

01

TRANSCEND AS A COMPANY

GRI 3-1, 3-2, 3-3, 2-12, 2-22

Our ongoing goal is to transcend beyond our operational activities to create both social and economic benefits for all our stakeholders.

46

YEARS' OF
EXPERIENCE

SDGs involved



our com pa ny



Letter from the President AND CHIEF EXECUTIVE OFFICER

GRI 2-22

In a global context characterized by continuous changes and challenges, we reaffirm our strong commitment to business ethics and sustainability. Our aim is to usher in positive change, instilling ethical principles in all aspects of our daily work and maintaining our commitment to the integration of ESG (Environmental, Social and Governance) criteria in all our operations.

Integrating an ethical community is an ongoing effort for which we rely on each member of FINSA to act as a model of trust and inspiration. We acknowledge that our reputation and responsibility are forged from every decision we make on a daily basis. By doing the right thing, we can join a virtuous circle of great benefits. We understand that this is the tangible way to demonstrate our values in a socially responsible commitment that is in line with best corporate governance practices in the global industrial real estate market.

In addition, the phenomenon of nearshoring has promoted ESG aspects in companies, breathing new life to the industrial real estate market and providing unique opportunities for the development of manufacturing and global logistics spaces.

OUR INDUSTRIAL PARKS ARE POSITIONED AS STRATEGIC HUBS THAT FACILITATE INFRASTRUCTURE TO ATTRACT INVESTMENT, CONSIDERING NOT ONLY PRODUCTIVITY AND PROFITABILITY BUT ALSO GENERATING VALUE THROUGH STRATEGIES AND SOLUTIONS TO COUNTERACT CLIMATE CHANGE AND REDUCE OUR CARBON FOOTPRINT.

We contribute to the mission of companies that have decarbonizing goals aimed at contributing to Sustainable Development Goals, from the use of efficient and clean energy to the implementation of sustainable best practices.

All this is possible thanks to the four strategic axes of our sustainability model: Talent and Corporate Culture, Environment, Ethics and Legality, as well as Community, with a focus on risk management, innovation, commitment and value chains, responsibility and resilience, as well as a sustainable business purpose.



During the year 2023 our sustainability practices successfully overcame challenges, strengthening the trust of our stakeholders. I deeply appreciate and thank everyone at FINSA for their unwavering commitment to business ethics and sustainability, and for their determination to operate responsibly in an ever changing world.

Sergio Argüelles González

President of the Board and Chief Executive Officer

Our COMPANY

GRI 2-1, 2-2

FINSA IN ACTION

The uninterrupted and comprehensive work we have performed for 46 years has consolidated FINSA as one of the most important industrial real estate development companies in Mexico.

At FINSA we design, build, manage and operate industrial parks in Mexico with an innovative, sustainable approach and the highest international standards.

The properties we manage and/or lease are distributed in four regions of the country: Northeast, Northwest, Bajío and West, and Central Mexico, totaling 3.2 million square meters throughout the 17 states where we have a presence.

Designed with the appropriate conditions to offer access and mobility, our industrial parks facilitate the logistics and manufacturing requirements of our customers with the aim of contributing to the improvement of their processes, marketing and optimization of their resources.





Our properties are home to various automotive industry suppliers and original equipment manufacturers who have trusted FINSA to install their operations centers in strategic locations that help them reduce response times and logistics costs.

We contribute to the wellbeing of our clients' work teams, which is why we have dedicated spaces in some industrial parks that have been converted to recreational and sports areas.

Our goal of integrating everything necessary for a better operation has led us to build daycare centers, convenience stores, restaurants and hotels in larger parks in order to improve the operation and satisfaction of our stakeholders.

BY THE END OF 2023 THE PREFERENCE OF OUR CUSTOMERS POSITIONED US AS A NATIONAL LEADER IN INDUSTRIAL REAL ESTATE DEVELOPMENTS.

FINSA in NUMBERS

+70

LOCATIONS
IN MEXICO

3.2 MILLIONS

sq. m. MANAGED

46

YEARS' OF
EXPERIENCE

21

INDUSTRIAL PARKS

12 MILLIONS

sq. m. DEVELOPED

99%

OCCUPANCY



Our consolidation OVER THE YEARS

In 1977, FINSA was founded in Matamoros, Tamaulipas to meet the needs of foreign investors who were looking for places to install industrial infrastructure to house maquiladora [in-bond manufacturing] companies then arriving to that border city.

Our first industrial park, called FINSA Matamoros del Norte, was created in 1979 on a 100-hectare site where Componentes Mecánicos de Matamoros, the first maquiladora owned by General Motors, was installed.

1977

FINSA launches operations in Matamoros, Tamaulipas.

**1992**

FINSA Iztapalapa, the first "Green Flags" certified industrial park was built in Mexico City .

Industrial park for VW Puebla, the first dedicated to the automotive industry in Latin America was developed.

