direct management (office portfolio). Data provided by the Property Managers based on the volumes reported in purchase invoices. (2) Total electricity consumption within Fibra Mty: Includes purchased electricity consumed in the common areas of properties under Fibra Mty's direct management, as well as photovoltaic energy generated on-site at Fibra Mty's corporate headquarters. Data obtained from electricity bills issued by the Federal Electricity Commission and from internal photovoltaic energy generation records. (5) Coverage: Percentage of floor area with energy data In addition to what is mentioned on page 100, Fibra Mty uses the Measurabl® platform for the consolidation and analysis of energy consumption data	Narrative description
		g.	Source of the conversion factors used	(4) The conversion factors used are those established by the National Commission for the Efficient Use of Energy (CONUEE), under the Ministry of Energy (SENER): - Diesel: 6,065 M.J/ bl. - Natural gas: 39,083 kJ/m3 The conversion factors are available at https://www.gob.mx/cms/uploads/attachment/file/981195/lista_de_combustibles_2025.pdf	Narrative description
		e.	Total energy consumption within the organization	31,564.94	GJ
Energy consumption outside of the organization	GRI 302-2	a.	Energy consumption outside of the organization	1,326,603.47	GJ
		b.	Standards, methodologies, assumptions, and/or calculation tools used.	(3) Total energy consumption outside Fibra Mty: Includes purchased electricity and energy from fossil fuels consumed by tenants in leased areas of properties owned by Fibra Mty. Data obtained from electricity bills issued by the Federal Electricity Commission and from reports provided by tenants and Property Managers based on their consumption records. In addition to what is mentioned on page 100, Fibra Mty uses the Measurabl® platform for the consolidation and analysis of energy consumption data	Narrative description
		c.	Source of the conversion factors used.	(4) The conversion factors used are those established by the National Commission for the Efficient Use of Energy (CONUEE), under the Ministry of Energy (SENER): - Diesel: 6,065 M.J/ bl. - Natural gas: 39,083 kJ/m3 The conversion factors are available at https://www.gob.mx/cms/uploads/attachment/file/981195/lista_de_combustibles_2025.pdf	Narrative description
Energy intensity	GRI 302-3	a.	Energy intensity ratio inside the organization	221.37	kWh/m²/year
		b.	Organization-specific metric (the denominator) chosen to calculate the ratio	Total floor area with energy data coverage: 1,704,232 m²	Narrative description
		c.	Types of energy included in the intensity ratio; whether fuel, electricity, heating, cooling, steam, or all	Electricity and fossil fuels	Narrative description

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Material Issue	Criterion	Indicator		Assured Value	Unit
		d.	Whether the ratio uses energy consumption within the organization, outside of it, or both	Energy consumption outside Fibra Mty corresponds to the energy used by tenants within leased areas of properties owned by the Trust, including electricity and fossil fuels.	Narrative description
Water Withdrawal	GRI 303-3	a.	Total water withdrawal	642.161	ML
		a.i.	Surface water withdrawal	642.161	ML
		a. ii.	Groundwater withdrawal	265.202	ML
		a. v.	Third-party water withdrawal - municipal	213.465	ML
		a. v.	Third-party water withdrawal - treated	163.495	ML
		b.	Total water withdrawal from all water-stressed areas	642.161	ML
		b.ii.	Total water withdrawal from all water-stressed areas - groundwater	265.202	ML
		b. v.	Total water withdrawal from all water-stressed areas - municipal	213.465	ML
		b. v.	Total water withdrawal from all water-stressed areas - treated	163.495	ML
		c. i.	Freshwater withdrawal (Total, with total dissolved solids ≤ 1,000 mg/L)	642.161	ML
		c. ii.	Other water withdrawal (Total, with total dissolved solids > 1,000 mg/L)	0	ML
		d. ii.	Any contextual information necessary to understand how the data were collected, including standards, methodologies, or assumptions used	Data are provided by Property Managers based on water consumption records. Fibra Mty uses the Measurabl® platform to consolidate and analyze water withdrawal data.	Narrative description
Water discharge	GRI 303-4	a.	Total water discharge	7.971	ML
		a. ii.	Discharge to groundwater	7.971	ML
		b. i.	Total water discharge of fresh water (total, total dissolved solids ≤ 1,000 mg/L)	7.971	ML
		b.ii.	Total water discharge, other water (Total, with total dissolved solids > 1,000 mg/L)	0	ML
		c. i.	Total water discharge in all water-stressed areas of fresh water (total, total dissolved solids ≤ 1,000 mg/L)	7.971	ML

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		c. ii.	Total water discharge in all water-stressed areas, other water (Total, with total dissolved solids > 1,000 mg/L)	0	ML
		d. i.	Priority hazardous substances for which discharges are treated: Method used to define priority hazardous substances, including the international standards, official lists, or criteria applied	The specific conditions governing permits for treated wastewater discharge are established in the water concession titles issued by the National Water Commission (CONAGUA), which define the applicable quality parameters and maximum permissible limits, taking the following Official Mexican Standards as reference: • NOM-001-SEMARNAT-2021, which establishes the maximum permissible pollutant limits for wastewater discharges into national receiving water bodies. • NOM-003-SEMARNAT-1997, which establishes the maximum permissible pollutant limits for treated wastewater reused in public services. In accordance with these standards, the priority pollutants addressed through wastewater treatment include: • Conventional pollutants: oils and grease, floating matter, settleable solids, suspended solids, BOD_5, nitrogen, and phosphorus. • Heavy metals and cyanides: As, Cd, CN^-, Cu, Cr, Hg, Ni, Pb, Zn. • Pathogenic and parasitic contaminants: fecal coliforms and helminth eggs. In addition, treated wastewater discharges consider the classification of national water bodies established under Article 87 of the National Waters Law and its Regulations, the applicable Official Mexican Standards, and any site-specific discharge conditions required by the corresponding permits.	Narrative description
		d. ii.	Method used to establish discharge limits for priority hazardous substances		
		d. iii.	Number of incidents of non-compliance with discharge limits	3	Narrative description
		e.	Any contextual information necessary to understand how the data were collected, including standards, methodologies, or assumptions used	Discharges from the wastewater treatment plant at La Perla property. Information provided by Property Managers based on their discharge records.	Narrative description
Water consumption	GRI 303-5	a.	Total water consumption across all areas	634.190	MI
		b.	Total water consumption in all water-stressed areas	634.190	MI
		c.	Change in water storage, where water storage has been identified as generating a significant water-related impact	NOT APPLICABLE	MI
		d.	Any contextual information necessary to understand how the data were collected (such as standards, methodologies, and assumptions used), including whether the information is calculated, estimated, modelled, or based on direct measurements, and the method used to derive it, such as the application of sector-specific factors	(1) Consumption = extraction - discharge (2) Extraction considers the conditions set forth in note (2) in the Water Abstraction section (3) Discharges take into account the conditions set out in note (1) to the Water Discharge section	Narrative description

