Planigrupo

ANNUAL SUSTAINABILITY

REPORT

2024


PASEO HIPÓDROMO
Cinemex | Platino
petco
BBVA
mi Gusto es
ENTRADA

Content

Message from the CEO

In 2024, Planigrupo consolidated its position as one of the leading developers in Mexico. It was a year of double-digit growth and the beginning of the implementation of the strategic plan. This is despite a challenging macroeconomic context, with a slowing GDP in Mexico.

2024 stands out for the acquisition of the **"K8 + Paseo Puebla"** portfolio (around 2H24), which meant a **35% increase in our GLA**. Which, in turn, boosted our key operating indicators during the year. This acquisition not only expanded our presence in dynamic markets but also strengthened our portfolio with properties anchored by high-credit-quality tenants.

Likewise, organically, Planigrupo also achieved a solid performance; in our revenues, NOI and EBITDA, grew above inflation.

Considering both aspects, organic and inorganic growth, I highlight some of the main results:

- **Total revenues** increased **15.3%** in the year, reaching **Ps.1,592,058** million, compared to Ps.1,380,630 million recorded in 2023.
- The consolidated **NOI** showed a growth of **15.5%** compared to the previous year, going from Ps.1,140,303 in 2023 to **Ps.1,317,551** million as of December 31, 2024.
- Consolidated **EBITDA** in 2024 was higher by 18.4% vs. the previous year, reaching **Ps.1,036,728** million, reflecting solid growth in our cash generation capacity.

The **occupancy rate** of our total portfolio amounted to **94.1%**, higher than the 93.7% recorded in 2023, consolidating the position of our places as destinations of choice for consumers.

Similarly, throughout the year, we maintained a focus on the homologation of practices, policies and procedures with Grupo México Infraestructura, which allowed us to generate synergies and strengthen profitability.

As I mentioned at the beginning, we are implementing a business plan that we developed and that has five strategic axes: **growth, operational efficiency, financial health, public enterprise and ESG.**

In 2024, we reinforced our commitment to sustainability, as we successfully completed the **update of our materiality matrix**, which allowed us to establish new priority material issues to address. In addition, as part of our annual training program, during the year, we deliver ESG trainings to both our C-Level and the operational and administrative team.

We also implement several key initiatives in our shopping centers:

- Energy efficiency: we continue with the installation of **photovoltaic energy panels** in our shopping centers. Once installed, we will be reducing our carbon footprint by approximately **3,000 tons of CO_2** per year.
- Recycling: In collaboration with Grupo AlEn, we collected a total of **17,029 kg of PET**, which is equivalent to **544,928 recycled plastic bottles** or **29,630 kg of CO_2** that are no longer emitted into the environment. On the other hand, in collaboration with “Banco de Tapitas”, several tons of caps were collected, which made it possible to finance **doses of chemotherapy** for children with cancer.
- Expo for the Elderly: in conjunction with INAPAM, in the shopping centers of Bella Huinalá, Urban Village, Bella Anáhuac and Paseo Santa Catarina, we carry out different activities such as: the processing of the INAPAM card, artistic exhibitions, workshops, dance and music demonstrations, physical activities, conferences, health modules and deliveries of mobility equipment. More than **64,000 people** participated in these events.

Ricardo Arce Castellanos
Managing Director of Planigrupo

Plaza Bella Anáhuac. Escobedo, Nuevo León.

Who We Are

02

GRI 2-6, 201-1

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

Company Profile

Planigrupo is distinguished by being a leading company in the real estate sector in Mexico, backed by more than **49 years of experience** in the market, encompassing the comprehensive development, design, construction, marketing and management of fully integrated shopping centers. Since its creation in 1975, it has played an active role in the acquisition and development of more than 70 shopping centers, consolidating its position as one of the main owners and operators in this segment in Mexico.

Currently, Planigrupo's portfolio consists of **36 owned properties** and one managed property, counting only those owned by Planigrupo, totaling **782,238 m²** of gross leasable area (GLA) and maintaining an occupancy rate of **94.1%**. The portfolio is comprised of **power centers**, which are distinguished by the integration of a self-service store as the main anchor, complemented by a wide variety of commercial premises dedicated to services considered essential.

With a strategic presence across **19** Mexican states, Planigrupo has established nationwide coverage, reinforcing its reputation as a prominent benchmark in the development and management of shopping centers throughout the country.

Paseo Puebla. San Andrés, Cholula, Puebla.

Mission

To design, build, and operate cutting-edge real estate projects that meet the needs of our clients, achieving high standards of quality and competitiveness, while maintaining our commitment to sustainability and creating value for our stakeholders.

Vision

To be recognized as a leading company in the development, design, construction, commercialization, and operation of shopping centers, contributing to the improvement of quality of life for local communities and employees, while maintaining a strong commitment to sustainable development.

Grupo México Values

Honesty

Acting with integrity, professional/personal ethics, and continuous improvement.

Respect

Toward people, laws and the environment.

Responsibility

Fulfilling our commitments on time and delivering results.

La Nogalera. Saltillo, Coahuila.

Planigrupo has a conservative business model that has ensured its sustainability over the 49 years since it was founded. The structure is vertically integrated, which allows for a fast execution of projects, without price speculation, controlling the operation and with a conservative approach. We have 8 objectives that govern our actions and enable the company's organic growth and sustainability:

Business model

Planigrupo's business model is based on the development and construction of commercial real estate for lease, with the purpose of efficiently meeting the needs and expectations of tenants and customers.

The company maintains a firm commitment to creating sustainable spaces that reduce the environmental impact of its operations, in line with the principles of environmental, social and corporate governance (ESG) sustainability. Under these pillars, Planigrupo works continuously to optimize its standards, integrating them as a fundamental part of its corporate strategy.

1 Creation of cash flow (main objective).

2 Conservative approach.

3 Long-term strategic thinking.

4 Proven capacity for sustainable growth.

5 At least 75% of GLA* is occupied by high-credit-quality tenants.

6 Long-term relationships with AAA tenants.

7 Experienced management and executive team.

8 Fully internalized platform (vertical integration).

* Gross leasable area (GLA)

Business Plan

We have worked on the development of a business plan based on five strategic pillars.

Growth

- Strategic Acquisitions
- Redevelopment and development of shopping centers

Segments

- Power & Community Centers
- Socioeconomic level C/C-, D+
- Population > 100k inhabitants

Location

- North of the country
- "Nearshoring"
- Other growth regions

Financial Health

- Maintain AA- National investment grade (Fitch and HR)
- Increase the company's liquidity

Short-term strategy

- Refinancing at better interest rates
- Repayment of debt with own resources
- Replacement of reserves with letters of credit

Medium-term strategy

- Acquire with less debt
- Issuance of labeled CEBURES (Certificates)
- Bullet or Balloon Structures

Maintaining the Public Company

- Have at least 12% float
- Institutional transparency

Requirements to be met

- Securing Capital for Growth
- Partnership with institutional investors

Methodology

- Portfolio growth
- Capitalize the company with institutional investors, private banks, and individuals

Liquidity

- Maximizing liquidity for shareholders
- Adequately reflect the value of the share
- Implement dividend policy

Objectives

- Consolidate critical mass in the hands of the investing public
- Increase investor pulverization
- Establish a Share Repurchase Fund and market maker

Methodology

- Implement strategies and timelines for a non-deal roadshow
- Planning for a Subsequent Primary and Secondary Offering

ESG

- Set Industry standard of best practices
- Lower environmental impact
- Best Governance and Transparency Practices

Objectives

- Increase independent board members
- Social cohesion pole in shopping centres
- Reduced energy consumption

Measures implemented

- Annual ESG Training
- Links with society
- Installation of solar panels in shopping centers
- EDGE Certifications

Main

We are characterized by the following pillars:

Operational

Having a solid and conservative strategy.

Constant monitoring of shopping centers, ensuring that they operate with the highest efficiency and quality.

We serve middle-income (C/C-, D+) market segments, which translates into stability and predictability in cash flow. No tenant accounts for more than 10% of our revenue, except for Grupo Walmart.

Financial

Our financial approach is based on disciplined and low-risk management. We are committed to strategic acquisitions and solid plans that maximize profitability.

At least 75% of our GLA is rented to tenants with high quality credit, providing long-term security.

Thanks to recent acquisitions and a strategic approach, we have expanded our portfolio to 37 properties with an average occupancy of 94.1%.

ESG

Training of our employees in Human Rights and the Code of Ethics, promoting a corporate culture aligned with our values.

Development of an ESG microsite to strengthen communication and transparency in sustainability matters.

We are in the process of incorporating photovoltaic energy, with a program that includes its installation in most of our shopping centers.

Mall Plaza Lincoln. Monterrey, Nuevo León.

Our Story

1975
Planigrupo was founded in Guadalajara as a construction company.

1978
The first plaza is built for the municipality of Zapopan.

1982
The first Planigrupo plaza is built in Fiesta Arboledas and our partnership with Walmart begins.

1988
Fiesta Camelinas mall is built.

1989
Offices are opened in Mexico City.

1999-2001
14 shopping malls are built with H-E-B anchors and a successful partnership with KIMCO is achieved.

2001-2002
Plaza Real Monterrey and Plaza Bella Anáhuac are built.

2005
Plaza Real Reynosa, Plaza Universidad and Super Plaza las Haciendas are built.

2006
Plaza Real San Luis, La Nogalera, Macroplaza Insurgentes and Plaza Bella Mexiquense are built.

2007
Pabellón Reforma Querétaro, Mérida and Plaza Monumental are built. A successful partnership with Apollo is achieved.

2008
Plaza Bella Valladolid, Río Bravo, Plaza Bella Ramos Arizpe are built. Gran Plaza Cancun and Plaza Palmira are purchased.

2009
Plaza Bella Oaxaca, Plaza Bella San Gaspar, Plaza Bella Huinalá, Plaza Bella Acuña, Plaza Bella La Palma, Macroplaza Los Héroes and Macroplaza Puerto Vallarta are built.

2010

Planigrupo begins its involvement with WALTON St CAPITAL.

2011

Plaza Bella Los Almendros, Macroplaza Estadio and Plaza Bella Frontera are built.

2012

Placement of a Certificate of Development (CKD) program. Paseo Santa Catarina is acquired, and Mall Plaza Lincoln begins to be managed.

2013

Paseo Puebla, Suburbia Santa Catarina and Macroplaza Oaxaca are built. Two portfolios are acquired: one of 9 shopping centers and one of 4 shopping centers.

2014

Macroplaza San Luis and Paseo Alcalde are built. The Ensenada and Los Cabos properties and a portfolio of 9 shopping centers are acquired.

2015

Paseo Hipódromo and Paseo Solidaridad are built.

2016

The initial takeover bid is made on the BMV. Urban Village Garza Sada is built and the remaining 90% of Plaza Bella Ramos Arizpe is acquired.

2017

The properties of Punto San Isidro and Punto Oriente are acquired.

2022

Acquisition of the remaining 95% of the WALPG portfolio which consisted of two properties (Macroplaza Estadio and Plaza Bella Frontera).

Divestment of 9 CKD properties, where Planigrupo had partial ownership via the CKD, thus increasing its stake in 9 properties.

2023

On April 19, 2023, the transaction was concluded whereby Grupo Inmobiliario UPAS, S.A. de C.V., a subsidiary of México, Proyectos y Desarrollos, S.A. de C.V., a subsidiary of Grupo México, S.A.B. de C.V., acquired 95.47% of the outstanding shares of Planigrupo.

2024

The "K8 + Puebla" portfolio is acquired, with which we grew in 9 shopping centers.

Our Tenants

Our portfolio integrates more than **1,200 renowned clients**, both national and international. Some have been trading with Planigrupo for **more than 40 years**.

We offer **807,105 m²** of rentable space, of which **25,000 m²** are managed. We offer the above to self-service stores, financial institutions, laboratories and other medical services, cinemas, department stores, among others.

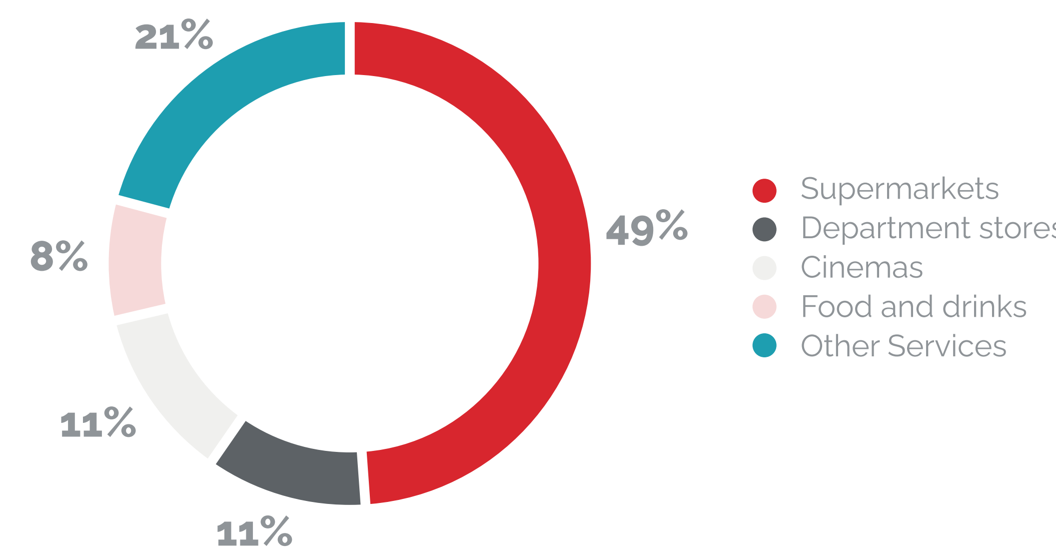
During **2024** we managed to increase the GLA of our portfolio by **35%** or **200,875 m²** due to the acquisition of "K8 + Puebla".

Our greatest interest is in having **healthy** and lasting relationships with tenants, which is why we have worked to strengthen our relationships with anchor tenants such as H-E-B, Walmart, Cinépolis, Cinemex, among others.

