ACOSTAVERDE.

INTEGRATED ANNUAL REPORT 2025

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Key Milestones

Economic*

- We posted total revenue of MXN 1,752 million, a 6% YoY increase.
- Net Operating Income (NOI) reached MXN 1,536 million, up 7% year-over-year.
- Operating EBITDA of MXN 1,316 million, growing 12% compared to the previous year.
- Net income reached MXN 1,041 million, a 39% annual decrease.

*Figures expressed in Mexican pesos.

Environmental

- Energy intensity of 0.24 GJ/sqm of occupied GLA.
- Emissions reached 14,176 tCO_2e across Scope 1 and 2.
- 47,865 m^3 of water reused.
- 3 tons of PET and 518 tons of cardboard recycled.
- Delivered training on energy efficiency, waste management and water conservation to all operating and administrative personnel at the portfolio's shopping centers.

Social

- 308 employees.
- 10,286 training hours delivered, equivalent to an average of 33.4 hours per employee.
- 41% of the workforce are women.
- Carried out more than 110 social impact initiatives at Plaza Sendero shopping centers.
- Conducted the annual organizational climate survey covering 100% of our employees.
- 22% of new hires were filled through internal promotions.

Corporate Governance

- Developed our Double Materiality Matrix, including both the impact and financial perspectives.
- 100% of our employees received training in Anti-Corruption policies.
- 0 cybersecurity incidents reported.
- ESG training was provided to the members of the Board of Directors.

Operational

- 18 Plaza Sendero shopping centers in operation with a total Gross Leasable Area (GLA) of 468,453 sqm.
- Three third-party properties under management.
- 95.7% average portfolio occupancy rate.
- The portfolio recorded more than 106 million visitors during the year.
- Presence in 17 cities across 9 states in Mexico.

Message from the Chief Executive Officer

Dear stakeholders:

I am pleased to present Acosta Verde's Annual Report, the first I have the opportunity to share with you since joining the Company as Chief Executive Officer in mid-2025. Period's financial performance, but also the strength of our business model and Acosta Verde's commitment to creating long-term sustainable value, consistently integrating economic, social and environmental aspects under the Integrated Reporting (IR) framework.

2025 was a year that demanded discipline in executing our strategy and a clear focus on what is within our control: operating with excellence, enhancing our visitors' experience and strengthening the Company. As a result, we delivered solid performance in line with the year's objectives.

On the operational front, one of the most relevant advances was the organizational restructuring we undertook to operate more efficiently. This reconfiguration included adjustments to the operating and management structure aimed at optimizing resources, strengthening execution and reinforcing the Company's strategic focus, without impacting operations or the continuity of the management principles that have supported our performance throughout our history.

In addition, during 2025 we completed significant changes in key executive positions, including the Chief Executive Officer, the Chief Financial Officer and the Chief Legal Officer. These transitions are part of the organization's natural evolution and were carried out in an orderly manner, with the support of the Board of Directors and under a clear vision of strategic continuity. The strategy, financial discipline and management principles that have characterized Acosta Verde remain in place.

In 2025 we also strengthened initiatives focused on delivering a more comfortable and reliable experience for our visitors at the shopping centers, primarily by deepening our understanding of their consumption habits. In parallel, we maintained close relationships with our commercial partners, addressing their needs in a timely manner and ensuring operational continuity. From a financial perspective, we maintained a stable position and a solid cash balance, which allowed us to operate with flexibility, preserve financial discipline and execute our business plan in an orderly manner.

Accordingly, total revenue reached MXN 1,752 million, a 6% YoY increase. NOI reached MXN 1,536 million (+7% YoY) and EBITDA stood at MXN 1,316 million (+12% YoY). Net income, in turn, totaled MXN 1,041 million, a 39% decrease compared to 2024. These results reflect, among other factors, the contribution from the first full year of operations of Plaza Sendero Ensenada, as well as the effectiveness of our strategy and the discipline with which we executed it.

In addition, during 2025 we distributed dividends for a total amount of MXN 1,000 million, reflecting our commitment to generate value for shareholders through disciplined capital allocation.

In 2025 we continued advancing our ESG (Environmental, Social and Governance) agenda. On the environmental front, we strengthened practices aimed at more efficient and responsible operations, notably installing solar panels across various portfolio assets.

On the social front, we continued strengthening internal talent through professional development and leadership programs, with emphasis on promoting female talent. On governance, we reinforced our culture of integrity and transparency through training and awareness initiatives, and consolidated practices for improved risk management and information protection.

Looking ahead to 2026 and the medium term, our priority will be to sustain performance and deepen efficiency, strengthening internal capabilities, refining strategies to generate greater value from existing assets and actively analyzing alternatives that contribute to enhancing the portfolio. In this context, we will evaluate selective investment opportunities and new sources of revenue, always under strict operational and financial discipline.

In line with the above, we reaffirm our commitment to continue working consistently to meet our business objectives and address our investors' expectations, with a long-term vision and responsible execution.

I deeply thank our employees for their commitment and execution capabilities in a year of change and challenges. I am convinced that we will continue strengthening the Company and generating sustainable value for investors, customers, employees and the communities in which we operate.

Carlos Ruiz Santos
Chief Executive Officer
Acosta Verde, S.A.B. de C.V.

Message from the Chief Legal Officer

GRI 2-22

Dear stakeholders:

It is my pleasure to share with you Acosta Verde's 2025 Integrated Annual Report. This report brings together the year's key milestones and seeks to show clearly how we operate and how we make decisions to sustain the Company's performance: from the day-to-day operation of our shopping centers to the way we address the expectations of visitors, tenants, investors and communities.

We maintained disciplined execution of our strategy, supported by an internal control, compliance and risk management framework that protects business continuity. In 2025 we consolidated the portfolio's operations and ensured that Plaza Sendero's multi-purpose value proposition — retail, services, entertainment and community gathering — remained relevant for the families that visit us.

At Acosta Verde we view profitability as a necessary but not sufficient condition. For value to be sustainable, it must be built with a long-term vision and with resilience to changes in the environment. For this reason, in recent years we have strengthened the adoption of best practices and the integrated management approach across the six capitals: financial, manufactured, intellectual, human, social and relationship, and natural. This framework helps us assess impacts, prioritize actions and sustain a competitive operation that is responsible toward the environment and consistent with our stakeholders' expectations.

Our ESG Strategy has become a practical guide to set priorities and translate commitments into actions. On the environmental component, during 2025 we continued initiatives focused on efficiency: responsible water use, optimization of energy consumption, waste management and emissions reduction. These work streams are accompanied by monitoring and measurement, with the aim of identifying improvement opportunities and strengthening the portfolio's environmental performance.

On the social component, we continued strengthening ties with communities through partnerships and initiatives that seek tangible benefits for visitors and neighbors, with emphasis on health, inclusion and opportunity. Internally, we maintained programs focused on talent development, equity and professional growth, fostering a safe and participatory work environment with the tools for every employee to thrive.

On governance, 2025 was a year of continuity and strengthening. We maintained ongoing attention to aspects that are critical to operations and trust: ethics and transparency, respect for human rights, compliance mechanisms, information security and responsible risk management. These elements not only support regulatory adherence; they also elevate the quality of decision-making and help us anticipate and manage operational, reputational and regulatory challenges.

Looking ahead, in 2026 we will remain focused on consolidating what distinguishes Plaza Sendero: solid operations, a value proposition close to communities, and increasingly robust standards in sustainability and corporate governance. Consistency in execution, together with responsible management, will continue to be the cornerstone of our work.

Finally, I acknowledge the effort of our team and thank our tenants, investors and strategic partners for their trust. I invite you to explore the contents of this 2025 Integrated Annual Report and to join us in building a Company that grows with discipline, integrity and a long-term vision.

Jorge Alberto Morales Elizondo
Chief Legal Officer
Acosta Verde, S.A.B. de C.V.

Profile

GRI 2-1, 2-6, 2-23

Grupo Acosta Verde is a Mexican company specialized in the planning, development, commercialization, administration, and operation of community shopping centers.

With over five decades of experience, we are distinguished by our strategic focus, which has allowed us to capitalize on the market, economic, and demographic opportunities in Mexico, driving the sustained growth of our assets and strengthening the commercial offering in the areas where we operate.

Our Profile

GRI 2-1, 2-6, 2-23

As of December 31, 2025, our portfolio consists of 18 properties with a total gross leasable area (GLA) of 468,453 sqm and a total occupancy rate of 95.7%. Additionally, we manage three shopping centers owned by third parties.

Philosophy

Our philosophy is grounded in fostering long-term relationships with all our stakeholders, providing them with business profitability and sustainability. Our leadership, coupled with the team's expertise in implementing and managing best practices, consistently drives us to pursue continuous improvement and innovation in all processes.

Mission

We develop and manage innovative shopping centers to create unique emotions and experiences for our visitors. We aim to promote the well-being of our people and maintain strong ties with our commercial partners, thus creating value for our shareholders.

Vision

To be the most profitable shopping center operator in Mexico. We achieve this by:

- Offering a sustainable business model that benefits all stakeholders.
- Positioning the Sendero brand as a benchmark for satisfaction and quality for visitors and commercial partners.
- Promoting constant innovation.
- Seeking and retaining extraordinary talent.

Our Values

Integrity
The cornerstone of our growth.

Talent
We have the best people.

Senderismo
We build paths that lead to success.

Teamwork
We are a big family.

Passion
We make our work fun.

We Develop Long-Term Relationships

At Grupo Acosta Verde, we have positioned ourselves as strategic partners to Mexico's leading retail chains. Simultaneously, we continuously integrate new brands into our Plaza Sendero shopping centers, with the aim of broadening the commercial offering and elevating the experience of our visitors.

By the end of 2025, we achieved an occupancy rate of 95.7% and signed over 60,300 sqm of GLA through new, renewed, and replacement leases throughout the year. Additionally, we achieved 100% efficiency in the collection of annual billing. These results demonstrate the strength of our business model, its resilience, and our capacity to continue generating sustainable value for our investors.

What is Plaza Sendero?

Our Industrial Capital

With over two decades since the creation of this concept, Plaza Sendero shopping centers have become iconic spaces that foster social interaction and serve as vibrant community hubs. Our shopping centers are distinguished by integrating a diverse selection of brands offering high-quality products and services. Our commitment lies in meeting the consumption, service, entertainment, and social needs of the communities where we operate, through environments designed for families and friends to fully enjoy.

8 DECENT WORK AND ECONOMIC GROWTH

We operate with a clear focus on the sustainability of the communities where we have a presence. Our shopping centers are designed and managed efficiently, contributing to the creation of over 2,000 jobs per center, encouraging local commerce, and promoting initiatives oriented toward environmental conservation and social well-being. In this way, we actively contribute to economic development and quality of life in the communities where we have a presence.

Value Creation

Business Model

Our Company has the following strengths that allow us to identify market opportunities to increase efficiency and performance in shopping centers in operation and for new developments:

A Operating strategy

Acosta Verde has a presence in nine states of the country, located primarily in the northern and central regions of Mexico, in states that have shown economic growth, significant industrial activity, and that have been positively impacted by the nearshoring effect.

B Strategic commercial relationships

We have numerous commercial relationships with leading national chains that have made the Plaza Sendero concept a success in every city of the country where we have ventured.

C Creators of the Plaza Sendero concept

Our concept focuses on creating an efficient and pleasant shopping experience for customers. Plaza Sendero shopping centers are characterized by having a supermarket and a movie theater complex as anchor tenants, in addition to a wide variety of stores, restaurants, and venues oriented toward entertainment and well-being, which benefits the rest of the establishments by constantly attracting potential customers.

The Plaza Sendero brand and concept are synonymous with innovation, quality, and experience, with a vision oriented toward the best service for its customers. According to the results of the market studies conducted both at the shopping centers and door-to-door, the main aspects that consumers rate as important are:

- Family-friendly environment
- New forms of entertainment
- Quality of its facilities
- Variety of stores
- Constant image improvements

All of this generates and consolidates people's interest in Sendero.

D Vertical business platform

We have developed a unique business platform with extensive experience in the complete process of developing a shopping center, from the search for the best location, feasibility studies, design, and development, to finally the commercialization and administration of the property.

E Extensive experience in operation and development

Acosta Verde has developed 45 shopping centers throughout Mexico, giving it extensive experience in identifying business opportunities by pinpointing locations with demographic growth, near thousands of families, situated on major avenues that guarantee ease of access for customers, with excellent visibility from the avenues surrounding the project.

F Strong brand recognition

Both Grupo Acosta Verde and the Plaza Sendero brand have achieved strong brand recognition in the Mexican market, being one of the leading developers of community shopping centers (community centers) in the country. Tenants, as well as visitors to the shopping centers, already identify the concept of our shopping centers and know that they are a guarantee of quality and success in the business model. Plaza Sendero brand recognition promotes loyalty among tenants and is one of the key factors for retaining and attracting new tenants, which is essential for the long-term sustainability and growth of the Company.

Geographic Footprint

Shopping centers | Total GLA (sqm) | Leased GLA (sqm) | Occupancy

	San Luís Potosí	Estado de México
Shopping centers	1	2
Total GLA (sqm)	20,274 m²	42,936 m²
Leased GLA (sqm)	20,043 m²	42,420 m²
Occupancy	99%	99%

	Coahuila	Nuevo León	Tamaulipas
Shopping centers	1	4	1
Total GLA (sqm)	36,952m²	82,962 m²	16,830 m²
Leased GLA (sqm)	36,062 m²	77,676 m²	16,638 m²
Occupancy	98%	94%	99%

	Baja California	Sonora	Chihuahua	Sinaloa
Shopping centers	3	1	3	2
Total GLA (sqm)	97,617 m²	30,637 m²	67,715 m²	72,530 m²
Leased GLA (sqm)	95,895 m²	28,649 m²	65,498 m²	65,441 m²
Occupancy	98%	94%	97%	90%

By region

Region	Shopping centers	Total GLA (sqm)	Leased GLA (sqm)	Occupancy
Northwest	9	268,500	255,482	95.2%
Northeast	6	136,744	130,375	95.3%
Central North	1	20,274	20,043	98.9%
Central	2	42,936	42,420	98.8%
Total	18	468,453	448,321	95.7%

*Occupancy figures include commercial spaces belonging to the trust identified as F/2715.

Shopping Center Portfolio

Grupo Acosta Verde operates a portfolio of 18 community-format shopping centers located across nine Mexican states, with a strong presence in the northern and central regions.

Property	Status	Opening Year	GLA (sqm)	Anchor Tenants	2025 Occupancy	2025 Traffic of visitors (millions)	%AV's co-ownership share[1]	% AV[2]
Plaza Sendero Escobedo	In operation	2002	15,477	Soriana, Cinépolis	98%	6.9	33.2%	100%
Plaza Sendero Las Torres	In operation	2003	19,083	Soriana, Cinépolis	100%	11.2	49.7%	100%
Plaza Sendero Periférico	In operation	2004	13,962	Soriana, Cinépolis	99%	10.8	31.8%	100%
Plaza Sendero Ixtapaluca	In operation	2005	18,702	Soriana, Cinépolis	99%	6.3	45.5%	100%
Plaza Sendero San Luis	In operation	2006	17,773	Soriana, Cinépolis	99%	7.2	47.8%	100%
Plaza Sendero Toluca	In operation	2006	20,195	Soriana, Cinépolis	98%	7.3	48.4%	100%
Plaza Sendero San Roque	In operation	2006	6,026	Soriana, Cinépolis	99%	4.2	20.6%	100%
Plaza Sendero Apodaca	In operation	2008	26,355	Soriana, Cinépolis	99%	7.0	78.7%	100%
Plaza Sendero Juárez	In operation	2008	20,975	Soriana, Cinépolis	98%	5.8	52.9%	100%
Plaza Sendero Chihuahua	In operation	2016	25,351	Smart, Cinépolis	93%	4.1	100%	56.9%
Plaza Sendero Los Mochis	In operation	2016	34,441	Ley, Cinépolis	91%	5.0	100%	56.9%
Plaza Sendero Tijuana	In operation	2016	39,203	Ley, Cinépolis	99%	5.9	100%	75.6%
Plaza Sendero Sur	In operation	2017	36,952	Merco, Cinépolis	98%	5.5	100%	75.6%
Plaza Sendero Obregón	In operation	2017	30,637	Ley, Cinépolis	94%	2.9	100%	75.6%
Plaza Sendero Culiacán	In operation	2018	38,089	Ley, Cinépolis	89%	4.5	100%	75.3%
Plaza Sendero Mexicali	In operation	2018	32,737	Ley, Cinépolis	98%	4.7	100%	100%
Plaza Sendero Santa Catarina	In operation	2021	35,104	Merco, Cinépolis	87%	4.0	100%	40%
Plaza Sendero Ensenada	In operation	2024	25,678	Ley, Cinépolis	97%	2.7	100%	100%
F/2715 Sub-anchors	In operation	-	11,713	-	100%	-	-	50%
Total			**468,453**		**96%**	**106.0**	**-**	**-**

[1] Represents Acosta Verde's ownership share based on the co-ownership structure of each property.
[2] Indicates the proportion of revenue and NOI generated by GLA owned by Acosta Verde, consolidated in the Company's financial statements.
Note: Acosta Verde maintains operational control over the GLA it owns within all 18 properties.

95.7%
occupancy as of year-end 2025

106
million visitors throughout the year

Managed Portfolio

In addition to our owned properties, Grupo Acosta Verde manages three shopping centers owned by third parties.

Property	Status	Opening Year
Plaza del Río	In operation	1994
Plaza Jacarandas	In operation	1994
Plaza Sendero La Fe	In operation	2014

To learn more about our portfolio, please visit our website.

Commercial Partners

At Grupo Acosta Verde, we prioritize strategic collaboration with leading brands. Our continuous integration of innovative concepts into our portfolio aims to deliver exceptional experiences to our visitors.

The multi-purpose format of the Plaza Sendero shopping centers is designed to make our customers' lives easier. By optimizing their shopping experience, we drive high foot traffic. This positioning has solidified Plaza Sendero as one of the most recognized shopping center brands in the Mexican market, strengthening the trust and preference of our commercial partners.

Commercial Partner Satisfaction and Experience

For Grupo Acosta Verde, the well-being, satisfaction, and experience of our commercial partners is a priority in our operations and business strategy.

We aim for our tenants' experience as part of Plaza Sendero to help them achieve an efficient operation that translates into profitability, through the following relevant aspects:

Location

Our shopping centers offer a privileged location.

Continuous communication

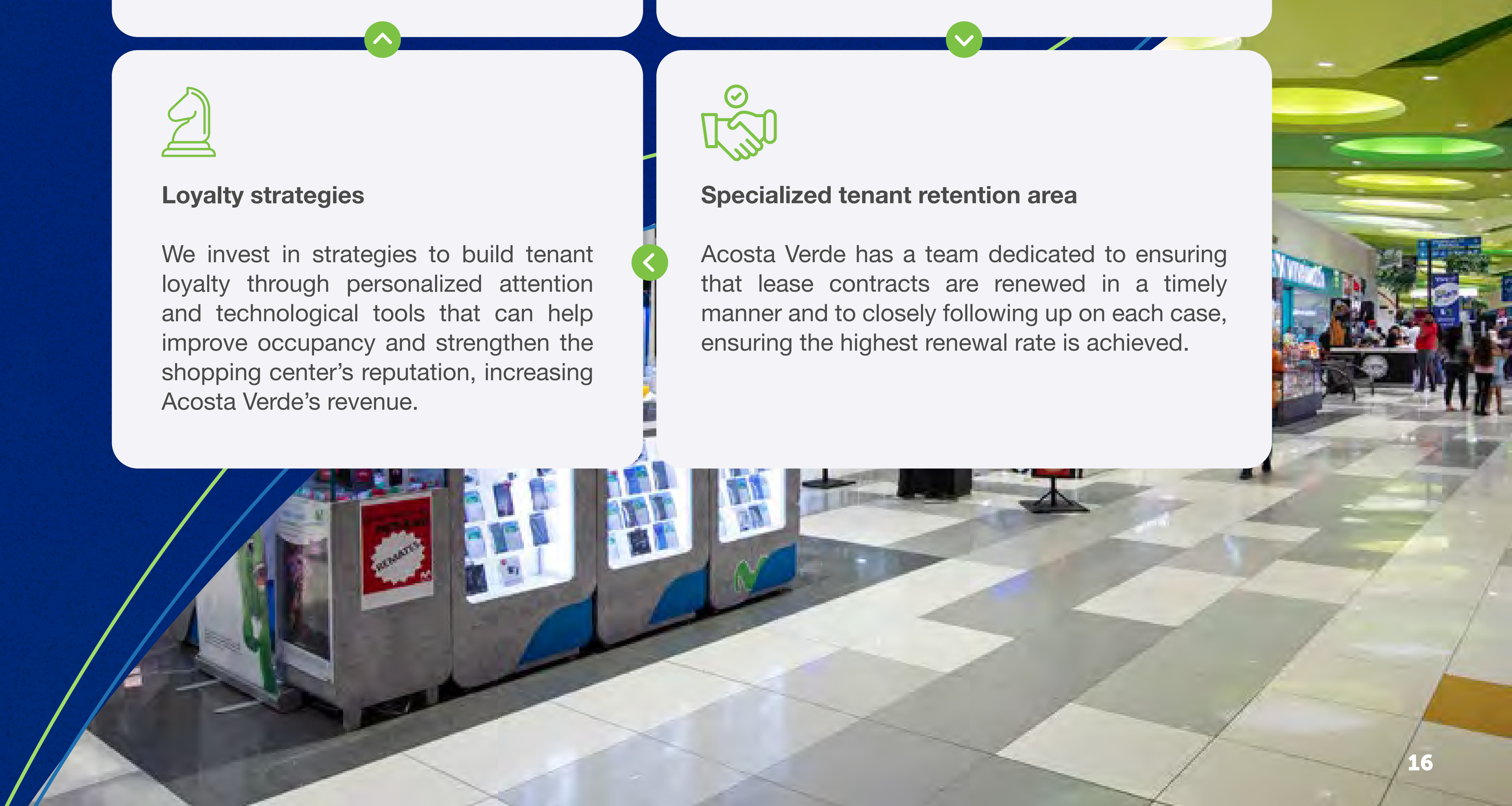
We have different communication channels with tenants, such as: monthly informational newsletters, social media, and direct communication with the shopping center's Administration, collection executives, and the commercial area.