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Operational sites owned, leased,managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas	GRI 304-1	i.	Geographical location.	None of Fibra Mty's properties are located within Protected Areas or areas of high biodiversity value, nor are they adjacent(1) to such areas. Furthermore, Fibra Mty does not own, lease or manage subsurface or underground land	Narrative description
		ii.	Subsurface and underground land that is owned, leased, or managed by the organization.	NOT APPLICABLE	Km^2
		iii.	Position in relation to the protected area.	NOT APPLICABLE	Narrative description
		iv.	Type of operation (office, manufacturing, production, or extraction).	NOT APPLICABLE	Narrative description
		v.	Size of the operational site in km^2 (or another appropriate unit).	NOT APPLICABLE	Km^2
		vi.	Biodiversity value, characterized by the attributes of the protected area or of areas of high biodiversity value outside protected areas (terrestrial, marine, or freshwater ecosystems).	NOT APPLICABLE	Narrative description
		vii.	Biodiversity value, characterized by its protected status listings (such as the International Union for Conservation of Nature (IUCN) protected area management categories, the Ramsar Convention, and national legislation).	NOT APPLICABLE	Narrative description
Direct (Scope 1) GHG emissions	GRI 305-1	a.	Gross total direct GHG emissions (Scope 1)	38.75	tCO_2e
		b.	Gases included in the calculation: CO_2, CH_4, N_2O, HFCs, PFCs, SF_6, NF_3, or all of these gases.	CO2, CH4 and N2O	Narrative description
		c.	Gross biogenic direct GHG emissions (Scope 1)	0	tCO_2e
		d.	i. Base year for the calculation, where applicable, including: the rationale for its selection;	i.2023 By 2030: reduce the Scope 1, 2 and 3 greenhouse gas emissions intensity by 55.6% compared to the 2023 baseline, in accordance with the Science Based Targets initiative (SBTi).	Narrative description
			ii. Base year for the calculation, where applicable, including: the base year emissions;	48.76 Ton CO2 eq.	Narrative description
			iii. Base year for the calculation, where applicable, including: the context of any significant emissions	NOT APPLICABLE	Narrative description

			changes that resulted in recalculations of base year emissions.		
		e.	The source of the emission factors and Global Warming Potential (GWP) rates used, or a reference to the GWP source.	The global warming potentials used are those established in the Agreement establishing the greenhouse gases and compounds grouped for emissions reporting purposes, as well as their global warming potentials, issued by SEMARNAT and published on August 14, 2015. The calculation also incorporates the 2025 List of Fuels and Their Calorific Values, published by Mexico's National Commission for the Efficient Use of Energy (CONUEE) on February 12, 2025. The emission factors applied correspond to those established in the Agreement establishing the technical specifications and formulas for applying methodologies to calculate greenhouse gas and compound emissions, issued by SEMARNAT and published on September 3, 2015.	Narrative description
		f.	The consolidation approach used for emissions accounting: equity share, financial control, or operational control.	Operational control	Narrative description
		g.	The standards, methodologies, assumptions, and calculation tools used.	GHG emissions are calculated in accordance with the Greenhouse Gas Protocol, developed by the World Resources Institute (WRI) and the World Business Council for Sustainable Development (WBCSD). This framework classifies emissions based on the nature of the activities from which they arise, determining whether they are directly attributable to the reporting organization or to other related entities. The methodologies used to calculate GHG emissions also incorporate the guidelines of the Intergovernmental Panel on Climate Change (IPCC), as well as the Agreement establishing the technical specifications and formulas for applying methodologies to calculate greenhouse gas and compound emissions issued by Mexico's Ministry of Environment and Natural Resources (SEMARNAT) and published on September 3, 2015.	Narrative description
Energy indirect (Scope 2) GHG emission	GRI 305-2	a.	Gross location-based energy indirect GHG emissions (Scope 2) - Mexico	3,483.64	tCO_2e
		b.	Where applicable, gross market-based energy indirect GHG emissions (Scope 2)	3,483.64	tCO_2e
		c.	If available, gases included in the calculation: CO_2, CH_4, N_2O, HFCs, PFCs, SF_6, NF_3, or all of these gases..	CO2 eq	Narrative description
		d.	i. Base year for the calculation, where applicable, including:the rationale for its selection;	i.2023 By 2030: reduce the Scope 1, 2 and 3 greenhouse gas emissions intensity by 55.6% compared to the 2023 baseline, in accordance with the Science Based Targets initiative (SBTi).	Narrative description