Long-term relationships with premium tenants:

The combination of strategic locations, high quality construction of our properties and active relationship management with key tenants has been instrumental in cementing long-term partnerships. Our experience in asset management and working together with tenants since the construction stage have allowed us to strengthen ties with our tenants, with whom we have relationships of more than **30 years**.

This history of collaboration is reflected in our high tenant retention rate. Throughout our **50-year** history, we have maintained 100% retention with our main anchor tenants and, prior to the recent challenges in the market, we reached a 90% rate with the rest of our tenants. As of December 31, 2024, our average occupancy stood at 94.1%, reaffirming the strength and stability of our portfolio.

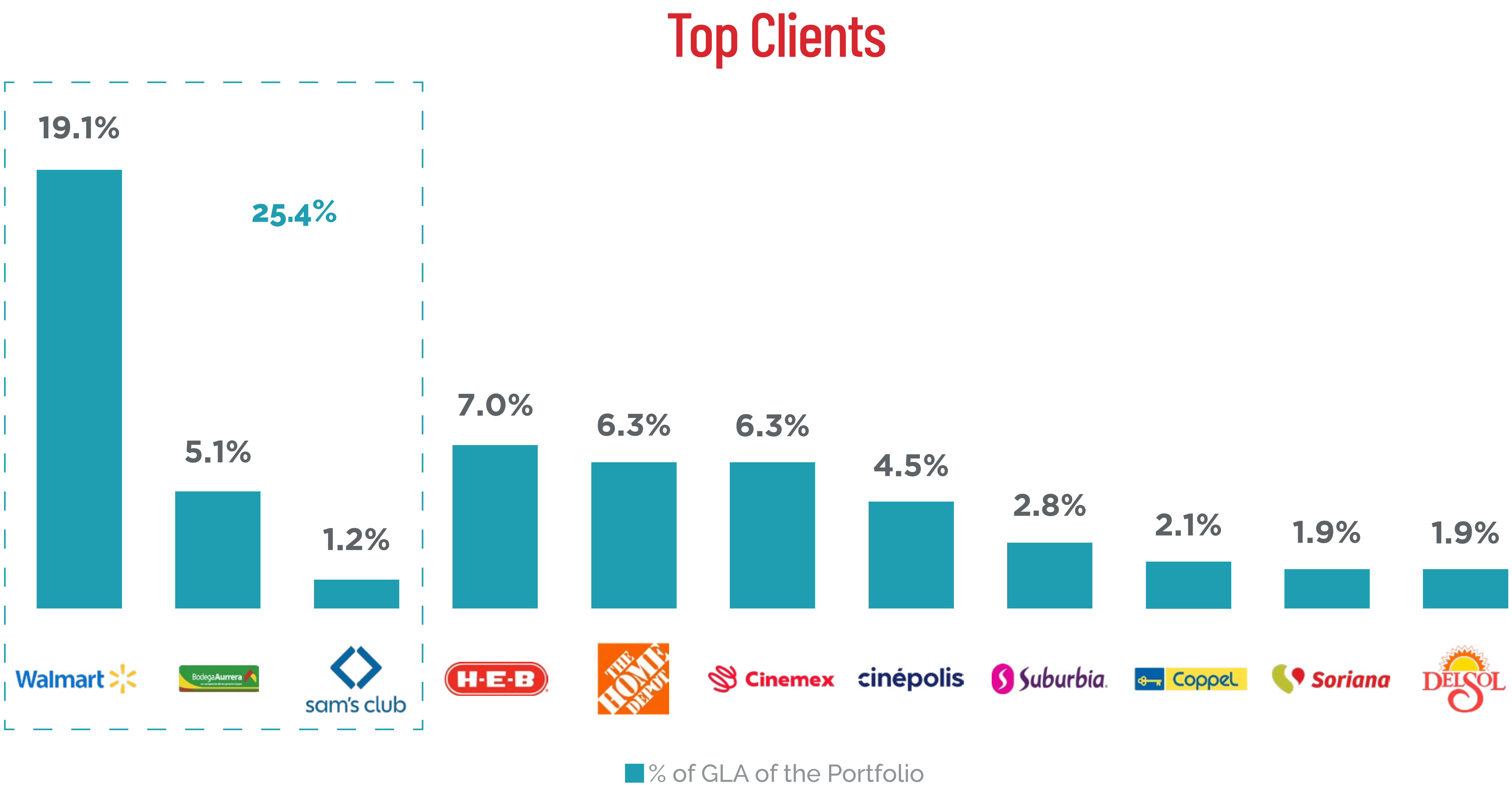


*Excludes common areas, parking lots and others.

Our high credit quality and diversified tenant base results in a stable and predictable cash flow. The retention rate for anchor tenants is 100% and for the rest 85%.

Our main Clients

We have business partnerships between 11 and 41 years with key clients such as Walmart, H-E-B and The Home Depot. Likewise, the percentage of participation of our main clients is shown below:



Our main customers

We serve both public and private sector clients, including well-known multinational chains such as Walmart, H-E-B and BBVA, among others. In addition, our commercial offer incorporates national cinema chains and various services designed to meet the needs of the population in segments C/C- and D+, which represent approximately 70% of the Mexican population.

Our portfolio, comprised of owned and managed properties, is strategically diversified throughout Mexico. Locations in urban areas with high population density and strong growth potential allow us to optimize the exposure of our shopping centers to a market with increasing purchasing power.

Presence and portfolio

As of December 31, 2024, our portfolio includes owned and managed properties. We have more than 2,600 lease agreements, distributed among approximately 1,200 tenants from different sectors.

In terms of owned properties, occupancy reaches 94.1%, consolidating the stability and attractiveness of our commercial spaces. To improve the shopping experience, most of our shopping centers integrate a diversified offer of entertainment, gastronomy and services designed to complement the commercial proposal and strengthen the influx of visitors.

	Northeast	Northwest	Occident	Center	Southeast	Southwest	Total
GLA	346,930 m^2	122,740 m^2	115,933 m^2	113,979 m^2	56,242 m^2	26,414 m^2	782,238 m^2
Power Centers	14	5	6	8	2	1	36

Paseo San Juan. San Juan del Río, Querétaro.

59%	23%	14%	4%
Anchor	Sub-anchor	Other	Pads

*The percentages correspond to the total GLA of our portfolio.

Geographical presence

19 States

36 Owned properties

1 Managed Property

Sonora
Paseo Solidaridad

Chihuahua
Centro Comercial López Mateos
Plaza Monumental

Coahuila
La Nogalera
Plaza Bella Frontera
Plaza Bella Ramos Arizpe
Plaza Real Saltillo

Nuevo León
El Paseo Santa Catarina
Mall Plaza Lincoln
Plaza Bella Anáhuac
Plaza Bella Huinalá
Urban Village Garza Sada

Tamaulipas
Paseo Reforma
Plaza Real Reynosa
Reynosa II

Baja California
Macroplaza del Valle
Macroplaza Insurgentes
Walmart Ensenada

San Luis Potosí
Macroplaza San Luis

Baja California Sur
Walmart San José del Cabo

Querétaro
Paseo San Juan

Nayarit
Lago Real Centro Comercial

Hidalgo
Plaza Universidad
Puerta de Hierro

Jalisco
Ciudadela UV
Paseo Alcalde
Punto Oriente
Punto San Isidro

Michoacán
Macroplaza Estadio

Quintana Roo
Cancún Gran Plaza

Estado de México
Paseo Hipódromo
Plaza Bella Mexiquense
Súper Plaza Las Haciendas

Morelos
Plaza Bugambilia

Puebla
Paseo Puebla

Oaxaca
Macroplaza Oaxaca

Campeche
Palmira Plaza Comercial

Puerta de Hierro. Pachuca, Hidalgo.

Characteristics of our portfolio

Our performance in the last year has shown sustained growth in key indicators, reflecting our strength, commitment and ability to adapt in a dynamic environment:

Average rent:

The average rent of our portfolio (36 owned, excluding the managed one) increased from 185.1 in the fourth quarter of 2023 to 196.7 by the end of 2024. This represented an increase of 6.3%.

Occupancy levels:

The occupancy of our portfolio was 94.1%, which compares to 93.7% at the end of the fourth quarter of 2023. In this regard, we clarify that if we had maintained only the 27 positions we had in our portfolio before the acquisition, occupancy would have closed at 95.7%.

Visitor flow:

During 4Q24, footfall showed an increasing behavior compared to the previous quarter. Considering our own plazas, 27.51 million visitors were registered, which represents an increase of 5.9% and taking into account the same quarter of the previous year, an increase of 1.9% was recorded. This reaffirms the confidence of our visitors in our shopping centers. That said, the influx of visitors in 2024 was 103.2 million visitors, and considering the administered plaza it was 106.5 million visitors.

Our corporate offices

Estado de México: Here you will find the general management, finance, legal, projects and other areas.

Monterrey: Here you can find operations, construction and marketing.

Our results

(1) The results of the positions with controlling and non-controlling participation, which we manage and operate, are included proportionally.

(2) NOI margin and EBITDA, refers to the result expressed as a percentage resulting from dividing the NOI or EBITDA by the total net proceeds of the estimate of uncollectible accounts.

	2024	2023 (1)	Var%
Net Income	1,592,058	1,380,630	15.3%
NOI	1,317,551	1,140,303	15.5%
NOI Margin (2)	82.64%	83.0%	(0.4%)
EBITDA	1,036,649	875,616	18.4%
EBITDA Margin (2)	65.0%	63.7%	1.3%
FFO	346,905	284,932	21.8%
Total debt (millions)	6,642	5,088	30.5%
LTV	33.9%	34.8%	(0.9%)

Punto San Isidro. Zapopan, Jalisco.

Sustainability

03

GRI 2-22, 2-29, 3-1, 3-2, 3-3, 201-2

Punto San Isidro. Zapopan, Jalisco.

Double materiality

Importance of Double Materiality Analysis for Planigrupo

At Planigrupo, we aspire to remain leaders in the development, design, construction, marketing, and management of shopping centers in Mexico. For this reason, we recognize that a double materiality analysis is essential to align our business strategy with sustainable development and the expectations of our stakeholders.

In this regard, during the year we updated our materiality analysis to incorporate not only the impact perspective but also financial materiality. With this, we reaffirm our commitment to responsible management by anticipating key sustainability trends.

What does double materiality imply?

Double materiality encompasses two essential dimensions for comprehensive and strategic decision-making:

Financial materiality

Assesses how risks and opportunities related to environmental, social, and governance matters may affect the company's financial position, economic performance, cash flows, and access to financing. This analysis considers both factors under our direct control and those linked to our key business relationships, such as dependence on natural and human resources.

Impact materiality

Evaluates how our activities affect people, the environment, and society as a whole. This perspective considers both positive and negative impacts, whether actual or potential, and focuses on aspects such as the magnitude, scope, and reversibility of those effects.

Why did we decide to do it?

At Planigrupo, we undertook this exercise to gain a comprehensive view of our environmental, social, and economic impact across the entire value chain. The integration of the double materiality approach into operational management strengthens strategic decision-making and enables the identification of relevant risks within an evolving regulatory and social landscape. It also reinforces our commitment to transparency by clearly and accessibly communicating the results of the analysis to our key stakeholders.

Macroplaza Del Valle. Mexicali, Baja California.

The double materiality process at Planigrupo

In 2024, Planigrupo updated its materiality assessment to more accurately reflect stakeholder expectations and further integrate environmental, social, and governance (ESG) criteria into its corporate strategy. Unlike the previous study conducted in 2022, this new analysis incorporated the double materiality perspective using internationally recognized standards, particularly those set by the Sustainability Accounting Standards Board (SASB) and the Global Reporting Initiative (GRI). This enhanced the methodological rigor and comparability of the results.

As part of the process, the relevant stakeholder groups for the Company were identified and categorized:


Financial institutions

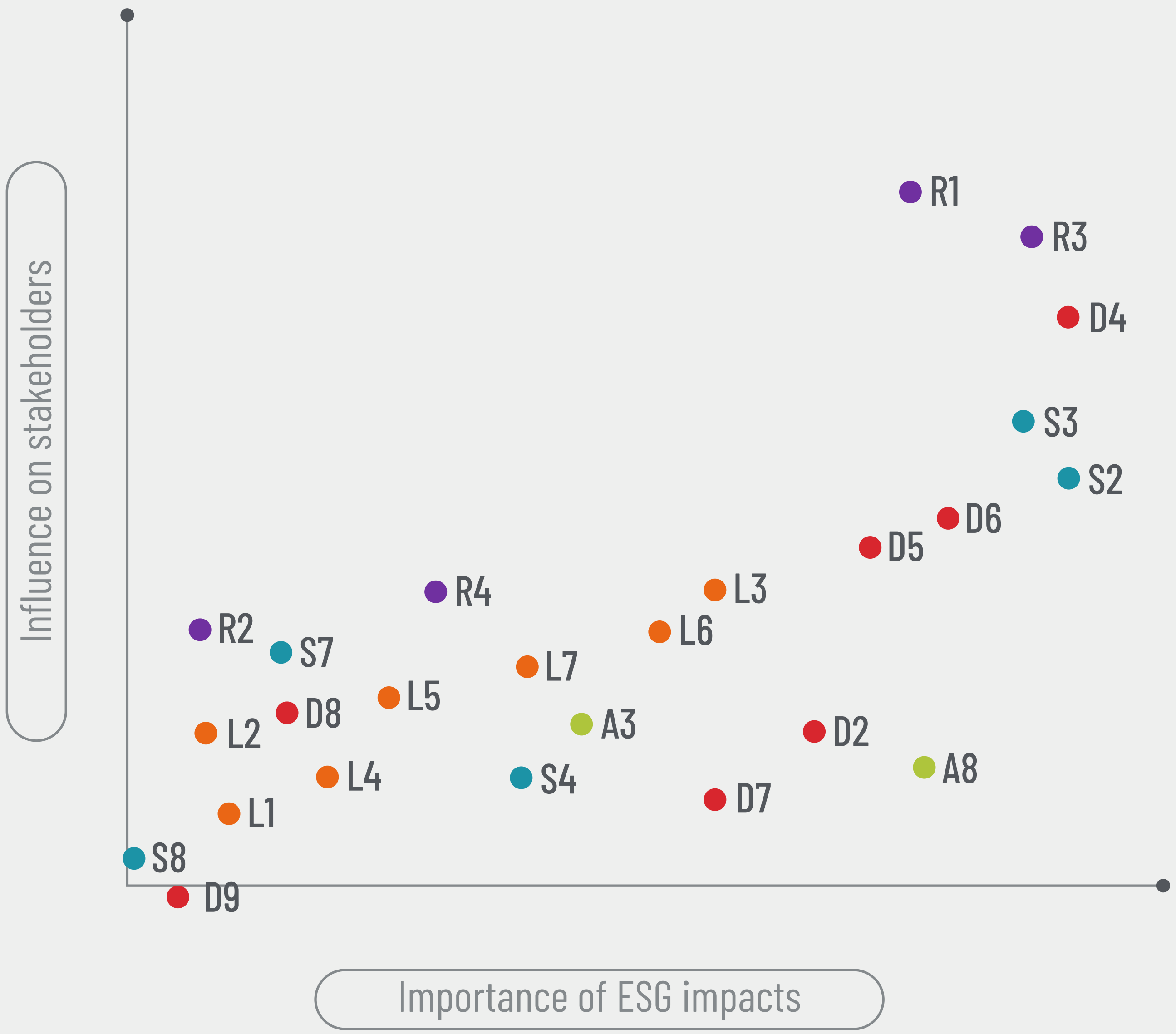

Shareholders


Clients


Suppliers


Employees

Materiality matrix



Material topics:

- **A3** Water and effluent management
- **A8** Compliance with environmental laws and regulations
- **L1** Hiring, recruitment, and employee retention
- **L2** Employer–employee relationship
- **L3** Occupational health and safety
- **L4** Labor training and education
- **L5** Diversity and equal opportunity
- **L6** Equal pay between men and women
- **L7** Assessment of labor practices of suppliers
- **D2** Anti-discrimination practices
- **D4** Child labor prevention
- **D5** Forced labor prevention
- **D7** Respect for the rights of indigenous peoples
- **D8** Supplier evaluation based on human rights
- **D9** Human rights grievance mechanisms
- **S2** Anti-corruption policies and procedures
- **S3** Code of Ethics
- **S4** Corporate governance
- **S7** Compliance with social laws and regulations
- **S8** Assessment of suppliers' social impact
- **R1** Tenant health and safety
- **R2** Real estate and infrastructure information and marketing
- **R3** Customer privacy
- **R4** Socially and environmentally responsible properties and infrastructure

The materiality analysis was developed based on two main axes: the collection of information derived from applied surveys and a contextual analysis of the sector. This combination enabled the identification of the Company's sustainability impact and the effect its operations may have on the environment.

Priority material topics

The findings from the materiality assessments are integrated transversally into the decision-making processes, strengthening the connection between sustainability, operational planning, and governance mechanisms. This integration enables a more strategic and long-term oriented management.

The topics were prioritized based on their impact and relevance to our stakeholders and the company. The result identified six material topics, whose performance and key results we present throughout this report.

1. Climate change and environmental compliance
2. Health, safety and best labor practices
3. Health and safety of tenants
4. Ethics and corporate governance
5. Client privacy and social compliance
6. Community development

Ciudadela Urban Village. Zapopan, Jalisco.

Impact on Planigrupo's priority material topics

Climate change and environmental Compliance

We drive concrete actions to improve energy efficiency, reduce our carbon footprint, and comply with applicable environmental regulations. This is aimed at mitigating risks related to climate change and strengthening the resilience of our assets.

Ethics and corporate governance

We promote an organizational culture based on integrity, supported by a transparent governance structure, regulatory compliance, and the adoption of ethical practices at all levels of the company.

Health, safety, and best labor practices

We foster the well-being of our employees through safe work environments, ongoing training programs, and strict compliance with labor standards. Human talent is a key pillar in the operation of our shopping centers.

Customer privacy and social compliance

We safeguard tenant and visitor information through strict data protection policies, while promoting compliance with social standards focused on inclusion, equity, and collective well-being.

Tenant health and safety

We maintain high health and safety standards for our tenants, which allows us to build solid, lasting business relationships based on trust, generating shared value and comprehensive well-being for all our key stakeholders.

Community development

We implement programs that strengthen the social fabric in the communities where we operate. These initiatives include cultural activities, educational programs, recreational spaces, and actions aimed at priority groups such as senior citizens. Through these efforts, we generate positive impacts that contribute to the long-term sustainability of our developments.


Paseo Hipódromo. Naucalpan, Estado de México.

Our strategy

Building a sustainable future: Our Vision

At Planigrupo, sustainability is not merely a commitment, it is the driving force behind every one of our decisions. We envision a future where economic growth and social and environmental responsibility converge to create more efficient, safe, and innovative spaces that generate value for our clients, employees, and communities.

Our sustainability strategy is built on three fundamental pillars that guide our actions and define our contribution to sustainable development:

ENVIRONMENTAL CULTURE

SAFE ENVIRONMENTAL

RESPONSIBLE MANAGENMENT

Schematically integrating the Sustainable Development Goals (SDGs), we depict the strategy as follows:

ENVIRONMENTAL CULTURE

Objective: Reduce our environmental footprint through efficient management of natural resources and strict compliance with applicable regulations.

Clean and efficient energy: We implement technologies such as photovoltaic energy that reduce our energy consumption and promote the use of renewable sources.

Responsible water use: We optimize the use of water resources and promote reuse systems in our operations.

Zero waste: We encourage waste valorization through recycling strategies.

SAFE ENVIRONMENT

Objective: Create safe, equitable, and motivating work environments for our employees, as well as ensure resilient spaces for tenants and visitors.

Sustainable design: We use materials that promote well-being and operational efficiency.

Tenant safety: We maintain prevention protocols and quality standards that guarantee safe spaces.

Inclusive work environments: We promote practices that foster diversity, equity, and the well-being of our talent.

RESPONSIBLE MANAGEMENT

Objective: Consolidate a culture based on integrity, regulatory compliance, and the protection of the rights and information of our stakeholders.

Strong corporate governance: We maintain transparent processes and responsible governance structures.

Cybersecurity and privacy: We invest in systems that protect the data and interests of our clients and partners.

Sustainability training: We educate our value chain in responsible and sustainable practices.

Our strategy is designed to generate real and lasting impact, with the firm conviction that a better tomorrow begins with the decisions we make today. At Planigrupo, we are committed to leading change. Together, we make a difference.

Our contribution to the sustainable development goals (SDGs)

At Planigrupo, we recognize the relevance of the SDGs as a guide to promote the sustainable growth of our projects. In this regard, the SDGs we prioritize in which Planigrupo contributes in a significant way are the following:

SDGs	GOALS	MEASURES
1 NO POVERTY	1.3 1.4	Integration of people with low incomes in commercial activities to strengthen vulnerable communities. Courses and workshops at no cost in shopping centers, aimed at people with limited resources.
3 GOOD HEALTH AND WELL-BEING	3.8 3.9 3.c	Compliance with sanitary regulations for employees and tenants. Vaccination days, eye exams with corrective lenses, general studies, and provision of orthopedic appliances. Medical studies and permanent collections of bottle caps to finance chemotherapy therapies for low-income families. Conferences on hygiene and initiatives to promote sports.
4 QUALITY EDUCATION	4.3 4.4 4.7	Investment in training to promote growth and professional development. Creation of spaces with internet access and delivery of school packages to those without sufficient resources.
5 GENDER EQUALITY	5.1 5.5	Spaces for legal advice, psychological support, and medical care. Conferences and medical treatments focused on the detection and care of breast cancer. Initiatives aimed at empowerment and autonomy. Collaboration with public institutions (State Governments, DIF, Ministry of Health) and private entities (such as Unidas Contigo) to strengthen the social impact.
6 CLEAN WATER AND SANITATION	6.2 6.3 6.4	Installation of signage in shopping center restrooms to promote reduced water consumption. Photographic exhibitions focused on the importance of maintaining clean water. Workshops and awareness activities on water care, coordinated with the General Directorate of Ecology, CONAGUA, and the Government of Quintana Roo, and the civil association Centinelas del Agua.
7 AFFORDABLE AND CLEAN ENERGY	7.2 7.3	Integration of solar energy systems in commercial centers to reduce energy consumption from fossil sources. Use of LED lighting or other technologies aimed at improving energy efficiency. Design or renovation of buildings aimed at reducing the environmental footprint.

SDGs	GOALS	MEASURES
8 DECENT WORK AND ECONOMIC GROWTH	8.2 8.5 8.7	We generate employment throughout the life cycle of our shopping centers, from construction to operation. We promote professional development and uphold labor rights. Our initiatives include job fairs, business consulting services, and events supporting independent entrepreneurs. We also organize expos that provide guidance and information on INFONAVIT credit options.
9 INDUSTRY, INNOVATION AND INFRASTRUCTURE	9.1 9.4	Our design and construction processes incorporate environmentally friendly materials. We implement systems that optimize water and energy use. Additionally, we install photovoltaic systems across multiple properties to strengthen our commitment to sustainable operations.
10 REDUCED INEQUALITIES	10.2	We ensure equitable salary distribution and promote the inclusion of underserved groups within our value chain. Our compliance mechanisms prevent tax evasion and support sustainable development projects. During International Disability Month, we offer activities such as sign language and Braille workshops. We also host job fairs targeting individuals with physical disabilities and neurodivergent conditions.
11 SUSTAINABLE CITIES AND COMMUNITIES	11.3 11.7	We design shopping centers that emphasize sustainable mobility, energy efficiency, and integration into urban environments. Our architectural and operational practices seek to minimize environmental impact. We actively participate in initiatives like "Bancos de Tapitas," which support both environmental and social causes.
13 CLIMATE ACTION	13.2 13.3	Through construction projects, we aim to reduce carbon emissions via efficient energy use and proper waste management. We've deployed machines for collecting PET plastics and bottle caps to encourage recycling and lower CO_2 emissions. Additionally, we offer workshops to raise awareness on minimizing single-use plastic consumption and promoting recycling habits.
16 PEACE, JUSTICE AND STRONG INSTITUTIONS	16.3 16.5 16.6 16.b	We have established safe spaces called "Punto Naranja," where women facing domestic violence can access legal and psychological support. Our practices uphold human rights and seek to prevent violence against vulnerable groups. We reinforce our code of ethics and cultivate anti-corruption standards to build organizational trust. We also collaborate with the Government of Nuevo León and the State Institute for Women to develop initiatives promoting gender equality and protection.
17 PARTNERSHIPS FOR THE GOALS	17.5 17.16 17.17	We forge strategic alliances with government entities, NGOs, and international organizations to advance social and sustainability efforts. We integrate the SDGs into our corporate strategy and culture, supported by active involvement from our leadership team. Our goal is to encourage investments that align with SDG principles and foster cooperation among public, private, and civil society sectors.

Punto Oriente. Guadalajara, Jalisco.

Environmental

03

GRI 302-1, 303-3, 305-1, 305-2, 305-3, 306-3

Emissions management

GRI 305-1, 305-2, 305-3, 305-4
TCFD Metrics y objectives

We assess our greenhouse gas (GHG) emissions using a collection methodology based on the guidelines of the GHG Protocol and the ICMM guidance on Scope 3 Accounting and Reporting.

The emissions generated directly by our activities come mainly from the consumption of fossil fuels used in fixed and mobile sources, as well as from the use of electricity in our facilities.

In addition, we estimate emissions linked to our value chain, including those derived from the acquisition of goods and services, the production of fossil fuels, the transmission and distribution of electricity, waste management, business travel, employee commuting, and emissions associated with leased assets downstream.

To calculate our direct (Scope 1) and indirect (Scope 2) emissions, we use emission factors and activity data supported by verifiable and traceable sources.

Urban Village Garza Sada. Monterrey, Nuevo León.

Scope 1

164 tCO_2e

- Fuel consumption

Scope 2

4,607 tCO_2e

- Electricity consumption

Scope 3

16,938 tCO_2e

- Capital goods
- Fuels and energy (not included in scope 1 or 2)
- Waste generated during operations
- Work-related travel
- Employee commuting

Breakdown by Scope

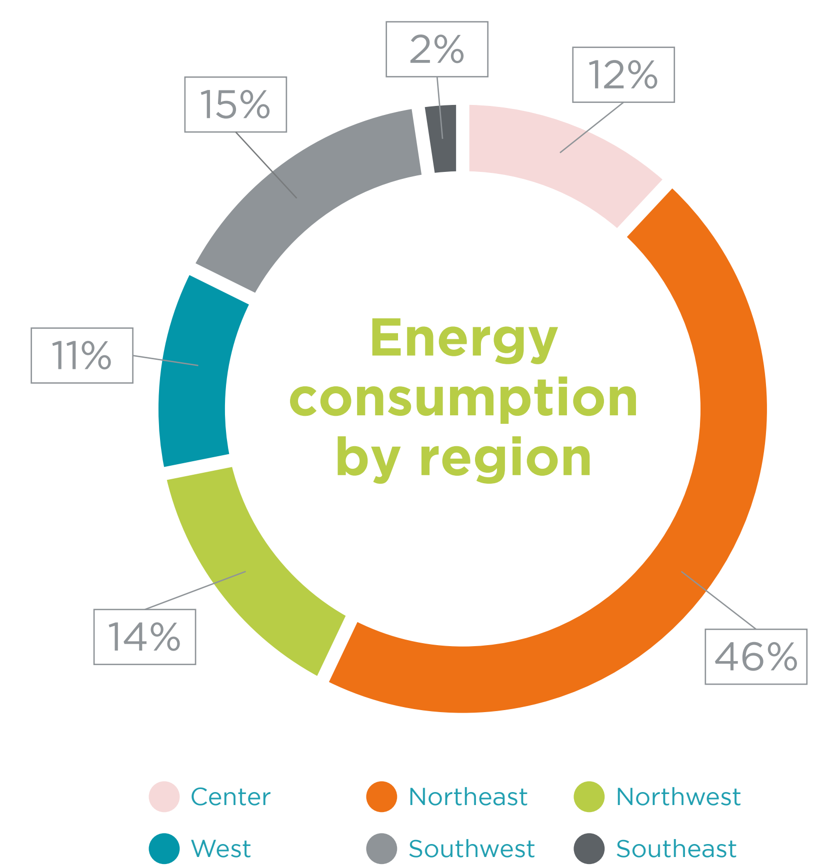
Scope 1

Planigrupo's direct emissions amounted to 164 tons of CO_2 equivalent, mainly as a result of the use of natural gas in our operations, followed by the consumption of diesel and gasoline in mobile sources and auxiliary equipment. This record allows us to maintain precise control over our internal sources of emissions and continue to strengthen our operational efficiency strategies.

