



FIBRASHOP ANNOUNCES PUBLICATION OF ITS ANNUAL SUSTAINABILITY REPORT FOR 2021, AND THE RELATED SECOND-PARTY OPINION

Mexico City, October 25, 2022--- FibraShop (FSHOP) (BMV: FSHOP13), CI Banco S.A. Institución de Banca Múltiple Fideicomiso Irrevocable Número F/00854, a real estate trust specializing in shopping malls, informs the investing public of the publication of its second Annual Sustainability Report for the year 2021, as well as the related Second-Party Opinion issued by an independent expert.

The Annual Sustainability Report contains initiatives and results from the period January 1 to December 31, 2021. This second report shows our commitment to full transparency, as it discloses detailed information on each of our properties, describes progress in our strategies, and establishes specific goals for the indicators or KPIs that we have established for the coming years. It also provides highly relevant non-financial information for our stakeholders.

The consulting firm KPMG was contracted to verify the information in this report, therefore the report is included as an integral part of this relevant event.

FibraShop maintains its commitments to its investors, and will continue developing and implementing its ESG strategy throughout the organization.

ABOUT FIBRASHOP

FibraShop (BMV: FSHOP 13), is a unique real estate investment option in Mexico due to its specialization, its management team with vast experience in the commercial real estate sector, its solid operating structure and corporate governance, which together ensure transparency, efficiency, and assured and profitable growth.

FibraShop is an infrastructure and real estate trust vehicle that was formed principally to acquire, own, administer, and develop real estate properties in shopping malls in Mexico. FibraShop is administered by industry specialists with extensive experience, and it is advised externally by FibraShop Portafolios Inmobiliarios S.C.

Our objective is to provide attractive returns to our investors who hold CBFIs by means of stable distributions and capital appreciation.

FORWARD-LOOKING STATEMENTS

This communication may include forward-looking statements. Such statements are not based on historical facts, but on management's current vision. The reader is advised that such statements or estimates imply risks and uncertainties that may change as a function of various factors that are outside of the Company's control.

INVESTOR RELATIONS CONTACT:

Gabriel Ramírez Fernández, Chief Financial Officer
Tel: +52 (55) 5292 1160
E-mail: gramirez@fibrashop.mx

Irvin García Millán, Investor Relations
Tel: +52 (55) 5292 1160
E-mail: investor@fibrashop.mx

ON *the move*
WITH YOU

2021 ANNUAL SUSTAINABILITY REPORT



2021 ANNUAL SUSTAINABILITY REPORT

WE ARE CREATING A NEW CONCEPT
CALLED "*Urban & Life Center
Experience*" THAT BRINGS SOCIETY
TOGETHER IN AN ENVIRONMENTALLY
FRIENDLY SPACE.



CONTENTS

Contenidos



Letter from our Chief Executive Officer AND TECHNICAL COMMITTEE CHAIRMAN

GRI 2-14, 2-22

To our investors:

I am very excited to present FibraShop's second Annual Sustainability Report, for the year 2021. Behind this exercise is a whole team of employees who dedicated themselves wholeheartedly to reviewing, documenting, measuring and evaluating all of our ESG actions in order to draft a new report: more robust, with new disclosures, with commitments and targets that are measurable in every respect, but, as before, with absolute transparency and a breakdown of information property by property, considering the needs and concerns of our stakeholders.

In financial and operating terms, 2021 was still a challenging year but our buildings performed outstandingly. Footfall, revenues and retail activity recovered, profit margins grew and our main debt maturities were refinanced. Rating agencies and independent appraisers recognized this promise of future improvement by a more positive outlook on our credit ratings and significantly higher appraisal values for our properties.

FibraShop worked on a number of ESG initiatives during the year. Among the most important of these were: publication of a frame of reference for the issuance of green bonds; publication of a second-party opinion (SPO); our first participation in Standard & Poor's Corporate Sustainability Assessment (CSA); publication of a climate change risk diagnosis, using the Task Force on Climate-Related Financial Disclosures (TCFD) methodology, for all our portfolio buildings; approval by our Technical Committee of changes in the governance structure; creation of an ESG Committee; certification by the Climate Bond Standard Board so that new debt issues can be eligible as green bonds; and reporting on FibraShop's impact on the UN Sus-

tainable Development Goals (SDG). It's hard to sum up in just a few lines all the efforts and actions we took, but we are clearly a stronger FIBRA, completely renewed in various respects. This report was submitted to independent external assurance, which was another of the commitments we made for this year.

With the lessons we have learned along the way, we began to reflect on FibraShop's vision, placing substantial weight on our purpose and our goals as a business, the environment, the human aspect, and society. We want to give something back to the communities where we operate. We have developed a new perspective by which our buildings become "Urban & Life Centers Experience," a new proposal that puts individual quality of life front and center, creating spaces for togetherness, for socialization, sports, culture: spaces open to new expressions, where communities can develop themselves, find opportunities and learn. The first example of this new proposal is our recently opened La Perla project, where we are applying all these new trends which we will later try to replicate in other properties.

In 2022 we have continued to delve deeper into environmental, social and government aspects throughout the organization, in all its processes, and soon, in our supply chain. We continue to aspire to become a benchmark, earning the highest accreditations and certifications, adopting best international practices and surpassing our own achievements year after year.

As always, we are grateful for your support and trust.

Salvador Cayon Ceballos



Chief Executive Officer

Letter from our CHIEF FINANCIAL OFFICER

GRI 2-14, 2-22

To our stakeholders:

When we chose to embark on an ESG strategy we did so with the intent of becoming a global benchmark. For this, we had to focus on ourselves: exploring deep within the organization, delving into our beliefs, politics and principles. We found enough material to create a new vision for the organization, strengthened by the lessons of our first steps in ESG. I'd like to take this opportunity to communicate to you some of our most important projects and achievements in 2021.

According to the materiality matrix we prepared, the most relevant issue for our stakeholders was energy. Independently of ESG concerns, for a number of years FibraShop has been working to reduce energy consumption in all our portfolio properties. The first action we took was to replace incandescent bulbs with LED light fixtures. This process is complete in thirteen of our properties and 90% complete on average for the rest of them. We have pledged to reach 100% by 2024. The second and most important action in terms of energy is our program of solar cells. With installation of the first phase, we generated five times more renewable energy than last year. Energy from renewable sources now accounts for almost 20% of our total consumption. With the startup of phases 2 and 3 of the solar panel installation program, we are aiming at supplying 50% of our energy needs from renewable sources by the year 2024.

We also strengthened our corporate governance in 2021. Our Technical Committee approved changes in the governance structure and creation of an ESG Committee, which in turn has ap-

proved new policies and reports. These include policies on the environment, responsible sourcing, community engagement, improvements to the Code of Ethics (already ratified by 95% of our employees), a report on FibraShop's contribution to the UN Sustainable Development Goals (SDG), and the preparation and presentation of an ESG training program for all committee members and employees.

As regards our corporate debt, we structured a green bond specifically to fund completion of the La Perla project, which will have EDGE certification for its efficient use of energy and water, and will use sustainable materials in its construction. This plan is under way, and we are only waiting for the right market conditions to launch the issue. To a similar end, in May 2022 we obtained a bank line of credit for MXN1.8 billion, which we used to pay off the FSHOP17 bond at maturity for MXN1.4 billion. This line of credit incorporates key performance indicators (KPI) in the area of sustainability, specifically the reduction of energy from non-renewable sources. In coming months we will continue to develop thematic structured financing strategies, either market-issued bonds or bank debt, and by 2025 we are aiming to have more than 50% of our debt sustainability-linked.

Finally, I'd like to briefly comment on La Perla, which today is our flagship Urban & Life Center Experience and the basis for our strategy of property renovation. In the first months of operation, La Perla has shown outstanding performance, and we expect it to reach stabilization in 2024, increasing operating revenues in our portfolio by 35%. In coming months we will be applying the Urban & Life Center Experience concept to other properties, further strengthening our retail proposition.



This second Annual Sustainability Report has been prepared with the specialty of the house: total transparency. Thank you for your confidence.

Gabriel Ramírez Fernández
Chief Financial Officer

About FIBRASHOP

GRI 2-1, 2-6

GRESB RC1, RC3, RC4, RC5

AMEFIBRA Manual 1.d, 1.e, 1.f, 1.g, 1.h

FibraShop is a real-estate investment trust, called a FIBRA in Mexico. We are the first FIBRA in the country specializing in retail properties, created primarily to acquire, own, build, lease and operate shopping centers in Mexico.

Our primary goal is to provide attractive returns to our trust certificate holders. We do so through a diversified portfolio of properties

strategically situated in prime locations, in underserved markets or in areas of high population density, and with a design and quality unique to our organization, focusing on an optimum, flexible use of the property.



Mission

To accelerate growth by seizing the best opportunities for consolidation in the Mexican retail industry and leveraging our multiplatform concept. To offer maximum operating efficiency and generate high returns for our investors.

Vision

To revolutionize the shopping center market by creating a flexible, multiplatform vehicle that responds to the needs of shoppers and tenants in Mexico. To become the leading operator and largest owner of shopping centers in the country.

Values

- **Integrity:** Straightforward and honest in all our dealings.
- **Passion:** Committed and dedicated to everything we do.
- **Competitiveness and innovation:** We strive to constantly conceive projects that lead to better processes and higher service quality.
- **Teamwork:** We share know-how, experience and effort with our employees to achieve our goals.
- **Effectiveness:** We are proactive and demanding about our goals.

Learn more about **FibraShop**



Size and markets served

Our portfolio is made up of 18 wholly owned properties and one joint venture, located in 12 states of Mexico.

We currently have a gross leasable area (GLA) of 659,232 m², and excluding the joint venture we administer a total area of 735,496 m². Including the joint venture, the area administered with FibraShop's participation rises to 767,554 m².

See the Appendix for a breakdown of the GLA in all our properties.

18

OWNED PROPERTIES

1

JOINT VENTURE



Fashion Malls

PORTFOLIO

These are shopping centers that feature an anchor store along with clothing and footwear boutiques, housewares and home décor, sporting goods, health and beauty, entertainment, financial centers, a food court, restaurants and other businesses.



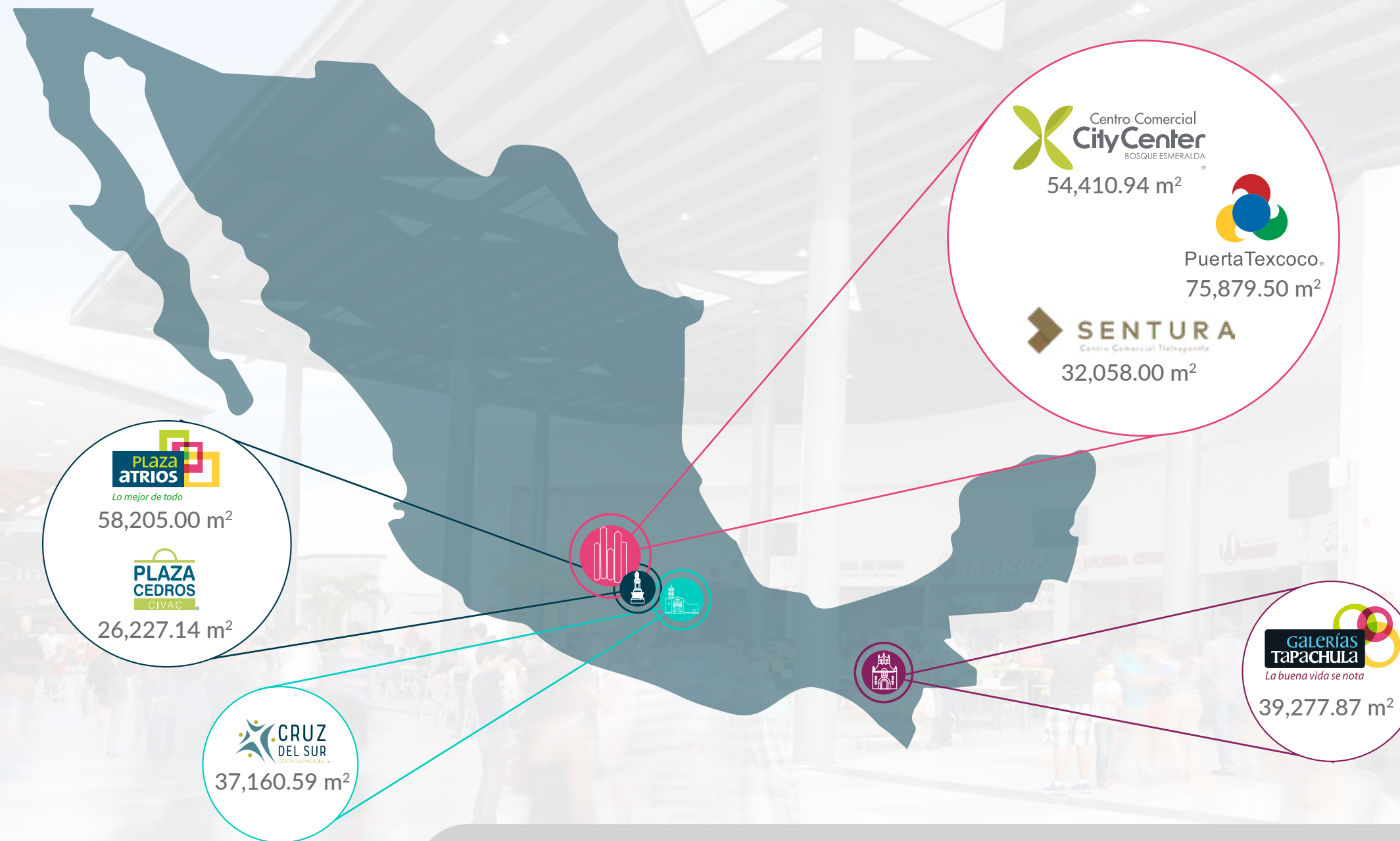
Click on any of our properties to view their official website and location.

*Constructed area.

Power Center

PORTFOLIO

Shopping Centers whose anchor is a supermarket, and which include entertainment, fashion and footwear stores, services, health and beauty, banking, a food court, restaurants and other businesses.



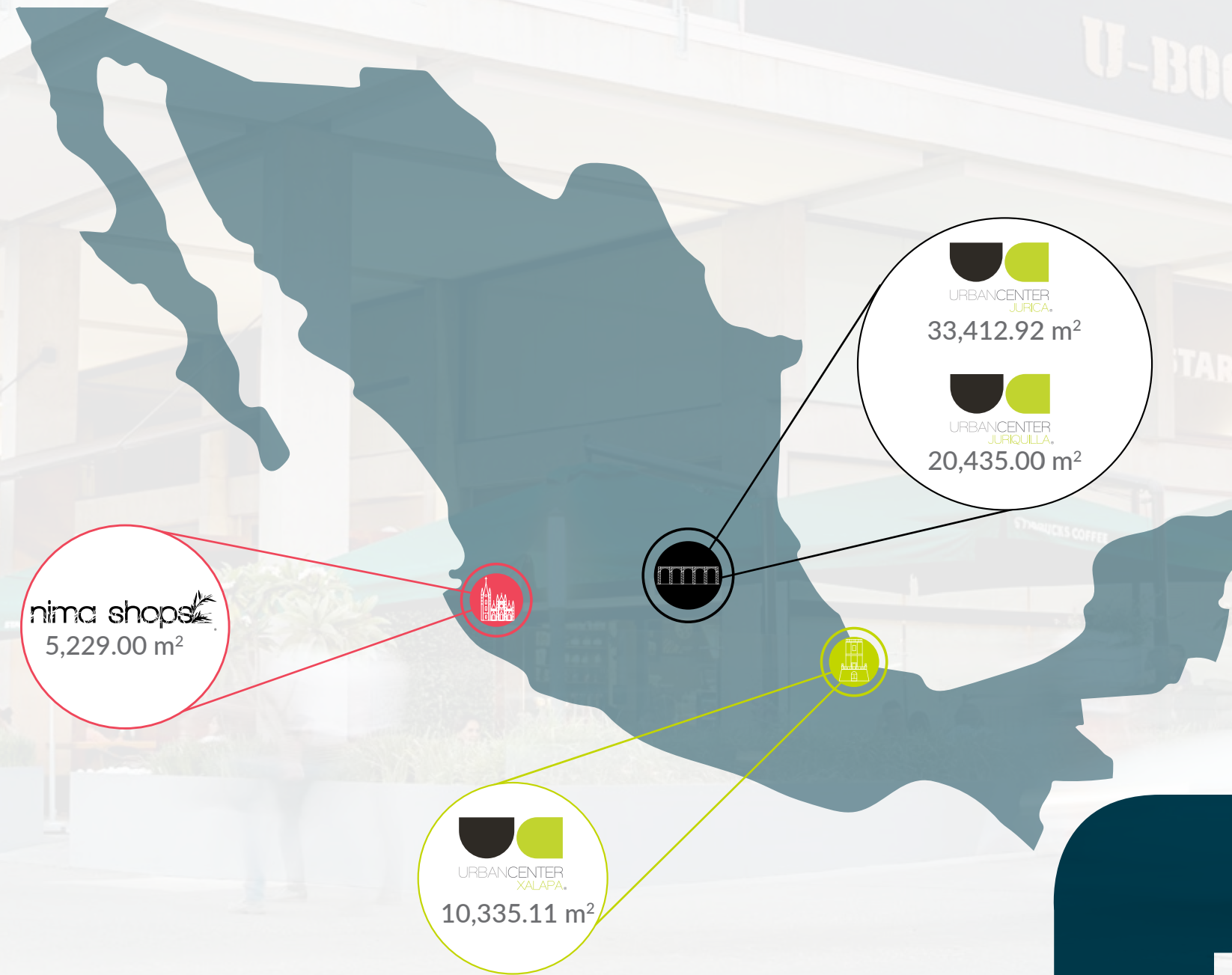
Click on any of our properties to view their official website and location.

*Constructed area.

Community Center

PORTFOLIO

These shopping centers include a variety of retailers offering frequently used products, along with restaurants and entertainment, services, banking, health, beauty and other merchants.



Click on any of our properties to view their official website and location.

*Constructed area.

Financial RESULTS

Our primary goal is to provide attractive, long-term, risk-adjusted returns to CBFH holders, through cash distribution and appreciation of investment properties. We believe FibraShop is an attractive vehicle for capital investment because of its:

1. Diversified high-quality portfolio in Mexico.
2. Multifformat platform that conforms to local needs.
3. Strong relations with top-tier tenants and attractive leasing agreements.
4. Internal and external growth opportunities.
5. Fully aligned incentives and the commitment of capital contributors.

KEY PERFORMANCE INDICATORS

	2021	2020	2019
NOI	\$1,090,797	\$ 1,259,680	\$ 1,079,930
NOI margin	76.48%	76.87%	72.76%
EBITDA	\$1,049,597	\$ 1,237,650	\$ 1,054,319
EBITDA margin	73.59%	75.52%	71.03%
Adjusted net margin	25.77%	33.09%	32.99%
Adjusted net profit per CBFH	0.7382	0.5199	0.9522
Net dividend per CBFH (based on closing price)	11.25%	7.35%	10.08%
Net dividend per CBFH (based on average price in the period)	10.84%	7.17%	10.67%

*Figures in thousands of pesos.

INFORMATION BY BUSINESS SEGMENT 2021

	Fashion Mall	Power Center	Community Center	Total
Revenues	\$916,891	\$431,788	\$77,539	\$1,426,218
Operating expense	\$256,819	\$109,907	\$21,921	\$388,647
Revenues less direct operating expense	\$660,072	\$321,881	\$55,618	\$1,037,571
Value of investment properties as of December 31, 2021	\$11,254,473	\$5,482,110	\$1,000,600	\$17,737,183
Increase in reasonable value of investment properties	\$564,725	\$157,770	\$19,813	\$742,308

*Figures in thousands of pesos.

BALANCE SHEET HIGHLIGHTS

	2021	2020	2019
Cash and equivalents	\$194,042	\$ 115,643	\$ 101,417
Taxes recoverable and other accounts receivable	\$407,980	\$ 347,145	\$ 66,228
Total assets	\$21,386,297	\$ 19,930,573	\$ 20,702,325
Total liabilities	\$9,890,810	\$ 9,123,119	\$ 8,836,793
Total equity	\$11,495,487	\$ 10,807,454	\$ 11,865,532

*Figures in thousands of pesos.

Target

To have 50% of our debt in the form of green bonds or sustainability-linked KPI by 2023.

For more information on our financial results, see out [2021 Annual Report](#).



2021 Highlights

We prepared a diagnosis

BASED ON THE FOUR TCFD RECOMMENDATIONS TO IMPLEMENT A LONG-TERM DECARBONIZATION STRATEGY

WE OPENED LA PERLA,

THE FIRST OF OUR PROPERTIES TO BE BUILT AS A URBAN & LIFE CENTER EXPERIENCE, FOCUSING ON THE WELLNESS OF OUR COMMUNITIES

1000%

OF OUR PROPERTIES HAVE A PHYSICAL CLIMATE-CHANGE RISK IDENTIFICATION AND ANALYSIS

19.23%

OF OUR ANNUAL ENERGY CONSUMPTION COMES FROM RENEWABLE SOURCES

We introduced a new independently managed whistleblower system

WE DRAFTED AND DISTRIBUTED A POLICY ON PREVENTION OF PSYCHOSOCIAL RISKS AT WORK ALIGNED WITH THE PROVISIONS OF MEXICAN STANDARD 035

WE OBTAINED A SECOND-PARTY OPINION (SPO) FROM SUSTAINALYTICS SO THAT WE CAN ISSUE GREEN BONDS IN THE FUTURE

We published

THE FRAMEWORK FOR THE EVENTUAL ISSUANCE OF GREEN BONDS

WE CREATED AN **ESG Committee**

Our 2021 Annual SUSTAINABILITY REPORT

GRI 2-2, 2-3, 2-4

GRESB EC1, EC2, EC3, EC4

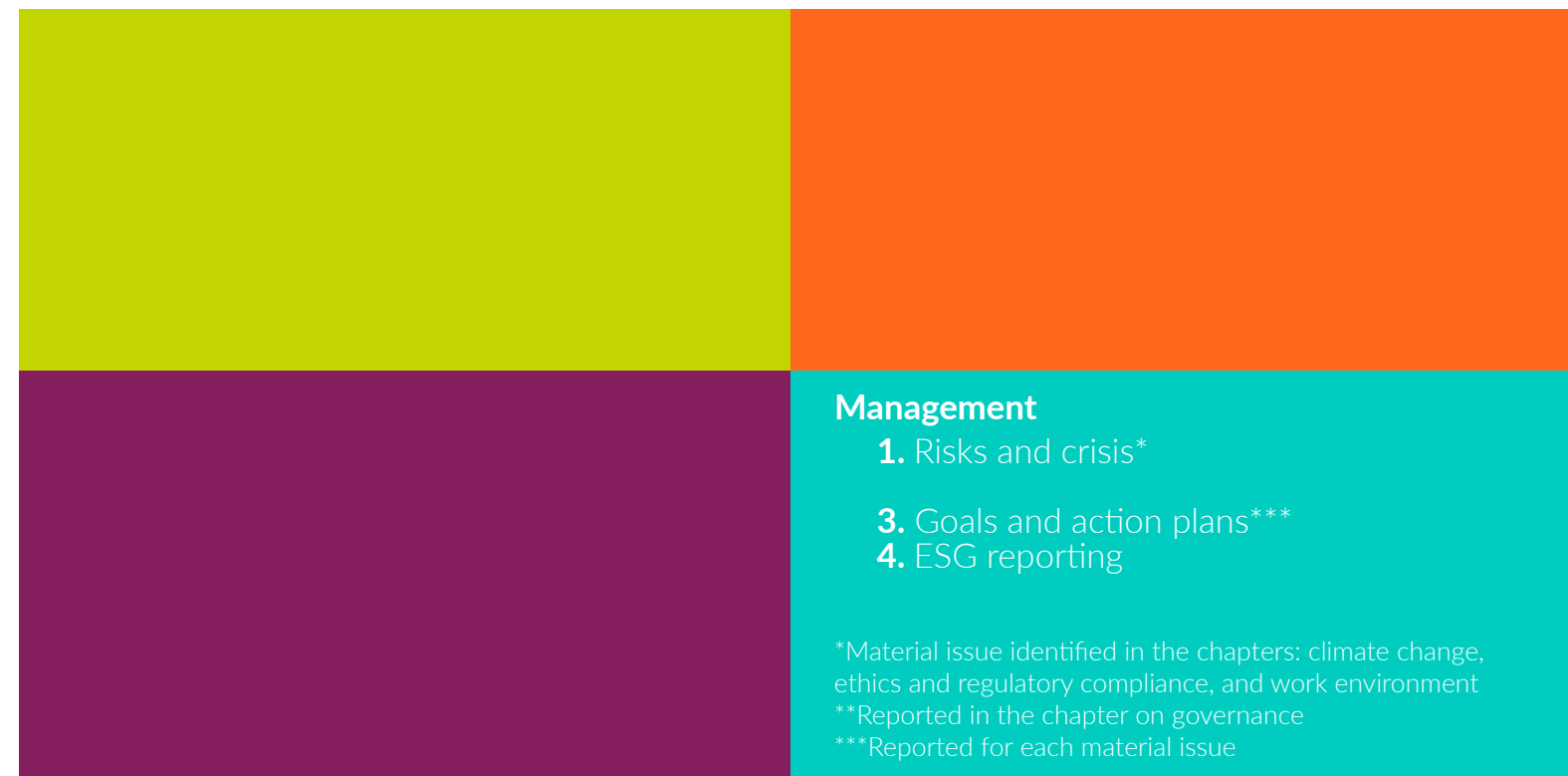
AMEFIBRA Manual 1.a, 1.b, 4.a, 4.b

Our second Annual Sustainability Report includes information on the 18 FibraShop properties, excluding the Sentura Tlalnepantla joint venture, for the period between January 1st and December 31, 2021. The information presented here covers environmental, social and governance issues pertinent to Trust 00854 founded in 2013 (hereinafter, FibraShop), and unless otherwise specified, it refers to the following companies that make up FibraShop:

- Subsidiaries of Irrevocable Trust Number F/00854
 - Fibra Shop Administración, S.C.
 - Fibra Shop-Abilia-Puerta La Victoria Trust CIB/2861
 - Irrevocable Trust Number 2721
 - Irrevocable Trust Number 3899

- Subsidiaries of Fibra Shop Tenencia Actividad Administración, S. C.
 - Prestadora de Servicios para Centros Comerciales de Alta Calidad, S. C.
 - Prestadora de Servicios Puerto Paraíso, S.C.
 - Prestadora de Servicios Plaza Kukulcán, S. C.
 - Tierra SF, S. C.

Our report is structured according to the material ESG issues identified in our 2020 Action Plan:



Management

- 1. Risks and crisis*

- 3. Goals and action plans***
- 4. ESG reporting

*Material issue identified in the chapters: climate change, ethics and regulatory compliance, and work environment
 **Reported in the chapter on governance
 ***Reported for each material issue

Sustainability APPROACH

GRI 2-23, 2-24

At FibraShop, we are continually improving and innovating to remain industry leaders in the field of sustainability. Our sustainability approach is based on an ESG strategy we developed in 2020. Its purpose is to create and instill in our entire organization a culture of contributing positively to the environment and society through our operations. As part of this strategy, we conducted a materiality study to identify the most relevant environmental, social and governance issues to FibraShop, to ensure that we meet the expectations, needs and demands of our internal and external stakeholders.

We are developing a new concept called "Urban & Life Center Experience," not only to keep pace with the paradigm shift in our industry but to conform to our comprehensive ESG strategy. Urban & Life Centers Experience are planned as environmentally friendly spaces that bring communities together.

We have a robust ESG strategy based on our policies and procedures, which are detailed further on in this report. We establish specific indicators and measurable targets for the short, medium and long term, for the purpose of regularly managing, measuring and monitoring our performance. Our strategy is aligned with the following national and international methodologies and standards:

- Global Reporting Initiative (GRI)
- Sustainability Accounting Standards Board (SASB)
- Global Real Estate Sustainability Benchmark (GRESB)
- Task Force on Climate-related Financial Disclosures (TCFD)
- UN Sustainable Development Goals (SDG)
- AMEFIBRA ESG Manual

FibraShop's sustainability approach structures efforts regarding any of the ESG pillars into three steps:



Through this structure we are able to continually improve our performance, management and reporting. For example, our 2020 ESG diagnosis helped us to establish the new policies, indicators and goals reported in this document. This year we prepared a diagnosis of where we fit in to the UN Sustainable Development Goals, and we conclude it with an SDG Appendix that reports on our actions and contributions.



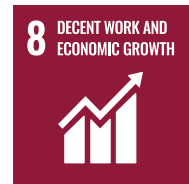
WE HAVE AN ESG STRATEGY BASED ON OUR POLICIES AND PROCEDURES, MADE UP OF SPECIFIC KPI AND MEASURABLE AND ACHIEVABLE TARGETS

To continue our efforts and progress in managing material issues, beginning in 2023 we will be reporting on sustainability performance and results on a quarterly basis.

Sustainable Development Goals (SDG)

To continue developing our ESG strategy, we sought out a closer alignment with the SDG by conducting a diagnosis and a benchmarking analysis, through which we identified our strengths and areas of opportunity in alignment and impact on the SDG. With this we were able to set priorities for the organization based on our industry and our operations, along with best practices in each of them.