Loyalty strategies

We invest in strategies to build tenant loyalty through personalized attention and technological tools that can help improve occupancy and strengthen the shopping center's reputation, increasing Acosta Verde's revenue.

Specialized tenant retention area

Acosta Verde has a team dedicated to ensuring that lease contracts are renewed in a timely manner and to closely following up on each case, ensuring the highest renewal rate is achieved.



Main Tenants

Supermarket

Soriana, merco, S-Mart, Ley

Services

Banorte, BBVA, HSBC, Telcel, Scotiabank, AT&T, Santander, Citibanamex, Movistar

Entertainment

Cinépolis, Happyland, Circus Park, Jump

Department Stores / Apparel & Footwear

Suburbia, Coppel, Del Sol, Cuidado con el Perro, Promoda, 3 Hermanos, C&A, Vertiche, Vivamoda, Woolworth, Innovasport, Optima

Food & Beverage

Toks, Starbucks, DQ, Carl's Jr., Alsea, Wingstop, KFC, Wendy's

Specialized Consumer Goods & Services

Smart Fit, Juguetron, OfficeMax, Super Colchones, Miniso, Parisina, Ultra Gym

Approximately 50% of our shopping centers' GLA is occupied by national retail chains that have cultivated a long-term relationship with Acosta Verde, many of which have been part of Plaza Sendero for over two decades. Additionally, Plaza Sendero has driven local economic development by promoting opportunities for entrepreneurs in the communities where it operates.

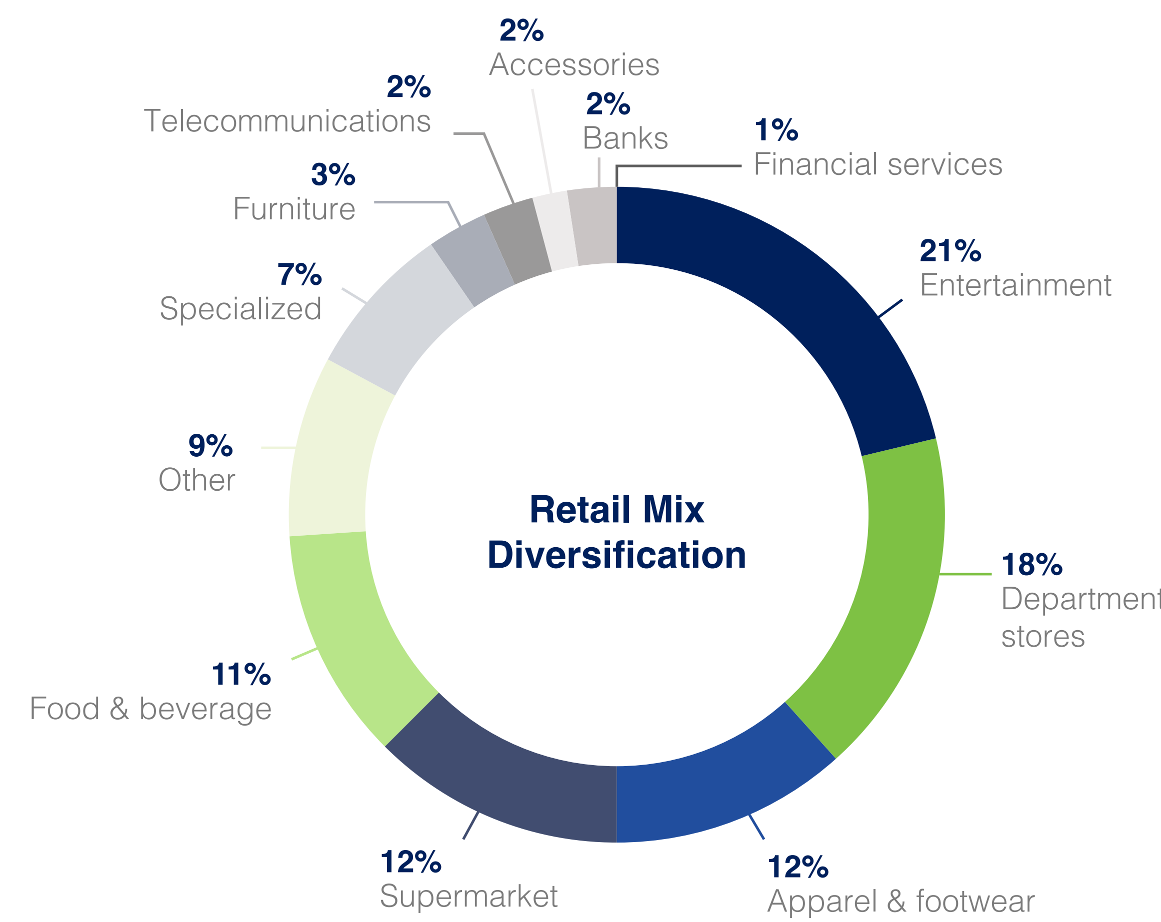
The top 10 tenants in our portfolio represent approximately 48.9% of the total GLA. Among them, Cinépolis stands out as the largest tenant, holding 17 leases covering 16% of the gross leasable area (GLA), equivalent to 71,584 sqm.

Tenants	# of Leases	GLA (sqm)	% Total GLA
Cinépolis	17	71,584	16.0%
Ley	6	39,417	8.8%
Coppel	17	26,362	5.9%
Woolworth/Del Sol	10	19,286	4.3%
Suburbia	3	19,029	4.3%
Merco	2	11,408	2.6%
Cuidado con el Perro	9	10,232	2.3%
Promoda	5	8,589	1.9%
Ultra Gym & Fitness	6	7,216	1.6%
Circus Park	7	5,517	1.2%
Total	**82**	**218,640**	**48.9%**

Retail Mix Diversification

> We are convinced that an appropriate retail mix is a relevant factor in determining whether the customer's visit is repeated. We aim for a visit to Plaza Sendero to be part of our community's routine.

Our portfolio is primarily composed of entertainment, department store, apparel and footwear, and supermarket categories, which seek to meet the main commercial needs of visitors.



> At the end of 2025, Acosta Verde manages 1,981 leases and 452 common area lease contracts.

Financial Capital

2025 in figures

Economic contribution

In 2025, our Net Operating Income (NOI) (cash-flow basis) reached MXN 1,536 million, representing a 7% increase compared to the previous year (from MXN 1,432 million). NOI growth was driven primarily by an 8% increase in fixed-rent revenue, as well as the efforts to strengthen common-area revenue, which grew 14%.

As a result, we recorded a lease spread of 7.4%. These results reflect the effectiveness of our commercial strategy, aimed at preserving strong occupancy levels and strengthening visitor traffic, which in turn drives our tenants' sales performance. Through these actions, we reached 95.7% occupancy and 106 million visitors.

This performance reflects the Company's financial strength, supported by efficient management and a favorable commercial environment. This strength is underpinned by a diversified revenue structure across the portfolio, comprising Base Rent, Variable Rent (percentage of tenant sales), Common Areas (parking, advertising and rental of common spaces) and Leasing Rights.

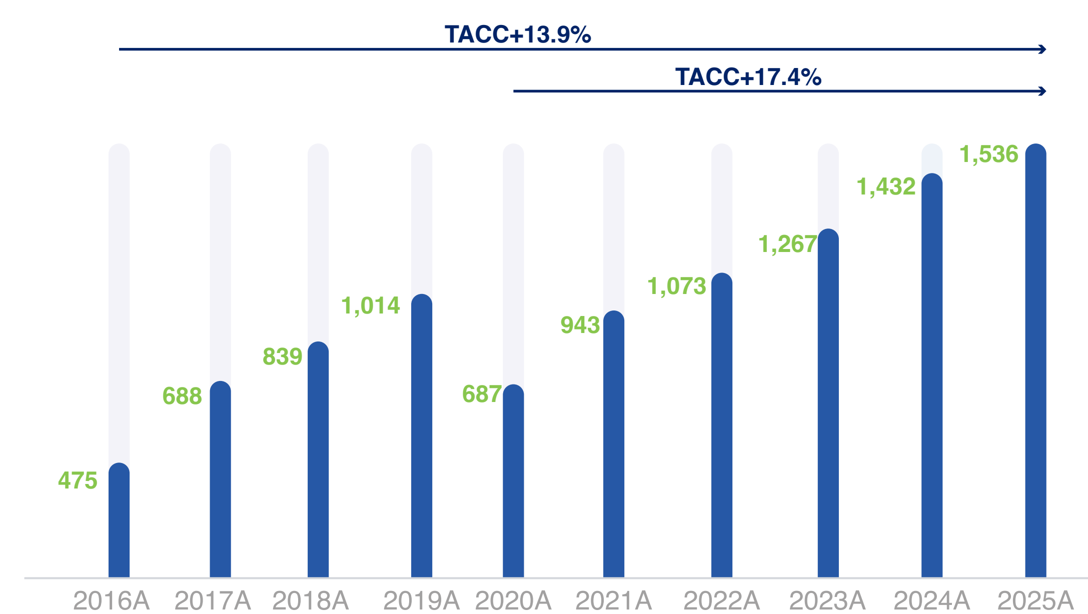
NOI results on a cash-flow basis as of December 31, 2025

Property (In thousands of pesos)	NOI Revenue			NOI		
	2025	2024	Var.%	2025	2024	Var.%
Plaza Sendero Escobedo	82,792	75,500	10%	75,788	68,679	10%
Plaza Sendero Las Torres	108,286	104,029	4%	101,990	98,110	4%
Plaza Sendero Periférico	74,989	69,185	8%	71,629	66,096	8%
Plaza Sendero Ixtapaluca	107,815	99,712	8%	100,941	93,035	8%
Plaza Sendero San Luis	116,069	111,154	4%	108,694	103,749	5%
Plaza Sendero Toluca	137,176	125,765	9%	127,569	116,389	10%
Plaza Sendero San Roque	11,204	10,977	2%	8,009	7,653	5%
Plaza Sendero Apodaca	144,719	134,706	7%	115,030	106,219	8%
Plaza Sendero Juárez	76,705	74,395	3%	68,700	67,248	2%
F2715 Subanclas	40,937	37,115	10%	39,148	35,194	11%
Plaza Sendero Chihuahua	74,737	71,136	5%	63,317	60,613	4%
Plaza Sendero Los Mochis	93,340	91,231	2%	83,386	82,702	1%
Plaza Sendero Tijuana	147,990	140,973	5%	137,477	131,440	5%
Plaza Sendero Sur	86,725	77,853	11%	77,946	68,503	14%
Plaza Sendero Obregón	64,809	61,731	5%	55,037	52,713	4%
Plaza Sendero Culiacán	83,671	87,287	(4%)	68,980	73,938	(7%)
Plaza Sendero Mexicali	99,291	98,056	1%	87,492	86,349	1%
Plaza Sendero Santa Catarina	87,218	74,976	16%	75,178	63,200	19%
Plaza Sendero Ensenada	78,316	56,158	39%	70,075	50,150	40%
Total Operating Portfolio	**1,716,788**	**1,601,936**	**7%**	**1,536,384**	**1,431,978**	**7%**
NOI margin				89%	89%	0 p.p.

The chart below shows NOI performance over the past 10 years. The chart reports a CAGR of 13.9% and a CAGR of 17.4% for the periods indicated in the report.

Chart data: Efficient NOI Growth

(MXN million)



Results Analysis and Discussion

As of December 31, 2025, the Northeast region accounted for 28% of contracted rents, with an occupancy of 95.3% and an average annual contracted rent of MXN 258 per square meter. Plaza Sendero shopping centers located in the country's Northwest region contributed 50% of contracted rents, closing the year with 95.2% occupancy and an average contracted rent of MXN 230 per square meter.

In the central region of Mexico, contracted rents represented 14% of the total, with occupancy of 98.8% and an average contracted rent of MXN 401 per square meter.

The North-Central region, for its part, contributed 7% of contracted rents, with occupancy reaching 98.9% and an average contracted rent of MXN 411 per square meter.

Operating Summary	2025	2024	% Change
Number of properties	18	18	0%
Gross Leasable Area (GLA) sqm	468,453	468,092	0%
Occupancy rate	95.7%	95.6%	0.1 pp
Visitor traffic (million people)	106.0	108.9	(3%)
NOI (MXN million)	1,536	1,432	7%
Operating EBITDA	1,316	1,177	12%
Average rent $/sqm	263	250	5%
Weighted average lease term (WALT) (years)	4.68	5.26	(11%)
Lease spread (annual average)	7.4%	10.3%	(3%)

Consolidated Income Statement

Key financial figures (MXN million)	2025	2024	% Change
Total Revenue	1,752	1,646	6%
Operating income before investment property valuation	1,160	1,129	3%
Administrative and operating expenses	(594)	(506)	17%
Net financial expenses	(520)	110	(573%)
Equity in associates	37	20	80%
Net income	1,041	1,710	(39%)
Total net debt	2,164	1,652	31%

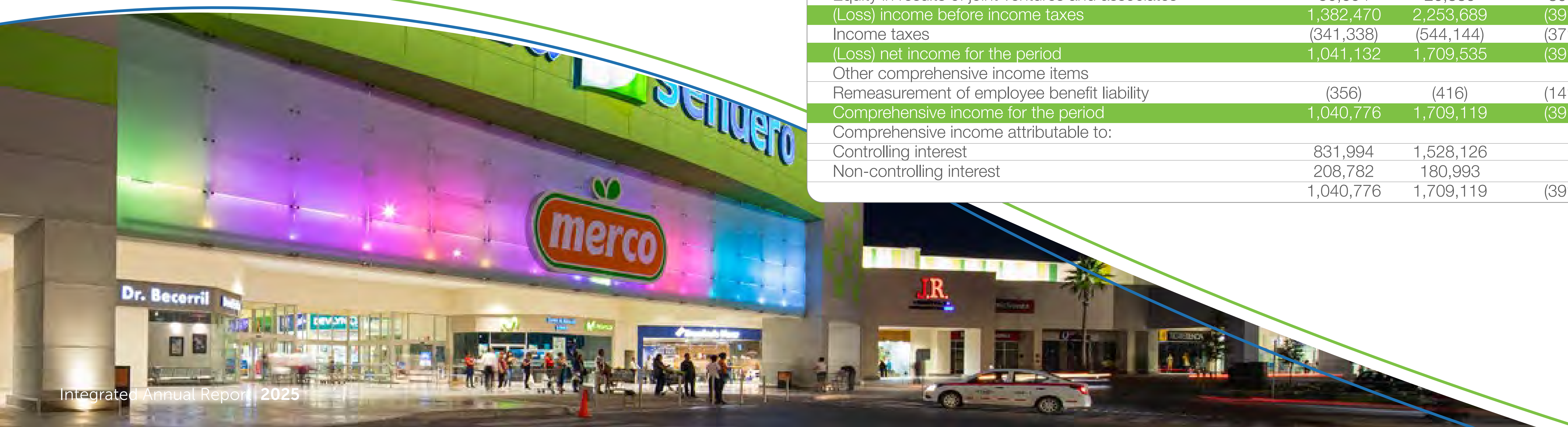
Income statement

In 2025, total revenue reached MXN 1,752 million, representing a +6% increase compared to 2024. This growth was driven primarily by a 9% increase in lease revenue. The difference between total revenue growth and lease revenue performance is explained by a non-recurring item recorded in 2024 from the sale of the Santa Catarina land, which raised that period's comparative base.

Operating expenses and cost of sales totaled MXN 594 million, an 11% increase compared to 2024. This was driven primarily by the recognition of fines and surcharges arising from the SAT (Mexican tax authority) desk review of 2016 fiscal-year transactions. In addition, in 2024 the cost of sales of the Santa Catarina land was recognized, which offsets the increase observed in 2025 in personnel, office and professional fees expenses related to severance payments stemming from the corporate restructuring.

As a result, consolidated net income for the period was MXN 1,041 million, a 39% decrease compared to 2024.

Revenue from (figures in thousands of pesos)	Twelve months ended December 31		Var.%
	2025	2024	
Real estate lease	1,669,151	1,534,294	9%
Sale of properties	0	29,469	(100%)
Management services	82,720	82,211	1%
Total Revenue	1,751,871	1,645,974	6%
Operating expenses			
Operating expenses for management and commercial services	(594,063)	(506,242)	17%
Cost of sales of investment properties	0	(28,700)	(100%)
Valuation of investment properties	705,503	994,798	(29%)
Other income (expenses), net	2,520	17,628	(86%)
(Loss) operating income	1,865,831	2,123,458	(12%)
Financial income	160,780	839,760	(81%)
Financial expenses	(680,795)	(729,878)	(7%)
Impairment of investment in associates	-	-	-
Equity in results of joint ventures and associates	30,654	20,339	80%
(Loss) income before income taxes	1,382,470	2,253,689	(39%)
Income taxes	(341,338)	(544,144)	(37%)
(Loss) net income for the period	1,041,132	1,709,535	(39%)
Other comprehensive income items			
Remeasurement of employee benefit liability	(356)	(416)	(14%)
Comprehensive income for the period	1,040,776	1,709,119	(39%)
Comprehensive income attributable to:			
Controlling interest	831,994	1,528,126	
Non-controlling interest	208,782	180,993	
	1,040,776	1,709,119	(39%)



Balance sheet

In 2025, our net assets reached MXN 20,035 million, a 1% decrease compared to 2024. This decrease is primarily explained by the MXN 1,000 million dividend payment made during the year, partially offset by an increase in property values.

Our net liabilities stood at MXN 6,994 million, a 3% decrease compared to year-end 2024. Current liabilities decreased 49%, driven by the refinancing of credit facilities tied to seven shopping centers, while non-current liabilities increased 5%, primarily explained by the net effect across bank debt, derivative financial instruments and deferred income taxes.

As part of our financial strategy, in June and December 2025 we completed the refinancing of seven shopping centers. These transactions strengthened the Company's maturity profile and improved its liquidity position, incorporating conditions such as initial grace periods and zero-amortization schemes.

As a result, the leverage level stood at 12% in 2025, compared to 10% in 2024.

Revenue from (figures in thousands of pesos)	December 31, 2025	December 31, 2024	Var%
Cash and cash equivalents	1,726,749	2,627,637	(34%)
Accounts receivable	12,745	15,915	(20%)
Related parties	573	1,091	(47%)
Other accounts receivable	2,302	2,700	(15%)
Prepaid expenses	1,436	1,666	(14%)
Tenant incentives to be earned	6,245	6,983	(11%)
Recoverable taxes	142,288	162,156	(12%)
Derivative financial instruments	-	-	-
Total current assets	1,892,338	2,818,148	(33%)
Construction in progress	-	-	-
Investment properties	17,455,300	16,749,797	4%
Property and equipment, net	109,778	110,397	(1%)
Restricted cash	149,793	156,709	(4%)
Tenant incentives to be earned	27,966	30,477	(8%)
Security deposits	28,481	27,821	2%
Intangible assets	3,774	3,469	9%
Right-of-use assets	118,368	124,133	(5%)
Derivative financial instruments	-	52	(100%)
Investments in joint ventures	249,405	231,789	8%
Total non-current assets	18,142,865	17,434,644	4%
Total assets	20,035,203	20,252,792	(1%)

Liabilities and stockholders' equity	December 31, 2025	December 31, 2024	Var.%
Current Liabilities			
Current debt	256,062	797,233	(68%)
Accounts payable and deferred income	275,196	285,361	(4%)
Lease liability	22,570	19,455	16%
Derivative financial instruments	459	-	100%
Income taxes	17,746	10,529	69%
Total current liabilities	**572,033**	**1,112,578**	**(49%)**
Non-Current Liabilities			
Non-current debt	3,800,809	3,662,124	4%
Non-current lease liability	156,409	157,277	(1%)
Non-current deferred income	46,742	47,674	(2%)
Derivative financial instruments	9,050	29	31107%
Deferred income taxes	2,401,055	2,224,176	8%
Employee benefits	7,825	7,137	10%
Total non-current liabilities	**6,421,890**	**6,098,417**	**5%**
Total liabilities	**6,993,923**	**7,210,995**	**(3%)**
Stockholders' Equity			
Controlling interest			
Capital stock	5,925,603	5,925,603	-
Share premium	37,904	37,904	-
Retained earnings	5,395,837	5,563,487	(3%)
Other equity accounts	(114,943)	(114,943)	-
Other comprehensive income	(3,190)	(2,834)	13%
Total controlling interest	**11,241,211**	**11,409,217**	**(1%)**
Non-controlling interest	1,800,069	1,632,580	10%
Total stockholders' equity	**13,041,280**	**13,041,797**	**-**
Total liabilities and stockholders' equity	**20,035,203**	**20,252,792**	**(1%)**

Stockholders' Equity

At year-end 2025, stockholders' equity reached MXN 13,041 million, remaining at the same level compared to 2024.