1994

FINSA Iztapalapa industrial park's first daycare center opens.

**1998**

FINSA Coahuila is developed for automotive industry suppliers.

2000

A joint Venture is signed with an international fund to double the industrial building portfolio.

2005

A 1-million-square-meter portfolio is placed with an international fund.

2006

The FINSA II project begins, in partnership with an international fund, to develop 929,000 sq. m.

2007

FINSA Guadalupe develops the first integrated industrial park in Mexico where housing, trade and industry converge.

2008

Construction of the first LEED Gold-certified industrial building, awarded by the U.S. Green Building Council (USGBC), begins in Nuevo León.

2009

Consolidation of the FINSA Foundation.

2010

A joint venture is signed with a U.S. private equity fund to expand industrial developments.

The first Environmental Quality Certificate issued by the Federal Environmental Protection Agency (PROFEPA) is received.

**2012**

2,750 million pesos of capital is raised through Development Capital Certificates (CKD FINSACK 12).

2014

The Socially Responsible Company Distinction issued by CEMEFI was awarded.

**2015**

5 billion pesos of capital raised through Development Capital Certificates (CKD FINWSCK 15), to develop 1,802,319 sq. m.

2017

FINSA Guadalupe industrial park's daycare center opens.

2018

FINSA Guadalupe and FINSA Monterrey receive Authorized Economic Operators (AEO) certification.

2019

The largest real estate transaction in Latin America with a placement of 1.2 million sq. m. with a FIBRA was closed.

2021

USD 395 million in capital raised through a hybrid fund (CKD III + FINSA III + FINSA IV).

2022

Compliance with the United Nations Global Compact.

2023

CLOSING OF THE SECOND MOST IMPORTANT TRANSACTION IN THE INDUSTRIAL REAL ESTATE SECTOR IN MEXICO, WITH THE PLACEMENT OF 822,000 SQ. M. (GLA) WITH A FIBRA.

RECOGNIZED BY EXPANSIÓN MAGAZINE AS ONE OF THE 500 MOST IMPORTANT COMPANIES IN MEXICO.

CLOSING OF THE FIRST STAGE OF THE FINSA V. INVESTMENT FUND.

FINSA CONSOLIDATES ESG STRATEGY AND OBJECTIVES.



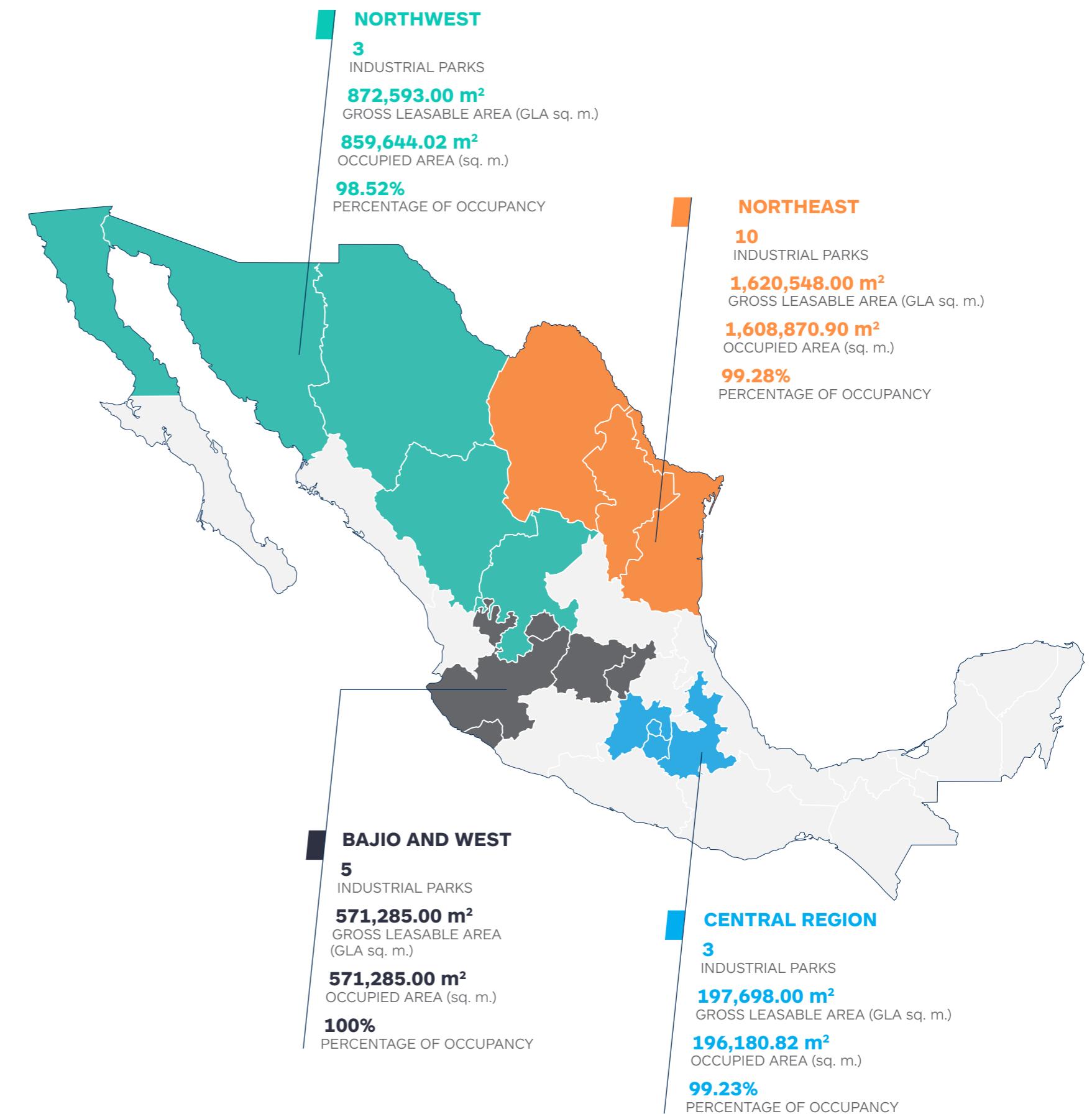
Our portfolio, products and MARKETS SERVED

