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Integrated
ANNUAL
REPORT



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KEY MILESTONES
OF 2024



Economic¹



- Total revenue of MXN 1,646 million, a 15% YoY increase
- Net Operating Income (NOI) of MXN 1,432 million, up 13% year-over-year
- Operating EBITDA of MXN 1,177 million, growing 15% compared to the previous year
- Net income of MXN 1,709 million, an 86% annual increase

Corporate Governance



- 100% of employees trained in Anti-Corruption policies
- 0 cybersecurity incidents reported
- ESG training provided to Board of Directors members
- Participation in AMAFORE’s ESG assessment process
- Review and update of internal policies and processes
- First “Cybersecurity Week” event

Environmental



- Energy intensity of 0.24 GJ/sqm
- 14,660 tons of CO₂ emissions
- 4 tons of PET and 485 tons of cardboard recycled
- 46,585 m³ of water reused
- Environmental training on key operational topics provided to administrative, maintenance, security, and cleaning staff across all shopping centers

Social



- 326 employees
- 6,518.5 training hours delivered, equivalent to an average of 20 hours per employee
- 41% of the workforce are women
- 111 social impact initiatives carried out at Plaza Sendero shopping centers locations
- Launching of the program “*Mujeres Creando Senderos*”

Operational



- 18 Plaza Sendero shopping centers with a Gross Leasable Area (GLA) of 468,092 sqm
- Three third-party properties under management
- 95.6% average portfolio occupancy rate
- 108.9 million visitors
- Presence in 17 cities across 9 states in Mexico
- Opening of Plaza Sendero Ensenada

¹ Figures expressed in Mexican pesos

MESSAGE FROM THE
CHIEF EXECUTIVE OFFICER

GRI 2-22

Dear stakeholders:

We are pleased to present our fifth annual report and the second under the Integrated Reporting (IR) framework. Reflecting not only our financial results, but also our commitment to long-term value creation for all our stakeholders, integrating economic, social and environmental aspects.

Duringfiscal2024,wecontinuetomakesteadypgressonourstrategy to deliver unique experiences to our visitors. The transformation of our tenant mix, with a greater focus on entertainment and recreation, has been fundamental to strengthening the attractiveness of our Plaza Sendero shopping centers. This effort has translated into a 2% increase in the annual visitor traffic, who have enjoyed an extensive variety of dining, shopping, and entertainment options. In addition, special events such as Children’s Day, Mother’s Day and Father’s Day celebrations have strengthened our connection with our communities and have contributed to a longer stay in our commercial spaces.

One of the highlights of the year was the opening of Plaza Sendero Ensenada in April 2024. This project, located in Ensenada, Baja California, was received with great enthusiasm by the community and our visitors. Which began operations with a high percentage of

occupancy, thanks to the confidence of our commercial partners in the project, and with less than 8 months of operation reached 98% occupancy, so this square was positioned as an important catalyst for the performance obtained in 2024, thanks to the effort and dedication of our team and commercial partners. This achievement not only reflects our ability to execution, but also the confidence that our tenants and visitors have in us.

This contributed to total 2024 revenues of MXN 1,646 million, representing a growth of +15% YoY, also driven by a higher occupancy rate and a higher average rent. This growth is even more relevant if we consider the security challenges that arose, during the second half of the year, in most of the regions where our portfolio is located.

NOI and EBITDA also showed double-digit increases, reaching MXN 1,432 million (+13% YoY) and MXN 1,177 million (+15% YoY), respectively, with an expansion in margins that reflects our operating efficiency and the profitability of our investments. Net income reached MXN 1,709 million, up 86% compared to 2023.



In terms of ESG, 2024 was a year of significant progress, as we promoted environmental awareness initiatives aimed at the operating and administrative personnel of our Plaza Sendero shopping centers, covering topics such as water conservation, energy efficiency and waste management. These trainings were given both in person and virtually in the 18 shopping centers of the portfolio, reaching security, cleaning, parking, maintenance and administration personnel, as well as tenants, promoting better environmental practices throughout our operation.

With regard to the social aspect, we continue to support our communities with initiatives such as the delivery of economic support to our employees for the purchase of school supplies for their children. We also contribute to the personal and professional growth of our employees through initiatives such as “Learning Paths”, an online training program that strengthens our employees’ skills. In the area of gender equity, we launched the “WIN” (Working Women In Action) program, designed to empower female talent within our organization.

On the governance side, we concluded our participation in the Global Compact’s Human Rights accelerator program, which has allowed us to identify and mitigate potential risks in this area. We also reinforced our efforts to promote a culture of safety within our organization. For this reason, we held our first “Cybersecurity Week”, where through workshops, training and practical simulations, we made our employees aware of their fundamental role as the first line of defense against possible cyberattacks.

We firmly believe that safety begins with each of us and that a protected company is a sustainable company. Another relevant fact was that during 2024 we distributed two dividends, for MXN 250 million each, which, in addition to comparing favorably with the MXN 125 million we distributed in 2023, is a clear reflection of our commitment to generate shared value.

The year 2025 looks favorable, with expectations of lower interest rates and more controlled inflation. These conditions will not only reduce our financial costs, but will also stimulate consumption and thus contribute to economic dynamism. In this context, we will continue to strengthen our offer of unique experiences and optimize our operations to maximize the capitalization of these trends.

However, aware of the challenges that may arise from the current geopolitical environment, we will continue to monitor developments closely.

I am deeply grateful to our employees, who are a fundamental pillar within our organizational culture and for the continuous strengthening of our Company. I have no doubt that their discipline, effort and commitment were key to successfully overcome the challenges we faced throughout 2024, including those related to the offers received by the Company, given that from a financial and liquidity standpoint they do not reasonably converge with the value that the Company generates and has the potential to generate.

To conclude, we are convinced that by maintaining the operating and financial discipline that has characterized us, we will be able to generate greater operating efficiencies and continue to improve our financial position, mainly by reducing our debt. This, together with our constant analysis of alternatives to strengthen our portfolio, will undoubtedly allow us to further boost the Company’s profitability, thus honoring the trust that our investors, employees and other stakeholders have placed in us.

Jesús A. Acosta Castellanos
Chief Executive Officer

Acosta Verde, S.A.B. de C.V.



MESSAGE FROM THE CHIEF OPERATING AND LEGAL OFFICER

GRI 2-22

Dear Stakeholders:

It is an honor to present our Integrated Annual Report 2024, a document that reflects Acosta Verde's ongoing commitment to creating value for our visitors, tenants, investors and the community at large. This year we have made progress in consolidating our leadership in the shopping mall sector, reinforcing our presence in the north of the country and strengthening our entertainment and leisure offerings for Mexican families.

We are convinced that in order to achieve this we must be sustainable and resilient in nature, which is why in recent years we have made significant efforts to implement the best international and global practices, reinforcing our management strategy for the six capitals: financial, industrial, intellectual, human, social and relational, and natural; ensuring that our operations are not only profitable, but also environmentally and socially responsible.

We are firmly committed to advancing in the fulfillment of the objectives we have set out in our sustainability strategy or ESG Strategy.

During 2024, our environmental priorities focused on the efficient use of water resources in our assets, for which we made economic investments for the implementation of new technologies to reduce water consumption in the common areas of the Plaza Sendero shopping centers.

In the social area, this year we continued to generate synergies with different organizations in the communities where we operate, to benefit our visitors through initiatives with various objectives,

including those related to health and employment promotion. We also create programs that promote gender equity and the personal and professional development of women within our company.

In terms of governance, information security, respect for the human rights of all our stakeholders, best practices and corporate governance bodies, and, above all, ethics in our operations, continue to receive our constant attention and efforts.

Looking ahead, our efforts in 2025 will continue to be focused on consolidating the value offering that sets us apart.

I would like to acknowledge the efforts and dedication of our team, whose talent and commitment have been fundamental to achieving these results. I also thank our tenants, investors and strategic partners for their trust and collaboration. I am convinced that, with the same passion and determination that have characterized our more than 50 years of history, Acosta Verde will continue to grow and generate value for all of our stakeholders. I invite you to read this report and to join us in our vision of positioning the Plaza Sendero brand as a benchmark of satisfaction and quality.

Sincerely,

Hernán Treviño De Vega
Chief Operating and Legal Officer

Acosta Verde, S.A.B. de C.V.

PROFILE

Grupo Acosta Verde, founded in 1970 in Monterrey, Nuevo León, by architect Jesús Acosta Verde, is a leading company in the development and management of shopping centers in Mexico. With a strong track record, we specialize in the planning, development, leasing, administration, and operation of community shopping centers.

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



OUR PROFILE

As of December 31, 2024, our portfolio consists of 18 properties with a total gross leasable area (GLA) of 468,092 sqm and a high occupancy rate of 95.6%. Additionally, we manage three shopping centers owned by third parties.

Our presence is primarily concentrated in the northern and central regions of the country, which are recognized for their strong economic performance and significant industrial activity. This strategic focus has allowed nearshoring to continue driving economic development in most of the states where we operate, fueled by the increase in local purchasing power and consumption.



PHILOSOPHY

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



MISSION

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



VISION

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

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

OUR VALUES



Integrity

➤ The cornerstone of our growth



Talent

➤ We have the best people



Senderismo

➤ We build paths that lead to success



Teamwork

We are a big family



Passion

➤ We make our work fun

WE DEVELOP LONG-TERM RELATIONSHIPS

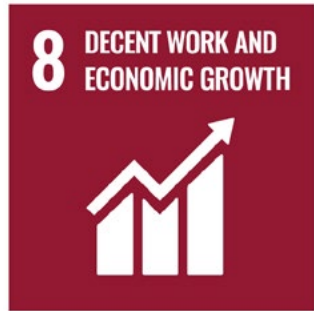
At Grupo Acosta Verde, we have positioned ourselves as strategic partners to Mexico’s leading retail chains. Simultaneously, we continuously integrate new brands into our Plaza Sendero shopping centers, enhancing the variety of offerings and elevating customer experience.

By the end of 2024, we achieved an occupancy rate of 95.6% and over 61,000 sqm of leased GLA through new, renewed, and replacement leases. Additionally, we achieved 100% efficiency in the collection of annual billing. These achievements demonstrate the resilience and efficiency of our business model, ensuring sustainable, long-term value for our investors.

WHAT IS PLAZA SENDERO?

Our Industrial Capital

With over two decades of experience, Plaza Sendero shopping centers have become iconic spaces that foster social interaction and serve as vibrant community hubs. Also, they are distinguished by having a diverse selection of brands offering high-quality products and services. Our commitment lies in meeting the consumption, service, entertainment, and social needs of the communities we serve, providing environments designed for families and friends to enjoy meaningful experiences together.



We are committed to promoting the sustainability of the communities where we operate. Our shopping centers are designed and managed efficiently, contributing to the creation of over 2,000 jobs per center, encouraging local commerce, and promoting initiatives that support environmental conservation and social well-being. Through these efforts, we actively contribute to economic development and the enhancement of quality of life in the communities where we have a presence.

GEOGRAPHIC FOOTPRINT



Baja California

- 3 Shopping Centers
- 97,559 sqm Total GLA
- 95,714 sqm Leased GLA
- 98% Occupancy

*Sendero Ensenada was inaugurated in April 2024

Sonora

- 1 Shopping Center
- 30,637 sqm Total GLA
- 28,923 sqm Leased GLA
- 94% Occupancy

Chihuahua

- 3 Shopping Centers
- 67,715 sqm Total GLA
- 65,298 sqm Leased GLA
- 96% Occupancy

Sinaloa

- 2 Shopping Centers
- 72,519 sqm Total GLA
- 67,356 sqm Leased GLA
- 93% Occupancy

Coahuila

- 1 Shopping Center
- 36,952 sqm Total GLA
- 35,165 sqm Leased GLA
- 95% Occupancy

Nuevo León

- 4 Shopping Centers
- 82,671 sqm Total GLA
- 76,131 sqm Leased GLA
- 92% Occupancy

Tamaulipas

- 1 Shopping Center
- 16,830 sqm Total GLA
- 16,610 sqm Leased GLA
- 99% Occupancy

San Luís Potosí

- 1 Shopping Center
- 20,274 sqm Total GLA
- 20,183 sqm Leased GLA
- 100% Occupancy

Estado de México

- 2 Shopping Centers
- 42,936 sqm Total GLA
- 42,133 sqm Leased GLA
- 98% Occupancy

By region

Region	Shopping Centers	Total GLA (sqm)	Leased GLA (sqm)	Occupancy
Northwest	9	268,430	257,291	95.9%
Northeast	6	136,453	127,905	93.7%
Central North	1	20,274	20,183	99.6%
Central	2	42,936	42,133	98.1%
Total	18	468,092	447,512	95.6%

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

SHOPPING CENTER PORTFOLIO

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

Property	Status	Opening Year	GLA (sqm)	Anchor Tenants	2024 Occupancy	2024 Traffic of visitors	%AV's co-ownership share ¹	% AV ²
Plaza Sendero Escobedo	In operation	2002	15,477	Soriana, Cinépolis	98%	6.8	33.2%	100%
Plaza Sendero Las Torres	In operation	2003	19,083	Soriana, Cinépolis	100%	11.9	49.7%	100%
Plaza Sendero Periférico	In operation	2004	13,962	Soriana, Cinépolis	98%	11.1	31.8%	100%
Plaza Sendero Ixtapaluca	In operation	2005	18,702	Soriana, Cinépolis	99%	6.4	45.5%	100%
Plaza Sendero San Luis	In operation	2006	17,773	Soriana, Cinépolis	99%	7.3	47.8%	100%
Plaza Sendero Toluca	In operation	2006	20,195	Soriana, Cinépolis	97%	7.5	48.4%	100%
Plaza Sendero San Roque	In operation	2006	6,026	Soriana, Cinépolis	95%	4.2	20.6%	100%
Plaza Sendero Apodaca	In operation	2008	26,355	Soriana, Cinépolis	98%	7.2	78.7%	100%
Plaza Sendero Juárez	In operation	2008	20,975	Soriana, Cinépolis	99%	6.3	52.9%	100%
Plaza Sendero Chihuahua	In operation	2016	25,351	Smart, Cinépolis	92%	4.2	100%	56.9%
Plaza Sendero Los Mochis	In operation	2016	34,441	Ley, Cinépolis	94%	5.2	100%	56.9%
Plaza Sendero Tijuana	In operation	2016	39,203	Ley, Cinépolis	100%	6.2	100%	75.6%
Plaza Sendero Sur	In operation	2017	36,952	Merco, Cinépolis	95%	5.5	100%	75.6%
Plaza Sendero Obregón	In operation	2017	30,637	Ley, Cinépolis	94%	3.6	100%	75.6%
Plaza Sendero Culiacán	In operation	2018	38,078	Ley, Cinépolis	92%	4.4	100%	75.3%
Plaza Sendero Mexicali	In operation	2018	32,737	Ley, Cinépolis	96%	4.9	100%	100%
Plaza Sendero Santa Catarina	In operation	2021	34,813	Merco, Cinépolis	85%	3.9	100%	40%
Plaza Sendero Ensenada	In operation	2024	25,619	Ley, Cinépolis	98%	2.1	100%	100%
F/2715 Sub-anchors	In operation	-	11,713	-	100%	-	-	50%
Total			468,092		96%	108.9	-	-

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



Managed Portfolio

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

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

To learn more about our portfolio, please visit our [website](#).

COMMERCIAL PARTNERS

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

The multi-purpose format the Plaza Sendero shopping centers is designed to optimize the customer journey, driving high foot traffic and solidifying the brand as one of Mexico’s most prestigious shopping center networks. This strong market positioning fosters trust and long-term partnerships with our tenants.

Main Tenants

 **Supermarket**



 **Entertainment**



 **Department Stores / Apparel & Footwear**



 **Food & Beverage**



 **Services**



 **Specialized Consumer Goods & Services**



Approximately 50% of our GLA is occupied by national retail chains that have cultivated strong partnerships with Acosta Verde, many of which have been part of Plaza Sendero shopping centers for over 20 years. Additionally, we actively contribute to local economic development by creating opportunities for entrepreneurs in the communities where we operate.

The top 10 tenants in our portfolio represent approximately 49% of the total GLA, with Cinépolis as the largest tenant, holding 17 leases and covering 16.1% of the total GLA (equivalent to 71,584 sqm).

Tenants	# of Leases	GLA (sqm)	% Total GLA
Cinépolis	17	71,584	16.1%
Ley	6	39,417	8.9%
Coppel	17	25,910	5.8%
Woolworth/Del Sol	10	18,286	4.3%
Suburbia	3	19,029	4.3%
Merco	2	11,408	2.6%
Cuidado con el perro	9	10,232	2.3%
Promoda	5	8,589	1.9%
Ultra Gym & Fitness	6	7,216	1.6%
Parisina	7	5,060	1.1%
Total	82	217,731	48.9%

At the end of 2024, Acosta Verde manages 1,945 leases and 474 common area lease contracts.



