



FIBRASHOP ANNOUNCES THAT SIGNED A COMMITTED REVOLVING LINE OF CREDIT FOR UP TO 300 MILLION PESOS WITH NACIONAL FINANCIERA

MEXICO, CITY, MEXICO, July 23, 2020 - FibraShop (FSHOP) (BMV: FSHOP13), CIBanco S.A., Institución de Banca Múltiple, Fideicomiso Irrevocable Número F/00854, the first real estate investment trust specialized in shopping centers, announces to the investing public that yesterday it signed a committed revolving line of credit to fund working capital with Nacional Financiera, Institución de Banca de Desarrollo ("NAFIN"), for up to 300 million pesos, with a mortgage guarantee. The interest rate agreed to is TIIE + 200 basis points, for a period of three years.

As duly reported to the market, since 2019 FibraShop has implemented several measures that are focused on strengthening its balance, including successfully renewing the line of credit it has with a bank syndicate for up to four more years. A partial exchange was made with FSHOP 15 bondholders for two new bonds, FSHOP19 and FSHOP19U. This transaction was completed in order to fulfill the Company's commitment not to increase its total debt amount. With completion of this operation, FibraShop now has no debt expiring until the year 2023.

This committed line of credit would be used in the event of any extraordinary liquidity requirements that might arise, and it is consistent with strengthening the Company's balance.

ABOUT FIBRASHOP

FibraShop (BMV: FSHOP 13), is the only real estate option in Mexico offering a specialization in the shopping mall segment that has a long-track experienced management in the commercial sector, a solid operating and corporate governance structure, which guarantees transparency, efficiency and a profitable and secure growth vehicle.

FibraShop is an infrastructure and real estate trust formed to acquire, possess, administer and develop real estate in the shopping center segment in Mexico. The initial portfolio includes eight properties in four states of the Mexican Republic and one in Mexico City. FibraShop is administered by a group of experienced management specialized in the industry with a long track record and is externally advised by Fibra Shop Portafolios Inmobiliarios, S.C.

FibraShop's goal is to provide attractive returns to CBFIs holders, through stable cash distributions and capital appreciation.

FORWARD LOOKING STATEMENTS

This report may contain certain forward-looking statements. Said forward-looking statements are not based on historic events but on the current views of the administration. We caution that certain declaration or estimates imply risks and uncertainties that can changed due to different factors that are not under the Company's control.

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