Sustainability strategy

At Acosta Verde, we understand sustainability as a cross-cutting strategic pillar that guides the development, operation and management of our shopping centers under a comprehensive ESG approach. Our strategy seeks to integrate the creation of innovative, efficient and responsible spaces that generate sustainable economic value, while strengthening the well-being of our employees, the natural environment and the communities where we operate.

We recognize that proper management of ESG factors is fundamental to the organization's long-term resilience, competitiveness and growth. To this end, we establish clear guidelines, measurable objectives and monitoring mechanisms that allow us to strategically identify, assess and manage the risks and opportunities associated with our environmental, social and governance performance.

With an approach grounded in innovation, transparency and collaboration, we continue to implement initiatives that drive responsible use of resources, social and community development, and the strengthening of ethical and responsible governance, thereby contributing to the continuous evolution of our Plaza Sendero shopping centers.

Double Materiality Assessment

GRI 2-25, 2-29, 3-1, 3-2, 3-3

During 2025, with the support of an external consultant, we updated our materiality assessment by incorporating the **double materiality** approach, which considers both the organization's actual or potential impacts on the environment and society, and the financial risks and opportunities that may influence our cash flows, access to financing, cost of capital and enterprise value over the short, medium and long term.

The aim of this assessment is to strengthen the Company's sustainability strategy by optimizing the management of material topics for Acosta Verde, aligning with the requirements of the International Sustainability Standards Board (ISSB).

Methodology

Environmental

Includes topics related to the positive and negative impacts on the environment derived from the use and management of natural resources.

Social

Comprises topics associated with the positive and negative impacts our activities generate on both our employees and the communities where we operate.

Governance

Covers topics related to corporate governance, company management and the methodology used to continuously identify and assess impacts, as well as to define the material topics on which we report.

Methodology for identifying impacts, continuous evaluation and determination of material topics

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5
Stage	Stakeholder mapping and prioritization	Identification of the list of potentially material ESG topics	Dialogue with key leaders and executives	Information consolidation and analysis	Presentation of results
Objective	Identify Acosta Verde's stakeholders.	Obtain a preliminary list of potentially material ESG topics.	Understand the perspectives of leaders and executives in key areas regarding ESG topics.	Prioritize and adjust the preliminary list of ESG topics based on stakeholders.	Validate the list of material topics with the Acosta Verde team.

1. Stakeholder mapping and prioritization

a. As the first step in determining material topics under the double materiality approach, we identified and analyzed our internal and external stakeholders, considering their direct or indirect relationship with the organization and their participation within our value chain. This exercise includes those actors who may influence decision-making, performance and business continuity, as well as the individuals or entities that may be impacted by our operations, products or services.

b. Stakeholder prioritization is conducted based on key criteria that assess their degree of influence on the organization, the alignment of their expectations with our strategic objectives, and the level of impact they receive as a result of our activities. Additionally, we consider users of information who require financial, social and environmental data for decision-making, thereby strengthening the basis for a robust and consistent identification of material topics.

Stakeholder	Assigned priority: Low	High	Very high	Description	Analysis and information sources
Regulators	○	○	●	Universe of mandatory regulations, with potential penalties for non-compliance and relevance to the sector and country.	• ESG topics addressed in mandatory regulations applicable to the country of operation and to the real-estate/commercial sector. These rules include provisions with financial or legal penalties imposed by regulators.
Investors	○	○	●	Principal business groups with the largest stake in Acosta Verde, sector SASB standards representing investor interests, and specific requests from this stakeholder group.	• ESG topics addressed within public information such as financial and sustainability reports, materiality assessments, questionnaires and strategic priorities of Acosta Verde's principal investors. • Topics and indicators addressed in SASB standards applicable to the sector.
Competition and peers	○	●	○	Companies in the same business that compete in the market and may influence trends, strategies and sector expectations.	• ESG topics addressed in public information (financial reports, sustainability reports, materiality assessments) of comparable companies in the real-estate and commercial sector.
Customers	○	●	○	People who are part of the Acosta Verde workforce, including operating, administrative and executive personnel. They are key to organizational performance and culture.	• Internal documents that define ESG objectives, KPIs and strategic priorities, aligning materiality with the corporate vision. • ESG topics defined as material in the previous 2020 materiality study. • Risks identified in the 2024 Annual Sustainability Report. • Employee perspectives based on information from the 2024 Annual Sustainability Report and results of interviews with executives.
Media	●	○	○	Information channels that broadcast news and content about the company and the sector, influencing public perception and corporate reputation.	Review of ESG topic mentions in • Articles and news in which Acosta Verde or the sector are mentioned, ensuring that the company mentions are genuinely relevant; media outlets that discuss emerging trends and reputational risks of the sector, regulations and regulatory changes, environmental and social impacts, conflicts with communities, technological innovation and ESG performance.

2. Identification of a list of potentially material ESG topics

a. To identify potentially material ESG topics, we conducted a comprehensive analysis combining sector standards and international reference frameworks, including SASB, ISSB, MSCI and S&P Global ESG Materiality Maps, in order to incorporate an external perspective on risks, opportunities and impacts relevant to investors. We complemented this analysis with a review of the strategy and our internal priorities, as well as support from an artificial intelligence tool, ensuring that the identified topics were aligned with the business vision, the regulatory context and the expectations of our stakeholders.

3. Dialogue with leaders and key executives

Interviews were conducted with key leaders to understand their perception of the preliminary list of material ESG topics and the identification of Impacts, Risks and Opportunities (IROs).

a. **Interviews with leaders and executives of strategic areas:** A total of 7 sessions were conducted, each with key leaders, with the goal of understanding priorities, risks and expectations and obtaining a broad and representative view of ESG topics within the organization.

b. **Prioritization of material topics:** Based on what was discussed during the interview sessions, we applied criteria of financial and impact materiality, relevance to stakeholders and alignment with the corporate strategy to define material topics and their prioritization.

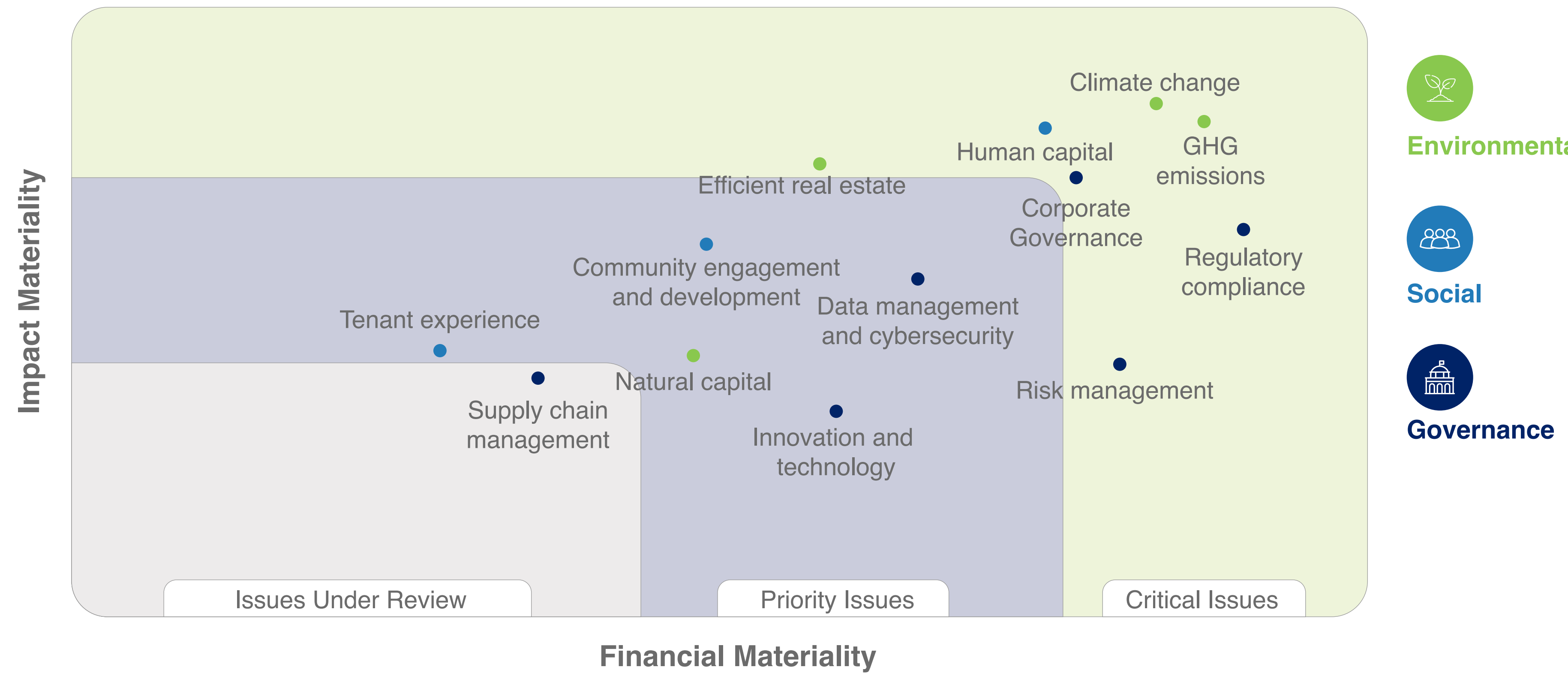
c. **Identification of Impacts, Risks and Opportunities (IROs):** In line with the information gathered in the interviews and a detailed understanding of our operations, we identified the Impacts, Risks and Opportunities (IROs) associated with each material topic, strengthening the double materiality approach of the analysis.

4. Consolidation and analysis of information

a. We incorporated the findings of the 2020 materiality assessment as an initial input to ensure continuity and comparability.

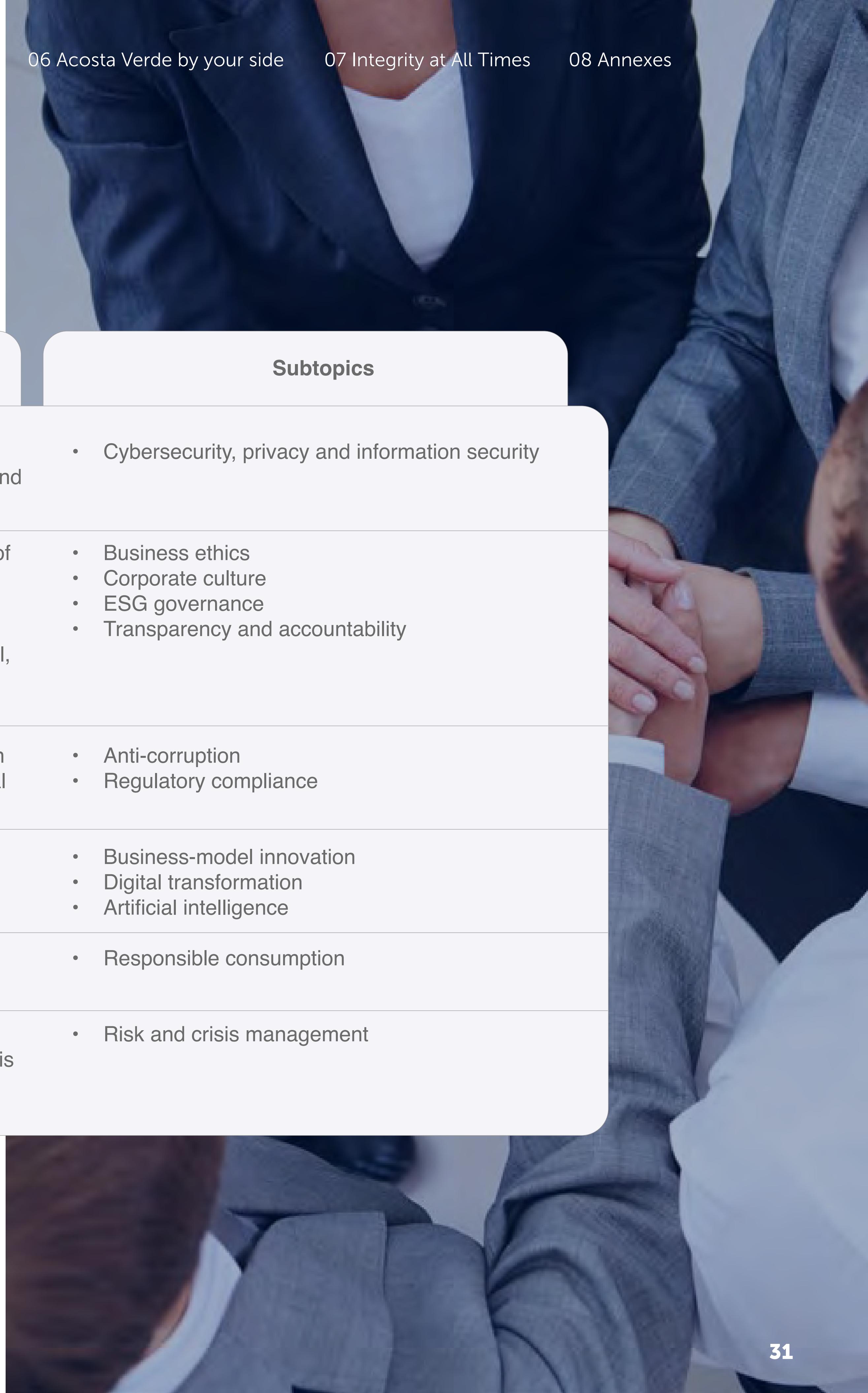
b. All inputs analyzed for each stakeholder group were consolidated and a weighted average was calculated to obtain the final score of both materialities for each topic. Topics with the highest scores are considered most relevant.

5. Presentation of results



Axis	Topic	Relevance
Environmental	Climate change	Critical
Environmental	GHG emissions	Critical
Governance	Regulatory compliance	Critical
Governance	Corporate Governance	Critical
Social	Human capital	Critical
Environmental	Efficient real estate	Critical
Governance	Risk management	Critical
Social	Community engagement and development	Priority
Governance	Data management and cybersecurity	Priority
Governance	Innovation and technology	Priority
Environmental	Natural capital	Priority
Social	Tenant experience	Priority
Governance	Supply chain management	Under monitoring

	Updated material topic	Definition	Subtopics
Environmental	Efficient real estate	Strategy aimed at optimizing the use of natural and energy resources in Acosta Verde's operations. Includes the efficient management of energy, water and waste, as well as the environmental certification of real estate assets.	• Water management • Energy management • Waste management • Real-estate certification
	Natural capital	Management of the environmental impact of operations on ecosystems, including the protection of biodiversity, environmental restoration, responsible land use and pollution prevention.	• Biodiversity
	Climate change	Integration of climate change into the identification, assessment and management of physical and transition risks, as well as the detection of opportunities throughout the value chain and across Acosta Verde's operations.	• Physical and transition risks related to climate change • Opportunities related to climate change
	GHG emissions	Reduction of environmental impact through the measurement and reduction of greenhouse gas emissions (scopes 1, 2 and 3).	• Carbon footprint (scopes 1, 2 and 3) • GHG emissions reduction
Social	Human capital	Prioritization of talent management, workplace well-being, diversity and inclusion, and respect for human and labor rights. It focuses on attracting, developing and retaining employees in a safe, fair and equitable environment, recognizing that their growth and satisfaction are key to the organization's success.	• Talent attraction and retention • Training • Occupational health and safety • Diversity, equity and inclusion • Human and labor rights
	Tenant experience	Ensuring quality, safety and fair treatment in the services offered, promoting tenant satisfaction and the safety of real-estate assets.	• Tenant satisfaction • Quality and safety of real-estate assets
	Community engagement and development	Actively contributing to the development of communities and visitors through social initiatives, volunteering and community support.	• Community development • Social initiatives and volunteering



Governance

Updated material topic	Definition	Subtopics
Data management and cybersecurity	Protection of the technological infrastructure through robust cybersecurity, privacy and ethical information management practices, ensuring confidentiality, integrity and transparency throughout the operation.	• Cybersecurity, privacy and information security
Corporate governance	Encompasses the promotion of corporate ethics in operations, the strengthening of a responsible organizational culture, the implementation of an ESG governance structure that integrates environmental, social and governance criteria into decision-making, and the establishment of transparency and accountability mechanisms before society and oversight bodies, with the aim of ensuring integral, competitive management aligned with the principles of sustainability.	• Business ethics • Corporate culture • ESG governance • Transparency and accountability
Regulatory compliance	Covers compliance with applicable laws and regulations, as well as the prevention of corrupt practices, promoting ethical, transparent management aligned with legal standards across all operations.	• Anti-corruption • Regulatory compliance
IInnovation and technology	Development, adoption and application of tools that optimize processes and improve organizational performance, seeking cost reduction and greater productivity.	• Business-model innovation • Digital transformation • Artificial intelligence
Supply chain management	Assessment, oversight and strengthening of the links across the value chain, encompassing responsible practices and consumption with suppliers.	• Responsible consumption
Risk management	Addresses Acosta Verde's ability to anticipate, adapt and respond effectively to strategic, operational, geopolitical and socio-economic risks. Includes integral crisis management to safeguard the continuity of operations.	• Risk and crisis management

Governance of ESG topics

IFRS S1 and S2

At Acosta Verde, our Board of Directors works in close coordination with senior management and specialized committees, promoting risk management, regulatory compliance and the integration of ESG factors into the Company's operations. We use the operational, financial, regulatory, social and environmental information derived from our internal processes to identify risks and opportunities that influence the oversight of our strategy and the assessment of relevant decisions, including those related to material transactions. Additionally, we integrate this information into our management process under a structured framework, which expands visibility over direct and indirect risks, strengthens oversight of compliance with internal policies and ensures that corporate decisions remain aligned with the organization's strategic objectives.

Management of climate-related risks

We use the operational, environmental and corporate information derived from our internal processes as a basis for the identification, assessment and management of climate-related risks. The main inputs include continuous measurements of energy and water consumption, as well as Scope 1 and 2 GHG emissions records available since 2020. Additionally, Scope 3 data is collected from representative tenants covering at least 50% of the Gross Leasable Area, which expands visibility over indirect climate-related risks. This information is complemented with operational, financial, regulatory, social and environmental data used within the integral risk management framework based on COSO (Committee of Sponsoring Organizations) ERM.

Risks and Opportunities related to Critical Material Topics

Risks related to energy efficiency and emissions

Risks:

The tightening of regulations related to energy efficiency and emissions may generate additional costs from facility upgrades or penalties for non-compliance. This increases regulatory risk and may impact asset valuation.

In the short and medium term, the Company could face increases in regulatory compliance costs, as well as greater investment requirements in more efficient technologies, equipment replacement, infrastructure improvements and advanced systems for measuring and reporting energy consumption.

Impact from limited water availability

Risks:

Scarcity arising from population growth, pollution and climate change may restrict access to this resource, affecting asset operations and reducing their appeal to tenants.

In the short and medium term, the Company could face increases in operating costs due to restrictions on water supply, higher tariffs or the need to resort to alternative sources. Additional infrastructure requirements could also arise, such as improvements in the capacity for collection, storage and reuse of the resource, as well as adjustments to current systems to optimize its use.

Sustainability Policy

GRI 2-23, 2-24

At Acosta Verde, we have a Sustainability Policy that establishes the general guidelines on ESG matters, with the goal of ensuring responsible, consistent management aligned with the leading international standards and reference frameworks, including the Sustainable Development Goals (SDGs), GRI, SASB and TCFD. This policy guides our decision-making and the integration of sustainability into the operation and management of our shopping centers.

The Sustainability Policy enables us to manage in an integral manner the main ESG risks and opportunities. Through it, we work to strengthen the resilience of our assets against climate-related risks, reduce our environmental footprint, drive the social development of our employees and communities, and consolidate a solid and responsible corporate governance.

Compliance with this policy is the responsibility of all levels of the organization and is implemented through efficient, ethical and coordinated management. In this way, we promote responsible practices that generate value for our stakeholders and contribute to the sustainable development of the communities where we operate.

Our Sustainability Policy is public and can be consulted on our website. Through its enforcement and the continuous adoption of best practices, we reaffirm our commitment to sustainability and to creating long-term value for all our stakeholders.

Sustainability decision-making organizational chart

At Acosta Verde, sustainability decision-making is structured through a clear and coordinated governance model.

Board of Directors	Responsible for establishing the ESG strategic vision for the Company.
Audit and Corporate Practices Committee	The body responsible for overseeing the Company's sustainability functions and which receives information on sustainability risks and opportunities.
Chief Executive Officer	Ensures implementation and alignment with corporate objectives.
Chief Legal Officer	Strengthens regulatory compliance and risk management.
Sustainability Specialist	Supports operational implementation, the monitoring of indicators and the generation of information for decision-making, ensuring consistent management aligned with the organization's commitments.
Sustainability Management	Leads the definition, follow-up and execution of the ESG strategy.