GRI 2-6

We cover four zones of the country with space rental and sales services, with integral maintenance of industrial parks and property portfolio management.

The automotive, electronics, logistics, aerospace, medical, metal-mechanical, food and beverage, and packaging industries, among many others, are part of our portfolio of domestic and international clients who have found our offer to be the best investment option.

The personalized attention we offer to all our clients helps us to identify their needs in order to design and build space according to their requirements. This is achieved by providing them support throughout site selection, design, engineering processes and construction.



Industrial parks

AND INDUSTRIAL BUSINESS

REGION	LOCATION	PARK	INDUSTRY
NORTHWEST	Baja California	FINSA Tijuana	Electronics / Packaging / Logistics / Manufacturing / Medical
		FINSA Tijuana Alamar	Food / Electronics / Packaging / Logistics / Manufacturing / Medical
	Chihuahua	FINSA Juárez Independencia I	Automotive / Electronics / Logistics / Metal-mechanics / Packaging / Electric
NORTHEAST	Coahuila	FINSA Coahuila	Automotive / Electronics / Logistics / Manufacturing
	Nuevo León	FINSA Guadalupe	Automotive / Electronics / Logistics / Manufacturing / Metal-mechanics / Paper and cardboard
		FINSA Santa Catarina	Automotive / Electronics / Logistics / Manufacturing / Metal-Mechanic
		FINSA Santa Catarina II	Automotive / Electronics / Logistics / Manufacturing / Metal-Mechanic
		FINSA Monterrey	Automotive / Electronics / Logistics / Manufacturing / Metal-Mechanic
	Tamaulipas	FINSA Matamoros del Norte	Automotive / Electronics / Logistics / Manufacturing / Metal-Mechanic
		FINSA Matamoros Oriente	Automotive / Electronics / Logistics / Manufacturing / Metal-Mechanic
		FINSA Reynosa Maquilpark	Automotive / Electronics / Packaging / Logistics / Manufacturing
		FINSA Nuevo Laredo	Automotive / Electronics / Logistics / Manufacturing / Medical
		FINSA Nuevo Laredo Poniente	Automotive / Logistics / Manufacturing / Medical
BAJIO AND WEST	Jalisco	FINSA El Salto	Logistics / Automotive
	Aguascalientes	FINSA Aguascalientes	Automotive / Electronics / Logistics / Manufacturing / Metal-Mechanic
	Querétaro	FINSA Querétaro	Aerospace / Automotive / Logistics / Manufacturing
		FINSA Querétaro II	Automotive / Manufacturing / Metal-Mechanic / Paper and cardboard
		FINSA Querétaro III	Automotive / Logistics / Manufacturing / Packaging
CENTRAL MEXICO	CDMX	FINSA Iztapalapa	Commercial / Logistics / Services
	Puebla	FINSA Puebla	Automotive / Commercial / Logistics / Offices / Services
		FINSA Puebla II	Automotive

We have four specialized industrial parks for suppliers of original equipment manufacturers (OEMs) for the automotive industry, which are located close to the assembly plants, facilitating logistics, storage and just-in-time delivery and generating savings in transportation and stocks.