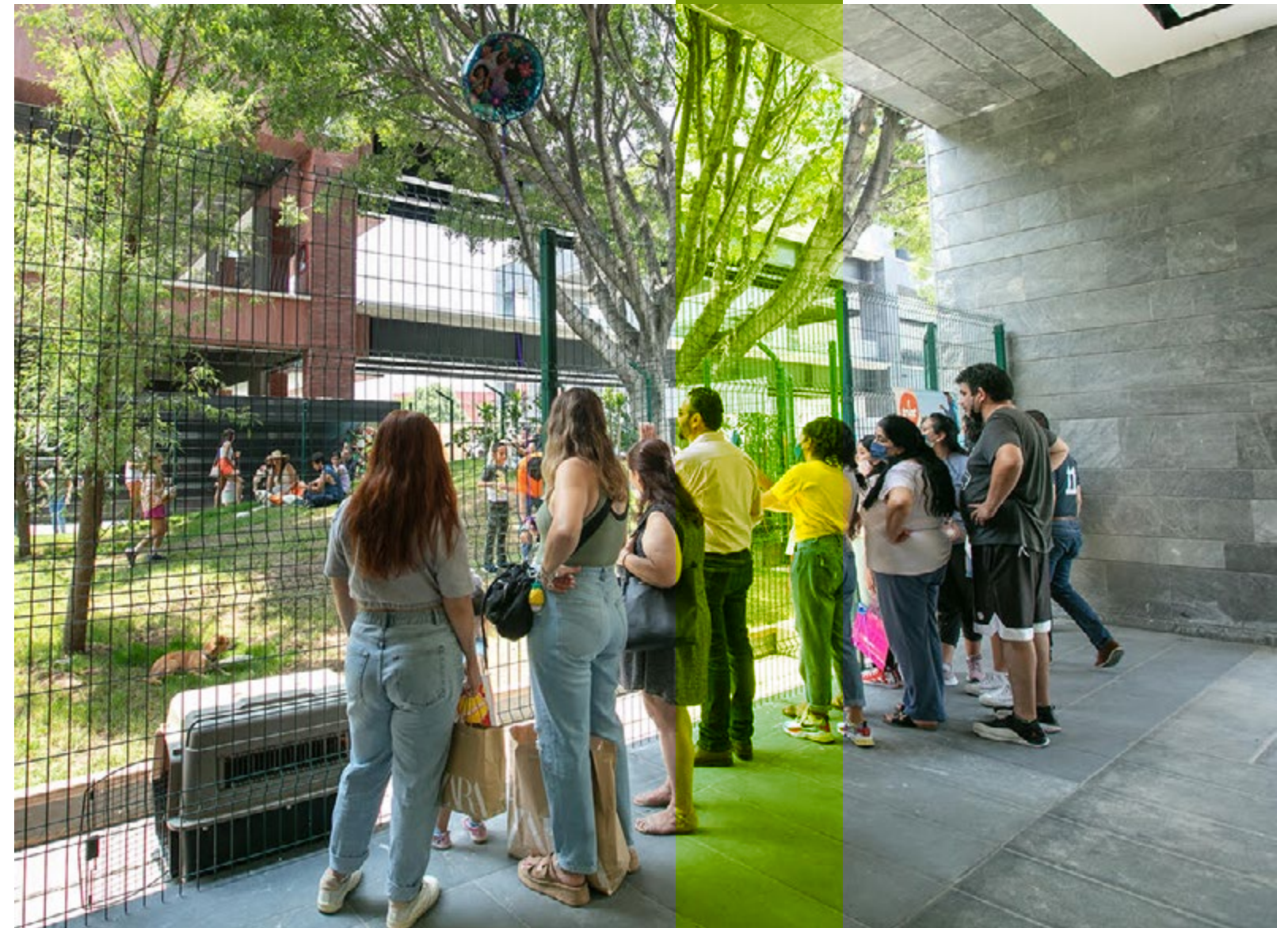
SDG PRIORITIES



Having a strategy aligned with the SDG could have benefits inside and outside of the organization, magnifying our positive impact on the environment and society and pinpointing opportunities in our activities to attract investors, meet the requirements and needs of our stakeholders and build competitive advantages by creating greater value throughout our properties' lifecycle.

We assessed our contributions to priority SDGs by considering four areas, which gives us a holistic overview of our scope and operations:



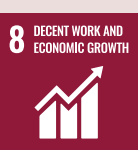





1. **Business model:** focused on our organization's strategy for managing the SDG.
2. **Internal operations:** managing the direct impacts of our activities.
3. **Supply chain:** focused on management of our suppliers and their impact on the SDG.
4. **Collective action:** creating partnerships to support the 17 SDG.



The table below summarizes our performance on each SDG, broken down into four specific areas. The results are shown as a percentage progress toward the goal, accompanied by a classification of the risk level of each. Our best performance was toward SDG 8, Decent Work and Economic Growth, and our lowest was in SDG 10, Reduced Inequalities.



For more details about our study, follow this link: [SDG Appendix](#)

	Overall score	Business model	Internal operations	Supply chain	Collective action 	Risk level
7 AFFORDABLE AND CLEAN ENERGY 	44.8%	85.6%	36%	17.2%	40%	Low
8 DECENT WORK AND ECONOMIC GROWTH 	48.3%	92.8%	58.4%	8%	37.7%	Low
10 REDUCED INEQUALITIES 	19.9%	6.8%	39.2%	0%	33.2%	Low
11 SUSTAINABLE CITIES AND COMMUNITIES 	43.9%	92.8%	49.2%	N/A	33.2%	Low
12 RESPONSIBLE CONSUMPTION AND PRODUCTION 	29.3%	6.8%	66.4%	10%	33.2%	Low
13 CLIMATE ACTION 	42.8%	89.2%	48.4%	0%	33.2%	Low
16 PEACE, JUSTICE AND STRONG INSTITUTIONS 	43.4%	93.2%	74.4%	10%	6.4%	Low



ESG *governance*

STRUCTURE

FibraShop is aware of the rapid pace of change around the world in the area of sustainability, and we know that we need to be on the alert so we can stay at the forefront of our industry and adapt to new global trends and stakeholder expectations. We also know that ESG risks demand action from our organization, an effort that must be led by senior management and spread throughout all areas of the organization.

With this in mind, as part of our ESG strategy, we defined the following specific structure for managing ESG issues:

- **ESG Committee:** Responsible for approving and overseeing the ESG strategy and ESG risk management, and for assigning responsibilities in the area of ESG and active communication with stakeholders.
- **ESG Area:** Responsible for implementing and monitoring the ESG strategy and preparing media for communicating sustainability progress and performance both within and beyond the organization.

THE ESG COMMITTEE AND THE ESG AREA COMPRISE SPECIFIC STRUCTURE FOR THE ESG ISSUES MANAGEMENT AT FIBRASHOP

POLICIES AND PROCEDURES

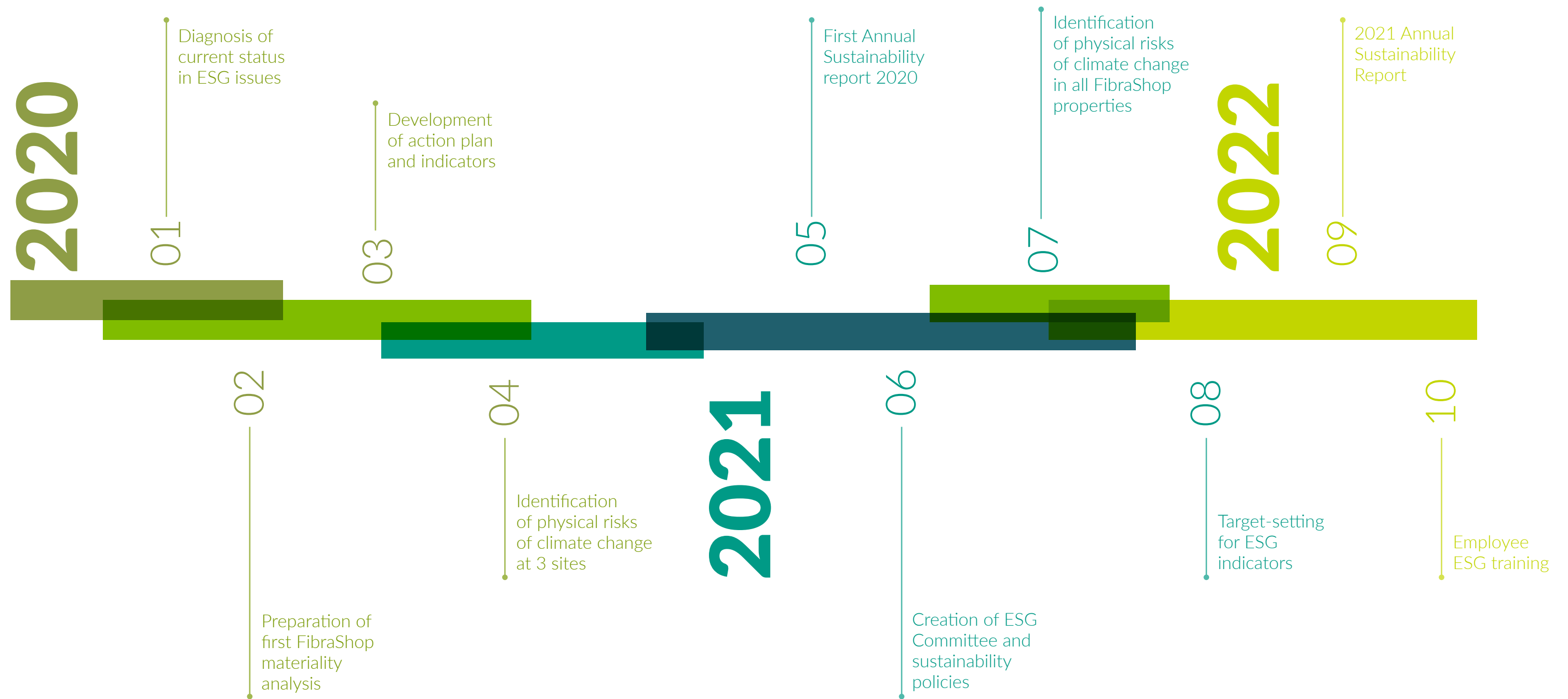
To correctly manage sustainability, we need formal records, like documented policies and procedures to support our ESG strategy and the various activities and initiatives carried out within the organization, in order to continuously improve and achieve the goals we have set for the short, medium and long terms.

To strengthen our ESG strategy, in 2021 we developed a series of policies focused on our material issues and aligned both with our organizational values and our sustainability commitments, within and outside of the organization. The policies we implemented were:

- **Environmental Policy,** focused on environmental care and protection in all of our activities and operations.
- **Responsible Sourcing Policy,** in which we seek to extend our ESG commitment to our supply chain.
- **Social Policy,** focused on talent development and ensuring a healthy and safe work environment.
- **Community Engagement Policy,** focused on generating a positive impact on society and fulfilling our commitment to the communities where we operate by building strong and lasting ties.

Learn about our **Policies** 

SUMMARY OF CURRENT STRATEGY:



URBAN & LIFE CENTERS EXPERIENCE: FOCUSED ON COMMUNITY WELLNESS AND THE ENVIRONMENT

FibraShop has developed a new proposal of retail living, which we call “Urban & Life Center Experience,” incorporating spaces where visitors can spend more time, come back repeatedly, make our properties a part of their daily lives; with their pets, with new education, art, and cultural activities, sports and socialization. A sort of public park experience, providing opportunities for social development to communities where FibraShop operates and has an influence because of its geographic location. This is in line with our comprehensive sustainability strategy.

The “Urban & Life Center Experience” concept centers around people. We want to improve quality of life and well-being for communities by providing an environmentally friendly space that brings them together and assists the less privileged members of society by providing support and opportunities for employment and advancement.

The first project of this type is La Perla, which will become the benchmark for other such properties. It has an open-air green space where people can attend restaurants, stroll with their pets, ride bikes or skateboards, go to the movies, shop at their favorite stores or enjoy a variety of entertainment of cultural events available there. We have provided space for some organizations and members of the community to carry out their activities without having to pay for their own space, not only improving the space for visitors but offering a means of support as well.

La Perla has a number of other elements that distinguish it from traditional shopping centers:

- A basketball court where visitors can organize games and well-known players can come and sign autographs.
- A skatepark where people can come practice their skateboarding on their own or take classes from professionals.
- A dog part with doggie day care service, training, nutritional workshops, pet product sales and adoption events.
- A Zen garden where yoga and meditation classes are given.
- A cultural pavilion that will host art shows, workshops and musical events.
- A playground where kids can have fun, meet friends and enjoy themselves.
- A concert area at the end of the “Calzada las Perlas” pedestrian walk, shaded by 60-year-old trees (which were preserved during construction of the project), providing the experience of a stroll through the old city with restaurants and cafés where visitors can spend a pleasant time with family and friends.

FibraShop recently announced the investment of approximately MXN150 million to turn most of its properties into “Urban & Life Centers Experience” following the successful startup of La Perla, a property which only months after opening its doors has become a ground-breaking benchmark for the industry.



Materiality

GRI 3-1, 3-2, 3-3
AMEFIBRA Manual 2.a

We define what is material for FibraShop and its stakeholders by considering the risks and opportunities that influence our capacity to pursue our sustainability strategy and business model. Material issues are those that significantly affect or may affect our business, directly or indirectly, or affect our capacity to create value for our stakeholders.

In 2020, we conducted a materiality analysis to identify our material issues and precisely report on FibraShop's ESG performance to stakeholders.

Additionally, in order to ensure that stakeholder needs and expectations were reflected in the organization's material issues, we up-

dated our 2020 materiality analysis in 2022, including an ESG issue prioritization survey of suppliers and tenants.

METHODOLOGY



1
Identification and mapping
of key FibraShop stakeholders.



2
Analysis and integration
of industry studies and leading competitors to determine material issues in environment, social and governance areas for FibraShop.



3
Interviews and surveys
to determine the relevance of material ESG issues to internal stakeholders.
a. Interviews: 7 strategic employees
b. Surveys: 126 employees surveyed



4
Analysis of the information, **development** of a matrix and **validation** of results.

Relevance to Stakeholders



Relevance to FibraShop



■ Priority
 ■ Emerging
 ■ Relevant

To learn more about our materiality study, go to [FibraShop Materiality Study](#)



01 *Environmental*

WE RECOGNIZE THE OPPORTUNITY AND THE RESPONSIBILITY TO CREATE SHARED ENVIRONMENTAL VALUE ALONGSIDE OUR COMMUNITIES, CLIENTS AND INVESTORS.

FibraShop depends on natural resources for the activities of every one of its properties. The resilience of these environmental resources and processes is fundamental to our capacity to create value and generate financial returns. We share a responsibility to reduce the environmental impact of our commercial activities, and our goal is to reach a point where these resources are used sustainably.

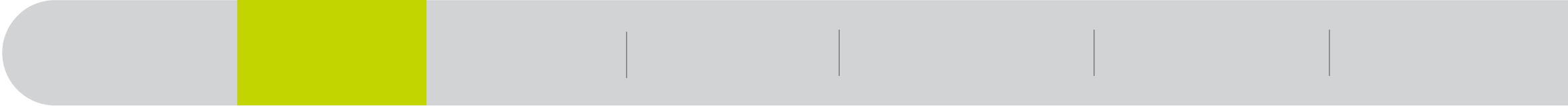
Our Environmental Policy establishes a goal of revolutionizing the shopping center market toward a sustainable future with the participation of our employees and contributing positively to the environment and the communities where we operate through the following approach:

- Managing and mitigating environmental impacts from our operations and reducing our consumption of water and energy resources.
- Reducing our generation of greenhouse gases (GHG) in compliance with the Paris Agreement.
- Identifying and responding to the physical risks of climate change in our properties based on TCFD recommendations.
- Compliance with all environmental laws.

2021 Performance

- Created and approved an Environmental Policy focused on environmental care and protection in all our activities and operations.
- Created and approved a Responsible Sourcing Policy, in order to extend our ESG commitment to our supply chain.
- Through installation of a system of solar panels, we generated 5 times more renewable energy than in 2021 and avoided the generation of 1,236 tCO₂e.
- Conducted a physical climate change risk assessment for all our properties.
- Developed a diagnosis based on the 4 TCFD recommendations to deploy a decarbonization strategy for the long term.

Learn about our **Policies** 



Energy

GRI 302-1, 302-2, 302-3, 302-4, 302-5

GRESB EN1, DEN1, DEN2.1

SASB IF-RE-130a.1, IF-RE-130a.2, IF-RE-130a.3, IF-RE-130a.5

AMEFIBRA Manual 14.b, 14.c, 14.d, 14.e, 14.f

Energy costs are one of the greatest challenges facing the real-estate industry and FibraShop stakeholders. We can reduce our exposure to price fluctuations by improving our energy efficiency, ultimately reducing the operating cost of our assets. Incorporating energy efficiency considerations into the design and construction of our assets can also help reduce our tenants' energy needs and lower GHG emissions.

To measure our progress, we compared the results of 2021 against those of 2019 (our base year).

PERFORMANCE METRICS

- 1 Energy consumption (MWh)
- 2 Fuel consumption (MWh)
- 3 Gigajoules of renewable energy installed
- 4 Percentage of renewable energy to total energy consumption

RESULTS

	2019	2020	2021	Change in energy consumption 2021 vs. 2019 (GJ)	Units
Consumption of electrical energy from non-renewable sources	20,656.21	11,612.86	12,551.94	-39%	MWh
	74,362.34	41,806.30	45,186.984		GJ
Consumption of electrical energy from renewable sources*	0	553.201	2,923.16	428%	MWh
	0	1,991.52	10,523.376		GJ
Total electricity consumption	74,362.34	43,797.82	55,710.36	-25%*	GJ
Total LP gas	0	117.00	2,418.89**	NA	Liters
	0	3.05	63.19		GJ
Total natural gas	37.54	31.82	21.37	-50%	m ³
	1.43	1.21	0.72		GJ
Total diesel	9,760.00	8,460.66	4,914.34	-50%	Liters
	372.01	322.49	185.15		GJ
Total gasoline	27,601.00	21,415.91	11,493.93	-61%	Liters
	970.97	753.38	380.92		GJ
Total fuel consumption	1,344.53	1,080.24	629.98	-53%	GJ

*Change compared to 2020, because we did not consume energy from renewable sources in 2019.

**Consumption of LP gas rose considerably due to the opening of La Perla.

The change in energy consumption from 2020 to 2021 was due primarily to changes in operations relating to the COVID-19 pandemic.

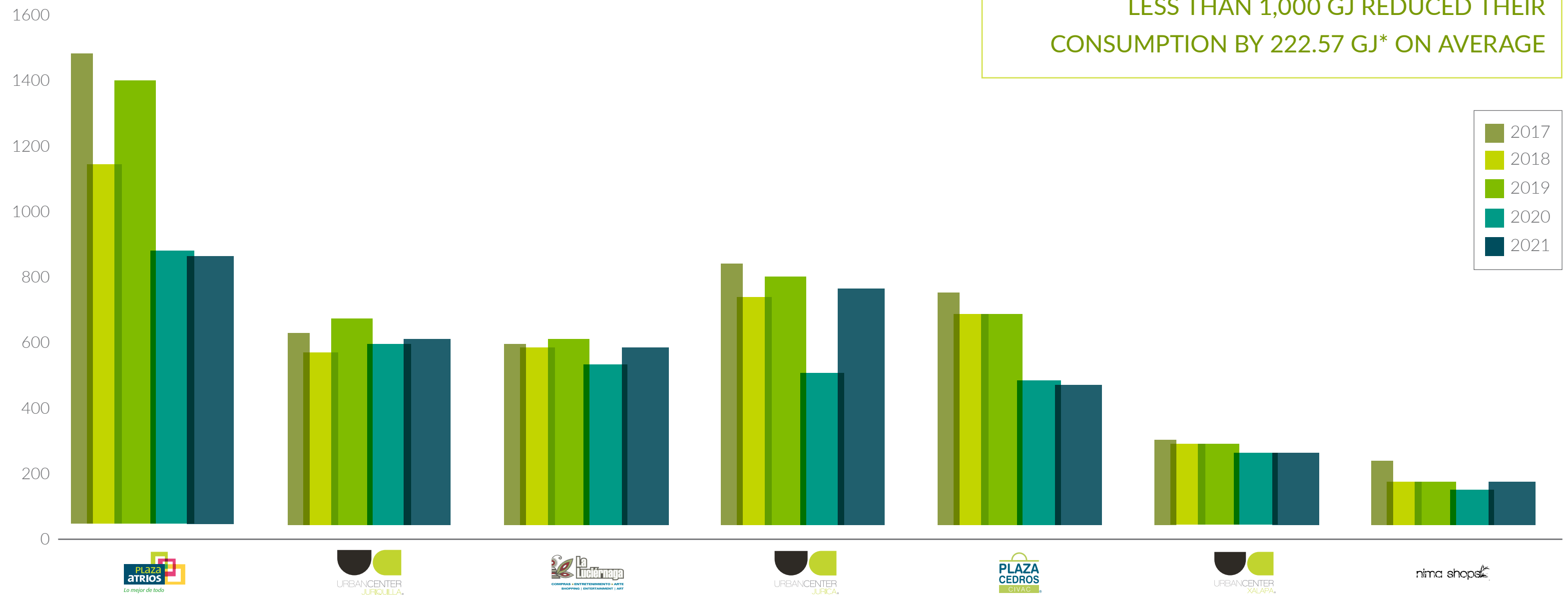
RENEWABLE SOURCES ACCOUNTED FOR 18.89% OF OUR TOTAL ENERGY CONSUMPTION IN THE YEAR, FIVE TIMES MORE THAN IN 2020

CONSUMPTION OF ELECTRICAL ENERGY FROM NON-RENEWABLE SOURCES WAS REDUCED BY 39% FROM 2019

ENERGY CONSUMPTION IN OUR PROPERTIES

ELECTRICITY CONSUMPTION

Consumption of less than 1,000 GJ

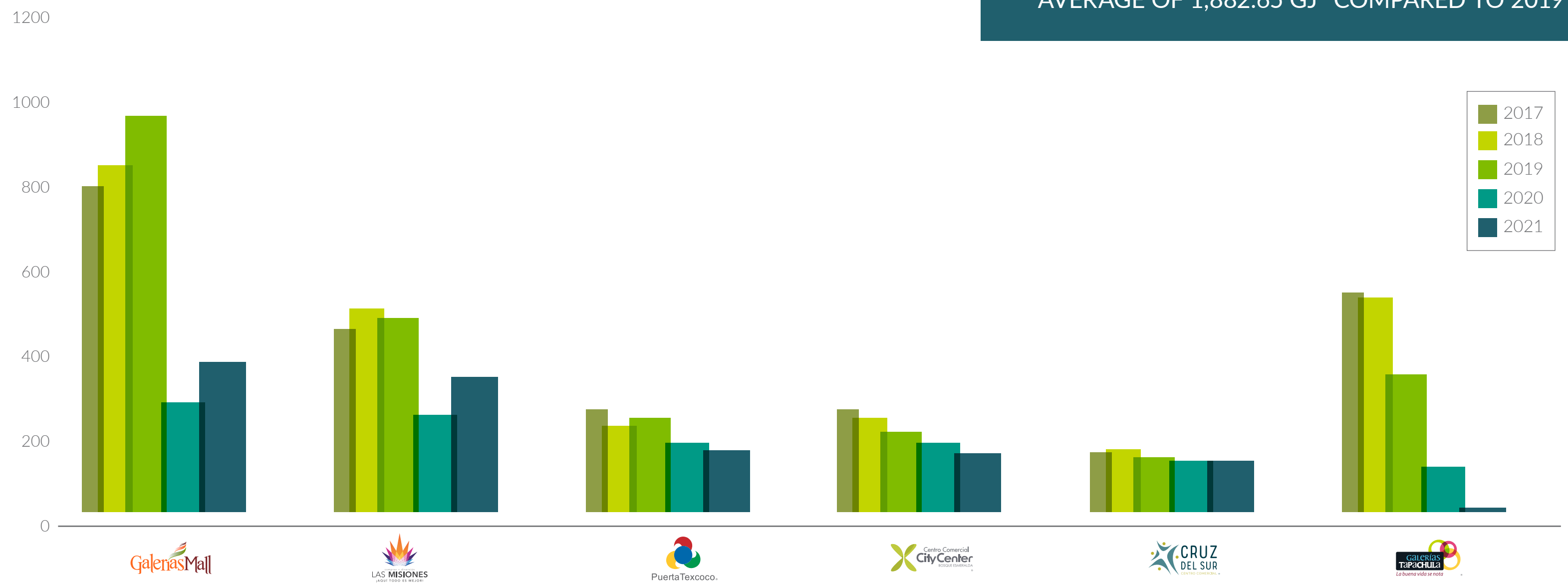


COMPARED TO 2019, BUILDINGS CONSUMING LESS THAN 1,000 GJ REDUCED THEIR CONSUMPTION BY 222.57 GJ* ON AVERAGE

*Considers energy consumption of electricity from non-renewable sources and consumption of non-renewable fuels, excluding Sentura and La Perla.

[View historic data by property](#)

Consumption between 1,000 and 4,000 GJ



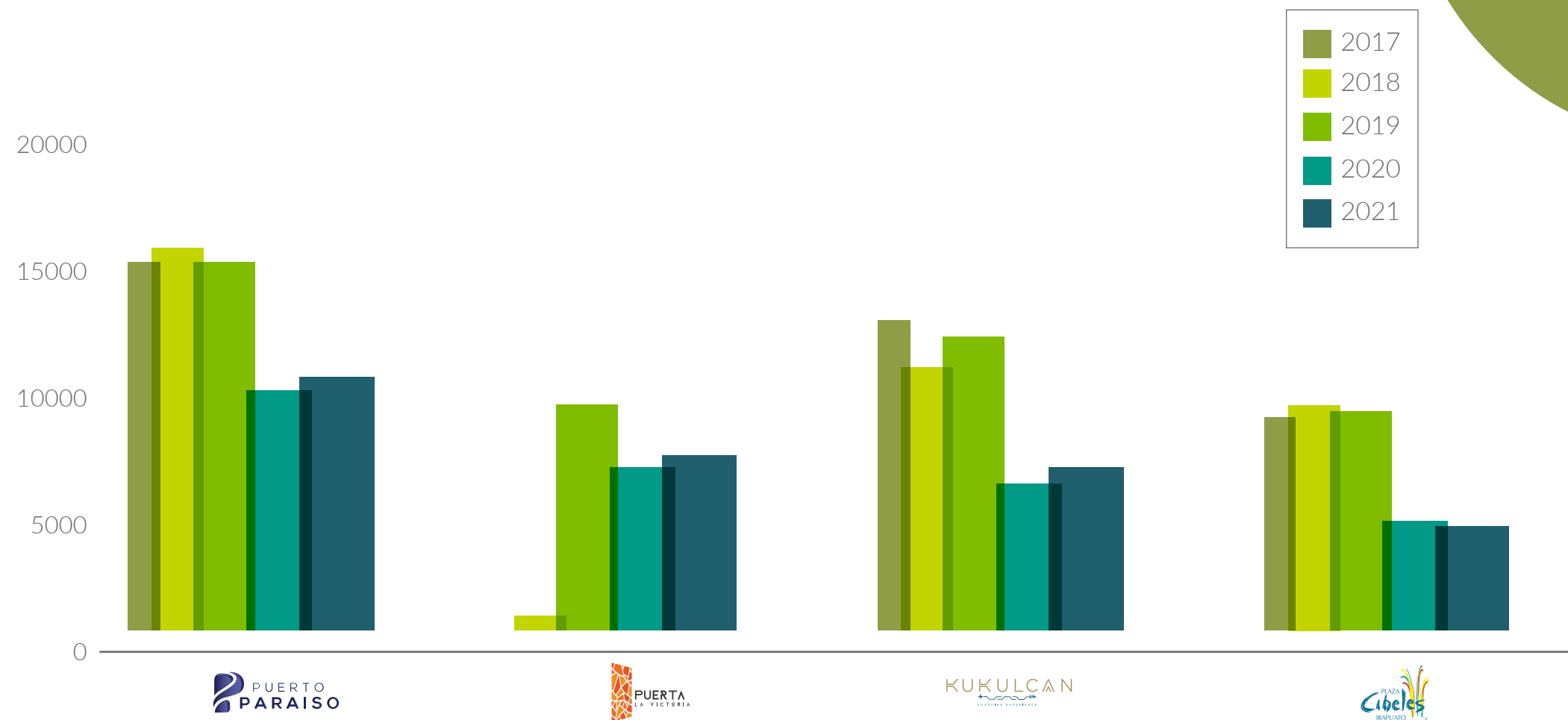
IN BUILDINGS CONSUMING BETWEEN 1,000 AND 4,000 GJ, CONSUMPTION WAS REDUCED BY AN AVERAGE OF 1,882.65 GJ* COMPARED TO 2019

*Considers energy consumption of electricity from non-renewable sources and consumption of non-renewable fuels, excluding Sentura and La Perla.

[View historic data by property](#)



Consumption of more than 4,000 GJ



PROPERTIES
CONSUMING MORE
THAN 4,000 GJ
REDUCED THEIR
CONSUMPTION BY AN
AVERAGE OF 4,303.51 GJ
COMPARED TO 2019*

*Considers energy consumption of electricity from non-renewable sources and consumption of non-renewable fuels, excluding Sentura and La Perla.