Green Sendero

In a global context shaped by climate change and growing pressure on natural resources, at Acosta Verde we integrate environmental management as a strategic pillar throughout the entire life cycle of our Plaza Sendero shopping centers. Our approach centers on energy efficiency, the responsible use of water, the appropriate management of waste and the reduction of emissions, incorporating sustainability criteria into the operation of our assets.

Green Sendero highlights

GRI 3-2

During 2025, we strengthened initiatives aimed at optimizing environmental performance and advanced in alignment with international standards, reaffirming our commitment to generating long-term value while contributing to the protection of the environment and the well-being of the communities where we operate.

Efficient real estate

- We delivered training on energy efficiency, waste management and water conservation to tenants and to (i) security, (ii) cleaning, (iii) parking operations, (iv) maintenance and (v) administration personnel at the portfolio's Plaza Sendero shopping centers.

Energy management

- We reduced electricity consumption by 18% compared to 2019[1], considering only the 2019 portfolio shopping centers.

Water management

- We reused 9% of the water consumed in common areas for the irrigation of green areas.
- 100% of the urinals in common areas at our shopping centers are "dry urinals".

Waste management

- 7,714 tons of waste generated.
- We recycled 518 tons of cardboard.

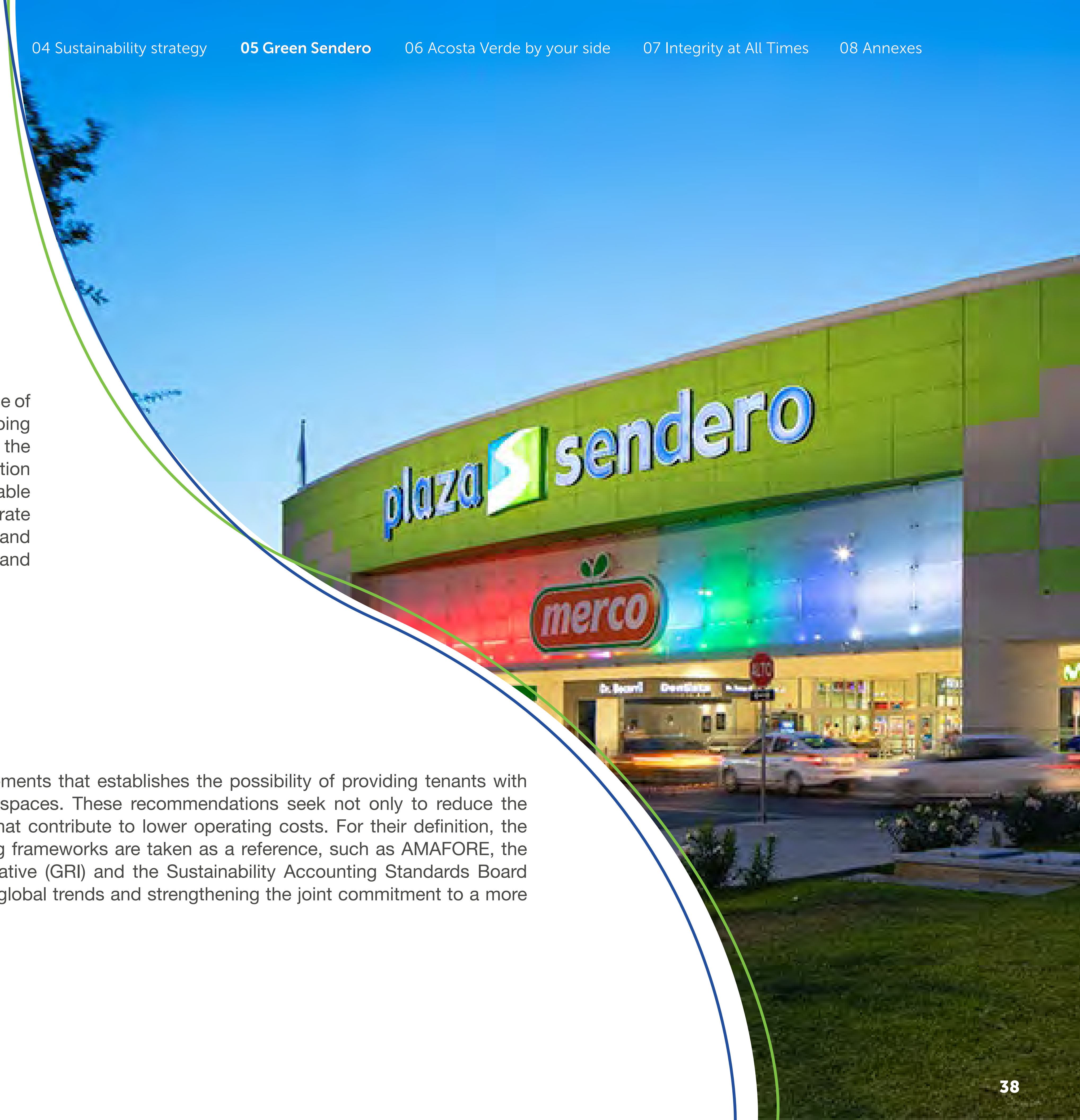
GHG emissions

- We reduced Scope 2 emissions by 28% compared to 2019[1], considering only the 2019 portfolio shopping centers.
- We began the installation of solar panels at four of our Plaza Sendero shopping centers.

Climate change

- An analysis of climate-related risks, impacts and opportunities was carried out.

[1]2019 is the base year for calculating variances against the Company's targets. The information presented corresponds to the common areas within the 18 shopping centers of the portfolio; where the data includes the operation of third parties, an explanatory note has been added.



Efficient real estate

Acosta Verde's Efficient Real Estate strategy focuses on optimizing the use of natural and energy resources in the operation of our Plaza Sendero shopping centers, promoting more responsible and efficient performance. Through the integral management of energy, water and waste, we drive the implementation of technologies, operating practices and monitoring schemes that enable us to reduce consumption, minimize environmental impacts and generate operating savings. This strategy strengthens the resilience of our assets and contributes to creating more sustainable spaces for our visitors, tenants and communities.

Sustainability clause

The Company incorporates a Sustainability Clause into its lease agreements that establishes the possibility of providing tenants with recommendations aimed at improving the ESG performance of their spaces. These recommendations seek not only to reduce the environmental impact of operations but also to generate efficiencies that contribute to lower operating costs. For their definition, the leading national and international sustainability standards and reporting frameworks are taken as a reference, such as AMAFORE, the Corporate Sustainability Assessment (CSA), the Global Reporting Initiative (GRI) and the Sustainability Accounting Standards Board (SASB); thereby promoting the adoption of best practices aligned with global trends and strengthening the joint commitment to a more responsible operation.

7 AFFORDABLE AND CLEAN ENERGY

7.2

100% of the common areas in our portfolio already feature **LED lighting.**

We implemented technologies to improve energy efficiency.

2030 goal

Reduce our electricity intensity by 20%

Progress: 18% reduction, considering the same shopping centers compared to base year 2019.

Energy Management[2]

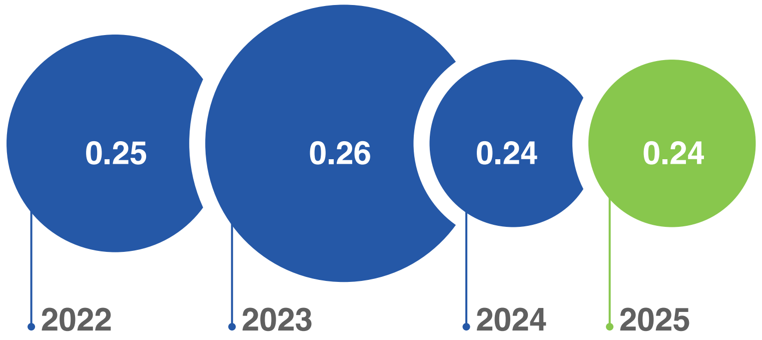
GRI 3-3, 302-1, 302-2, 302-3, 302-4, CRE1
SASB IF-RE-130a.2, IF-RE-130a.5

Energy management is a fundamental pillar of our Efficient Real Estate strategy, aimed at optimizing energy consumption at the shopping centers and reducing their environmental footprint. Through the implementation of efficient technologies such as LED lighting in 100% of the portfolio's common areas, continuous monitoring and responsible operating practices, we seek to improve the energy performance of the assets, lower operating costs and mitigate associated emissions. This approach allows us to advance toward our goal of a 20% reduction in energy intensity, moving toward a more sustainable operation and strengthening the efficiency and resilience of our real estate assets.

Energy consumption (GJ)[3]

Source	2021	2022	2023	2024	2025
Total Direct Energy	1,577	1,169	1,919	1,307	1,622
Total Indirect Energy	91,200	98,621	104,635	104,318	103,537
Total Direct and Indirect Energy	92,777	99,790	106,554	105,625	105,159

Energy intensity[4]
(GJ/sqm occupied GLA)



Note: the energy conversion factors used correspond to standardized energy constants commonly used in thermodynamic studies.

[2]Information related to targets, projections or expectations of future energy performance may contain forward-looking statements subject to risks and uncertainties.
[3]There is no factor that generates variation in data coverage.
[4]Includes the energy intensity of the complete portfolio considering new shopping center openings.

6 CLEAN WATER AND SANITATION

6.3, 6.4

We recovered approximately 9% of the water from air-conditioning system condensates and **reused it for the irrigation of green areas.**

2030 goal

Reduce our water intensity by 20%.

Progress: 13% reduction, considering the same shopping centers compared to base year 2019.

2026 goal

Reuse 30% of the water consumed

Progress: 9% of the water consumed was reused for the irrigation of green areas.

Water Management

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

Water management is a key component of the Efficient Real Estate strategy, focused on promoting the responsible and efficient use of water at the Plaza Sendero shopping centers. Through the implementation of water-saving technologies, monitoring systems and operating practices aimed at reducing consumption and reusing water, we seek to minimize our water footprint and contribute to the conservation of this resource. This approach not only strengthens the sustainability of our operations but also drives the resilience of the assets in the face of challenges associated with water availability.

We maintain our commitment to the 2030 water consumption reduction goals, with the objective of reusing 30% of the water consumed and reducing the portfolio's water intensity by 20%. During the year, we advanced in this direction by reaching a reuse rate of 9%, which was used for the irrigation of green areas.

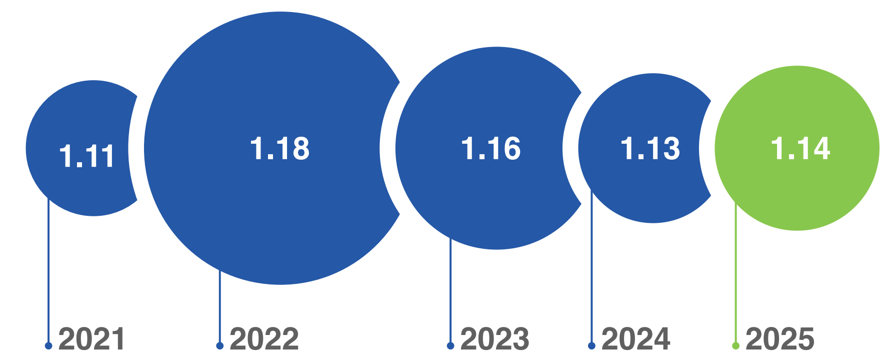
Total water consumption[5]
(m^3 of water)

	2021	2022	2023	2024	2025
Total	434,559	478,388	480,517	493,344	497,853

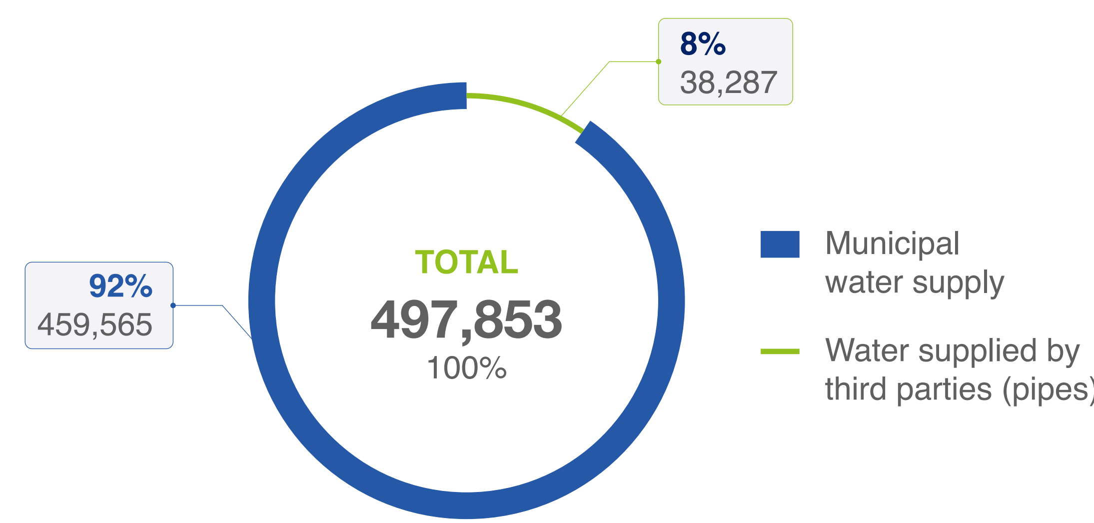
[5]100% of the water consumed corresponds to areas with some degree of water stress.

In 2025, water consumption in the common areas of the portfolio reached 497,853 m³. Of this volume, we recovered and reused 47,865 m³ for the irrigation of green areas, while the remaining 449,988 m³ were discharged to the municipal sewage system, in compliance with current regulations.

Water intensity[6]
(m³ of water / sqm occupied GLA)



Water extraction by source type 2025
m³ of water



[6]Considers consumption of water from common areas owned by Acosta Verde.

Waste Management

GRI 306-1, 306-2, 306-3, 306-4, 306-5

Waste management is an essential component of the Efficient Real Estate strategy, aimed at minimizing the environmental impacts associated with waste generation at our Plaza Sendero shopping centers. We seek to optimize waste handling and foster a culture of responsible consumption among team members, tenants and visitors. This approach contributes to the operating efficiency of our assets and to strengthening our commitment to sustainability.

12 RESPONSIBLE CONSUMPTION AND PRODUCTION

12.2, 12.5

Through the *"Reciclar para ganar"* (Recycle to win) program, we recover value from plastic waste.

We raise awareness among our visitors, tenants, team members and community about the importance of waste recovery.

We promote the use of reusable bags for purchases made at the shopping centers.

Waste generated 2025
(tons)

Broken down by composition	Waste generated	Sent to landfill	Sent to recycling
Cardboard	518	0	518
PET	3	0	3
General waste	7,187	7,187	0
Recycled caps	6	0	6
Total	7,714	7,187	527

Waste by disposal method
(tons)

Year	Sent to landfill	Sent to recycling
2021	6,199	401
2022	5,074	379
2023	6,173	480
2024	6,831	491
2025	7,714	527

7%
of our **waste was recycled** during 2025.

517
tons of cardboard recycled.

Since 2019, the Company has been driving the “Reciclar para ganar” (Recycle to win) program in collaboration with Grupo AlEn, with the purpose of fostering visitor participation in plastic recycling and promoting the circular economy at its shopping centers. The initiative is currently implemented at three of the properties, where the proper disposal of PET and HDPE containers is incentivized through a rewards scheme.

Through this program, users can deposit their containers at collection points set up within the shopping centers and receive in exchange electronic money redeemable at participating establishments. The collected materials are managed by Grupo AlEn, which handles their transport and recycling at specialized plants, ensuring their reincorporation into the production chain.

During the year, this initiative made it possible to recycle approximately 3.05 tons of PET, equivalent to around 9,792 bottles, avoiding the emission of 5.32 tons of CO_2 into the atmosphere.

Additionally, we have containers for the collection of bottle caps at five Plaza Sendero shopping centers in the Monterrey metropolitan area, as well as at Plaza Sendero Sur in Saltillo. The collected caps were donated to Banco de Tapitas A.C., contributing to the financing of treatments for children with cancer, thereby strengthening the social impact of our environmental and social actions.

13 CLIMATE ACTION

13.2

We measure GHG emissions and focus on developing initiatives to reduce them, such as the integration of LED lighting, the installation of technologies such as Solatube, waste management, among others.

2030 goal

Reduce our Scope 2 GHG emissions intensity by 20% by 2030

Progress: 28% reduction, considering the same shopping centers.

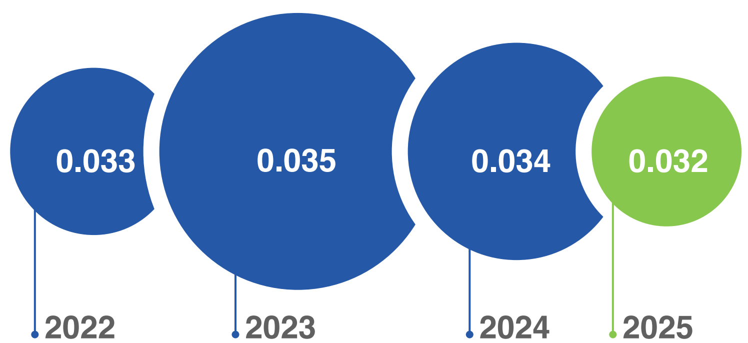
GHG Emissions

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

The management of Greenhouse Gas (GHG) emissions is a key pillar of our climate change mitigation and adaptation plan, aimed at measuring, managing and reducing the climate impact of our operations. Through the monitoring of our emission sources, the implementation of energy efficiency initiatives and the progressive adoption of cleaner energy sources, we seek to reduce our carbon footprint and contribute to global climate change mitigation efforts. This approach strengthens the sustainability of our properties and allows us to advance toward a lower-carbon operation.

GHG Emissions (tCO_2e)	2021	2022	2023	2024	2025
Scope 1	1,239	1,437	1,853	1,794	1,407
Scope 2	10,716	11,916	12,730	12,866	12,769
Total Scope 1 and 2	11,955	13,353	14,583	14,660	14,176
Scope 3	0	32,636	10,598	20,266	23,473
Total emissions generated	11,955	45,989	25,182	34,926	37,649

Emissions intensity*
(tCO_2e / sqm occupied GLA)



*Notas sobre el cálculo de emisiones

- Emissions intensity considers only Scope 1 and 2 emissions. Gases included in the Scope 1 and 2 calculations: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. Emission factor used: 0.444 tons of CO_2/MWh from the National Electric System for 2024. For fuels and refrigerant gases, the GHG Protocol emissions calculator was used, and for electricity, the Regulations of the General Climate Change Law regarding the National Emissions Registry (RENE). Consolidation approach for emissions: operational control based on the guidelines defined by RENE. Considers the emissions intensity of the complete portfolio, including new shopping center openings.

The 2025 Scope 3 emissions are considered to be generated by the 10 most representative tenants, which together cover 49% of the portfolio's GLA and 100% of the emissions corresponding to common areas operated by third parties.

Climate change

Climate Strategy

Acosta Verde's climate strategy is based on having an efficient and responsible operation, through which we seek to be resilient to the impacts derived from climate change.

At Acosta Verde we have begun to implement improvements and initiatives to manage the risks and seize the opportunities related to climate change, focusing on the energy efficiency of our Plaza Sendero shopping centers and on the gradual upgrade of assets with higher energy consumption.

As anticipated, these adjustments will continue to drive the reallocation of resources toward more efficient and resilient operations, promoting investments in optimized infrastructure and in solutions that strengthen the operational continuity and sustainability of the portfolio. Through these actions, we are advancing toward a business model less dependent on high-energy-consumption equipment and more aligned with its objectives of efficiency, resilience and energy transition.

Mitigation plan

Our mitigation plan is based primarily on two main actions: (i) migrating toward the generation and use of renewable energy, and (ii) increasing energy efficiency across the portfolio.

Energy transition and reduction of GHG emissions

Among our strategic ESG targets is the incorporation of renewable energy sources for the consumption of the portfolio's common areas.

2050 goal

Incorporate renewable energy sources for the consumption of 50% of the common areas of all shopping centers.

Progress: During 2025 we began the implementation of solar panels at four shopping centers in the portfolio, completing in December of that year the installation of 100% of the necessary infrastructure, ready to start operations at the beginning of 2026.

100% Sendero Chihuahua

100% Sendero Sur

100% Sendero Obregón

100% Sendero Culiacán

Likewise, in the short and medium term we will give continuity to this project, advancing with the installation of panels and energy generation at at least five additional shopping centers.

We know that what is measured can be controlled and improved, so we will continue to measure the GHG emissions generated in our portfolio. At Acosta Verde, our goal is to **reduce our Scope 2 GHG emissions intensity by 20% by 2030**. To track this, since 2020 we have continuously calculated Scope 1 and 2 greenhouse gas emissions, as well as measured Scope 3 GHG emissions from the portfolio's most representative tenants, equivalent to at least 50% of total GLA.

Energy efficiency

At Acosta Verde we seek for our shopping centers to operate efficiently on a continuous basis, which is why we have implemented technology to reduce energy use. **Reducing our electricity intensity by 20% is one of our strategic ESG goals.**

Mitigation plan

- Efficient design of the properties. We seek to design and develop shopping centers that are more efficient with regard to the use of lighting and the technologies in their air-conditioning equipment, so that their use is more efficient, reducing the emissions associated with electricity consumption.
- Maintain the essential insurance coverage.