			ii. Base year for the calculation, where applicable, including: the base year emissions;	2967.09	tCO_2e
			iii. Base year for the calculation, where applicable, including: the context of any significant emissions changes that resulted in recalculations of base year emissions.	NOT APPLICABLE	Narrative description
		e.	The source of the emission factors and Global Warming Potential (GWP) rates used, or a reference to the GWP source.	The national electricity grid emission factor used to calculate indirect GHG emissions from electricity consumption for 2025 is 0.444 tCO_2e/MWh, as established in the notice issued by the Undersecretariat for Sustainable Development and Circular Economy of the General Directorate for Climate Action Policies on May 29, 2026.	Narrative description
		f.	The consolidation approach used for emissions accounting: equity share, financial control, or operational control.	Operational control	Narrative description
		g.	The standards, methodologies, assumptions, and calculation tools used.	GHG emissions are calculated in accordance with the Greenhouse Gas Protocol, developed by the World Resources Institute (WRI) and the World Business Council for Sustainable Development (WBCSD). This framework classifies emissions based on the nature of the activities from which they arise, determining whether they are directly attributable to the reporting organization or to other related entities. The methodologies used to calculate GHG emissions also incorporate the guidelines of the Intergovernmental Panel on Climate Change (IPCC), as well as the Agreement establishing the technical specifications and formulas for applying methodologies to calculate greenhouse gas and compound emissions issued by Mexico's Ministry of Environment and Natural Resources (SEMARNAT) and published on September 3, 2015. Indirect emissions associated with purchased electricity consumed in common areas and at the corporate headquarters (Scope 2) In addition to what is mentioned on page 121, Fibra Mty uses the Measurabl® platform for consolidation and analysis of energy consumption data to calculate GHG emissions.	Narrative description
Other indirect (Scope 3) GHG emissions	GRI 305-3	a.	Gross other indirect GHG emissions (Scope 3)	144,085.96	tCO_2e
		b.	If available, gases included in the calculation; CO_2, CH_4, N_2O, HFCs, PFCs, SF_6, NF_3, or all of these gases.	CO2, CH4 and N2O (CO2e)	Narrative description
		c.	Gross biogenic other indirect GHG emissions (Scope 3)	0	tCO_2e
		d.	Categories and activities related to other indirect GHG emissions (Scope 3) included in the calculation.	Category 13: Downstream leased assets under the GHG Protocol). Emissions are consolidated using the operational control approach.	Narrative description
				i.2023	
		e.	i. Base year for the calculation, where applicable, including: the rationale for its selection;	By 2030: reduce the Scope 1, 2 and 3 greenhouse gas emissions intensity by 55.6% compared to the 2023 baseline, in accordance with the Science Based Targets initiative (SBTi).	#
			ii. Base year for the calculation, where applicable, including: the base year emissions;	130,860.51	#
			iii. Base year for the calculation, where applicable, including: the context of any significant emissions changes that resulted in recalculations of base year emissions.	NOT APPLICABLE	#
		f.	The source of the emission factors and Global Warming Potential (GWP) rates used, or a reference to the GWP source.	The global warming potentials used are those established in the Agreement establishing the greenhouse gases and compounds grouped for emissions reporting purposes, as well as their global warming potentials, issued by SEMARNAT and published on August 14, 2015. The calculation also incorporates the 2025 List of Fuels and Their Calorific Values, published by Mexico's National Commission for the Efficient Use of Energy (CONUEE) on February 12, 2025. The national electricity grid emission factor used to calculate indirect GHG emissions from electricity consumption for 2025 is 0.444 tCO_2e/MWh, as established in the notice issued by the Undersecretariat for Sustainable Development and Circular Economy of the General Directorate for Climate Action Policies on May 29, 2026.	Narrative description
		g.	The standards, methodologies, assumptions, and calculation tools used.	GHG emissions are calculated in accordance with the Greenhouse Gas Protocol, developed by the World Resources Institute (WRI) and the World Business Council for Sustainable Development (WBCSD). This framework classifies emissions based on the nature of the activities from which they arise, determining whether they are directly attributable to the reporting organization or to other related entities. In addition to what is mentioned on page 121, Fibra Mty uses the Measurabl platform for consolidation and analysis of energy consumption data to calculate GHG emissions	Narrative description
GHG emissions intensity	GRI 305-4	a.	Organization's GHG emissions intensity ratio	86.61	kg CO_2e/m^2/year
		b.	Specific metric (denominator) selected to calculate the ratio	Total floor area with energy data coverage: 1,704,231 **m²**	**m²**
		c.	Types of GHG emissions included in the intensity ratio: direct emissions (Scope 1), energy indirect emissions (Scope 2), and other indirect emissions (Scope 3)	Scope 1, Scope 2 and Scope 3	Narrative description

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		d.	If available, gases included in the calculation: CO_2, CH_4, N_2O, HFCs, PFCs, SF_6, NF_3, or all of these gases.	CO2, CH4 and N2O (CO2e)	Narrative description
New employee hires and employee turnover	GRI 401-1	a	Total new hires	9	#
			New hires - Male	6	#
			New hires - Female	3	#
			New hires - Under 30 years old	7	#
			New hires - Between 30 and 50 years old	2	#
			New hires - Over 50 years old	0	#
			New hires - Local	8	#
			New hires - National	1	#
			New hires - Foreign	0	#
			Total hiring rate	15.3%	%
			Hiring rate - Male	66.7%	%
			Hiring rate - Female	33.3%	%
			Hiring rate - Under 30 years old	77.8%	%
			Hiring rate - Between 30 and 50 years old	22.2%	%
			Hiring rate - Over 50 years old	0%	%
			Hiring rate - Local	88.9%	%
			Hiring rate - National	11.1%	%
			Hiring rate - Foreign	0%	%
		b.	Total employee departures	7	#
			Employee departures - Male	5	#
			Employee departures - Female	2	#
			Employee departures - Under 30 years old	4	#
			Employee departures - Between 30 and 50 years old	2	#
			Employee departures - Over 50 years old	1	#
			Employee departures - Local	4	#
			Employee departures - National	3	#
			Employee departures - Foreign	0	#
			Total turnover rate	11.9%	%
			Turnover rate - Male	15.4%	%
			Turnover rate - Female	7.5%	%
			Turnover rate - Under 30 years old	19.0%	%
			Turnover rate - Between 30 and 50 years old	7.1%	%
			Turnover rate - Over 50 years old	10.0%	%
			Turnover rate - Local	8.7%	%
			Turnover rate - National	27.3%	%
			Turnover rate - Foreign	0%	%