AUTOMOTIVE INDUSTRY**FINSA Aguascalientes**

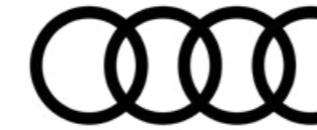
Nissan, Daimler, Infiniti



DAIMLER

**AUTOMOTIVE INDUSTRY****FINSA Puebla II**

Audi

**AUTOMOTIVE INDUSTRY****FINSA Puebla**

Volkswagen

**AUTOMOTIVE INDUSTRY****FINSA Coahuila**

General Motors



Our work, focused on customer satisfaction and the quality of our operations, has led us to obtain and maintain certification as an Authorized Economic Operator (AEO) in the area of property security in two of our industrial parks: FINSA Monterrey and FINSA Guadalupe.

THIS GUARANTEES THAT WE PROVIDES WORLD-CLASS SERVICE INFRASTRUCTURE AT COMPETITIVE COSTS FOR OUR CUSTOMERS.



Industrial Park FINSA QUERÉTARO III

To continue with our expansion plans, in February of this year we inaugurated our third industrial park in Querétaro with an area of 73 hectares focused on the logistics, automotive and electronics sectors.

THE CAPACITY OF THIS INDUSTRIAL COMPLEX IS PROJECTED TO HOUSE APPROXIMATELY 22 COMPANIES, WHICH WILL GENERATE 19,500 DIRECT AND INDIRECT JOBS.

FINSA Querétaro III belongs to a new generation of sustainable, environmentally friendly industrial parks designed to operate in an optimal and responsible manner.



Environmental, Social and Governance (ESG) COMMITMENT

GRI 2-22, 2-23

Our commitment to operate in a responsible and sustainable manner is reflected in our daily actions, focusing on labor welfare, environmental care, community development, respecting human rights and complying with applicable laws and regulations.

Our focus on continuous improvement is embodied in our Sustainability Management Model which provides us with a model framework to ensure our permanence in the market and continued growth.

As a company, every year we face new global challenges in environmental, social and governance issues, which is why our Model is based on four strategic pillars.