Environmental Policy

We maintain a solid commitment to the protection of the environment as part of our business model and our Corporate Governance. Through the Environmental Policy, we steer our operations toward the responsible management of natural resources, compliance with applicable environmental regulations and the adoption of best practices for the mitigation of environmental impacts.

It is built around the principles of continuous improvement, transparency and accountability. It also establishes the incorporation of environmental criteria into key processes such as due diligence for the acquisition of assets, as well as the training of team members and the annual communication of progress through the Integrated Annual Report.

With regard to climate change, it promotes the measurement and reduction of emissions, the efficient use of energy and the adoption of technologies and energy sources with lower environmental impact, as well as the identification and management of climate-related risks to strengthen the resilience of its operations.

The policy also covers the responsible management of water, the prevention and proper handling of waste under circular economy principles, the protection of biodiversity and a sustainable sourcing approach, with the objective of reducing environmental impacts and contributing to an efficient and sustainable operation over the long term.

To learn more about our policies and guidelines on this matter, we invite you to visit our website.

Climate-related risks and opportunities

In 2025, with the support of a specialized external consultant, the Company carried out a comprehensive risk and opportunity analysis, in line with the requirements of Mexico's Sustainable Taxonomy. This exercise made it possible to identify, assess and prioritize the main physical and transition risks that could impact our operations, as well as the opportunities associated with a low-carbon economy.

Among the risks identified, those associated with regulatory changes, increases in energy costs, and extreme weather events that could affect the operation and continuity of our assets stand out. In addition, mitigation measures were identified, linked to the implementation of energy efficiency actions, the adoption of clean energy and the strengthening of the resilience of our properties.

The results of this analysis constitute a key input for strategic decision-making, enabling us to advance in the integration of climate criteria within our risk management and in the definition of actions that contribute to mitigating impacts and capitalizing on opportunities, in line with our commitment to a more sustainable and resilient operation.

To learn more about our climate-related risks, please refer to the **"Governance of ESG topics"** section within the **"Sustainability"** chapter of this report.

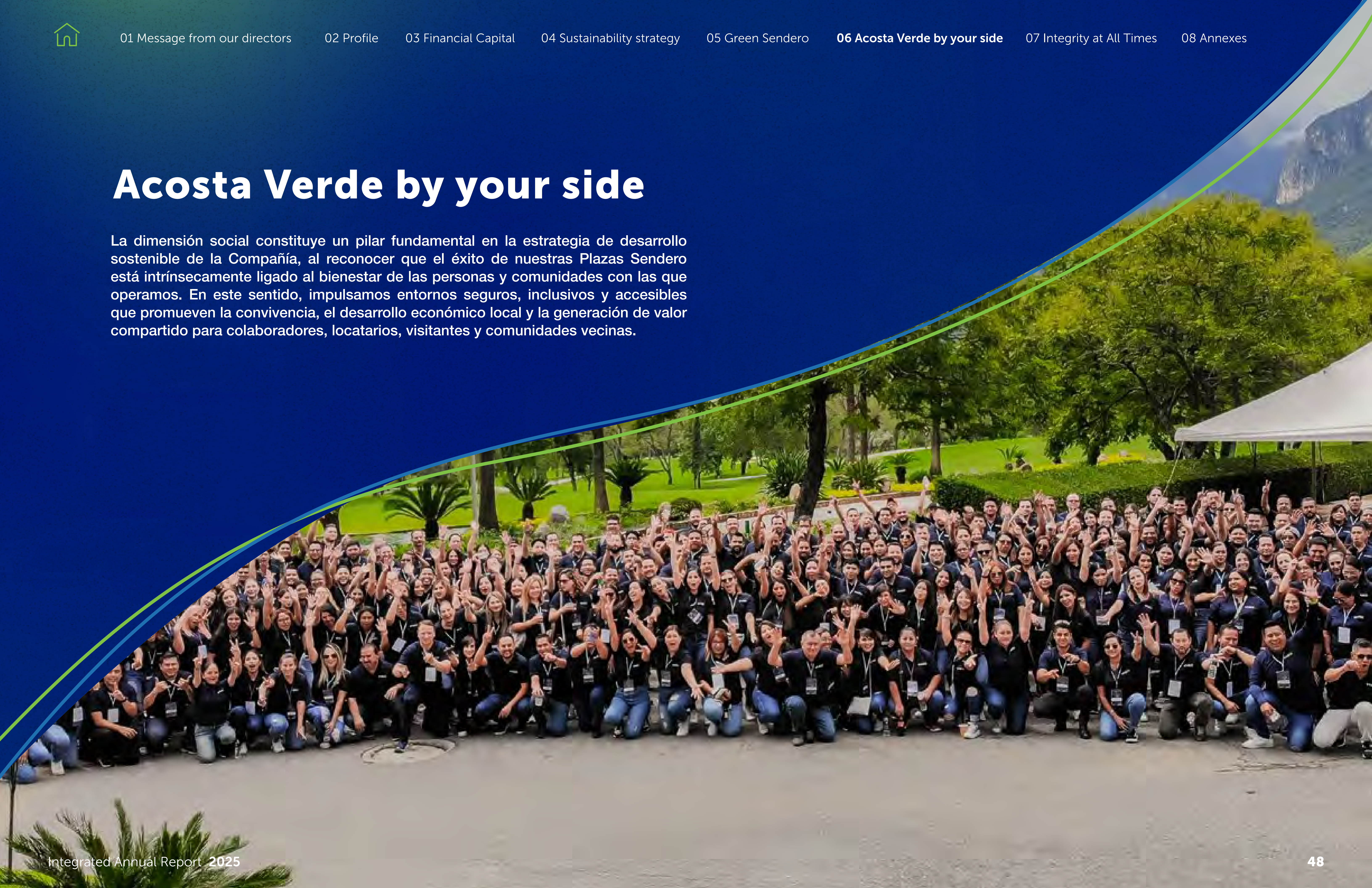
Natural capital

At Acosta Verde we recognize the importance of biodiversity as a fundamental element for the balance of ecosystems and the well-being of the communities where we operate. In this regard, we seek to incorporate responsible-use criteria for the natural environment into the development and operation of our Plaza Sendero shopping centers, aiming to minimize impacts and, to the extent possible, generate positive effects on the surroundings.

Our actions focus on the proper management of green areas, the use of native species in landscaping projects and the responsible maintenance of outdoor spaces, contributing to the conservation of local flora and the efficient use of resources such as water. We also avoid intervening in Protected Natural Areas and work actively to reduce any negative impact on the ecosystem.

Acosta Verde by your side

La dimensión social constituye un pilar fundamental en la estrategia de desarrollo sostenible de la Compañía, al reconocer que el éxito de nuestras Plazas Sendero está intrínsecamente ligado al bienestar de las personas y comunidades con las que operamos. En este sentido, impulsamos entornos seguros, inclusivos y accesibles que promueven la convivencia, el desarrollo económico local y la generación de valor compartido para colaboradores, locatarios, visitantes y comunidades vecinas.



Acosta Verde by your side highlights

Human Capital

Our talent

308
team members

41%
of **executive** positions are held by **women**.

22%
of hires were covered by **internal promotions.**

The **annual** Organizational Climate Survey was applied to 100% of team members.

Occupational health and safety

Promotion of health campaigns that included medical check-ups and wellness programs.

Training

33.4
hours of training on average per team member

90%
of team members had a **development agenda.**

Community participation and development

More than
110
social commitment initiatives.

Alliances with institutions to **bring well-being to the communities** where the Company operates.

Human Capital Management

GRI 2-7, 401-1, 405-1

Team members are the driving force behind Acosta Verde's operation, growth and innovation. The Company recognizes that their talent, commitment and well-being are essential to deliver valuable experiences in the Plaza Sendero shopping centers and to achieve its strategic objectives. For this reason, we promote a work environment based on respect, inclusion, safety and the integral development of every individual.

During 2025, Acosta Verde reinforced its initiatives for talent attraction and retention, continuous training, leadership development and the promotion of a strong organizational culture aligned with its values. The Company also fostered schemes oriented toward work-life balance, with the aim of enhancing team performance and consolidating itself as a workplace that generates pride, a sense of belonging and growth opportunities.

At the end of 2025, the Company's workforce consisted of 308 team members, of whom 125 are women and 183 men. 100% have a permanent full-time employment contract.

308
Total team members

63%
Administrative workforce composed of women

66%
Team members in the 30 to 50 age group

125
women

41%
Executive positions held by women

78
hires in 2025, of which 63 were at Plazas Sendero and 15 at the Corporate office

183
men

36%
Management positions held by women

22%
Hires covered by internal promotions

Diversity, Equity and Inclusion

For Acosta Verde, diversity, equity and inclusion are fundamental principles of its organizational culture. The Company recognizes that a diverse environment enriches decision-making, drives innovation and strengthens team performance.

The Company's commitment focuses on ensuring a work environment in which all people have access to the same development opportunities, within a framework of respect, inclusion and non-discrimination. In this regard, it promotes gender equity, inclusion and accessibility through policies, practices and spaces aimed at the well-being and full participation of its team members. It also maintains a zero-tolerance stance toward any form of discrimination, reinforcing a culture based on respect, trust and the appreciation of diversity.

During 2025, initiatives aimed at strengthening gender equity and the professional development of women team members continued. These include training and mentoring programs focused on enhancing skills, defining growth objectives and strengthening professional projection. Spaces for dialogue and follow-up were also promoted to identify development opportunities, as well as internal communities oriented toward sharing experiences, fostering learning and strengthening support networks.

Accessibility

The Plaza Sendero shopping centers are developed under universal accessibility criteria, with the objective of ensuring safe, autonomous and dignified use of the facilities by people with disabilities and reduced mobility, in accordance with applicable accessibility regulations and guidelines.

Accessible parking

Parking spaces are designated for people with disabilities, designed in accordance with current accessibility criteria.

- They feature clearly visible horizontal and vertical signage and are located close to the main entrances of the shopping center, facilitating safe transit to the interior of the building.

Accessible circulation routes

Continuous, clear and obstacle-free circulation routes are provided from the parking area to the shopping center. These routes allow safe transit for wheelchair users and people using technical aids or with reduced mobility, en-suring an accessible connection between the different are-as of the project.

Ramps and changes in level

To address the changes in level both in the parking lot and inside the shopping center, the project incorporates accessible ramps. These ramps ensure the continuity of accessible routes and facilitate safe mobility between the different levels of the complex.

Through these initiatives, we reaffirm our commitment to building an inclusive, equitable, and diverse environment that contributes to the holistic development of employees, tenants, and visitors.

For more information on its policies and guidelines in this area, the report invites readers to visit the Company's website.

5 GENDER EQUALITY

5.1, 5.5, 5.c

63% of the workforce in the corporate offices is made up of women.

Training on female empowerment was fostered; during 2025, the second generation of women team members completed the WIN (Working Women In Action) program and the first generation of Bolsa Rosa's Coaching & Mentoring program.

The Company promotes a diverse and inclusive workplace through its Diversity, Equity and Inclusion policy.

Parental programs for a gradual return to the office.

16 PEACE, JUSTICE AND STRONG INSTITUTIONS

12.2, 12.5

Acosta Verde respects the human rights of all its stake-holders.

Integrates fundamental human rights principles and sus-tainability criteria throughout the value chain.

The corporate governance model is supported by policies and procedures that ensure ethical and responsible man-agement of the business.

The Company has a complaints reporting system managed by an independent provider, which guarantees the order-ly, impartial and confidential handling of the complaints received.

The Company communicates with and evaluates all of its suppliers on anti-corruption matters.

Human Rights

Respect for and the promotion of human rights are fundamental principles that guide Acosta Verde's operations and its relationships with all its stakeholders. The Company assumes the commitment to act in accordance with national and international standards on this matter, ensuring dignified, safe and equitable working conditions.

Acosta Verde rejects any form of discrimination, child labor, forced labor and human trafficking. It also fosters gender equity, freedom of association and participation in collective agreements. It strictly prohibits harassment, coercion and threats, ensuring an environment of respect and integrity.

Human rights management focuses on preventing, mitigating and addressing potential risks and impacts associated with the organization's activities, both internally and throughout the value chain. To this end, the Company has policies and guidelines that establish clear criteria for action, as well as reporting and response mechanisms that guarantee confidentiality and protection for those who use them.

To learn more about our policies and guidelines on this matter, we invite you to visit our **website**.

Compensation

GRI 401-2, 401-3

Acosta Verde understands that the well-being of its team members goes beyond the work environment, which is why it offers a competitive benefits package designed to contribute to their quality of life and that of their families. Our approach is based on recognizing the team's effort and commitment through benefits that promote economic stability, health care, education and a sense of belonging, as well as social initiatives that foster integration, coexistence and a positive work environment.

These elements are reflected in the ***Árbol Vive GAV*** program, which integrates benefits aimed at improving the quality of life of our team members. Through this approach, the Company seeks to generate a balanced value proposition that contributes to the well-being, motivation and sustainable development of its talent.

3 GOOD HEALTH AND WELL-BEING

3.4

The Company provides a work flexibility plan to its team members.

Increased vacation days above the legal requirements, as part of its efforts to contribute to the team's well-being.

Benefits in accordance with the law

- Lactation rooms in the offices.

Benefits beyond legal requirements

- Vacation (Balance GAV)
- Maternity leave *(Mamá con valor)*
- Paternity leave *(Papá con valor)*
- Food allowance vouchers
- Vacation bonus and Christmas bonus
- Savings account and savings fund
- Loyalty bonus
- IMSS subsidy
- Life insurance; major and minor medical expenses insurance (MIDOCONLINE)
- Work flexibility
- Integration activities (*Sendero al éxito*, teambuildings and after-hours integration activities "After GAV")
- Online training platform (Udemy, GAV Talks)
- School support *(Sendero Educativo)*;
- Recreational facilities *(Zona Vive GAV)*.

Through this approach, we aim to create a balanced value proposition that contributes to the well-being, motivation, and sustainable development of our talent.

Parental Leave

GRI 401-3

Acosta Verde recognizes the importance of supporting its team members during key moments in their personal lives, such as the arrival of a new family member. For this reason, the Company has a parental leave scheme that exceeds legal requirements and seeks to provide the time and conditions necessary to foster care, shared responsibility and family well-being from the earliest stages.

For maternity leave, once the disability granted by the Mexican Social Security Institute (IMSS) has ended, our female team members may opt for a gradual return with a reduced schedule until their baby is six months old. For paternity leave, the Company grants five additional days beyond what is established by law, for a total of 10 days; afterwards, team members may choose to work for one month with a reduced schedule.

In 2025, 11 employees took parental leave. More than 93% returned to work at the end of their leave, and one year after their return, they were still with the company.

Training

GRI 3-3, 404-1, 404-2, 404-3

GAV Talks

Internal talks that address key topics such as innovation, well-being and social responsibility. Their purpose is to broaden the team's knowledge in different areas, driving their professional and personal development.

Voces GAV

Internal talks program designed to strengthen the sense of belonging and foster collaboration among team members. Through this space, the exchange of experiences, ideas and best practices between different areas of the organization is promoted, driving a culture of open communication and continuous learning.

Online training

As part of our continuous learning strategy, the Company uses online training platforms that provide access to specialized courses in various areas. These digital resources offer flexibility and autonomy, making it easier for each team member to stay up to date and strengthen their professional development in an accessible and efficient way.

4 QUALITY EDUCATION

4.3

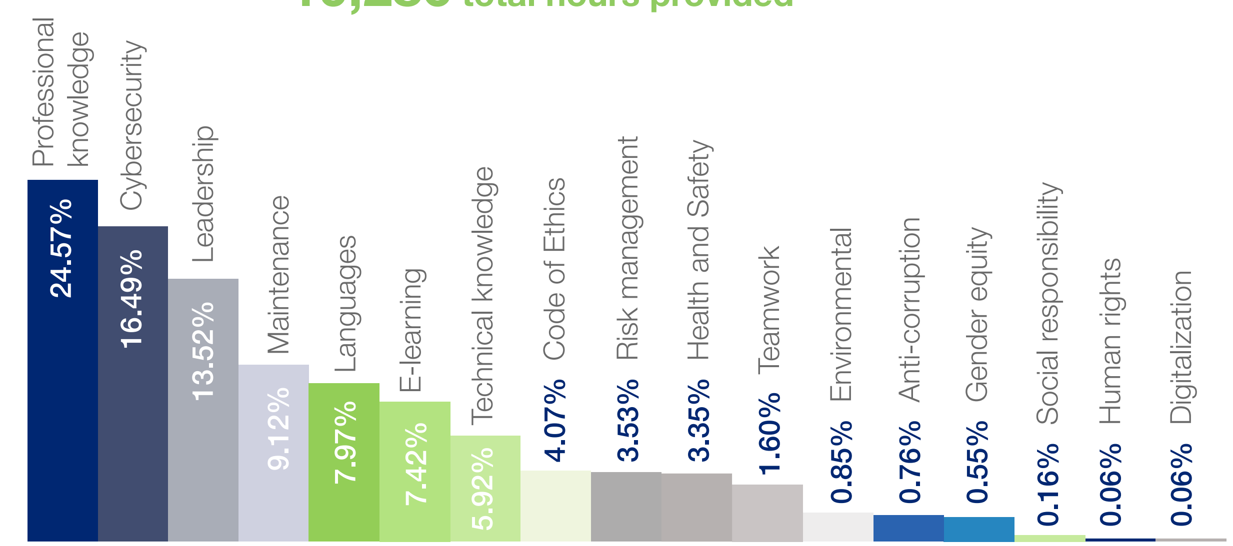
In 2025, 10,286 total training hours were delivered. The topic that received the most hours was Professional knowledge. In addition, 41% of the training hours provided by the Company corresponded specifically to university studies, master's degrees, diploma programs and cybersecurity.

Training by job category and gender
(training hours)

Job category	Men	Women	Total
Directives	252	9	261
Executives	2,051	2,640	4691
Administrators	1,688	1,986	3,674
Operational staff	1,661	0	1,661
Total	**5,651**	**4,635**	**10,286**

Breakdown of training hours by topic
% of total hours provided in the year

10,286 total hours provided



The topic that received the most training hours was Professional Knowledge.

Performance Evaluations

GRI 404-3

Acosta Verde drives the development of its team members through a structured approach that promotes professional growth, performance recognition and alignment with the Company's strategic objectives. Under a collaborative model between each team member and their direct supervisor, quarterly performance evaluations are conducted to follow up on individual objectives and measure their contribution and impact within the organization. This process fosters a culture of continuous feedback, clear expectations and constant improvement.

The compensation structure is designed to recognize performance and results. It includes a short-term variable component, directly linked to each team member's annual evaluation, incentivizing the achievement of goals and the generation of value. In addition, key team members have a long-term incentive plan, aligned with the Company's performance, in order to recognize their contribution, strengthen their commitment and encourage their permanence in the organization.

Directives	Director	1	3
Executives	Manager	5	9
	Coordinator	3	3
	Head	25	36
Administrators	Specialist	19	10
	Analyst	23	9
	Assistant	19	0
	Auxiliary	2	0
Operational staff	Operator	3	108

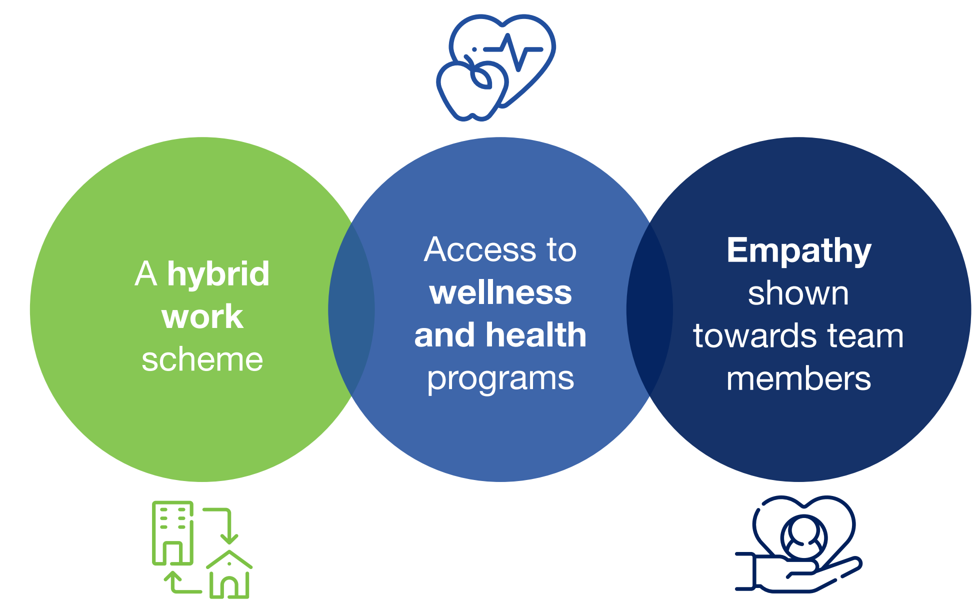
During the year, **90%** of team members **received periodic performance evaluations.**

Organizational Climate

Organizational climate is a key element for the well-being, engagement and performance of team members. At Acosta Verde, a work environment based on respect, trust and collaboration is promoted, where each person can fully develop and feel valued. Fostering a positive organizational culture strengthens the sense of belonging and aligns teams with the Company's strategic values and objectives.