FINANCIAL CAPITAL

2024 IN FIGURES

Financial contribution

In 2024, our Net Operating Income (NOI) (cash flow basis) reached Ps. 1,432 million, representing a 13% growth compared with the Ps. 1,267 million reported in 2023. As a result, we achieved a lease spread of 10.3%.

This growth is attributable to our commercial strategy and a strategic focus on maintaining high occupancy levels and attracting more visitor traffic, which has boosted our tenants’ sales. Thanks to these actions, we have experienced occupancy of 95.6% and visitor traffic of 109 million people.

This positive performance reflects the company’s financial strength, supported by efficient management and a favorable business environment.

The portfolio’s revenues come from:

- Base Rents
- Variable Rents (percentage of sales from tenants)
- Common Areas (parking, advertising, common space rental)
- Lease Fees

NOI results on a cash flow basis as of December 31, 2024 were:

Property (Thousands of pesos)	NOI revenues ¹			NOI ¹		
	2024	2023	Var.%	2024	2023	Var.%
Sendero Escobedo	75,500	70,864	7%	68,679	64,885	6%
Sendero Las Torres	104,029	99,561	4%	98,110	92,976	6%
Sendero Periférico	69,185	65,133	6%	66,096	62,264	6%
Sendero Ixtapaluca	99,712	93,438	7%	93,035	87,061	7%
Sendero San Luis	111,154	101,814	9%	103,749	94,769	9%
Sendero Toluca	125,765	119,105	6%	116,389	110,392	5%
Sendero San Roque	10,977	10,095	9%	7,653	6,474	18%
Sendero Apodaca	134,706	119,476	13%	106,219	92,875	14%
Sendero Juárez	74,395	69,128	8%	67,248	62,379	8%
F2715 sub-anchors	37,115	34,160	9%	35,194	33,039	7%
Sendero Chihuahua	71,136	67,213	6%	60,613	57,003	6%
Sendero Los Mochis	91,231	85,507	7%	82,702	76,317	8%
Sendero Tijuana	140,973	138,723	2%	131,440	130,042	1%
Sendero Sur	77,853	70,291	11%	68,503	60,221	14%
Sendero Obregón	61,731	55,221	12%	52,713	45,787	15%
Sendero Culiacán	87,287	85,784	2%	73,938	71,618	3%
Sendero Mexicali	98,056	89,038	10%	86,349	78,523	10%
Sendero Santa Catarina	74,976	53,131	41%	63,200	40,093	58%
Sendero Ensenada	56,158	-	N/A	50,150	-	N/A
Total Operating Portfolio	1,601,936	1,427,680	12%	1,431,978	1,266,718	13%
NOI Margin				89%	89%	0.0 p.p.

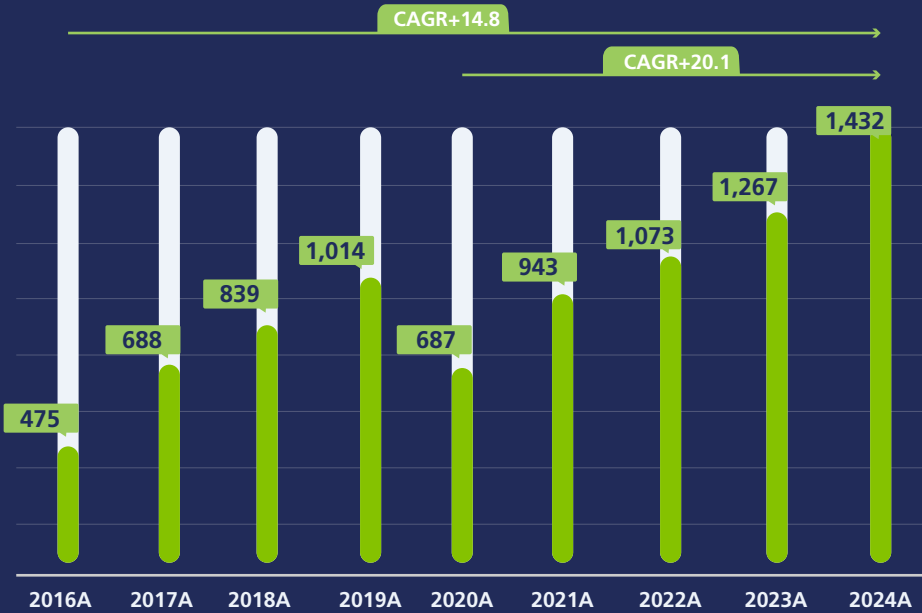
¹ The information is reported on a Cash Flow Basis and not on an Accrual Basis. Additionally, due to rounding issues, the sum of the partial amounts may not add up to the total. Includes 100% of the revenues of the joint venture that AV has in the CIB 2715 Trust, which is not consolidated in AV. The information of the shopping centers is presented including minority interest. AV owns: Chihuahua 56.9%, Los Mochis 56.9%, Tijuana 75.6%, Sur 75.6%, Obregon 75.6%, Culiacan 75.3%, Mexicali 100%, Santa Catarina 40% and CIB Trust F2715 50%.



The following graph shows the behavior of the NOI during the last 7 years:

Efficient NOI growth

(In millions of pesos)



RESULTS ANALISIS AND DISCUSSIONS

As of December 31, 2024, the northeast region accounted for 28% of contracted rents, with an occupancy rate of 93.7% and an average annual contracted rent of Ps. 241 per square meter.

The Plaza Sendero shopping centers located in the northwest region of the country contributed 50% of contracted rents, closing the year with an occupancy rate of 95.9% and an average annual contracted rent of Ps. 216 per square meter.

In the central region of Mexico, contracted rents represented 15% of the total, with occupancy of 98.1% and an average contracted rent of Ps. 377 per square meter.

The north-central region accounted for 7% of contracted rents, with an occupancy rate of 99.6% and an average contracted rent of Ps. 386 per square meter.

These four regions have been favored by the growth of nearshoring, especially due to the relocation of Asian industries, which has boosted local economic activity. The strategic location of the Plaza Sendero shopping centers continues to be one of our main strengths, as they are located within some of the most dynamic industrial corridors in the country.

Operational Summary	2024	2023	% Change
Number of properties	18	17	6%
Gross Leasable Area (GLA) sqm	468,092	442,453	6%
Occupancy Rate	95.6%	94.1%	1.6 p.p.
Visitor traffic	108.9	106.4	2%
NOI (millions of pesos)	1,432	1,267	13%
Operating EBITDA	1,177	1,025	15%
Average rent/sqm (pesos)	250	236	6%
Average lease term (years)	5.26	5.40	(2.6%)
Lease spread (annual average)	10.3%	8.6%	1.7 p.p.



CONSOLIDATED INCOME STATEMENT

Key financial figures (In millions of pesos)	2024	2023	% Change
Total revenue	1,646	1,436	15%
Operating Income Before Valuation of Investment Properties	1,129	986	14%
Administrative and operating expenses	(506)	(453)	12%
Net financial expenses	110	(810)	(114%)
Income from unconsolidated entities	20	(9)	317%
Net income	1,710	917	86%
Total net debt	1,652	2,143	(23%)

Income Statement

In 2024, we reported Ps. 1,646 million in total revenues, representing a 15% increase compared with 2023. This growth was driven mainly by the solid performance of rental revenues, which recorded a double-digit increase, reaching 12% year-over-year growth. In addition, the incorporation of revenues from the sale of the Santa Catarina land as well as higher income from management services contributed positively to the period’s results.

Operating expenses and cost of sales totaled Ps. 535 million, an increase of 15% compared to the previous year. This increase is mainly attributable to the recognition of the cost of sale of the land in Santa Catarina as well as an increase in professional fees related to non-recurring corporate processes. Excluding these extraordinary effects, operating expenses remained in line with the trend observed in previous years.

As a result of the combined effects, consolidated net income for the period totaled Ps. 1,710 million, an 86% increase from Ps. 917 million in 2023. This performance reflects not only the growth in recurring revenues from leasing and services, but also a significant improvement in the net financial result, which went from a loss to a profit as a result of favorable exchange rate and financial instrument valuation effects.

Revenue from: (In millions of pesos)	December 31 st		% Change
	2024	2023	
Lease income	1,534,294	1,366,653	12%
Sale of Properties	29,469	-	100%
Management fees	82,211	69,431	18%
Total Income	1,645,974	1,436,084	15%
Operating expenses			
Operating expenses of adm. and com. services	(506,242)	(453,102)	12%
Cost of sold goods of investment properti	(28,700)	-	100%
Valuation of investment properties	994,798	990,100	0%
Other income (expense), net	17,628	3,375	422%
(Operating income (loss))	2,123,458	1,976,457	7%
Financial income	839,760	524,385	60%
Financial expenses	(729,878)	(1,334,205)	(45%)
Deterioration in associated investments	-	-	-
Income from unconsolidated entities	20,339	(9,367)	317%
Income (loss) before income tax	2,253,679	1,157,270	95%
Income tax	(544,144)	(240,153)	127%
Net profit (loss) for the period	1,709,535	917,117	86%
Other comprehensive income			
Remediation of labor liabilities	(416)	(265)	57%
Comprehensive income (loss) for the period	1,709,119	916,852	86%
Comprehensive income attributable to:			
Controlling interest	1,528,126	722,044	
Non-controlling interest	180,993	194,808	
	1,709,119	916,852	86%

Balance sheet

In 2024, our net assets totaled Ps. 20,253 million, an increase of 6% compared with the same period of the previous year. This growth was driven mainly by a 9% increase in the value of investment properties, derived from appraisal updates and the incorporation of the Plaza Sendero Ensenada, which opened in April 2024. In addition, cash and cash equivalents grew 6%.

Our net liabilities stood at Ps. 7,211 million, with no significant changes compared to year-end 2023. Current liabilities increased 69%, mainly due to the reclassification of long-term debt to short-term. Non-current liabilities decreased by 7%, due to the reduction of non-current debt. However, we are in the process of restructuring this debt, which we expect will allow us to reclassify the debt back to long-term in the near future.

As a result of corporate performance, the leverage level stood at 10% in 2024, compared to 13% in 2023.

	December 31 st 2024	December 31 st 2023	% Change
Cash and cash equivalents	2,627,637	2,480,055	6%
Accounts receivable	15,915	25,409	(37%)
Related parties	1,091	1,091	0%
Other accounts receivable	2,700	1,977	37%
Advance payments	1,666	1,374	21%
Lease incentives to tenants	6,983	10,340	(32%)
Recoverable taxes	162,156	180,026	(10%)
Derivative financial instruments	-	57,904	(100%)
Total current assets	2,818,148	2,758,176	2%
Constructions in process	-	317,730	(100%)
Investment properties	16,749,797	15,323,600	9%
Property and equipment, net	110,397	110,090	0%
Restricted cash	156,709	149,400	5%
Lease incentives to tenants	30,477	36,843	(17%)
Security deposits	27,821	25,858	8%
Intangible assets, net	3,469	4,059	(15%)
Lease assets	124,133	128,729	(4%)
Derivative instruments	52	-	100%
Investments in joint ventures	231,789	228,885	1%
Total non-current assets	17,434,644	16,325,194	7%
Total assets	20,252,792	19,083,370	6%

Liabilities and stockholders' equity	December 31 st 2024	December 31 st 2023	% Change
Current liabilities			
Current debt	797,233	350,737	127%
Accounts payable and Deferred revenues	285,361	273,287	4%
Lease liabilities	19,455	17,725	10%
Income tax	10,529	18,073	(42%)
Total current liabilities	1,112,578	659,922	69%
Non-Current Liabilities			
Non-current debt	3,662,124	4,428,245	(17%)
Non-current lease liabilities	157,277	155,342	1%
Deferred non-current revenues	47,674	42,118	13%
Derivative instruments	29	104,817	(100%)
Deferred income taxes	2,224,176	1,823,062	22%
Employee benefits	7,137	5,616	27%
Total non-current liabilities	6,098,417	6,559,200	(7%)
Total liabilities	\$7,210,995	7,219,122	(0%)
Stockholders' Equity			
Controlling interest:			0%
Capital Stock	5,925,603	5,925,603	0%
Premium on share issuance	37,904	37,904	23%
Retained earnings	5,563,487	4,534,945	0%
Other capital accounts	(114,943)	(114,943)	17%
Other comprehensive income	(2,834)	(2,418)	10%
Total controlling interest	11,409,217	10,381,091	10%
Non-controlling interest	1,632,580	1,483,157	
Total Stockholders' Equity	13,041,797	11,864,248	10%
Total Liabilities and Stockholders' Equity	20,252,792	19,083,370	6%

Stockholders' equity

At year-end 2024, stockholders' equity reached Ps. 13,041 million, representing a 10% increase compared to 2023, while maintaining the number of shares outstanding at 60,034,937. This growth was driven mainly by an increase in retained earnings, which rose from Ps. 4,535 million in 2023 to Ps. 5,563 million in 2024.



SUSTAINABILITY

At Acosta Verde, our sustainability strategy serves as a strategic pillar for the development and management of our shopping centers. Our approach focuses on creating innovative, efficient, and responsible spaces that generate economic value while fostering the well-being of our employees, communities, and the environment in which we operate.

We recognize sustainability as a key factor in the resilience and growth of our organization. Therefore, we integrate clear guidelines and measurable objectives that allow us to strategically address challenges and opportunities. Through innovation, transparency, and collaboration, we continue advancing in the implementation of initiatives that enhance well-being, protect the environment, and advance the evolution of our Plaza Sendero shopping centers.

KEY ACTIONS
IN 2024



Published our second Integrated Annual Report



We strengthened and expanded cybersecurity training for employees via our online learning platform



Continued ESG training for our Board of Directors



Trained the first cohort of women in the “WIN” (Working Women in Action) program by *Bolsa Rosa*, this allowed us to create our “*Mujeres creando Senderos*” community



Participated in the UN Global Compact Business and Human Rights Accelerator Program



We implemented environmental awareness initiatives across our portfolio, covering water conservation, energy efficiency, and waste management for both tenants and employees



We implemented improvements to enhanced energy efficiency across our shopping centers





SUSTAINABILITY POLICY

GRI 2-23, 2-24

Our Sustainability Policy establishes general ESG guidelines to ensure responsible management in alignment with internationally recognized frameworks, including the SDGs, GRI, SASB, and TCFD. The policy is structured around four key pillars: Resilient Sendero, Green Sendero, Acosta Verde by your side, and Integrity at All Times. Through these pillars, we work to identify and mitigate climate risks, reduce our environmental footprint, foster social development, and strengthen corporate governance.

All levels of the organization are responsible for upholding our Sustainability Policy, ensuring ethical and effective management.

Through coordinated efforts, we promote responsible practices that create value for our stakeholders and contribute to sustainable development.

This policy establishes clear commitments to have a positive impact on the environment and our communities:



Our Sustainability Policy is publicly available on our [web](#). Through its implementation and the adoption of best practices, we reaffirm our commitment to sustainability and the long-term creation of value for our stakeholders.

ACOSTA VERDE ESG TIMELINE



2019
and Prior Years

- Board of Directors and supporting committees established.
- Adopted Anti-Corruption Policy (FCPA).
- Published Code of Ethics.
- Incorporated Sustainability Clause in lease agreements.
- Strengthened Internal Control and Risk Management practices.
- Implemented Social Responsibility initiatives in the community.
- Developed Information Security Policy.
- Launched LED lighting installation project for common areas in Plaza Sendero shopping centers.
- Conducted environmental due diligence.
- Implemented water reuse initiatives.
- Launched PET and cardboard recycling programs.

- Internal ESG benchmarking conducted.
- Institutionalized ESG within the company.
- Defined stakeholder groups.
- Completed first materiality assessment.

2020

2021

- Published first Annual Sustainability Report under GRI methodology and reported under SASB standards for Real Estate.
- Calculated Scope 1 and 2 GHG emissions for the first time.
- Developed Acosta Verde's ESG strategy, based on four pillars:
 - Environmental
 - Climate Change Resilience
 - Social
 - Corporate Governance
- Added an ESG section to the company website.

- Published the first Integrated Annual Report following GRI, SASB, and TCFD frameworks.
- Participation in the AMAFORE ESG assessment for the first time.
- Introduced quarterly ESG training for the Board of Directors.
- Joined the UN Global Compact Gender Equity Accelerator Program.
- Launched the "*Senderos de Aprendizaje*" initiative.
- Received Cybersecurity LatAm Awards 2023 recognition.

2022

2023

2024



- Published the second Annual Sustainability Report under GRI, SASB, and TCFD methodologies.
- Completed a gap analysis and roadmap to advance TCFD implementation.
- Adopted new policies:
 - Human Rights Policy
 - Diversity, Equity, and Inclusion Policy
 - Sustainability Policy
 - Environmental Policy
 - Occupational Health and Safety Policy
- Joined the UN Global Compact as a participant.
- Updated the Code of Ethics.
- Conducted Scope 3 GHG emissions calculation.