TALENT AND
CORPORATE
CULTURE



ETHICS, LEGALITY
AND ANTI-
CORRUPTION



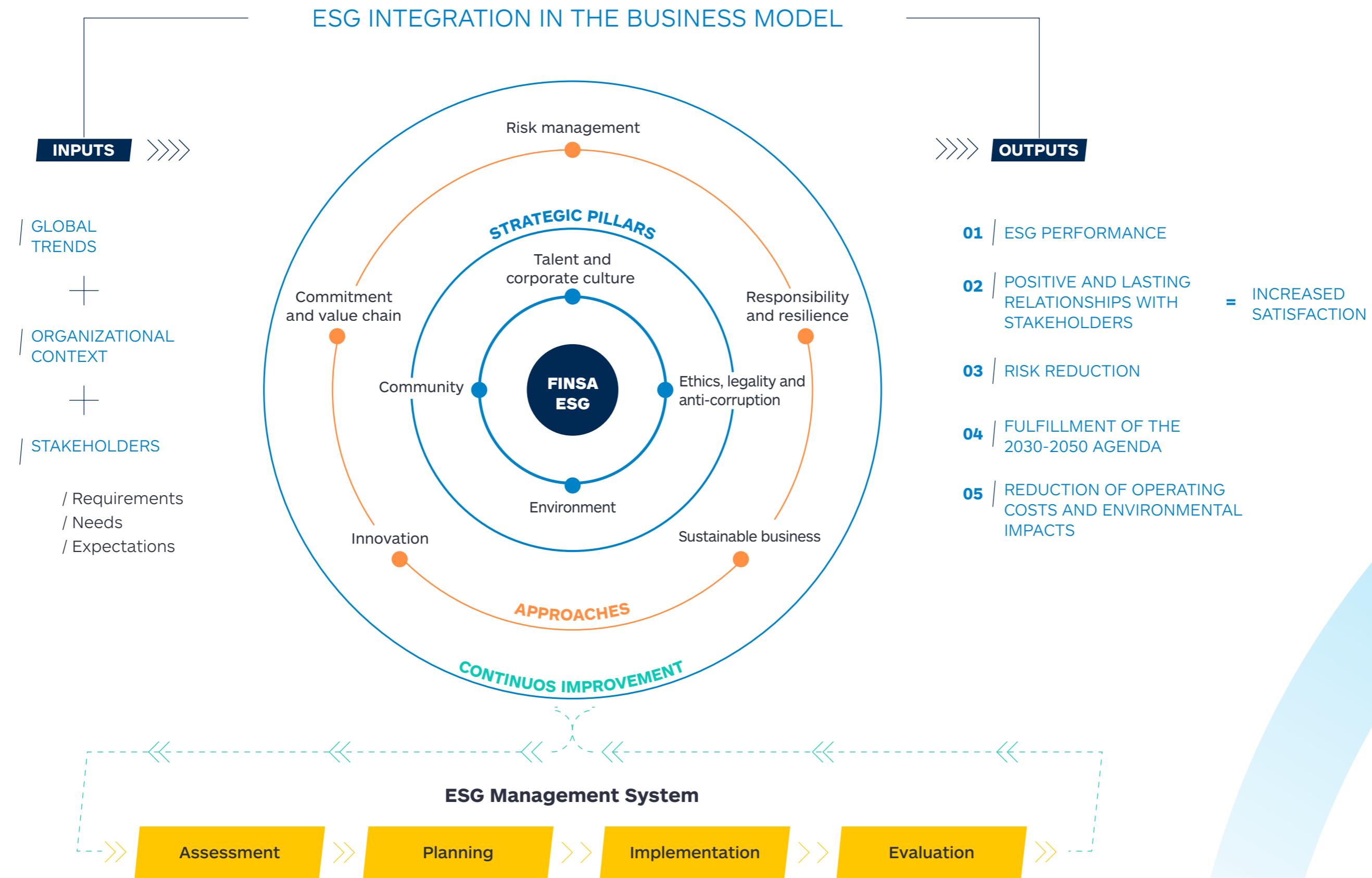
ENVIRONMENT



COMMUNITY

These pillars are aligned with global trends, the context of our company and the needs and expectations of our stakeholders, resulting in improved social, environmental and governance (ESG) performance, positive and lasting relationships with our stakeholders, reduced risks, collaboration with the fulfillment of the 2030 Agenda, savings in operating costs and reduced environmental impacts.





APPROACHES TO THE PILLARS OF THE MANAGEMENT MODEL

RISK MANAGEMENT

- | Reduce impacts on ESG* issues and stakeholders by managing and preventing risks (physical, regulatory, financial, legal, environmental, labor, market, social, tax, reputational, climate or potential contingencies).
- | The survival of our company depends on risk management to improve performance in an efficient and cost-effective manner.
- | Promote responsible investment.

INNOVATION

- | Anticipate the needs of the sector with sustainable projects.
- | Meet market challenges and trends.
- | Make use of new technologies for sustainable management.
- | Drive the strategy with the participation of different departments to promote innovation.

RESPONSIBILITY AND RESILIENCE

- | To be socially and environmentally responsible.
- | Develop resilient and sustainable operations.
- | Implement ESG practices aimed at improving leadership.
- | Propose climate scenarios and reduce greenhouse gas emissions (scopes 1, 2 and 3).
- | Follow a road map towards decarbonization.

COMMITMENT AND VALUE CHAIN

- | Maintaining constant contact with stakeholders to increase satisfaction by identifying relevant trends and issues (materiality), as well as risks and opportunities early.
- | Maintaining a good relationship with stakeholders allows us to improve and innovate processes and services within the value chain.
- | Build trust and credibility among stakeholders.

SUSTAINABLE BUSINESS

- | Process optimization and operating cost reduction, reflecting an increase in NOI (Net Operating Income).
- | Contribute to curb climate change and have a more resilient portfolio.
- | Improve working conditions in terms of health, safety, wellbeing, diversity, inclusion, equity, equality and human rights.
- | Consider ESG practices as a competitive advantage.





Sustainability STRATEGY

Our sustainability strategy has allowed us to continue working on the most important aspects for our company, focused on improving our performance and providing value to our stakeholders.

We support the development and professional growth of our employees through training programs, offer hygienic and safe facilities, promote a healthy work environment, and provide opportunities to reconcile family and work life.

We have made efforts to minimize our negative impacts on the environment by properly managing our waste and using natural resources responsibly.

The initiatives we have implemented for fuel and energy use have led us to measure our greenhouse gas emissions which is reflected in energy savings and efficiency.

As a result of these actions, we were once again certified by the Federal Environmental Protection Agency (Profepa) as an Environmental Quality Company for our industrial park operations and maintenance activities.

In the social aspect, we help children and young people continue their education by granting scholarships through the FINSA Foundation and we collaborate in the development of communities by participating in reforestation, cleaning and maintenance activities.

Our efforts have been recognized by the Mexican Center for Philanthropy, Cemefi, which has awarded us the Socially Responsible Company Distinction for 10 consecutive years.

AS PART OF OUR COMMITMENT, AS OF 2022 WE ARE PART OF THE UNITED NATIONS GLOBAL COMPACT, THE WORLD'S LARGEST SUSTAINABILITY INITIATIVE.

The Ten Principles of the
UNITED NATIONS GLOBAL COMPACT

HUMAN RIGHTS**PRINCIPLE**

1 Businesses should support and respect the protection of internationally proclaimed human rights within their sphere of influence.

PRINCIPLE

2 Businesses should make sure that they are not complicit in human rights abuses.

**LABOR STANDARDS****PRINCIPLE**

3 Businesses should uphold the freedom of association and the effective recognition of the right to collective bargaining.