During 2025, the Organizational Climate Survey was applied to 100% of team members in Corporate Offices and in our Plaza Sendero shopping centers. The survey was answered by 93% of the total, obtaining a score of 84% in Corporate Offices and 78% in our Plaza Sendero shopping centers.

Among the key areas of satisfaction identified by our employees, the following stand out:



Through measurement tools, the Company identifies opportunities for improvement to implement concrete actions. This approach enables the continuous strengthening of the work environment, promoting motivation, effective communication and the integral well-being of teams.

Health and Safety

GRI 403-1, 403-2, 403-3, 403-5, 403-6, 403-9, 403-10

The health and safety of team members is a key priority in Acosta Verde's operation. The Company works constantly to ensure safe work environments through practices oriented to risk prevention and the comprehensive care of people.

During 2025, Acosta Verde continued to align with the regulations in force in health, safety and well-being, identifying areas for improvement and strengthening its prevention and protection initiatives. As part of this commitment, it continued to operate under NOM-019 and NOM-030 in all Plaza Sendero shopping centers, ensuring compliance with occupational safety standards. This reinforces the Company's responsibility to protect its teams, maintain safe workspaces and comply with applicable regulation.

In 2025, we recorded a rate of 7.37 work-related injuries per million hours worked among our employees, while the injury rate among non-direct employees was 4.64 per million hours worked. No cases of occupational illnesses or work-related ailments were reported, reflecting our commitment to safety and well-being in our operations.

Health, Safety and Well-being Regulatory Compliance

GRI 403-1, 403-2, 403-3, 403-5, 403-6, 403-9, 403-10

The health and safety of our employees is a top priority in Acosta Verde's operations. We work tirelessly to ensure safe work environments through practices focused on risk prevention and comprehensive care for people.

In 2025, we remained in compliance with current health, safety, and well-being regulations, identifying areas for improvement and strengthening our prevention and protection initiatives. As part of this commitment, we continue to operate under NOM-019 and NOM-030 at all Sendero locations, ensuring compliance with occupational safety standards. This reinforces our responsibility to protect our teams by maintaining safe work environments that comply with applicable regulations.

In 2025, we recorded a rate of 7.37 work-related injuries among our employees per million hours worked, while the injury rate among non-direct employees was 4.64 per million hours worked.

No cases of occupational diseases or work-related ailments were reported, reflecting our commitment to safety and well-being in our operations.

We offer training on mental health, well-being, and leadership, promoting a healthier work environment.

In 2025, training was provided on mental health, well-being and leadership, promoting a healthier work environment. Follow-up was also given to the results of the NOM-035 survey applied in 2024, a biennial exercise in which 99% of team members participated, with the purpose of evaluating the presence of psychosocial risks and their impact on the team's well-being. The next application of the survey is scheduled for 2026, in accordance with the evaluation cycle

Psychological support was provided through a foundation for cases identified with severe traumatic events.

The Company's NOM-035 Psychosocial Risk Prevention Policy was disseminated internally.

The psychology service was incorporated into MIDOCONLINE, available to all team members, both at corporate offices and at the Plaza Sendero shopping centers.

With these actions, Acosta Verde reaffirms its commitment to regulatory compliance and to build-ing a healthy work environment that prioritizes the integral well-being of people.

Health Week

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

As part of its commitment to the integral well-being of its team members, Acosta Verde held Health Week, an internal initiative aimed at promoting healthy habits and strengthening physical and mental balance. Through a diverse agenda of activities, the Company sought to raise awareness of the importance of self-care and bring preventive services closer to help improve the team's quality of life.

Activities held during Health Week:

32 Anti-stress massages

50 Laboratory tests

20 Pap smear tests

32 Influenza vaccinations administered

40 Breast ultrasounds

Vision examinations

3 GOOD HEALTH AND WELL-BEING

3.4

The report indicates the implementation of physical and mental health programs for all team members.

Additionally, talks were given on ergonomics, financial health and resilience; a meditation session and a hiking activity were also held, promoting physical and emotional well-being.

In several Plaza Sendero shopping centers, complementary activities focused on prevention and health care were carried out, broadening the reach of this initiative among team members.

Community participation and development

GRI 3-3, 413-1, CRE7

The participation and development of the communities where Acosta Verde operates are fundamental pillars of its sustainability strategy. Through the Plaza Sendero shopping centers, the Company seeks to create spaces that go beyond their commercial function, becoming meeting points that promote social well-being, access to services and the strengthening of the community fabric.

During 2025, the Company reaffirmed this commitment by implementing more than 110 initiatives. These activities were carried out in collaboration with authorities, civil society organizations and strategic allies, and were focused mainly on health promotion, social inclusion and support for vulnerable groups. These include vaccination campaigns, preventive health days, medical brigades, service modules, family planning programs, senior health programs and early detection campaigns. Activities oriented to animal welfare were also held, such as pet adoption days and veterinary brigades.

In the social and community sphere, Acosta Verde promoted support and fundraising initiatives, such as collections for the Red Cross and humanitarian aid campaigns, as well as programs to collect food baskets and donations. It also promoted education, development and employability through job fairs, educational activities, the dissemination of training programs, science fairs and information spaces. Likewise, it facilitated citizen participation through the installation of special polling stations of the National Electoral Institute (INE) and community service modules.
In addition, it fostered coexistence and a sense of community through cultural, recreational and family events, such as Christmas villages, traditional celebrations, charity races, exhibitions and artistic activities. These actions were complemented by the presence of public and private institutions that brought relevant services and information closer to visitors.

With these initiatives, Acosta Verde reaffirms its commitment to actively contribute to the social development of the communities, generating shared value and strengthening its role as an agent of positive change in the regions where it operates.

3 GOOD HEALTH AND WELL-BEING

3.4

We run campaigns to promote community health.

We encourage visitors to be physically active and participate in sports through various initiatives at shopping centers.

Community engagement initiatives

As part of its commitment to the communities where it operates, in 2025 Acosta Verde carried out 28 activities and initiatives focused on generating a positive impact in social and environmental areas. The Plaza Sendero shopping centers are a meeting point for the community, so the Company works continuously to offer activities that encourage coexistence, creativity and healthy recreation for the whole family.

- *Rosca de Reyes*
- SendeKids
- A Day with Mother
- *Mega Día Sendero*
- *Reina de las Fiestas Patrias*
- Haunted House
- Senderoween
- *Encendido del Pino*
- Celebrity events
- Children's shows

Main Partnerships

GRI 2-28

Acosta Verde continued to strengthen collaboration with local and national institutions to drive initiatives in favor of social and environmental causes. Among its main partnerships are:

- Grupo AIEn
- Banco de Tapitas, A.C.
- Protección Civil
- Cruz Roja
- DIF
- IMSS
- UNICEF
- Save The Children

17 PARTNERSHIPS FOR THE GOALS

17.16, 17.17

The Company fosters partnerships with local governments, health institutions, charitable associations and non-profit organizations so that, together with Plaza Sendero, initiatives are carried out that generate a positive impact on the community.

Integrity at All Times

The Foundation of Our Values

Corporate Governance is a fundamental pillar for the creation of long-term sustainable value. At Acosta Verde, we conceive governance as the set of principles, structures and processes that ensure ethical, transparent decision-making aligned with the interests of our stakeholders. This approach allows us to operate with integrity, manage risks effectively and strengthen the trust of investors, team members, tenants and the communities in which we are present.

Our governance structure not only supports the achievement of our business objectives, but also drives the sustainability of our operations, ensuring that every decision contributes to the responsible development of the shopping centers we operate and to the well-being of the surrounding communities.

Integrity at All Times Highlights

Corporate Governance

- **45%** of Board members are independent.
- **9%** of women on the Board of Directors.

Transparency and Business Ethics

- We delivered anti-corruption training for team members and evaluated suppliers under the standards of the Foreign Corrupt Practices Act (FCPA).
- We operate the "Ethics Action Line" for reporting irregularities, managed by an independent provider.
- No cases of corruption were recorded during 2025.

Risk Management and Compliance

- We carried out a comprehensive update of our risk matrices, ensuring that controls remain current and aligned with corporate objectives.
- We launched a systematic process to identify and document risks, including periodic review of matrices, updates to exposures and validation of controls.

Cybersecurity and Data Protection

- We carried out vulnerability analyses and phishing tests.
- We strengthened cybersecurity training for team members through online training modules.
- We held the second "Cybersecurity Week."

Corporate Governance Structure

GRI 2-9, 2-10, 2-11, 2-12, 2-13, 2-17

Acosta Verde's Corporate Governance structure is designed to ensure adequate oversight, informed decision-making and compliance with the highest standards of transparency and accountability. This structure is supported by a strong and diverse Board of Directors, backed by specialized committees and a management team with extensive experience in the development and operation of shopping centers.

The Board of Directors is the highest governing body and is responsible for defining strategy, monitoring the Company's performance and safeguarding shareholder interests. Its composition includes complementary and independent profiles, which strengthens objectivity in decision-making and proper oversight of management.

This corporate governance structure supports responsible decision-making, strengthens the trust of our stakeholders and contributes to the consolidation of a resilient business model prepared to face the challenges of the environment.

Board Composition

At the end of 2025, the Board of Directors was comprised of eleven members, of which five are independent, ensuring an appropriate balance between experience, independence and diversity of perspectives. During the year, the chairmanship of the Board was held by Arq. Jesús Acosta Verde.

Board Composition

45% Independent members

91% Men | **9%** Women

27% Foreigners | **73%** Mexicans

82% Board members with more than five years of experience on Acosta Verde's Board

Board of Directors Nominations

The Nominations Committee is responsible for identifying, evaluating and proposing candidates for the Board of Directors, considering criteria such as experience, independence and alignment with ESG principles. This process is carried out in accordance with the guidelines of the Securities Market Law (LMV) and industry best practices.

In accordance with the Company's bylaws, the following criteria apply:

- The members of the Board of Directors may or may not be shareholders of the Company and must have the legal capacity to perform their duties.
- Each proprietary director may have an alternate; in the case of independent directors, their alternate must also meet this requirement.
- At least 25% of the directors must be independent.
- Both the Chairman of the Board of Directors and the Secretary are appointed by the General Shareholders' Meeting.

Board of Directors

Name of Proprietary Member	Age	Independence and Position	Appointment	Real Estate Experience	Alternate
Jesús Acosta Verde	80	Chairman	2015	Yes	Jesús Acosta Castellanos
José María Garza Treviño	69	Proprietary Board Member	2015	Yes	Diego Acosta Castellanos
Lisa Rae Reichenbach	40	Proprietary Board Member	2022	Yes	Ed Slapansky
Enrique Alejandro Castillo Badia	46	Proprietary Board Member	2022	Yes	Isaac Angulo
Fernando Antonio Pacheco Lippert	53	Proprietary Board Member	2025	Yes	Emilio Rodríguez Pinhao
Federico Chavez Peón Mijares	59	Proprietary Board Member	2020	Yes	Juan Ignacio Enrich Linero
Carlos Salazar Lomelín	74	Independent Proprietary Board Member	2015	Yes	N/A
Paulino José Rodríguez Mendívil	74	Independent Proprietary Board Member	2015	Yes	N/A
Javier Gerardo Astaburuaga Sanjinés	66	Independent Proprietary Board Member	2015	Yes	N/A
David Contis	67	Independent Proprietary Board Member	2016	Yes	N/A
Francisco Javier Garza Zambrano	70	Independent Proprietary Board Member	2020	Yes	N/A
Maurice Berkman Baksht	50	Non-member Board Secretary	2025	Yes	N/A

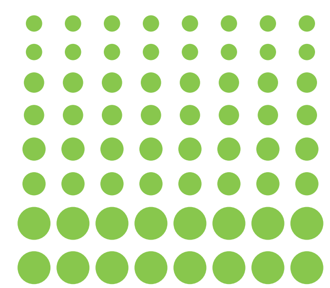
* As of January 2026, Lisa Rae Reichenbach assumed the position of Chairwoman of the Board of Directors (relevant event published on September 29, 2025). Likewise, also as of January 1, 2026, Mr. Diego Acosta Castellanos and Mr. Jesús Acosta Castellanos join as Proprietary Members.

Area of Expertise

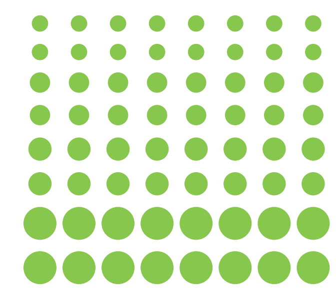
GRI 2-13, 2-17, 405-1

The Company's Board of Directors is distinguished by the diversity and complementary experience of its members, which strengthens the quality of decision-making and the strategic oversight of the business. Its members bring solid track records in senior management, real estate development and operations, risk management, sustainability, cybersecurity and service on other boards, among other relevant areas.

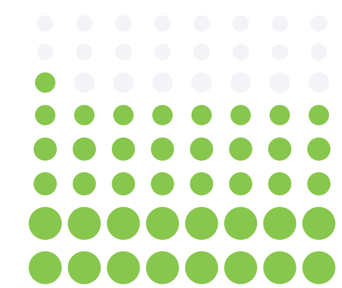
Expertise by Topic:



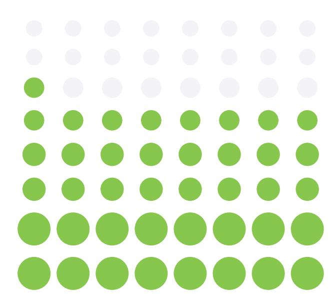
100%
Senior Management



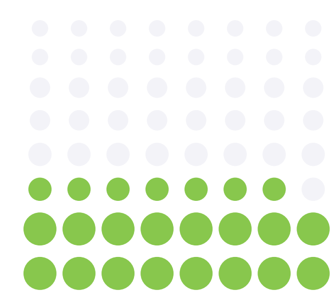
100%
Real Estate



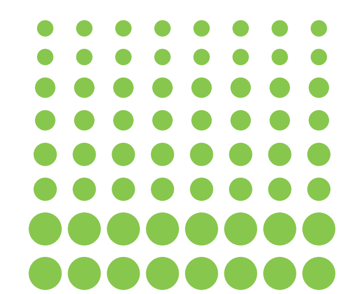
64%
Risk Experience



64%
ESG Experience



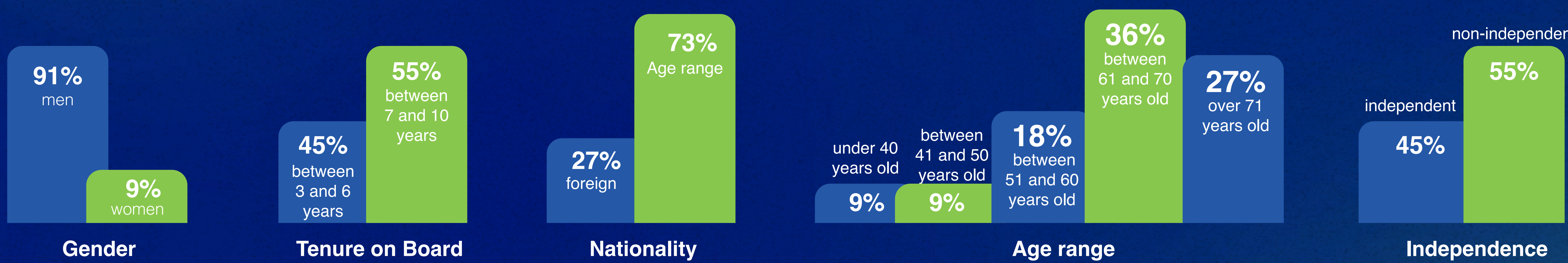
36%
Cybersecurity Experience



100%
Experience on other Boards of Directors

It is important to highlight that, while directors have different levels of experience in each of these areas, the combination of their knowledge produces a robust and complementary governing body. This plurality fosters the exchange of ideas, the timely identification of risks and opportunities, and the adoption of best corporate governance practices.

The composition of the Board also reflects a commitment to diversity across multiple dimensions, including gender, tenure, nationality, age and independence. This diversity of profiles and perspectives enriches analysis, fosters broader dialogue and strengthens objectivity in decision-making, aligning with corporate governance best practices.



Additionally, as part of the Board's quarterly meetings, sustainability training sessions are delivered with the objective of continuously strengthening members' capabilities and ensuring that they remain up to date on trends, emerging risks and best practices. This approach reinforces the integration of ESG criteria in strategic decision-making and contributes to consolidating a long-term vision aligned with the sustainability of the business.

During the year, the sessions covered topics such as:

- Sustainable financing.
- Double materiality.
- Risk management from the IFRS perspective.

In this way, the composition and continuous development of the Board not only support adequate oversight of the Company, but also drive a long-term strategic vision aligned with market trends and the expectations of our stakeholders.

Board of Directors Sessions in 2025

- February 24, 2025 – GAV Board of Directors*
- March 6, 2025 – GAV Board of Directors
- April 24, 2025 – GAV Board of Directors*
- July 24, 2025 – GAV Board of Directors*
- August 18, 2025 – GAV Board of Directors
- October 24, 2025 – GAV Board of Directors*

* Progress on ESG topics

Committees

GRI 2-9, 2-13

The Board of Directors is supported by four operating committees, which play a key role in oversight and strategic decision-making. The selection of their members is carried out in accordance with the provisions of the Securities Market Law (LMV), ensuring the participation of independent directors on each committee, which strengthens objectivity and transparency in their operation.

- Audit and Corporate Practices Committee
- Investment Committee
- Compensation Committee
- Nominations Committee

AUDIT AND CORPORATE PRACTICES COMMITTEE

100%
Independence

Composition

- Paulino Rodríguez
- Javier Astaburuaga Sanjinés
- Francisco Javier Garza Zambrano (Committee Chairman)

Sessions during 2025

- February 24, 2025
- March 6, 2025
- April 24, 2025
- July 24, 2025
- October 23, 2025

Main functions

The Audit and Corporate Practices Committee is responsible for supervising and evaluating the Company's financial, accounting and internal audit processes, ensuring transparency and regulatory compliance. Its main functions include:

- Evaluating the performance of the financial and accounting auditor, as well as internal audit, including the cooperation received during audit processes.
- Pre-authorizing audit services — including fees and terms agreed with the independent auditors — or defining policies for their prior approval.
- Issuing opinions on the effectiveness of internal control mechanisms and internal audit.
- Analyzing and assessing the mechanisms for identifying, managing and controlling risks.
- Investigating possible breaches of internal policies, applicable regulations and control points established in audit systems.
- Informing the Board of Directors of any irregularities and proposing the corresponding corrective actions.
- Verifying that the valuation of the Company's assets is carried out in accordance with the guidelines of the Board of Directors.
- Reviewing, together with tax and management advisors, relevant tax matters and possible disputes.
- Supervising the internal audit function, ensuring its independence, authority and fulfillment of its responsibilities.
- Validating related-party transactions and reviewing the Company's policies on this matter.

COMPENSATION COMMITTEE

25% Independence

Composition

- Jesús Acosta Verde
- Enrique Alejandro Castillo Badia
- Federico Chávez Peón Mijares
- Paulino José Rodríguez Mendívil

Alternates

- Jesús Adrián Acosta Castellanos
- Lisa Rae Reichenbach
- Juan Ignacio Enrich Liñero
- N/A

Sessions during 2025

- Did not meet during 2025

Main functions

The Compensation Committee is responsible for defining and overseeing the compensation strategies for senior management, ensuring their alignment with the Company's strategic objectives. Its main functions include:

- Reviewing and approving corporate goals and objectives linked to the CEO's compensation.
- Annually evaluating the CEO's performance based on those goals and objectives, and determining and approving their compensation according to the results achieved.
- Authorizing the compensation of key officers, considering the CEO's recommendations and approving it as part of the budget.

INVESTMENT COMMITTEE

25% Independence

Composition

- José María Garza Treviño
- Enrique Alejandro Castillo Badia
- Federico Chávez Peón Mijares
- David Contis

Alternates

- Diego Acosta Castellanos
- Lisa Rae Reichenbach
- Juan Ignacio Enrich Liñero
- N/A

Sessions during 2025

- Did not meet during 2025

Main functions

The Investment Committee is responsible for evaluating and monitoring the Company's financial strategies, ensuring the efficient use of resources and their alignment with corporate objectives. Its main functions include:

- Reviewing investment, disposition and financing proposals exceeding US $5 million.
- Analyzing and recommending to the Board of Directors Acosta Verde's investment policies and financial guidelines.
- Periodically supervising and reviewing the performance of previously approved investments, verifying their consistency with the Company's strategy.

NOMINATIONS COMMITTEE

25%
Independence

Composition

- Jesús Acosta Verde
- Lisa Rae Reichenbach
- Federico Chávez Peón Mijares
- Francisco Javier Garza Zambrano

Alternates

- Jesús Adrián Acosta Castellanos
- Adam Kost
- Juan Ignacio Enrich Liñero
- N/A

Sessions during 2025

- Did not meet during 2025

Main functions
GRI 2-19. 2-20

The Nominations Committee is responsible for ensuring an appropriate composition of the Board of Directors and its committees, seeking the participation of independent members with the required profile. Its main functions include:

- Identifying, analyzing and evaluating independent candidates to join the Board of Directors.
- Proposing to the Board of Directors the list of directors eligible for election at the Shareholders' Meeting.
- Recommending independent candidates to fill positions on the Board's various committees.
- Annually evaluating the compensation of independent directors and independent committee members, making recommendations on remuneration adjustments.
- Supervising and managing potential conflicts of interest among independent directors, strengthening integrity in decision-making.