- Implemented environmental awareness initiatives portfolio-wide, focusing on water conservation, energy efficiency, and waste management for tenants and employees.
- Expanded cybersecurity training and launched "Cybersecurity Week."
- Participated in the UN Global Compact Business and Human Rights Accelerator Program.
- Continued participation in the AMAFORE ESG assessment for a second year.
- Established the "*Mujeres Creando Senderos*" community.

STAKEHOLDERS:
OUR SOCIAL CAPITAL

GRI 2-25 and 2-29

Our stakeholder analysis ensures transparent, continuous, and two-way communication. Acosta Verde is committed to strengthening transparency and identifying stakeholders’ concerns, needs, and expectations.



Stakeholder	Communication Channel	Main Expectations	Frequency		
			Weekly	Daily	Ad-hoc
Tenants	<ul style="list-style-type: none">• Personal attention• Phone calls• Email• Institutional platform• Quarterly Report• Annual Financial Report• Annual Sustainability Report• ESG training on environmental awareness, resource efficiency, and customer service	<ul style="list-style-type: none">• Service quality• Facility maintenance• Leasing opportunities• Occupancy performance• Portfolio enhancement to increase traffic and sales• Marketing strategies• Business profitability• Tenant profitability	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Financial Institutions	<ul style="list-style-type: none">• Personal attention• Email• Phone calls• Institutional platform• Quarterly report• Annual Financial Report• Annual Sustainability Report	<ul style="list-style-type: none">• Fulfillment of contractual obligations• Timely payments• Long-term relationships	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Suppliers	<ul style="list-style-type: none">• Personal attention• Email• Phone calls• Institutional platform• Annual Financial Report• Annual Sustainability Report	<ul style="list-style-type: none">• Compliance with contractual obligations• Timely payments• Long-term relationships	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Community	<ul style="list-style-type: none">• Personal attention• Email• Phone calls• Social events and initiatives• Social media• Traditional media	<ul style="list-style-type: none">• Minimizing environmental and social impacts of shopping centers• Community support through donations• Social initiatives benefiting the local population	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visitors	<ul style="list-style-type: none">• Personal attention• Social media• Traditional media• Satisfaction surveys	<ul style="list-style-type: none">• Facility quality• Wide range of commercial offering• Ongoing events and promotions• Introduction of new stores based on customer needs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Stakeholder	Communication Channel	Main Expectations	Frequency		
			Weekly	Daily	Ad-hoc
Authorities	<ul style="list-style-type: none">• Personal attention• Email• Phone calls• Institutional platform	<ul style="list-style-type: none">• Timely compliance with regulations• Timely payment of obligations	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Employees	<ul style="list-style-type: none">• Video calls• Personal attention• Email• Phone calls• Internal social network• Organizational climate surveys• Monthly meetings with General Management• Quarterly performance reports• Annual Financial Report• Annual Sustainability Report• Monthly “Senderipia” meetings• GAV Talks• Training sessions• AfterGav• Team-building activities	<ul style="list-style-type: none">• Operational updates• Service quality• Timely responses• Compliance with employment conditions• Compensation and benefits• Workplace well-being	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Corporate Governance	<ul style="list-style-type: none">• General Meeting• Quarterly Report• Annual Financial Report• Annual Sustainability Report• Board of Directors and Committee meetings• Phone calls• Video calls• Personal attention• Email	<ul style="list-style-type: none">• Accountability• Operational and financial performance• Business continuity• Best practices• Performance improvement• ESG performance• Strategy	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Investors	<ul style="list-style-type: none">• Quarterly Report• Annual Financial Report• Annual Sustainability Report• Personal attention• Video calls• Email• Phone calls• Institutional platform	<ul style="list-style-type: none">• Timely and accurate information• Operational and financial performance• Accountability• Addressing questions and concerns• Best governance practices• ESG performance	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Regulatory Bodies	<ul style="list-style-type: none">• Email• Institutional platform• Occasional phone call	<ul style="list-style-type: none">• Compliance with obligations as a publicly traded company	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>



MATERIALITY ASSESSMENT

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

In 2020, we conducted our first materiality assessment to identify our key stakeholders and strengthen transparent, two-way dialogue. This process help us to address their needs and align our strategy with the most relevant issues.

For a detailed explanation of the methodology used in this materiality assessment, please refer to our [2022 Report](#).



Materiality Matrix



Environmental

- 1 Energy
- 2 Emissions
- 3 Climate Change
- 4 Water



Social

- 5 Employee Training and Development
- 6 Participation and Development



Governance

- 7 Risk Management
- 8 Anti-Corruption and Bribery

STRATEGIC OBJECTIVES

Acosta Verde’s ESG strategy is built on four strategic pillars and eight material topics, aligning with stakeholder priorities.

ESG Strategic Pillars



Acosta Verde by your side

- Employee training and development 
- Diversity and equal opportunities
- Occupational health and safety
- Labor rights and working conditions
- Community participation and development 



Resilient Sendero

- Climate risks 
- Supply chain
- Environmental management during project development






Integrity at All Times

- Supply chain (operations)
- Anti-corruption, bribery, and anti-competitive practices 
- Human rights
- Risk management 
- Information security



Green Sendero

- Water 
- Waste
- Energy 
- Environmental management system
- Emissions 



OUR
ESG PERFORMANCE

Pillar	Material Topics	Strategic Goal	Target Year	Progress as of 2024
Resilient Sendero	Climate risks	Develop a mitigation and adaptation plan for climate risks across 100% of operations	2026	In progress
Green Sendero	Water	Achieving 30% water reuse	2026	9% of the water consumed was reused for the irrigation of green areas
		Reduce water intensity by 20%	2030	11% reduction in same-property portfolio
	Energy	Reduce electricity intensity by 20%	2030	15% reduction in same-property portfolio
	Emissions	Reduce Scope 2 GHG emissions intensity by 20%	2030	25% reduction
		Ensure that 50% of common area energy consumption in all shopping centers comes from renewable sources.	2050	In progress
Acosta Verde by your side	Employee training and development	Implement a new Competency Program	2022	30% increase in training hours per employee compared to 2020
		Increase training hours per employee by 10%	2022	
	Community participation and development	Replicate “Senderizarte” as a flagship community engagement program in all Acosta Verde locations	2026	Under analysis
		Aligning all social investment projects with the Sustainable Development Goals (SDGs)	2022	All ESG initiatives align with SDGs
Integrity at all times	Anti-corruption, bribery, and anti-competitive practices	Ensure company-wide compliance with the Code of Ethics and Anti-Corruption Policy	2023	All new employees complete Code of Ethics and Anti-Corruption training during onboarding
	Risk management	Ensure 100% of Acosta Verde’s operations have an ESG risk control and mitigation plan	2026	In progress

*Results for 2024 take 2019 as the baseline year for comparison.

CONTRIBUTION TO THE SDGS AND UN GLOBAL COMPACT

GRI 2-28

At Acosta Verde, we reaffirmed our commitment to sustainability by joining the United Nations Global Compact in 2022. Our ESG strategy aligns our operations and projects with the Sustainable Development Goals (SDGs).

Below are the actions implemented in 2024 to contribute to the achievement of the SDGs:

SDG	Targets	Acosta Verde's Actions
	1.1, 1.3, 1.4	<ul style="list-style-type: none">We generate jobs and support formal commerce to meet local consumption needs.We contribute to economic growth in cities where Plaza Sendero shopping center operates.
	3.4	<ul style="list-style-type: none">We implement physical and mental health programs for employees.We offer flexible work arrangements.We increased vacation days beyond legal requirements to enhance employee well-being.We conduct health awareness campaigns for the community.We promote physical activity among visitors and support sports initiatives in our shopping centers.
	4.3	<ul style="list-style-type: none">We invest in employee development. In 2024, 51% of company-provided training hours focused on higher education, master's programs, diplomas, and cybersecurity.
	5.1, 5.5, 5.c	<ul style="list-style-type: none">78% of new hires at corporate offices in 2024 were women.Women represent 65% of our corporate office workforce.We trained our first cohort of female employees in the WIN (Working Women in Action) program by Bolsa Rosa, promoting women's empowerment.Our Diversity, Equity, and Inclusion Policy fosters a diverse and inclusive workplace.We offer "Mamá y Papá con Valor" parental return-to-work programs.



All of our social, environmental and governance initiatives seek to further the achievement of the SDGs.

SDG	Targets	Acosta Verde's Actions
	6.3, 6.4	<ul style="list-style-type: none">We recover approximately 9% of air conditioning condensate water and reuse it for irrigation in green areas.Our water management policies prioritize monitoring, efficiency, reuse, and infrastructure maintenance to minimize waste and leaks.
	7.3	<ul style="list-style-type: none">Our energy management policies focus on efficiency, climate change mitigation, and the adoption of clean energy.100% of our shopping center common areas now use LED lighting.We implement technologies such as Solatube to improve energy efficiency.
	8.5	<ul style="list-style-type: none">We create over 2,000 formal jobs in each operational shopping center.We prioritize local hiring at each Plaza Sendero shopping center location.We conduct employee performance evaluations to foster professional growth.
	12.2, 12.5	<ul style="list-style-type: none">Through our "Reciclar para ganar" program, we promote plastic waste recovery.We raise awareness among visitors, tenants, employees, and the community on the importance of waste reduction and recycling.We encourage the use of reusable shopping bags in our shopping centers.
	13.2	<ul style="list-style-type: none">We measure GHG emissions and develop initiatives to reduce them, including LED lighting integration, Solatube technology installation, and waste management initiatives
	16.3, 16.5, 16.7	<ul style="list-style-type: none">We participate in the UN Global Compact Business and Human Rights Accelerator Program. We uphold human rights across all stakeholder relationships.Our Code of Ethics integrates fundamental human rights principles and sustainability criteria throughout our value chain.Our corporate governance framework ensures ethical and responsible business practices.We have an independently managed whistleblower system that ensures complaints are handled in an orderly, impartial, and confidential manner.We communicate and assess all suppliers on anti-corruption best practices.
	17.16, 17.17	<ul style="list-style-type: none">We foster strategic partnerships with local governments, health institutions, charities, and non-profits to implement high-impact community initiatives in collaboration with Plaza Sendero shopping center.



GREEN SENDERO

At Acosta Verde, we take the responsibility of managing our environmental resources with a comprehensive and sustainable approach. We recognize that our operations impact the environment and at the same time, the environment influences the long-term viability of our developments. Therefore, we have established clear strategies to minimize our environmental footprint and strengthen the sustainability of our commercial spaces.



Green Sendero Highlights

GRI 3-2

Among our main achievements in 2024, we highlight the renewal of energy-efficient equipment, training of our personnel on environmental topics, and the ongoing implementation of our recycling and carbon emission reduction programs. These actions reflect our commitment to climate change mitigation and the optimization of natural resources within our operations



ENERGY EFFICIENCY

- 100% of the common areas of the Plaza Sendero shopping center have LED lighting, reducing energy consumption by 80% compared to conventional systems.
- 15% reduction in electricity consumption compared to 2019.



EMISSIONS REDUCTION

- 25% decrease in Scope 2 emissions compared to 2019.
- Coverage of 49% of our average leased ABR, as well as 100% of the common areas sold.



WATER MANAGEMENT

- 9% of the water consumed in common areas was reused for watering green areas.
- 100% of the urinals in our Plaza Sendero shopping centers are dry.



WASTE MANAGEMENT

- 485 tons of cardboard were recycled



AWARENESS AND TRAINING

- Training on energy efficiency, waste management and water conservation provided to tenants, security, cleaning, parking, maintenance and administration personnel of all the Plaza Sendero shopping centers into the portfolio.

Information presented below corresponds to the common areas within the 18 shopping centers in our portfolio. It is worth mentioning that in those cases where the data includes the operation of third parties, an explanatory note was added.

CLIMATE CHANGE

GRI 3-3

SASB IF-RE-450a.2

At Acosta Verde, we recognize the impact of climate change and the importance of adopting measures to mitigate its effects and adapt to its challenges. We are committed to responsibly managing our energy resources, reducing our carbon footprint, and strengthening the resilience of our operations to extreme weather events. Through energy efficiency, the use of sustainable technologies, and the reduction of greenhouse gas emissions, we seek to minimize our environmental impact and actively contribute to building a more sustainable future.



ENVIRONMENTAL POLICY

Our **Environmental Policy** guides our actions towards sustainability, ensuring the implementation of the best practices in energy efficiency, water management, waste management and biodiversity. Through our sustainability strategy, we work continuously to reduce our environmental impact, thus ensuring sustainable development for future generations.

Some of the main commitments of the policy are as follows:

- **Responsibility and Legal Compliance:** Acting in accordance with the Code of Ethics, complying with environmental legislation and adopting best practices to reduce environmental impact.
- **Continuous Improvement and Training:** Implement continuous improvement processes in operations and train employees to understand and reduce environmental impact.
- **ESG Strategy:** Comply with the sustainability objectives of the ESG Strategic Plan, including the reduction of environmental impact and communication of annual progress.
- **Energy Management and Climate Change:** Monitor the use of energy resources, prioritize clean energy and adopt strategies to mitigate the risks of climate change.
- **Water and Waste Management:** Optimizing water use and managing waste using circular economy principles
- **Biodiversity and Sustainable Supply:** Protect biodiversity, avoid deforestation and ensure sustainable supply with environmental criteria.

To learn more about our policy visit our [website](#).



ENERGY
MANAGEMENT¹

GRI 3-3, 302-1, 302-2, 302-3, 302-4, CRE1

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

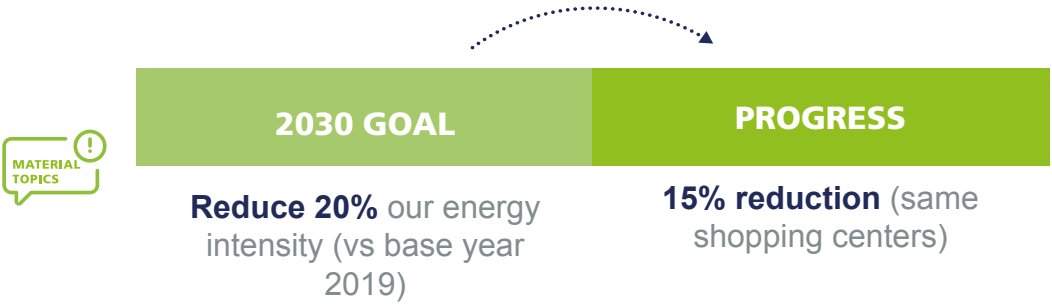
At Acosta Verde, we recognize the importance of efficient energy management to reduce our carbon footprint and contribute to environmental sustainability. As part of our strategic ESG goals, we are working to reduce the energy intensity of our shopping centers by 20% by 2030.

In order to reach this goal, we have implemented several initiatives such as the installation of LED lighting in the common areas of the portfolio, solatube technology, renovation of refrigeration equipment for air conditioning operation, among others. We will continue to make efforts in the following years in order to reach our goal of 20% reduction in energy intensity.

¹The information contained in this section, particularly that relating to goals, projections or expectations about Acosta Verde’s future energy performance, may contain forward-looking statements that involve risks and uncertainties. These statements reflect estimates based on reasonable assumptions as of the date of this report, but are not guarantees of future results. Factors such as changes in energy regulation, operating conditions, technological advances, availability of resources, as well as external economic and environmental variables, could cause actual results to differ materially from those anticipated herein. Acosta Verde undertakes no obligation to update such forward-looking statements, except as required by applicable law.

As part of our strategy, we minimize the environmental impact of our processes and seek alternatives that reduce greenhouse gas emissions. Through innovation and continuous improvement, we work to make our operations sustainable.

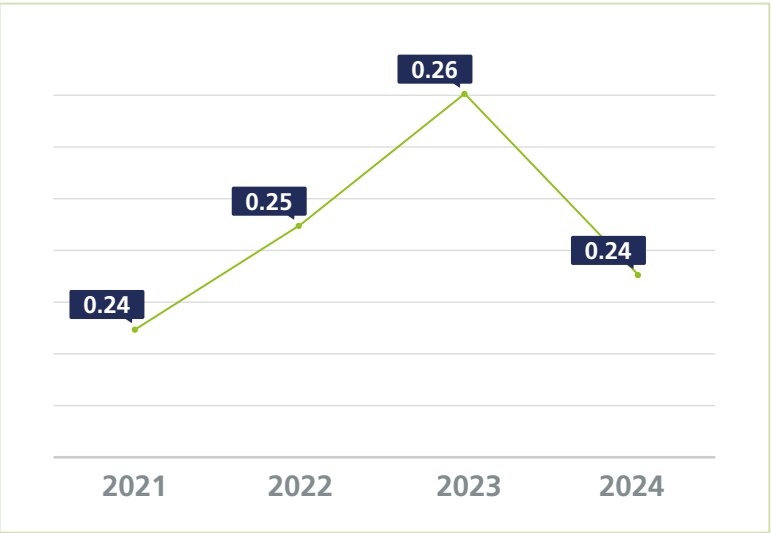
Energy consumption (GJ) ²					
Source	2020	2021	2022	2023	2024
Total Direct Energy	1,716	1,577	1,169	1,919	1,307
Total Indirect Energy	67,319	91,200	98,621	104,635	104,318
Total Direct and Indirect Energy	69,035	92,777	99,790	106,554	105,625



²There is no factor that generates variation in data coverage.