Scope 2

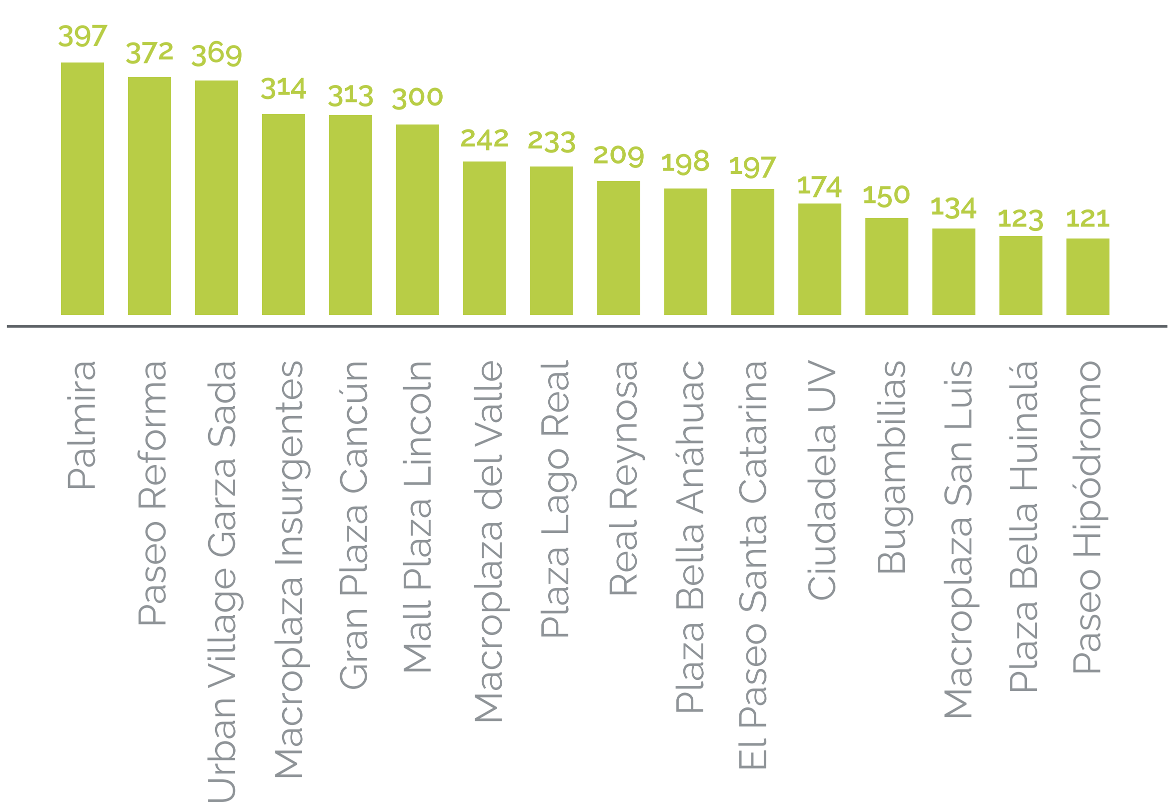
Electricity consumption in our operations, under Scope 2, is concentrated in the Northeast region, which accounts for 46% of the total. This behavior is consistent with GLA's concentration, as it has more than 346,000 m2 distributed across 14 shopping malls. This alignment reaffirms the direct relationship between operational size and energy demand and guides our actions toward more efficient consumption management in key regions.

Fuentes	Emissions tCO_2e
Diesel	15
Natural Gas	148
Gasoline	1
Total Scope 1 Direct Emissions	**164**

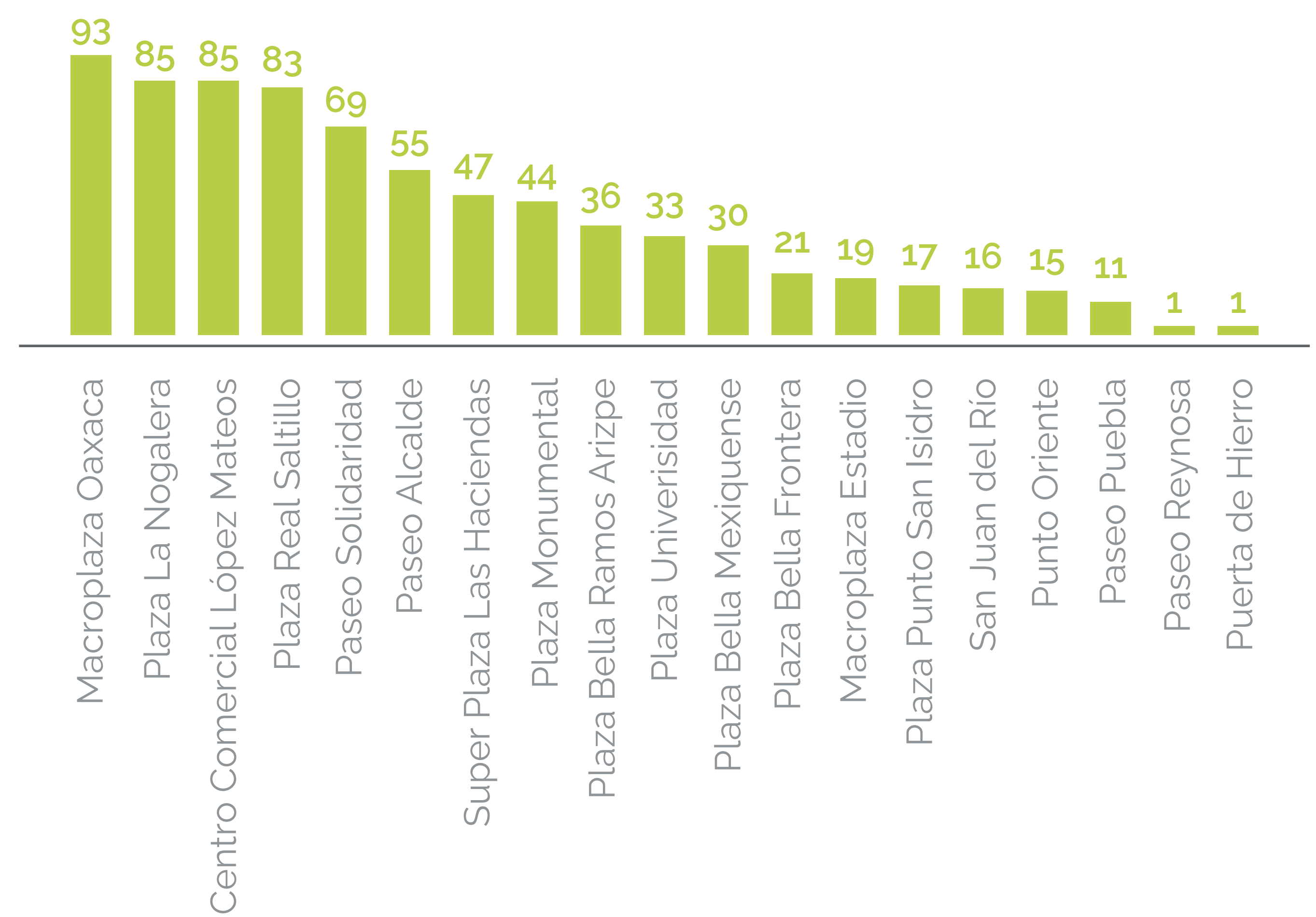


Mall Plaza Lincoln. Monterrey, Nuevo León.

Properties with emissions greater than 100 tCO_2e



Properties with emissions below 100 tCO_2e



*The portfolio includes two stand-alone entities that report their emissions in their own reports.

Scope 3

During 2024, indirect emissions associated with Scope 3 totaled 16,938 tons of CO_2, derived from sources linked to our value chain. The main contribution came from capital goods, with 13,700 tCO_2e, reflecting investments in infrastructure and equipment. This was followed by emissions associated with the use of fuels and energy not included in Scopes 1 or 2, with 1,203 tCO_2e, as well as waste generated in operations, with 1,782 tCO_2e. Other sources included businesstrips (15 tCO_2e) and employee commuting (238 tCO_2e), which together accounted for a smaller proportion of the total.

Category	Emissions tCO_2e
Capital goods	13,700
Fuel- and energy-related activities (not included in Scope 1 or 2)	1,203
Waste generated in operations	1,782
Business travel	15
Employee commuting	238
Total Scope 3 indirect emissions	**16,938**

Plaza Universidad. Mineral Reforma, Hidalgo.

Water footprint

Total water extraction in our operations amounted to 282,033 m^3 in 2024, of which 267,071 m^3 came from municipal sources and 14,962 m^3 was supplied by tanker trucks. At Planigrupo, we maintain an ongoing commitment to efficient water use. We also have wastewater treatment plants at some of our shopping centers, which allows us to strengthen our reuse efforts and reduce pressure on water sources.

Waste management

During the year, we managed a total of 3,805.89 tons of waste not destined for disposal. Of this volume, 3,428.61 tons were sent to controlled confinement, 211.90 tons were recycled, and 165.37 tons were sent for composting. These figures reflect the efforts implemented at our properties to promote waste recovery, reduce environmental impact, and foster a more circular culture among our tenants, employees, and users.

Water withdrawal (m^3)	
Municipal	267,071
Water pipes	14,962
Extraction	-
Total	**282,033**

Non-disposal waste (Tons)	
Containment	3,428.61
Recycling	211.90
Composting	165.37
Total	**3,805.89**

Plaza Bella Anáhuac. Escobedo, Nuevo León.

Transition strategy toward the net zero emissions target

At Planigrupo, we consider the energy transition not only as a strategic choice, but as a fundamental pillar for ensuring our long-term profitability and generating value for our stakeholders. Over the last few years, we have evaluated various transition scenarios, always in compliance with current regulations.

Despite the challenges involved, we have designed a roadmap that prioritizes efficiency, sustainability, and our corporate social responsibility:

- Certification of some of our properties
- Energy efficiency
- Investment in renewable energy
- Reducing our CO_2 emissions

Punto San Isidro. Zapopan, Jalisco.

Social

05

GRI 2-7, 2-26, 2-28, 401-2, 404-1, 405-1, 413-1

Employees

Our employees are our most important asset. Thanks to their dedication and hard work, we achieve our objectives and meet our goals. Therefore, we are committed to providing them with a safe working environment, paying them in accordance with market rates, offering them benefits beyond those required by law, providing them with training opportunities, and giving them everything they need to feel appreciated and rewarded for their work. Furthermore, we value their contribution to the company's success and seek to recognize their efforts on an ongoing basis.

As of December 31, 2024, Planigrupo's team consisted of 282 full-time employees (146 women and 136 men).

Distribution by age range and gender

18 - 29 years
30 people

30 - 49 years
98 people

+ 50 years
18 people

146 **136**

Total: 282

18 - 29 years
23 people

30 - 49 years
97 people

+ 50 years
16 people

Estado de México Headquarters		Monterrey Headquarters		Plazas	
45%	55%	62.5%	37.5%	46.6%	54.4%
19	23	65	39	62	74
Total: 42		Total: 104		Total: 136	

Distribution by type of position

	Women	Men	Total
Directorate	20% 1	80% 4	Total: 5
Sub-directorate	56% 14	44% 11	Total: 25
Management	44% 37	56% 48	Total: 85
Administrative / Operations Staff	56% 94	44% 73	Total: 167
New Recruits	49% 88	51% 92	Total: 180
Staff in governing bodies of the organization	25% 3	75% 9	Total: 12

16 Women on STEM Positions*

* STEM Women is a community that promotes women involvement in the fields of science, technology, engineering, and mathematics.

Development of our employees

At Planigrupo, we are firmly committed to the personal and professional development of our employees as an integral part of our organizational strategy. We promote their growth through initiatives aligned with the company's strategic objectives, thus encouraging their contribution to the achievement of our corporate goals.

Training Programs

- **Human Rights**
- **Code of Ethics and Conduct**
- **Anticorruption and Conflicts of Interest**
- **Security**
- **Compliance**

In 2024, the total number of training hours was 3,699, while the average number of training hours per employee was 13.

Performance evaluations

Number of training hours		
Women	Men	Total
2,688	1,011	3,699

We also promote the professional growth of our team through annual performance evaluations. These evaluations are based on strategic objectives established by the company and are supported by metrics and indicators specifically designed to strengthen our continuous improvement process.

Through this practice, our employees reflect on their performance and evaluate key competencies such as communication, teamwork, and results orientation, among others. In this way, we seek to recognize and promote the potential of each employee.

This evaluation is managed through the SuccessFactors platform and represents a fundamental tool for individual development and alignment of talent with organizational objectives.

Benefits and compensations for our employees	
Year-end bonus	30 days
Grocery vouchers	7% legal cap
Vacation days	In accordance with the law
Vacation bonus	50%
Profit sharing	Based on results
Major medical expenses insurance	Employee: No cost
Life insurance	12 months (natural) / 24 months (accidental)
Personal loan Up to 1 month's salary	Up to 1 month's salary

Health and safety of our tenants and employees

The safety, health and well-being of people are a priority for Planigrupo both inside and outside our shopping centers. Therefore, we provide a safe and healthy work environment for our employees, tenants and suppliers. We achieve this by promoting a prevention culture, identifying hazards, minimizing risks, developing competencies and continuously improving our health and safety management systems.

We have implemented several mechanisms for the continuous improvement of our safety performance, such as communication channels to facilitate our employees to report unsafe or hazardous conditions in their workplace, observation programs, and audit days.