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Parental leave	GRI 401-3	a.	Total employees entitled to parental leave	60	#
			Total employees entitled to parental leave - Male	33	#
			Total employees entitled to parental leave - Female	27	#
		b.	Total employees who took parental leave	3	#
			Total employees who took parental leave - Male	1	#
			Total employees who took parental leave - Female	2	#
		c.	Total employees who returned to work after parental leave ended	3	#
			Total employees who returned to work after parental leave ended - Male	1	#
			Total employees who returned to work after parental leave ended - Female	2	#
		d.	Total employees who returned to work after parental leave ended and were still employed 12 months after returning to work	As of the end of 2025, the three employees who took parental leave remained employed by the organization. However, they had not yet completed the twelve-month period required for the formal calculation of the retention indicator	#
			Total employees who returned to work after parental leave ended and were still employed 12 months after returning to work - Male		#
			Total employees who returned to work after parental leave ended and were still employed 12 months after returning to work - Female		#
		e.	Return-to-work rate of employees who took parental leave	100%	%
			Return-to-work rate of employees who took parental leave - Male	100%	%
			Return-to-work rate of employees who took parental leave - Female	100%	%
			Retention rate of employees who took parental leave	As of the end of 2025, the three employees who took parental leave remained employed by the organization. However, they had not yet completed the twelve-month period required for the formal calculation of the retention indicator	%
			Retention rate of employees who took parental leave - Male		%
			Retention rate of employees who took parental leave - Female		%
Work-related injuries	GRI 403-9	a.i.	Number of fatalities resulting from work-related injuries - Employees	0	#
			Rate of fatalities resulting from work-related injuries - Employees	0	%

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		a.ii.	Number of high-consequence work-related injuries (excluding fatalities) - Employees	0	#
			Rate of high-consequence work-related injuries (excluding fatalities) - Employees	0	%
		a.iii.	Number of recordable work-related injuries - Employees	1	#
			Rate of recordable work-related injuries - Employees	1.67%	%
		a. iv.	Main types of work-related injuries - Employees	Synovial and tendon disorder affecting the left hand.	Narrative description
		a. v.	Number of hours worked - Employees	118,522	Hrs
		b.i	Number of fatalities resulting from work-related injuries - Non-employees	ZERO high-consequence work-related injuries or fatalities	#
			Rate of fatalities resulting from work-related injuries - Non-employees	0	%
		b.ii.	Number of high-consequence work-related injuries (excluding fatalities) - Non-employees	ZERO high-consequence work-related injuries or fatalities	#
			Rate of high-consequence work-related injuries (excluding fatalities) - Non-employees	0	%
		b. iii.	Number of recordable work-related injuries - Non-employees	1	#
			Rate of recordable work-related injuries - Non-employees	0.36%	%
		b. iv.	Main types of work-related injuries - Non-employees	Blow to the face resulting from a fall at ground level	Narrative description
		b. v.	Number of hours worked - Non-employees	559,104	Hrs
		c.i.	How these hazards have been determined	Among the main functions of Fibra Mty's Health and Safety Commission is to conduct regular tours of the workplace to identify unsafe or dangerous conditions, as well as unsafe acts in the work area. To date, no occupational hazards have been identified that present a risk of high- consequences injury	Narrative description
		c. ii.	Which of these hazards caused or contributed to high-consequence injuries during the reporting period		Narrative description
		c. iii.	Actions taken or planned to eliminate these hazards and minimize risks through the hierarchy of controls		Narrative description

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		d.	Actions taken or planned to eliminate other workplace hazards and minimize risks through the hierarchy of controls	The recommendations issued by the Health and Safety Commission to prevent, eliminate, or reduce unsafe conditions and unsafe acts are as follows: I) Waste storage area:- Properly dispose of waste. ii) Adjacent office area: - Organize and secure exposed cables. - Designate wall-mounted locations for emergency megaphones in the main office areas. - Procure a first aid kit. - Install anti-slip stair nosing on the staircase leading to the mezzanine	Narrative description
		e.	Whether the rates have been calculated per 200,000 or per 1,000,000 hours worked	200,000	Narrative description
		f.	Whether any workers have been excluded from this disclosure, including the types of workers and the reasons for exclusion	(4) Includes 223 specialized service employees and one professional intern.	Narrative description
		g.	Any contextual information necessary to understand how the data have been collected, such as the standards, methodologies, or assumptions used.	In accordance with employer obligations related to IMSS, the organization is required to report accidents arising from work activities. Where applicable, the Institute issues certificates of incapacity, which must be recorded in the SUA (Single Self-Determination System). The occupational risk premium is determined annually through this system, taking into account the incidence of work-related accidents.	Narrative description
Work-related ill health	GRI 403-10	a.i.	Number of fatalities resulting from occupational illnesses or diseases - Employees	0	#
		a.ii.	Number of recordable cases of occupational illnesses or diseases - Employees	0	#
		a.iii.	Main types of occupational illnesses or diseases - Employees	ZERO cases of work-related ill health were recorded during 2025	Narrative description
		b.i.	Number of fatalities resulting from occupational illnesses or diseases - Non-employees	0	#
		b.ii.	Number of recordable cases of occupational illnesses or diseases - Non-employees	0	#
		b.iii.	Main types of occupational illnesses or diseases - Non-employees	ZERO cases of work-related ill health were recorded during 2025	Narrative description
		c.	Work-related hazards that pose a risk of occupational illnesses or diseases	Among the main functions of Fibra Mty's Health and Safety Commission is to conduct regular tours of the workplace to identify unsafe or dangerous conditions, as well as unsafe acts in the work area. To date, no occupational hazards have been identified that present a risk of high- consequences injury	Narrative description
		c.i.	How these hazards have been determined		
		c.ii.	Which of these hazards caused or contributed to occupational illnesses or diseases during the reporting period		
		c.iii.	Actions taken or planned to eliminate these hazards and minimize risks through the hierarchy of controls		