Energy Intensity³

(Gj/sqm occupied GLA)



Note: The energy conversion factors used in this analysis correspond to standardized energy constants commonly used in thermodynamic studies.

³Includes the energy intensity of the complete Portfolio considering new shopping center openings.

EMISSIONS

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

At Acosta Verde, we are committed to reducing our greenhouse gas (GHG) emissions and the environmental impact of our operations. We implement constant monitoring and measurement of our carbon footprint through an emissions inventory, which allows us to establish effective mitigation strategies. We promote energy efficiency and adopt sustainable technologies to minimize our emissions.

During 2024, the coverage of Scope 3 information corresponds mainly to:

- Emissions generated by the 10 most representative tenants, who together occupy 49% of the GLA of our portfolio.
- 100% of emissions generated by common areas owned by third parties.

GHG Emissions (tCO ₂ e)	2020	2021	2022	2023	2024
Scope 1	1,162	1,239	1,437	1,853	1,794
Scope 2	9,237	10,716	11,916	12,730	12,866
Total Scopes 1 and 2	10,399	11,955	13,353	14,583	14,660
Scope 3	0	0	32,636	10,598	20,266
Total Emissions Released	10,399	11,955	45,989	25,182	34,926



2023 GOAL

Reduce by 20% our emissions intensity of GHG emissions to 2 by 2030

PROGRESS

25% reduction (same shopping centers)

2050 GOAL

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

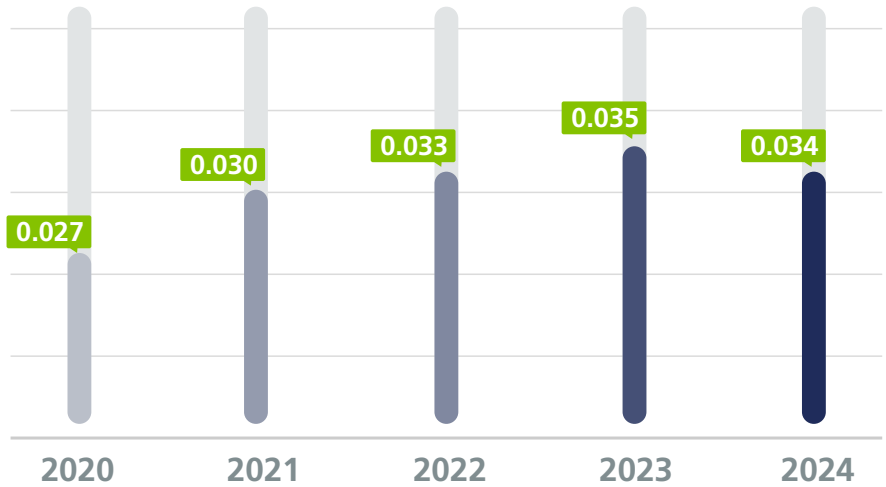
PROGRESS

During 2024 we worked on the project to begin the first stage of incorporating solar energy in 2025.



Emission Intensity*

tCO₂e / sqm Occupied GLA)



*Notas sobre el cálculo de emisiones

- Emission intensity calculation includes only scope 1 and 2 emissions.
- Gases included in scope 1 and 2 calculations: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride.
- Emission factor used: 0.444 tons of CO₂/MWh of the National Electric System for 2024.
- Emissions from fuels and refrigerant gases were calculated using the GHG Protocol emissions calculator. Electricity emissions were calculated following Mexico's General Law on Climate Change regulations regarding the Registro Nacional de emisiones (RENE) (National Emissions Registry).
- Consolidation approach for emissions: operational control based on the guidelines defined in the RENE.
- Considers the emissions intensity of the entire portfolio, including new shopping center openings.

WASTE
MANAGEMENT

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

The waste generated in our portfolio comes from our operations, visitor traffic and tenant operations. At Acosta Verde, we take a responsible approach to waste management and handling, aligned with Circular Economy’s principles. Our goal is to minimize waste generation and reduce the amount sent to landfills through recycling and material recovery strategies.

We implement monitoring and measurement processes to optimize waste management in our operations, promoting the efficient use of resources and reducing environmental impact. We also promote awareness and training for our employees and strategic partners to encourage the best environmental practices.



Waste Generated 2024*

(tons)

Broken down according to them composition	Waste generated	Sent to landfill	Sent to recycling
Cardboard	485	N/D	485
PET	4	N/D	4
General Waste	6,831	6,831	N/D
Bottle caps	2	N/D	2
Total	7,322	6,831	491

* PET and bottle caps collected, in addition to the figures for the portfolio with this program, also includes the figures for a third party managed shopping center.



Waste by disposal

(tons)

Year	Sent to landfill	Sent to recycling
2020	4,371	173
2021	6,199	401
2022	5,074	379
2023	6,173	480
2024	6,831	491



7%
of our waste was recycled during
2024

485
tons of cardboard recycled

Since 2019, we have implemented the “*Reciclar para ganar*” (“Recycle to Win”) recycling program in alliance with Grupo AIE, with the objective of encouraging visitors to our Plaza Sendero shopping centers to recycle PET bottles and bottle caps. Currently, this initiative operates in five of our shopping centers, promoting the revaluation of plastic waste and offering an economic benefit to participants.

Through this program, visitors can deposit PET or HDPE containers at the collection centers and receive redeemable electronic money at mall establishments. Grupo AIE is responsible for collecting the containers and transporting them to its PET recycling plants.

Thanks to this initiative, during the year we were able to recycle approximately 4.18 tons of PET, equivalent to 134,056 bottles, thus avoiding the emission of 7,289 tons of CO₂ into the atmosphere.

We maintain containers for the collection of plastic bottle caps in the five Plaza Sendero shopping centers in the metropolitan area of Monterrey, as well as in Plaza Sendero Sur in Saltillo. All the plastic bottle caps collected were donated to Banco de Tapitas A.C., contributing to the support of treatments for children with cancer.



4,181 kg
de recycled



134,056
bottles
recycled



WATER
MANAGEMENT

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

We have developed and implemented various strategies to optimize water consumption, ranging from training and awareness-raising among our employees and tenants, to the use of water recovered from cooling towers and air conditioning condensate for reuse in the irrigation of green areas.



We remain committed to our water consumption reduction goals for 2030, with the objective of reusing 30% of the water consumed and reducing the water intensity of our portfolio by 20%. This year, we made progress in this direction, achieving a 9% water reuse rate.

During 2024, we reinforced awareness of key environmental issues, focusing on water conservation, energy efficiency and waste management. These initiatives targeted shopping center employees, including security, cleaning, parking, maintenance, and administration.

Water Consumption¹

(m³)

	2020	2021	2022	2023	2024
Total	356,083	434,559	478,388	480,517	493,344

¹100% of the water consumed corresponds to areas with some degree of water stress.

In 2024, water consumption in the common areas of our portfolio reached 493,344 m³. Of this total, we were able to recover and reuse 46,585 m3 for the irrigation of green areas, while the remaining 446,759 m³ were discharged to the municipal sewage system in compliance with current regulations.

Water Intensity²

(m³ of water / sqm Occupied GLA)

2020	2021	2022	2023	2024
0.93	1.11	1.18	1.16	1.13

²Considers consumption of water from common areas owned by Acosta Verde.

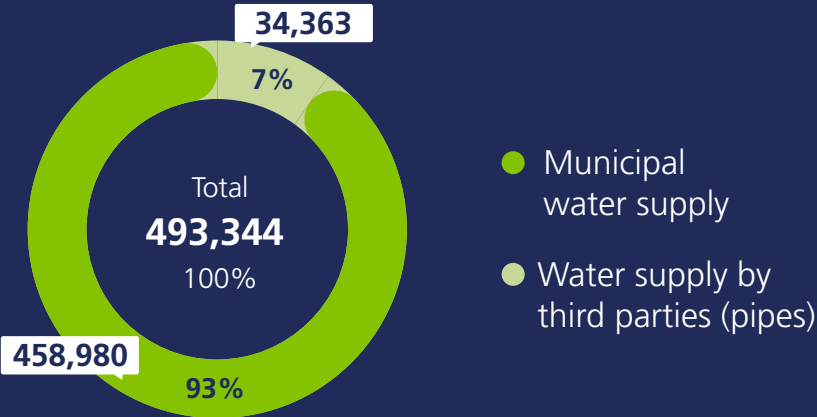
Driven by growth in occupancy and traffic at our shopping centers.



2030 GOAL	PROGRESS
Reduce by 20% our water intensity	11% reduction (same shopping centers vs. base year 2019)

Water extraction by source type 2024

(m³ of water)



2026 GOAL	PROGRESS
Reuse 30% of water consumed	9% of the water consumed was reused for irrigation of green areas

Water intensity of common areas increased 22% compared to the base year 2020. Considering the total portfolio, the water intensity of common areas, recorded an increase of 22% compared to 2020, driven by the growth of affluence in our plazas and the opening of two new shopping centers.

We reaffirm our commitment to continue evaluating and implementing new water initiatives that contribute to optimizing the consumption and efficient use of water in our operations.



BIODIVERSITY

At Acosta Verde, we are committed to protecting and preserving biodiversity in all our operations and development projects. We carefully evaluate the environmental impact before initiating any new project, ensuring compliance with current regulations and prioritizing development in previously impacted areas to minimize impacts on local flora and fauna.

Likewise, we avoid intervening in Protected Natural Areas and work actively to reduce any negative impact on the ecosystem. Our goal is to ensure a balance between the growth of our company and the conservation of the environment, contributing to a more sustainable future.

ACOSTA VERDE BY YOUR SIDE

We reaffirm our commitment to social development and the well-being of the communities in which we operate. Through our social axis “Acosta Verde Contigo” (Acosta Verde by Your Side), we strengthen our relationships with internal and external stakeholders, promoting initiatives that foster the growth of our talent, equity, inclusion and community development.



At Acosta Verde we seek to generate a positive impact on our employees, clients and strategic allies. We prioritize the training and development of our team, ensuring safe, healthy and equitable working conditions, aligned with the Sustainable Development Goals and corporate best practices.

ACOSTA VERDE BY YOUR SIDE
HIGHLIGHTS



OUR TEAM

- 326 team members
- 40% of executive positions are held by women.
- 7% of the hires were covered by internal promotions.
- An annual Organizational Climate survey was applied to 100% of the workforce.



COMMITMENT TO THE COMMUNITY

- More than 100 social commitment initiatives.
- More than 400,000 people benefited.
- Alliances with institutions to bring well-being to the communities where we operate.



HEALTH AND SAFETY

- Implementation of safety protocols, achieving a 37.95% reduction in workplace incidents per million hours worked.
- Promotion of health campaigns with medical check-ups and wellness programs.



BENEFITS

- Comprehensive wellness programs that include access to physical and mental health.
- Work flexibility and hybrid schemes to improve quality of life.



TRAINING AND DEVELOPMENT

- 20 hours of training per team member on average.
- 90% of team members had a development agenda.



OUR TEAM
MEMBERS

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

Fostering the growth of our human
and intellectual capital

Our team members stand out for their talent, professionalism and experience, being the Company’s most valuable asset. At Acosta Verde, we focus on their well-being and development, fostering an organizational culture that allows them to grow in a safe, healthy and diverse environment, with opportunities for training and professional growth.

At the end of 2024, our workforce consisted of 326 team members, of whom 134 were women and 192 men. Of these, 100% have a permanent full-time employment contract.

326 team members


134
women


192
men



65%
of the administrative
workforce are
women



40%
of executive positions
are occupied by
women

35%
of management
positions are held by
women

68%
of team members
are in the 30 to 50
age group

119
hires during 2024,
of which:

81
were in Plaza Sendero
shopping centers

19
in our Corporate Offices

7%
of the hires were
covered by internal
promotions





DIVERSITY, EQUITY AND INCLUSION POLICY

At Acosta Verde, we believe that diversity drives creativity, productivity and leadership in our organization. Our commitment to equity and inclusion guarantees a work environment where everyone has the same opportunities for development, regardless of origin, gender, age, disability, social status, identity or orientation, among other factors.

We adopt a zero-tolerance stance on discrimination and promote accessibility, well-being, and gender equity in all our operations. We ensure that our team members have adequate tools, safe spaces and inclusive communication.

During 2024, we concluded our participation in the Gender Equity Accelerator Program, an initiative focused on strengthening sustainability and business success, aligned with target 5.5 of the Sustainable Development Goals. From this program, we implemented an action plan to ensure gender equity in the Company, among the actions carried out is the first generation of female team members who participated in the WIN (Working Women in Action) program of Bolsa Rosa, focused on providing tools that allow them to define their life and work purpose, work, project and conquer their best professional version and take the reins of their working future. In addition, we conducted follow-up sessions with the participants to

identify how we can support them in their professional development and growth, and we also established a community with its participants called “Mujeres creando Senderos” with the objective of providing relevant information to the team members.

To learn more about our policies visit our [website](#).

BENEFITS

GRI 401-2, 401-3

At Acosta Verde, we provide a work environment that promotes growth, learning and the personal and professional development of our team members. Our commitment to their well-being is reflected in the “Árbol Vive GAV” program, which integrates a variety of benefits designed to improve their quality of life.

These benefits cover key aspects such as:



Economics
Benefits above legal requirements and incentive plans.



Health
Physical and mental wellness programs.



Social
Integration and coexistence activities.



Educational
Training and continuous development opportunities.

During 2024 we **continued** to operate with a focus on **Work Flexibility**, allowing team members to work from home and have flexible schedules. This scheme has facilitated a healthy balance between their personal and professional lives, promoting greater satisfaction and productivity in the team.

At Acosta Verde, we continue to evolve to offer a work environment that motivates, supports and provides growth opportunities to all our team members.



Benefits in accordance with the law

- Lactation rooms in the offices

Benefits beyond legal requirements

- Vacation (Balance GAV)
- Maternity leave (*Mamá con valor*)
- Paternity leave (*Papá con valor*)
- Food Allowances Vouchers
- Vacation bonus and Christmas bonus
- Savings account, savings fund
- Loyalty bonus
- IMSS subsidy
- Life insurance, major and minor medical expenses insurance (MIDOCONLINE)
- Flexible work
- Integration activities (*Sendero al éxito* teambuildings, “After GAV” integration activities outside of working hours)
- Online training platform (Udemy, GAV Talks)
- School support (*Sendero Educativo*)
- Recreational facilities (*Zona Vive GAV*)



PARENTAL LEAVE

Our parental leave benefits exceed legal requirements, offering greater support to our team members during this important stage.

For maternity leave, once the disability granted by the IMSS has ended, our team members can opt for a gradual return, with a schedule from 8:30 am to 1:30 pm until their baby is six months old. In the case of paternity leave, we offer an additional five days of paternity leave, for a total of 10 days. Subsequently, team members have the option of working for one month with a reduced schedule from 8:30 am to 1:30 pm.

During 2024, 12 team members took parental leave. More than 80% returned to work at the end of their leave and, one year after their return, they were still part of the company.

TRAINING &
DEVELOPMENT

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

At **Acosta Verde**, we believe that developing paths that lead to success are a strategic pillar in the management of our talent. To attract, retain and empower our team members, we implement **training and development** programs designed to strengthen their knowledge, skills and competencies. Through these programs, we encourage professional growth and preparation to face the challenges of the environment, promoting more skilled, collaborative and productive teams.



- **LIFE Program**
Designed to train and develop corporate and shopping center leaders, this program strengthens their ability to manage teams. In addition, it fosters awareness of the impact of effective leadership, with the objective of improving productivity and the work environment.
- **GAV Talks Program**
These internal talks address key topics such as innovation, well-being and social responsibility. They aim to broaden our team's knowledge in various areas, boosting both their professional and personal development.
- **Online Training**
As part of our continuous learning strategy, we use online training platforms, which allow our team members to access specialized courses in various areas. These digital resources offer flexibility and autonomy in learning, ensuring that each team member can update and develop professionally in an accessible and efficient manner. At the end of 2024, we migrated to the Udemy platform.
- **Learning Paths**
Program designed to strengthen the essential soft skills of our team members. Through this program, we provide tools that enhance their job performance, improving competencies such as leadership, communication, teamwork and time management. With this, we seek not only to optimize their individual development, but also to foster a more collaborative and efficient work environment.



Breakdown of training hours by topic

(% of total training hours provided in the year)

6,518 training hours



The topic that received the most hours of training was professional knowledge.

Evaluations

GRI 404-3

Under a collaborative model between the employee and his or her direct supervisor, we conduct quarterly performance evaluations to follow up on individual objectives and measure their impact within the organization.

Our compensation structure includes a short-term variable component, directly linked to the results of each team member's annual evaluation. In addition, key team members have a long-term incentive plan, based on the company's performance, to recognize their contribution, strengthen their commitment, and encourage their permanence in the organization.

