



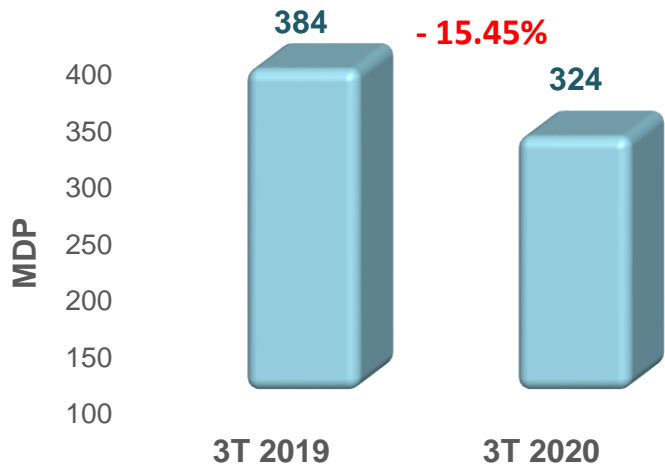
Resumen de resultados 3er trimestre 2020



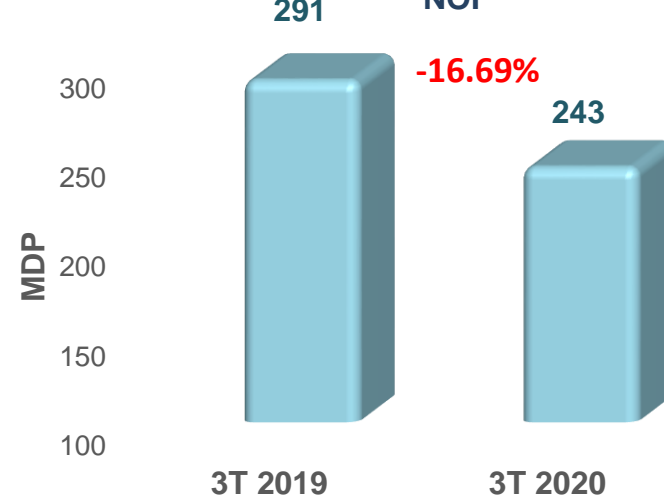


Resultados operativos

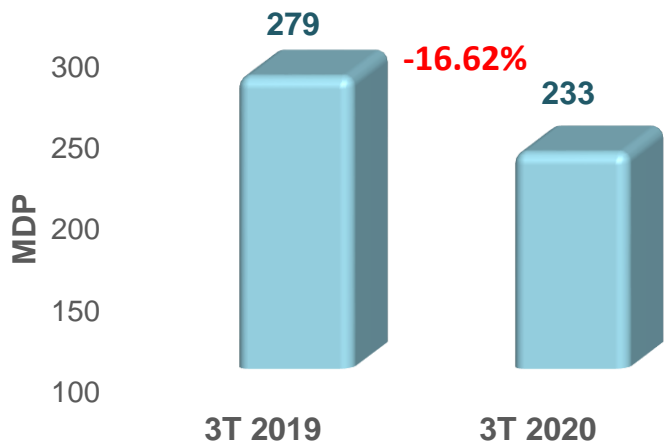
Ingresos



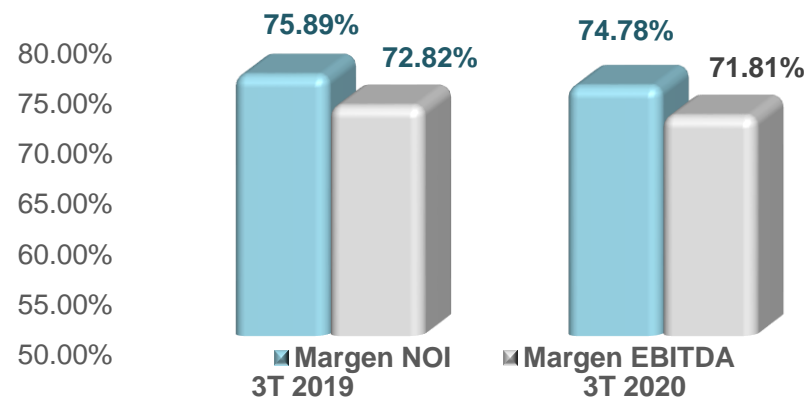
NOI



EBITDA

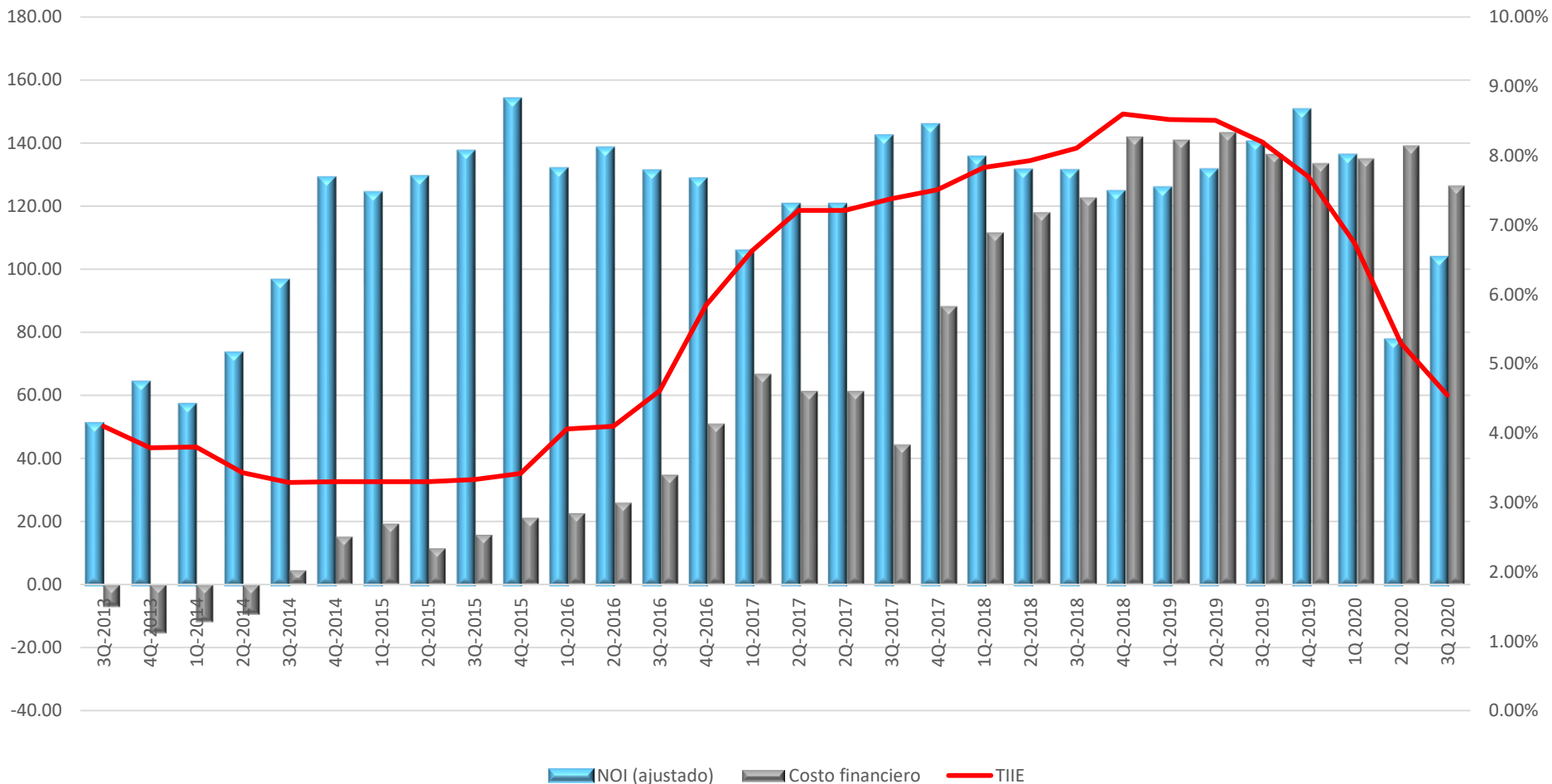


Márgen NOI y EBITDA



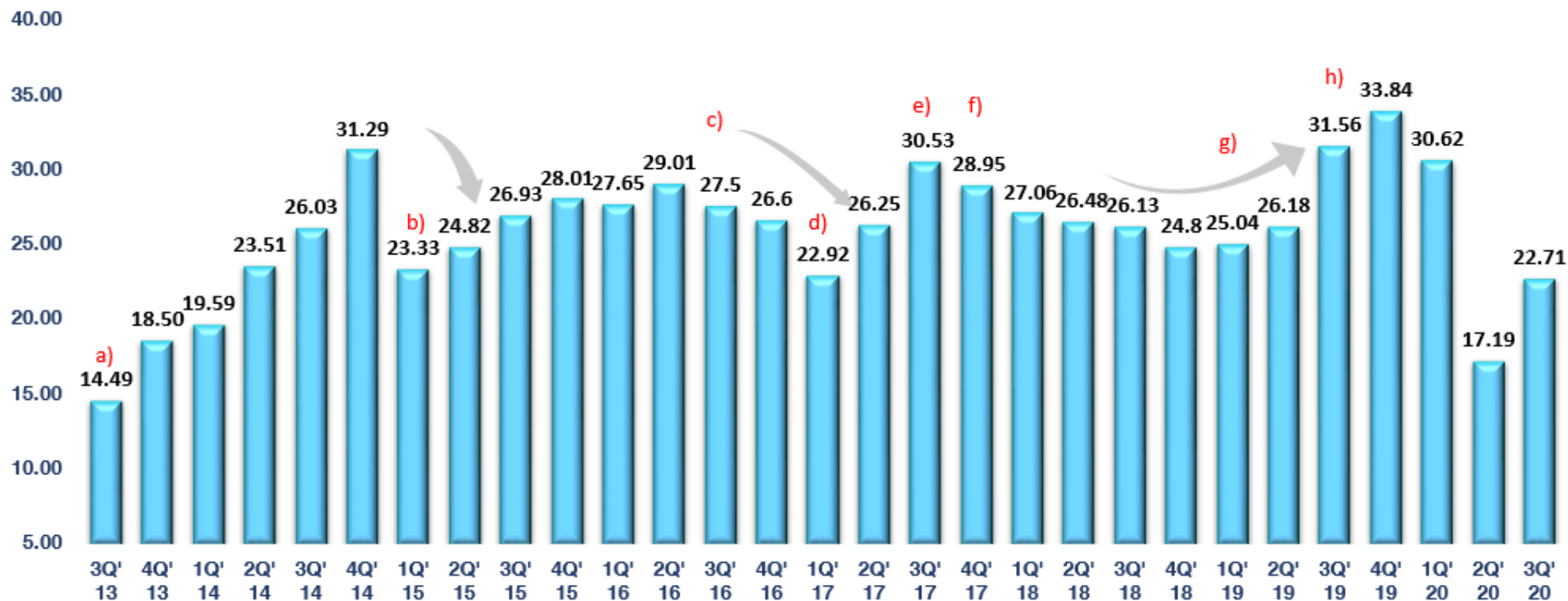


Histórico de utilidades y costo financiero





Utilidad trimestral neta ajustada*



- a) El 3Q 2013 presentó 67 días de operaciones
- b) El 1Q 2015 se suscribieron 160 millones de CBFIs, exclusivamente para tenedores de CBFIs a un precio de 17.50 por cada título.
- c) Efecto de subida de tasas de interés por parte del Banco de México.
- d) El 1Q 2017 se creó el fondo de recompra, 22,078,997 CBFIs fueron recomprados.
- e) En Julio 2017 se colocaron 3,000 millones de pesos para la adquisición de Puerta La Victoria y el fondeo de proyectos de co-inversión en desarrollo.
- f) El 4Q 2017 se suscribieron 10.5 millones de CBFIs como parte de la liquidación de Kukulcán y 31.61 millones por la adquisición de Puerta La Victoria.
- g) A pesar de la subida de tasas de interés, el dividendo por certificado ha regresado a los mejores niveles.
- h) En el 3Q 2019 se cerró la transacción de Puerta La Victoria, por lo que 40,383,365 títulos no tendrán derechos económicos y 17,381,105 CBFIs recomprados serán cancelados.