Management Team

GRI 2-9, 2-13, 2-19, 2-20

Acosta Verde's management team is responsible for designing, executing and ensuring the proper implementation of our strategy and the efficient operation of our Plaza Sendero shopping centers, ensuring the generation of sustainable long-term value. Its management is based on a comprehensive business vision, aligned with the strategic objectives defined by the Board of Directors and focused on operational excellence in the development and operation of shopping centers.

Compensation at Acosta Verde is managed in a structured manner and in compliance with corporate governance processes:

- The CEO's compensation is reviewed by the Compensation Committee and authorized by the Board of Directors.
- The compensation of the other members of the management team is analyzed and authorized by the Compensation Committee.
- The compensation of the independent members of the Board of Directors is authorized by the Shareholders' Meeting.

As for our team members, the compensation structure includes a fixed and a variable component, with incentives aligned with performance. Additionally, the variable compensation of the Chief Legal Officer, responsible for the sustainability area, is linked to the fulfillment of strategic objectives, including ESG goals, reinforcing our commitment to sustainability and responsible management.

Carlos Ruiz Santos

CEO

Rosalinda Fernández Castillón

CFO

Hernan Treviño De Vega

Chief Legal and Operations Officer *

Sergio Eduardo Bazaldúa Martínez

Chief Commercial Relations Officer

* As of January 1, 2026, the Legal Department is led by Jorge Alberto Morales Elizondo (relevant event published on December 2, 2025).

Through its leadership, the management team drives innovation, operational efficiency and the integration of ESG criteria into day-to-day management, contributing to the strengthening of a resilient business model committed to the sustainable development of the assets we operate and the communities where we are present.

Risk Management

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

At Acosta Verde, we consider risk management an essential pillar for the sustainability and continuity of the business. This approach allows us to anticipate threats, strengthen operational resilience and ensure informed decision-making, always aligned with our strategic objectives. We recognize that risk is inherent to our operations; for this reason, we adopt a comprehensive model that considers operational, financial, regulatory, social and environmental factors.

This model facilitates the timely identification of risks and the implementation of effective controls that protect our processes and enable opportunities for improvement and innovation.

Reference Framework

Our methodology is based on the COSO ERM (Committee of Sponsoring Organizations) framework, which provides a robust structure for identifying, evaluating, treating and monitoring risks. Its application ensures consistency in decision-making and integration across all levels.

Our Risk Management process consists of six key stages, designed to ensure adequate and timely treatment of the group's risks:

Risk identification
Systematic detection of potential risks in processes and operations.

Risk Analysis and Assessment
Analysis of the level of exposure considering probability and impact.

Design of controls
Definition of preventive and corrective actions to reduce exposure.

Implementation of actions
Execution of mitigation plans and assignment of responsible parties.

Monitoring and follow-up
Continuous evaluation to validate the effectiveness of controls.

Review and continuous improvement
Adjustment of the model according to operational changes, the regulatory environment or new threats.

These stages strengthen our internal control culture and encourage the participation of all team members.

Strengthening the Control Environment

During 2025 we carried out a comprehensive update of our risk matrices, ensuring that controls remain current and aligned with corporate objectives. This process improved our capacity to:

Risk matrix update

Comprehensive assessment of current risks and review of controls.

Strengthening of controls

Improvements in operational response capacity and ongoing monitoring.

Participatory culture

Team members actively involved in risk identification and reporting.

Commitment to the COSO model

Cross-functional adoption of the framework as part of the strategic process.

Organizational culture and actions taken

- **Administrative / Operational:** Internal processes, operational efficiency and business continuity.
- **Strategic:** Impact of strategic decisions on the sustainability of the company.
- **Legal:** Regulatory compliance and possible litigation.
- **Political:** Changes in regulations or government policies.
- **Reputational:** Public perception and trust of stakeholders.
- **Systems and cybersecurity:** Cybersecurity, data integrity and information protection.

Risk Monitoring

As part of strengthening our internal control, we launched a systematic process for risk identification and documentation, which includes periodic review of matrices, updating of exposures and validation of controls. This ensures that our management remains current in the face of changes in processes, environment and strategy.

We currently monitor key risks in the following categories:

- **Administrative / Operational:** Internal processes, operational efficiency and business continuity.
- **Strategic:** Impact of strategic decisions on the sustainability of the company.
- **Legal:** Regulatory compliance and possible litigation.
- **Political:** Changes in regulations or government policies.
- **Reputational:** Public perception and trust of stakeholders.
- **Systems and cybersecurity:** Cybersecurity, data integrity and information protection.

Through this comprehensive approach, at Acosta Verde we reinforce our resilience and capacity to anticipate, manage and mitigate risks, ensuring business continuity and the fulfillment of our sustainability strategy.

Anti-corruption and Bribery

GRI 3-3

Anti-corruption

GRI 205-1, 205-2, 205-3

SASB IF-RS-510a.3

At Acosta Verde, we maintain a firm commitment to integrity and ethics in all our operations, establishing a zero-tolerance policy against any act of corruption or bribery. This commitment is underpinned by an internal regulatory framework that clearly defines the expected standards of conduct for team members, executives, directors and third parties with which we maintain relationships.

Our approach is based on the prevention, detection and sanction of improper practices, through the implementation of internal controls, policies and procedures aligned with national and international best practices. To this end, we adopt international best practices and regulations on anti-corruption, ensuring compliance with key regulations such as the Foreign Corrupt Practices Act (FCPA), which prohibits any act of bribery, direct or indirect, toward public officials in order to obtain undue advantages.

Strategy and Prevention Measures

Our anti-corruption and bribery prevention strategy is supported by measures and controls aimed at ensuring transparency in our operations, among which the following stand out:

Anti-Corruption Policy

Governing document that defines strict guidelines to prevent, identify and sanction acts of corruption.

Internal Compliance team

Reporting to the Legal Department, responsible for overseeing the application of anti-corruption policies.

Continuous training

Training in ethics and corruption prevention for team members and suppliers.

Supplier evaluation

Compliance review under anti-corruption standards prior to establishing business relationships.

Contracts with anti-corruption clauses

Inclusion of specific provisions in lease agreements and external supplier service contracts to reinforce transparency.

Results and Compliance in 2025

During 2025, we reinforced our actions to ensure compliance with our anti-corruption policies and adherence to FCPA standards. As a result:

100%
of our 720 supplier transactions were evaluated for corruption risks under FCPA standards.

100%
of contracts with suppliers incorporate an anti-corruption clause.

100%
of team members at Corporate and Plaza Sendero shopping centers received training on anti-corruption and the internal FCPA policy.

100%
of team members and suppliers were informed about our anti-corruption policies and procedures.

100%
of new-hire team members completed anti-corruption training and FCPA policy guidelines as part of their onboarding process.

Commitment to Transparency

In 2025, no confirmed cases of corruption were recorded in our operations, nor were there any monetary losses arising from legal proceedings related to professional integrity, fraud, negligence or regulatory non-compliance.

These results reflect our commitment to transparency, business ethics and regulatory compliance, ensuring that our operating practices remain aligned with the highest standards of integrity.

Business Ethics

GRI 2-15, 2-16, 2-23, 2-26, 2-27

Business ethics is a fundamental principle that guides all decisions and actions at Acosta Verde. Our commitment is based on conducting our operations with integrity, transparency and responsibility, ensuring compliance with applicable regulations and adherence to the highest standards of business conduct.

This approach is backed by a solid framework of policies, a Code of Ethics and internal guidelines that set the foundations for responsible conduct by team members, executives and directors, as well as by third parties with which we maintain relationships. Through these instruments, we promote fair practices, prevent conflicts of interest and strengthen the trust of our stakeholders.

We also foster an organizational culture in which ethics is an integral part of day-to-day operations. This is achieved through training programs and mechanisms that facilitate consultation and reporting of possible breaches, always under principles of confidentiality and non-retaliation.

In this way, business ethics not only guides our actions, but also contributes to the sustainability of our operations, the strengthening of our reputation and the generation of long-term value for all our stakeholders.

Due Diligence

Due diligence is an essential component of our management model, allowing us to identify, prevent and mitigate potential risks in our operations and business relationships. Through this process, we seek to ensure that our decisions and partnerships are aligned with our ethical principles, integrity standards and sustainability objectives.

During this phase, we review, among others, the following factors:

- Environmental studies and assessments, including Phase I Studies and Environmental Impact Studies.
- Compliance with environmental regulations at the municipal, state and federal levels.
- Land-use review to confirm the feasibility of the development.
- Traffic impact studies, with a focus on accessibility and mitigation of disruptions.
- Analysis of waste management, promoting sustainable practices.
- Evaluation of water and energy consumption, driving operational efficiency.
- Measurement of greenhouse gas emissions, with a focus on reduction and mitigation.
- Assessment of community impact, seeking responsible social and environmental integration.
- Value generation, prioritizing long-term benefits for our stakeholders.

This process strengthens informed decision-making aligned with our commitment to sustainability and responsible growth.

Code of Ethics

GRI 2-15

The Acosta Verde Code of Ethics is the governing instrument that establishes the principles and guidelines that guide the conduct of our team members, executives and directors, as well as third parties with which we maintain relationships. Its objective is to ensure that all activities are carried out under standards of integrity, transparency and responsibility, in compliance with applicable regulations and business best practices.

The Code includes clear guidelines on key topics such as working conditions, workplace safety, interaction with third parties, information protection, prevention of corruption and money laundering, conflict-of-interest management, respect for human rights, and our responsibility to the environment and the community. These guidelines provide direction for decision-making and promote consistent ethical conduct throughout the organization.

In this way, the Code of Ethics not only sets the foundations of our daily actions, but also strengthens our organizational culture, protects Acosta Verde's reputation and contributes to building trust-based relationships with our stakeholders.

To learn more about our **Code of Ethics,** policies and related guidelines, we invite you to visit our **website**.

Complaints Reporting System

GRI 2-16, 2-25, 2-26

We have the Ethics Action Line, a reporting mechanism available to all our stakeholders. This channel is administered by Ethics Global, an independent provider that ensures impartial, orderly and confidential management of reports. Through this platform, any person may report potential breaches of the Code of Ethics or our internal policies.

Each report received is channeled to the Ethics Committee, which is responsible for its analysis and for determining the corresponding measures or sanctions.

Transparency mailbox 2025

06
Reports received during the period

04
Reports closed during the period

02
Reports not closed during the period

01
Reports received during the period currently being closed

01
Reports lacking grounds

Types of reports submitted during 2025 in the transparency mailbox:

- Inappropriate treatment of customers
- Human Development

Compliance with Laws and Regulations

GRI 2-27

In line with our commitment to operating in compliance with current regulations, in 2025 we did not receive any fines or sanctions arising from non-compliance with laws and regulations applicable to the Company.

Tax Transparency

GRI 207-1, 207-2, 207-3

We maintain a firm commitment to the responsible fulfillment of our tax obligations, supported by internal procedures aligned with principles of ethics and good corporate governance. Our tax strategy is coordinated by the Administration and Finance Department and overseen by the Audit and Corporate Practices Committee, helping to ensure the correct application of tax provisions.

On a periodic basis, we conduct a monthly review of tax compliance and submit tax opinions reviewed by external auditors. We also include detailed information and reconciliations related to the Company's taxes in the notes to the annual financial statements.

Tax management is carried out in strict compliance with current legislation and through an open channel of communication with the tax authority. This interaction allows us to address requirements, adapt to regulatory changes and maintain operations aligned with best practices in transparency and compliance.

Cybersecurity and Information Protection

GRI 418-1

At Acosta Verde, we recognize that cybersecurity is a fundamental pillar in ensuring the continuity and resilience of our operations in a constantly evolving digital environment, and it is one of the Company's material topics. Protecting the confidentiality, integrity and availability of information is a strategic priority that we address through policies, processes and controls aligned with security best practices.

As part of our practices, we hold biweekly meetings aimed at analyzing the main cybersecurity indicators, risks and initiatives. This periodic review scheme strengthens decision-making, promotes continuous improvement and reinforces our prevention and response capability against incidents.

Annual Penetration Tests

During 2025, we conducted penetration tests and vulnerability analyses through an external certified entity. As a result, we substantially reduced the identified vulnerabilities by more than 80%, strengthening the protection of our technology infrastructure and resilience against threats. Among these tests, the following were performed:

- **External penetration test:** We analyzed our public websites and exposed services to prevent unauthorized access.
- **Internal penetration test:** We evaluated the security of our corporate network and servers to identify and mitigate internal risks.
- **Social engineering test:** We measured our team members' level of awareness against phishing attempts and other attack tactics.

Cybersecurity Risk Management

In 2025, we worked on developing a Cybersecurity Risk Management methodology focused on identifying, responding to and mitigating cyber threats that could affect the confidentiality, integrity and availability of information. This initiative is part of our commitment to adopting the best practices of the NIST framework. As a result, we will have a structured policy that will allow us to identify, analyze and mitigate risks systematically, strengthening the protection of our critical assets and ensuring business continuity.

Strengthening of Perimeter Systems

In mid-2025, we strengthened the protection of our perimeter systems with significant improvements in email management, one of the main attack vectors today. We implemented double anti-spam filtering, using two complementary solutions to review and screen all email received by our team members. Thanks to this measure, we significantly reduced the inflow of malicious emails and phishing campaigns, lowering the risk of incidents and reinforcing information security across the organization.

Recurring Equipment Updates

As in the previous year, we have maintained our policy of periodic updates for computer equipment and servers, ensuring that all operating systems remain up to date. To achieve this, we use a specialized tool that automates and enforces the installation of critical and security updates, significantly reducing the exposure window to vulnerabilities that constantly emerge in the technology environment.

Social Engineering and Training

At Acosta Verde, we maintain our continuous training policy, holding between 2 and 3 sessions per month to reinforce the cybersecurity culture among our team members. These training sessions aim to raise awareness of current best practices and risks, ensuring that each person is prepared to act safely in the digital environment.

Complementing the training, during the year we implemented simulated phishing campaigns based on the latest trends and alerts from real attacks. These tests allow us to train our team members in identifying fraudulent emails and strengthen their response capability against social engineering attempts, thereby reducing the likelihood of incidents.

Based on these last two points, we also reinforced the measurement of risk levels associated with our team members, understanding that security depends not only on technical factors but also on human behavior. From the results of the training sessions and simulated campaigns, we identified the people with greatest exposure and worked directly with them to reduce their risk. Thanks to this approach, we achieved a significant improvement: we reduced our team members' risk level from 22% last year to 16% at the end of 2025, consolidating a more secure and resilient culture.

Cybersecurity Week

At the end of 2025, at Acosta Verde we organized Cybersecurity Week, an event dedicated to reinforcing awareness of digital security among our team members. Over five days, cybersecurity experts shared knowledge on current trends, artificial intelligence and risks on social media, fostering a preventive and proactive culture against digital threats.

As part of this week, we also implemented a Cybersecurity Escape Room activity designed to learn through play. Through challenges and practical scenarios, our team members explored key security concepts, strengthening their knowledge in a fun and work-applicable way. This experience not only generated a high level of participation, but also consolidated the integration of good practices into their daily work routine.

Continuous Monitoring

In 2025, we incorporated an attack exposure indicator that allowed us to better understand our cybersecurity risks and compare our situation with that of other companies of similar size and sector. This information helped us prioritize attention to the most critical points and, in a preventive manner, anticipate potential incidents before they affected operations.

Additionally, we maintain a continuous security monitoring service (24/7) through a SIEM platform, which allows us to identify potential threats early and respond promptly to mitigate risks. This monitoring is based on the collection and analysis of activity logs from the different components of the technology infrastructure — such as servers, computer equipment, perimeter security solutions and antivirus — through specialized tools that facilitate the detection of anomalous behaviors and strengthen information protection and operational continuity.

Annexes

About this report

GRI 2-1, 2-2, 2-3, 2-4, 2-5, 2-14

Acosta Verde, S.A.B. de C.V. (hereinafter "Acosta Verde," the "Company" or the "Corporation") is a public company listed on the Mexican Stock Exchange, headquartered in Monterrey, Nuevo León, with presence in 17 cities across nine states of the Mexican Republic.

This Integrated Annual Report aims to communicate the main progress, challenges and results of the Company in the operating, financial and sustainability areas during the reporting period.

The information included is limited to the operation of the 18 properties that comprise Acosta Verde's portfolio and over which it maintains total or partial ownership. It does not include information from contractors, tenants or other entities, unless expressly stated otherwise.

Our intention is to continue publishing this report on an annual basis.

This report has been prepared in accordance with the Global Reporting Initiative (GRI) Standards and covers the period from January 1 to December 31, 2025. It also incorporates the guidelines of the GRI Construction and Real Estate Sector Supplement, in addition to relevant indicators of the Sustainability Accounting Standards Board (SASB) applicable to the real estate sector. The recommendations of the Task Force on Climate-related Financial Disclosures (TCFD) are also considered to strengthen transparency regarding climate-change-related risks and opportunities. Additionally, the report incorporates the requirements of IFRS S1 and IFRS S2 standards, with the aim of reinforcing the disclosure of sustainability-related financial information and climate-related risks and opportunities.

The information was collected and managed by the heads of each area, consolidated and validated by the internal ESG team.

The highest bodies involved in the preparation and validation of the Integrated Annual Report are the Chief Legal Officer and the Chief Executive Officer of Acosta Verde, who review and authorize its publication, ensuring that it adequately reflects the Company's performance.

GRI Content Index

Grupo Acosta Verde has prepared this report in accordance with the GRI Standards for the period from January 1 to December 31, 2025.

General Disclosures

Content	Content name	Response in table, omission and/or modification	Page(s)	Answered
GRI 1: Foundation 2021				
GRI 2: General Disclosures 2021				
1. The organization and its reporting practices				
2-1	Organizational details		9-10, 87	Yes
2-2	Entities included in the sustainability reporting		87	Yes
2-3	Reporting period, frequency and contact point	Period: January 1 to December 31, 2025 Frequency: Annual	87	Yes
2-4	Restatement of information		87	Yes
2-5	External assurance		101	Yes
2. Activities and workers				
2-6	Activities, value chain and other business relationships		9-18	Yes
2-7	Employees		49-50, 98-99	Yes
2-8	Workers who are not employees	Security and surveillance: 240 Cleaning: 298	Response in table	Yes
3. Corporate Governance				
2-9	Governance structure and composition		66-74	Yes
2-10	Nomination and selection of the highest governance body		66-67	Yes
2-11	Chair of the highest governance body	At the close of 2025, Arq. Jesús Acosta Verde was Chairman of the Board of Directors and was not independent. * Starting January 2026, Lisa Rae Reichenbach took the position of Chair of the Board of Directors.	66-67	Yes
2-12	Role of the highest governance body in overseeing the management of impacts		66-74	Yes
2-13	Delegation of responsibility for managing impacts		67-73	Yes
2-14	Role of the highest governance body in sustainability reporting		87	Yes
2-15	Conflicts of interest		80-81	Yes

Content	Content name	Response in table, omission and/or modification	Page(s)	Answered
3. Corporate Governance				
2-16	Communication of critical concerns		82	Yes
2-17	Collective knowledge of the highest governance body		66-69	Yes
2-18	Evaluation of the performance of the highest governance body	The performance of Acosta Verde's Board of Directors is not currently evaluated.	Response in table	Yes
2-19	Remuneration policies		71-74	Yes
2-20	Process to determine remuneration		71-74	Yes
2-21	Annual total compensation ratio	Percentage increase in the annual total compensation of the highest-paid individual in the organization. - Median percentage increase in annual total compensation of all employees — excluding the highest-paid: 5% - Ratio of the percentage increase in annual total compensation: 1%	Response in table	Yes
4. Strategy, policies and practices				
2-22	Statement on sustainable development strategy		5-6	Yes
2-23	Policy commitments		9-10, 34, 80-81	Yes
2-24	Embedding policy commitments		34, 80-81	Yes
2-25	Processes to remediate negative impacts		27-28, 75, 81-82	Yes
2-26	Mechanisms for seeking advice and raising concerns		82	Yes
2-27	Compliance with laws and regulations	No instances of non-compliance with any laws or regulations applicable to Grupo Acosta Verde have been identified during the reporting period.	81-82	Yes
2-28	Membership associations		63	Yes
5. Stakeholder engagement				
2-29	Approach to stakeholder engagement		27	Yes
2-30	Collective bargaining agreements	All Acosta Verde team members are employees; none are unionized.	Response in table	Yes
GRI 3: Material Topics 2021				
3-1	Process to determine material topics		25-31	Yes
3-2	List of material topics		25-31	Yes
3-3	Management of material topics		25-31	Yes