Training by Job Category and Gender

(training hours)

Job Category	Men	Women	Total
Directives	335	-	335
Executives	1,483	1,295	2,778
Administrators	672	1,651	2,324
Operational staff	1,081	-	1,081
Total	3,572	2,946	6,518



2022 GOAL	PROGRESS
Increase 10% in training hours average per employee	In 2024 we have reached 30% increase in average hours of training.

Directives	Director	0	4
	Manager	6	11
Executives	Coordinator	3	3
	Head	27	37
Administrators	Specialist	15	8
	Analyst	28	10
	Assistant	20	0
	Auxiliary	2	0
Operational staff	Operative	4	115

90% of our team members received periodic performance evaluations during the year.



Organizational Climate

Acosta Verde is aware that satisfaction in the performance of daily work activities is crucial to obtaining a better performance, that is why one of the Company's priorities is to know the feelings of the team members. During 2024, we applied the Organizational Climate Survey to 100% of our team members in corporate offices and shopping centers. The survey was answered by 82% of the total number of team members, obtaining a score of 80% in Corporate and 78% in our Plazas Sendero shopping centers.

Among the areas of greatest satisfaction for our team members, the following stand out:

- A hybrid work scheme
- Access to wellness and health programs
- Empathy shown towards the team members

Health & Safety

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

At Acosta Verde, the health, safety and well-being of our team members and all the people who interact with our operation are a priority within our organizational strategy. We are committed to providing a safe and healthy environment that favors their integral development, ensuring optimal conditions in each of our shopping centers.

During 2024, we continued to align with current health, safety and welfare regulations, identifying areas for improvement and reinforcing our prevention and protection initiatives. As part of this commitment, we continue to abide by NOM-019 and NOM-030 in all Plaza Sendero shopping centers, ensuring compliance with occupational safety standards. This

reinforces our commitment to the protection of our teams, ensuring safe workspaces and compliance with current regulations.

In 2024, we recorded a rate of 6.95 workplace injuries among our team members per million hours worked, while the injury rate among non-directly employees was 2.15 per million hours worked.

There were no cases of occupational diseases or illnesses related to the work environment, reflecting our commitment to safety and well-being in our operations.

NOM Survey

The Official Mexican Standard 035 (NOM-035) seeks to identify, analyze and prevent psychosocial risk factors in the work environment, in addition to promoting a healthy organizational environment.

In 2024, we conducted a survey in which 99% of our team members participated, with the objective of evaluating the presence of psychosocial risks and their impact on the well-being of the team. We will continue to conduct these evaluations in the future to monitor this aspect and reinforce our strategies in favor of a positive work environment.

As the well-being of our team members is of paramount importance to Acosta Verde, we continue with several initiatives to strengthen the emotional well-being of our team members:

- We provide psychological support through a foundation for cases identified with severe traumatic events.
- We have incorporated the psychology service in MIDOCONLINE, available to all team members, both corporate as well as in the Plaza Sendero shopping centers.

- We provide training on mental health, wellness and leadership, promoting a healthier work environment.
- We internally disseminate the Company’s Psychosocial Risk Prevention Policy NOM-035, reinforcing our commitment to the safety and well-being of our team.

These actions reflect our ongoing efforts to promote a favorable work environment and proactively address psychosocial risk factors.



Promoting safe spaces and preventing risks initiative

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

The safety of our team members and tenants is a priority. For this reason, we are constantly implementing actions focused on risk prevention. Some of the activities we carry out on a recurring basis include:

- Emergency drills to reinforce preparedness for risk situations.
- Safety and first aid training for team members and operating personnel.
- Review and maintenance of infrastructure to ensure optimal conditions at our shopping centers.









- Occupational risk assessments aligned with safety regulations.
- Emergency response protocols are designed to effectively manage incidents.

These initiatives enable us to maintain safe environments and protect the well-being of those who are part of our operations.



Health Week

As part of our commitment to the well-being of our team members, every year we hold **Health Week**, an internal initiative that promotes healthy habits and physical and mental balance.

-  45 medical check-ups
-  20 breast ultrasounds
-  24 relaxing massage sessions
-  5 GAV Wellness Talks
-  Healthy juicing workshop
-  Yoga class
-  Insurance agents visit
-  Visual, dental and nutritional assessments

In addition, complementary activities focused on prevention and health care for our employees were carried out in various Plaza Sendero shopping centers, such as IMSS brigades with blood pressure, diabetes tests, weight and measurements, vital signs check-ups and blood sampling through the 5 elements laboratory, as well as influenza vaccination and relaxing massage sessions.

This initiative reinforces our focus on the health and well-being of our team, providing them with tools to improve their quality of life inside and outside the work environment.

Additionally, employees participated in a **Comprehensive Well-being Assessment**, a tool that, through a survey, allowed them to receive feedback on their physical, emotional and financial health. This assessment seeks to provide a personal diagnosis that contributes to improving their quality of life and overall well-being.



COMMITMENT TO THE COMMUNITY

GRI 3-3, 413-1, CRE7

At Acosta Verde, we are committed to making a positive impact in the communities where we operate, fostering a culture based on service and social responsibility.

During 2024, we reaffirmed this commitment by implementing more than 100 initiatives in Plaza Sendero shopping centers, benefiting more than 400,000 people. These actions focused on health promotion, inclusion and support for vulnerable groups, development of job opportunities, care for the environment, and dissemination of relevant information.

Through these initiatives, we seek to strengthen the well-being of our visitors and neighboring communities, consolidating our role as an agent of positive change in society.



Community engagement initiatives

As part of our commitment to the communities where we operate, in 2024 we carried out 111 activities and initiatives focused on generating a positive social and environmental impact. Some of the most relevant were:



Vaccination campaigns



Employment fairs



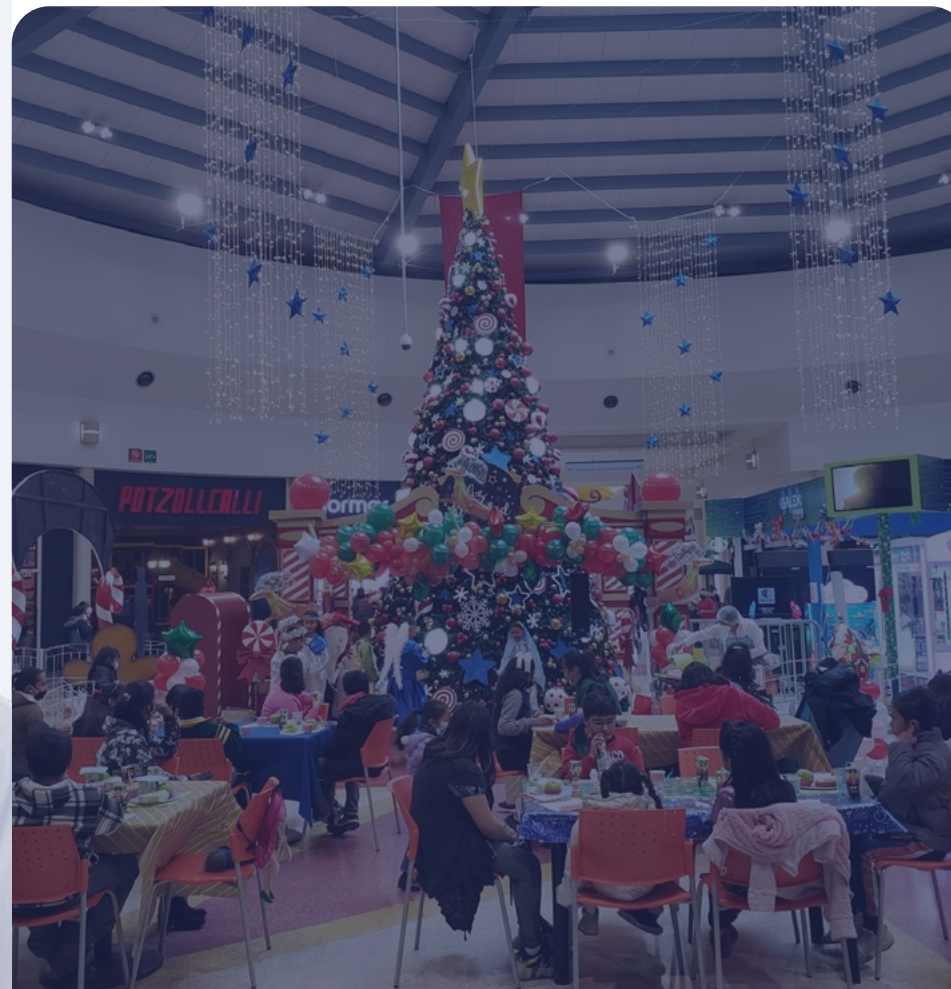
Animal adoption



Breast cancer campaign

The Plaza Sendero shopping centers are a meeting point for the community, so we work continuously to offer activities that encourage coexistence, creativity and healthy recreation for the whole family. Among the most outstanding events of the year are:

- Rosca de reyes event
- Valentine's Day Dynamics
- K-POP Random Dance
- SendeKids
- Mother's Day events
- Children's shows
- Father's Day Events
- Free graduation events for schools
- Celebrity events
- *Mega Día Sendero*
- SenderoWeen
- Christmas tree lighting



These initiatives reinforce our commitment to creating spaces that foster social integration, well-being, and community development.

Main Partnerships

GRI 2-28

We continue to strengthen our collaboration with various local and national institutions to promote initiatives in favor of social and environmental causes. Among our main partnerships are:

- Grupo AIE
- Banco de Tapitas, A.C.
- Banco de Alimentos
- Bomberos y Protección Civil
- Cruz Roja
- DIF
- IMSS
- UNICEF
- Save The Children

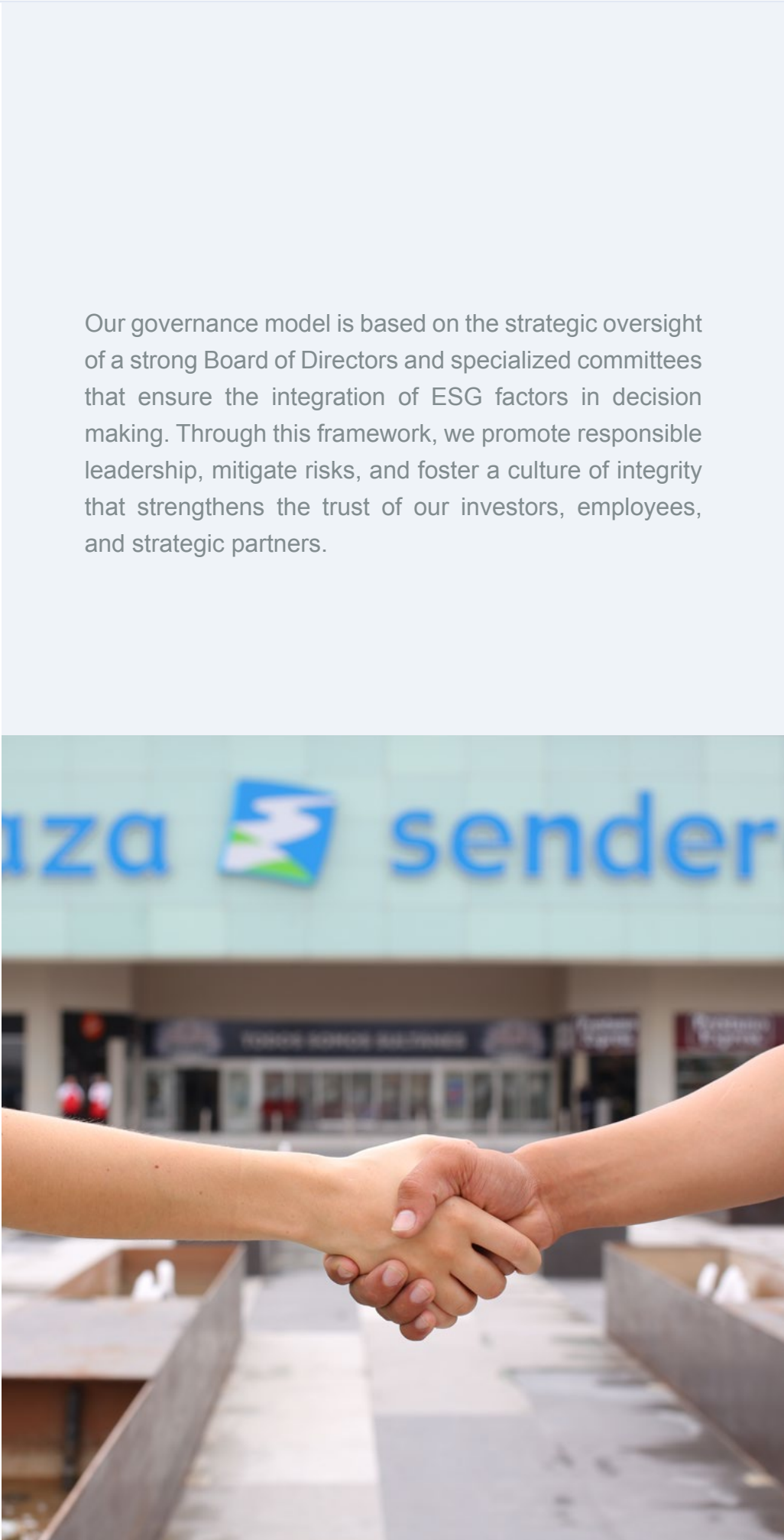




INTEGRITY AT ALL TIMES

The Foundation of Our Values

At Acosta Verde, Corporate Governance is the basis for responsible, ethical and transparent management. Our commitment to sustainability is reflected in the alignment of our strategies with best corporate governance practices, ensuring the generation of long-term value for our stakeholders.



Our governance model is based on the strategic oversight of a strong Board of Directors and specialized committees that ensure the integration of ESG factors in decision making. Through this framework, we promote responsible leadership, mitigate risks, and foster a culture of integrity that strengthens the trust of our investors, employees, and strategic partners.

HIGHLIGHTS

INTEGRITY AT ALL TIMES



CORPORATE GOVERNANCE

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



RISK MANAGEMENT AND COMPLIANCE

- Implementation of the COSO framework for risk identification, assessment and monitoring.
- Continuous risk assessment in operational, strategic, legal, political and reputational areas.



TRANSPARENCY AND BUSINESS ETHICS

- Anti-corruption training for team members and supplier evaluation under FCPA (Foreign Corrupt Practices Act) standards.
- Ethics Action Line for reporting irregularities, managed by an independent supplier.
- Zero cases of corruption by 2024.



HUMAN RIGHTS

- We participate in the Business and Human Rights Accelerator Program of the United Nations Global Compact.



CYBERSECURITY AND DATA PROTECTION

- Vulnerability analysis and phishing tests.
- Cybersecurity training for team members through online training modules.

CORPORATE GOVERNANCE STRUCTURE

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

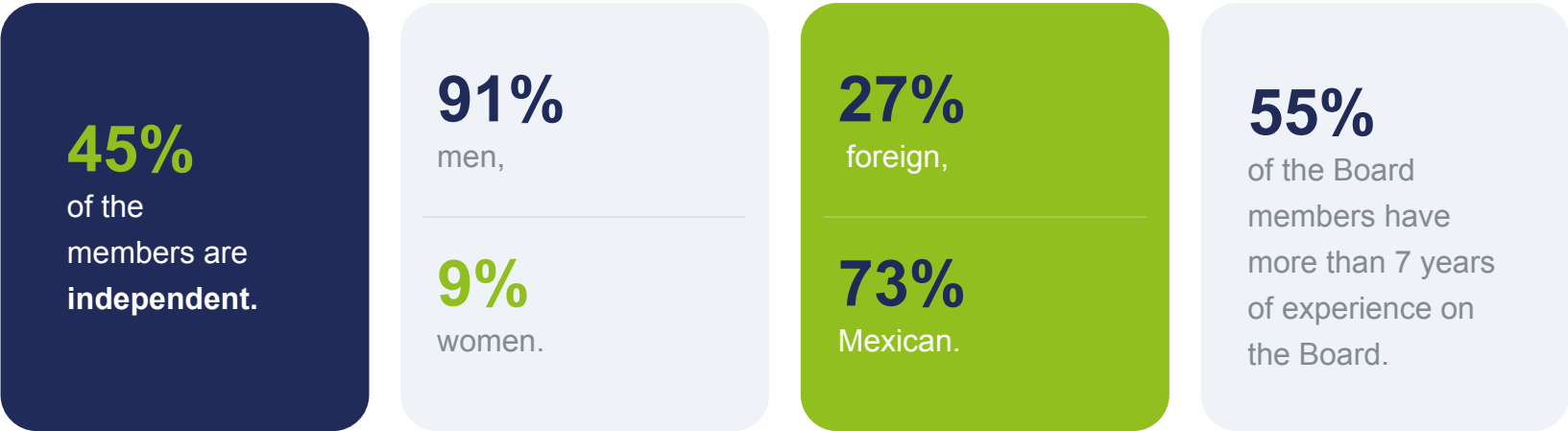
Board of Directors

At Acosta Verde, our **Board of Directors** is the pillar of strong corporate governance, based on **transparency, accountability and alignment with ESG best practices**. Its main function is the **oversight and approval of corporate strategies**, ensuring that decisions are governed by principles of ethics, integrity and sustainability. To strengthen decision-making, the Board works in close coordination with **senior management and specialized committees**, promoting risk management, regulatory compliance and the integration of ESG factors in the company’s operations.