For a better understanding of the evaluation mechanisms of our safety and health strategy in the three divisions, we integrate the following categories:

- Communication and outreach channels: tools aimed at receiving reports and sharing key messages related to safety and health.
- Monitoring and control actions: activities and bodies aimed at continuously assessing working conditions.

El Paseo Santa Catarina. Santa Catarina, Nuevo León.

Complaints Channel

We reaffirm our commitment to respect and recognize the human rights of each of our employees, customers and suppliers. This principle guides our actions and is reinforced by our corporate values and the application of specific policies that guarantee adequate working conditions for our team and fair contractual relationships throughout our value chain.

As part of Grupo Mexico Infraestructura, we align ourselves with the best corporate practices, having an exclusive channel for internal complaints through
https://gmi.lineadedenuncia.net/

E-mail: gmi@lineadedenuncia.net
Teléfono: 800 108 8869
WhatsApp: 55 6538 5504

This communication mechanism, aimed at workplaces, facilitates the reporting of illegal practices or conduct contrary to business ethics.

Partnerships

At Planigrupo, we recognize the importance of collaborating with organizations that generate a positive impact on society. For this reason, we strengthen strategic alliances with institutions that share our values and social commitment, actively contributing to the well-being of the communities in which we operate. Through these initiatives, we promote concrete actions in health, environment and social development, reaffirming our role as an agent of change.

Social Contribution Initiatives

We supported medical care and high-quality rehabilitation for children at the CRIT Coahuila Teletón, participating as a sponsor.

In collaboration with Banco de Tapitas, plastic bottle caps were collected, which helped donate chemotherapy doses.

In partnership with AIEn, a total of 17,029 kg of plastic was collected in 2024 — equivalent to 544,928 recycled plastic bottles and 29,630 kg of CO_2 emissions avoided.

Alongside the State Institute for the Elderly (IEPAM in spanish) and various government agencies of Nuevo León, we participated in Expo for the Elderly, providing medical assistance, free orthopedic devices, legal advice, cultural spaces, and INAPAM card processing, among other services.

The Expo for the Elderly, organized with IEPAM and various governmental entities, offered procedures for the INAPAM card, cultural activities, health services, employment and entrepreneurship opportunities for older adults in our plazas in Nuevo León.

In addition, in 2024, we carried out various activities within our shopping centers. We highlight the following:

- Events commemorating the International Day of Persons with Disabilities
- Breast cancer prevention campaigns
- Nutritional campaigns and physiotherapy assistance with Vizcaya University
- Vaccination campaigns
- Diabetes, obesity and hypertension detection programs carried out by health institutions such as the Red Cross, the Ministry of Health and DIF

- Expo for the Elderly
- Entrepreneurial Fair
- AFORE Expo
- INFONAVIT Fair
- Chess Tournaments
- Stella Maris Taekwondo Cup
- Family Sports Race

- IEEA Counseling
- Educational offerings with high schools and universities
- Empowerment courses given by the Women's Institute
- First aid courses given by the Red Cross

- Child protection campaigns with UNICEF and Save the Children
- Animal protection fairs and campaigns (pet adoption)
- Tree donation campaign
- Human rights conferences given by IMES
- Activities promoting the inclusion of indigenous cultures

Urban Village. Garza Sada, Monterrey, Nuevo León.

Corporate Governance

06

GRI 2-9, 2-11, 2-12, 2-13, 2-15, 2-17, 2-18, 2-25, 205-2, 205-3, 405-1

Corporate structure

Francisco Manuel Zinser González
President

Responsible for the Infrastructure Division at Grupo México since 2019, overseeing Oil, Energy, Construction, Engineering, Highways, Fuels, and Real Estate, with 13 years at the company, he stood out in the construction of the 'La Caridad' plants and was Deputy Director of Industrial Minera México. He worked at The Boston Consulting Group and Accenture. He holds an Industrial Engineering degree from Universidad Anáhuac and an MBA from Harvard University, both of which he graduated with honors.

Ricardo Arce Castellanos
Chief Executive Officer

He holds an Industrial Engineer degree with Honorable Mention from Universidad La Salle and an MBA from IPADE, where he graduated with the "Ingenio y Constancia" award. He has accumulated 18 years with Grupo México, occupying diverse roles such as General Director of Compañía Perforadora México and Corporate Director of New Business Development, where he spearheaded the creation of the Infrastructure Division. Additionally, he served as Co-Chief Executive Officer of Cinemex, overseeing its strategic expansion into the U.S. market. Prior to joining Grupo México, he held a consultancy position at A.T. Kearney for over nine years, ultimately attaining the role of Director in the Mexico City office, with a specialization in Strategy.

Julio Ricaud Garza
Chief Operating Officer

Prior to his appointment at Planigrupo, he was Director of New Business at Grupo México Infraestructura, where he was responsible for new investment projects within the Division's various business areas. With 14 years of experience at Grupo México, Julio has significantly contributed to the development of both new projects and existing businesses, as well as to the creation of new business lines within the Division. Julio is an Industrial Engineer from Universidad Iberoamericana and has participated in various courses and programs to complement his training.

Fernando Villarreal
Chief Financial Officer

Before joining Planigrupo, he had a 36-year career at Grupo FEMSA, where he served as Director of Financial Services and Chief Financial Officer at Coca-Cola FEMSA in Colombia for over 8 years. He also held the position of Corporate Controller at Coca-Cola FEMSA, where he led and sponsored the Diversity and Inclusion Network.

José Ignacio Moreno
General Counsel

He has served as General Counsel at Planigrupo since 2018. He is a Law graduate from Instituto Tecnológico Autónomo de México (ITAM) and holds a Master of Laws from Georgetown University Law Center. He also holds a specialization in Senior Business Management from IPADE. From January 2014 to February 2018, he was General Counsel at Medica Sur, S.A.B. de C.V. Throughout his career, he has worked at various law firms such as Creel, García-Cuéllar Müggenburg, S.C. y Mijares, Angoitia, Cortés y Fuentes, S.C. He has participated in multiple financing, partnership, development, and construction operations for real estate projects.

Carla Rangel
Construction Director

She is Director of Construction and Project Management in the Real Estate Division at Grupo México. With over 18 years of experience in project development and management, she specializes in shopping centers, design, and construction. Carla is an architect from Instituto Tecnológico de Estudios Superiores de Monterrey and holds a master's degree in construction management from Universidad Autónoma de Nuevo León, as well as a certification in Business Process Professional (CBPP).

Adrián Araujo
Investor Relations

He is a specialist in corporate finance, management, negotiation, and execution of investment projects. At Planigrupo, he oversees investor relations, in addition to handling real estate investments. He holds a degree in Economics from Universidad Iberoamericana, a diploma in Real Estate Project Valuation from Instituto Tecnológico Autónomo de México (ITAM), and a master's degree in finance from EGADE Business School.

Our board of directors

Francisco Manuel Zinser González
39 years old / Chairman of the Board

Experience: Responsible for the Infrastructure Division, including the Oil, Energy, Construction, Engineering, Highways, Fuels, and Real Estate business lines. He has 13 years of experience at Grupo México.

Ricardo Arce Castellanos
51 years old / Proprietary Board Member

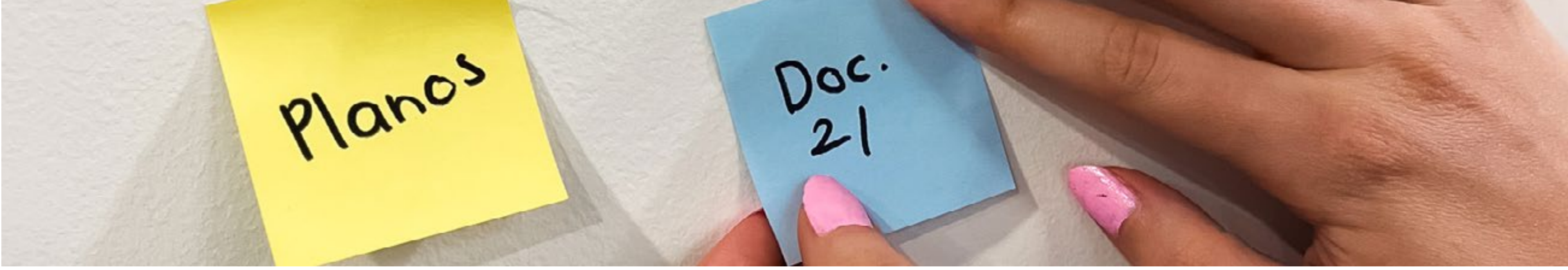
Experience: Responsible for the operation of all companies within Grupo México Infraestructura. Additionally, he serves as Chief Executive Officer of Compañía Perforadora México, Planigrupo, México Compañía Constructora, and Grupo México Servicios de Ingeniería, and leads the Company's New Business division.

Mario Fernando Chávez Galas
49 years old / Proprietary Board Member

Experience: Responsible for the administrative areas of the Infrastructure Division, including Finance, Human Resources, Procurement, Information Technology, Controllership, Community Development, and Internal Control.

Julio Ricaud Garza
39 years old / Proprietary Board Member

Experience: Currently Chief Operating Officer at Planigrupo, with relevant experience in new business development. In his 14 years at the company, he has significantly contributed to investment projects and the creation of new business lines.



Our board of directors

Manuel Romano Mijares
Independent Director

Experience: He has advised clients on mergers and acquisitions (M&A), including cross-border transactions, joint ventures, and strategic alliances. He provides services across a wide range of industries, including automotive, apparel, and financial sectors.

José Mauricio Castilla Martínez
Independent Director

Experience: Focused primarily on M&A with an emphasis on corporate governance, joint ventures, and strategic alliances, as well as capital raising and capital markets. He advises public and private companies across different industries.

Yair Kershenovich Tavel
Independent Director

Experience: Specializes in auditing, tax advisory, financial advisory, and accounting. Member of the Fiscal Development Committee 2 of the College of Accountants of Mexico since April 2014, member of the International Fiscal Association since April 2014, and member of the Young IFA Network since July 2014.

Javier Raymundo Gómez Aguilar
Secretary (Non-member)

Experience: Responsible for the Legal area and Compliance Officer for the Infrastructure Division of Grupo México. He is a member of ANADE and the Editorial Board of Petróleo y Energía magazine. With over 17 years at Grupo México, he has served as General Counsel of Southern Copper Corporation and held executive roles at CAMIMEX.

Committees

Audit and Corporate Practices Committee

Chairman:
Manuel Romano Mijares

Member:
José Mauricio Castilla Martínez

Member:
Yair Kershenovich Tavel

Executive Investment and ESG Committee

Monthly meetings

CEO:
Ricardo Arce Castellanos

CFO:
Fernando Villareal

Construction Director:
Carla Rangel

Permits and Administrative Procedures Deputy Director:
Mónica Cerda

Investor Relations:
Adrián Araujo

Chief Operating Officer:
Julio Ricaud Garza

Compensation Committee

Annual meetings

Chairman:
Francisco Manuel Zinser González

Member:
Ricardo Arce Castellanos

Member:
Mario Fernando Chávez Galas

Governance

At Planigrupo, we prioritize maintaining the highest Corporate Governance standards to ensure the alignment of interests among all our stakeholder groups. With this approach, we aim to create sustainable value for all our stakeholders through our business operations.

Our goal is to achieve exemplary Corporate Governance standards by prioritizing values such as transparency, accountability, performance, and information disclosure. Effective corporate governance is essential for us, as it serves as the foundation of our integrity and protects our stakeholders over the long term. We are committed to maintaining strong governance through transparent, representative practices based on best-in-class standards, as well as through effective conflict of interest resolution and proper information management in decision-making processes.

As part of the process to raise awareness and strengthen Corporate Governance, in 2024 we conducted training sessions for Board Members and Executives on ESG-related topics.

Governance

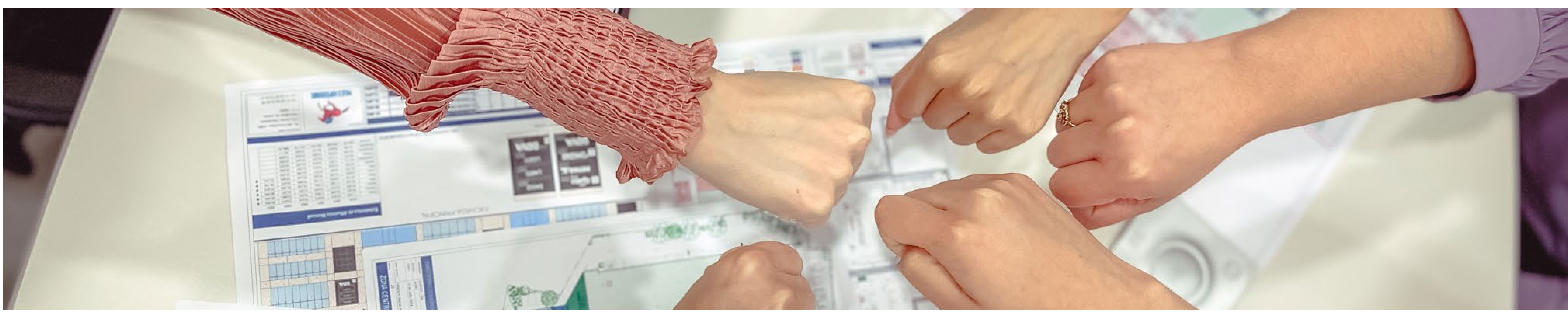
KPIs	Target	Result
Number and % of independent Board Members.	3	3
Number and % of Board Members who received training during the year.	7	7
Attendance rate of Board Members.	100%	100%

Note: The data in the table corresponds to the year 2024.

Our Corporate Governance is specifically focused on:

- Improving interaction between the Board of Directors, Committees, and Management.
- Mitigating any potential conflict of interest.
- Making decisions that maximize the Company's value.
- Promoting a disciplined reporting and follow-up culture.
- Being fully transparent in operations.
- Full disclosure of transactions in appropriate financial reports.

Solid Corporate Governance structures and practices are aligned with industry standards. Eventually, we also aim to monitor the percentage of operations assessed for ESG-related risks.