Contenidos Materiales

Content	Content name	Response in table, omission and/or modification	Page(s)	Answered
Material Topics: ENVIRONMENTAL				
Energy				
GRI 3: MATERIAL TOPICS 2021				
3-3	Management of material topics		39-41, 44, 98	Yes
GRI 302: Energy 2016				
302-1	Energy consumption within the organization		39-41, 44, 98	Yes
302-2	Energy consumption outside of the organization		39-41, 44, 98	Yes
302-3	Energy intensity		39-41, 44, 98	Yes
302-4	Reduction of energy consumption		39-41, 44, 98	Yes
Emissions				
GRI 3: MATERIAL TOPICS 2021				
3-3	Management of material topics		44	Yes
GRI 305: Emissions 2016				
305-1	Direct (Scope 1) GHG emissions		44	Yes
305-2	Energy indirect (Scope 2) GHG emissions		44	Yes
305-3	Other indirect (Scope 3) GHG emissions		44	Yes
305-4	GHG emissions intensity		44	Yes
305-5	Reduction of GHG emissions		44	Yes
Waste				
GRI 3: MATERIAL TOPICS 2021				
3-3	Management of material topics		42-43	Yes
GRI 306: Waste 2020				
306-1	Waste generation and significant waste-related impacts		42-43	Yes
306-2	Management of significant waste-related impacts		42-43	Yes
306-3	Waste generated		42-43	Yes
306-4	Waste diverted from disposal	No hazardous waste is generated (waste with corrosive, reactive, explosive characteristics, etc.).	42-43	Yes
306-5	Waste directed to disposal		42-43	Yes

Content	Content name	Response in table, omission and/or modification	Page(s)	Answered
Material Topics: ENVIRONMENTAL				
Water				
GRI 3: MATERIAL TOPICS 2021				
3-3	Management of material topics		40-41, 97	Yes
GRI 303: Water and Effluents 2018				
303-1	Interactions with water as a shared resource		40-41, 97	Yes
303-2	Management of water discharge-related impacts		40-41, 97	Yes
303-3	Water withdrawal		40-41, 97	Yes
303-4	Water discharge		40-41, 97	Yes
303-5	Water consumption		40-41, 97	Yes
Material Topics: SOCIAL				
Training and development of team members				
GRI 3: MATERIAL TOPICS 2021				
3-3	Management of material topics		48-63	Yes
GRI 401: Employment 2016				
401-1	New employee hires and employee turnover		49-50, 99	Yes
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees		54-55	Yes
401-3	Parental leave		55, 99	Yes
GRI 404: Training and Education 2016				
404-1	Average hours of training per year per employee		55-56	Yes
404-2	Programs for upgrading employee skills and transition assistance programs		55-57	Yes
404-3	Percentage of employees receiving regular performance and career development reviews		57	Yes
GRI 405: Diversity and Equal Opportunity 2016				
405-1	Diversity of governance bodies and employees		50, 69, 99	Yes

Content	Content name	Response in table, omission and/or modification	Page(s)	Answered
Material Topics: SOCIAL				
Community participation and development				
GRI 3: MATERIAL TOPICS 2021				
3-3	Management of material topics		61-63	Yes
GRI 413: Local Communities				
413-1	Operations with local community engagement, impact assessments and development programs		61-63	Yes
Other relevant social topics				
GRI 403: Occupational Health and Safety 2018				
403-1	Occupational health and safety management system		58-60	Yes
403-2	Hazard identification, risk assessment and incident investigation		58-60	Yes
403-3	Occupational health services		58-60	Yes
403-5	Worker training on occupational health and safety		58-60	Yes
403-6	Promotion of worker health		58-60	Yes
403-9	Work-related injuries		58-60	Yes
403-10	Work-related ill health		58-60	Yes
Material Topics: CORPORATE GOVERNANCE				
Risk management				
GRI 3: MATERIAL TOPICS 2021				
3-3	Management of material topics		78-79	Yes
Anticorrupción y soborno				
GRI 3: MATERIAL TOPICS 2021				
GRI 205: Anti-corruption 2016				
205-1	Operations assessed for risks related to corruption	100% of operations were assessed to identify and manage risks associated with corruption.	78-79	Yes
205-2	Communication and training about anti-corruption policies and procedures	100% of team members received communication and training on anti-corruption policies and procedures.	78-79	Yes
205-3	Confirmed incidents of corruption and actions taken	No cases of corruption were recorded in 2025.	78-79	Yes

Content	Content name	Response in table, omission and/or modification	Page(s)	Answered
Other relevant corporate governance topics				
Human Rights				
GRI 406: Non-discrimination 2016				
406-1	Incidents of discrimination and corrective actions taken	No cases of discrimination were recorded during the reporting period.	Response in table	Yes
Business Ethics				
GRI 207: Tax 2019				
207-1	Approach to tax		82	Yes
207-2	Tax governance, control and risk management		82	Yes
207-3	Stakeholder engagement and management of concerns related to tax		82	Yes
GRI 415: Public Policy 2016				
415-1	Political contributions	The organization did not make any political contributions, either directly or indirectly, by recipient/beneficiary.	Response in table	Yes
GRI 416: Customer Health and Safety 2016				
416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	There were zero incidents of non-compliance with regulations or voluntary codes concerning the health and safety impacts of products and services.	Response in table	Yes
Cybersecurity and information protection				
GRI 418: Customer Privacy 2016				
418-1	Substantiated complaints concerning breaches of customer privacy and losses of customer data	There were zero substantiated complaints concerning breaches of customer privacy.	Response in table	Yes

SASB Content Index

Metric	Topic/Description	Category	Unit of measure	Response in table, omission and/or modification	Page(s)	Answered 2025
SASB: Real Estate 2018						
Energy management						
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	Quantitative	Percentage (%) by floor area	100% of common areas are owned by Acosta Verde.	Response in table 88	Yes
IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage of grid electricity, and (3) percentage of renewable energy, by property subsector	Quantitative	Gigajoules (GJ), percentage (%)	(1) Energy consumption 2025 (GJ) Direct energy (fuels): 1,622 Indirect energy (electricity): 103,537 Total energy: 105,159 (2) 100% of energy consumption came from the electricity grid (3) All energy comes from fossil sources	39, 97	Yes
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	Quantitative	Percentage (%)	Acosta Verde only operates in the commercial subsector.	Response in table	Yes
IF-RE-130a.4	Percentage of eligible portfolio that (1) has an energy rating and (2) is ENERGY STAR-certified, by property subsector	Quantitative	Percentage (%) by floor area	Acosta Verde does not have energy ratings.	Response in table	Yes
IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	Discussion and analysis	n/a	The use of energy reduction targets has been key to actively managing energy consumption. Initiatives such as the installation of LED lighting in 100% of the properties are examples of how the Company seeks to achieve its established targets.	39, 80	Yes
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	Quantitative	Percentage (%) by floor area	(1) 100% of common areas are owned by Acosta Verde, so water withdrawal data refers to 468,453 m^2. (2) 100% of water consumed corresponds to areas with some degree of water stress.	Response in table 40-41 , 98	Yes

Metric	Topic/Description	Category	Unit of measure	Response in table, omission and/or modification	Page(s)	Answered 2025
SASB: Real Estate 2018						
Water management						
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	Quantitative	Thousand cubic meters (m^3), percentage (%)	(1) Total water consumption 2025 (m^3): Municipal water supply: 459,565 Third-party water supply (trucks): 38,287 Total water: 497,853 (2) 100% of water consumed corresponds to areas with some degree of water stress.	40-41, 98	Yes
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for the portfolio area with data coverage, by property subsector	Quantitative	Percentage (%)	Acosta Verde only operates in the commercial subsector.	Response in table	Yes
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	Discussion and analysis	n/a	The use of water reduction targets has been key to actively managing water consumption. Initiatives such as the installation of waterless urinals in 100% of the properties are examples of how the Company seeks to achieve its established targets.	40-41	Yes
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	Quantitative	Percentage (%) by floor area, square feet (ft^2)	(1) 100% of lease agreements signed during 2025 contain this clause (included in the shopping center regulations, attached as an annex to each lease agreement). (2) 60,336 m^2 (649,451 ft^2) of new leases and renewals signed during 2025.	Response in table	Yes
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	Quantitative	Percentage (%) by floor area	(1) 100% of leased GLA has its own electricity consumption metering. (2) 14% of leased GLA has independent water consumption metering.	Response in table	Yes
IF-RE-410a.3	Discussion of approach to measuring, incentivizing and improving sustainability impacts of tenants	Discussion and analysis	n/a	The lease agreement template incorporates a Sustainability Clause, through which Acosta Verde can issue sustainable recommendations to tenants for implementation in the leased space, with the aim of reducing operating costs and lowering environmental impact.	Response in table	Yes

Metric	Topic/Description	Category	Unit of measure	Response in table, omission and/or modification	Page(s)	Answered 2025
SASB: Real Estate 2018						
Climate change adaptation						
IF-RE-450a.1	Floor area of properties located in 100-year flood zones, by property subsector	Quantitative	Square feet (ft²)	Square feet (ft²) Las Torres — 19,083 m² (205,408 ft²) Juárez — 20,975 m² (225,773 ft²) Chihuahua — 25,351 m² (251,348 ft²) Obregón — 30,637 m² (329,773 ft²)	Response in table	Yes
Climate change adaptation						
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies to mitigate risks	Discussion and analysis	n/a	In the coming years, we will seek to conduct a formal climate risk analysis, as we understand the relevance of these risks for our business. Through this analysis, we will better understand the challenges and opportunities we may face in the short, medium and long term regarding environmental matters.	33-34	Yes
IF-RE-000.A	Number of properties by real estate subsector	Quantitative	Number	18 commercial properties	Response in table	Yes
IF-RE-000.B	Leasable floor area, by real estate subsector	Quantitative	Square feet (ft²)	468,453 m² (50,423,785 ft²)	Response in table	Yes
IF-RE-000.C	Percentage of properties indirectly managed, by real estate subsector	Quantitative	Percentage (%) by land area	In addition to Acosta Verde's 18 properties, we manage 3 commercial properties owned by third parties. Their GLA is equivalent to 26% of the GLA of our own shopping centers (approximately 123,497 sqm). This GLA is reported solely as third-party management and is not part of the 468,453 sqm of the Company's portfolio.	Response in table	Yes
IF-RE-000.D	Average occupancy rate, by real estate subsector	Quantitative	Percentage (%)	Total commercial portfolio occupancy: 95.7%	Response in table	Yes

TCFD Content Index

TCFD Category	Recommendation	Page / Direct Response
TCFD - Governance	a. Management's role in assessing and managing climate-related risks and opportunities b. Board oversight of climate-related risks and opportunities	Page 32
TCFD - Strategy	a. Climate-related risks and opportunities identified over the short, medium and long term b. Impact of climate-related risks and opportunities on the organization's businesses, strategy and financial planning c. Resilience of the organization's strategy, taking into account different scenarios, including a 2°C or lower scenario	Page 33 The Company has committed to aligning with TCFD recommendations, incorporating the evaluation to develop climate scenario analyses as part of this approach.
TCFD – Risk Management	a. The organization's processes for identifying and assessing climate-related risks b. The organization's processes for managing climate-related risks c. How processes for identifying, assessing and managing climate-related risks are integrated into the organization's overall risk management	Page 32
TCFD – Metrics and Targets	a. Metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management processes b. Scope 1 and 2 and, if appropriate, Scope 3 greenhouse gas (GHG) emissions and related risks c. Targets used by the organization to manage climate-related risks and opportunities and performance against targets	* Reduction in water intensity at shopping centers * Reduction in energy intensity at shopping centers Acosta Verde conducts its greenhouse gas inventory annually. See the GHG Emissions section (Page 44)

ESG Performance Data

Environmental

GRI 302-1, 302-2, 303-3 || GRESB

Indicator	Unit	Plaza Sendero Escobedo	Plaza Sendero Las Torres	Plaza Sendero Periférico	Plaza Sendero Ixtapaluca	Plaza Sendero San Luis	Plaza Sendero Toluca	Plaza Sendero San Roque	Plaza Sendero Apodaca	Plaza Sendero Juárez	Plaza Sendero Chihuahua	Plaza Sendero Los Mochis	Plaza Sendero Tijuana	Plaza Sendero Sur	Plaza Sendero Culiacán	Plaza Sendero Mexicali	Plaza Sendero Obregón	Plaza Sendero Santa Catarina	Plaza Sendero Ensenada	Corporate Offices	Managed shopping centers	Consolidated
Additional Energy figures																						
Diesel	GJ	4	1	2	11	2	8	2	6	4	10		47	10	2	18	22	35	53	-	-	240
LP Gas	GJ	2	4	0	6	2	5	1	5		35	2	1	94	4	1	3	0	-	-	-	163
Natural gas	GJ	-	473	-	-	-	-	-	-	671	-	-	-	-	-	-	-	-	-	-	-	1,145
Gasoline	GJ	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	74		74
Electricity	GJ	3,442	5,564	5,189	4,559	5,356	4,953	1,536	10,625	5,882	6,426	7,232	6,064	6,125	5,150	7,839	6,405	7,269	3,924	-	-	103,537
Energy consumption outside the organization																						
Leased assets	GJ	6,348	4,160	7,116	2,906	3,348	2,370	3,531	804	2,532	-	-	-	-	-	-	-	-	-	-	-	33,116
Transportation	GJ	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16	-	16
Emissions																						
Indicator Direct GHG emissions (Scope 1)	TCO_2e	0.4	109	5	30	268	151	60	71	139	201	39	26	22	74	32	68	26	80	5	-	1,407
Indirect GHG emissions (Scope 2)	TCO_2e	425	686	640	562	661	611	189	1,310	725	793	892	748	755	635	967	790	896	484	-	-	12,769
Other indirect GHG emissions (Scope 3)	TCO_2e	961	1,045	931	568	694	774	81	1,588	1,184	1,203	1,144	1,295	1,224	1,209	1,110	1,476	1,027	1,441	4,519		23,473
Additional Waste figures																						
Waste																						
Total waste	487	447	271	328	392	570	143	1,102	198	260	390	673	448	231	339	369	723	342	-	1	2	7,714
Waste not sent to recycling	467	429	246	309	366	523	134	1,083	187	237	347	584	443	208	300	353	696	276	-			7,187
Waste sent to recycling	20	18	24	20	27	47	8	19	11	22	44	89	5	23	40	16	27	67	-	1	2	527
Additional Water Management figures																						
Water Management																						
Total water	m^3	19,025	17,358	21,871	28,952	31,452	32,561	6,571	39,387	14,273	43,215	28,080	47,912	29,668	29,736	31,826	28,303	25,159	22,504	-	-	497,853
Reused water	m^3	805	3,019	2,977	2,310	2,357	2,223	1,042	5,157	4,553	2,794	3,287	3,506	3,366	1,466	2,800	1,067	2,590	2,545	-	-	47,865

Social

GRI 2-7. 405-1

Team members by gender, age range and position

		Women			Men		
	Position	Under 30	Between 30 and 50	Over 50	Under 30	Between 30 and 50	Over 50
Directives	Director		1				3
Executives	Manager		5			5	4
	Coordinator		3			2	1
	Head	1	23	3	3	29	5
Administrators	Specialist	4	15	1	3	7	
	Analyst	8	33	4	5	7	1
	Assistant	3	15	1			
	Auxiliary	2					
Operational staff	Operational			3	32	58	18
	Total	**18**	**95**	**12**	**43**	**108**	**32**

GRI 2-7

Team members by position and nationality

		Mexican	French
Directives	Director	4	
Executives	Manager	14	
	Coordinator	6	
	Head	63	1
Administrators	Specialist	30	
	Analyst	58	
	Assistant	19	
	Auxiliary	2	
Operational staff	Operational	111	
	Total	**307**	**1**

GRI 2-7

Permanent-contract team members by region

Permanent-contract team members by region		
Region	Number of women	Number of men
Baja California	8	19
Chihuahua	7	23
Coahuila	2	7
Estado de México	7	16
Nuevo León	88	80
San Luis Potosí	3	7
Sinaloa	4	15
Sonora	3	8
Tamaulipas	3	8
Total	**125**	**183**

GRI 401-1

Personnel turnover by workplace, gender and age

Voluntary turnover	Sendero		Corporate		Total		Rate			
	Men	Women	Men	Women	Men	Women	Sendero Men Rate (%)	Corporate Men Rate (%)	Sendero Women Rate (%)	Corporate Women Rate (%)
Total	47	3	5	5	52	8	30%	2%	2%	3%
under 30 years of age	17	1	1	1	18	2	11%	1%	1%	1%
between 30 and 50 years of age	26	2	3	3	29	5	16%	1%	1%	2%
over 50 years of age	4	0	1	1	5	1	3%	0%	0%	1%

Involuntary turnover	Sendero		Corporate		Total		Rate			
	Men	Women	Men	Women	Men	Women	Sendero Men Rate (%)	Corporate Men Rate (%)	Sendero Women Rate (%)	Corporate Women Rate (%)
Total	19	2	1	12	20	14	12%	1%	1%	8%
under 30 years of age	1	0	0	4	1	4	1%	0%	0%	3%
between 30 and 50 years of age	14	2	1	8	15	10	9%	1%	1%	5%
over 50 years of age	4	0	0	0	4	0	3%	0%	0%	0%

External Verification

Integrated Annual Report 2025
Independent External Verification Letter

To the stakeholders of Acosta Verde, S.A.B. de C.V., this corresponds to the opinion of Vert, Desarrollo Sustentable (Vert), regarding the 2025 Integrated Annual Report of Acosta Verde, S.A.B. de C.V.

Vert's objective is to issue an independent verification of the contents of this Report, taking as reference the standards of the Global Reporting Initiative 2021 and the Sustainability Accounting Standards Board applicable to the Real Estate industry 2018.

Verification Methodology:

In order to have a complete understanding of the structure of the report, Vert held meetings with the Market Intelligence and Sustainability team of Acosta Verde, S.A.B. de C.V. (responsible for preparing the Report in question), who in turn acted as a communication link with the Company's other departments.

Likewise, evaluations were carried out of the information collection mechanisms used to gather the figures expressed in the content of the document, examining the qualitative and quantitative information contained within this Report.

Finally, the correct application of the topics was validated based on the Reporting Guides of the GRI 2021 Standards and SASB applicable to the Real Estate industry 2018, verifying their truthfulness, traceability and materiality, based on the material provided by Acosta Verde, S.A.B. de C.V. and its team, establishing the basis for compliance with the principles of accuracy, balance, clarity, completeness, comparability, timeliness, sustainability context and verifiability, in this report and in subsequent reports.

Conclusions:

As a result of the verification process, it was concluded that the 2025 Integrated Annual Report of Acosta Verde, S.A.B. de C.V. was prepared with reference to the GRI 2021 Standards and SASB applicable to the Real Estate industry 2018. No evidence was found that would lead us to believe that compliance and adherence to the GRI and SASB methodology was not carried out appropriately, nor that there are errors in the information presented or that any material topic has been intentionally omitted.

Diego Gabriel Sanchez Ruiz
GRI Certified Sustainability Professional - (based on the GRI Universal Standards 2021)
Issued: jul. 2024
Certification ID: 109014578

Benjamín Salgado Pérez
FSA Credential Holder

About the verification

Vert's associates possess the fundamental training to examine and validate proper compliance with the guidelines necessary for the preparation and publication of Sustainability Reports, which enables them to express a professional opinion on the alignment of all the non-financial content of the report with the GRI 2021 and SASB standards, based at all times on the principles of independence, objectivity and confidentiality. Vert does not assume any commitment regarding the information collection processes implemented in this report. This verification is issued on May 6, 2026, and will be valid provided no modifications or publications are made after this date.

Glossary

ESG: Acronym for Environmental, Social and Governance. It is an approach used by companies, investors and other organizations to assess and manage their impact in terms of sustainability, beyond financial performance.

AMAFORE Standardized ESG Questionnaire: This questionnaire seeks to collect and unify, under a single criterion, information related to ESG progress at national public issuers. In this way, it facilitates the evaluation and comparison of sustainability practices among companies, promoting more responsible investments aligned with ethical and sustainable criteria. Questionnaire

Greenhouse Gas (GHG) Emissions: Gaseous compounds that retain part of the infrared radiation emitted by the earth, creating a "natural greenhouse effect" that allows life on the planet. However, human activities have drastically increased their concentration, intensifying this effect and causing climate imbalances.

Foreign Corrupt Practices Act (FCPA): U.S. federal law whose main objective is to prevent and sanction bribery, as well as to ensure accounting transparency in companies listed on U.S. stock exchanges. This law was created to combat corruption and bribery abroad, especially in international commercial transactions.

Global Reporting Initiative (GRI Standars): The GRI Standards represent global best practices for publicly reporting an organization's economic, environmental and social impacts. The preparation of sustainability reports based on these standards provides information about the positive and negative contributions of organizations to sustainable development.
https://www.globalreporting.org/

Sustainable Development Goals (SDGs): Global agenda promoted by the United Nations (UN) that establishes 17 goals and 169 targets to eradicate poverty, protect the planet and ensure prosperity for all by 2030. They act as a universal roadmap for governments, companies, organizations and citizens to work together for a fairer, more equitable and more sustainable world.
https://www.un.org/sustainabledevelopment/es/objetivos-de-desarrollo-sostenible/

United Nations Global Compact: The world's largest corporate sustainability initiative. Its objective is to align companies' strategies and operations with Ten universal Principles on human rights, labor standards, environment and anti-corruption.
https://pactoglobal.org.mx/

Sustainability Accounting Standards Board (SASB): Sector-specific standards that help companies identify, manage and communicate sustainability topics that are financially material to their industry. That is, those topics that can actually affect the value of the company in the medium and long term.
https://sasb.ifrs.org/

Task Force on Climate-related Financial Disclosures (TCFD): An initiative created by the Financial Stability Board (FSB) in 2015 with the objective of improving the transparency of climate-related risks and opportunities in the financial markets.
https://www.fsb-tcfd.org/

Contact

GRI 2-3

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