PRINCIPLE

4 Businesses should support the elimination of all forms of forced and compulsory labor.

PRINCIPLE

5 Businesses should support the abolition of child labor.

PRINCIPLE

6 Businesses must uphold measures aimed at eliminating employment and labor discrimination.

MEDIO AMBIENTE**PRINCIPLE**

7 Companies should maintain a preventive approach that favors the environment.

PRINCIPLE

8 Businesses should encourage initiatives that promote greater environmental responsibility.

PRINCIPLE

9 Businesses should encourage the development and diffusion of environmentally friendly technologies.

ANTI-CORRUPTION**PRINCIPLE**

10 Businesses should work against corruption in all its forms, including extortion and bribery.





Environmental, Social and
GOVERNANCE (ESG) POLICY

ALL OF FINSA'S ACTIONS ARE SUPPORTED BY OUR ENVIRONMENTAL, SOCIAL AND GOVERNANCE POLICY, WHICH WAS UPDATED IN OCTOBER OF THIS YEAR AND IS PUBLISHED ON OUR CORPORATE INTRANET.

This document details the most relevant aspects for our company and the criteria to be followed in order to generate social, environmental and economic value while reducing our operational impacts.

It also describes the dependencies with other policies, such as Human Rights, Human Capital, Strategic Supply, Corporate Identity and Park Operations, as well as with the Code of Ethics and Conduct.

The environmental issues addressed by the ESG Policy include GHG emissions management, Climate Change, Water, Waste, Biodiversity, Sustainable Procurement, Hazardous Substances and Pollution Prevention.

Social aspects include Human Rights, Diversity, Equity, Inclusion and Belonging, Working Conditions, Relationship with Stakeholders and Community Engagement.

Governance initiatives include an Independent Board of Directors, Transparency, Anti-corruption, Data Protection, Shareholders' Rights and Risk Management, among others.

MATERIALITY

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

Our awareness of the environmental, social and governance issues that we need to address to improve our sustainable performance has led us to develop a strategy for consulting our stakeholders on a regular basis. In 2022, we conducted surveys and interviews with 115 people, including FINSA employees, customers and suppliers. The results obtained allowed us to identify the positive and negative impacts caused by our operations.

This exercise helped us to plan short-, medium- and long-term actions to avoid, remedy and reduce them.

Based on the 17 material topics resulting from our materiality study, during 2023 we worked on improving our performance in relation to regulatory compliance, risk management, updating policies and procedures, waste, water, organizational culture and practices with our supply chain, among others.

FINSA's MATERIAL TOPICS



**LEGAL
COMPLIANCE**



**RISK
MANAGEMENT**



**CORPORATE
GOVERNANCE**



WATER



**WASTE
MANAGEMENT**



**INDUSTRIAL PARKS
AND SUSTAINABLE
BUILDINGS**



**ORGANIZATIONAL
CULTURE**



**COMMUNITY
OUTREACH**



**ETHICS AND
LEGALITY**



**CLIMATE
CHANGE**



**NATURAL
ENVIRONMENTS
AND BIODIVERSITY**



**STAFF
RETENTION
AND WELFARE**



**GREEN
ENERGY**



**VALUE CHAIN
COMPLIANCE**



**INCLUSION, EQUITY,
DIVERSITY AND
HUMAN RIGHTS**



**COURSES AND
TRAINING**



**FINANCIAL
PERFORMANCE**

Commitment to our
STAKEHOLDERS

GRI 2-23, 2-29

Our priority is to build and maintain healthy relationships with our stakeholders which are directly affected by our operations.

Any failures to adequately address their requirements and requests also affect our growth, reputation and permanence in the market.

IN 2022 WE CONDUCTED AN ANALYSIS OF INFLUENCE AND DEPENDENCE TO DEFINE OUR PRIORITY STAKEHOLDERS AND ESTABLISH THE APPROPRIATE MECHANISMS TO MEET THEIR NEEDS FOR ATTENTION AND INFORMATION.

The results obtained led us to list the institutions, organizations, business partners and individuals that are most important to our operation.