[View historic data by property](#)



FUEL CONSUMPTION

Properties	Gasoline (liters)			Diesel (liters)		
	2019	2020	2021	2019	2020	2021
Plaza Cibeles	4,173.00	2,160.00	2,280.00	0.00	900.00	300.00
La Luciérnaga	13,500.00	3,206.52	386.54	4,500.00	4,135.16	309.39
Puerto Paraíso	4,566.00	3,692.00	3,984.41	960.00	1,080.00	853.56
Kukulcán Plaza	600.00	6,537.68	820.60	200.00	300.00	300.00
Puerta Texcoco	0.00	0.00	60.00	50.00	30.00	200.00
UC Xalapa	0.00	100.00	40.00	300.00	206.00	40.00
UC Jurica	347.00	309.00	516.00	60.00	522.00	254.00
UC Juriquilla	194.00	320.00	465.00	30.00	85.00	40.00
Nima Shops	157.00	141.86	17.40	0.00	0.00	0.00
Plaza Los Atrios	1,706.00	2,139.85	836.84	232.00	224.50	162.46
Galerías Mall Sonora	150.00	303.00	244.84	120.00	0.00	0.00
Galerías Tapachula	0.00	415.00	820.50	580.00	200.00	300.00
Las Misiones	0.00	0.00	0.00	336.00	175.00	200.00
City Center Esmeralda	855.00	1,726.00	473.80	653.00	123.00	115.20
Plaza Cedros	600.00	305.00	368.00	288.00	180.00	195.00
Cruz Del Sur	0.00	60.00	0.00	84.00	0.00	80.00
Puerta La Victoria	753.00	0.00	20.00	1,367.00	300.00	1,564.73
La Perla	0.00	0.00	160.00	0.00	0.00	0.00
Total	27,601.00	21,415.91	11,493.93	9,760.00	8,460.66	4,914.34

Properties	Natural gas (m³)			LP Gas (liters)		
	2019	2020	2021	2019	2020	2021
Galerías Mall Sonora					117.00	78.17
Las Misiones	37.54	31.82	21.37			
La Perla						2,340.71
Total	37.54	31.82	21.37	0.00	117.00	2,418.88



CHANGE IN NON-RENEWABLE ENERGY CONSUMPTION (GJ)

Properties	2019	2020	2021	Change in energy consumption 2021 vs. 2019
Plaza Cibeles*	9,391.39	4,697.40	4,506.57	-52%
La Luciérnaga	1,192.31	760.77	572.84	-52%
Puerto Paraíso	15,678.80	10,303.67	10,924.91	-30%
Kukulcán Plaza*	12,296.17	6,416.13	6,913.09	-44%
Puerta Texcoco	2,324.36	1,700.96	1,516.52	-35%
UC Xalapa	269.19	236.09	225.17	-16%
UC Jurica	783.90	507.35	755.89	-4%
UC Juriquilla	648.95	580.92	590.04	-9%
Nima Shops	136.81	121.31	134.18	-2%
Plaza Los Atrios	1,446.18	927.17	868.05	-40%
Galerías Mall Sonora*	9,746.46	2,699.21	3,728.76	-62%
Galerías Tapachula*	3,354.68	1,190.10	54.46	-98%
Las Misiones	4,752.90	2,385.18	3,413.71	-28%
City Center Esmeralda	2,067.95	1,709.70	1,510.68	-27%
Plaza Cedros	681.75	460.72	454.90	-33%
Cruz Del Sur	1,333.91	1,285.46	1,220.22	-9%
Puerta La Victoria	9,553.13	6,867.74	7,360.86	-23%
La Perla	N/A	N/A	1,066.10	N/A
Total	75,706.31	42,885.22	45,816.96	-39%

- The increase in energy consumption in some of our properties was due to the return to normal operations after the restrictions of the pandemic. The results represent the sum of electricity and fuel consumption per location, expressed in GJ.

* These four properties introduced solar cells in the second half of 2020, which is why they also show a significant reduction compared to their base year (2019).

ENERGY INTENSITY

To identify the properties that are most efficient in their use of renewable and non-renewable energy, we calculated energy intensity, which is the ratio of energy consumption (GJ) to constructed area of each property (in m²). On average, FibraShop reports an energy intensity of 0.04 GJ/m² of construction, also expressed as 11.08 kWh/m² of construction, which is a 6% reduction from the previous year and 44% compared to 2019.

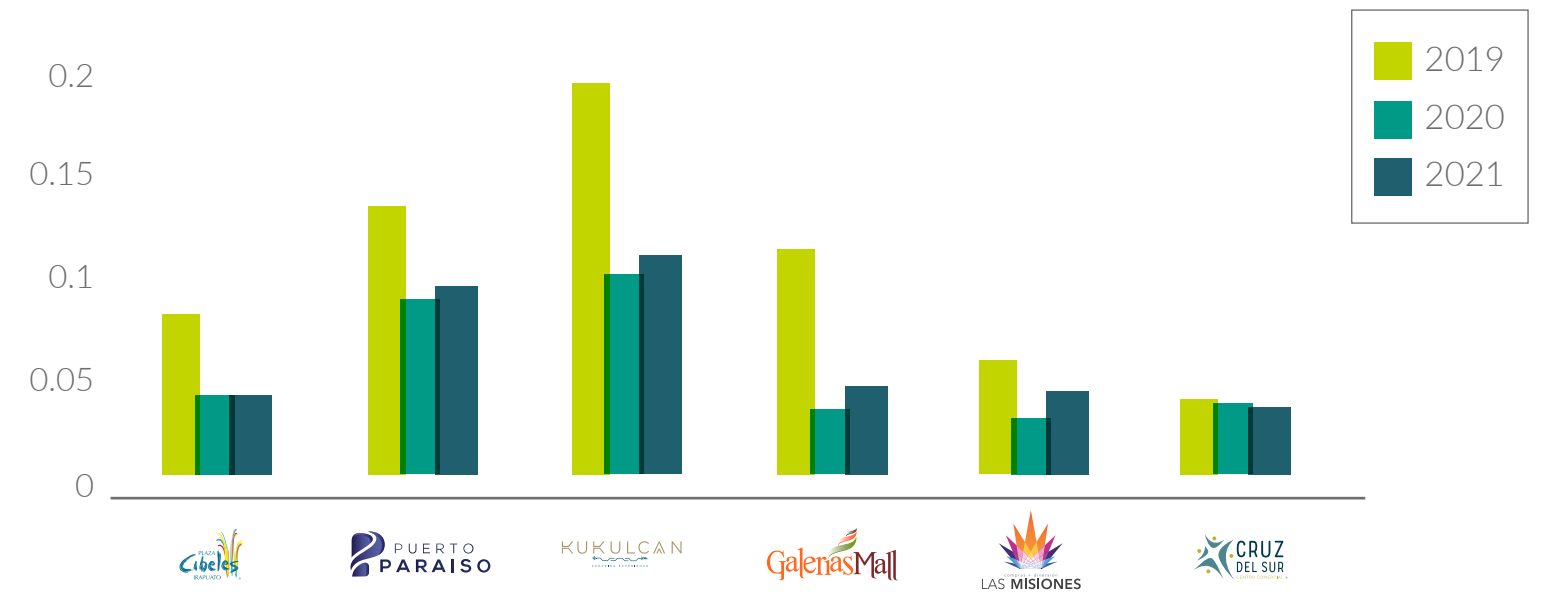
	2019	2020	2021
Energy intensity (GJ/m ² of construction)	0.07	0.043	0.03235

The next table shows energy intensity considering only the consumption of non-renewable electricity per property, so it is comparable with the years 2019 and 2020.

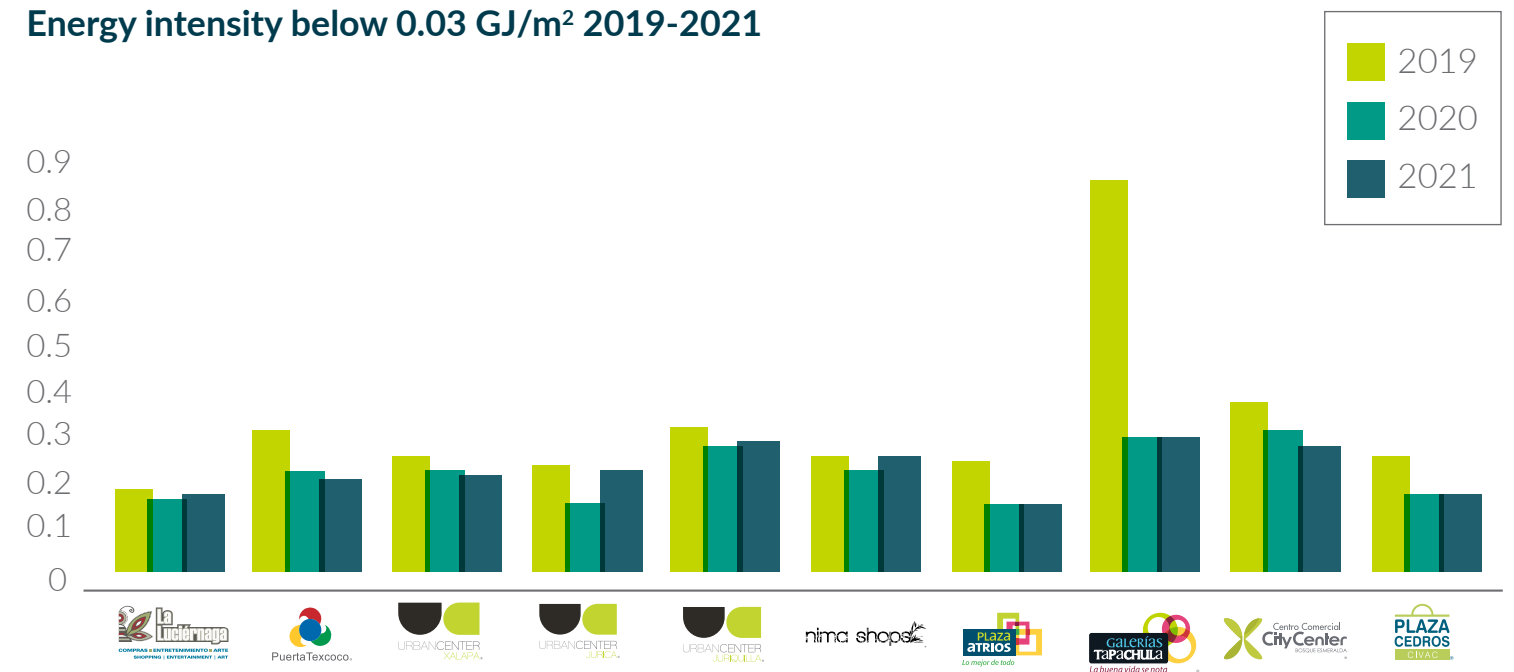
Property	Total construction area (m ²)	Consumption in 2021 (GJ)	GJ / m ² per year (2021)
Plaza Cibeles	116,820.94	4,419.70	0.03783
La Luciérnaga	31,964.00	548.37	0.01715
Puerto Paraíso	117,347.03	10,760.70	0.09169
Kukulcán Plaza	63,822.05	6,874.59	0.10771
Puerta Texcoco	75,879.50	1,506.99	0.01986
Uc Xalapa	10,335.11	222.33	0.02151
Uc Jurica	33,412.92	729.21	0.02182
Uc Juriquilla	20,435.00	573.12	0.02804
Nima Shops	5,229.00	133.59	0.02554
Plaza Los Atrios	58,205.00	834.19	0.01433
Galerías Mall Sonora	87,121.72	3,718.60	0.04268
Galerías Tapachula	39,277.87	15.96	0.00040
Las Misiones	85,547.00	3,405.45	0.03980
City Center Esmeralda	54,410.94	1,490.63	0.02739
Plaza Cedros	26,227.14	435.35	0.01659
Cruz Del Sur	37,160.59	1,217.20	0.03275
Puerta La Victoria	179,092.00	7,301.24	0.04076
La Perla	354,265.72	999.65	0.00282*

*Information for La Perla reported starting in 2021.

Energy intensity above 0.03 GJ/m² 2019-2021



Energy intensity below 0.03 GJ/m² 2019-2021

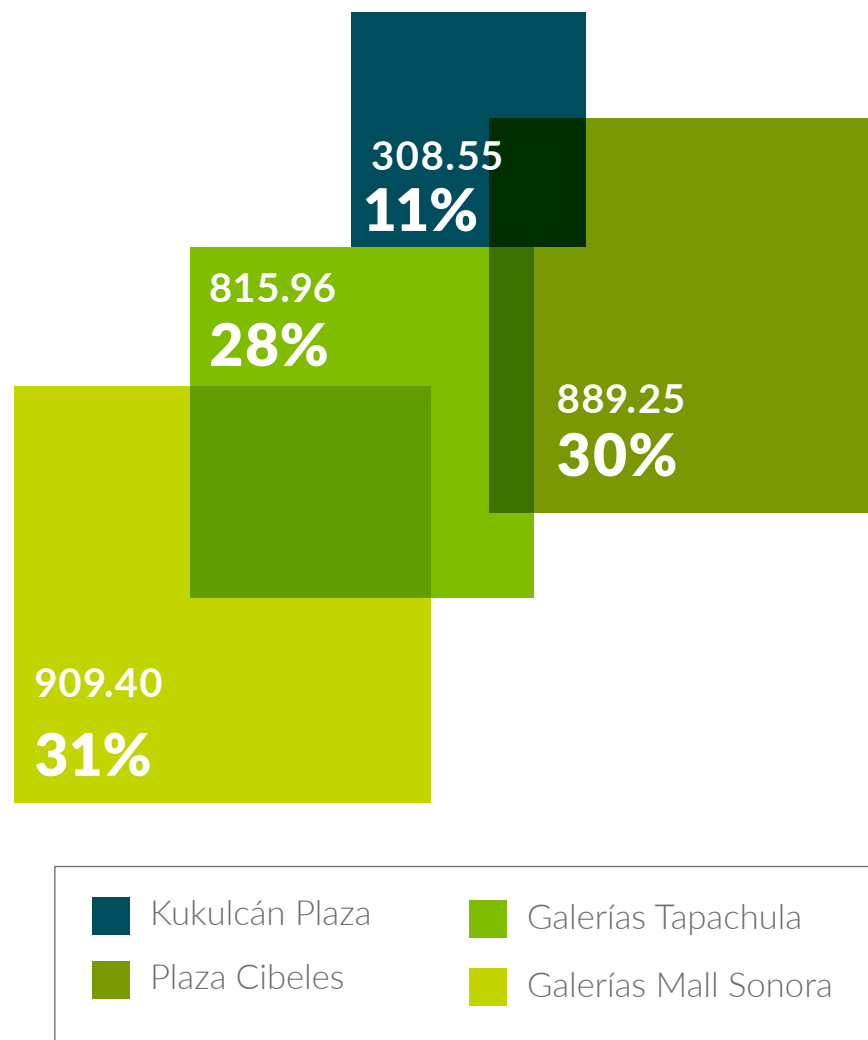


[View historic data by property](#)

SOLAR PANEL SYSTEMS

In 2021, FibraShop consumed a total of 2,923.16 MWh from solar panels installed in the following properties:

RENEWABLE ENERGY GENERATION [MWH]



Starting in May 2022, we installed solar panels in 15 properties. The project will take around 52 weeks to complete, including installation, testing and final operation, and will require an investment of around MXN 100 million. Once installed and operating, the total solar panel system may generate as much as 51.2% of the energy we consume in a year, in other words, more than 11.8 million kWh per year.

Property	Annual production (kWh) Phase 1	Annual production (kWh) Phases 2 and 3	Estimated annual production (kWh)	% savings with 100% solar panels*
Plaza Cibeles	876,210	1,679,434	2,555,644	99.4%
La Luciérnaga		159,273	159,273	100%
Puerto Paraíso		836,257	836,257	19.4%
Kukulcán Plaza	516,390		516,390	15.1%
Puerta Texcoco		564,870	564,870	85.1%
Uc Xalapa		71,605	71,605	99.3%
Uc Jurica		174,275	174,275	85.1%
Uc Juriquilla		138,400	138,400	91.4%
Nima Shops	-	-	NA	NA
Plaza Los Atrios		338,466	338,466	100%
Galerías Mall Sonora	885,250	582,289	1,477,539	54.6%
Galerías Tapachula	770,250		770,250	88.4%
Las Misiones		1,303,697	1,303,697	100%
City Center Esmeralda		566,565	566,565	100%
Plaza Cedros		182,551	182,551	100%
Cruz Del Sur		419,640	419,640	100%
Puerta La Victoria		894,886	894,886	43.8%
La Perla		842,837	842,837	27.5%
Total	3,048,100	8,765,045	11,813,145	51.2%

*Estimated figures; percentage savings calculated based on annual consumption in 2018, before any solar panels were installed.

LED LIGHTING IN OUR FACILITIES

Property	Status	Remaining area
Plaza Cibeles	80%	Parking and retail track in the old zone
La Luciérnaga	100%	
Puerto Paraíso	90%	Roofed parking
Kukulcán Plaza	100%	
Puerta Texcoco	100%	
UC Xalapa	100%	
UC Jurica	100%	
UC Juriquilla	100%	
Nima Shops	100%	
Plaza Los Atrios	100%	
Galerías Mall Sonora	90%	Parking
Galerías Tapachula	100%	
Las Misiones	100%	
City Center Esmeralda	100%	
Plaza Cedros	100%	
Cruz Del Sur	90%	Parking
Puerta La Victoria	100%	
La Perla	100%	

Targets

1. Reduce energy intensity 50% by 2024
2. Obtain 50% of our energy from renewable sources by 2024
3. Install 100% LED lighting in all our properties by 2024

Emissions

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

GRESB PO1, GH1

AMEFIBRA Manual 17.a and 17.b

Our emissions measurement and reduction activities help us to prepare our assets and operations to face the risks associated with the future price of carbon, and prove that reducing emissions does not have to come at the cost of business success.

The industry is responsible for a considerable proportion of primary energy, so it is highly important for FibraShop and its stakeholders to know where the energy we consume comes from, and report on the emissions that result from that consumption. We believe our actions to eliminate emissions are the most important contribution we can make to mitigating climate change.

RESULTS

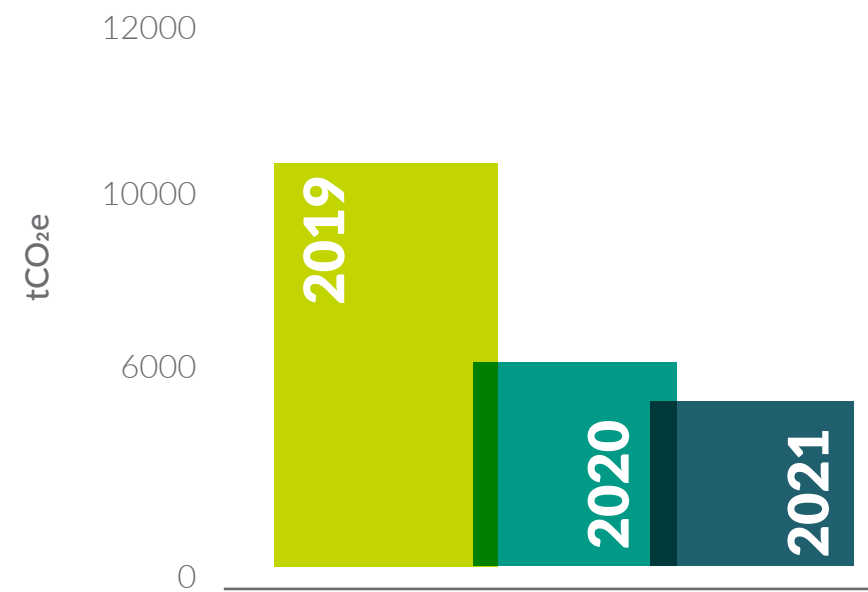
	2019	2020	2021	Change in emissions 2021 vs. 2019	Units
Scope 1 emissions	Gasoline	67.29	52.21	-61%	tCO ₂ e
	Natural gas	0.00008	0.00007	-50%	kgCO ₂ e
	Diesel	27.56	23.89	-50%	tCO ₂ e
	LP gas	0	0.19	2,000%*	tCO ₂ e
Total direct scope 1 emissions	94.85	76.29	44.29	-51%	tCO₂e
Total indirect scope 2 emissions (electricity)	10,431.38	5,736.75	5,309.47	-49%	tCO₂e
Total emissions	10,526.2	5,813.04	5,353.76	-49%	tCO₂e
Emission intensity	10.10	5.57	3.83	-62%	kgCO₂e/m² of construction

*Change compared to 2020, because no LP gas was consumed in 2019; the increase is due to the consumption of our new property La Perla.

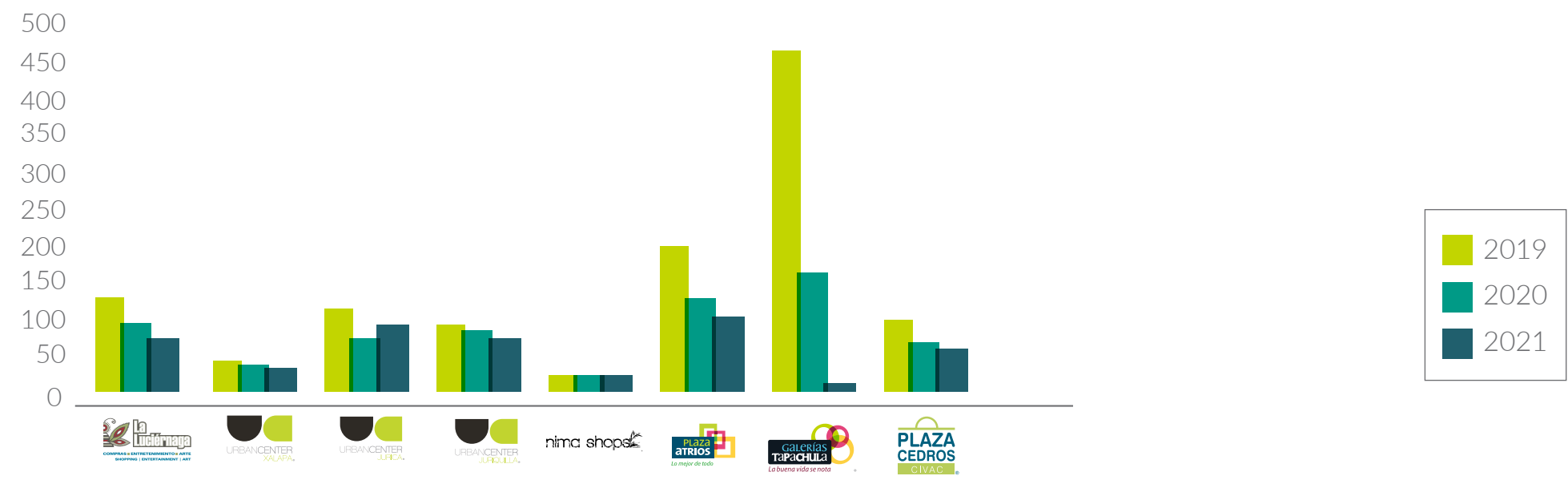
PERFORMANCE METRICS

- 1 Total direct and indirect GHG emissions (Scope 1 and 2)
- 2 Emissions intensity (kgCO₂e/m²)
- 3 Reduction of GHG emissions (tCO₂e)

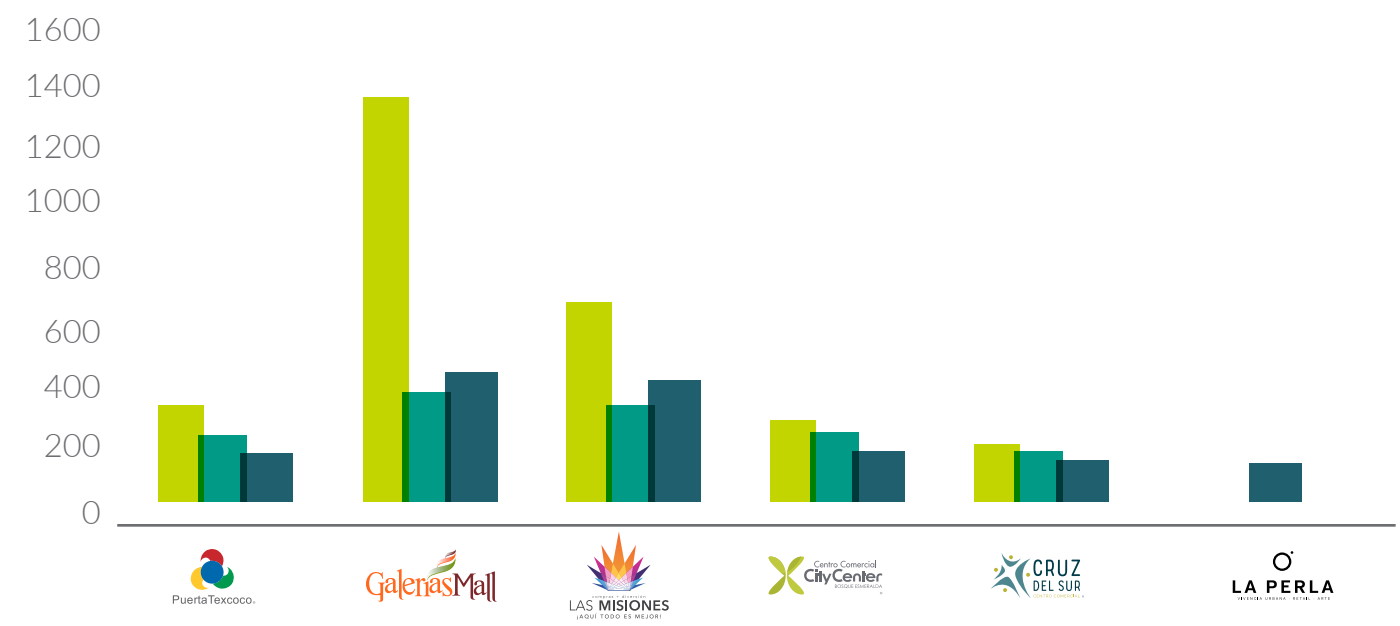
TOTAL EMISSIONS 2019-2021



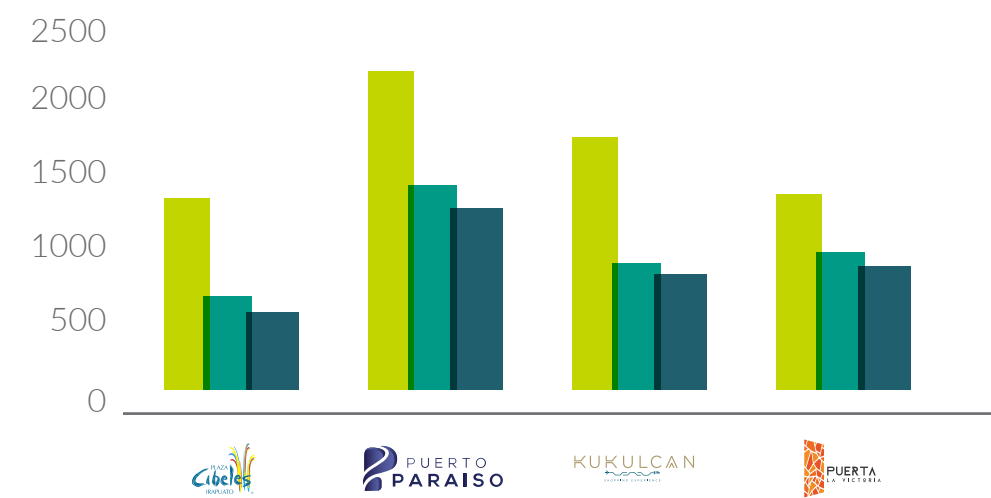
Total emissions generated less than 100 tCO₂e 2019-2021



Total emissions generated between 100 tCO₂e and 500 tCO₂e 2019-2021



Total emissions generated above 500 tCO₂e 2019-2021



[View historic data by property](#)

EMISSION REDUCTION INITIATIVES

In our previous report, we estimated a total of 3,245.67MWh generated in our solar cell system, equivalent to approximately 1,603.3 tCO₂e. Officially, in 2021, we generated a total of 2,923.16 MWh of energy from renewable sources, meaning we avoided the generation of 1,236 tCO₂e.

Target

1. By 2024, prepare a projection estimating the period in which we expect to become a carbon-neutral FIBRA.



Water

GRI 303-1, 303-2, 303-3, 303-4, 303-5

GRESB PO1, WT1, DWT1

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

AMEFIBRA Manual 15.b,15.c

Water security is fundamental for sustaining ecosystems, health and wellness. With changes in rainfall patterns and the increasing severity of floods and droughts, water security and resilience are becoming increasingly important in Mexico. In 2021 we conducted a study of climate change risk and found water stress to be a latent risk in our operations. The results of this study are shown in the chapter on climate change.

PERFORMANCE METRICS

- 1 Total water extraction (m³/year) by source (surface, ground, purchased)
- 2 Total water discharge (m³/year) by destination (surface, ground, sea)

FIBRASHOP CONSUMED A TOTAL OF 414,218.5 m³ OF WATER IN 2021, EQUIVALENT TO 0.397 m³/m² OF CONSTRUCTION, 22% LOWER THAN IN 2019 DUE TO THE INSTALLATION OF DESALINATION PLANTS

RESULTS

Our properties obtain water from outside suppliers and from groundwater extraction. The following table shows the sources for each property:

Property	2019		2020		2021	
	Ground (m ³)	Purchased (m ³)	Ground (m ³)	Purchased (m ³)	Ground (m ³)	Purchased (m ³)
Plaza Cibeles	-	49,419.00	-	32,285.00	-	39,537.00
La Luciérnaga	-	21,183.00	-	16,468.00	-	17,781.00
Puerto Paraíso	71,203.00	-	101,109.00	-	92,909.00	-
Kukulcán Plaza	4,230,370.60	8,041.00	1,219,837.00	9,512.00	2,148,871.00	5,338.00
Puerta Texcoco	20,417.00	27,347.00	15,266.00	13,017.00	16,256.00	14,935.50
UC Xalapa	-	7,445.00	-	6,381.00	-	7,119.00
UC Jurica	-	30,863.50	-	22,475.50	-	18,717.00
UC Juriquilla	-	4,609.37	-	1,891.00	-	2,175.00
Nima Shops	-	17,228.00	-	17,773.00	-	17,596.00
Plaza Los Atrios	-	26,796.00	-	38,954.00	-	51,391.00
Galerías Mall Sonora	-	48,141.00	-	32,024.00	-	23,948.00
Galerías Tapachula	-	27,759.00	-	16,935.00	-	25,817.00
Las Misiones	-	55,893.00	-	16,332.00	-	31,251.00
City Center Esmeralda	-	11,410.00	-	21,701.00	-	25,002.00
Plaza Cedros	-	17,379.00	-	13,813.00	-	10,209.00
Cruz Del Sur	-	3,270.00	-	3,016.00	-	3,395.00
Puerta La Victoria	-	67,623.00	-	35,148.00	-	41,542.00
Total	4,321,990.60	424,406.87	1,336,212.00	297,725.50	2,258,036.00	335,753.50
Percentage extraction in water stressed areas*						12%
Percentage consumption in water stressed areas*						79%

* Notes:

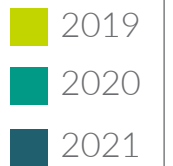
- Results are generated using the World Resources Institute Water Risk Atlas Tool.
- Percentage extraction and consumption in water stressed areas was calculated based only on zones with extremely high baseline water stress.
- For the Puerto Paraíso property, the WRI tool does not provide information on water stress in this area, so it was not counted in the calculation.