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		d.	Workers excluded	(4) Includes 223 specialized service employees and one professional intern.	Narrative description
		e.	Contextual information	(5) The definitions of high-consequence work-related injuries, as well as the description of the nature of the resulting injuries, are aligned with the IMSS legal definitions of permanent partial or total disability and the corresponding classification ruling established under applicable law and regulations	Narrative description
Average hours of training per year per employee	GRI 404-1	a.i.	Average training hours per employee per year	28.3	Hrs
			Average training hours per employee - Male	33.3	Hrs
			Average training hours per employee - Female	22.2	Hrs
		a.ii.	Average training hours for directors	3.8	Hrs
			Average training hours for directors - Male	3.7	Hrs
			Average training hours for directors - Female	4.7	Hrs
			Average training hours for associate directors	3.9	Hrs
			Average training hours for associate directors - Male	4.7	Hrs
			Average training hours for associate directors - Female	2.6	Hrs
			Average training hours for managers	43.3	Hrs
			Average training hours for managers - Male	65.2	Hrs
			Average training hours for managers - Female	25.4	Hrs
			Average training hours for analysts	28.9	Hrs
			Average training hours for analysts - Male	33.6	Hrs
			Average training hours for analysts - Female	23.9	Hrs
Percentage of employees receiving regular performance and career development reviews	GRI 404-3	a.	Percentage of total employees evaluated	93%	%
			Percentage of total employees evaluated by gender - Male	90%	%
			Percentage of total employees evaluated by gender - Female	96%	%
			Percentage of total employees evaluated - Director	62%	%
			Percentage of total employees evaluated - Director - Male	57%	%
			Percentage of total employees evaluated - Director - Female	100%	%

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			Percentage of total employees evaluated - Associate Director	80%	%
			Percentage of total employees evaluated - Associate Director - Male	100%	%
			Percentage of total employees evaluated - Associate Director - Female	50%	%
			Percentage of total employees evaluated - Manager	100%	%
			Percentage of total employees evaluated - Manager - Male	100%	%
			Percentage of total employees evaluated - Manager - Female	100%	%
			Percentage of total employees evaluated - Analyst	100%	%
			Percentage of total employees evaluated - Analyst - Male	100%	%
			Percentage of total employees evaluated - Analyst - Female	100%	%
Diversity of governance bodies and employees	GRI 405-1	a.i.	Percentage of individuals within the organization's governance bodies - men	70%	%
			Percentage of individuals within the organization's governance bodies - Women	30%	%
		a.ii.	Percentage of individuals within the organization's governance bodies - Under 30 years old	0%	%
			Percentage of individuals within the organization's governance bodies - between 30 - 50 years old	20%	%
			Percentage of individuals within the organization's governance bodies - over 50 years old	80%	%
		a.iii.	Other relevant diversity categories	Fibra Mty has no other relevant diversity indicators.	Narrative description
		b.i.	**Percentage** of male directors	87.5%	%
			Percentage of female directors	12.5%	%
			Percentage of male subdirectors	60.0%	%
			Percentage of female subdirectors	40.0%	%

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			Percentage of male managers	45.0%	%
			Percentage of female managers	55.0%	%
			Percentage of male analysts	51.9%	%
			Percentage of female analysts	48.1%	%
		b.ii.	Percentage of directors under 30 years old	0%	%
			Percentage of directors between 30 - 50 years old	50.0%	%
			Percentage of directors over 50 years old	50.0%	%
			Percentage of subdirectors under 30 years old	0%	%
			Percentage of subdirectors between 30 - 50 years old	80.0%	%
			Percentage of subdirectors over 50 years old	20.0%	%
			Percentage of managers under 30 years old	10.0%	%
			Percentage of managers between 30 - 50 years old	80.0%	%
			Percentage of managers over 50 years old	10.0%	%
			Percentage of analysts under 30 years old	77.8%	%
			Percentage of analysts between 30 - 50 years old	11.1%	%
			Percentage of **analysts** over 50 years old	11.1%	%
		b.iii.	Other relevant diversity indicators	Fibra Mty has no other relevant diversity indicators.	Narrative description
Incidents of discrimination and corrective actions taken	GRI 406-1	a.	Total number of incidents of discrimination during the reporting period	0	#
		b.i.	Status of the incidents and actions taken with reference to - Incident reviewed by the organization	Given that zero incidents of discrimination were registered in 2025: i. Zero cases were reviewed. ii Zero remediation plans were implemented. iii. Zero remediation plans were evaluated. iv. Zero cases were not subject to action.	#
		b.ii.	Status of the incidents and actions taken with reference to - Remediation plans being implemented		Narrative description

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		b.iii.	Status of the incidents and actions taken with reference to - Remediation plans that have been implemented, with results reviewed through routine internal management review processes	During 2025, no incidents of discrimination or human rights violations were identified relating to age, gender, race, ethnic origin, religion, nationality, disability, sexual orientation, gender identity or expression, or the rights of Indigenous Peoples.	Narrative description
		b.iv.	Status of the incidents and actions taken with reference to - Incident no longer subject to action		Narrative description
Incidents of violations involving rights of indigenous peoples	GRI 411-1	a.	Total number of identified incidents of violations involving the rights of indigenous peoples during the reporting period.	0	#
		b.i.	Status of the incidents and actions taken with reference to - Incident reviewed by the organization		#
		b.ii.	Status of the incidents and actions taken with reference to - Remediation plans being implemented		Narrative description
		b.iii.	Status of the incidents and actions taken with reference to - Remediation plans that have been implemented, with results reviewed through routine internal management review processes		Narrative description
		b.iv.	Status of the incidents and actions taken with reference to - Incident no longer subject to action		Narrative description
Operations with local **community engagement**, impact assessments, and development programs	GRI 413-1	a	Percentage of operations with implemented local community engagement, impact assessments, and/or development programs	100%	%
		a.i	Direct beneficiaries of social programs	27,779	Beneficiaries
		a.i.	Indirect beneficiaries of social programs	7,692,310	Beneficiaries
		a.i.	Total beneficiaries of social programs	7,720,089	Beneficiaries
		a.ii.	environmental impact assessments and ongoing monitoring (planted trees)	80	Trees