STAKEHOLDERS

EMPLOYEES	CUSTOMERS	SUPPLIERS
INVESTORS	COMMUNITIES	GOVERNMENT
PEERS	CHAMBERS AND ASSOCIATIONS	MEDIA AND COMMUNICATION
INFORMATION TO SHARE Relevant events Internal communications Press releases	INFORMATION TO SHARE Presentation of available spaces Project progress reports Relevant events Commercial information Technical information	INFORMATION TO SHARE Commercial communications New processes Technical information
FREQUENCY OF COMMUNICATION Weekly Monthly Annual Occasional	FREQUENCY OF COMMUNICATION Half-monthly Monthly Annual Occasional	FREQUENCY OF COMMUNICATION Annual Occasional
COMMUNICATION CHANNELS Intranet E-mail address Social networks Internal newsletter Company website Face-to-face meetings Videocall	COMMUNICATION CHANNELS Social networks E-mail address Phone WhatsApp Company website Face-to-face meetings Videocall	COMMUNICATION CHANNELS Social networks E-mail address Company website Phone Videocall
INFORMATION TO SHARE Relevant events Press releases Financial reporting ESG Questionnaires	INFORMATION TO SHARE Relevant information Invitations to events	INFORMATION TO SHARE Regulatory compliance reports Press releases Documents for issuing permits
FREQUENCY OF COMMUNICATION Annual Occasional	FREQUENCY OF COMMUNICATION Annual Occasional	FREQUENCY OF COMMUNICATION Occasional
COMMUNICATION CHANNELS E-mail address Phone Company website Face-to-face meetings Videocall	COMMUNICATION CHANNELS E-mail address Social Networks Company website WhatsApp Phone	COMMUNICATION CHANNELS Face-to-face meetings Phone Electronic platforms of government agencies Official notices
INFORMATION TO SHARE Industry highlights New regulations	INFORMATION TO SHARE Corporate Presentation Commercial information Relevant events Press releases	INFORMATION TO SHARE Relevant events Press releases
FREQUENCY OF COMMUNICATION Annual Occasional	FREQUENCY OF COMMUNICATION Occasional	FREQUENCY OF COMMUNICATION Annual Occasional
COMMUNICATION CHANNELS E-mail address Face-to-face meetings Company website Social networks	COMMUNICATION CHANNELS E-mail address Face-to-face meetings Phone Social networks Videocalls	COMMUNICATION CHANNELS E-mail address Videocall Social networks Company website

Our contribution to the

SUSTAINABLE DEVELOPMENT GOALS (SDGS)

GOAL	GLOBAL COMPACT PRINCIPLE	RELEVANT SDG	FINSA ESG GOALS			TARGET YEAR AND/OR FREQUENCY	PROGRESS FOR 2023
			MATERIAL TOPICS	APPROACH (FINSA)	STRATEGIC AXIS (FINSA)		
I Reduce energy and Scope 1 and 2 GHG consumption by 20% compared to the 2022 baseline.	Environment	 	Green Energy and Climate Change	Sustainable Business	Environment	2029	In 2023, we will decrease gasoline consumption by 18.17% compared to 2022.
I Renewable energy for all common areas of the Industrial Parks.	Environment	 	Green Energy	Sustainable Business	Environment	2032	Solar panels for common areas of the FINSA Aguascalientes Industrial Park.
I Net Zero Carbon , aligned to SBTi.	Environment	 	Green Energy and Climate Change	Sustainable Business	Environment	2050	The process will begin in 2024.
I Reduce water consumption in our operations by 20% compared to the 2022 baseline.	Environment		Water	Sustainable Business	Environment	2030	Promotion of best practices to reduce consumption.
I Preventing 50% of waste generated in our operations from ending up in landfills (instead: recycle or reuse).	Environment		Waste management	Sustainable Business	Environment	2030	Change of garbage can model for urban solid waste collection. Options are being evaluated.
I Improve our community outreach programs with more volunteer hours (5%). * Ensure continuity and, if possible, increase the number of scholarships granted.	Human rights	 	Community Outreach	Commitment and value chain	Community	Annually	A social responsibility and sustainability coordinator position was created in 2023. All social projects are integrating data.

FINSA ESG GOALS							
GOAL	GLOBAL COMPACT PRINCIPLE	RELEVANT SDG	MATERIAL TOPICS	APPROACH (FINSA)	STRATEGIC AXIS (FINSA)	TARGET YEAR AND/OR FREQUENCY	PROGRESS FOR 2023
I Train and raise awareness of ESG issues (including environmental, ethics, anti-corruption and Diversity, Equity, Inclusion and Belonging (DEIB) topics) among all our employees on an annual basis.	Environment Human Rights Labor Rights Anti-corruption	 	Courses and Training	Commitment and value chain	Ethics, legality and anti-corruption	Annually	Conferences on ethics, inclusion, and environmental-related issues were held on 2023.
I Train and raise awareness of ESG issues among our tenants.	Environment Human Rights Labor Rights Anti-corruption		Courses and Training	Commitment and value chain	Talent and Corporate Culture	Annually	We intend to post ESG information on social media this 2024.
I Obtain green certifications in new own constructions as of 2024.	Environment		Industrial Parks and Sustainable Buildings	Innovation	Environment	Starting on 2024	8 of our own projects to be LEED certified in the coming months for the period 2023-2024.
I Achieve 20-30% of green operation certification in our gross profitable area (GRA).	Environment		Industrial Parks and Sustainable Buildings	Innovation	Environment	Starting on 2024	We are currently assessing other green certifications options for the vessels in our portfolios.
I Identifying and addressing climate-related risks and financial implications, in line with TCFD.	Environment	 	Risk management	Responsibility and resilience	Environment	Annually	We adhered to the TCFD in 2023.
I Increase the percentage of women in executive positions (35%).	Human rights	 	Inclusion, Equity, Diversity and Human Rights	Commitment and value chain	Talent and Corporate Culture	By 2026	We reached 28.1% by December 2023

Certifications and
DISTINCTIONS



**ENVIRONMENTAL
QUALITY**

In 2023 we received the Environmental Quality renewal certificates for the following industrial parks:

FINSA PUEBLA I



FINSA PUEBLA II



FINSA TIJUANA ALAMAR



FINSA QUERÉTARO I



FINSA IZTAPALAPA



FINSA QUERÉTARO II





**SOCIALLY
RESPONSIBLE
COMPANY (ESR)
DISTINCTION**



**AMPIP
DISTINCTIONS**



| AMPIP ESG
distinction.