Composition of the Board

At the end of 2024, the Board of Directors was comprised of 11 members, of which five are independent, ensuring an appropriate balance between experience, independence and diversity of perspectives.

Distribution of the Board:



Jesús Acosta Verde is the Chairman of the Board.



Board of Directors nomination process

The Nominations Committee is responsible for the search, evaluation and proposal of candidates for the Board, with a focus on experience, independence and alignment with ESG principles. This process is carried out under the guidelines of the Securities Market Law (LMV) and industry’s best practices.

In accordance with the Company’s bylaws, the following criteria must be met:

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

Name	Age	Independence & Position	Appointment	Real Estate Experience	Alternate
Jesús Acosta Verde	79	President	2015		Jesús Acosta Castellanos
José María Garza Treviño	68	Proprietary Board Member	2015		Diego Acosta Castellanos
Lisa Rae Reichenbach	39	Proprietary Board Member	2022		Adam Kost
Enrique Castillo	45	Proprietary Board Member	2022		Thomas P. Heneghan
Fernando Gerardo Chico Pardo	73	Proprietary Board Member	2020		Fernando Antonio Pacheco Lippert
Federico Chavez Peón Mijares	58	Proprietary Board Member	2020		Juan Ignacio Enrich Liñero
Carlos Salazar Lomelin	73	Independent Proprietary Board Member	2015		N/A
Paulino José Rodríguez Mendívil	73	Independent Proprietary Board Member	2015		N/A
Javier Astaburuaga Sanjinés	65	Independent Proprietary Board Member	2015		N/A
David Contis	66	Independent Proprietary Board Member	2016		N/A
Francisco Javier Garza Zambrano	69	Independent Proprietary Board Member	2020		N/A



AREA OF
EXPERTISE

GRI 2-13, 2-17

At Acosta Verde, we recognize the importance of having a Board of Directors that is informed and aligned with best practices in sustainability. For this reason, in 2024 we will continue with ESG training for its members, with the objective of strengthening their knowledge of global trends, emerging regulations and key frameworks for sustainability management and disclosure.

During the year, sessions included topics such as:

- GAV today and key ESG Frameworks
- Current climate standards disclosure overview
- ESG certifications
- ESG reporting standards

This program will be maintained on a quarterly basis, ensuring that our advisors continue to be updated on sustainability best practices and the integration of these factors into the company’s strategy.

Expertise by topic:



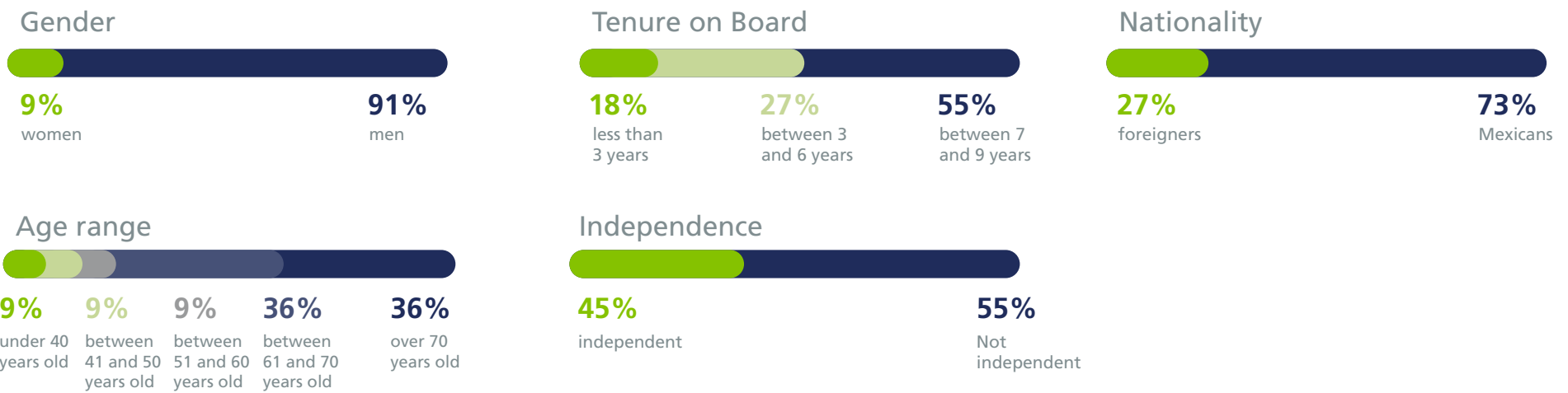
BOARD OF DIRECTORS
DIVERSITY

GRI 405-1

Sessions of the Board of Directors in 2024

- February 21, 2024*
 - March 4, 2024
 - March 21, 2024
 - April 23, 2024*
 - July 24, 2024
- September 30, 2024
 - October 23, 2024
 - December 9, 2024
- * Progress on ESG issues

At Acosta Verde we promote a diverse Board of Directors, made up of members with broad experience in strategic and relevant issues for the Company. We value the integration of different perspectives, considering their professional background, knowledge, gender, nationality and length of time on the Board, to strengthen decision making and guarantee an integral vision in the management of the company.



COMMITTEES

GRI 2-9, 2-13

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

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



AUDIT AND CORPORATE PRACTICES COMMITTEE

100% Independent

Members

- Paulino Rodríguez
- Javier Astaburuaga Sanjinés
- Francisco Javier Garza Zambrano (Independent President)

2024 sessions

- February 21, 2024
- March 4, 2024
- April 23, 2024
- July 24, 2024
- October 23, 2024

Main duties

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

- Evaluating the performance of the financial, accounting and internal audit auditor, as well as the cooperation received during the audit process.
- Pre-approve all audit services, including the fees and terms agreed with the independent auditors, or establish policies for their prior approval.
- Issue opinions on internal control and internal audit mechanisms.
- Analyze and evaluate risk identification, management and control mechanisms.
- Investigate violations of internal policies, regulations and control points established in the audit systems.
- Report any irregularities to the Board of Directors and propose the necessary corrective actions.
- Verify that the evaluation of the Company's assets complies with the guidelines of the Board of Directors.
- Review with tax and management advisors relevant tax issues and potential disputes.
- Supervise the function of the internal audit department, ensuring its independence, authority and compliance with its duties.
- Validate transactions with related parties and review the Company's policies in this regard.





COMPENSATION COMMITTEE

25% Independent

Members

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

Alternates

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

2024 sessions

- January 23, 2024

Main duties

The Compensation Committee is responsible for defining and overseeing compensation strategies for senior management, ensuring that they are aligned with the Company’s strategic objectives. Its main functions include:

- Reviewing and approving corporate goals and objectives related to the CEO’s compensation.
- Annually evaluate the performance of the Chief Executive Officer based on such goals and objectives, determining and approving his compensation in accordance with the results obtained.
- Authorize the compensation of key officers, considering the CEO’s recommendations and approving it as part of the annual budget.



INVESTMENT COMMITTEE

25% Independiente

Members

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

Alternates

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

2024 sessions

- Did not session during 2024

Main duties

The Investment Committee is responsible for evaluating and supervising the Company’s financial strategies, ensuring efficient management of resources and aligning corporate objectives. Its main functions include:

- Review all investment, disposition and financing proposals in excess of US \$5 million.
- Discuss and recommend to the Board of Directors the investment policies and financial guidelines of Acosta Verde.
- Monitor and periodically review the performance of all previously approved investments, ensuring alignment with the Company’s strategy.



NOMINATION COMMITTEE

25% Independent

Members

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

Alternates

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

2024 sessions

- Did not session during 2024

Main duties

GRI 2-19, 2-20

The Nomination Committee is responsible for guaranteeing the appropriate composition of the Board of Directors and its committees, ensuring that they have independent and highly qualified members. Its main functions include:

- To seek, analyze and evaluate independent candidates to integrate the Board of Directors.
- Propose to the Board of Directors the list of Board members eligible for election at the Shareholders' Meeting.
- Recommend independent candidates for positions on the various committees of the Board.
- Annually evaluate the compensation of the independent members of the Board and its committees, making recommendations on compensation adjustments.
- Supervise and manage potential conflicts of interest among independent directors, ensuring integrity in decision-making.



MANAGEMENT
TEAM

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

Acosta Verde’s management team is responsible for designing, executing and ensuring the correct implementation of the business strategy. In addition, it is committed to following and implementing the recommendations issued by the Board of Directors and its committees, ensuring management is aligned with corporate objectives and best governance practices.

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

- The compensation of the Chief Executive Officer is approved by the Board of Directors.
- The compensation of the independent members of the Board of Directors is authorized by the Shareholders’ Meeting.
- All other compensation within the Company is analyzed and discussed by the Compensation Committee.

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

Jesús A. Acosta Castellanos
CEO

Edgar Maldonado de los Reyes*
CFO

Hernan Treviño De Vega
Chief Legal and Operations Officer

Carlos Ruiz Santos
Chief Commercial Relations Officer

* Edgar Maldonado de los Reyes is retiring from Acosta Verde on March 31, 2025, and will be replaced by Rosalinda Fernández Castillón. For more information, please refer to the [relevant event](#).



RISK
MANAGEMENT

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

At Acosta Verde, we recognize that risk management is a fundamental pillar to guarantee the sustainability and continuity of our business. We understand that risk exposure is inherent to our operations, so we adopt a comprehensive approach that allows us to identify, evaluate and mitigate potential impacts on our processes. To do so, we consider operational, economic, financial, regulatory, social and environmental factors, ensuring informed decision making aligned with our strategic objectives.

Currently, our risk management methodology is based on the COSO (Committee of Sponsoring Organizations) framework, which allows us to structure a solid process of risk identification, analysis, evaluation and monitoring. This strategy helps us to implement timely and effective controls that reinforce the stability and resilience of the organization.

Our risk management process is comprised of six key steps designed to ensure appropriate and timely treatment of risks throughout the company.



Monitoring and strengthening risk management

In 2024, we conducted a comprehensive update of the company’s risk matrices, allowing us to comprehensively assess current risks and ensure that the controls in place are aligned with strategic objectives and corporate standards.

This process not only strengthens our ability to respond to operational challenges but also allows for a more accurate analysis of the effectiveness of mitigating controls. In addition, we foster an organizational culture in which our team members actively participate in the identification and reporting of potential risks at all levels of the company, in line with the COSO methodology.



Risk Monitoring

As part of our internal control strategy, in 2024 we initiated a risk identification and documentation process to establish preventive controls and reduce exposure to potential threats. In this regard, we have identified and managed the following key risks:

- **Administrative / Operational Risk:** Internal processes, operational efficiency and business continuity.
- **Strategic Risk:** Impact of strategic decisions on the company’s sustainability.
- **Legal Risk:** Regulatory compliance and potential litigation.

- **Political Risk:** Changes in government regulations or policies.
- **Reputational Risk:** Public perception and stakeholder trust.
- **Systems Risk:** Cybersecurity, data integrity and information protection.

Through this comprehensive approach, Acosta Verde continues to strengthen our ability to anticipate, manage and mitigate risks, thus ensuring a resilient operation aligned with our sustainability strategy.

ANTICORRUPTION
& BRIBERY

GRI 3-3

Anticorruption

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

SASB IF-RS-510a.3

At Acosta Verde, we maintain a zero-tolerance policy for corruption, ensuring that our operations are governed by the highest standards of ethics and transparency. We are committed to corporate integrity, implementing strict controls that reinforce a culture of compliance and mitigate any risk of improper practices.

To this end, we adopt the best practices and international anti-corruption standards, ensuring compliance with key regulations, such as the Foreign Corrupt Practices Act (FCPA), which prohibits any act of bribery, whether direct or indirect, of public officials to obtain improper advantages.

Prevention Strategy and Measures



Anti-corruption policy

Guiding document that establishes strict guidelines to prevent and sanction any act of corruption.



Internal compliance team

Attached to the Legal and Operations Department, in charge of monitoring and enforcing anti-corruption policies.



Continuous training

Ethics and corruption prevention training for team members and suppliers.



Supplier evaluation

Review of compliance with anti-corruption standards before establishing business relationships.



Contracts with anti-corruption clauses

All leasing and service agreements include specific provisions to ensure transparency.

Results and Compliance in 2024

During 2024, we strengthened our actions to ensure compliance with our anti-corruption policies and adherence to FCPA standards. As a result:

- 100% of our 745 supplier transactions were assessed for corruption risks under FCPA standards.
- 100% of supplier contracts include an anti-corruption clause.
- 100% of team members and suppliers were informed about our anti-corruption policies and procedures.
- 90% of team members at Plaza Sendero shopping centers received training on anti-corruption and internal FCPA policy.
- 100% of new team members completed training on anti-corruption and FCPA policy guidelines.



Commitment to Transparency

In 2024, there were no confirmed cases of corruption in our operations, and no monetary losses arising from legal proceedings related to professional integrity, fraud, negligence, or regulatory non-compliance.

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

BUSINESS ETHICS

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

At Acosta Verde, ethics and transparency are the fundamental pillars of our organizational culture and our way of doing business. We believe that management based on principles of integrity, responsibility and regulatory compliance is essential to generate trust with our stakeholders and ensure the sustainable growth of the company.

Our commitment to business ethics is reflected in the implementation of policies, regulations and control mechanisms that ensure the adoption of best practices in governance. Through our Code of Ethics, we establish the principles that guide the conduct of our team members, managers and business partners, promoting a work environment based on respect, fairness and accountability.

In addition, we have whistle-blowing systems and confidential communication channels designed to detect and prevent any type of improper practice, thus reinforcing our commitment to transparency.

Due Diligence

At Acosta Verde, we implement a due diligence process for the evaluation of new projects and the acquisition of operating assets. This analysis allows us to ensure that each investment meets sustainability and regulatory compliance criteria, aligned with our principles of responsible operation.

During this phase, we review the following factors:

- Environmental studies and assessments, including Phase I Studies and Environmental Impact Studies.
- Compliance with municipal, state and federal environmental regulations.
- Land use review to ensure the viability of new Plaza Sendero shopping centers.
- Road impact studies, ensuring accessibility and mitigation of impacts.
- Waste management analysis, promoting sustainable practices.
- Evaluation of water and energy consumption, promoting operational efficiency.
- Measurement of greenhouse gas emissions, with a focus on reduction and mitigation.
- Community impact, ensuring responsible social and environmental integration.
- Value generation, prioritizing long-term benefits for our stakeholders.

This process allows us to make informed decisions aligned with our commitment to sustainability and responsible growth.

CODE OF ETHICS

GRI 2-15

At Acosta Verde, we believe that ethics, transparency and accountability are fundamental principles that guide the way we operate and make decisions. Our Code of Ethics establishes guidelines that govern the conduct of all team members, managers and business partners, ensuring a work environment based on integrity, respect and fairness.

This document defines our commitments in terms of business practices, regulatory compliance and stakeholder relations, promoting an organizational culture aligned with the highest standards of governance.

The Code establishes guidelines on working conditions, safety in the workplace, interactions with third parties, safeguarding of information, prevention of corruption and money laundering, management of conflicts of interest, human rights, and our responsibility to the environment and the community.



All our employees receive training on the Code of Ethics.

COMPLAINTS REPORTING SYSTEM

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

We have an Ethics Action Line, a reporting system accessible to all our stakeholders. This mechanism is managed by Ethics Global, an independent provider that guarantees the management of reports in an impartial, orderly and confidential manner.

Through this platform, anyone can report possible breaches of the Code of Ethics or our internal policies.



Ethics Action Line

01 800 04 38422



Website

www.accionetica.ethicsglobal.com

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



Transparency mailbox 2024

- 4 Complaints received during the period
- 4 Complaints closed during the period
- 0 Complaints that were not closed during the period
- 0 Complaints received during the period that are in the process of being closed.
- 1 Complaint that was unfounded

Type of complaints transfer mailbox

- 1 Inappropriate treatment of clients (25%)
- 2 Transactions (50%)
- 1 Related to harassment or discrimination (25%)

Compliance with laws and regulations

GRI 2-27

In line with our commitment to operate in compliance with current regulations, in 2024 we received no fines or penalties for non-compliance with laws and regulations applicable to the Company.

Fiscal Transparency

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

We maintain a firm commitment to responsible compliance with our tax obligations, applying internal procedures based on principles of ethics and good corporate governance. Our tax strategy is supervised by the Finance Department and endorsed by the Audit and Corporate Practices Committee, guaranteeing the correct application of tax regulations.

We conduct a monthly evaluation of our tax compliance and submit tax opinions reviewed by external auditors. In addition, we disclose detailed information and reconciliations of the company’s taxes in the notes to the annual financial statements.