Conflicts of interest

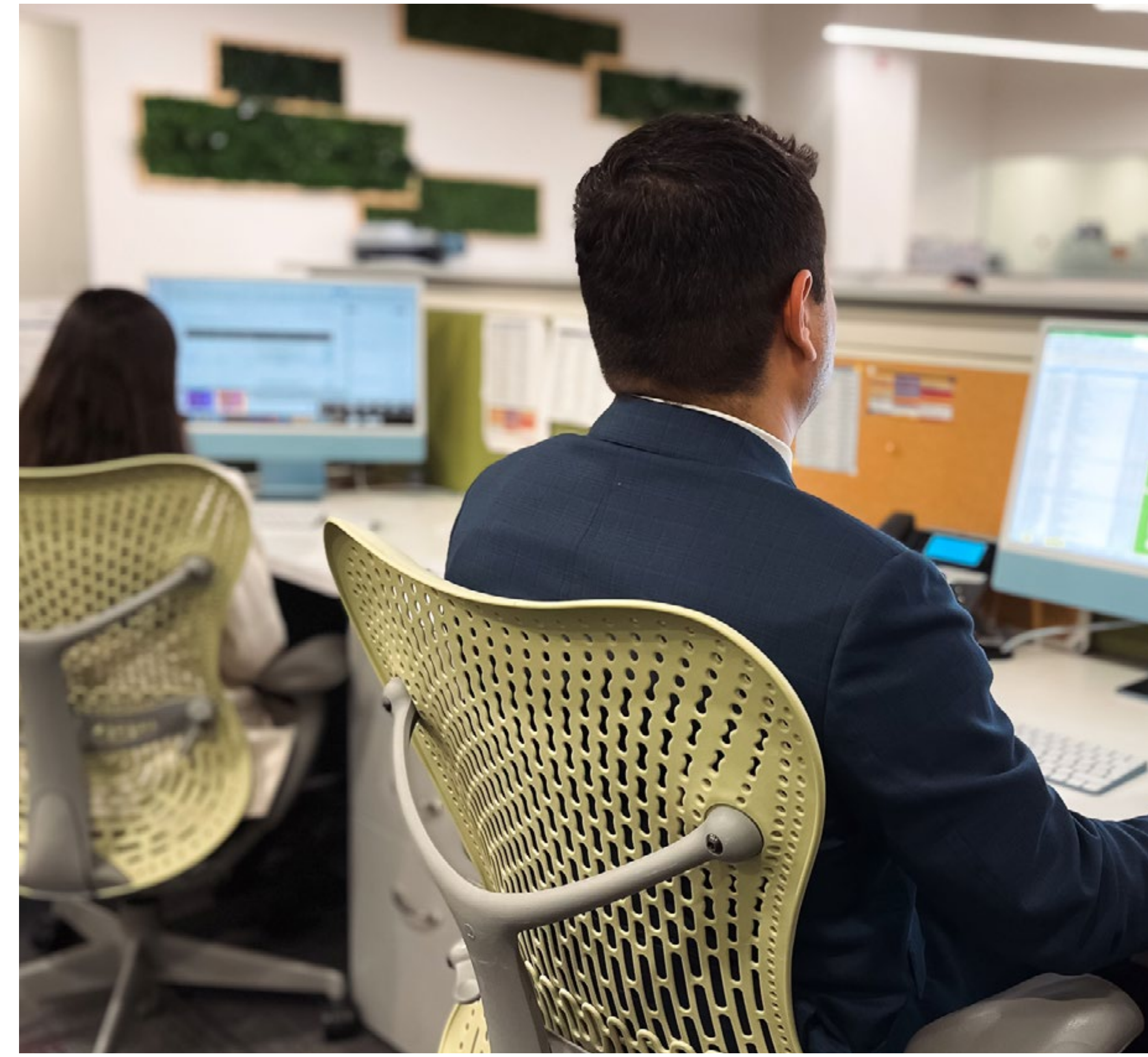
Corporate practices are governed by the guidelines established in the Securities Market Law. Independent Board Members, along with their alternates, are appointed based on their experience, skills, and professional reputation, ensuring they can fulfill their responsibilities without conflicts of interest. It is essential that their personal, financial, or family interests do not prevail over those of the Company or jeopardize its integrity.

Business ethics

Ethics is a fundamental pillar of our corporate culture. We firmly believe that only through ethical conduct can we ensure the continuous and sustainable creation of long-term value. Our employees are committed to adhering to the highest standards in all interactions—whether with clients, shareholders, suppliers, society in general, or authorities. Our Code of Ethics and Conduct, in its entirety, outlines the principles and guidelines that govern our behavior, aligning with the Company's mission, vision, and values.

Anti-corruption

At Planigrupo, any form of bribery is strictly prohibited. This includes offering or authorizing, directly or indirectly, any improper payments, bribes, gifts, or invitations to third parties or authorities to influence decisions or gain undue advantage for Planigrupo. Likewise, we are committed to preventing misinterpretations regarding bribery, extortion, or corruption. Our Code of Ethics and Conduct clearly establishes the expected standards of behavior to be followed by all employees of Planigrupo in situations that may involve potential corruption risks. To help prevent this type of misconduct, we conduct annual training for both employees and Board Members.



Training	2024
ESG C-Level and consulting	100%
Ethics training for all employees	100%
Anti-corruption*	100%

*No known or reported cases of corruption occurred in 2024.

Internal Audit

The Internal Audit department of the Infrastructure Division at Grupo México has included the real estate business in its audit plan since 2023. Each year, the audit plan is developed using a risk-based approach, following a specific methodology that helps identify and prioritize areas of risk and relevance for the organization. This methodology ensures that the most critical aspects of the business are addressed, enabling a comprehensive evaluation of internal controls and risk management.

However, it is important to highlight that the audit plan is flexible and can be adjusted in response to changes in the business environment, emerging risks, or organizational changes. This adaptability allows the Internal Audit department to maintain its effectiveness and relevance throughout the year.

In 2024, the following audits were conducted:

Type	Audits	Observations
Operational	14	17
Financial	12	19
Information Technology	1	1
Projects	8	5
Specials (Compliance)	1	5
Investigations	7	1
Specials	2	11
Total	45	59

The audit results are discussed with those responsible for resolution, who sign the report as acknowledgment and attach an action plan for each deficiency detected. Subsequently, we perform detailed follow-up on these action plans to ensure the effective resolution of each identified deficiency.

The risk management process is carried out in the following order:

Project objective definition

Corporate objectives are established and classified by area.

Risk identification

Risks, causes, and implications on the stated objectives are identified and described.

Risk analysis

Based on the causes, consequence levels are defined in terms of probability and impact, which are then analyzed from the perspective of time, investment (CAPEX), reputation, and financial returns.

Risk mitigation

Actions and costs required to address the identified observation are defined. This also includes identifying the activities and areas involved in its resolution.

Risk management

Timelines are set for reviewing observations and measuring indicators. This process is essentially about control and follow-up.

Traditional risk management

Interest rate risk

Planigrupo's debt is contracted at either fixed or variable rates. However, due to financial institution policies and requirements, the interest rate is capped through derivatives (caps or collars), so an increase in interest rates would not result in a significant rise in financial costs.

Inflation risk

Planigrupo's income is linked to contracts indexed to inflation.

FX risk

Planigrupo receives less than 10% of its revenue in U.S. dollars and has no debt in this currency.

Regulatory risk

We have dedicated internal and external teams to anticipate any regulatory issues with COFECE, CNBV, BMV, and others.

Government risk

At Planigrupo, we stay attentive to regulatory changes and permits required to ensure the continuity of our operations.

TCFD analysis for Planigrupo

Introduction

As a leader in the development and management of shopping centers in Mexico, Planigrupo faces significant challenges related to climate change. The implementation of the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD), aligned with IFRS and the International Sustainability Standards Board (ISSB), is essential for addressing these challenges. Below is an analysis based on the four TCFD pillars, considering local climate regulations, climate-related risks in Mexico (especially water stress) and global policy uncertainty.

Climate Risks and Regulatory Framework

Planigrupo acknowledges that international regulatory frameworks, such as IFRS and ISSB, set new standards regarding climate-related disclosures. These regulations require greater transparency in climate governance, risk assessment, and sustainability metrics, which implies aligning internal processes with global best practices. At the national level, water stress is particularly relevant. Mexico experiences limited access to water, exacerbated by climate change, which can directly impact operations, costs, and the viability of shopping centers.

On the other hand, the potential climate policy of the U.S. administration may generate instability in international markets. This decision could slow down global commitments toward a low-carbon economy and indirectly impact Planigrupo through potential changes in financial markets and supply chains. As a company with a long-term vision, Planigrupo must anticipate the regulatory and economic uncertainty this scenario represents.

Climate Risk Categories

1. Transition Risks

These risks arise from the global shift toward a more sustainable economy and affect Planigrupo in several areas:

- **Regulatory:** Regulations under IFRS and ISSB will require investments in technology and processes, which pose a financial challenge but will strengthen the Company's long-term resilience.
- **Reputational:** Failure to adapt could damage brand image, particularly among investors and tenants seeking spaces aligned with international sustainability standards.
- **Market:** Consumers increasingly prioritize companies committed to environmental stewardship. This presents new opportunities for Planigrupo's property portfolio but requires continuous adjustments to remain competitive.

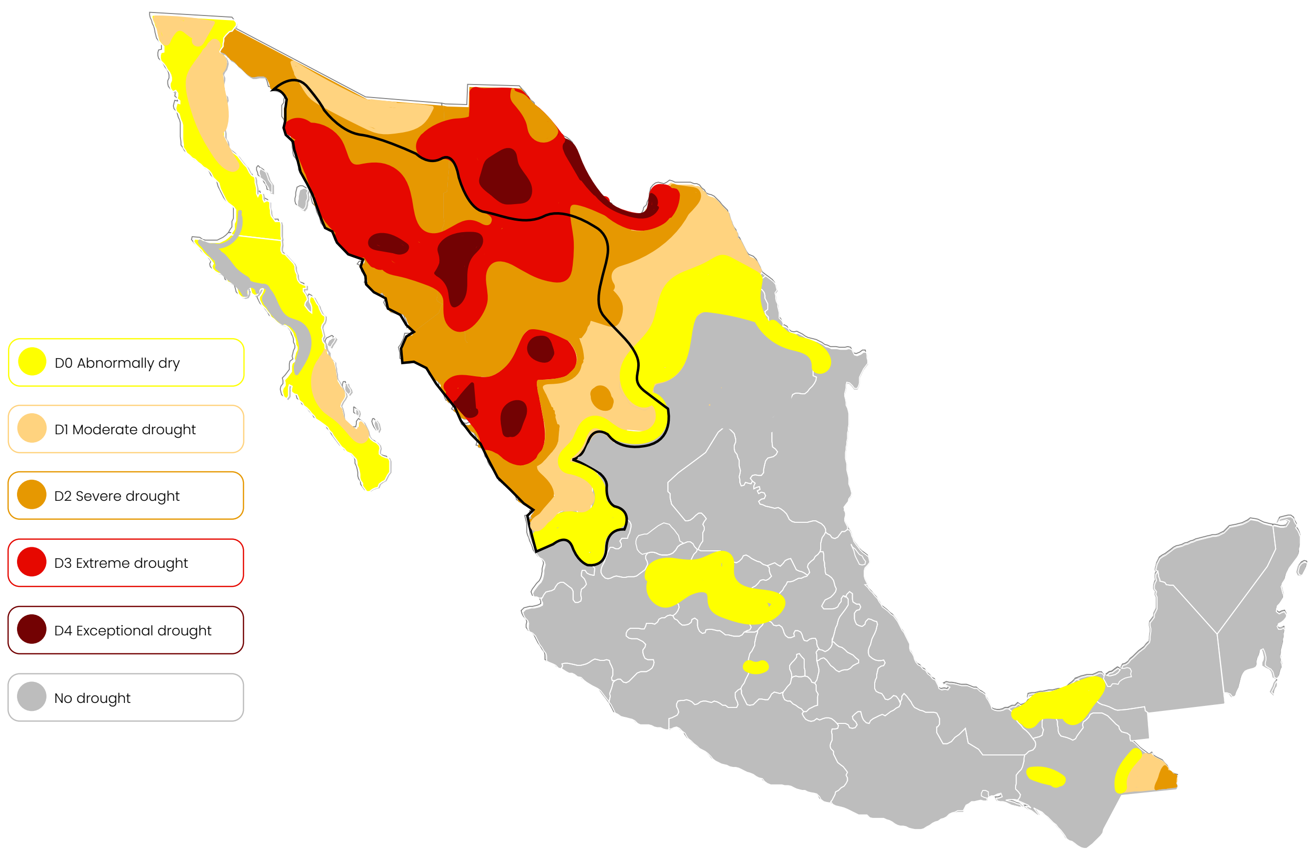
2. Physical Risks

Mexico faces both acute and chronic climate threats that could directly impact Planigrupo's operations.

- **Acute:** Extreme events such as hurricanes and floods can damage properties and lead to increased insurance and maintenance costs.
- **Water stress:** This is a critical chronic risk. Densely populated urban areas where Planigrupo operates may face water restrictions, impacts on construction, and rising costs for basic services.