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		a.iii.	public disclosure of results of environmental and social impact assessments;	This report publicly communicates the results of environmental and social impact assessments.	Narrative description
		a.iv.	local community development programs based on local communities' needs	The Adopt a School program is carried out in collaboration with the teaching and administrative staff of Francisco González Bocanegra Elementary School, located in the Los Pinos neighborhood adjacent to Fibra Mty's corporate headquarters. The program is also implemented in partnership with the NGO Dividendo de Generosidad, which supports high-achieving students facing economic hardship. Both organizations are part of Fibra Mty's identified stakeholder groups. The Education Support program aims to sponsor specialized service employees who wish to complete their upper secondary education (high school)	Narrative description
		a.v.	stakeholder engagement plans based on stakeholder mapping	Adopt a School program: Fourteen of the 17 direct beneficiaries of this program are graduates of Francisco González Bocanegra Elementary School. Education Support program: Two of the three direct beneficiaries of this program are employees of companies that provide specialized services to Fibra Mty, one of the Company's key stakeholder groups. This program is carried out in collaboration with the Property Managers	Narrative description
		a.vi.	broad based local community consultation committees and processes that include vulnerable groups	None	Narrative description
		a.vii.	works councils, occupational health and safety committees and other worker representation bodies to deal with impacts	To help maintain a safe and healthy work environment, Fibra MTY's Safety and Health Commission comprises representatives of the Company and its employees, in accordance with Mexican Official Standard NOM-019-STPS-2011.	Narrative description
		a.viii.	formal local community grievance processes	Fibra Mty has a whistleblowing mechanism that enables any individual to confidentially report potential violations of the Code of Ethics, corporate policies, or applicable laws and regulations. Reports may be submitted through the website https://fibramty.confialo.com/ or by calling the Ethics Hotline at 800-04-ETICA (38422), both of which are available 24 hours a day, 365 days a year.	Narrative description
Building energy intensity	CRE1	2.4	Energy intensity from fuel consumption within the organization - Commercial	0	kWh/m²
			Energy intensity from fuel consumption within the organization - Industrial	NOT APPLICABLE	kWh/m²
			Energy intensity from fuel consumption within the organization - Offices	0.58	kWh/m²
			Energy intensity from electricity consumption within the organization - Commercial	9.08	kWh/m²
			Energy intensity from electricity consumption within the organization - Industrial	NOT APPLICABLE	kWh/m²

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			Energy intensity from electricity consumption within the organization - Offices	51.60	kWh/m²
			Energy intensity from energy consumption outside the organization - Commercial	61.93	kWh/m²
			Energy intensity from energy consumption outside the organization - Industrial	251.56	kWh/m²
			Energy intensity from energy consumption outside the organization - Offices	147.29	kWh/m²
			Total energy intensity - Commercial	59.22	kWh/m²
			Total energy intensity - Industrial	251.56	kWh/m²
			Total energy intensity - Offices	96.02	kWh/m²
		2.5	Report the methodology used to calculate the energy intensity of buildings in use and any adjustments made.	The formula used to calculate the energy intensity of buildings in use is: Energy intensity of buildings = (sum of annual energy consumption in kWh) / (sum of surface area with energy consumption data coverage in m²)	Narrative description
Building water intensity	CRE2	2.4	Water intensity in commercial properties under Fibra Mty's operational control	0.63	m^3/m^2/year
			Water intensity in industrial properties under Fibra Mty's operational control	0	m^3/m^2/year
			Water intensity in office properties under Fibra Mty's operational control	0.37	m^3/m^2/year
			Water intensity in commercial properties operated by tenants	0.25	m^3/m^2/year
			Water intensity in industrial properties operated by tenants	0.44	m^3/m^2/year
			Water intensity in office properties operated by tenants	0.51	m^3/m^2/year
		2.5	Report the methodology used to calculate water intensity for buildings in use and any adjustments made.	The formula used for the calculation of water intensity is: Water intensity of buildings = (sum of annual water consumption in m3) / (sum of surface area with water consumption data coverage in m2	Narrative description
Greenhouse gas emissions intensity from buildings	CRE3	2.4	**Building GHG emissions intensity - Scope 1 - Commercial**	0	kgCO2eq/m^2/year
			Building GHG emissions intensity - Scope 1 - Industrial	NOT APPLICABLE	kgCO2eq/m^2/year
			Building GHG emissions intensity - Scope 1 - Office	0.13	kgCO2eq/m^2/year
			Building GHG emissions intensity - Scope 2 - Commercial	4.03	kgCO2eq/m^2/year
			Building GHG emissions intensity - Scope 2 - Industrial	NOT APPLICABLE	kgCO2eq/m^2/year

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			Building GHG emissions intensity - Scope 2 - Office	20.95	kgCO2eq/m²/year
			Building GHG emissions intensity - Scope 3 - Commercial	27.50	kgCO2eq/m²/year
			Building GHG emissions intensity - Scope 3 - Industrial	98.97	kgCO2eq/m²/year
			Building GHG emissions intensity - Scope 3 - Office	51.18	kgCO2eq/m²/year
			Building GHG emissions intensity - Scopes 1, 2, and 3 - Commercial	26.29	kgCO2eq/m²/year
			Building GHG emissions intensity - Scopes 1, 2, and 3 - Industrial	98.97	kgCO2eq/m²/year
			Building GHG emissions intensity - Scopes 1, 2, and 3 - Office	34.91	kgCO2eq/m²/year
		2.2	Identify the method used to ensure that the annual kilograms of CO_2 equivalent and the floor area (m²), or number of occupants, are consistent and accurate.	The national electricity grid emission factor used to calculate indirect GHG emissions from electricity consumption for 2025 is 0.444 tCO_2e/MWh, as established in the notice issued by the Undersecretariat for Sustainable Development and Circular Economy of the General Directorate for Climate Action Policies on May 29, 2026	Narrative description
		2.5	Report the methodology used to calculate building GHG emissions intensity.	The formula used to calculate the greenhouse gas emission intensity of buildings in use is: Greenhouse gas emissions intensity of buildings = (annual sum of greenhouse gas emissions in $kgCO_2e$) / (sum of surface area with greenhouse gas emissions data coverage in m²)	Narrative description
Energy consumption data coverage as a percentage of total floor area, by property sector	IF-RE-130a.1		Coverage of fuel consumption data within the organization as a percentage of total floor area - Commercial	100%	%
			Coverage of fuel consumption data within the organization as a percentage of total floor area - Industrial	NOT APPLICABLE	%
			Coverage of fuel consumption data within the organization as a percentage of total floor area - Offices	100%	%
			Coverage of electricity consumption data within the organization as a percentage of total floor area - Commercial	100%	%
			Coverage of electricity consumption data within the organization as a percentage of total floor area - Industrial	NOT APPLICABLE	%
			Coverage of electricity consumption data within the organization as a percentage of total floor area - Offices	100%	%
			Coverage of energy consumption data outside the organization as a percentage of total floor area - Commercial	95.62%	%
			Coverage of energy consumption data outside the organization as a percentage of total floor area - Industrial	75.83%	%