In 2023 FINSA received three awards from the Mexican Association of Private Industrial Parks (AMPIP):



| AMPIP Social
Responsibility
Distinction.



| Safe Industrial Park
Distinction for six
parks:
PUEBLA I
SANTA CATARINA I
QUERÉTARO II
AGUASCALIENTES,
GUADALUPE
APODACA

LEED VOLUME

LEED Volume Program is a special LEED program to optimize the certification process, intended for real estate companies that have a large portfolio of properties with similar dimensions and construction processes. In this process, strategies for sustainable buildings are standardized, pre-certifying a prototype. Standardization allows certifications to be obtained in less time and at a lower cost than would be possible with individual property reviews.

In 2016, we committed to certifying new buildings built for inventory more efficiently through the LEED Version 3 Volume Program, conducted through the U.S. Green Building Council (USGBC). In 2022 the LEED Version 4 Volume Program began; their guidelines were updated to Version 4.



LEED VOLUME PROGRAM VERSION 3

11

CERTIFIED PROJECTS
YEAR 2016-2022

190,737.06 m²

CERTIFIED AREA

LEED VOLUME PROGRAM VERSION 4

7

PROJECTS IN PROGRESS
YEAR 2022-2023

201,684.16 m²

AREA UNDER CERTIFICATION PROGRESS



LEED CERTIFICATIONS

FINSA also offers its clients services related to LEED certification building construction and follow-up: these projects are called “New Construction”.

“New Construction” is a type of tailor-made construction, based on the client’s needs. It focuses not only on the main structure and basic infrastructure of the building, but also on the finishes and products that will be used for the operation of the building, such as sanitary furniture, lighting fixtures, process equipment used in the building and cooling equipment.

A more rigorous measurement system is used for this category of project, due to its scope, since the industrial unit will be delivered ready to begin operations.

While “Core and Shell” only focuses on the main structure, such as walls, structure, foundation, plumbing, piping and electrical preparation and basic infrastructure for the building.



TOTAL NUMBER OF PROJECTS BUILT BY FINSA WITH LEED CERTIFICATION SINCE 2010:

33	EQUIVALENT TO A TOTAL CERTIFIED AREA OF: 597,489.03 m²
10	“NEW CONSTRUCTION” PROJECTS
12	“CORE AND SHELL” PROJECTS
11	“CORE AND SHELL” PROJECTS LEED VOLUME 3 PROGRAM

CERTIFICATION LEVELS OBTAINED:

	17 GOLD LEVEL PROJECTS
	12 SILVER LEVEL PROJECTS
	4 CERTIFICATE LEVEL PROJECTS



POSITIVE IMPACTS GENERATED BY MOST OF
THE CERTIFIED PROJECTS:

9,288.62 Ton CO₂

ENERGY MEASURED IN EQUIVALENCE OF TONS OF CO₂

6,696.65 Ton

DIVERTED TRASH WASTE

10'483,667.12 Gal

GALLONS OF WATER SAVED

PROJECTS IN PROCESS OF LEED
CERTIFICATION:

11 PENDING
PROJECTS

4 “NEW CONSTRUCTION”
PROJECTS

7 “CORE AND SHELL” LEED
VOLUME PROGRAM
VERSION 4

298,911.14 sq. m.

AREA IN PROCESS OF CERTIFICATION

FINSA HAS TWO ADMINISTRATIVE OFFICE BUILDINGS THAT IN 2019 OBTAINED THE EDGE (EXCELLENCE IN DESIGN FOR GREATER EFFICIENCIES) CERTIFICATE FROM GREEN BUSINESS CERTIFICATION INC. (GBCI).



SANTA CATARINA OFFICES

34%
ENERGY SAVINGS
32%
WATER SAVINGS

24.00 tco₂/year
OPERATIONAL CO₂ EMISSIONS

12.60 tco₂/year
OPERATIONAL CO₂ SAVINGS



FINSA OFFICES AGUASCALIENTES

45%
ENERGY SAVINGS
35%
WATER SAVINGS

12.30 tco₂/year
OPERATIONAL CO₂ EMISSIONS

10.13 tco₂/year
OPERATIONAL CO₂ SAVINGS