Water consumption in our properties is equal to the reported extraction values except for Puerto Paraíso and Kukulcán Plaza, whose water discharge value is included due to the desalination process:

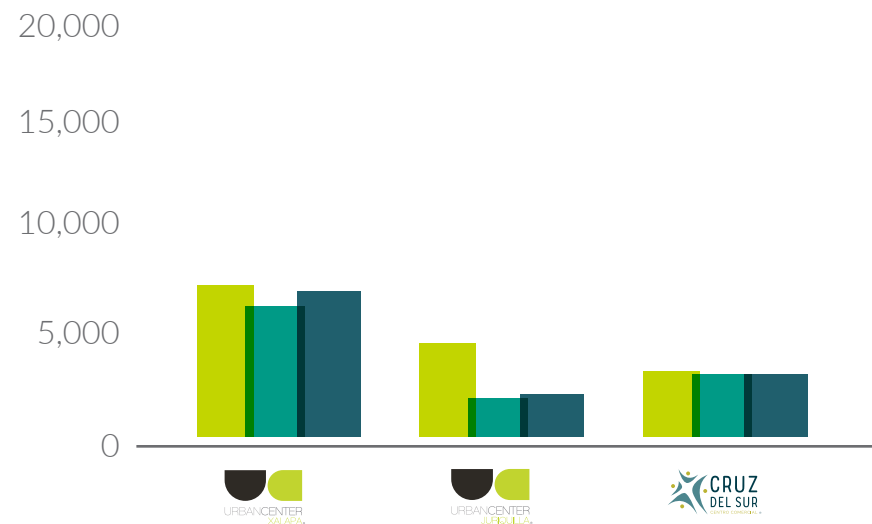
Property	Extraction	Production	Discharge
Puerto Paraíso	92,909.00	38,238.00	54,671.00
*Kukulcán Plaza	2,148,871.00	23,971.00	2,124,900.00

*Water discharge includes waste from the desalination plant (2,120,445.00 m³) and from heat exchangers (4,455.00 m³). Consumption at La Perla was not counted in 2021.

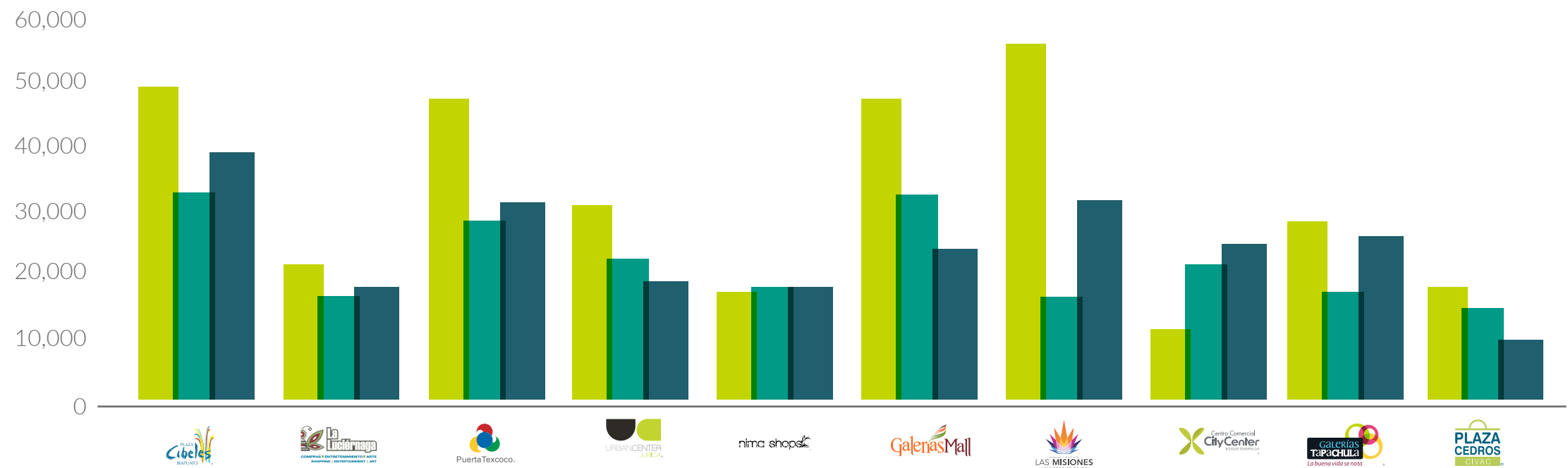
DURING 2021 THERE WAS A TOTAL EXTRACTION OF 2,593,789.5 m³ OF WATER, EQUIVALENT TO 2.49 m³/m² OF CONSTRUCTION.



Water extraction below 10,000 m³



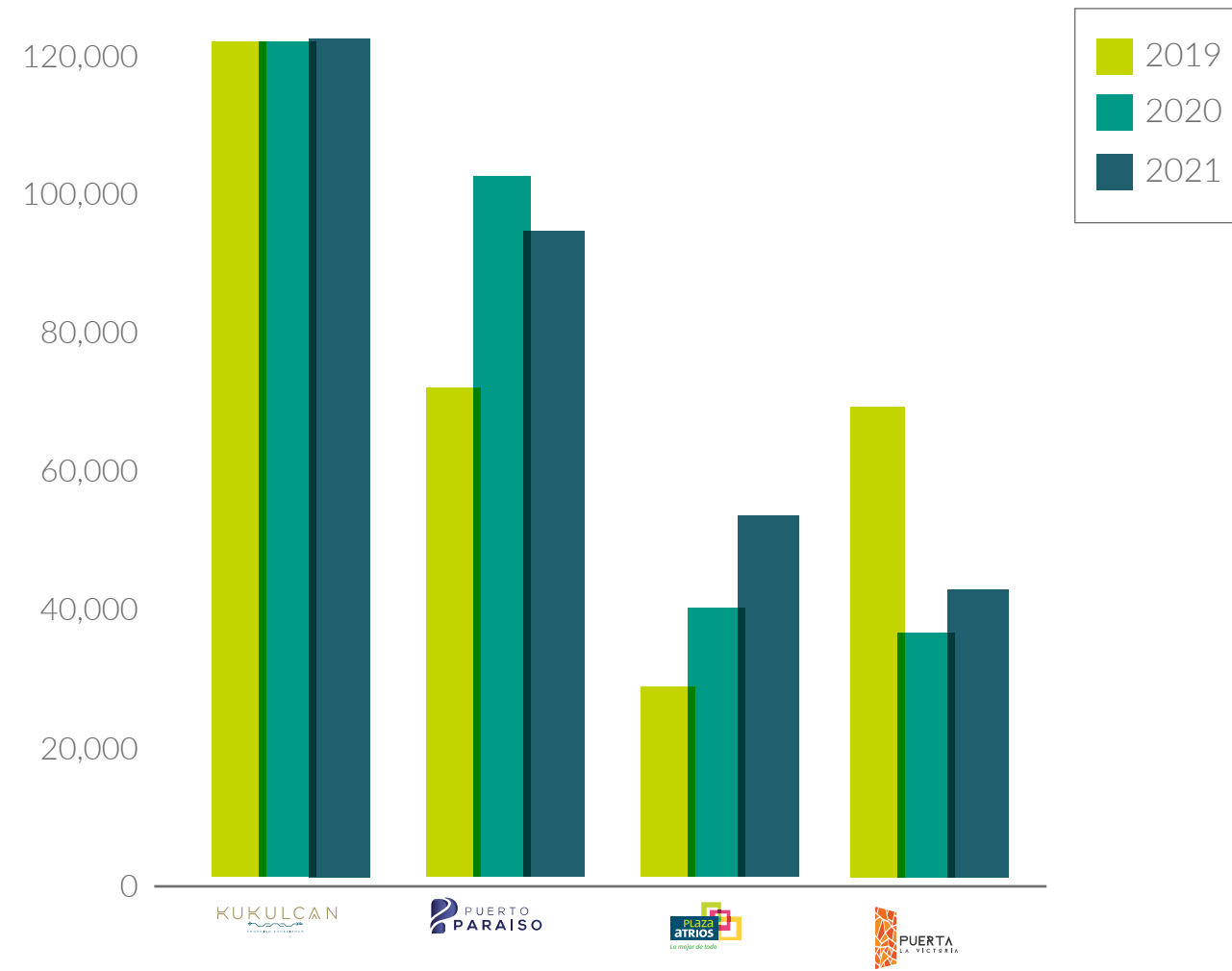
Water extraction between 10,000 m³ and 40,000 m³



View historic data by property



Water extraction above 40,000 m³



[View historic data by property](#)



WATER EFFICIENCY

Our Puerto Paraíso, Puerta la Victoria and La Perla properties have a rainwater capture system that re-uses rainwater for bathrooms and watering. At the same time, four of our properties have wastewater treatment plants to reduce their impact on water supply in the areas where they are located.

Property	Treated water 2019 (m ³)	Treated water 2020 (m ³)	Treated water 2021 (m ³)	Percentage treated water/total water
Puerta Texcoco	9,823	5,108	8,064	26%
Plaza los Atrios	8,816	4,584	13,659	27%
City Center Esmeralda	13,477	7,008	7,893	32%
Puerta la Victoria	36,500	18,980	31,402	76%

Targets

1. Reduce our water intensity to 0.25 m³/m² of construction by 2025

PUERTO PARAÍSO AND KUKULCÁN PLAZA HAVE PROCESSES FOR EXTRACTING BRACKISH GROUND WATER AND WERE ABLE TO PRODUCE 62,209.00 m³ OF POTABLE WATER BY DESALINATION



Waste

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

GRESB PO1, WS1, DWS1

AMEFIBRA Manual 16.b

The waste generated in the world today is growing at an unsustainable pace, causing environmental impacts like water and land pollution, the unnecessary depletion of resources and the generation of GHG. FibraShop is working to reduce, reuse and recycle our waste whenever possible minimizing the amount sent to landfill.

PERFORMANCE METRICS

- 1 Waste generated (t/yr.) by type (hazardous and non-hazardous)
- 2 Percentage of total waste that was reused, recycled or composted

Type of waste	Waste generated in 2019 (t)	Waste generated in 2020 (t)	Waste generated in 2021 (t)
Reused	6	2	7.94
Recycled	340	227	289.29**
Composted	26	16	45.69
Deep well injection	295	225	574.54
Landfill*	17,446	10,978	13,988.54
Total	18,113	11,448	14,906

*Estimated figures.

**Excluding 3.37 metric tons that were sold in December 2021.



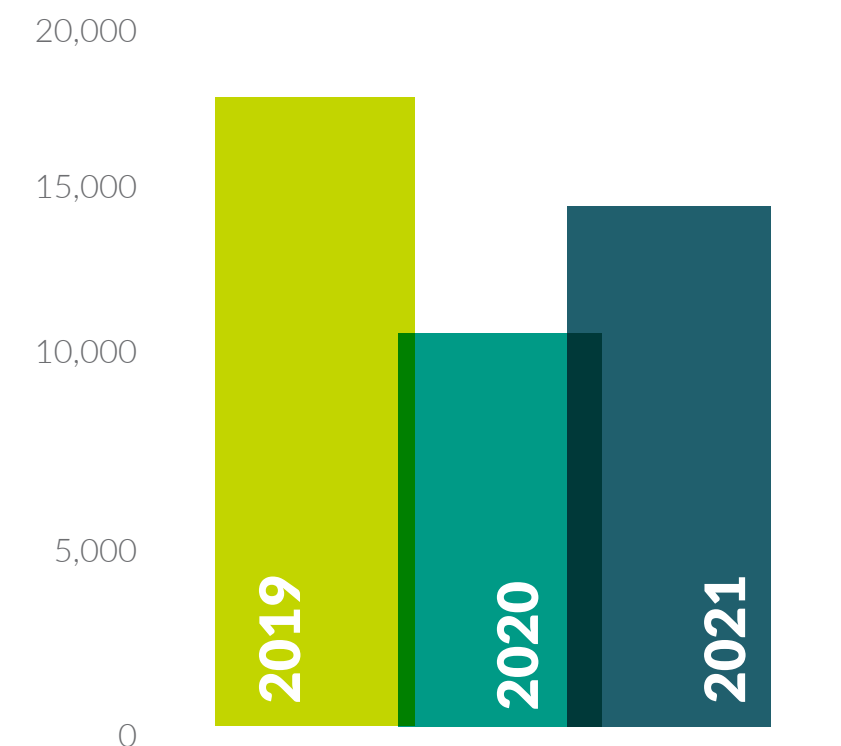
IN 2021 WE REDUCED OUR GENERATION OF NON-HAZARDOUS WASTE BY 18% COMPARED TO 2019.

RESULTS

FibraShop does not generate any type of hazardous waste; all of the waste reported is classified as non-hazardous. As a result, we do not transport any type of waste. In 2021 there were no significant spills of any type of waste.

In 2021 we reported a 30% increase in the generation of non-hazardous waste due to the resumption of activities in our properties following pandemic restrictions the year before.

NON-HAZARDOUS WASTE 2019-2021 (t)



WASTE GENERATED BY PROPERTY

Property	Reused	Recycled	Composted	Deep well injection	Landfill	Property total
Plaza Cibeles	-	52.00	-	-	1,825.00	1,877.00
La Luciérnaga	-	13.24	-	-	912.00	925.24
Puerto Paraíso	-	-	-	-	220.00	220.00
Kukulcán Plaza	-	2.44	-	-	12.37	14.82
Puerta Texcoco	7.94	29.48	45.49	-	1.59	84.49
Uc Xalapa	-	-	-	-	19.00	19.00
Uc Jurica	-	-	-	-	26.69	26.69
Uc Juriquilla	-	-	-	-	62.60	62.60
Nima Shops	-	-	-	-	478.50	478.50
Plaza Los Atrios	-	11.69	-	375.13	-	386.82
Galerías Mall Sonora	-	-	-	-	6,570.00	6,570.00
Galerías Tapachula	-	31.86	-	-	145.00	176.86
Las Misiones	-	-	-	-	334.09	334.09
City Center Esmeralda	-	0.26	-	-	166.00	166.26
Plaza Cedros	-	9.00	-	199.41	-	208.41
Cruz Del Sur	-	15.00	-	-	2,808.00	2,823.00
Puerta La Victoria	-	117.25	-	-	400.00	517.25
La Perla	-	7.07	-	-	7.70	14.77
Total	7.94	289.29	45.49	574.54	13,988.54	14,905.8

Results reported in metric tons.

Targets

1. Reduce waste generation by 25% from 2019 to 2025
2. Increase the percentage of waste reused, recycled or composted to 10% by 2025



Climate change

GRI 201-2
GRESB DRE1
SASB IF-RE-450a.1, IF-RE-450a.2

Climate change is a global challenge. The amount of carbon emitted today has increased the pace of climate change to dangerous levels, resulting in an increase in the frequency and intensity of weather-related events around the world. Leadership and action to slow emissions are essential. At present, market expectations and government policies are shifting to address this challenge.

At FibraShop, we are developing a climate change strategy that focuses on the four recommendations of the Task Force on Climate-related Financial Disclosures (TCFD). In 2020, we conducted a preliminary analysis of physical climate change risks, aligned with the preparation of our 2020 Sustainability Report, in three key locations: Plaza Kukulcán, Puerta la Victoria and Puerto Paraíso. Our analysis centered on our projected exposure to climate risks by 2030, 2050 and 2100 for each site.

The 2021 study quantifies the change in exposure to physical climate risks in 19 FibraShop properties and describes the potential impacts on a regional scale.

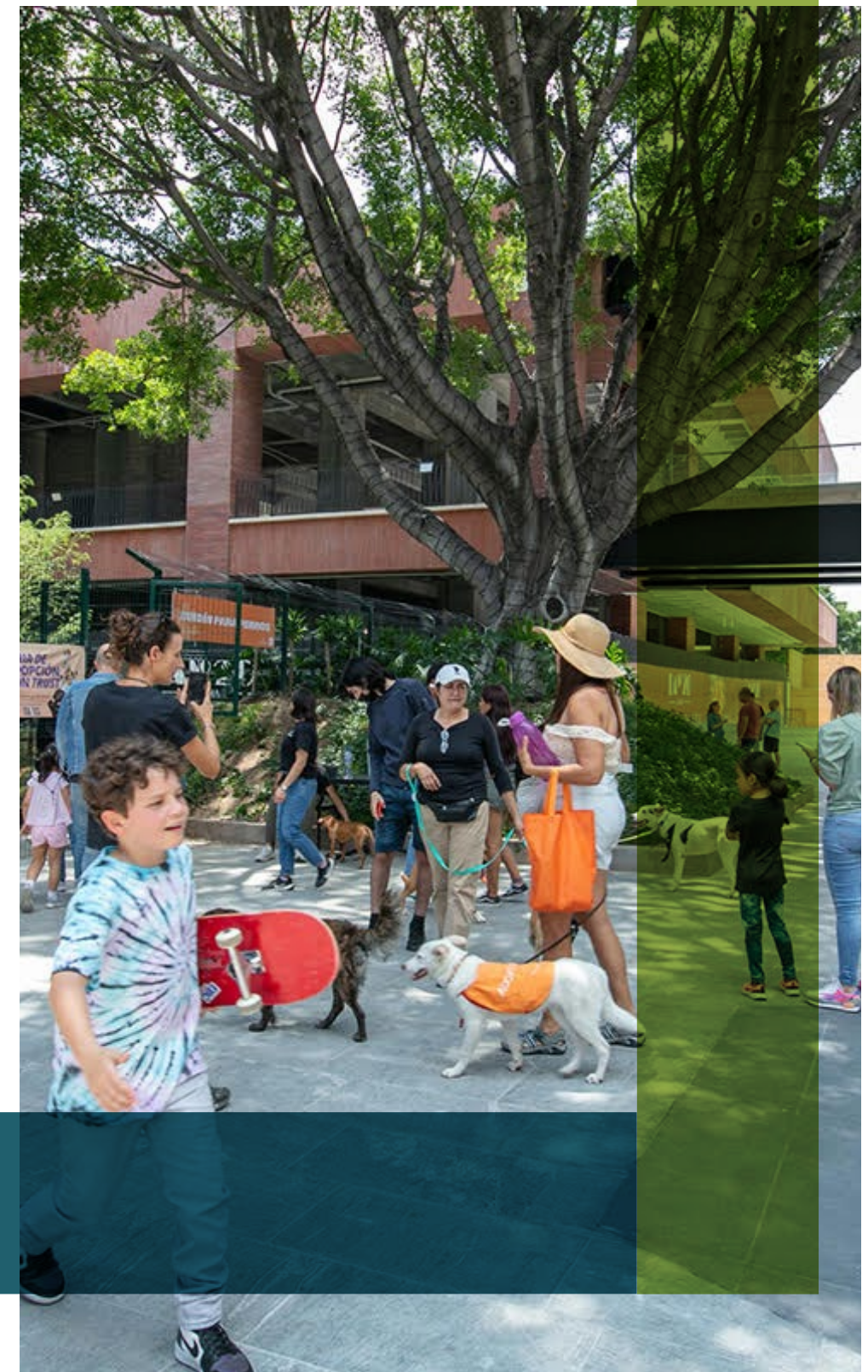
Physical climate risks, like shrinking rainfall, heat waves, flooding, tropical storms and rising sea levels, directly affect infrastructure, health, agriculture and productivity. We use prospective tools like scenario analysis and climate models to adapt to climate change before a crisis occurs, in other words, to develop our climate resilience.

PERFORMANCE METRICS

- 1** Total number of properties highly exposed to climate change risk

CLIMATE CHANGE RISK ANALYSIS

Our study involved analyzing 9 climate metrics, both acute and chronic, incorporating two scenarios for representative concentration pathways (RCP) as defined by the Intergovernmental Panel on Climate Change (IPCC) toward the years 2030, 2050 and 2070.





METRICS AND SCOPE

The following are the physical risks analyzed and the available climate scenarios and horizons. Physical climate hazards were selected based on the availability of robust and exhaustive data.

Issue	Physical climate risk	Description	Climate scenario	Time horizon*
Warm, dry conditions	Average temperature	Mean temperature for the year	Low emissions (RCP4.5) High emissions (RCP8.5)	2030, 2050 and 2070
	Hot days	Number of days in the year when the maximum temperature exceeds 30°C	Low emissions (RCP4.5) High emissions (RCP8.5)	2030, 2050 and 2070
	Water stress	Ratio of water supply to water demand	Low emissions (RCP4.5) High emissions (RCP8.5)	2030 and 2040
	Days of extreme wildfires	Number of days per year when the wildfire climate index is in the 95 th historic percentile	High emissions (RCP8.5)	2030, 2050 and 2070
	Duration of wildfire season	Number of days in the year in which the risk of wildfire is above the average range	High emissions (RCP8.5)	2030, 2050 and 2070
Extreme wet conditions	Extreme rainfall intensity	Maximum daily precipitation experienced throughout the year	Low emissions (RCP4.5) High emissions (RCP8.5)	2030, 2050 and 2070
	Frequency of extreme rainfall	Number of days with more than 20mm of rain	Low emissions (RCP4.5) High emissions (RCP8.5)	2030, 2050 and 2070
	Storm surge event	An extreme sea level event that combines rising sea levels with tides, extreme wave height and storm surge activity	Low emissions (RCP4.5) High emissions (RCP8.5)	2050
	Hurricane frequency	Frequency and intensity of hurricanes	High emissions (~2°C global in 2050)	Approximately 2050 in a high-emission scenario

RCP 4.5

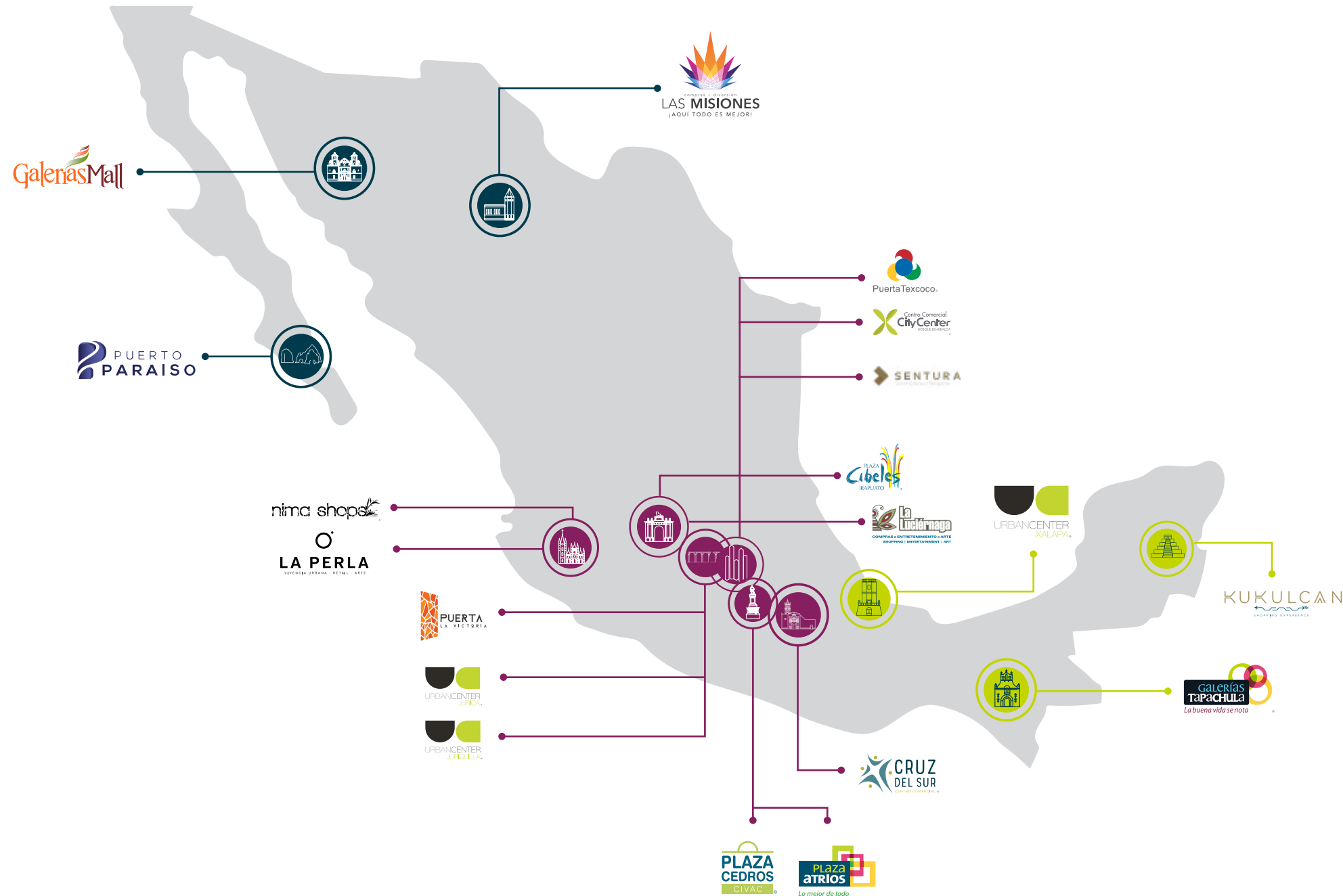
Intermediate pathway in which radiative forcing is limited to approximately 4.5 W/m² in the year 2100. This RCP is associated with an average increase in temperature of 2.5°C.

RCP 8.5

High emissions pathway in which radiative forcing reaches more than 8.5 W/m² in 2100. This RCP was developed as a worst-case scenario, which means it does not reflect the public and private-sector commitments in place today.

FUTURE CHANGES IN 2030 UNDER A HIGH-EMISSION SCENARIO

OVERVIEW



Northern Mexico

- Shopping centers here are exposed to sharp increases in **hot days, extreme wildfire days, hurricanes, extreme rains and water stress**, particularly at Puerto Paraiso. The frequency of category 4 and 5 hurricanes increases the most along the Pacific coast.
- For **Puerto Paraiso**, water stress is projected to **double** by 2030, and this area also has a high wildfire risk.

Central Mexico

- Shopping centers in Central Mexico are exposed to future increases in **extreme dry and wet conditions**. Water stress rises, particularly in Plaza Cibeles and La Perla. Various properties are exposed to an increase of around 25% in **extreme wildfire days**, particularly UC Nima Shops, La Perla, Plaza Cibeles, Cruz del Sur and UC Xalapa.

Southern Mexico

- The shopping centers in this part of the country are exposed to future increases in **hot days and hurricanes** (Kukulcán), **storm surges and high intensity of extreme rainfall** (Galerías Tapachula) as well as **water stress** (UC Xalapa).
- **Plaza Kukulcan** has the greatest risk of high intensity category 4 and 5 hurricanes, currently and in the future.
- **Galerías Tapachula** has the greatest risk of an increase in the frequency of storm surge events, previously seen only once in a century, and which are expected to be occurring annually by 2050.

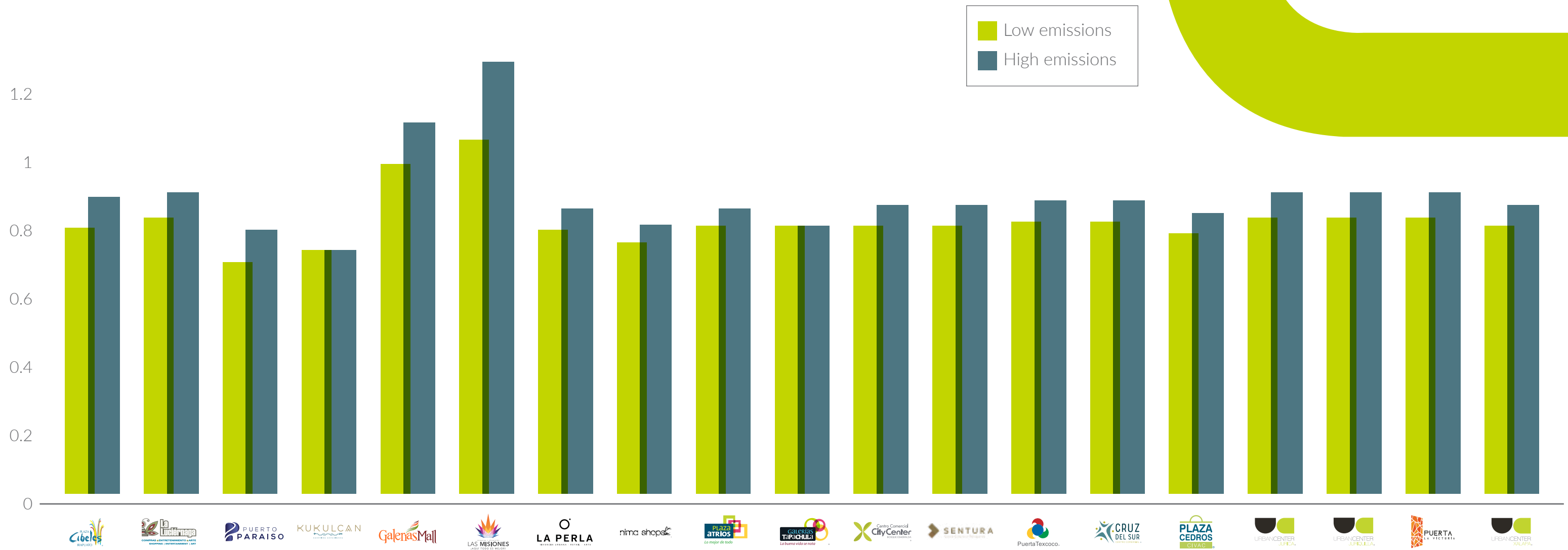
RESULTS

The following are the general results for risks detected toward the year 2030 for 19 properties, unless a different timeframe is specified due to the information available in the databases we used. For more information, see the full analysis on FibraShop's webpage.

MEAN TEMPERATURE

THE HIGHEST MEAN TEMPERATURES OCCUR IN THE CENTRAL AND SOUTHERN COASTAL REGIONS OF MEXICO, AND THE HIGHEST NUMBER OF HOT DAYS IS RECORDED IN NORTHERN MEXICO.