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		Coverage of energy consumption data outside the organization as a percentage of total floor area - Offices	97.84%	%
		Coverage of total energy consumption data as a percentage of total floor area - Commercial	95.83%	%
		Coverage of total energy consumption data as a percentage of total floor area - Industrial	75.83%	%
		Coverage of total energy consumption data as a percentage of total floor area - Offices	99.00%	%
(1)Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity and (3) percentage renewable, by property sector	IF-RE-130a.2	Fuel consumption within the organization - Industrial	NOT APPLICABLE	GJ
		Fuel consumption within the organization - Offices	644.37	GJ
		Fuel consumption within the organization - Commercial	0	GJ
		Electricity consumption within the organization - Industrial	NOT APPLICABLE	GJ
		Electricity consumption within the organization - Offices	30,888.08	GJ
		Electricity consumption within the organization - Commercial	32.49	GJ
		Energy consumption outside the organization - Industrial	1,247,968.08	GJ
		Energy consumption outside the organization - Offices	74,553.87	GJ
		Energy consumption outside the organization - Commercial	4,101.53	GJ
		Total energy consumption - Industrial	1,247,968.08	GJ
		Total energy consumption - Offices	106,066.31	GJ
		Total energy consumption - Commercial	4,134.02	GJ
		Percentage of grid electricity consumption within the organization - Industrial	0%	%
		Percentage of grid electricity consumption within the organization - Offices	91.34%	%
		Percentage of grid electricity consumption within the organization - Commercial	100%	%
		Percentage of grid electricity consumption outside the organization - Industrial	99.82	%

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		Percentage of grid electricity consumption outside the organization - Offices	100%	%
		Percentage of grid electricity consumption outside the organization - Commercial	100%	%
		Percentage of renewable electricity consumption within the organization - Industrial	0%	%
		Percentage of renewable electricity consumption within the organization - Offices	8.66%	%
		Percentage of renewable electricity consumption within the organization - Commercial	0%	%
		Percentage of renewable electricity consumption outside the organization - Industrial	5.90%	%
		Percentage of renewable electricity consumption outside the organization - Offices	6.12%	%
		Percentage of renewable electricity consumption outside the organization - Commercial	0%	%
Like-for-like percentage change in energy consumption for the portfolio area with data coverage, disclosed by real estate sector, according to the FTSE EPRA Nareit classification.	IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage - Offices	6.40%	%
		Like-for-like percentage change in energy consumption for the portfolio area with data coverage - Commercial	16.30%	%
		Like-for-like percentage change in energy consumption for the portfolio area with data coverage - Industrial	-3.10%	%
Water withdrawal		**Like-for-like percentage change in energy consumption for the portfolio area with data coverage - Offices**	56.36%	%

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data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property sector	IF-RE-130a.4	**Like-for-like percentage change in energy consumption for the portfolio area with data coverage - Commercial**	89.91%	%
		Like-for-like percentage change in energy consumption for the portfolio area with data coverage - Industrial	69.36%	%
		Percentage of the eligible portfolio with an energy rating - Offices	0%	%
		Percentage of the eligible portfolio with an energy rating - Commercial	0%	%
		Percentage of the eligible portfolio with an energy rating - Industrial	0%	%
Coverage of water withdrawal data as a percentage of (1) total floor area by segment, and (2) floor area in regions with high or extremely high water stress, by segment.	IF-RE-140a.1	Water withdrawal data coverage as a percentage of total floor area - Common Areas under Fibra Mty operational control - Commercial	100%	%
		Water withdrawal data coverage as a percentage of total floor area - Common Areas under Fibra Mty operational control - Industrial	0%	%
		Water withdrawal data coverage as a percentage of total floor area - Common Areas under Fibra Mty operational control - Offices	100%	%
		Water withdrawal data coverage as a percentage of total floor area - Leased Areas under tenant operational control - Commercial	100%	%
		Water withdrawal data coverage as a percentage of total floor area - Leased Areas under tenant operational control - Industrial	63.72%	%
		Water withdrawal data coverage as a percentage of total floor area - Leased Areas under tenant operational control - Offices	82.97%	%
		Water withdrawal data coverage as a percentage of total floor area - Commercial	100%	%
		Water withdrawal data coverage as a percentage of total floor area - Industrial	63.72%	%
		Water withdrawal data coverage as a percentage of total floor area - Offices	92.11%	%