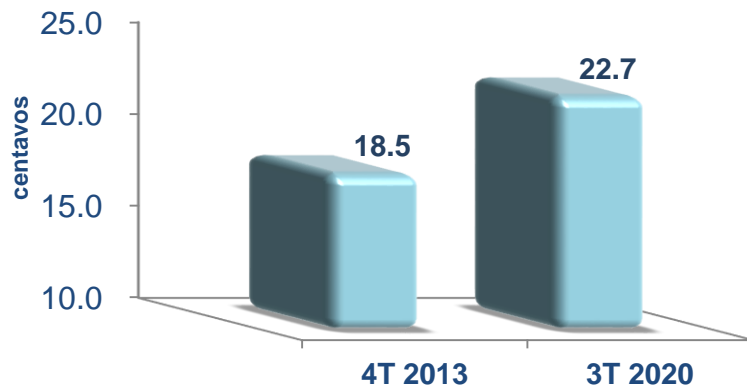
*La utilidad trimestral neta ajustada no incluye la revaluación de propiedades, cambios en el valor razonable de instrumentos financieros derivados y otras partidas no monetarias.



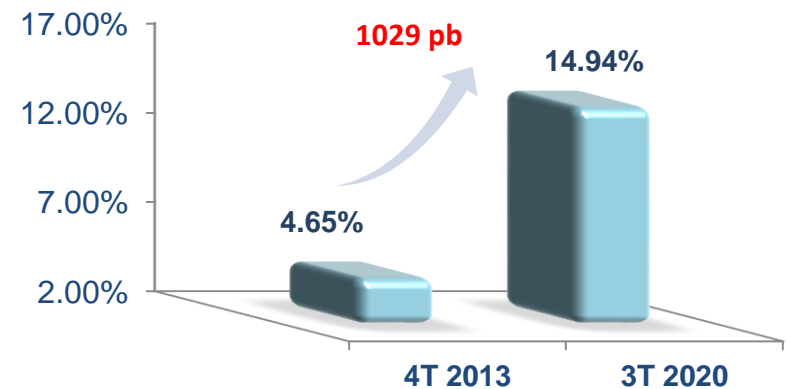
Utilidad por CBFi

Los sólidos resultados de FibraShop nos han permitido devolver distribuciones atractivas a nuestros tenedores de CBFi, lo que se refleja en un rendimiento de dividendos competitivo de trimestre a trimestre.

Utilidad del periodo por CBFi



Tasa anualizada*



*Utilidad por CBFi anualizada entre el precio del CBFi

Contactos



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Tel. (5255) 5292 1160

Disclaimer



About FibraSHop

FibraShop (BMV: FSHOP13), is the only real estate option in Mexico offering a specialization in the shopping malls 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 advised externally by Fibra Shop Portafolios Inmobiliarios, S.C.

FibraShop's goal is to provide attractive returns to CBFIs holders, through the stable distribution 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 be changed due to different factors that are not under the Company's control.