Change in mean temperature by 2030 (°C)



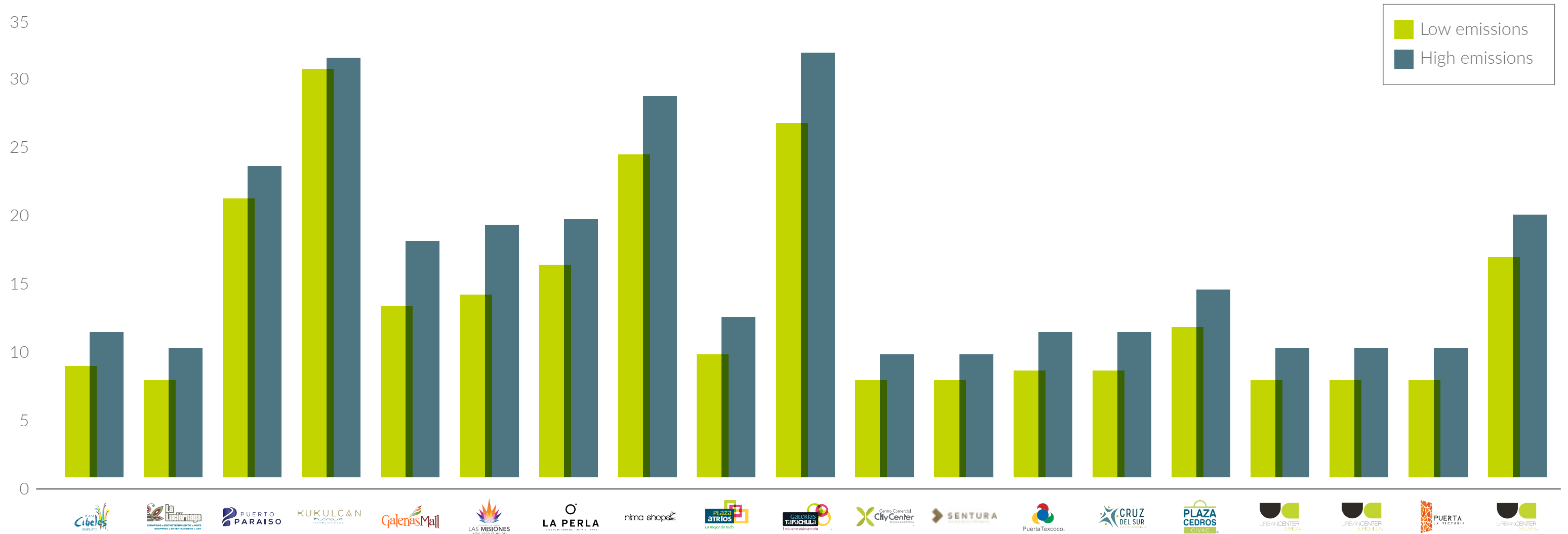
[View historic data by property](#)



HOT DAYS

MEAN TEMPERATURES AND THE NUMBER OF HOT DAYS ARE EXPECTED TO RISE IN CENTRAL AND SOUTHERN MEXICO, INCLUDING THE YUCATÁN PENINSULA.

Days with high temperature above 30°C

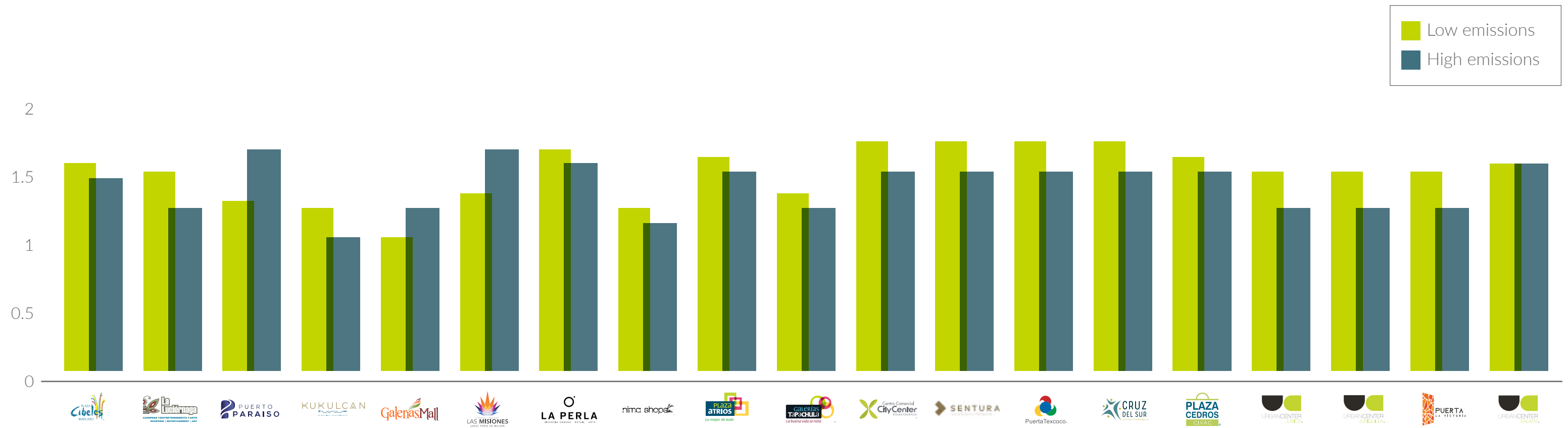


[View historic data by property](#)

WATER STRESS

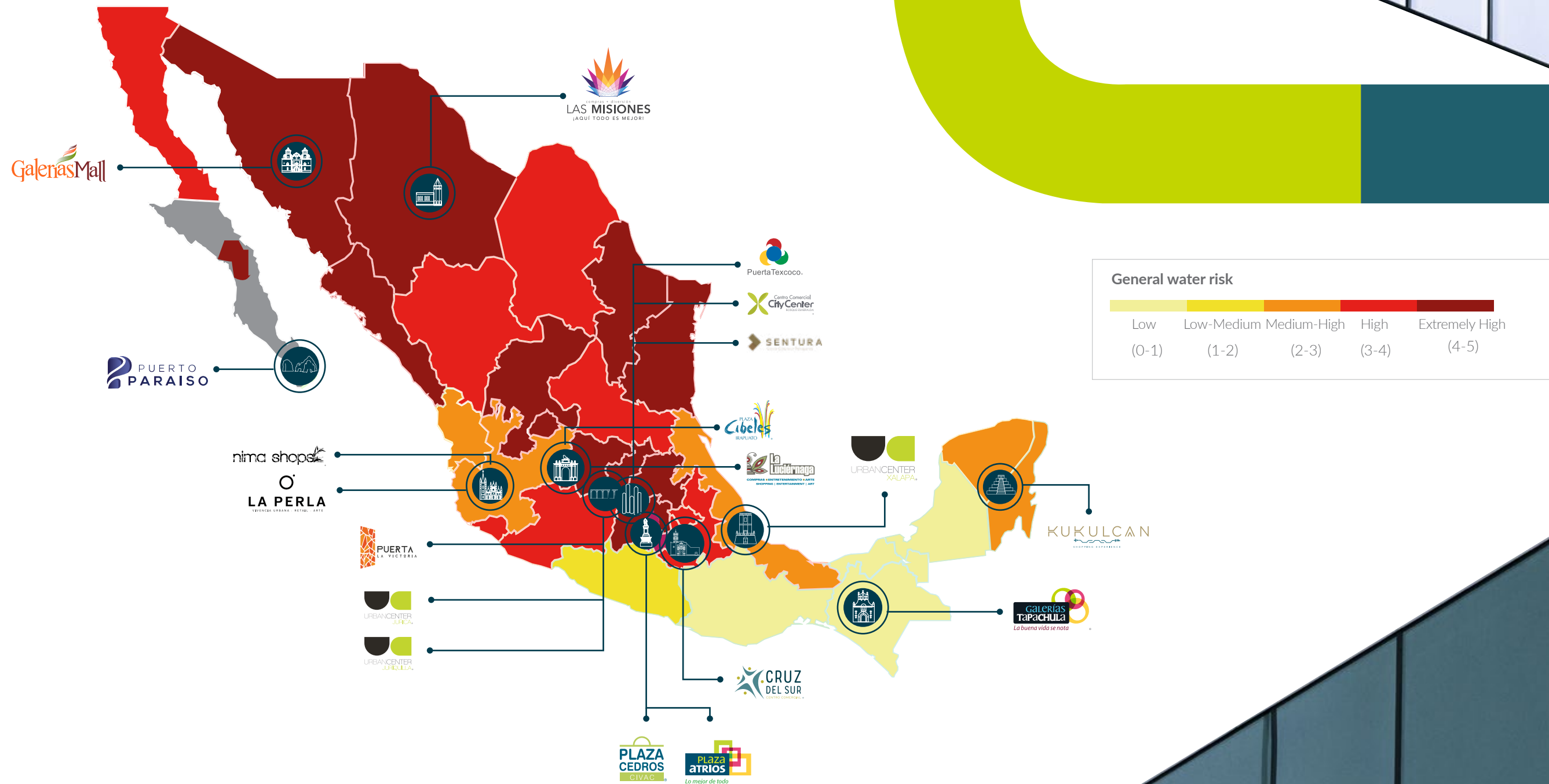
WATER STRESS IS EXPECTED TO DOUBLE BY 2030, EXCEPT FOR IN THE REGION OF THE CENTRAL PACIFIC COAST AND SOUTHERN CENTRAL AMERICA.

Future change in water stress by 2030 compared to the baseline



[View historic data by property](#)

Results were generated based on the World Resources Institute (WRI) Aqueduct Water Risk Atlas tool
 The baseline is as follows:

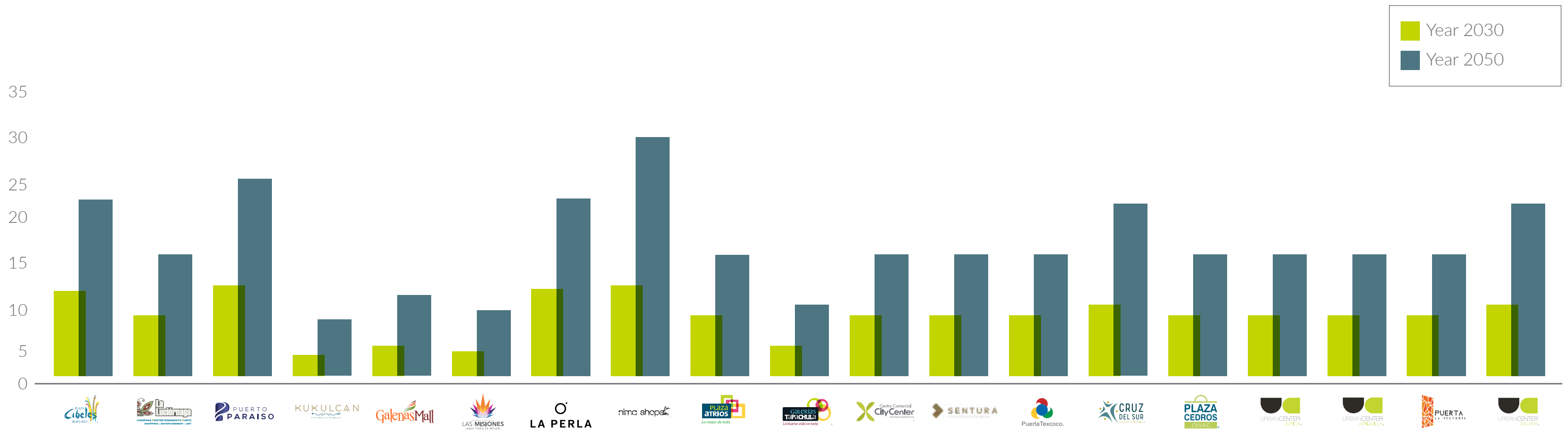


For example: UC Nima Shop shows a medium level of water stress (2); by 2030, under a low-emissions scenario, this value is expected to rise by 1.22 times, so the final result is $2 \times 1.22 = 2.44$. This leads us to conclude that the zone moves from a medium level of water stress toward the high end of the water stress scale.

EXTREME WILDFIRE DAYS UNDER A HIGH-EMISSIONS SCENARIO

BY 2030, WE PROJECT THAT SIX FIBRASHOP PROPERTIES WILL FACE BETWEEN 25% AND 28% MORE EXTREME WILDFIRE CLIMATE DAYS PER YEAR.

Change in number of extreme wildfire days



Number of days per year above the local historic record.

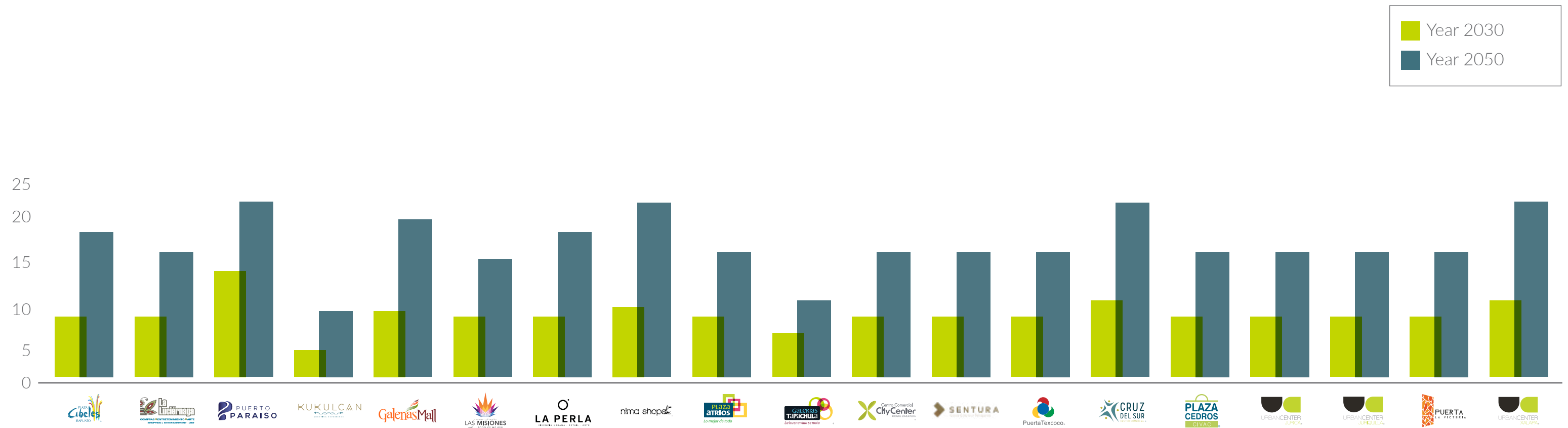
[View historic data by property](#)



DURATION OF WILDFIRE SEASON

THE DAYS OF EXTREME WILDFIRE WEATHER PER YEAR AND DURATION OF WILDFIRE SEASON RISE OVER TIME DUE TO WARMER, DRYER CONDITIONS, AND OUR LOCATIONS IN SOUTHERN MEXICO ARE MORE EXPOSED.

Change in duration of wildfire season (days)



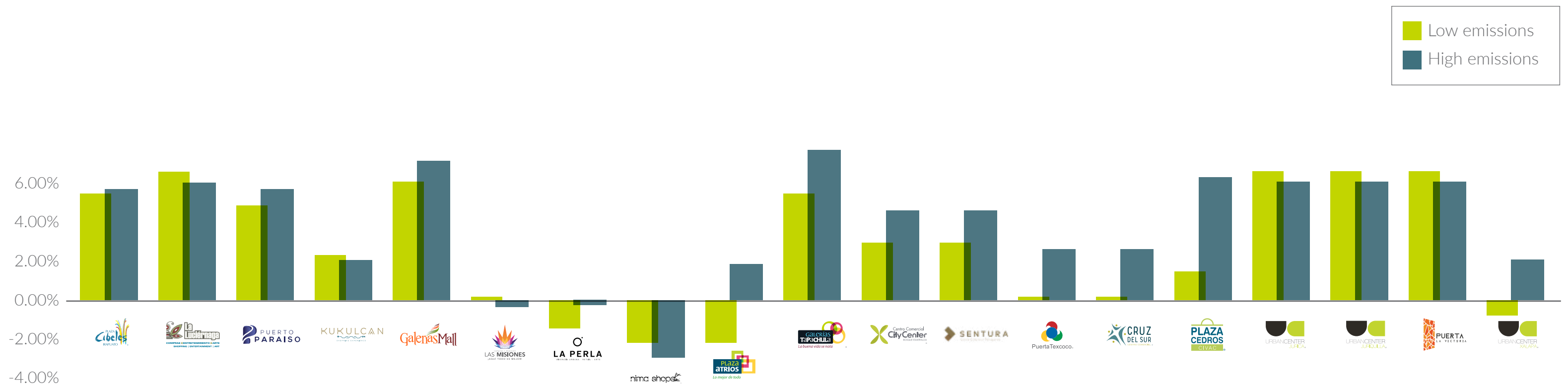
Duration of wildfire season above the average range.

[View historic data by property](#)

INTENSITY AND FREQUENCY OF EXTREME RAINFALL

UNDER FUTURE WARMING SCENARIOS, THE INTENSITY OF EXTREME RAINFALL RISES, BUT THE FREQUENCY OF EXTREME RAINFALL DAYS DECLINES.

Change in intensity of extreme rain

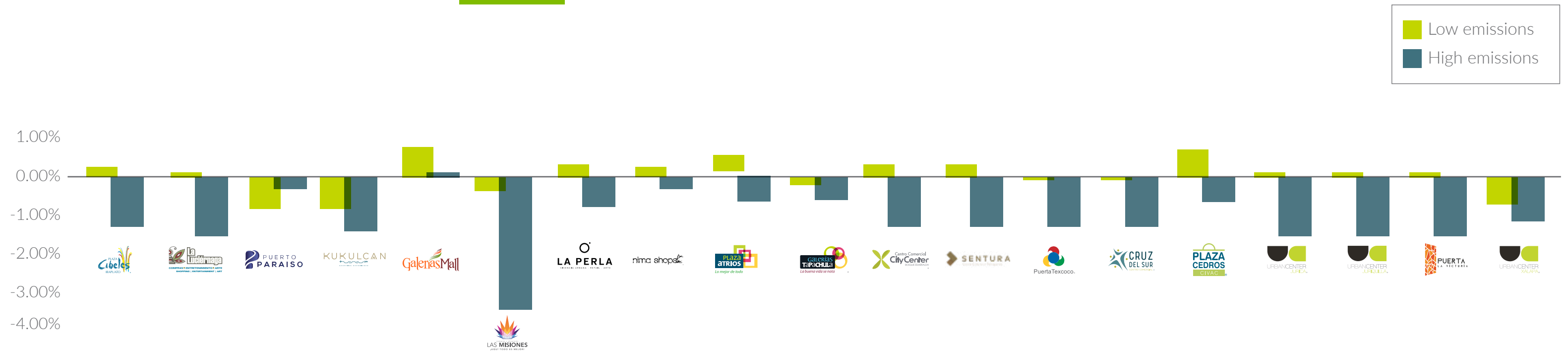


Change in maximum amount of rain in a single day.

[View historic data by property](#)



Change in frequency of extreme rain



Change in number of days in the year when rainfall is above 20mm.

[View historic data by property](#)

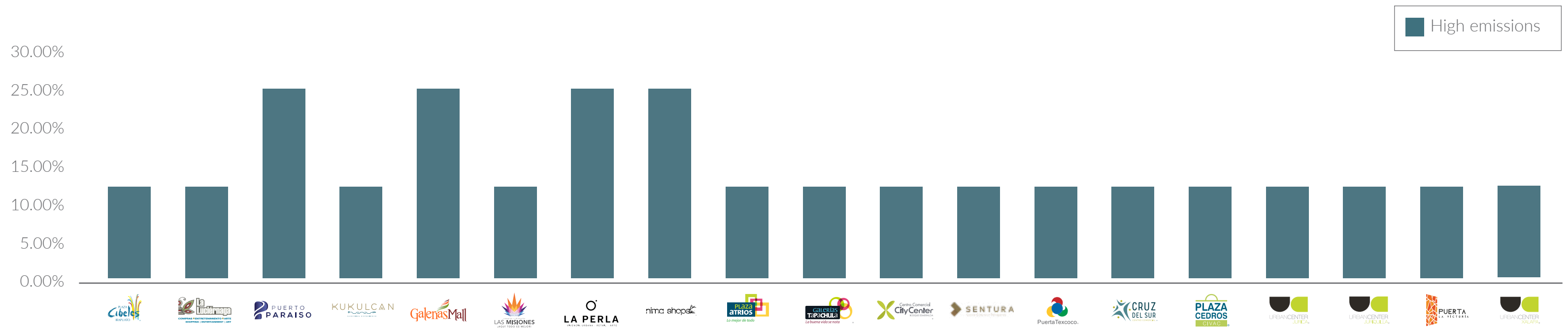


HURRICANE FREQUENCY

Scenario of high emissions, 2050 horizon

CURRENTLY, PLAZA KUKULCÁN IS AT GREATEST RISK OF CATEGORY 4/5 HURRICANES. BY 2050, THE FREQUENCY OF SUCH STORMS WILL RISE BY 23% (WESTERN MEXICO) AND 12% (EASTERN MEXICO).

Change in hurricane frequency



Future change in frequency of category 4/5 hurricanes.

[View historic data by property](#)

STORM SURGES

SOUTHERN MEXICO (GALERÍAS TAPACHULA) IS AT GREATEST RISK OF INCREASED FREQUENCY OF STORM SURGES, FROM 1 EVERY 100 YEARS AT PRESENT TO A PROJECTED FREQUENCY OF ONCE A YEAR BY 2050.



TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES (TCFD)

We continued our work on incorporating the four recommendations of the TCFD into our day-to-day operations. In 2021, we had an external diagnosis conducted to determine FibraShop's current status and pinpoint improvement actions. Based on our ESG strategy and action plan, we had taken on the task of reporting on our progress toward each of the recommendations, starting with this report.

Recommendation	Chapter
Governance	
a) Describe the board's oversight of climate-related risks and opportunities	Corporate governance
b) Describe management's role in assessing and managing climate-related risks and opportunities	Corporate governance
Strategy	
a) Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term	Climate change
b) Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning	Climate change
c) Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios	Climate change
Risk Management	
a) Describe the organization's processes for identifying and assessing climate-related risks	Climate change
b) Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management	Corporate governance Climate change
Metrics and targets	
a) Disclose the metrics used by the organization to assess climate-related risks and opportunities	Climate change
b) Disclose Scope 1, Scope 2, and Scope 3 emissions	Emissions
c) Describe the targets used by the organization to manage climate-related risks and opportunities, and performance against targets	Climate change Energy Emissions





1. Governance

Goal: To report on the organization’s responsible governance of climate-related risk and opportunities.

- a) Describe the board’s oversight of climate-related risks and opportunities
- b) Describe management’s role in assessing and managing climate-related risks and opportunities

The Technical committee manages climate-related risks and opportunities indirectly, based on the impact of natural disasters on our properties. With this in mind, as part of our risk and opportunities strategy, we created an ESG committee in 2021, responsible for approving and overseeing ESG strategy and risk management, for assigning ESG responsibilities and maintaining active communication with our stakeholders. Our commitment is to train the ESG and key members of the organizations in issues relating to climate change.

Improvement actions for 2022-2023:

- Assign responsibilities to Technical Committee members for overseeing climate risks and opportunities.
- Active involvement of the ESG committee in managing, monitoring and mitigating climate risks.
- Include climate change risks in the Board’s strategy review.
- Document the process of reporting to management on climate risks and opportunities.

2. Strategy

Goal: Report on the current and potential impact of climate-related risks and opportunities on the organization's businesses, strategy and financial planning.

- a) Describe the climate-related risks and opportunities
- b) Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning
- c) Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios

We have identified the risks related to climate change for each of our properties under the TCFD framework. We have information on the impact on business including all of our properties, but do not yet have information on risks and opportunities in our supply chain. Currently, no opportunities have been identified nor have any climate-related financial implications been quantified. We have planned this for our next phase of evaluation of climate change-related risks and opportunities. We know that we must monitor risks through specific metrics and use these to set targets and goals for managing climate risks. In 2021 we approved a new Environmental Policy which marks the start of a strategy in this area, focused on our financial results.

Improvement actions for 2022-2023:

- Identify and quantify potential economic impacts according to TCFD categories.
- Set specific targets and goals for climate change aligned with FibraShop’s strategy.
- Describe climate-related risks and opportunities and their impact on the business, the supply chain, financial planning, etc.

3. Risk Management

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

- a) Describe the organization's processes for identifying and assessing climate-related risks
- b) Describe how these risks are integrated into the organization's overall risk management

Our study for identifying climate risks involved analyzing nine climate metrics, both acute and chronic, based on two representative GHG concentration pathways for all of our properties. For each of these risks we broke down the physical risks analyzed as well as the available climate risks and horizons. As a second step in our study, we will be identifying transition risks and opportunities based on climate scenarios and their impact on our financial results. We are currently working on ensuring our mitigation and monitoring results are appropriately managed to meet TFCF requirements as well as of those of international rating agencies.

Improvement actions for 2022-2023:

- Incorporate climate risks into our Policy on Management of Non-Financial Risks.
- Approve and apply policies on the environment and climate change.
- Implement manuals, procedures and mechanisms for managing and reporting risks, involving senior management.

4. Metrics and targets

Goal: Disclose the metrics used by the organization to assess climate-related risks and opportunities.

- a) Disclose the metrics used by the organization to assess climate-related risks and opportunities
- b) Disclose Scope 1, Scope 2, and Scope 3 emissions
- c) Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets

Beginning with our 2020 Sustainability Report, we published our environmental KPIs, which we can use to analyze trends such as emissions (scope 1 and 2). We are also reporting other KPIs consistent with industry standards and international methodologies (water, emissions, energy, etc.) through ratios used by the real-estate industry. Our next goal is to link current KPIs with the processes for identifying climate-related risks and opportunities.

Improvement actions for 2022-2023:

- Disclose climate risks for FibraShop's future performance and positioning.
- Develop key metrics such as those of the SBTi, like investment in climate change adaptation/mitigation and others.
- Report environmental KPIs in the context of a climate strategy.
- Set climate-related targets and goals for the medium and long term.



Targets

1. Introduce a strategy for decision-making and development of new properties by 2024
2. Define a decarbonization strategy by 2024
3. Estimate the financial impact of the identified climate-related risks by 2025

Sustainable spaces and biodiversity

GRI 304-1, 304-2, 304-4

GRESB PO1, DBC1.1

SASB IF-RE-410a.1, IF-RE-410a.2

AMEFIBRA Manual 11.a, 13.a, OC2, OC4

Guaranteeing a safe and productive work environment is central to what we do. By developing indicators of environmental impact on our tenants we can guarantee healthy and safe spaces, extend our attitude of responsible resource management to our tenants, and identify properties eligible for environmental certification in the future.

Biodiversity plays a key role in the functioning of ecosystems and the many services they provide—clean water, food, wood, fertile soil and climate regulation. Our ability to create value over the long term depends largely on the resilience of ecosystems, and the loss of biodiversity makes the ecosystems on which we depend less functional.

Many of our properties are located in densely populated urban areas which are generally far removed from their previous biodiversity. But there is an opportunity to have a positive impact through our existing developments and properties when zoning regulations change.

PERFORMANCE METRICS

- 1** Tenant satisfaction metric*
- 2** Percentage of portfolio GLA currently certified*
- 3** Number and percentage of properties currently aligned with sustainable building requirements*
- 4** Number of properties located or close to protected natural areas, conservation areas or habitats for endangered species

*In progress for reporting in 2022.



RESULTS: SUSTAINABLE SPACES

The following table shows—in floor space and percentage—the tenants who participate in our resource stewardship initiatives, like energy and water efficiency:

Property	Total area and percentage of tenants that have a cost recovery clause for improved resource efficiency		Percentage of tenants with separate metering of energy consumption		Percentage of tenants with separate metering of water extraction	
	m ²	%	%	%		
Plaza Cibeles	41,174.00	98%	100%	2%		
La Luciérnaga	8,413.80	83%	100%	17%		
Puerto Paraíso	27,011.09	100%	100%	0%		
Kukulcán Plaza	31,661.65	95%	100%	0%		
Puerta Texcoco	63,391.21	100%	100%	0%		
Uc Xalapa	4,881.84	72%	100%	0%		
Uc Jurica	10,270.65	100%	100%	0%		
Uc Juriquilla		0%	100%	100%		
Nima Shops		0%	100%	100%		
Plaza Atrios	21,149.98	78%	100%	7%		
Galerías Mall Sonora	35,789.00	93%	100%	7%		
Galerías Tapachula	10,363.33	94%	100%	6%		
Las Misiones	19,344.11	80%	100%	20%		
City Center Esmeralda	26,007.00	0%	100%	100%		
Plaza Cedros	8,071.98	98%	100%	2%		
Cruz Del Sur	8,334.50	97%	100%	3%		
Puerta La Victoria	48,036.24	98%	100%	2%		
Total	363,900.38	76%	100%	21%		

Additionally, the Improvements Manual for all our tenants requires the installation of LED lighting in order to reduce electricity use and improve energy efficiency (m²/tenant). We also carry out reengineering to prevent our equipment from exceeding energy metric limits.

Targets

- 1. Obtain environmental certification for La Perla in 2022
- 2. Adapt four of our current properties to the "Urban & Life Center Experience" concept by 2024

RESULTS: BIODIVERSITY

Mexico is considered a mega-diverse country; its territory is home to a great many of the existing species on the planet. As a FIBRA, we are committed to ensuring that our properties do not damage the flora and fauna that inhabit the various regions where we operate. To this end, we have identified properties that are located close to natural preserves or Natural Protected Areas to determine our impact, if any, and develop conservation initiatives together with our stakeholders.

PROPERTIES LOCATED CLOSE TO NATURAL PROTECTED AREAS

State	Property	Name of preserve or protected area	Distance (km)	Importance for the state
Querétaro	Jurica Juriquilla Puerta la Victoria	Jurica poniente	1	This is a leisure area for the general public as well as a wildlife refuge and potential zone for reforestation and increasing the surface area of vegetation.
Querétaro	Jurica Juriquilla Puerta la Victoria	Cañada Juriquilla	1.9	Because of the water filtration capacity of this zone, as well as the various environmental services it provides, conservation is highly important.
Guanajuato	La Luciérnaga San Miguel Allende	Reserva El Charco del Ingenio	2.9	A botanical garden dedicated to preservation and restoration of the area and its rich biodiversity, covering 67 hectares of natural preserve.
Sonora	Galerías Mall Sonora	Sistema de Presas Abelardo Rodríguez Lujan - El Molinito	3.4	Considered a fundamental ecosystem for conservation and sustainable use of biodiversity, with important ecosystemic services.
Jalisco	Nima Shops Puerto Vallarta	El Salado	3.9	Conserves remaining mangroves and communities near the reserve; facilitates opportunities for biogenetic diversity by supplying germplasm for reforestation activities in other areas.
Morelos	Los Cedros Jiutepec	El Texcal	7.2	Serves as a biological corridor, promoting the genetic flow of populations and communities of plants and animals in the zone through direct communication with the Natural Protected Area of the Tepozteco National Park.
Morelos	Los Cedros Jiutepec	Sierra Monte Negro	11.2	With a surface area of 7,724.85 hectares, this is one of the last and best-preserved areas of the low deciduous forest areas in the state of Morelos. It serves as a biological corridor between important national protected areas: to the north, with the Chichinautzin Biological Corridor Wildlife Flora and Fauna Protected Area and El Tepozteco National Park; and to the south with the Sierra de Huautla Biosphere Reserve.
Puebla	Cruz del Sur	Cerro Zapotecas	11.6	Preserves the natural environment of various of the state's characteristic biogeographical regions and zones, which present original, unique or exceptional ecological characteristics and fragile ecosystems, to ensure the balance and continuity of evolutionary processes.