The management of our tax responsibilities is carried out in strict compliance with current legislation, maintaining an open channel of communication with the tax authority. This relationship allows us to adapt to regulatory changes, meet requirements and ensure an operation aligned with the best practices of transparency and compliance.



HUMAN RIGHTS

Human Rights Policy

At Acosta Verde, we recognize the dignity and freedom of all people, promoting a work environment based on respect, equality and inclusion. We are committed to guaranteeing compliance with Human Rights within our organization, in our value chain and in the communities where we operate.

We reject any form of discrimination, child labor, forced labor and human trafficking. We promote gender equity, freedom of association and participation in collective agreements, guaranteeing fair and safe working conditions for all our employees. We also strictly prohibit harassment, coercion and threats, ensuring an environment of respect and integrity.

Additionally, in 2024 we participated in the Business and Human Rights Accelerator Program, which aims to help organizations identify, manage and communicate their impact on human and labor rights, aligning with international standards such as the Universal Declaration of Human Rights and the ILO Declaration on Fundamental Principles and Rights at Work.

Through evaluations, workshops, knowledge sharing among employees and dialogues among various stakeholders, we were given tools to identify our responsibilities in respecting human and labor rights, establish a continuous due diligence process, following international standards and how to report and communicate on our progress in human rights, including compliance with the United Nations Global Compact’s Communication on Progress (CoP).

To ensure compliance with these policies, we have an Ethics Action Line, operated by an independent third party, where employees and stakeholders can confidentially report any non-compliance.

To learn more about our policies visit our [website](#).



CYBERSECURITY AND INFORMATION PROTECTION

GRI 418-1

At Acosta Verde, cybersecurity is a strategic priority to guarantee the protection of information, operational continuity and the trust of our stakeholders. Aware of the constant evolution of digital threats, we have strengthened our technological infrastructure and our security protocols, ensuring proactive management of cyber risks.

Vulnerability Analysis

In 2024, we conducted our annual vulnerability analysis with the support of a consultant specializing in cybersecurity. This process included:

- External tests (“pentest”) to evaluate the resistance of our systems to simulated attacks.
- Internal testing to detect security breaches within the digital infrastructure.
- Social engineering to measure the susceptibility of personnel to manipulation and fraud attempts.

The results reflected a significant improvement over the previous year, highlighting the effectiveness of our security patch management policies and controls.

Operating System Update Management

During the year, we reinforced our patch update policy with a preventive approach to mitigate risks of software vulnerabilities. We implemented a model that:

- Aligns updates with manufacturers’ schedules for agile response to new threats.
- Increases patch deployment frequency, reducing exposure to security risks.

Backup System Modernization

To strengthen the protection and availability of information, we implemented a new backup system that:

- Optimizes data backup and recovery times.
- Increase restoration points to improve operational continuity.
- Integrates new functionalities for greater shielding against cybersecurity incidents.



Disaster Recovery Strategy (DRP)

Strategic adjustments were made to our Disaster Recovery Plan (DRP) infrastructure, enabling:

- Improved restoration capacity in case of incidents.
- Significant reduction in contingency response time.

Cybersecurity Training and Culture

To strengthen the awareness and preparedness of our employees, we implemented various training initiatives:

Cybersecurity Training Program

- All employees accessed online training, with updated cybersecurity modules.
- Two to three modules per month were assigned with key topics to strengthen secure digital competencies.

Phishing exercises

- Quarterly phishing tests were conducted to assess the staff’s ability to identify fraudulent emails.
- Additional customized training was provided based on the results obtained.

Commitment to Digital Security

At Acosta Verde, we will continue to innovate and strengthen our cybersecurity strategy to ensure a secure, reliable and resilient digital environment, aligned with best practices.

Cybersecurity Week

We launched Cybersecurity Week, an event designed to reinforce digital security knowledge through:

- Conferences given by experts.
- Interactive workshops and gamified dynamics.
- Digital security contests and challenges.
- Publications and informative campaigns with practical advice.

Adoption of the NIST Framework

As part of our cybersecurity strategy, we continue to align our operations with the NIST (National Institute of Standards and Technology) Cybersecurity Framework. This allows us to strengthen our capabilities to:

- Identify potential threats and risks.
- Protect technological infrastructure and sensitive data.
- Detect vulnerabilities and anomalies in systems.
- Respond effectively to security incidents.
- Recover technological systems quickly and efficiently after an attack.



ABOUT THIS REPORT

GRI 2-1, 2-2, 2-3, 2-4, 2-5, 2-14
IF-RE-130a.1

Acosta Verde, S.A.B. de C.V. (“Acosta Verde”, or “Company”) is a public company listed on the Mexican Stock Exchange, headquartered in Monterrey, Nuevo Leon, with presence in 17 cities in nine states of Mexico.



The purpose of this Integrated Report is to present the main achievements, challenges and results of the Company in operating, financial and sustainable matters during the corresponding period.

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

It is our intention to continue publishing these reports on an annual basis.

We have prepared this report in accordance with the Global Reporting Initiative (GRI) Standards, covering the period from January 1 to December 31, 2024. In addition, the guidelines of the GRI Construction and Real Estate Sector Supplement are incorporated, as well as the relevant indicators of the Sustainability Accounting Standards Board (SASB) applicable to the real estate sector. It also considers the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD) to strengthen transparency around risks and opportunities related to climate change.

The information contained in this report was collected and managed by the heads of each area, consolidated and validated by the internal ESG team, and has been approved by the Chief Operating and Legal Officer.

The information is governed by the criteria established in Acosta Verde's Internal Policy on ESG Information Management, which dictates the best practices for the management of environmental, social and corporate governance information within the Company.

The highest bodies involved in the preparation and validation of the Integrated Annual Report are the Chief Operating and Legal Officer and the Chief Executive Officer of Acosta Verde, who are responsible for reviewing and authorizing its publication, ensuring that it accurately reflects the Company's performance.

We present the following updates to the information reported in the 2024 report:

- We homologated the information on recycled waste managed by the operation of the Plaza Sendero shopping centers portfolio.
- We include in the scope 3 emissions, those generated in the common areas of each shopping center, corresponding to the property of third parties.

GRI CONTENT INDEX

Acosta Verde Group has prepared the report in accordance with the GRI Standards for the period from January 1 to December 31, 2024.

General Disclosures

Disclosure	Disclosure Name	Answer in table, omissions and/or modifications	Page	Answered 2024
GRI 1: Fundamentals 2021				
GRI 2: General Disclosures 2021				
1. The organization and its reporting practices				
2-1	Organization details		7-8, 70-71	<input checked="" type="checkbox"/>
2-2	Entities included in the organization's sustainability report		70-71	<input checked="" type="checkbox"/>
2-3	Reporting period, frequency and contact point	Period: January 1 to December 31, 2024 Frequency: Yearly	70-71	<input checked="" type="checkbox"/>
2-4	Repetition of information		70-71	<input checked="" type="checkbox"/>
2-5	External verification		86	<input checked="" type="checkbox"/>
2. Activities and employees				
2-6	Activities, value chain and other business relationships		7-12	<input checked="" type="checkbox"/>
2-7	Employees		40, 84-85	<input checked="" type="checkbox"/>
2-8	Non-employee workers	Security and surveillance: 272 Cleaning: 300 Gardening: 38	Response in table	<input checked="" type="checkbox"/>
3. Corporate Governance				
2-9	Corporate governance structure and composition		53-54, 56-60	<input checked="" type="checkbox"/>
2-10	Nomination and selection of the highest governance body		53-54	<input checked="" type="checkbox"/>
2-11	Chairman of the highest governing body	Jesús Acosta Verde chairs the Board of Directors and holds an executive position in the organization; therefore, he is not independent.	53-54	<input checked="" type="checkbox"/>
2-12	Role of the highest governance body in overseeing impact management		53-54, 61-62	<input checked="" type="checkbox"/>
2-13	Delegation of responsibility for impact management		53-62	<input checked="" type="checkbox"/>
2-14	Role of the highest governance body in sustainability reporting		70-71	<input checked="" type="checkbox"/>
2-15	Conflicts of interest		64-65	<input checked="" type="checkbox"/>
2-16	Communication of critical concerns		65-66	<input checked="" type="checkbox"/>
2-17	Collective knowledge of the highest governance body		53-55	<input checked="" type="checkbox"/>

Disclosure	Disclosure Name	Answer in table, omissions and/or modifications	Page	Answered 2024
2-18	Performance evaluation of the highest governance body	The performance of the Board of Directors of Acosta Verde is not currently evaluated.	Response in table	
2-19	Remuneration policy		58-60	
2-20	Process for determining remuneration		58-60	
2-21	Total annual compensation ratio	<p>Percentage increase in annual total compensation for the organization's highest-paid individual.</p> <ul style="list-style-type: none">Median percentage increase in annual total compensation for all employees - excluding the highest paid 8.40%.Ratio of the percentage increase in annual total compensation: 8.40% The performance of Acosta Verde's Board of Directors is not currently evaluated.	Response in table	
4. Strategy, policies and practices				
2-22	Sustainable Development Strategy Statement		4-5, 26-28	
2-23	Political commitments		7-9, 20, 64-66	
2-24	Incorporation of political commitments		20, 64-66	
2-25	Processes to remediate negative impacts		23-24, 61, 65	
2-26	Mechanisms for seeking advice and raising concerns		64-65	
2-27	Compliance with laws and regulations	No non-compliance with any law or regulation applicable to Grupo Acosta Verde has been identified during the reporting period.	64,66	
2-28	Member associations		28, 50	
5. Stakeholder engagement				
2-29	Approach to stakeholder engagement		23-24	
2-30	Collective bargaining agreements	All of Acosta Verde's collaborators are employees, none of them are unionized	Response in table	
Gri 3: material topics 2021				
3-1	Process for determining material topics		25-27	
3-2	List of material topics		25-27	
3-3	Management of material topics		25-27	

Material Topics

Disclosure	Disclosure Name	Answer in table, omissions and/or modifications	Page	Answered 2024
Material Topics: ENVIRONMENTAL				
Energy				
GRI 3: MATERIAL TOPICS 2021				
3-3	Management of Material Topics		31-33, 83	<input checked="" type="checkbox"/>
GRI 302: Energía 2016				
302-1	Energy consumption within the organization		31-33, 83	<input checked="" type="checkbox"/>
302-2	Energy consumption outside the organization		31-33, 83	<input checked="" type="checkbox"/>
302-3	Energy intensity		31-33, 83	<input checked="" type="checkbox"/>
302-4	Reduction of energy consumption		31-33, 83	<input checked="" type="checkbox"/>
Emissions				
GRI 3: MATERIAL TOPICS 2021				
3-3	Management of Material Topics		33	<input checked="" type="checkbox"/>
GRI 305: Emissions 2016				
305-1	GEO direct emissions (Scope 1)		33	<input checked="" type="checkbox"/>
305-2	Energy-related indirect GHG emissions (Scope 2)		33	<input checked="" type="checkbox"/>
305-3	Other indirect GHG emissions (scope 3)		33	<input checked="" type="checkbox"/>
305-4	Intensity of GHG emissions		33	<input checked="" type="checkbox"/>
305-5	Reduction of GHG emissions		33	<input checked="" type="checkbox"/>
Climate Change				
GRI 3: MATERIAL TOPICS 2021				
3-3	Management of Material Topics		34-35	<input checked="" type="checkbox"/>
GRI 306: Waste 2020				
306-1	Generation of waste and significant waste-related impacts		34-35	<input checked="" type="checkbox"/>
306-2	Management of significant waste-related impacts		34-35	<input checked="" type="checkbox"/>
306-3	Waste generated		34-35	<input checked="" type="checkbox"/>
306-4	Waste not destined for disposal	No hazardous waste is generated (corrosive, reactive, expressive, etc.).	34-35	<input checked="" type="checkbox"/>
306-5	Waste for disposal		34-35	<input checked="" type="checkbox"/>

Disclosure	Disclosure Name	Answer in table, omissions and/or modifications	Page	Answered 2024
Water				
GRI 3: MATERIAL TOPICS 2021				
3-3	Management of Material Topics		36, 83	<input checked="" type="checkbox"/>
GRI 303: Water and Effluents 2018				
303-1	Interaction with water as a shared resource		36, 83	<input checked="" type="checkbox"/>
303-2	Management of the impacts related to water discharge		36, 83	<input checked="" type="checkbox"/>
303-3	Water extraction		36, 83	<input checked="" type="checkbox"/>
303-4	Water discharge		36, 83	<input checked="" type="checkbox"/>
303-5	Water consumption		36, 83	<input checked="" type="checkbox"/>
Material Topics: SOCIAL				
Employee training and development				
GRI 3: MATERIAL TOPICS 2021				
3-3	Management of Material Topics		38-50	<input checked="" type="checkbox"/>
GRI 401: Employment 2016				
401-1	Hiring of new employees and staff turnover		40, 85	<input checked="" type="checkbox"/>
401-2	Benefits for full-time employees not provided to part-time or temporary employees		42-43	<input checked="" type="checkbox"/>
401-3	Parental leave		42-43, 84	<input checked="" type="checkbox"/>
GRI 404: Training and Education 2016				
404-1	Average hours of training per employee per year		44-45	<input checked="" type="checkbox"/>
404-2	Programs to improve employee skills and transition assistance programs		44-45	<input checked="" type="checkbox"/>
404-3	Percentage of employees receiving regular performance and career development evaluations.		44-45	<input checked="" type="checkbox"/>
GRI 405: Diversity and Equal Opportunity 2016				
405-1	Diversity of governing bodies and employees		45, 56, 84	<input checked="" type="checkbox"/>




Disclosure	Disclosure Name	Answer in table, omissions and/or modifications	Page	Answered 2024
Community participation and development				
GRI 3: MATERIAL TOPICS 2021				
3-3	Management of Material Topics		49-50	
GRI 413: Local Communities				
413-1	Operations with local community involvement programs, impact evaluations and development		49-50	
Other relevant social issues				
GRI 403: Occupational Health and Safety 2018				
403-1	Occupational health and safety management system		46	
403-2	Hazard identification, risk assessment and incident investigation		46	
403-3	Occupational health services		46	
403-5	Occupational health and safety training for workers		46-48	
403-6	Promotion of workers' health		46-48	
403-9	Work-related injuries		46-48	
403-10	Occupational diseases and illnesses	There were no occupational illnesses, diseases or deaths.	46-48	
Material topics: CORPORATE GOVERNANCE				
Risk management				
GRI 3: MATERIAL TOPICS 2021				
3-3	Management of Material Topics		63	
Anti-corruption and bribery				
GRI 3: MATERIAL TOPICS 2021				
GRI 205: Anti-corruption 2016				
205-1	Operations assessed for corruption-related risks	100% of operations were assessed for risks related to corruption.	63	
205-2	Communication and training on anti-corruption policies and procedures	100% of employees were informed and trained on anti-corruption policies and procedures.	63	
205-3	Corruption incidents confirmed and actions taken	There were no cases of corruption in 2024.	63	

Disclosure	Disclosure Name	Answer in table, omissions and/or modifications	Page	Answered 2024
Other relevant corporate governance issues				
Human Rights				
GRI 406: Non-discrimination 2016				
406-1	Cases of discrimination and corrective actions taken	During the reporting period, Grupo Acosta Verde did not record any cases of discrimination.	Reponse in table	<input checked="" type="checkbox"/>
Business Ethics				
GRI 207: Taxation 2019				
207-1	Fiscal approach		66	<input checked="" type="checkbox"/>
207-2	Fiscal governance, control and risk management		66	<input checked="" type="checkbox"/>
207-3	Stakeholder engagement and management of tax concerns		66	<input checked="" type="checkbox"/>
GRI 415: Política pública 2016				
415-1	Contribution to political parties and/or representatives	The organization did not make any political contribution either directly or indirectly by recipient/beneficiary.	Reponse in table	<input checked="" type="checkbox"/>
GRI 416: Customer health and safety 2016				
416-2	Non-compliance cases related to health and safety impacts of product and service categories.	There were zero cases of non-compliance with regulations or voluntary codes relating to the health and safety impacts of products and services.	Reponse in table	<input checked="" type="checkbox"/>
Cybersecurity and information protection				
GRI 418: Customer privacy 2016				
418-1	Substantiated complaints regarding violations of customer privacy and loss of customer data	There were zero substantiated complaints regarding violations of customer privacy.	68-69	<input checked="" type="checkbox"/>