PUERTA
LA VICTORIA

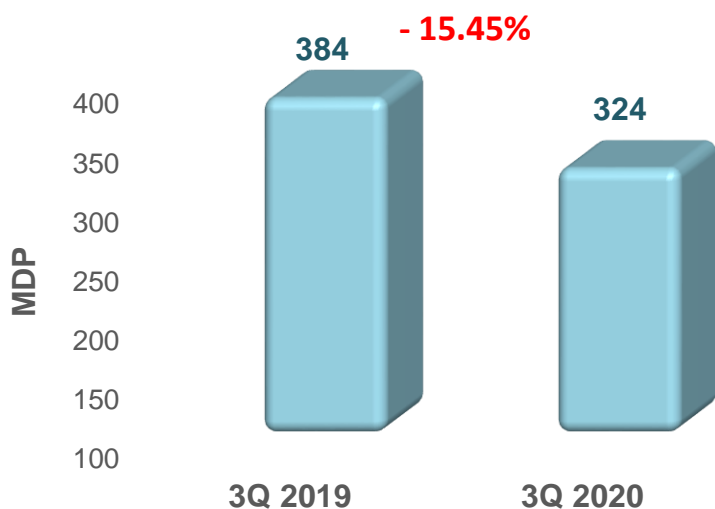
3rd Quarter 2020 Results Summary



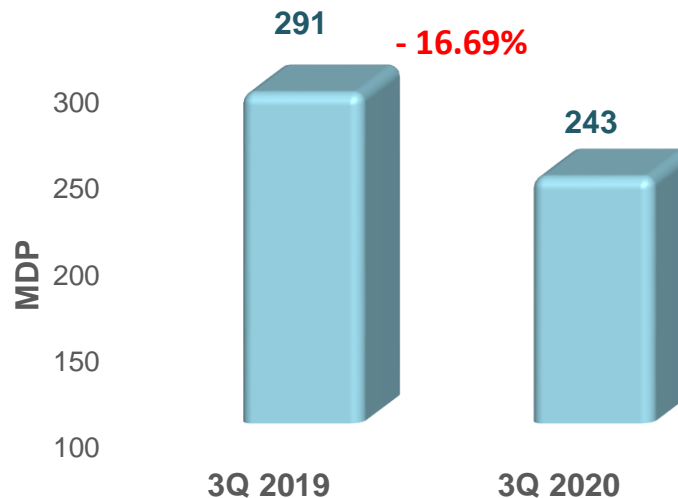


Operating results