WE ARE COMMITTED TO ENSURING THAT OUR PROPERTIES DO NOT DAMAGE THE FLORA AND FAUNA THAT INHABIT THE VARIOUS REGIONS WHERE WE OPERATE

State	Property	Importance to the state
Baja California Sur	Puerto Paraíso	The municipality of Los Cabos, Baja California is an area of protected flora and fauna, designed as an area for the feeding, refuge, reproduction and nesting, development and growth of various species. It has also been declared a World Heritage Site by UNESCO.
Quintana Roo	Kukulcán Plaza	The state of Quintana Roo has a plan for the conservation and sustainable use of its natural capital. The goal is to protect natural areas, animal welfare and biodiversity, to safeguard and encourage the sustainable use of natural resources. The strategy was created as part of the Mérida Declaration.
Chiapas	Galerías Tapachula	Chiapas also developed a strategy for the conservation and sustainable use of biodiversity based on the signing of the Merida Declaration, for the purpose of protecting biodiversity in the State.

We have three properties in states that are pursuing strategies for the conservation and sustainable use of biodiversity. None of these properties interfere or conflict with state planning or pose a threat to the species or biodiversity of the zones where they are located.

Target

1. Promote activities with nongovernmental organizations in properties located close to protected natural areas






FIBRASHOP WANTS TO BUILD A SUSTAINABLE FUTURE AND GENERATE OPPORTUNITIES FOR OUR PEOPLE AND THE COMMUNITIES WHERE WE OPERATE BY CREATING TRUE CENTERS FOR LIVING.

We know that to generate long-term value we must build solid relations with our stakeholders and remain in constant communication regarding our ESG performance, attending to their needs and the well-being of people within and outside the organization.

As a part of this commitment, we provide a healthy, inclusive work environment, one that protects and respects human rights in all of our activities. We also create programs and initiatives in our properties that promote well-being and development for society at large.

2021 Performance

- We created and approved a **Social Policy** focused on creating opportunities for the advancement of our employees throughout their lives.
- We created and approved a **Responsible Sourcing Policy**, in order to extend our commitment to sustainable development to our entire supply chain.
- We created and approved a **Community Engagement Policy**, to guide us in creating solid, lasting relationships based on respect for the communities where we operate.
- We created an employee human rights training program.
- We trained property security personnel in health and safety topics.

Learn more about our **policies** 



Work ENVIRONMENT

GRI 401-2
GRESB SE3.2, DSE1
AMEFIBRA 19.a, 20.a

Fibrashop knows how important it is to create a safe and healthy workplace that fosters employee wellness and enables them to go about their daily activities.

The changes and disruptions of recent years have prompted a shift in workforce management toward the physical and emotional wellness of employees and their family members. Now more than ever, companies must provide a workplace free of discrimination, harassment, and bullying, and mitigate any risk of psychosocial harm to the employee. With this in mind, in 2021 we drafted and published a Policy on Prevention of Psychosocial Risk, aligned with the provisions of NOM 035, which involves the elimination of any type of workplace violence and provides employees with mechanisms for filing complaints and grievances. We also carried out health campaigns and offered courses across the country to build employee awareness about the importance of psychosocial wellness in our day-to-day work. Eleven courses on wellness and health were given to employees, totaling 23,740 work hours of training. The following topics were covered:

- Psychosocial wellness in the workplace
- Healthy aging
- Awareness and healthy habits to avoid cardiovascular disease, high blood pressure, obesity, diabetes and others
- Prevention of child abuse
- Mental health care

Additionally, and also in line with NOM 035, we conducted a survey to assess psychosocial risk factors, organized into four main categories: work environment, job-specific factors, organization of

work time and relations in the workplace. This survey will be applied at least every two years. Based on the result we will develop response programs and measures that can be taken to mitigate the risks identified and turn the workplace into an environment where people can grow. These measures focus primarily on the following:

- Placing priority attention on job-specific factors like workloads and control over one's work.
- Promoting a critical spirit in middle management and management regarding their assignment of tasks to their work team, the hours they work and the responsibilities they assume.
- Conduct a review of positions, activities, duties and responsibilities, as well as the congruence of work hours.
- Prepare awareness-building and training campaigns on leadership and healthy, violence-free working relations.
- Prepare protocols for preventing and addressing harassment and workplace violence.

FibraShop is always working to offer our employees a competitive package of salary and benefits consistent with their know-how, experience, skills, training, abilities and responsibilities, and most of our benefits exceed the minimum required by law. Additionally, to encourage a balance between work and personal life, we have agreements with various hotels, fitness centers and testing labs that offer special rates and expanded access to these products and services for our employees to enjoy.

PERFORMANCE METRICS

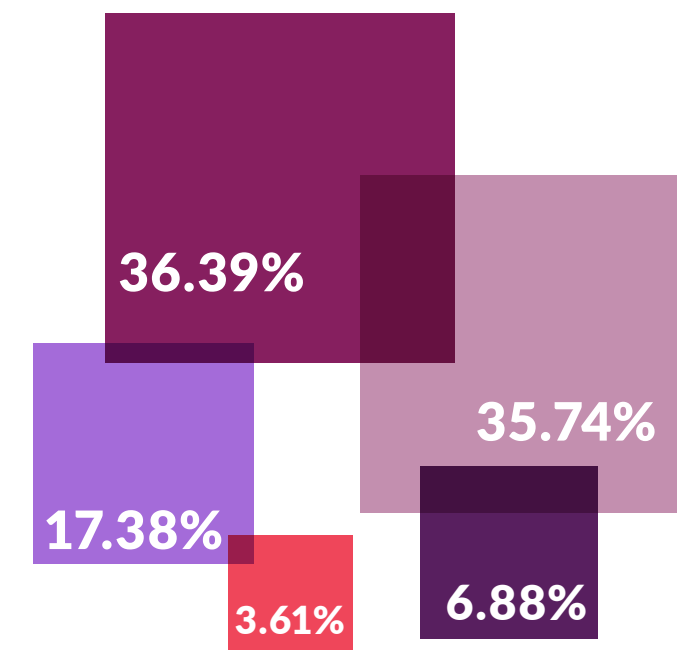
- 1 Results of NOM 035 Monitoring surveys
- 2 Employee wellness/satisfaction metric
- 3 Percentage of employees in the workforce earning minimum wage



RESULTS NOM-035

Aware of the importance of providing a healthy workplace for our employees, we have stepped up our efforts to align with and implement NOM-035 in order to identify, analyze and prevent psychosocial risk factors that may arise at work. In 2021 we applied a survey to 306 employees to evaluate psychosocial risk, with the following results:

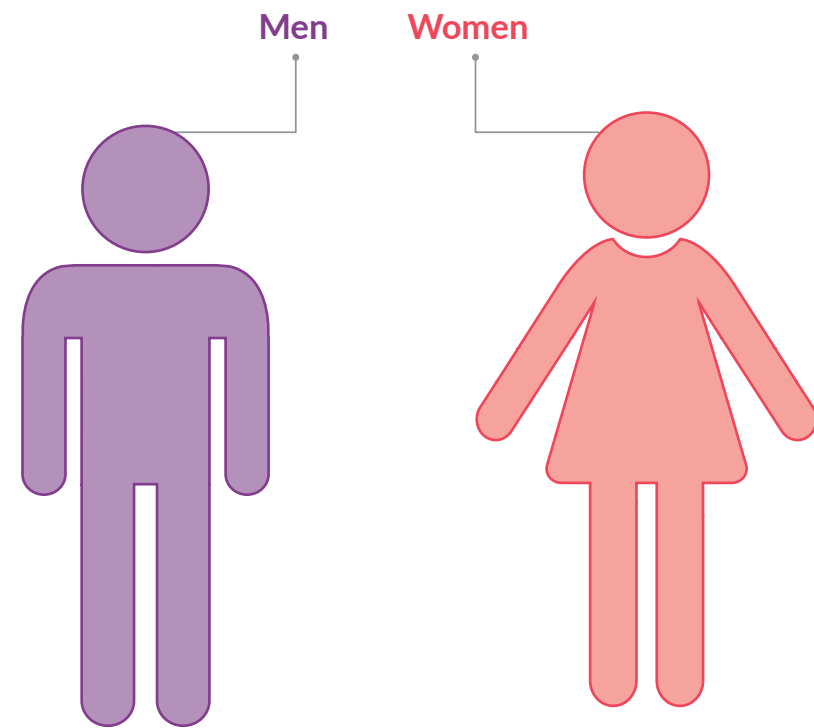
Survey results by risk level



[View the results of the survey](#)

COMPENSATION

2021 Average monthly wage by job category and gender



	Men	Women
Senior management	240,826	148,600
Middle management	23,376	22,854
Operating staff	8,054	7,312

Target

1. Pay 100% of employees more than the minimum wage by 2023



AT THE CLOSE OF 2021, 98% OF EMPLOYEES IN WORKFORCE WERE EARNING MORE THAN THE MINIMUM WAGE

*Figures presented in Mexican pesos.

Employee LIFECYCLE

GRI 401-1, 404-1, 404-3

AMEFIBRA Manual 1.c, 18.a, 18.b, 20.a

GRESB SE1

Our commitment to employees begins from the time they are recruited and hired, and continues throughout their time in the organization, in their retention, promotion, evaluation, etc. We help employees to create career plans that further their well-being and continuous advancement through constant training to keep them up to date and abreast of our activities, and through ongoing evaluations to help them improve day after day.

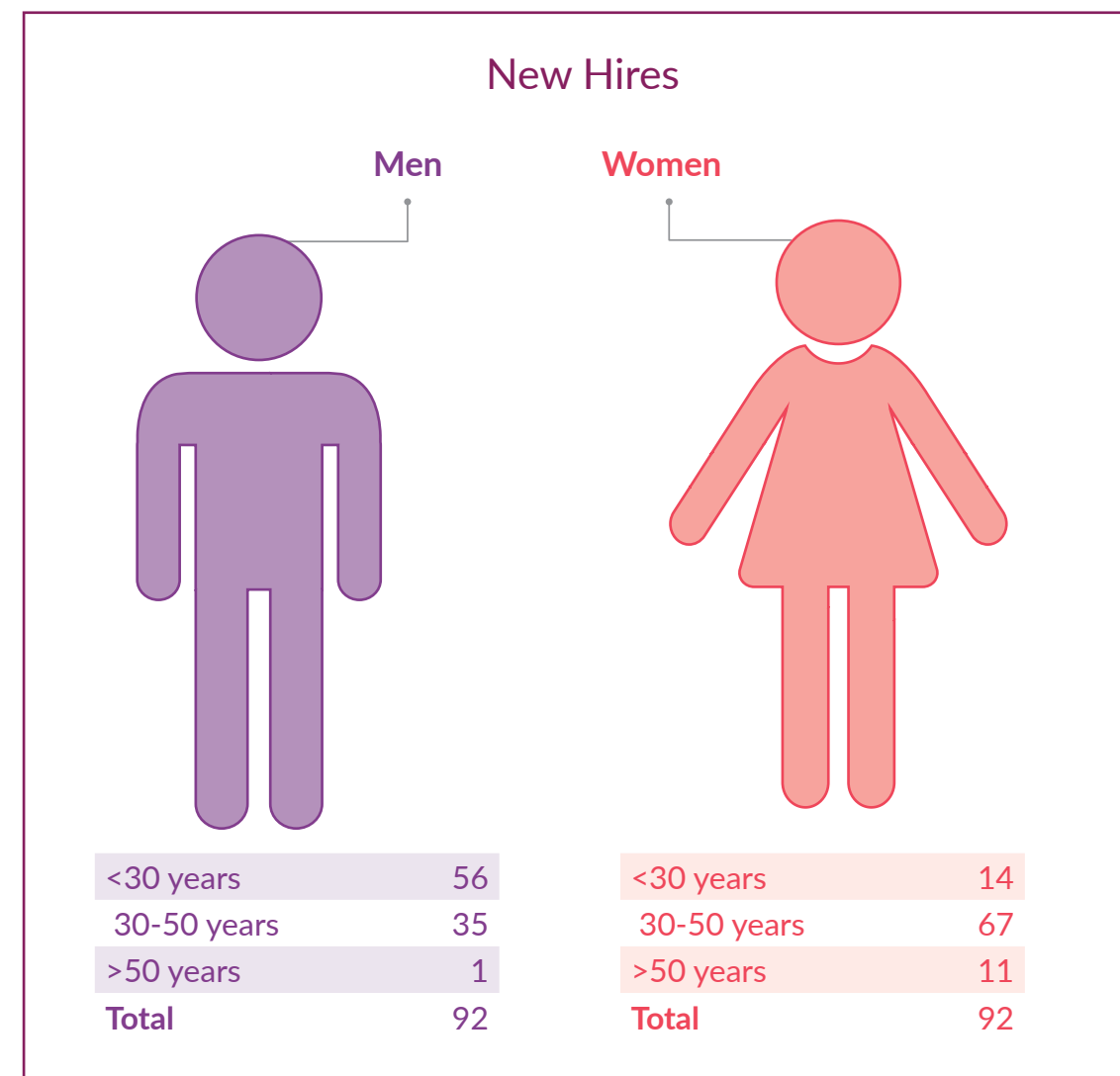
As a sign of our commitment to employees, we created a **Social Policy** to provide opportunities for advancement in a climate of respect and fairness, always mindful of employees professional and personal development, and their health, safety and well-being in the workplace.

All FibraShop employees participate in training and development programs aligned with their needs and according to the position they hold and the duties they carry out. We also help them build a set of soft skills in issues like ethics, human rights and wellness, to contribute to their development as human beings as well.

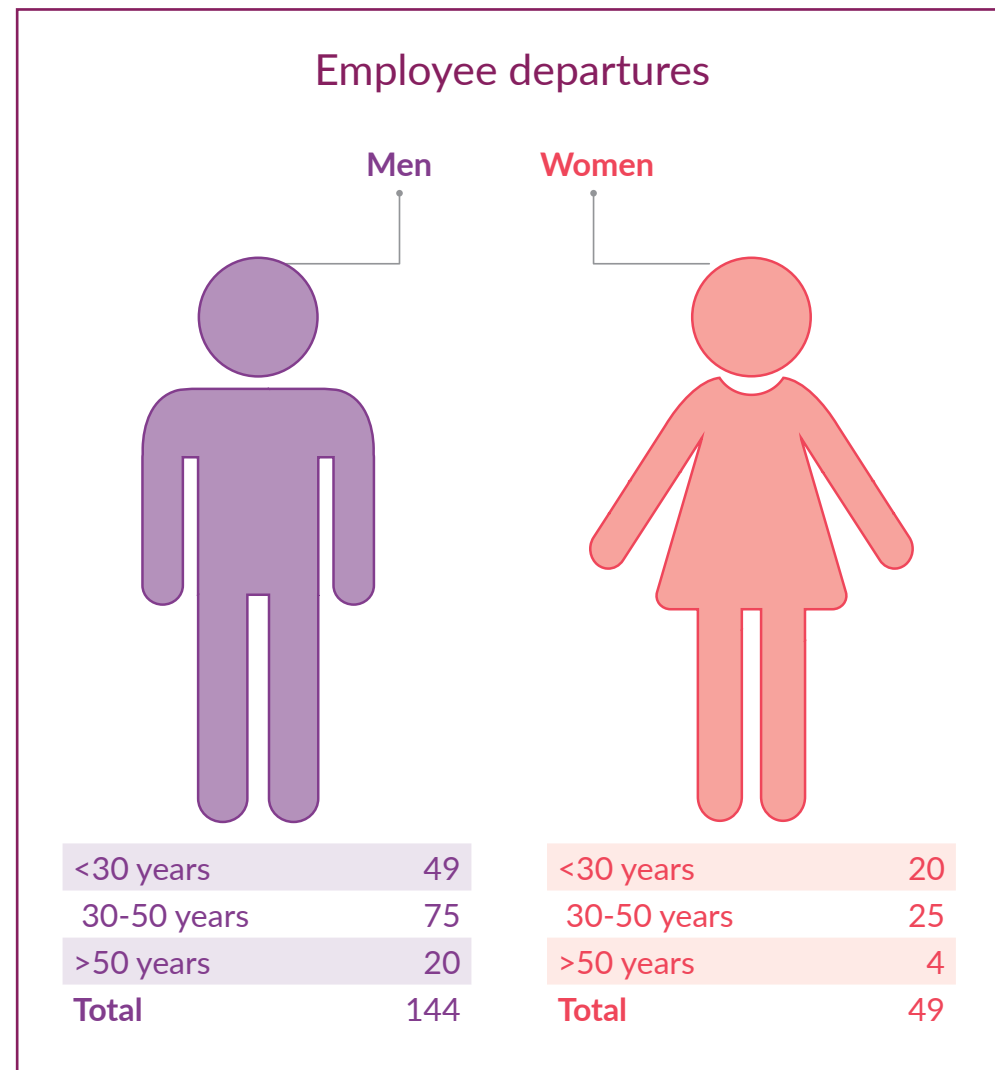
PERFORMANCE METRICS

- 1** Hiring rate
- 2** Turnover rate
- 3** Average hours of training per employee
- 4** Percentage of employees trained, by job category
- 5** Percentage of employees who receive regular evaluations

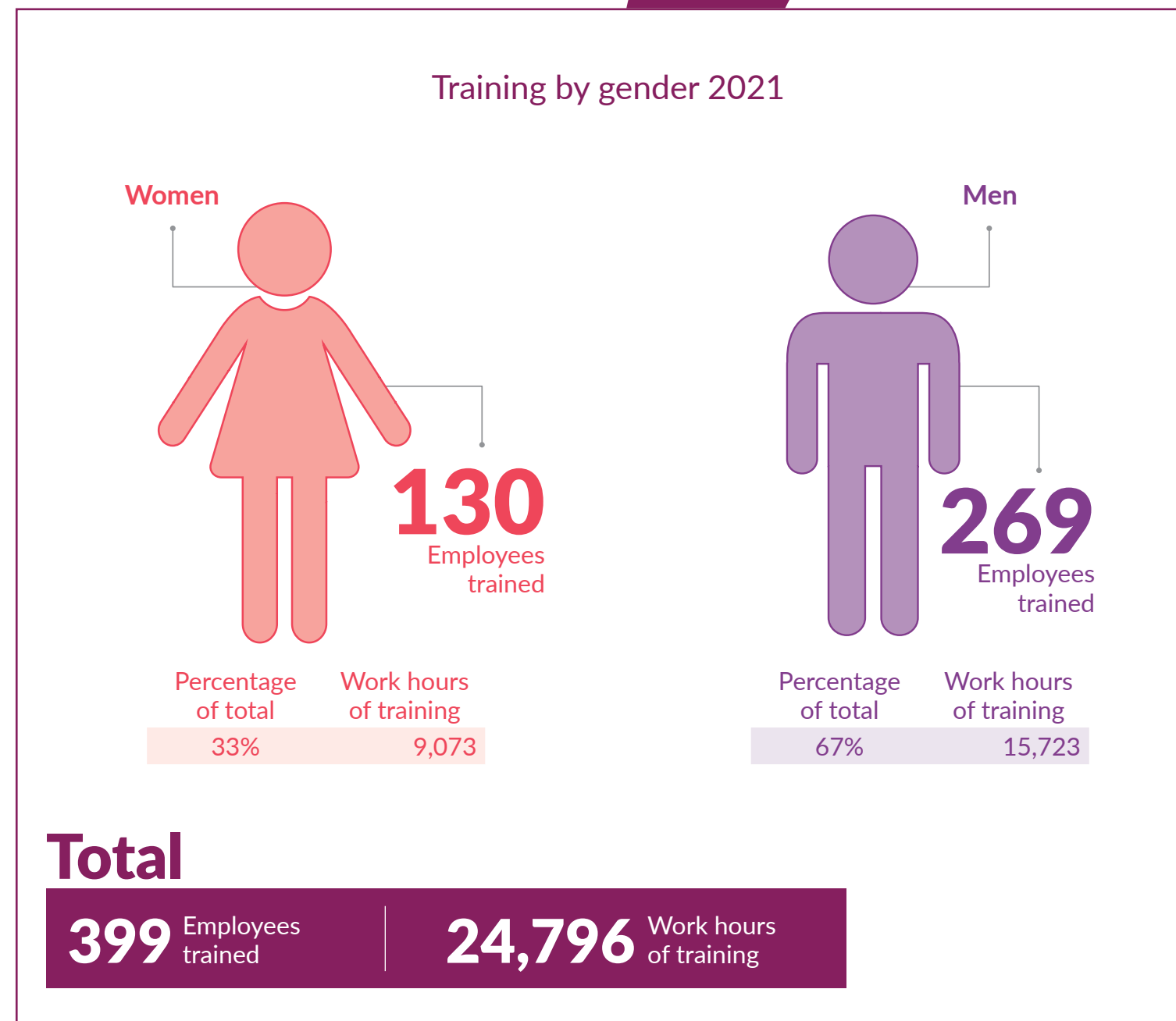
RESULTS EMPLOYEE TURNOVER



OVERALL EMPLOYEE TURNOVER WAS 3% IN 2021



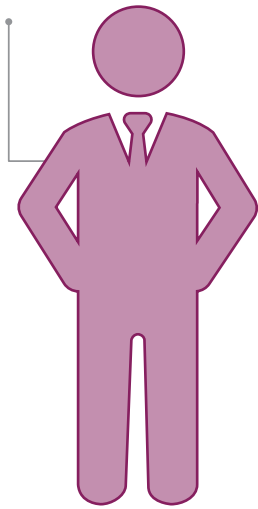
EMPLOYEE TRAINING



THE VOLUNTARY TURNOVER RATE IN 2021 WAS 11%, COMPARED TO 6% IN 2020, AND THE INVOLUNTARY TURNOVER RATE WAS 2%, COMPARED TO 4% IN 2020

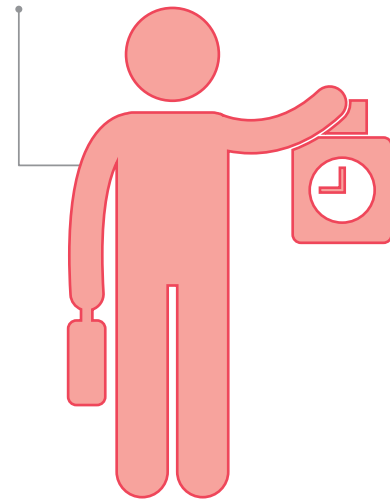
Training by job category 2021

Senior management



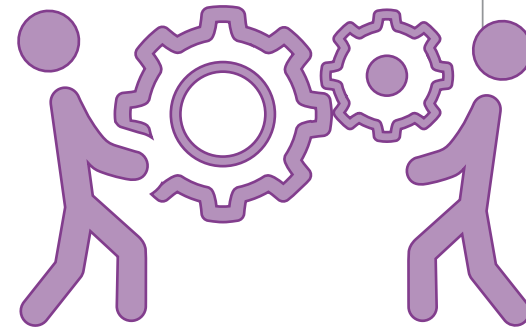
Employees trained	3
Percentage of total	0.75%
Work hours of training	20

Middle management



Employees trained	160
Percentage of total	40.10%
Work hours of training	10,573

Operating staff



Employees trained	236
Percentage of total	59.15%
Work hours of training	14,203

Total

399 Employees trained

24,796 Work hours of training

IN 2021, WE PROVIDED A TOTAL OF 24,796 WORK HOURS OF TRAINING, UP FROM 11,279 IN 2020.

EMPLOYEE EVALUATIONS

IN 2021, **24%** OF EMPLOYEES IN MANAGERIAL, MAINTENANCE AND MARKETING POSITIONS RECEIVED REGULAR PERFORMANCE EVALUATIONS

Targets

1. Provide 64 hours of training per employee by 2023
2. Develop and implement an ESG training program for employees in strategic positions
3. Provide performance evaluations to 50% of employees within 5 years

Diversity AND INCLUSION

GRI 2-7,2-21, 405-1, 405-2
GRESB PO2, SE5
AMEFIBRA Manual 18.a, 20.a

At FibraShop, we are firmly committed to creating opportunities for our employees in an inclusive environment, with respect and fairness and without preference or prejudice on the basis of age, gender, sexual orientation, political or religious preferences, ethnic origin, socioeconomic status, or other factors, in order to have a diverse workforce capable of sharing different opinions and points of view so that the organization can grow, innovate and remain relevant in the long term.

We introduced a *Work Inclusion Policy* in 2021, which focuses on recognizing and accepting the differences between employees and the value each of them contributes, encouraging everyone to participate unconditionally and without bias.

As a sign of our commitment to inclusion and diversity within the organization, we have a considerable number of women in managerial positions. In our properties, women occupy 58% of the site manager positions.

PERFORMANCE METRICS

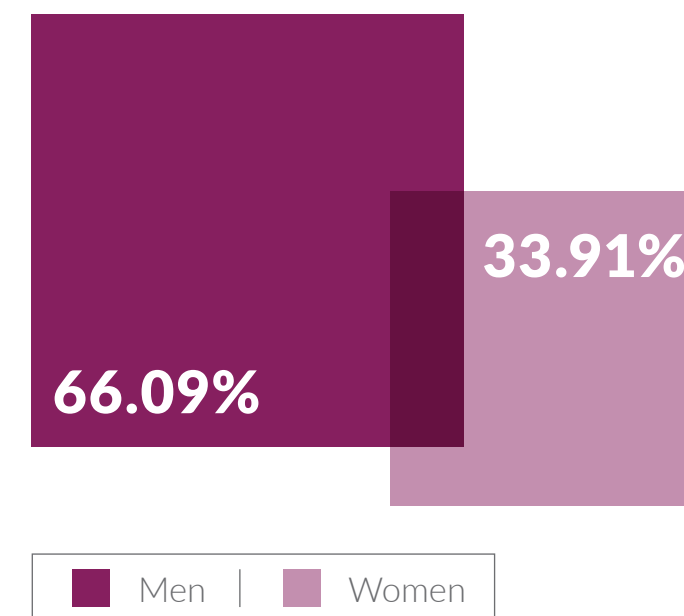
- 1 Percentage of women in the workforce, by age and job category
- 2 Pay ratio between men and women by job category

14%
OF SENIOR MANAGERIAL POSITIONS
AT THE ORGANIZATIONAL LEVEL ARE
OCCUPIED BY WOMEN

RESULTS WORKFORCE

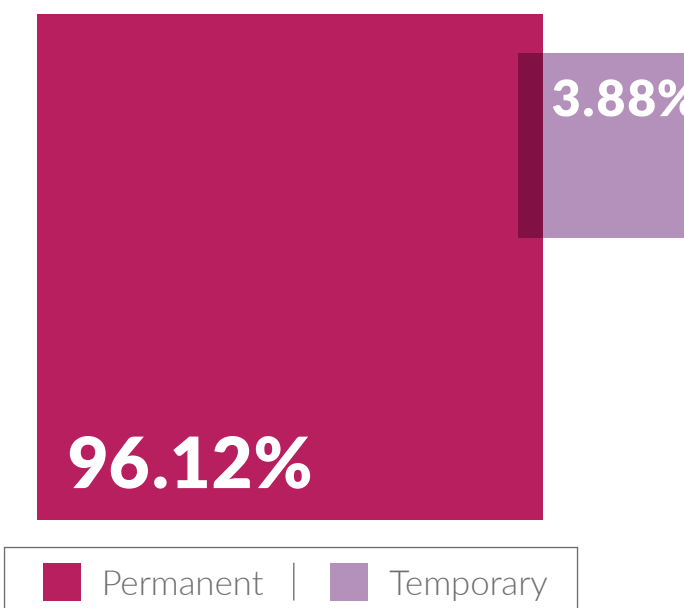
At the close of 2021, our workforce was made up of 361 FibraShop employees and 502 specialized service providers, broken down as follows:

Workforce by gender*



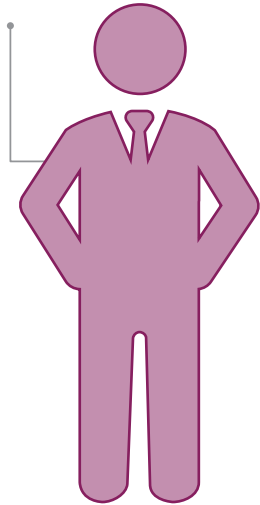
*Including specialized service providers.