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		Water withdrawal data coverage as a percentage of floor area in high water stress regions - Commercial	0%	%
		Water withdrawal data coverage as a percentage of floor area in high water stress regions - Industrial	0%	%
		Water withdrawal data coverage as a percentage of floor area in high water stress regions - Offices	0%	%
		Water withdrawal data coverage as a percentage of floor area in extremely high water stress regions - Commercial	100.00%	%
		Water withdrawal data coverage as a percentage of floor area in extremely high water stress regions - Industrial	63.72%	%
		Water withdrawal data coverage as a percentage of floor area in extremely high water stress regions - Offices	92.11%	%
		Percentage of the portfolio, based on gross floor area, with complete water withdrawal data coverage in high water stress regions (40-80%) - Commercial	0%	%
		Percentage of the portfolio, based on gross floor area, with complete water withdrawal data coverage in high water stress regions (40-80%) - Industrial	0%	%
		Percentage of the portfolio, based on gross floor area, with complete water withdrawal data coverage in high water stress regions (40-80%) - Offices	0%	%
		Percentage of the portfolio, based on gross floor area, with complete water withdrawal data coverage in extremely high water stress regions (>80%) - Commercial	100%	%
		Percentage of the portfolio, based on gross floor area, with complete water withdrawal data coverage in extremely high water stress regions (>80%) - Industrial	63.72%	%
		Percentage of the portfolio, based on gross floor area, with complete water withdrawal data coverage in extremely high water stress regions (>80%) - Offices	92.11%	%
(1) Total water withdrawn for		**Total water withdrawal by segment - Common Areas under Fibra Mty operational control - Commercial**	0.621	**Thousand** m^3

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the portfolio area with data coverage, by segment; (2) percentage located in regions with high or extremely high water stress, by segment.	IF-RE-140a.2	**Total water withdrawal by segment - Common Areas under Fibra Mty operational control - Industrial**	0	**Thousand** m^3
		Total water withdrawal by segment - Common Areas under Fibra Mty operational control - Offices	69.788	**Thousand** m^3
		Total water withdrawal by segment - Leased Areas under tenant operational control - Commercial	4.824	**Thousand** m^3
		Total water withdrawal by segment - Leased Areas under tenant operational control - Industrial	506.685	**Thousand** m^3
		Total water withdrawal by segment - Leased Areas under tenant operational control - Offices	60.243	**Thousand** m^3
		Total water withdrawal - Commercial	5.445	**Thousand** m^3
		Total water withdrawal - Industrial	506.685	**Thousand** m^3
		Total water withdrawal - Offices	130.031	**Thousand** m^3
		Percentage of water withdrawal in high water stress regions, by segment - Offices	0%	%
		Percentage of water withdrawal in high water stress regions, by segment - Industrial	0%	%
		Percentage of water withdrawal in high water stress regions, by segment - Commercial	0%	%
		Percentage of water withdrawal in extremely high water stress regions, by segment - Commercial	100%	%
		Percentage of water withdrawal in extremely high water stress regions, by segment - Industrial	100%	%
		Percentage of water withdrawal in extremely high water stress regions, by segment - Offices	100%	%
Like-for-like percentage change in water withdrawal for the portfolio area with data coverage, by property type	IF-RE-140a.3	**Like-for-like percentage change in water withdrawal for the portfolio area with data coverage - Commercial**	-9.81%	%
		Like-for-like percentage change in water withdrawal for the portfolio area with data coverage - Industrial	-29.00%	%
		Like-for-like percentage change in water withdrawal for the portfolio area with data coverage - Offices	-10.92%	%

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and real estate subsector.				
(1) Percentage of new lease agreements that include a clause for the recovery of costs associated with structural improvements related to resource efficiency; and (2) the associated leased floor area, by real estate subsector.	IF-RE-410a.1	(1) Percentage of new leases containing a cost recovery clause for capital improvements related to resource efficiency, by property sector - Total	38.8%	%
		(1) Percentage of new leases containing a cost recovery clause for capital improvements related to resource efficiency, by property sector - Commercial	0%	%
		(1) Percentage of new leases containing a cost recovery clause for capital improvements related to resource efficiency, by property sector - Industrial	39.0%	%
		(1) Percentage of new leases containing a cost recovery clause for capital improvements related to resource efficiency, by property sector - Offices	39.4%	%
		(2) Associated leased floor area, by property sector - Total	121,533.2	m2
		(2) Associated leased floor area, by property sector - Commercial	0	m2
		(2) Associated leased floor area, by property sector - Industrial	108,739.1	m2
		(2) Associated leased floor area, by property sector - Offices	12,794.1	m2
Percentage of tenants that are separately metered or sub-metered for (1) grid electricity consumption, and (2) water consumption resulting from their exclusive water withdrawals.	IF-RE-410a.2	**Percentage of tenants that are separately metered or sub-metered for grid electricity consumption - Commercial**	100%	%
		Percentage of tenants that are separately metered or sub-metered for grid electricity consumption - Industrial	100%	%
		Percentage of tenants that are separately metered or sub-metered for grid electricity consumption - Offices	100%	%
		Percentage of tenants that are separately metered or sub-metered for water consumption resulting from their exclusive water withdrawals - Commercial	95.06%	%
		Percentage of tenants that are separately metered or sub-metered for water consumption resulting from their exclusive water withdrawals - Industrial	100%	%
		Percentage of tenants that are separately metered or sub-metered for	48.70%	%

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		water consumption resulting from their exclusive water withdrawals - Offices		
Number of assets, by property sector	IF-RE-000.A	Number of assets	118	#
		Number of assets - commerce	6	#
		Number of assets - industries	95	#
		Number of assets - offices	17	#
Leasable floor area, by property sector	IF-RE-000.B	Leasable floor area	2,050,396	m^2
		Leasable floor area - commerce	19,350	m^2
		Leasable floor area - industries	1,853,464	m^2
		Leasable floor area - offices	177,582	m^2
Percentage of indirectly managed assets, by property sector	IF-RE-000.C	Percentage of indirectly managed assets - commerce	89.9%	%
		Percentage of indirectly managed assets - industries	97.3%	%
		Percentage of indirectly managed assets - offices	11.4%	%
Average occupancy rate, by property sector	IF-RE-000.D	Average occupancy rate - commerce	99.4%	%
		Average occupancy rate - industries	98.0%	%
		Average occupancy rate - offices	80.9%	%

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ANNEX 2

GRI and SASB Content Criteria

The assurance criteria that are applicable to the Subject Matter and the declaration of presentation of of conformity are defined based on the provisions of the document:

GRI 1 Foundation 2021, its thematic contents on the page:
https://www.globalreporting.org/how-to-use-the-gri-standards/gri-standards-english-language/

For SASB contents, see page:
https://sasb.ifrs.org/standards/download/

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