SASB CONTENT
INDEX

Code	Metric	Category	Unit of measure	Answer in table, omissions and/or modifications	Page	Answered 2024
SASB: Bienes Raíces 2018						
Gestión de la energía						
IF-RE-130a.1	Coverage of energy consumption data as a percentage of total floor area, by real estate sub-sector	Cuantitativa	Percentage (%) by land area	100% of the common areas owned by Acosta Verde.	Response in table 71 Performance Data ESG - Environment	☑
IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage (2) percentage of grid electricity and (3) percentage of renewables, by real estate subsector.	Cuantitativa	Gigajoules (GJ), percentage (%)	(1) Energy consumption 2024 (GJ) Direct energy (fuels): 1,307 Indirect energy (electricity): 104,318 Total energy: 105,625 (2) 99% of energy consumption came from the electricity network (3) All energy comes from fossil fuels.	32, 83	☑
IF-RE-130a.3	Percentage change under similar conditions in energy consumption of the portfolio area with available data coverage, by real estate subsector.	Cuantitativa	Percentage (%)	2023: 106,554 (GJ) 2024: 102,904 (GJ) The reduction is -3.43%. Note: The percentage of variation results from the calculation of information considering “same Plaza Sendero shopping centers”, that is, it does not consider the consumption of Plaza Sendero Ensenada, whose opening took place during 2024.	Response in table	☑
IF-RE-130a.4	Percentage of the qualified portfolio that (1) has an energy rating and (2) is ENERGY STAR certified, by real estate subsector	Cuantitativa	Percentage (%) by land area	At the end of 2024, the Company has not considered carrying out a certification process related to energy.	Response in table 31	☑
IF-RE-130a.5	Description of how building energy management considerations are integrated into real estate investment analysis and operational strategy.	Debate and analysis	n/a	The use of energy reduction targets has been key to actively manage energy consumption. Initiatives such as the installation of LED lighting in 100% of the properties are an example of how we intend to achieve the targets set for the Company.	32, 64	☑

Code	Metric	Category	Unit of measure	Answer in table, omissions and/or modifications	Page	Answered 2024
Water management						
IF-RE-140a.1	Data coverage of water withdrawn, expressed as a percentage, (1) of total usable area and (2) of usable area in regions with high or extremely high initial water stress, by real estate subsector.	Cuantitative	Percentage (%) by land area	(1) 100% of the common areas owned by Acosta Verde, therefore the water withdrawal data refers to 468,092 m³. (2) 100% of the water consumed corresponds to areas with some degree of water stress. All of our Plaza Sendero shopping centers are located in areas with high or extremely high stress according to the Water Risk Atlas.	Response in table 32-36, 83	
IF-RE-140a.2	(1) Total water withdrawn by portfolio area with available data coverage and (2) percentage in regions with high or extremely high initial water stress, by real estate subsector.	Cuantitative	Thousand cubic meters (m³), percentage (%)	(1) Total water consumption 2024 (m³): Municipal water supply: 458,980 Water supplied by third parties (pipes): 34,363 Total water: 493,344. (2) 100% of the water consumed corresponds to areas with some degree of water stress. All of our operations are located in high water stress areas	36, 83	
IF-RE-140a.3	Similar percentage change in water withdrawn for the portfolio area with data coverage, by real estate sub-sector	Cuantitative	Percentage (%)	Acosta Verde has only the commercial subsector. 2023 - 480,517 2024 - 479,933 The reduction is .12%. Note: The percentage of variation results from the calculation of information considering “same Plaza Sendero shopping centers”, that is, it does not consider the consumption of Plaza Sendero Ensenada, whose opening took place during 2024.	Response in table	
IF-RE-140a.4	Description of water management risks and analysis of strategies and practices to mitigate them.	Debate and analysis	n/a	The use of water reduction targets has been key to the active management of water consumption. Initiatives such as the installation of dry urinals in 100% of the properties are examples of how the Company intends to achieve the goals set for the Company. Acosta Verde is currently strengthening its systems, processes, and mechanisms for measuring, monitoring, follow-up, collection, validation, and disclosure/reporting in order to comply with this information.	36	

Code	Metric	Category	Unit of measure	Answer in table, omissions and/or modifications	Page	Answered 2024
Managing tenant impacts on sustainability						
IF-RE-410a.1	(1) Percentage of new leases containing a cost-recovery clause for structural improvements related to resource efficiency and (2) related leased GLA, by real estate subsector.	Cuantitative	Percentage (%) per floor area, square feet (ft²)	1) 100% of the leases signed during 2024 have this clause (included in the shopping center regulations, which are included as an annex to each lease). (2) 61,708 m² (664,219 ft²) of new leases signed during 2024. The sustainability clause is in accordance with the management sectorial in Mexico. In the case of renewals, the lease is signed according to the current format which includes the Sustainability Clause. Tenants cover the maintenance costs of the shopping center.	Response in table	
IF-RE-410a.2	Percentage of tenants separately metered or submetered for (1) grid electricity consumption and (23) water withdrawn, by real estate subsector.	Cuantitative	Percentage (%) by land area	(1) 100% of the occupied ABR has its own electricity consumption measurement. (2) 14% of the occupied ABR has its own independent water consumption measurement.	Response in table	
IF-RE-410a.3	Analysis of the method to measure, incentivize and improve the effects of tenants on sustainability.	Debate and analysis	n/a	The lease agreement format includes a Sustainability Clause, which stipulates that Acosta Verde may provide tenants with the sustainable recommendations it deems necessary to implement in the leased space, with the objective of reducing the economic costs of the operation, as well as reducing its environmental impact. The ESG recommendations we make to our tenants are guided by the national and international requirements of the most relevant evaluations and reporting frameworks on sustainability issues, such as AMAFORE, CSA, GRI, SASB, among others.	Response in table	

Code	Metric	Category	Unit of measure	Answer in table, omissions and/or modifications	Page	Answered 2024
Adaptation to climate change						
IF-RE-450a.1	Surface area of properties located in 100-year flood zones by real estate sub-sector	Cuantitative	square feet (ft²)	Las Torres - 19,083 m² (205,408 ft²) Juárez - 20,975 m² (225,773 ft²) Chihuahua - 25,351 m² (251,348 ft²) Obregón - 30,637 m² (329,773 ft²)	Reponse in table	
IF-RE-450a.2	Description of the analysis of climate change risk exposure, degree of systematic exposure of the portfolio and strategies to mitigate risks.	Debate and analysis	n/a	In the following years, we will seek to conduct a formal climate risk analysis, as we understand the relevance of these risks to our business. With this, we will better understand the challenges and opportunities we may face in the short, medium and long term in environmental matters.	31	

Code	Metric	Category	Unit of measure	Answer in table, omissions and/or modifications	Page	Answered 2024
IF-RE-000.A	Number of properties by real estate subsector	Cuantitative	Number	18 commercial real estate	Reponse in table	
IF-RE-000.B	Leasable land area, by real estate sub-sector	Cuantitative	square feet (ft²)	468,092m² (5,038,500 ft²)	Reponse in table	
IF-RE-000.C	Percentage of properties indirectly managed, by real estate sub-sector	Cuantitative	Percentage (%) by land area	We manage 3 properties in the third-party commercial sub-sector, in addition to Acosta Verde's 18 properties. These properties have an ABR equivalent to 26% of the ABR of the Company's own shopping centers, or 123,497 m², however, this ABR is not part of the 468,092 m² of the Company's portfolio.	Reponse in table	
IF-RE-000.D	Average occupancy rate, by real estate subsector	Cuantitative	Percentage (%)	Total commercial portfolio occupancy: 95.6%.	Reponse in table	

TCFD
CONTENT INDEX

TCFD Category	Recomendation	Page / Direct response
SASB: Real Estate 2018		
Energy management		
TCFD - Governance	a) Management's role in assessing and managing climate-related risks and opportunities. b) Board oversight of climate-related risks and opportunities	The Board of Directors is responsible for making decisions on ESG issues, taking into account the prior consideration by the Audit and Corporate Practices Committee (page 53).
TCFD - Strategy	a) Climate-related risks and opportunities identified in the short, medium and long term.	See website Acosta Verde's ESG Strategic Plan includes the following objectives: a) To have a climate risk mitigation and adaptation plan in place for 100% of operations by 2026.
	b) Impact of climate-related risks and opportunities on the organization's business, strategy and financial planning.	b) 100% of new buildings must be built with efficient technologies
	c) Resilience of the organization's strategy, taking into account different scenarios, including a 2°C or lower scenario.	Green Acosta is committed to adopting TCFD recommendations, including the assessment to develop climate scenario analyses.
TCFD – Risk management	a) Organizational processes for identifying and assessing climate-related risks.	Climate-related risks are integrated as part of the management process carried out by the Internal Control area in conjunction with the Sustainability area. Internal Control area in conjunction with the Sustainability area. The internal control area uses the COSO methodology for risk identification and management (pages 61-62). methodology for risk identification and management
	b) Organizational processes to manage climate-related risks. c) How the processes for identifying, assessing and managing climate-related risks are integrated into the overall risk management of the organization.	See website
TCFD – Metrics and Objectives	a) Metrics used by the organization to assess climate-related risks and opportunities in accordance with its risk management strategy and processes.	* Percentage of shopping centers located in water-stressed areas * Reduction in energy intensity in shopping centers
	b) Scope 1 and 2, and if necessary, Scope 3 greenhouse gas (GHG) emissions and related risks	Acosta Verde conducts its annual greenhouse gas inventory. See the Emissions section (page 33)
	c) Targets used by the organization to manage climate and performance-related risks and opportunities compared to objectives	See the Our performance section of the sustainability strategy (page 27). Reduce energy intensity by 20%. Reduce GHG emissions intensity by 20% by 2030. Incorporate renewable energy sources for 50% of the common areas of all shopping centers by 2050.

ESG PERFORMANCE DATA

Environmental

GRI 302-1, 302-2, 303-3 || GRESB
Additional Energy Data

Indicador	Unit	Escobedo	Las Torres	Periférico	Ixtapaluca	San Luis	Toluca	San Roque	Apodaca	Juárez	Chihuahua	Los Mochis	Tijuana	Sur	Culiacán	Mexicali	Obregón	Santa Catarina	Ensenada	Corporate	Shoppin centers administered	Consolidated
Energy consumption of the organization																						
Diesel	GJ	2	3	3	22	5	8		45	11	12	28	65	12	15	12	4	23	24			292
LP Gas	GJ	2	7	1	2	1		0	1	1	51	1	2		0	2	4					77
Natural Gas	GJ		308							541												849
Gasoline	GJ																			89		89
Electricity	GJ	3,525	5,578	5,061	4,475	5,431	4,941	1,423	10,564	6,541	6,479	7,798	6,731	6,166	7,933	6,948	5,130	6,895	2,697			104,318
Energy consumption outside the organization																						
Leased assets	GJ	48,454	33,215	52,281	18,798	25,863	20,171	20,363	17,184	26,330	10,362	9,398	10,411	10,809	6,372	19,000	12,166	9,121	9,121			356,938
Transport	GJ																			371		371
Emissions																						
Direct GHG emissions (Scope 1)	TCO ₂ e	6	174	52	79	307	363	118	213	133	63	22	27	20	78	24	64	44	2	6		1,794
Indirect GHG emissions (Scope 2)	TCO ₂ e	435	688	624	552	670	609	176	1,303	807	799	962	830	760	978	857	633	850	333			12,866
Other indirect GHG emissions (Scope 3)	TCO ₂ e	930	1,214	1,038	544	907	816	142	1,677	1,346	1,278	1,159	1,284	1,333	786	2,343	1,500	1,125	819	26		20,266
Waste																						
Total waste	Ton	380	433	305	368	396	537	111	963	170	177	375	692	510	350	357	418	538	239	-	2	7,322
Waste not sent for recycling	Ton	361	415	278	353	366	491	103	939	156	166	326	606	505	318	343	389	511	206			6,831
Waste sent for recycling	Ton	19	18	27	15	30	47	8	23	14	12	49	86	5	32	14	29	27	33	-	2	491
Water management																						
Total water	m³	20,858	17,948	20,995	30,058	31,634	31,667	6,329	36,968	14,572	43,135	33,673	50,393	27,891	32,651	27,024	29,688	24,450	13,411			493,344
Water reused	m³	1,718	2,482	2,570	2,284	2,450	1,913	1,113	4,974	3,919	3,061	3,447	3,670	3,464	2,926	1,260	1,382	2,247	1,706			46,585

Social

GRI 2-7. 405-1

Team members by gender, age range, and position

		Women			Men		
	Rank	Less than 30 years	Between 30 and 50 years	More than 50 years	Less than 30 years	Between 30 and 50 years	More than 50 years
Directives	Directors					3	1
Executives	Managers		6			8	3
	Coordinator		3			2	1
	Head	1	23	3	2	30	5
Administratives	Specialist	6	9	1	2	7	
	Analyst	12	42	2	4	9	
	Assistant	2	17	1			
	Auxiliary	1	1				
Operatives	Operative			4	35	62	18
Total		22	101	11	43	121	28

GRI 2-7

Team members by position and nationality

		Mexican	French
Directives	Director	4	
Executives	Managers	17	
	Coordinator	6	
	Head	63	1
Administratives	Specialist	25	
	Analyst	69	
	Assistant	20	
	Auxiliary	2	
Operatives	Operative	119	
Total		325	1

GRI 2-7

Team members with permanent contracts by region

Permanent contract team members by region		
Region	Number of women	Number of men
Baja California	9	21
Chihuahua	6	23
Coahuila	3	6
Estado de México	7	17
Nuevo León	95	84
San Luis Potosí	3	8
Sinaloa	5	17
Sonora	3	9
Tamaulipas	3	7
Total	134	192

401-2

Provide information regarding parental leave

	Men	Women
Total number of employees who have been entitled to parental leave	5	7
Total number of employees who have taken parental leave	5	7
Total number of employees who have returned to work in the reporting period after parental leave has ended	5	6
Total number of employees who remain employed 12 months after returning to work on parental leave	4	6
Return to work after parental leave rates	100	85.7
Retention rates for employees on parental leave	80	100

GRI 401-1

Team member turnover by place of work, gender, and age

	Plazas Sendero		Corporate		Total		Rates			
	Men	Women	Men	Women	Men	Women	Rate Men Senderos (%)	Rate Men Corporate (%)	Rate Women Senderos (%)	Rate Women Corporate (%)
	Voluntary team member turnover									
Total	63	8	5	5	68	13	38%	3%	5%	3%
Less than 30 years	26	0	1	3	27	3	16%	1%	0%	2%
Between 30 and 50 years	31	7	4	2	35	9	19%	2%	4%	1%
More than 50 years	6	1	0	0	6	1	4%	0%	1%	0%
	Involuntary staff turnover									
Total	12	14	3	7	15	21	7%	2%	8%	4%
Less than 30 years	2	6	0	1	2	7	1%	0%	4%	1%
Between 30 and 50 years	9	8	3	6	12	14	5%	2%	5%	4%
More than 50 years	1	0	0	0	1	0	1%	0%	0%	0%

EXTERNAL
VERIFICATION

GRI 2-5



Annual Integrated Report, 2024
External and Independent Verification Letter

To the stakeholders of Acosta Verde, S.A.B. de C.V., this document corresponds to the opinion of Vert, Desarrollo Sustentable (Vert), regarding the Acosta Verde, S.A.B. de C.V. 2024 Annual Integrated Report.

The objective of Vert is to issue an independent verification regarding the contents of this report, taking as reference the standards of the Global Reporting Initiative and the Sustainability Accounting Standards Board applicable to the Real Estate industry.

Verification Methodology:

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

Furthermore, evaluations were conducted on the information collection mechanisms used to gather the numbers expressed in the content of the document, examining the qualitative and quantitative information included in this report.

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

Conclusions:

As a result of the verification process, it was concluded that the Annual Integrated Report 2024 of Acosta Verde, S.A.B. de C.V. was prepared with reference to the GRI 2021 and SASB Standards. No evidence was found to suggest that compliance and adherence to the GRI and SASB methodology were not carried out adequately, nor that there are errors in the information presented or that any material topic was intentionally omitted.



Diego Gabriel Sánchez Ruíz

GRI Certified Sustainability Professional - (based on the GRI Universal Standards 2021)
Expedición: jul. 2024
ID de la certificación: 109014578



Benjamín Salgado Pérez

FSA Credential Holder

About the Verification

The associates of Vert possess the fundamental preparation to examine and validate the correct compliance with the necessary guidelines for the preparation and publication of Sustainability Reports, which allows them to express a professional opinion regarding the adherence of all non-financial content of the report to the GRI 2021 and SASB standards, based at all times on the principles of independence, objectivity, and confidentiality. Vert does not assume any commitment regarding the information collection processes implemented in this report. This verification is issued on May 23, 2025, and will remain valid as long as no modifications or subsequent publications are made after this date.

GLOSSARY

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

AMAFORE's Homologated ESG Questionnaire: This questionnaire seeks to compile and unify, under the same criteria, the information related to the ESG progress of national public issuers. In this way, it facilitates the evaluation and comparison of sustainability practices among companies, promoting more responsible investments aligned with ethical and sustainable criteria. [Questionnaire](#)

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

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

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

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

United Nations Global Compact: This is the world's largest corporate sustainability initiative. It aims to align the strategies and operations of companies with Ten Universal Principles on human rights, labor standards, environment and anti-corruption. <https://pactoglobal.org.mx/>



Sustainability Accounting Standards Board (SASB): These are industry standards that help companies identify, manage and communicate sustainability issues that are financially material to their industry. In other words, those issues that can really affect the value of the company in the medium and long term. <https://sasb.ifrs.org/>

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

➤ CONTACT

GRI 2-3

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