Workforce by type of contract



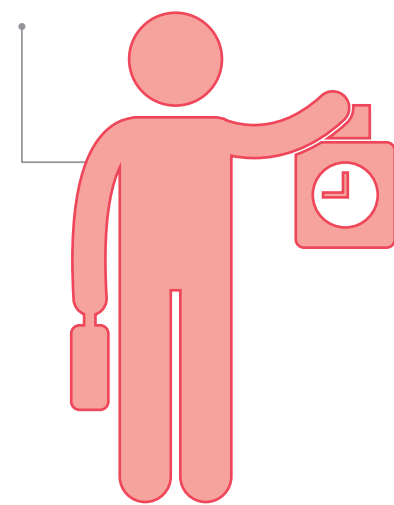
Workforce diversity

Senior management



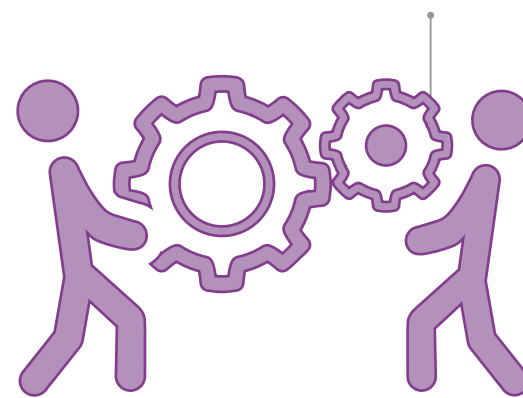
	W	M
< 30 years	-	-
Between 30 and 50 years	1	4
> 50 years	-	3
Total	1	7

Middle management



	W	M
< 30 years	20	12
Between 30 and 50 years	52	56
> 50 years	7	14
Total	79	82

Operating staff



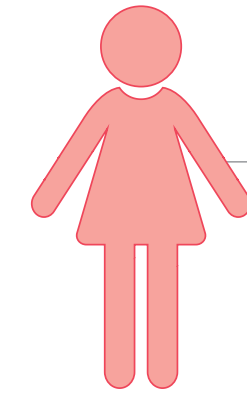
	W	M
< 30 years	9	46
Between 30 and 50 years	35	60
> 50 years	4	38
Total	48	144

Total

Senior management	Middle management	Operating staff
1 Women	79 Women	48 Women
7 Men	82 Men	144 Men

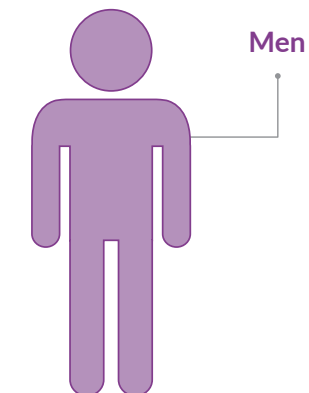
COMPENSATION

Gender pay gap



Women

	Average salary
Senior management	148,600
Middle management	22,854
Operating staff	7,312



Men

	Average salary
Senior management	240,826
Middle management	23,373
Operating staff	8,054

Average difference

92,226	522	742
Senior management	Middle management	Operating staff

Target

1. Have women in 25% of senior management positions by 2024, and in 28% of operating positions

Human RIGHTS

GRI 412-1, 412-2, 412-3

GRESB SE3.2, DSE1

AMEFIBRA 19.a, 20.a

At FibraShop, to demonstrate our respect for human rights, we are developing a policy applicable to all operations and employees, stipulating full compliance with all laws and regulations applicable on a local and federal level relating to human rights, and which have an impact on the environment and communities where we operate. Our pledge is to respect the basic liberties and rights of all human beings, with specific emphasis on freedom to work, prohibition of slavery and servitude, prohibition of child labor, coerced or forced labor, prohibition of discrimination against people with family responsibilities, on health and job safety, diversity and inclusion, and the right to fair, equitable and satisfactory working conditions, among others.

Additionally, to build awareness and transmit a culture of respect for human rights in this organization, we began providing human rights trainings to our employees in 2021. We also developed a training program that will begin in 2022, focused on issues like inclusive language, preventing gender violence, discrimination and harassment, freedom of expression, and other issues.

PERFORMANCE METRICS

1 Hours of training provided to employees in human rights policies and procedures

RESULTS HUMAN RIGHTS TRAINING

89 Employees trained

175 Work hours of training

Target

1. Provide human rights training to 100% of our employees by 2024

Health and SAFETY

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

GRESB SE3.2, DSE1

AMEFIBRA 19.a, 20.a

Protecting our employees' health and well-being is one way we ensure their loyalty and their efficiency. We work to create and instill a culture of safety with the participation and support of all of our stakeholders, inside and outside of the organization, in our supply chain and beyond.

As part of our effort to preserve health and safety in our properties, we began a training program for our security employees in 2021, consisting of 116 hours of training given to 58 people. The training and occupational safety monitoring program will continue in 2022, with the aim of providing training to 100% of our property security personnel.

We are aware of our responsibility to promote a healthy, safe workplace that meet all legal requirements, allocating the necessary human, physical, technological and financial resources for appropriate management of health and safety. Based on our **Occupational Health Policy**, FibraShop's commitment covers the following measures:

- Identification and evaluation of hazards and risks.
- Development of applicable controls according to law.
- Employee training on safety risks and rules.
- Protection and supervision of facilities and equipment.
- Implementation of strategies to minimize harassment and encourage healthy coexistence in the workplace.
- Development of communication and training on healthy habits.
- Strengthening of health and safety measures.
- Activities to help employees prepare for retirement.

PERFORMANCE METRICS

- 1** Total number and rate of accidents and incidents
- 2** Total number and rate of occupational illnesses

RESULTS

Indicator	2021	2020	2019
Number of fatalities	2	1	1
Number of accidents in transit	7	8	8
Number of on-site accidents	5	10	10
Number of occupational illnesses ¹	0	0	0
Accident rate	3.28%	4.66%	4.66%
Occupational illness rate	0.00%	0.00%	0.00%

¹This figure does not include the number of employees who fell ill with COVID-19 during the year. There were 56 confirmed cases among our employees in 2021, one of whom died.

Target

- 1. Achieve a zero on-site accident rate**

THE NUMBER OF ACCIDENTS IN 2021 WAS 33% LOWER THAN IN 2020.



Community ENGAGEMENT

GRI 413-1
GRESB TC6.1
AMEFIBRA 20.a, OC2.a, OC2.b

FibraShop has a responsibility to the communities where it operates, so we try to generate a lasting positive impact by developing activities and initiatives that encourage togetherness and well-being in communities as part of our strategy of transforming properties into Urban & Life Centers Experience.

We created a **Community Engagement Policy** that serves as the basis for our strategy for approaching communities in order to develop programs aligned with our business and the material issues we share, so that we can build solid ties based on mutual trust and respect and generate value both inside and outside of the organization.

Additionally, although our community engagement activities were still limited by the effects of the COVID-19 pandemic, in 2021 we continued our support for various non-governmental organizations in communities relating to 14 of our 17 properties, both local and international, like Greenpeace, Un Kilo de Ayuda, UNICEF, Doctors without Borders, INE, and others. This support was channeled through partnerships with NGOs that work in areas like social welfare and environmental care to whom we provided space in our properties to increase their reach and attract more donors.

We also held a series of in-person and online events through social media to celebrate holidays like Christmas, Three Kings' Day, Valentine's Day, national holidays, Halloween / Day of the Dead, Mothers' and Fathers' Day, Children's Day and Grandparents' Day, among others; in an effort to make room for recreation and fun bring people together. These events included children's



plays and musicals, raffles, food, contests and tournaments, gives, prizes, workshops and courses. These were just some of the events held in 2021:

- Picture taking with the Three Kings
- Epiphany Cake
- Valentine's Day
- Spring Equinox
- Children's day events like shows and plays
- Paw Patrol and other character mascots
- Pet adoption fair
- Mother's Day Show and singing
- Roulette Contest
- Military Flashmobs
- Shopping Center Anniversaries
- Back to school
- Independence Month activities: mariachis, music and traditional dances
- Cervantes festival with strolling musical troupes
- Ballet Folclórico de Corregidora
- Orchestra of the XII Military Region
- Lottery together with the Teatro de la Ciudad
- Java Crossfit for couples
- Welcome to the Olympic Games
- Painting, pottery and other workshops
- Mobile libraries and storytelling
- Romeo Santos raffle
- Bizarro giveaway
- Day of the Dead altars and activities
- Pet costume contest
- Day of the Dead flower-carpet Guanajuato
- Trick or treat
- Zombie show
- Bis Bees/Feeding Los Cabos
- Los Cabos Film festival
- Lighting the Christmas tree
- Picture taking with Santa
- Christmas events: workshops, storytelling, plays, shows and musicals



PERFORMANCE METRICS

- 1** Number of people benefited by volunteer programs
- 2** Amount invested in corporate social responsibility and volunteer programs

RESULTS

Under the umbrella of its Urban & Life Centers Experience strategy, FibraShop invested a total of MXN1,365,160.14 to magnify our impact on the communities around us. This investment went to activities in our properties as well as NGO partners.

Target

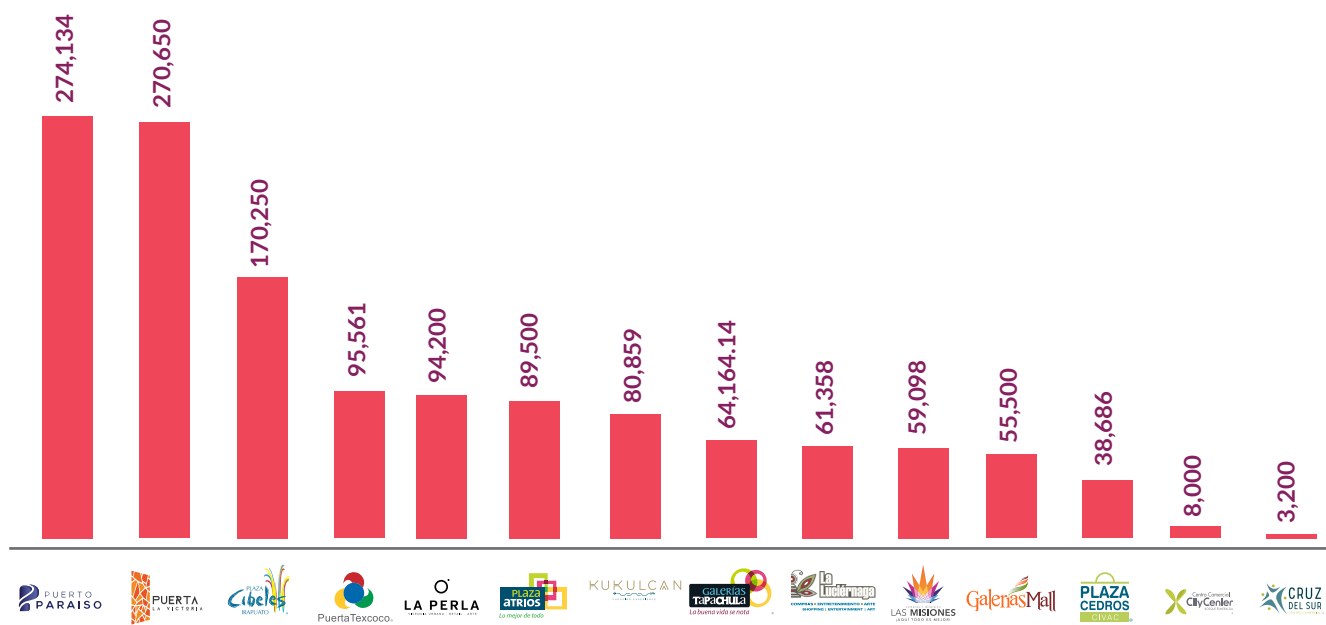
1. Introduce the Urban & Life Center Experience concept to four more properties by 2024



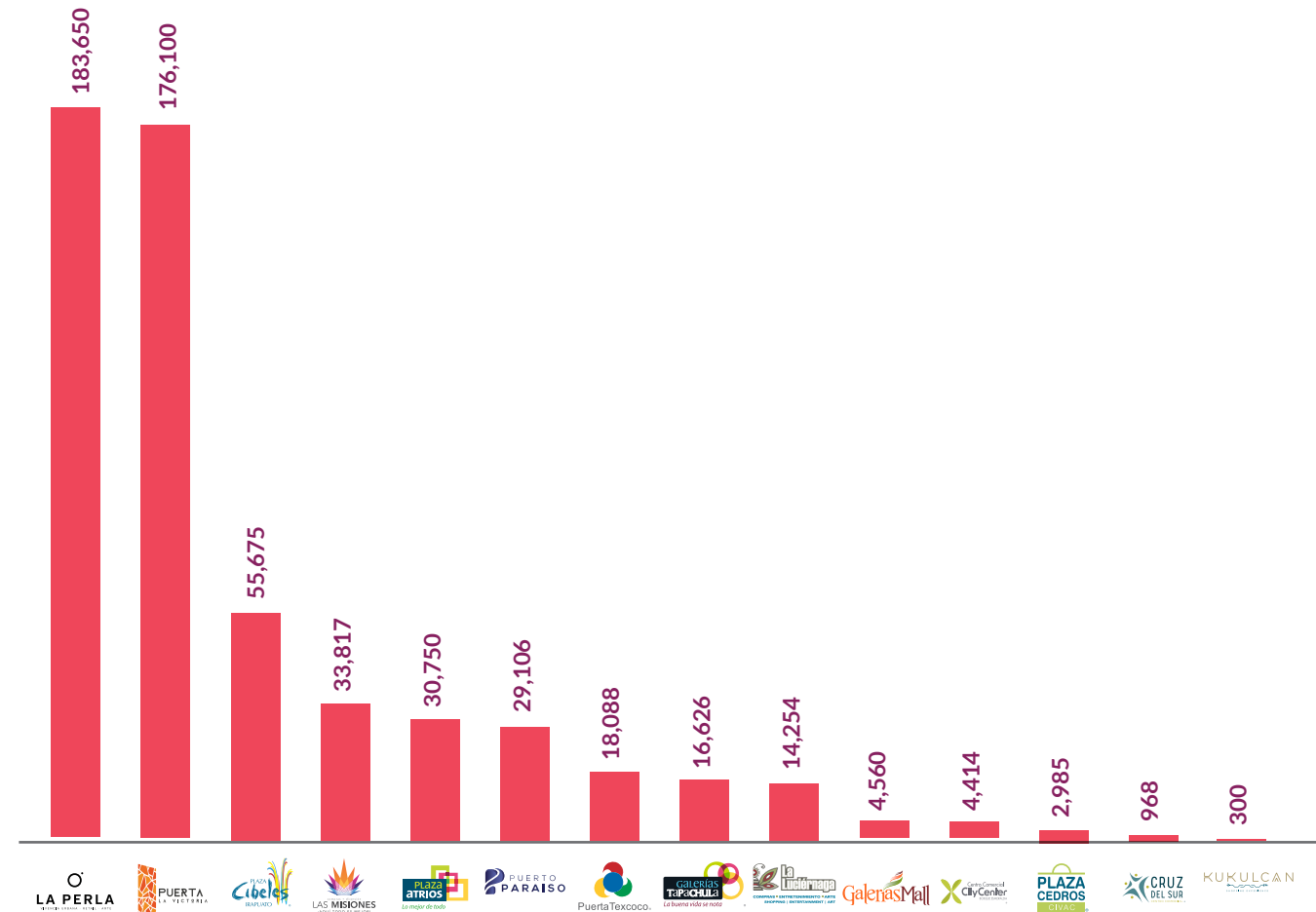
Día Internacional para la eliminación de la violencia contra la mujer



Social investment by shopping center



Number of beneficiaries by shopping center



*Includes people who benefited in person in each shopping center as well as through social media.

IN 2021, WE INVESTED MXN1,365,160.14 IN COMMUNITY ENGAGEMENT PROGRAMS, BENEFITING 62,427 PEOPLE IN OUR PROPERTIES AND 508,866 THROUGH SOCIAL MEDIA

Supply CHAIN

GRI 2-6

Our commitment to sustainability goes beyond the limits of our organization. We also encourage other organizations to work on minimizing their negative impacts on the environment and society. To this end, we created a **Responsible Sourcing Policy** through which we extend our ESG responsibility to suppliers, defining criteria for responsible acquisition of goods and services and sustainable management of our supply chain, to ensure it operates in line with our values, goals, guidelines and policies.

To continue this effort, in 2022 we will be developing a procedure for supplier evaluation and a questionnaire that incorporates environmental, social and governance aspects. The goal will be to analyze our supply base both at the time of selection and in regular reviews throughout our commercial relationship, to identify the ESG risks that may be present in the supply chain and determine its impact on the environment and society. Based on the results of this evaluation and the findings of the questionnaire, we will develop action plans and/or preventive or mitigating measures, as the case may be.

PERFORMANCE METRICS

- 1** Number and percentage of suppliers who are local
- 2** Number and percentage of suppliers evaluated according to ESG criteria*
- 3** Number of suppliers identified with negative ESG impacts by measure implemented*
- 4** Number operations subject to human rights assessments*
- 5** Significant investment agreements and contracts with human rights clauses*

*In progress for reporting in 2023

FIBRASHOP HAS A TOTAL OF 910 SUPPLIERS, 99% OF WHICH ARE DOMESTIC

Because 50% of our workforce is classified as specialized service suppliers, all FibraShop employees are duly registered with the Mexican Social Security Institute (IMSS) at their full salary, and all local and federal tax withholding is applied to their paychecks. With a new outsourcing law that took effect last year, the corporate purpose of our specialized service suppliers was modified to specify the services to be supplied, job descriptions were closely reviewed to ensure they coincided with the "specialized service," and finally new service provision agreements were signed among the companies of the group.

Targets

1. Preparation of an ESG questionnaire for suppliers
2. Inclusion of a human rights clause in all of our supplier contracts

906 Suppliers domestic | **4** Suppliers foreign

Total 910 Suppliers

100% OF OUR SPECIALIZED SERVICE SUPPLIERS COMPLY WITH THE NEW LEGAL PROVISIONS ON OUTSOURCING



3 *Governance*

OUR SYSTEM OF CORPORATE GOVERNANCE IS KEY TO THE EFFECTIVE FUNCTIONING OF OUR ORGANIZATION, AS WELL AS TO THE DEVELOPMENT OF OUR CORPORATE INTEGRITY AND ETHICS.

Corporate GOVERNANCE

GRI 2-9, 2-10, 2-11, 2-12, 2-13, 2-14, 2-15, 2-17, 2-18, 2-19, 2-20

GRESB LE3, LE5

AMEFIBRA Manual 6.a, 6.b, 6.c, 6.d, 6.e, 6.f, 6.g

Our corporate governance is made up of a series of principles, standards and elements that govern all of our relations with our stakeholders. Good corporate governance is a fundamental part of FibraShop's commitment to the General CBFH Holders' Meeting. Corporate governance plays an integral role in supporting FibraShop's businesses. It provides the guidelines and practices through which the organization's strategy and commercial goals are set, through which it is monitored, and its risks managed. It includes a clear framework for decision-making and accountability for the entire company. Our corporate governance aims for the organization to meet the highest standards of governance in all of its operations, keeping up with all relevant regulatory changes.

In 2021, we strengthened FibraShop's corporate governance by creating an ESG Committee and defining the intersecting responsibilities of the other Committees to include ESG aspects in their spheres of activity.

PERFORMANCE METRICS

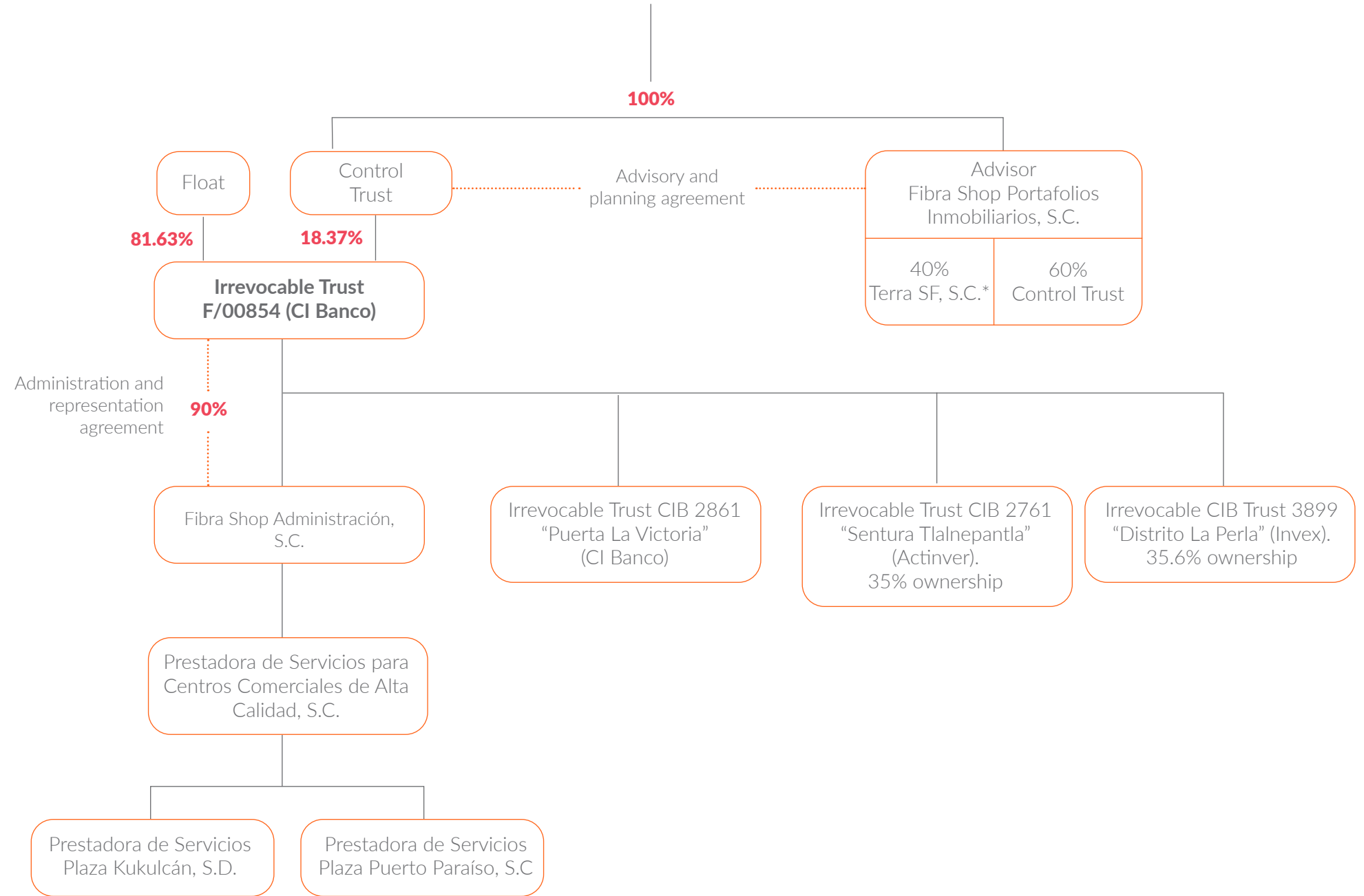
- 1** Percentage of independent members in committees
- 2** Percentage of women in committees
- 3** Attendance rate of Technical Committee members
- 4** Hours of ESG training for senior management and board members





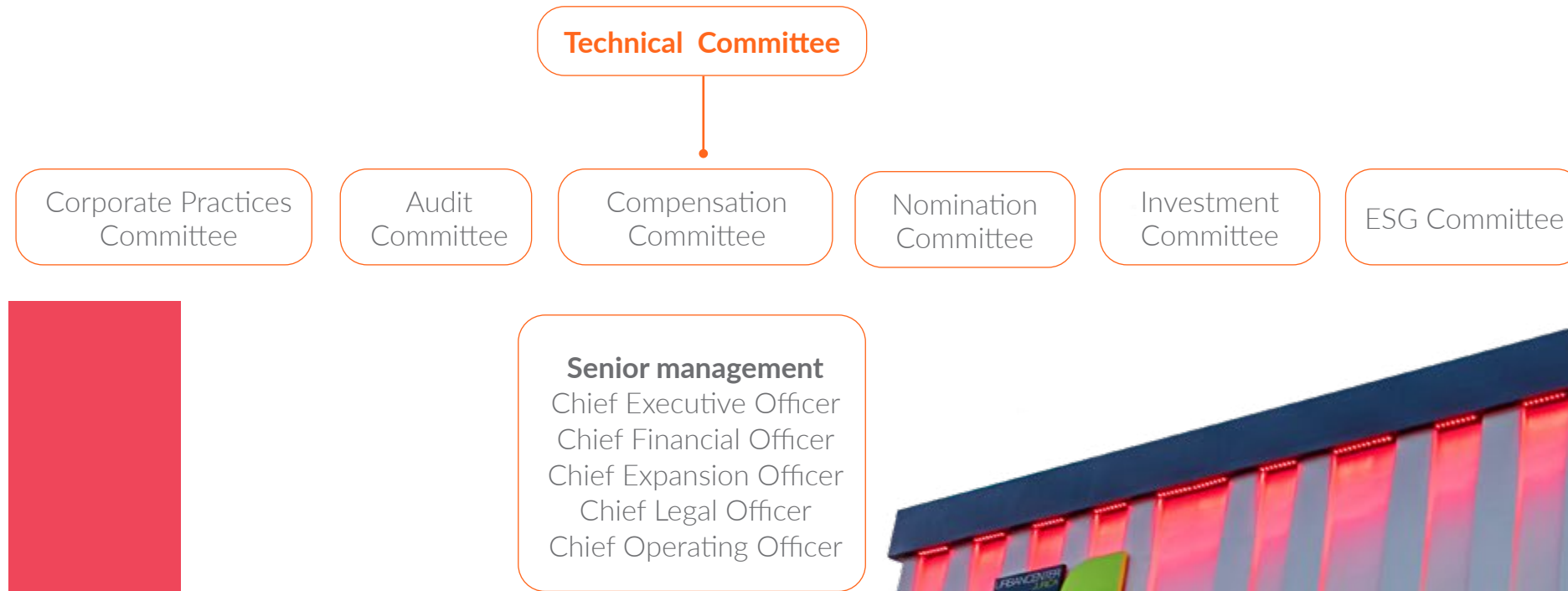
CORPORATE STRUCTURE

GRUPO CAYÓN, GRUPO FREL AND EQUITY INVESTORS



*Owned by Irrevocable Trust F/00854.

CORPORATE GOVERNANCE STRUCTURE OF TRUST 00854



SENIOR MANAGEMENT

Name	Age	Title	Seniority
Salvador Cayón Ceballos	52	Chief Executive Officer	8 years
Gabriel Ramírez Fernández	52	Chief Financial Officer	8 years
Juan José del Río Rodarte	44	Chief Expansion Officer	8 years
Edgar Rodríguez Aguilera	58	Chief Operating Officer	6 years
Mirshna Yoshabel Páez Villarreal	36	Chief Legal Officer	5 years

Salvador Cayón Ceballos-President

Studied Public Accountancy and Finance at the Instituto Tecnológico y de Estudios Superiores de Monterrey, with a Master's in Administration and Administration of Family Businesses from the same institution. More than 20 years of experience in the real-estate industry, particularly in the retail segment, and 15 years in the residential segment.

Gabriel Ramírez Fernández

Studied actuarial science at the Instituto Tecnológico Autónomo de México (ITAM), with a master's degree in Finance from the same institution. More than 28 years of experience in the Mexican financial system working in the public and private sectors. Was Chief Executive Officer for the National Worker's Consumption Fund Institute, Financial Vice President of the National Commission for the Retirement Savings System (CONSAR) and Director of Special Projects at the CNBV: Independent Board member of Banco del Bajío and member of the Investment Committee of INFONAVIT and the IMSS Financial Investment Committee.

Juan José Del Río Rodarte

Studied architecture at the Instituto Tecnológico y de Estudios Superiores de Monterrey (Mexico State Campus). Ten years of experience in development of retail real-estate. Has also independently managed residential real-estate projects and worked as manager for the Expansion Area at Liverpool from 2007 to 2012.

Edgar Rodríguez Aguilera

Studied Computer Systems Engineering at the Instituto Tecnológico y de Estudios Superiores de Monterrey and has a Master's in Administration from the same institution. Was Chief Administrative Officer at Grupo Frisa from 1995 to 1997 and Chief Operating Officer from 1997 to 2015. Has given undergraduate and specialization courses in Finance, Administration and Computer Science at the Tecnológico de Monterrey and is active in the International Council of Shopping Centers (ICSC) in preparing training programs and as a presenter.

Mirshna Yoshabel Páez Villarreal

Graduated from the Universidad Autónoma de Querétaro with a law degree, specializing in private law, and holds a Master's degree in law as well. Additionally, she has taken several courses, seminars, workshops and specialization courses in various branches of law, mainly in administrative, real-estate and business law. With more than 13 years of experience, she has been active in both the public and private sectors in the real estate and general corporate areas, and has been involved in the construction, acquisition, leasing and financing of commercial and mixed-use developments. She has been Chief Legal Officer for the company Inteligencia Urbana.

General CBFH Holders' Meeting

This Meeting represents all of the owners of Real-Estate Trust Certificates (CBFIs, for their initials in Spanish) issued by FibraShop.

The CBFH Holders' Meeting has all the faculties provided for in the applicable legislation, as well as those conferred upon it in the trust indenture. The most important of these are:

- i) Approving CBFH issues and their placement.
- ii) Approving the general policy on indebtedness.
- iii) Approving members of the Technical Committee and their compensation.
- iv) Appointing and removing the administrator and the advisor.
- v) Removing or replacing the Common Representative.

To learn more about the faculties of the CBFH Holders' meeting, download the **Annual Results**



Technical Committee

The Technical Committee of a FIBRA acts in a similar capacity to the board of directors of a regular corporation.

At present, the Technical Committee of FibraShop consists of 20 members, 10 of which are regular and 10 are alternates; of these, 8 are independent members (4 regular and their alternates).

IN 2021 THE ATTENDANCE RATE FOR TECHNICAL COMMITTEE MEETINGS WAS 100%

As a result of the pandemic, in 2020 the Technical Committee re-doubled its efforts to hold more ordinary and extraordinary meetings in order to closely follow the risks to the organization and its stakeholders from COVID-19. During ordinary and extraordinary meetings, critical business concerns were communicated to the Technical Committee.

Learn more about the duties of the Technical Committee here



Regular Members

Name	Title	Seniority	ESG Experience
Salvador Cayón Ceballos	Chairman	8 years	Yes
Rafael Marcos Dayan	Regular member	8 years	Yes
Cristina Rocha Cito	Regular member	4 years	Yes
Mauricio Martín del Campo	Regular member	3 years	Yes
Linda Marcos Dayan	Regular member	3 years	Yes
Ramón Shabot Marcos	Regular member	2 years	Yes
Francisco Javier Soní Ocampo	Independent	8 years	Yes
Enrique Ramírez Magaña	Independent	4 years	Yes
María Teresa Fernández Labardini	Independent	3 years	Yes
Jorge Quinzaños Suárez	Independent	3 years	Yes
Mirshna Yoshabel Páez Villarreal	Secretary	2 years	Yes

Alternate Members

Name
Carlos Alberto Casas Razo
Salvador Rocha Cito
Luis Fernando Briones Guzmán
Eduardo Alejandro Martínez Escoto
Francisco Humberto Peralta Bengoechea
Rodrigo Granados Ortigoza
Romeo Vizanni Fuentes
Alberto Herrejón Abud
Carlos Enrique Mainero Ruíz
Bosco Quinzaños Oria

30%* OF THE MEMBERS OF THE TECHNICAL COMMITTEE ARE WOMEN AND 40% ARE INDEPENDENT

*The Secretary of the Technical Committee is not counted in the percentage of women.