Mexico drought monitor

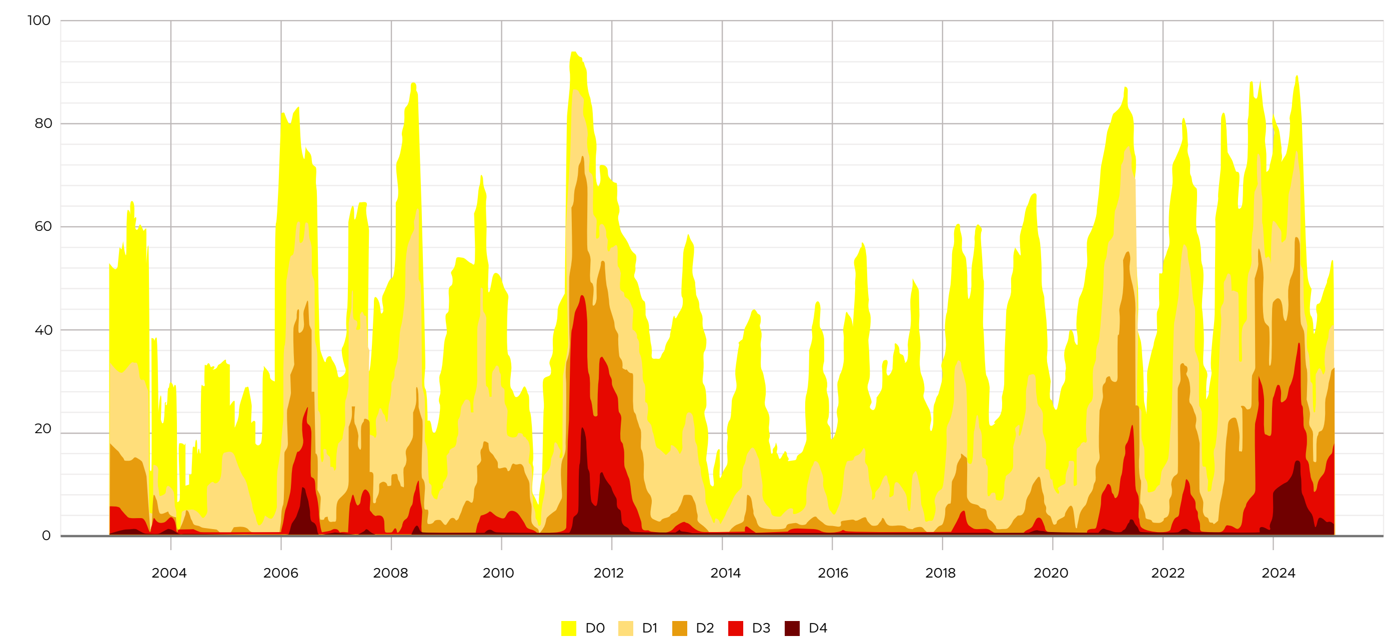
As of December 31, 2024



We rely on the Drought Monitor of Mexico, published monthly by the National Water Commission (CONAGUA).
Source: https://smn.conagua.gob.mx/es/climatologia/monitor-de-sequia/monitor-de-sequia-en-mexico

Percentage of drought impact in Mexico

As of December 31, 2024



The chart illustrates the evolution of the percentage of national territory affected by drought in Mexico from 2003 to 2024, classified by severity levels: D0 (abnormally dry), D1 (moderate drought), D2 (severe), D3 (extreme), and D4 (exceptional), based on data from CONAGUA's Drought Monitor and the National Meteorological Service (SMN).

The year 2024 ended with a large portion of the national territory experiencing drought conditions, particularly in the northern region of the country, where severe and exceptional droughts were predominant. This situation has had a significant impact on water availability and has caused forest fires, highlighting a growing vulnerability to climate change.

Adaptation and Mitigation Strategies

Governance → Strategy → Risk management → Metrics and objectives

Governance

TCFD Recommendation: Disclose the organization's governance around climate-related risks and opportunities.

At Planigrupo, as part of Grupo México's infrastructure division, the Executive Chairman and the General Management work jointly with the Board of Directors to make strategic decisions that guide the operations of our companies. These actions are carried out through the following key activities

- Allocating the necessary resources to achieve established objectives.
- Promoting the responsible and efficient use of available resources and assets.
- Overseeing the social and environmental performance of the companies within the division.
- Assessing potential risks that could impact our operations.
- Ensuring compliance with applicable internal and external regulations.

Strategy

TCFD Recommendation: Disclose the actual and potential impacts of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning.

In the area of sustainable development, our actions are framed around four key pillars that reinforce our commitment to sustainability:

1. Policies
Review, adjustment, and approval of policies that promote sustainable development in collaboration with both internal and external stakeholders.
2. Sustainable Investments
Economic design and planning based on risk analysis that supports community inclusion and is respectful of the environment.
3. Protecting the Environment
Ongoing verification of regulatory compliance across all our operations. Adoption of industry best practices to minimize environmental impact.
4. Risk Management
Identification and assessment of both general and business line-specific risks, always under a sustainability-oriented approach.

These actions and pillars are essential to keep our operations aligned with the corporate sustainable development objectives, fostering long-term value creation and the well-being of our communities.

Risk Management

TCFD Recommendation: Disclose how the organization identifies, assesses, and manages climate-related risks.

At Planigrupo, we analyze, prioritize, and categorize risks based on their economic, environmental, and social impact. This analysis reflects the perspectives and decisions of our stakeholders, ensuring a comprehensive approach across all areas of operation.

These risks are divided into four main dimensions:

(I) Ethical conduct and corporate integrity,	(II) Adaptation to climate change,
(III) Community development, and	(IV) Strengthening of our human talent.

Acknowledging weaknesses and opportunities for improvement drives a continuous process of learning and progress, fostering a culture focused on the effective management of strategic risks. This model is led from the highest levels of the organization and extends across all operations, ensuring a collective effort to achieve sustainable excellence.

Metrics and Objectives

TCFD Recommendation: Disclose the metrics and targets used to assess and manage relevant climate-related risks and opportunities.

At Planigrupo, as part of Grupo México's Infrastructure Division, our sustainability goals are a core component of our business strategy. They reflect our commitment to responsible operations and long-term value creation for all our stakeholders. These targets are directly aligned with our Environmental, Social, and Governance (ESG) priorities, enabling us to address emerging challenges while promoting continuous improvement across all our activities.

Crosscutting goals for Grupo México

For more information regarding Grupo México's 2024 Sustainable Development Report, visit: https://www.gmexico.com/GMDocs/InformeSustentable/Folletos/ESP/IDS24_ESP.pdf

Crosscutting goals across Grupo México's three divisions (Mining, Rail Transportation, and Infrastructure)

Color legend for progress report: ✓ Goal Achieved | ↗ In progress | → Goal not achieved

#	GOAL / TARGET	METRIC	BASE YEAR	TARGET YEAR	BASELINE	STATUS	% PROGRESS	OBSERVATIONS
1	**Occupational health & safety**							
1.1	Zero major or fatal accidents.	# major or fatal accidents incurred by employees / contractors	MIN DIV: 2020 TRA DIV: 2022 INF DIV: 2022	Annual	MIN DIV: 0 TRA DIV: 3 INF DIV: 0	DMIN: → DTRA: → DINFRA: ✓	MIN DIV: 0% TRA DIV: 0% INF DIV: 100%	MIN DIV: Regrettably, there was 1 fatal incident involving contractor personnel in 2024. TRA DIV: In 2024, two fatal accidents were reported in our operations. The OHS team will continue to promote our culture of safety through campaigns and programs. INF DIV: No fatalities in 2024.
2	**Diversity and inclusion**							
2.1	Increase women in workforce 1–2% annually from 2022 to 2025.	7.5% of total employees are women	2022	2025	7.5%	↗	+0.4%	Grupo México reports a 0.4% increase in women in the workforce employees in 2024, from 8.7% of the total workforce in 2023 to 9.1% in 2024, representing a 7% increase in the total number of women.
3	**Climate change**							
3.1	Reduce BAU operational GHG emissions (Scope 1 and 2) by 15% at Grupo México level.	tCO_2e	2018	2027	7,397,217 (BAU)	↗	-18%	Grupo México reduced emissions 18%, compared with 2018 and 18% compared with the baseline, result of our Fenicias wind farm starting operations, and our sites in Peru operating on 100% renewable energy with the acquisition of clean energy certificates and the closure of the Amarillo and Hayden refinery in recent years.
3.2	Reduce operational GHG emissions (Scope 1 and 2) by 35% at Grupo México level.	tCO_2e	2018	2035	8,332,424(BAU)	↗	-27%	Grupo México reduced emissions 8%, compared with 2018 and 18% compared with the baseline, result of our Fenicias wind farm starting operations, and our sites in Peru operating on 100% renewable energy with the acquisition of clean energy certificates and the closure of the Amarillo and Hayden refinery in recent years.
3.3	Net zero Scope 1 and 2 GHG emissions at the Grupo México level.	tCO_2e	2018	2050	In progress	↗	In progress	In progress.
3.4	At least 25% electricity from renewable sources, total Grupo México consumption.	%	2022	2027	+19.8%	✓	+34.5%	34.5% of the electricity Grupo México consumed came from renewable sources, attributed to our Fenicias wind farm starting operations in August 2024 and that our sites in Peru operate on 100% renewable energy with the acquisition of clean energy certificates.
3.5	At least 50% electricity from renewable sources, total Grupo México consumption.	%	2022	2035	+19.8%	↗	+34.5%	34.5% of the electricity Grupo México consumed came from renewable sources, attributed to our Fenicias wind farm starting operations in August 2024 and that our sites in Peru operate on 100% renewable energy with the acquisition of clean energy certificates.
3.6	Implement a climate risk adaptation plan at all sites.	plans implemented / total vulnerable sites	2023	2025	In progress	↗	In progress	In progress
4	**Community development**							
4.1	Allocate 2.5% of Grupo México net earnings to projects that contribute to the Sustainable Development Goals.	% invested	2021	2030	3%	✓	100%	We have allocated around US$670.2 million to financing social and philanthropic projects since 2019, supporting the SDGs in the communities near our operations. In 2024, we allocated US$122.8 million, representing 3.2% of our net earnings.

Infrastructure division

Infrastructure division

Color legend for progress report: ✓ Goal Achieved | ↗ In progress | → Goal not achieved

#	GOAL / TARGET	METRIC	BASE YEAR	TARGET YEAR	BASELINE	STATUS	% PROGRESS	OBSERVATIONS
1	**Occupational health & safety**							
1.1	Zero fatalities involving company personnel or contractors.	# fatalities / company personnel and contractors	2019	2025	0	✓	100%	No fatalities reported involving company personnel or contractors at any Infrastructure Division administrative or industrial operation.
1.2	Reduce our lost time injury frequency rate by 40%.	# incidents / hours worked	2019	2025	0.47	✓	100%	Our accident rate (LTIFR) has been steadily decreasing over the last 3 years and in 2024, it was 0.44 (down from 0.50 in 2023), mainly due to our Construction and Real Estate lines of business.
1.3	Increase preventive health programs by 50%.	# total programs annually	2022	2026	40 programs	↗	42%	Monthly health promotion and prevention programs, which improved our progress toward the target by 42% compared with the baseline, increasing the number of programs from 40 in 2022 to 56 in 2026.
1.4	Monitor the health of vulnerable personnel.	personnel at risk / total workforce	2022	2026	20%	↗	60%	The medical diagnostic has been generated for company personnel and we are monitoring the health of vulnerable employees. We are strengthening the following mechanisms: 1. Vaccination campaigns. 2. Health prevention campaigns. 3. Cuidate + health talks. 4. Medical exams for personnel in special positions.
1.5	ISO 45001 certification for our 5 active lines of business.	international certification for each line of business	2020	2025	20%	↗	60%	Three of our five lines of business are certified, representing 60% progress. We continued to build our management systems in 2024 to obtain the remaining ISO certifications in 2025.
1.6	Align 100% of the organization to the Centinela de la Seguridad program, focused on changing behaviors.	% perations	2022	2025	20%	↗	60%	We worked with our Construction line of business personnel in 2024, adding to the work started in 2022 with our Oil and Highways lines of business. We will continue to promote the program with our other lines of business in 2025.
2	**Human capital, diversity and inclusion**							
2.1	Increase annually the participation of women in the total workforce by 0.8% from 2022 to 2025.	% women employees	2022	2030	15.8%	✓	1.6%	We exceeded our annual target in 2024, increasing the number of women employees 1.6%, from 19.4% women in the total workforce in 2023 to 21% in 2024.
2.2	Great Place to Work certification for our seven lines of business.	# lines of business / international certification	2022	2025	4	✓	100%	Our good practices led the Infrastructure Division to receive 7 "Best Places to Work" certifications in 2024 for all our lines of business, with the real estate business being certified in its first participation.
2.3	Increase training hours by 20%.	# training hours	2022	2025	17,232	↗	89%	The percentage of training hours increased 1.25% for all company personnel, compared with 2023, providing a total 42,623 hours throughout the Division.

Color legend for progress report: ✓ Goal Achieved | ↗ In progress | → Goal not achieved

#	GOAL / TARGET	METRIC	BASE YEAR	TARGET YEAR	BASELINE	STATUS	% PROGRESS	OBSERVATIONS
3	**Community Development**							
3.1	Formalize and implement at least six mechanisms for community participation, engagement and communication at all our sites: • Support and Attention Center. • Participative diagnostics. • Transparent communication during the different operational stages. • Collaborative environmental committees. • Perception studies. • Multisector regional development plans.	# mechanisms implemented / target total mechanisms	2022	2030	0%	↗	41%	We report the following progress on our project to strengthen the direct, active and meaningful participation of our communities in 2024: • Procedures for the Support and Attention Center (SAC) and Participative Diagnostics were updated, strengthening both mechanisms to promote the active participation of the community, foster active listening, and guarantee open and direct communication. These procedures are key to building healthy and trusting relationships based on ongoing dialogue and our commitment to the needs and expectations of the community. Community Development personnel received training on the new SAC procedures. • We updated the participative social diagnostics for 4 sites to maintain the active involvement of the community in our process to identify needs and resources, ensuring the solutions implemented are relevant, effective and sustainable in the long term. This approach promotes collaboration with the community, ensuring their perspectives and priorities are considered in the solutions proposed. • A social pre-feasibility study was prepared for new projects to ensure the perspective of the community is taken into account from the onset.
3.2	Install rainwater capturing systems at 80% of the public elementary schools in the communities near our operations, according to the rainfall and conditions of the school facilities.	# public schools with rainwater capturing systems installed / # total public schools	2022	2030	0%	↗	16%	Rainwater capturing systems were installed at 15 public schools in Ciudad del Carmen, Campeche (Perforadora México). There are 117 public elementary schools near our operations throughout Mexico: • Communities along the Salamanca-Leon highway in Guanajuato: 53 • Perforadora México (drilling) in Ciudad del Carmen, Campeche: 52 • Fenicias wind farm in General Bravo, Nuevo Leon: 9 • El Retiro wind farm in La Ventosa, Juchitan, Oaxaca: 3
4	**Supply chain**							
4.1	Implement and monitor ESG programs for Procurement.	Paperless campaign reduce CO_2 with the sale of scrap economic impact incountry reduce CO2 emissions by consolidating ocean freight	2022	2025	0%	✓	100%	Our paperless campaign saved 105 trees in 2024, avoiding the printing of 732,663 pages in the Procurement department. Reduction of 1,955 tons CO_2 from the sale of scrap for recycling. 93% spending with Mexican suppliers, 97% of suppliers are in Mexico (national). We consolidated freight to reduce the number of shipping vessels by 42 in 2024, sending 88 ships instead of the 168 requested. This reduction translates into a 25% decrease in the number of ships and an 18% saving on our spending.
4.2	Evaluate ESG indicators for 40% of our critical suppliers.	# critical suppliers	2022	2025	10%	↗	70%	We evaluated 238 strategic suppliers in 2024, of which 141 critical suppliers were evaluated by an outside rating agency according to ESG criteria.
4.3	Mitigate the risks associated with our supply chain according to the areas of opportunity identified in our annual sustainable survey.	survey results above 80%	2021	2031	0%	↗	56.63%	The 2024 sustainability survey received 414 responses from our supply chain, giving an average rating of 56.63% for sustainable practices. We will continue to develop collaborative activities to improve our sustainable practices.

