



HR RATINGS RATIFIED THE HR AA+ RATING FOR AND FIBRASHOP ITS FOUR EMISSIONS. FOR ITS DUAL SHORT-TERM PROGRAM, HR RATINGS RATIFIED THE RAITING OF HR+1 PARA FIBRASHOP.

México City, September 04, 2020--- FibraShop (FSHOP) (BMV: FSHOP13), CI Banco S.A. Institución de Banca Múltiple Fideicomiso Irrevocable Número F/00854, the first real estate investment trust specialized in shopping centers, announced today that HR Ratings ratified FibraShop's ratings:

Long-term debt national scale rating at AA + (mex) with change of outlook from stable to negative, Short-term debt national scale rating at F1 + (mex), for its Certificados Bursátiles Fiduciarios (CBFIs) FSHOP 17 maturing 2022 in the amount of Ps. 1,400 million, AA (mex), for its CBFIs FSHOP17-2 maturing 2027 in the amount of Ps. 1,600 million, AA (mex), for its CBFIs FSHOP 19 maturing 2023 in the amount of Ps. 130 million, AA (mex), for its CBFIs FSHOP 19-U maturing 2025 in the amount of Ps. 2,258 million, AA (mex), the revolving short-term portion of the Dual Short-Term and Long-Term CBFI Program amounting to up to Ps. 8,000 million and maturity of up to 5 years, without having the short term portion exceed Ps. 2,000 million at F1 + (mex).

In HR Ratings' opinion, FibraShop ratified ratings take into consideration the generation of positive Free Cash Flow of Ps. 867 million, which presented a decrease due to a lower flow derived from operating activities due to the increase in accounts receivable generated by the support plan provided by FSHOP to tenants in 2Q 2020. Additionally, the stability and quality of its own portfolio made up of 17 shopping centers with high occupancy factor was considered. The FibraShop's debt structure is long-term, with the next maturity in July 2022.

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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