Profiles of the independent members

Francisco Javier Soní Ocampo

Certified Public Accountancy degree from Universidad Iberoamericana. Completed the Dartmouth University Executive Development Program.

Managing Partner at PricewaterhouseCoopers Mexico (PwC) from July 2004 to June 2012. Member of the Strategic Council for the PwC global network and leadership team for the Americas. After leaving PwC he was appointed Executive Vice President and Chief Compliance and Real-Estate Officer for Walmart Mexico and Central America, a post he held for 18 months until January 2014.

Enrique Ramírez Magaña

Undergraduate degree in Business Administration from Instituto Tecnológico de Monterrey. Between 1990 and 1996 he served as founder and director of the Multivideo chain. From 1994 to 1996 he was funder and CEO of Cinexpress. Also served as Chief Administrative and Strategic Planning Officer at Cinépolis.

María Teresa Fernández Labardini

Law degree from the Escuela Libre de Derecho and post-graduate studies in International Legal Affairs at the same institution.

From 2001 to 2006 she was Vice President for Compliance at the National Banking and Securities Commission. Between 2006 and 2011 she served as Executive Secretary-General Director of the Institute for the Protection of Bank Savings (IPAB). In the private sector, she is currently local partner for the law firm White & Chase, S.C.

Jorge Quinzaños Suárez

Undergraduate degree in Business Administration from the Universidad Anáhuac. Postgraduate degree in High-Level Company Management from the Instituto Panamericano (IPADE). Associate Director of Seguros América (1990-1992), Deputy CEO of Casa de Bolsa Inverlat (1985-1990), Director of Fomento de Valores (1980-1985). Since 1992 he has been Chairman of the Board of Grupo Invertierra.

Corporate Practices Committee

This committee is made up of three independent members of the Technical Committee. Its decisions are passed by a simple majority of its members. The Technical Committee is responsible for appointing the chairperson of the Corporate Practices Committee.

Regular members	Alternates
María Teresa Fernández Labardini	Carlos Enrique Mainero Ruiz
Enrique Ramírez Magaña	Alberto Herrejón Abud
Jorge Quinzaños Suárez	Bosco Quinzaños Oria

100% OF THE MEMBERS OF THE CORPORATE PRACTICES COMMITTEE ARE INDEPENDENT, AND 33% ARE WOMEN.

Audit Committee

The Audit Committee is made up of three independent members of the Technical Committee. Its decisions are passed by a simple majority of its members. The Technical Committee is responsible for appointing its chairperson.

Regular members	Alternates
Francisco Javier Soní Ocampo (Chairman)	Romeo Vizzani Fuentes
Enrique Ramírez Magaña	Alberto Herrejón Abud
Jorge Quinzaños Suárez	Bosco Quinzaños Oria

100% OF THE MEMBERS OF THE AUDIT COMMITTEE ARE INDEPENDENT.

Nominations Committee

This committee is made up of three independent members of the Technical Committee. Two additional members of the Technical Committee are appointed by the CBFH Holders' Meeting so that it may have up to five members, the majority of which must be independent members of the Technical Committee. The Technical Committee appoints the chairperson and secretary of the Nominations Committee.

Regular members	Alternates
María Teresa Fernández Labardini (Chairwoman)	Carlos Enrique Mainero Ruiz
Francisco Javier Soní Ocampo	Romeo Vizzani Fuentes
Enrique Ramírez Magaña	Alberto Herrejón Abud

100% OF THE MEMBERS OF THE CORPORATE PRACTICES COMMITTEE ARE INDEPENDENT, AND 33% ARE WOMEN.

Duties of the **Committees**

Compensation Committee

The committee has five members, responsible for analyzing and evaluating the goals, targets and performance of the executives entrusted with the management of FibraShop in order to determine the payment of their respective bonuses and salaries.

Regular members	Alternates
Salvador Cayón Ceballos	Luis Fernando Briones Guzmán
Francisco Javier Soní Ocampo	Romeo Vizzani Fuentes
Enrique Ramírez Magaña	Alberto Herrejón Abud
Cristina Rocha Cito	Mauricio Martin del Campo
Linda Marcos Dayan	Francisco Humberto Peralta Bengochea

40% OF THE MEMBERS OF THE COMPENSATION COMMITTEE ARE WOMEN AND 60% ARE INDEPENDENT.

Investment Committee

The Investment Committee is made up of five members. Its job is to evaluate available options before the acquisition or development of a shopping center, to avoid conflicts of interest in such decisions. It also analyzes new proposals for acquisition and/or development before they are presented and put to a vote by the Technical Committee.

Regular members	Alternates
Salvador Cayón Ceballos	Cristina Rocha Cito
Enrique Ramírez Magaña	Alberto Herrejón Abud
Rafael Marcos Dayan	Linda Marcos Dayan
Juan José Del Río Rodarte	Gabriel Ramírez Fernández
Jorge Quinzaños Suárez	Bosco Quinzaños Oria

40% OF THE MEMBERS OF THE INVESTMENT COMMITTEE ARE INDEPENDENT.

ESG Committee

Created in 2021, this new committee consists of five members and was formed to implement and manage FibraShop’s sustainability strategy and its ESG practices and initiatives. It is also in charge of approving and communicating ESG information to FibraShop stakeholders, and advising and supporting various committees in managing the implications of ESG issues in their respective spheres of activity.

Regular members
Francisco Javier Soní Ocampo (Chairman)
Salvador Cayón Ceballos
Gabriel Ramírez Fernández
Irvin García
Maria Fernanda Cisneros (Head of the ESG area)
Edgar Rodriguez

17% OF ESG COMMITTEE MEMBERS ARE WOMEN AND 17% ARE INDEPENDENT.

Targets

1. Establish an ESG training plan
2. Encourage board members to take ESG courses
3. Establish ESG criteria for acquisitions
4. Include ESG aspects in executive evaluations

Duties of the **Committees**



Ethics, transparency AND COMPLIANCE

GRI 2-16, 2-25, 2-26, 2-27, 205-2, 205-3
 AMEFIBRA Manual 7.a, 7.b, 10.a, 20.a

FibraShop is committed to create and maintain a culture of regulatory compliance and ethical conduct in which all employees and other stakeholders are responsible, behave with honesty and integrity and can bring forth their concerns about unethical or illegal conduct without fear of reprisal. Fraud and corruption in all their forms, including bribery, are contrary to the values and culture of FibraShop.

We pledge to actively prevent fraud and corruption throughout the organization and we expect our people to do the right thing and abide by all applicable laws, codes and policies. We have a zero-tolerance policy against bribery, corruption, and fraudulent or dishonest conduct.



PERFORMANCE METRICS

- 1 Average hours of training per employee on governance-related issues
- 2 Total number and percentage of operations evaluated for corruption risk
- 3 Total number of incidents involving corruption, conduct or lack of respect
- 4 Total number of fines and/or lawsuits
- 5 Percentage of employees who signed their commitment to the Code of Ethics

RESULTS

CODE OF ETHICS

Our *Code of Ethics* applies to all FibraShop employees and contractors, commercial partners and service suppliers. The Code expresses the fundamental values. General guidelines, basic principles and obligation to abide by the law. It serves as basis for setting the standard of conduct all FibraShop employees must follow in their relations and/or interaction with our stakeholders.

The Code establishes the principles by which FibraShop operates, with a deep sense of social commitment and awareness, with humanity, working toward sustainability and preserving natural resources.

95% OF EMPLOYEES SIGNED THEIR COMMITMENT TO THE CODE OF ETHICS IN 2021

WHISTLEBLOWER SYSTEM

In 2021 we developed and launched our internal whistleblower system. We use FibraShop communication channels to let our employees know how to approach us with any type of grievance or complaint. As established by our Code of Ethics, the procedure for filing a complaint is to send an e-mail to lineadedenuncia@fibrashop.mx. The monitoring of this system is currently the responsibility of the CFO, the CEO and the Comptroller. Users may file a complaint on any topic whatsoever. At the close of 2021 there had been no complaints because the system was not operational for the full year.

Targets

1. 100% of employees sign the Code of Ethics
2. Resolution of 100% of complaints received



Information SECURITY

GRI 418-1

To meet new expectations and keep up with the latest technological trends, FibraShop has a team in charge of protecting the information of its tenants, employees and suppliers. This team is responsible for overseeing regulatory compliance in matters of One-on-one data and information security.

To manage information security, we have the following procedures:

- Information Service User Maintenance Procedure.
- Remote Work Procedure.

PERFORMANCE METRICS

- 1** Number of claims regarding privacy or loss of information*
- 2** Average hours of training per employee in issues relating to information security**
- 3** Percentage of employees trained in issues relating to information security**

*In progress for reporting in 2023.

**In progress for reporting in 2022.

RESULTS

FibraShop has deployed an information security process that provides:

- The resources necessary to implement an infrastructure capable of supporting multiple remote connections.
- The security measures necessary either to track tasks and projects or to resolve urgent issues when working by remote media.
- A duly defined procedure to ensure operating needs are met when it is not possible to be physically present at the usual workplace.

Target

- 1. Train personnel in tenant and supplier relations by 2022**

WE WORKED ON AN INFORMATION SECURITY COURSE TO INCLUDE IN THE EMPLOYEE TRAINING PLAN FOR 2022

As part of our remote work procedure, in 2021 we verified the implementation of our Disaster Recovery Plan by working in a remote Software-as-a-Service environment and were able to recover specific information.

STAKEHOLDERS

GRI 2-29
AMEFIBRA Manual 2.a

Stakeholders are groups or individuals that are positively or negatively affected by the organization's activities and decisions. To identify, engage and communicate with our stakeholders, in 2020 we conducted an exercise based on [international standard ISO 2600: Social Responsibility Guidance](#).

The following table shows our stakeholders and the specific channels of communication that exist for each of them:



Stakeholder	Description	Communication channel	In charge of relation
CBFI Holders	Equity Investors Investing public	Quarterly Report Quarterly Conference Call Annual Report Material Events Website	Chief Executive Officer Chief Financial Officer
Rating agencies and analysts	Responsible for assessing financial risk to the investing public	One-on-one meetings Conference calls E-mail communications Relevant events Website	Chief Financial Officer
Tenants	Multinational National and international franchises SMEs Government	One-on-one meetings Conference calls E-mail communications	Mall Management Chief Marketing Officer Chief Operating Officer Chief Legal Officer Image coordination and shop adaptations
Employees	Corporate and on-site personnel	Annual Mall Managers' and Corporate Convention Conference calls One-on-one meetings E-mail Intranet Human Resources Office Work climate surveys Teambuilding events Open-door policy	Mall Management Chief Human Resources Officer Chief Executive Officer Chief Financial Officer Chief Operating Officer Chief Legal Officer



Target

1. To survey tenants regarding their prioritization of ESG issues and update materiality by 2022

Stakeholder	Description	Communication channel	In charge of relation
Financial Institutions	Multi-service Banks Development Banks	One-on-one meetings with the Chief Financial Officer	Chief Executive Officer Chief Financial Officer
Government agencies and authorities	Federal and State Institutions Municipal Government SAT, IMSS, INFONAVIT, Banco de México, SEMARNAT, National Banking and Securities Commission, COFECE, INEGI, IMPI, and others	Meetings with agencies (procedures, inquiries, payments) Comunicués Tax mailbox Surveys Mall visits	Mall Management Chief Operating Officer Chief Financial Officer Chief Legal Officer
Suppliers	Related to operations: Security and cleaning services Water, electricity and gas Garbage and waste collection Other operating services Procurement	One-on-one meetings Contracts Notifications	Mall Management Chief Maintenance Officer
Visitors	Tenant suppliers and employees General public visiting the mall for shopping and entertainment purposes	Meetings with Mall Management Mall events Social media Suggestion box	Mall Management Chief Operating Officer
Communities	Residents of the area in which the shopping center is located	Social media Website Mall events	Mall Management Chief Marketing Officer Chief Operating Officer
Partners/Partnerships	Asociación Mexicana de FIBRAS Inmobiliarias (AMEFIBRA) Consejo Consultivo de Finanzas Verdes (CCFV) Instituto Nacional de Relación con Inversionistas (INARI)	One-on-one meetings Comunicués	Chief Executive Officer

Assurance LETTER

GRI 2-5



Independent Limited Assurance Report on Key Sustainability Performance Indicators (Non-Financial Information)

To the Technical Committee
FibraShop Administración, S.C.:

We were engaged by the Administration of FibraShop Administración, S.C. (hereinafter "FibraShop") to report on Key Sustainability Performance Indicators (Non-Financial Information) prepared and presented by the Sustainability Area of FibraShop for the period from January 1st to December 31st, 2021 (the "Review period"), that are detailed in the Annex A attached to this report (the "Indicators"), in the form of an independent conclusion of limited assurance, regarding whether, based on the procedures performed and the evidence obtained, nothing has come to our attention that causes us to believe that the Indicators are not prepared in all material respects, in accordance with the criteria defined in the International Standard on Assurance Engagements (ISAE) 3000, the Standards of the Global Reporting Initiative (GRI) and Sustainability Accounting Standards Board (SASB) (collectively, the "Criteria").

Management responsibilities

The Sustainability department of FibraShop is responsible for the preparation of the information subject to our review, and for ensuring that is free of material deviations, in accordance with the Criteria.

The Sustainability department of FibraShop is also responsible for preventing and detecting fraud, as well as identifying and ensuring that FibraShop complies with the laws and regulations applicable to its activities.

The Sustainability department of FibraShop is also responsible for ensuring that the personnel involved in the preparation of the Indicators are adequately trained, the information systems are duly updated and that any change in the presentation of data and/or in the form of reporting, include all significant reporting units.

Our responsibility

Our responsibility is to carry out a limited assurance engagement on the information concerning the Indicators included in the Report and to express an independent conclusion of limited assurance based on the evidence obtained. We carry out our work based on the International Standard on Assurance Engagements (ISAE) 3000, "Assurance Engagements Other than Audits or Reviews of Historical Financial Information", issued by the International Auditing and Assurance Standards Board.

This standard requires that we plan and perform our procedures to obtain a limited level of security or reliability regarding whether, based on our work and the evidence obtained,



nothing has come to our attention that causes us to believe that the Indicators included in the Report for the period from January 1st to December 31st, 2021, are not prepared in all material respects, in accordance with the International Standard on Assurance Engagements (ISAE) 3000, the Standards of the Global Reporting Initiative (GRI), and Sustainability Accounting Standards Board (SASB).

KPMG Cárdenas Dosal, S.C. (the Firm) applies the International Standard on Quality Control 1 and, accordingly, maintains a comprehensive system of quality control, including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

We have complied with the independence and other ethical requirements of the Code of Ethics for Professional Accountants issued by the International Ethics Standards Board for Accountants, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behavior.

The procedures selected depend on our knowledge and experience of the Indicators presented in the Report and other circumstances of the work, and our consideration of the areas in which material errors may occur.

When obtaining an understanding of the Indicators included in the Report, and other work circumstances, we have considered the process used to prepare the Indicators, in order to design assurance procedures that are appropriate in the circumstances, but not for the purpose of expressing a conclusion as to the effectiveness of FibraShop's internal control over the preparation of the Indicators included in the Report.

Our engagement also includes assessing the appropriateness of the main subject, the suitability of the criteria used by FibraShop in the preparation of the Indicators, assessing the appropriateness of the methods, policies and procedures, as well as models used.

The procedures performed in a limited assurance engagement vary in nature, timeliness and scope than in a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained in the case of a reasonable assurance engagement.

Criteria

The criteria on which the preparation of the Indicators has been evaluated refer to the established requirements in the Standards of the Global Reporting Initiative (GRI) and Sustainability Accounting Standards Board (SASB).

Conclusion

Our conclusion has been formed based on, and is subject to, the matters outlined in this report.



We consider that the evidence we have obtained provides a sufficient and adequate basis for our conclusion. We have identified opportunities within your internal procedures that have been presented in a report for your attention and continuous improvement actions.

Based on our review and the evidence obtained, nothing has come to our attention that causes us to believe that the Indicators detailed in Annex A attached to this assurance report, prepared by the Sustainability Area of FibraShop, and contained in the 2021 Sustainability Report of FibraShop for the review period from January 1st to December 31st, 2021, are not prepared in all material aspects, in accordance with the criteria defined in the International Standard on Assurance Engagements (ISAE) 3000, the Standards of the Global Reporting Initiative (GRI), and Sustainability Accounting Standards Board (SASB).

Restriction of use of our report

Our report should not be regarded as suitable to be used or relied on by any party to acquire rights against us other than the Sustainability Area of FibraShop for any purpose or in any other context. Any party other than the mentioned above who obtains access to our report or a copy thereof and chooses to rely on our report (or any part thereof) will do so at its own risk. To the fullest extent permitted by law, we accept or assume no responsibility and deny any liability to any party other than FibraShop for this independent limited assurance report, or for the conclusions we have reached.

Our report is released to FibraShop on the basis that it shall not be copied, referred to or disclosed, in whole or in part, without our prior written consent.

KPMG Cárdenas Dosal, S.C.

Alberto Dosal Montero
Partner
Mexico City, October 25th, 2022



Annex A

Description of the Indicators object of the independent limited assurance work:

GRI Standards 2016	Content
102-17	▪ Mechanisms for advice and concerns about ethics.
102-27	▪ Collective knowledge of highest governance body.
201-2*	▪ Financial implications and other risks and opportunities due to climate change.
302-1	▪ Energy consumption within the organization.
302-3	▪ Energy intensity.
302-4	▪ Reduction of energy consumption.
303-3	▪ Water withdrawal.
(2018 version)	
303-5	▪ Water consumption.
(2018 version)	
305-1	▪ Direct (Scope 1) GHG emissions.
305-2	▪ Energy indirect (Scope 2) GHG emissions.
306-3	▪ Waste generated.
(2020 version)	
306-4	▪ Waste diverted from disposal.
(2020 version)	
405-1	▪ Diversity of governance bodies and employees.

*For this indicator, only the physical and transition risks of climate change were reviewed without reviewing their financial impacts.

SASB Standards	Content
IF-RE-130a.1	▪ Energy consumption data coverage as a percentage of total floor area, by property subsector.
IF-RE-130a.2	▪ (1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property subsector.
IF-RE-140a.1	▪ Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector.
IF-RE-140a.2	▪ (1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property subsector.
IF-RE-450a.1	▪ Area of properties located in 100-year flood zones, by property subsector.

Disclosure of standards AND METRICS

GRI CONTENT INDEX

GRI STANDARD	CONTENT	DESCRIPTION	CHAPTER	PAGE
General disclosures 2021	2-1	Organizational details	About FibraShop	5
	2-2	Entities included in the organization's sustainability reporting	Our 2021 Annual Sustainability Report	13
	2-3	Reporting period, frequency and contact point	Our 2021 Annual Sustainability Report	13
	2-4	Restatements of information	Our 2021 Annual Sustainability Report	13
	2-5	External assurance	Letter of Assurance	92
	2-14	Role of the highest governance body in sustainability reporting	Letter from our Chief Executive Officer and Technical Committee Chairman Letter from our Chief Financial Officer Governance	3, 4 and 79
	2-22	Statement on sustainable development strategy	Letter from our Chief Executive Officer and Technical Committee Chairman Letter from our Chief Financial Officer	3 and 4
	2-23	Policy commitments	Sustainability approach	14
	2-24	Embedding policy commitments	Sustainability approach	14
	Material topics 2021	3-1	Process to determine material topics	Materiality
3-2		List of material topics	Materiality	20
3-3		Management of material topics	Materiality	20

GRI STANDARD	CONTENT	DESCRIPTION	CHAPTER	PAGE
STAKEHOLDERS				
General disclosures 2021	2-29	Approach to stakeholder engagement	Stakeholders	90
ENERGY				
Energy 2016	302-1	Energy consumption within the organization	Energy	24
	302-2	Energy consumption outside of the organization	Energy	24
	302-3	Energy intensity	Energy	24
	302-4	Reduction of energy consumption	Energy	24
	302-5	Reductions in energy requirements of products and services	Energy	24
WATER				
Water and Effluents 2018	303-1	Interactions with water as a shared resource	Water	35
	303-2	Management of water discharge- related impacts	Water	35
	303-3	Water withdrawal	Water	35
	303-4	Water discharge	Water	35
	303-5	Water consumption	Water	35
EMISSIONS				
Emissions 2016	305-1	Direct (Scope 1) GHG emissions	Emissions	32
	305-2	Energy indirect (Scope 2) GHG emissions	Emissions	32
	305-4	GHG emissions intensity	Emissions	32
	305-5	Reduction of GHG emissions	Emissions	32
WASTE				
Waste 2020	306-1	Waste generation and significant waste-related impacts	Waste	39
	306-3	Waste generated	Waste	39
	306-4	Waste diverted from disposal	Waste	39
	306-5	Waste directed to disposal	Waste	39

GRI STANDARD	CONTENT	DESCRIPTION	CHAPTER	PAGE
CLIMATE CHANGE				
Economic performance 2016	201-2	Financial implications and other risks and opportunities due to climate change	Climate change	41
ANTI-CORRUPTION				
Anti-corruption 2016	205-2	Communication and training about anti-corruption policies and procedures	Ethics, transparency and compliance	87
	205-3	Confirmed incidents of corruption and actions taken	Ethics, transparency and compliance	87
BIODIVERSITY				
Biodiversity 2016	304-1	Operational sites owned, leased, managed in, or adjacent to protected areas and areas of high biodiversity value outside protected areas	Sustainable spaces and biodiversity	57
	304-2	Significant impacts of activities, products and services on biodiversity	Sustainable spaces and biodiversity	57
	304-4	IUCN Red List species and national conservation list of species with habitats in areas affected by operations	Sustainable spaces and biodiversity	57
ETHICS AND REGULATORY COMPLIANCE				
General disclosures 2021	2-16	Communication of critical concerns	Ethics, transparency and compliance	87
	2-25	Processes to remediate negative impacts	Ethics, transparency and compliance	87
	2-26	Mechanisms for seeking advice and raising concerns	Ethics, transparency and compliance	87
	2-27	Compliance with laws and regulations	Ethics, transparency and compliance	87
WORK ENVIRONMENT				
Employment 2016	401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	Work environment	63

GRI STANDARD	CONTENT	DESCRIPTION	CHAPTER	PAGE
HEALTH AND SAFETY				
Occupational health and safety 2018	403-1	Occupational health and safety management system	Health and safety	72
	403-2	Hazard identification, risk assessment, and incident investigation	Health and safety	72
	403-5	Worker training on occupational health and safety	Health and safety	72
	403-6	Promotion of worker health	Health and safety	72
	403-9	Work-related injuries	Health and safety	72
	403-10	Work-related ill health	Health and safety	72
GOVERNANCE				
General disclosures 2021	2-9	Governance structure and composition	Governance	79
	2-10	Nominating and selecting the highest governance body	Governance	79
	2-11	Chair of the highest governance body	Governance	79
	2-12	Role of the highest governance body in overseeing the management of impacts	Governance	79
	2-13	Delegation of responsibility for managing impacts	Governance	79
	2-15	Conflicts of interest	Governance	79
	2-17	Collective knowledge of the highest governance body	Governance	79
	2-18	Evaluation of the performance of the highest governance body	Governance	79
	2-19	Remuneration policies	Governance	79
	2-20	Process to determine remuneration	Governance	79

GRI STANDARD	CONTENT	DESCRIPTION	CHAPTER	PAGE
EMPLOYEE LIFECYCLE				
Employment 2016	401-1	New employee hires and employee turnover	Employee lifecycle	66
Training and Education 2016	404-1	Average hours of training per year per employee	Employee lifecycle	66
	404-3	Percentage of employees receiving regular performance and career development reviews	Employee lifecycle	66
DIVERSITY AND INCLUSION				
General disclosures 2021	2-7	Employees	Diversity and inclusion	69
	2-21	Annual total compensation ratio	Diversity and inclusion	69
Diversity and equal opportunity 2016	405-1	Diversity of governance bodies and employees	Diversity and inclusion	69
	405-2	Ratio of basic salary and remuneration of women to men	Diversity and inclusion	69
HUMAN RIGHTS				
Human rights assessment 2016	412-1	Operations that have been subject to human rights reviews or impact assessments	Human rights	71
	412-2	Employee training on human rights policies or procedures	Human rights	71
	412-3	Significant investment agreements and contracts that include human rights clauses or that underwent human rights screening	Human rights	71
COMMUNITY ENGAGEMENT				
Local communities 2016	413-1	Operations with local community engagement, impact assessments, and development programs	Community engagement	73
INFORMATION SECURITY				
Customer Privacy	418-1	Substantiated complaints concerning breaches of customer privacy and losses of customer data	Information security	89
SUPPLY CHAIN				
General disclosures 2021	2-6	Activities, value chain and other business relationships	About FibraShop Supply Chain	5 and 77

SASB DISCLOSURES

TOPIC	CODE	ACCOUNTING METRIC	CHAPTER	PAGE
Energy Management	IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	Energy	24
	IF-RE-130a.2	1. Total energy consumed by portfolio area with data coverage 2. Percentage grid electricity 3. Percentage renewable, by property subsector	Energy	24
	IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	Energy	24
	IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	Energy	24
Water management	IF-RE-140a.1	Water withdrawal data coverage as a percentage of: 1. Total floor area (construction area) 2. Floor area (construction area) in regions with High or Extremely High Baseline Water Stress, by property subsector	Water	35
	IF-RE-140a.2	1. Total water withdrawn by portfolio area with data coverage 2. Percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	Water	35
	IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	Water	35
	IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	Water	35

TOPIC	CODE	ACCOUNTING METRIC	CHAPTER	PAGE
Management of tenant sustainability impacts	IF-RE-410a.1	1. Percentage of new leases that contain a cost recovery clause for resource efficiency- related capital improvements 2. Associated leased floor area, (construction area) by property subsector	Sustainable spaces and biodiversity	57
	IF-RE-410a.2	Percentage of tenants that are separately metered or submetered for: <ul style="list-style-type: none"> • Grid electricity consumption • Water withdrawals, by property subsector 	Sustainable spaces and biodiversity	57
Climate Change Adaptation	IF-RE-450a.1	Area of properties located in 100-year flood zones, by property subsector	Climate change	41
	IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	Climate change	41

GRESB INDICATORS

INDICATOR	NAME	CHAPTER	PAGE
EC1	Reporting entity	Our 2021 Annual Sustainability Report	13
EC2	Nature of Ownership	Our 2021 Annual Sustainability Report	13
EC3	Entity commencement date	Our 2021 Annual Sustainability Report	13
EC4	Reporting period (calendar year/fiscal year)	Our 2021 Annual Sustainability Report	13
RC1	Reporting currency	About FibraShop	5
RC3	Floor area metrics	About FibraShop	5
RC4	Property type and Geography	About FibraShop	5
RC5	Nature of entity's business	About FibraShop	5
LE3	Individual responsible for ESG and/or climate-related objectives	Governance	79
LE5	ESG and/or climate-related senior decision-make	Governance	79
EN1	Energy consumption	Energy	24
DEN1	Energy efficiency requirements	Energy	24
DEN2.1	On-site renewable energy	Energy	24
PO1	Policy on environmental issues	Emissions, Water, Waste, Sustainable spaces and biodiversity	32, 35, 39 and 57
PO2	Policy on social issues	Diversity and inclusion	69
GH1	GHG emissions	Emissions	32
WS1	Waste management	Waste	39
DWS1	On-site solid construction waste management	Waste	39
WT1	Water use	Water	35
DWT1	Water conservation strategy	Water	35
DRE1	ESG strategy during development	Climate change	41
DBC1.1	Green building certificates for new construction & major renovations	Sustainable spaces and biodiversity	57
SE1	General & sustainability-specific trainings to employees	Employee lifecycle	66
SE3.2	Measures to incorporate health & well-being for employees	Work environment, Human rights, Health and safety	63, 71 and 72
SE5	Diversity of governance bodies & employees	Diversity and inclusion	69
DSE1	Health & Well-being	Work environment, Human rights, Health and safety	63, 71 and 72
TC6.1	Community engagement program	Community engagement	73

LEVEL OF COMPLIANCE WITH AMEFIBRA MANUAL

FibraShop conforms to the ESG Manual developed by the Mexican Association of Real-Estate Investment Trusts (AMEFIBRA) to strengthen its commitment to México and its investors. The Manual is composed of the following sections:

- **General indicators:** 20 environmental, social and governance indicators that apply to all Mexican REITs (FIBRAs) that are affiliated with AMEFIBRA, regardless of their sector. This

indicators are in turn divided into three different phases according to the time it will take to collect and publish the requested information.

- **Sector indicators:** Four specific indicators for the retail and office sector.

At the close of 2021, FibraShop reports the following level of compliance with the AMEFIBRA Manual:

	PHASE 1		PHASE 2		PHASE 3		SECTORIAL		TOTAL	
AMEFIBRA Indicators	7		11		2		4		24	
Year of compliance	2021		2024		2025 and later		N/A		N/A	
FibraShop status	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021
	6.5	7	8.5	9	1	1	1	2		19
Percentage compliance	93%	100%	77%	82%	50%	50%	25%	50%	71%	79%

Annex

FIBRASHOP PROPERTIES

PROPERTY	GLA (m ²)	LOCATION (COORDINATES)
Plaza Cibeles	76,134	20.680831, -101.380093
La Luciérnaga	19,937	20.903821, -100.729005
Puerto Paraíso	29,007	22.886892, -109.908296
Kukulcán Plaza	24,382	21.102103, -86.765427
Puerta Texcoco	10,812	19.427533, -98.911930
UC Xalapa	9,490	19.559734, -96.923622
UC Jurica	8,352	20.648937, -100.433081
UC Juriquilla	63,725	20.706134, -100.444112
Nima Shops	3,837	20.667729, -105.250385
Plaza Los Atrios	50,457	18.868666, -98.949735
Galerías Mall Sonora	33,872	29.065232, -110.950024
Galerías Tapachula	59,570	14.897265, -92.275599
Las Misiones	35,053	31.688339, -106.409558
City Center Esmeralda	29,520	19.549290, -99.287878
Plaza Cedros	19,300	18.912092, -99.178525
Cruz Del Sur	12,282	19.074345, -98.256859
Puerta La Victoria	57,702	20.586273, -100.381403
Sentura Tlalnepantla*	32,058	19.475421, -99.2734505
La Perla	115,800	20.6443304, -103.4126169

*Joint ventures.