Color legend for progress report: | ✓ Goal Achieved | ➔ In progress | ➔ Goal not achieved

#	GOAL / TARGET	METRIC	BASE YEAR	TARGET YEAR	BASELINE	STATUS	% PROGRESS	OBSERVATIONS
5	**Business ethics**							
5.1	Disseminate the Code of Ethics to 100% of the organization.	# employees, Infrastructure Division	2022	2025	300	↗	72%	Both Grupo México and the Infrastructure Division have been disseminating the Code of Ethics for several years through our company intranet, the Grupo México website and other media. Additionally, new hires receive the Code of Ethics and an explanation of its content as part of their orientation, signing their acknowledgement and acceptance. We have been providing courses and trainings that include a section on the Code of Ethics to personnel at our operations since 2022. In 2024, the Code of Ethics has been provided to 72% of our 2,766 employees. Dissemination to our Construction operational personnel remains pending (780 employees, representing 28% of the Infrastructure Division workforce). We will complete the dissemination in 2025 and share again the Code of Ethics with all Infrastructure Division personnel.
5.2	ISO 37001 certification for our anti-bribery management system.	Infrastructure Division level	2022	2025	0%	↗	30%	We are working on ISO 37001 certification of our Anti-Bribery Management System, starting with our Engineering and Construction lines of business, which represent 30% of the Infrastructure Division. Subsequently, we will extend this project to our other lines of business.
5.3	Human rights training for at least 90% of company personnel.	# employees	2022	2025	773	↗	47%	590 people in 2023 and 183 in 2024 received training, for a cumulative total of 773, representing 47% of our workforce (non-union).
5.4	Anti-corruption training for at least 90% of company personnel.	# employees	2022	2025	300	✓	100%	Over the 3 years that we have been recording this metric, 100% of eligible and/or vulnerable personnel have received at least one anti-corruption training.
5.5	Close grievances reported in less than 40 days.	# days investigation, average	2022	2025	45 días	↗	80%	The investigation team only addresses reports that provide sufficient information to proceed. We are also developing an investigation protocol based on the ISO 37008 standardized methodology.
6	**Biodiversity**							
6.1	Increase to 30% the individuals reforested voluntarily and maintain 80% survival rate.	# individuals planted	2022	2025	1,162	✓	100%	We planted 2,003 individuals in 2024 at various Infrastructure Division sites, reporting a survival rate of 82%.
7	**Water and Effluents**							
7.1	Reuse 20% of the onshore discharge water in other productive processes.	m^3 discharge water repurposed / m^3 total onshore discharge water	2022	2025	0%	↗	20%	Acquisition of a wastewater treatment system for the Oil line of business, which will advance progress 1% toward the target. The site with the highest volume of onshore discharges is La Caridad.
7.2	Map our operations in high water stress zones and generate mitigation actions.	# operations in water stress zones	2022	2025	0%	↗	50%	The water status of each basin in which the company operates has been identified. Action plans have been defined with investments in 2025.

Color legend for progress report: ✓ Goal Achieved | ↗ In progress | → Goal not achieved

#	GOAL / TARGET	METRIC	BASE YEAR	TARGET YEAR	BASELINE	STATUS	% PROGRESS	OBSERVATIONS
8	**Spills and waste**							
8.1	Reuse 80% of hazardous waste in other productive chains.	# tons repurposed / # total tons	2022	2025	0.68	✓	95%	95% of our total hazardous waste was repurposed to other productive chains through recycling and/or energy from incineration.
8.2	Reuse 50% of waste requiring special handling in other productive chains.	# tons repurposed / # total tons	2020	2025	30%	✓	67%	67% of waste requiring special handling was repurposed to other productive chains in 2024; we continue to develop improvement options to increase this percentage.
8.3	Zero spills affecting ecosystems, in accordance with Mexican legislation.	# spills 1 m^3 (264 gallons) or more	2020	2025	0	✓	100%	No chemical substance spills at any Infrastructure Division site.
8.4	Revise our critical prevention processes and environmental spills response protocols.	# operations updated / # total critical operations	2020	2025	6 platforms	↗	50%	The spills response procedures and environmental contingency plans were updated, and our response crews received the corresponding training. These controls will be monitored in 2025 through our critical risk tool.

In Conclusion

The combination of global regulatory frameworks, climate-related risks specific to Mexico, and factors such as global sustainability policies highlights the need for a robust strategy at Planigrupo. These measures will ensure that the company remains competitive and resilient, demonstrating leadership in sustainability within the real estate sector. Through concrete actions, Planigrupo can overcome these challenges and continue transforming shopping centers into sustainable spaces that drive both economic growth and environmental commitment.

Annexes

07

GRI 2-1, 2-2, 2-3, 2-5

About this Report

Planigrupo Latam, S.A.B. de C.V. (PLANIGRUPO), headquartered at Av. Conscripto 360, Col. Lomas Hipódromo, Naucalpan de Juárez, C.P. 53900, State of Mexico, presents its fourth consecutive Annual Sustainability Report. This document outlines the main achievements, lessons learned, and challenges faced by Planigrupo in the implementation of its Environmental, Social, and Governance (ESG) Strategy throughout the period from January 1 to December 31, 2024.

The report has been prepared in accordance with internationally recognized frameworks, including the Global Reporting Initiative (GRI) Standards, the Sustainability Accounting Standards Board (SASB), and the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD).

During the year, we conducted a comprehensive update of our materiality analysis, incorporating for the first time a double materiality assessment. This approach considers both financial perspectives and the social and environmental impacts of our operations, enabling us to more accurately identify the key issues for our stakeholders.

This methodological evolution reaffirms our commitment to driving actions that create shared value and make a tangible contribution to sustainable development. As a result of this analysis, six key material topics were defined to guide our strategic decisions in 2024:

- Climate change and environmental compliance
- Health, safety, and labor best practices
- Tenant health and safety
- Customer privacy and social compliance
- Ethics and corporate governance
- Community development

The identification of these topics strengthens our commitment to continuous improvement while promoting the integration of ESG criteria into business decision-making. Likewise, we reaffirm our commitment to maintaining constant and transparent communication channels with all our stakeholders, firmly believing that this ongoing engagement reinforces our position as a responsible, resilient company aligned with the industry's best practices.

GRI Index

GRI Standard	Content	Section	Page(s)
	GRI 2: GENERAL DISCLOSURES 2021		
2-1	Organizational details	Annexes	69
2-2	Entities included in the organization's sustainability reporting	Annexes	69
2-3	Reporting period, frequency and contact point	Annexes	69
2-5	External assurance	Annexes	74
2-6	Activities, value chain and other business relationships	Who We Are	6-9
2-7	Employees	Social	40 and 41
2-9	Governance structure and composition	Corporate Governance	47-51
2-11	Chair of the highest governance body	Corporate Governance	49
2-12	Role of the highest governance body in overseeing the management of impacts	Corporate Governance	52-54
2-13	Delegation of responsibility for managing impacts	Corporate Governance	56 and 57
2-15	Conflicts of interest	Corporate Governance	54
2-17	Collective knowledge of the highest governance body	Corporate Governance	49 and 50
2-18	Performance evaluation of the highest governance body	Corporate Governance	53-55
2-22	Statement on sustainable development strategy	Sustainability	22, 27-31
2-25	Processes to remediate negative impacts	Corporate Governance	61-63
2-26	Mechanisms for seeking advice and raising concerns	Social	44
2-28	Membership associations	Social	44
2-29	Approach to stakeholder engagement	Sustainability	23-25

GRI Index

GRI Standard	Content	Section	Page(s)
	GRI 3: MATERIAL TOPICS		
3-1	Process to determine material topics	Sustainability	22-24
3-2	List of material topics	Sustainability	24
3-3	Management of material topics	Sustainability	25-29
	GRI 201: ECONOMIC PERFORMANCE 2016		
201-1	Direct economic value generated and distributed	Who We Are	20
201-2	Financial implications and other risks and opportunities due to climate change	Sustainability	26
	GRI 205: ANTI-CORRUPTION 2016		
205-2	Communication and training about anti-corruption policies and procedures	Corporate Governance	54
205-3	Confirmed incidents of corruption and actions taken	Corporate Governance	54
	GRI 302: ENERGY 2016		
302-1	Energy consumption within the organization	Environmental	34 and 35
	GRI 303: WATER AND EFFLUENTS 2018		
303-3	Water withdrawal	Environmental	37
	GRI 305: EMISSIONS 2016		
305-1	Direct (Scope 1) GHG emissions	Environmental	33 and 34
305-2	Energy indirect (Scope 2) GHG emissions	Environmental	33-35
305-3	Other indirect (Scope 3) GHG emissions	Environmental	33 and 36

GRI Index

GRI Standard	Content	Section	Page(s)
	GRI 306: WASTE 2020		
306-3	Waste generated	Environmental	37
	GRI 401: EMPLOYMENT 2016		
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	Social	43
	GRI 404: TRAINING AND EDUCATION 2016		
404-1	Average hours of training per year per employee	Social	42 and 54
	GRI 405: DIVERSITY AND EQUAL OPPORTUNITY 2016		
405-1	Diversity of governance bodies and employees	Social and Corporate Governance	41, 47 and 48
	GRI 413: LOCAL COMMUNITIES 2016		
413-1	Operations with local community engagement, impact assessments, and development programs	Social	44 and 45

SASB Index

SASB Code	Activity Metric	Section	Page(s)
	Real Estate		
IF-RE-000.A	Number of assets, by property subsector	Who We Are	17
IF-RE-000.B	Leasable floor area, by property subsector	Who We Are	17
IF-RE-000.C	Percentage of indirectly managed assets, by property subsector	Who We Are	18
IF-RE-000.D	Average occupancy rate, by property subsector	Who We Are	19

TCFD Index

TCFD Pillar	Objective	Recommendations	Section	Page(s)
GOVERNANCE	Disclose the organization's governance around climate-related risks and opportunities.	a) Describe the board's oversight of climate-related risks and opportunities.	Sustainability Corporate Governance	25-31 61-63
		b) Describe management's role in assessing and managing climate-related risks and opportunities.	Corporate Governance	61-63
STRATEGY	Disclose the actual and potential impacts of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning.	a) Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term.	Corporate Governance	58-60
		b) Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning.	Corporate Governance	56, 61-63
RISK MANAGEMENT	Disclose how the organization identifies, assesses, and manages climate-related risks.	a) Describe the organization's processes for identifying and assessing climate-related risks.	Corporate Governance	59, 61 and 62
		b) Describe the organization's processes for managing climate-related risks.	Corporate Governance Sustainability	58-63 26, 27 and 29
		c) Describe how these processes are integrated into the organization's overall risk management.		
METRICS AND TARGETS	Disclose the metrics and targets used to assess and manage relevant climate-related risks and opportunities.	b) Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks.	Environmental	33-36, 38

Verification letter

VERT
DESARROLLO SUSTENTABLE

Annual Sustainable Report, 2024
External and Independent Verification Letter

To the stakeholders of Planigrupo Latam, S.A.B. de C.V. (PLANIGRUPO), this corresponds to the opinion of Vert, Desarrollo Sustentable (Vert), regarding the 2024 Annual Sustainable Report of PLANIGRUPO.

Vert's objective is to issue an independent verification on the contents of this report, taking as a 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 total understanding of the structure of the reports, Vert held meetings with the PLANIGRUPO team (responsible for the preparation of the report in question) who in turn acted as a communication link with the other departments of the Company.

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

Finally, the correct application of the topics was validated based on the Guidelines for the Preparation of the GRI 2021 and SASB Standards applicable to the Real Estate Industry 2018, verifying their veracity, traceability and materiality, based on the material provided by PLANIGRUPO and its team, establishing the bases for compliance with the principles of precision, balance, clarity, completeness, comparability, timeliness, context of sustainability and verifiability, in these reports and for subsequent reports.

Conclusions:

As a result of the verification process, it was concluded that PLANIGRUPO's 2024 Annual Sustainable Report was prepared in accordance with the GRI 2021 and SASB Standards applicable to the 2018 Real Estate industry. No evidence was found that leads us to believe that compliance with and adherence to the GRI and SASB methodology has not been carried out adequately, nor that there are errors in the information presented or that any material issue has been intentionally omitted.

Diego Gabriel Sánchez Ruíz
GRI Certified Sustainability Professional - (based on the GRI Universal Standards 2021)
Issuance: jul. 2024
Certification ID: 109014578

Benjamín Salgado Pérez
FSA Credential Level II Candidate

About verification

Vert's associates have the fundamental preparation to examine and validate the correct compliance with the necessary guidelines for the preparation and publication of Sustainability Reports, which allows them to express a professional opinion about the adherence of all the non-financial content of the report to the GRI 2021 and SASB standards, based at all times on the principles of independence, objectivity and confidentiality. Vert makes no commitment whatsoever about the information collection processes implemented in this report. This verification is issued on May 22nd, 2025 and will be valid as long as no modifications or publications are executed after this date.

Planigrupo

ANNUAL SUSTAINABILITY REPORT

2024

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