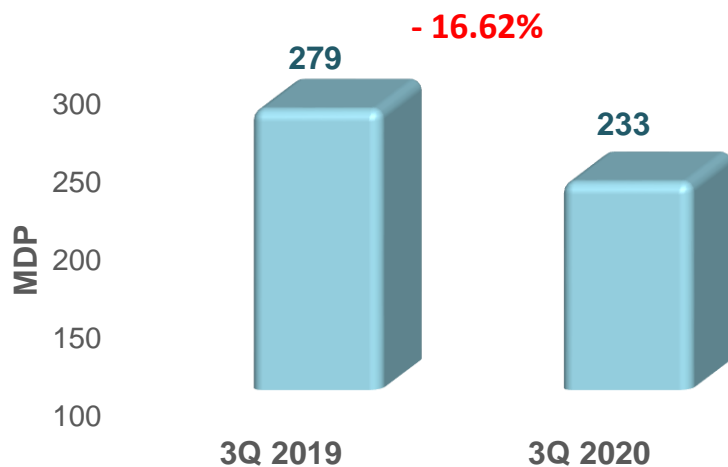
Revenues



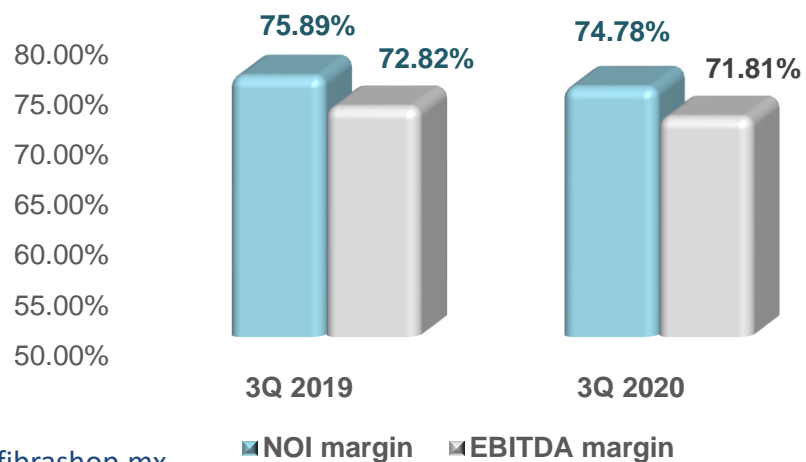
NOI



EBITDA

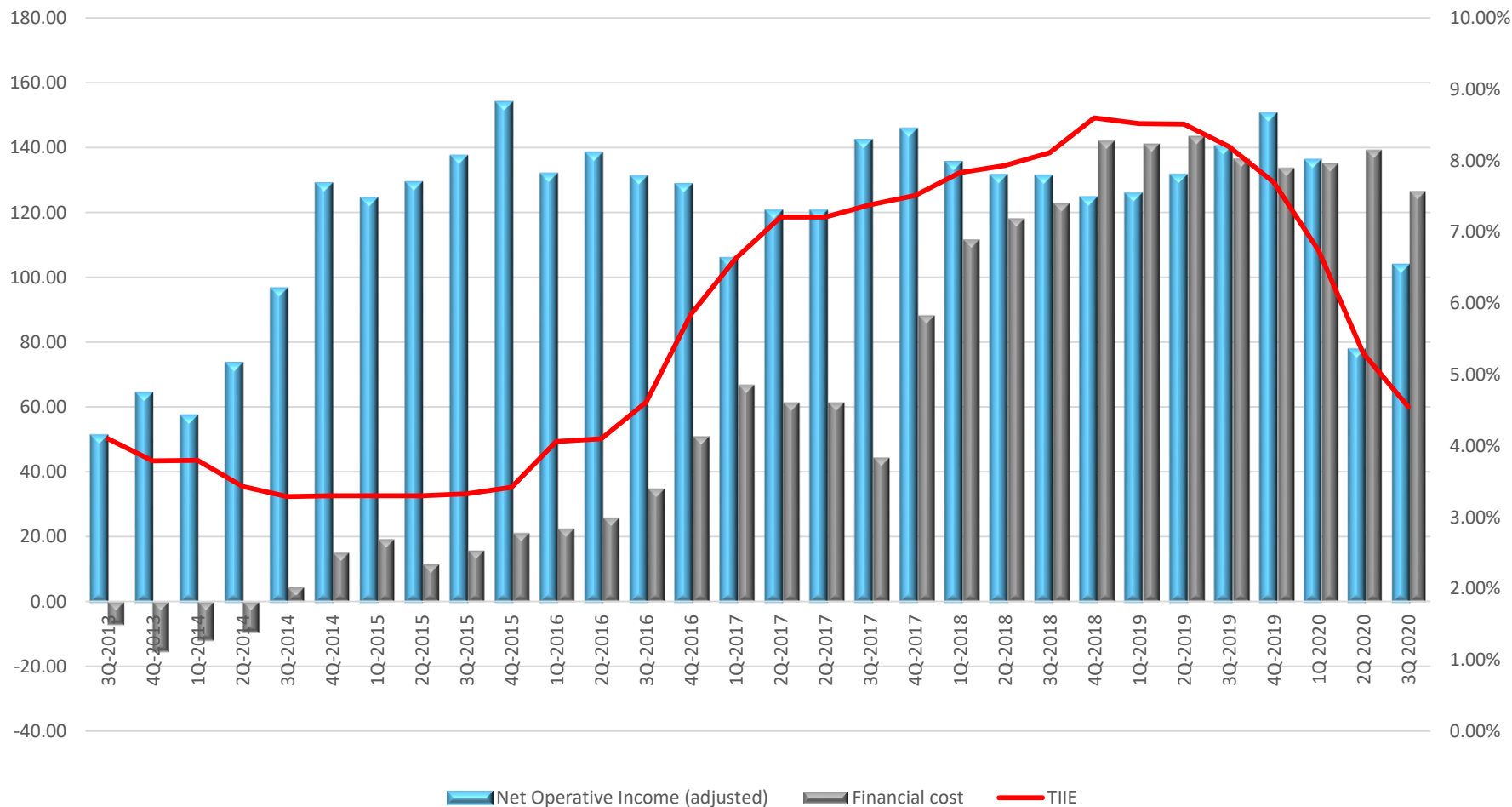


NOI and EBITDA margin



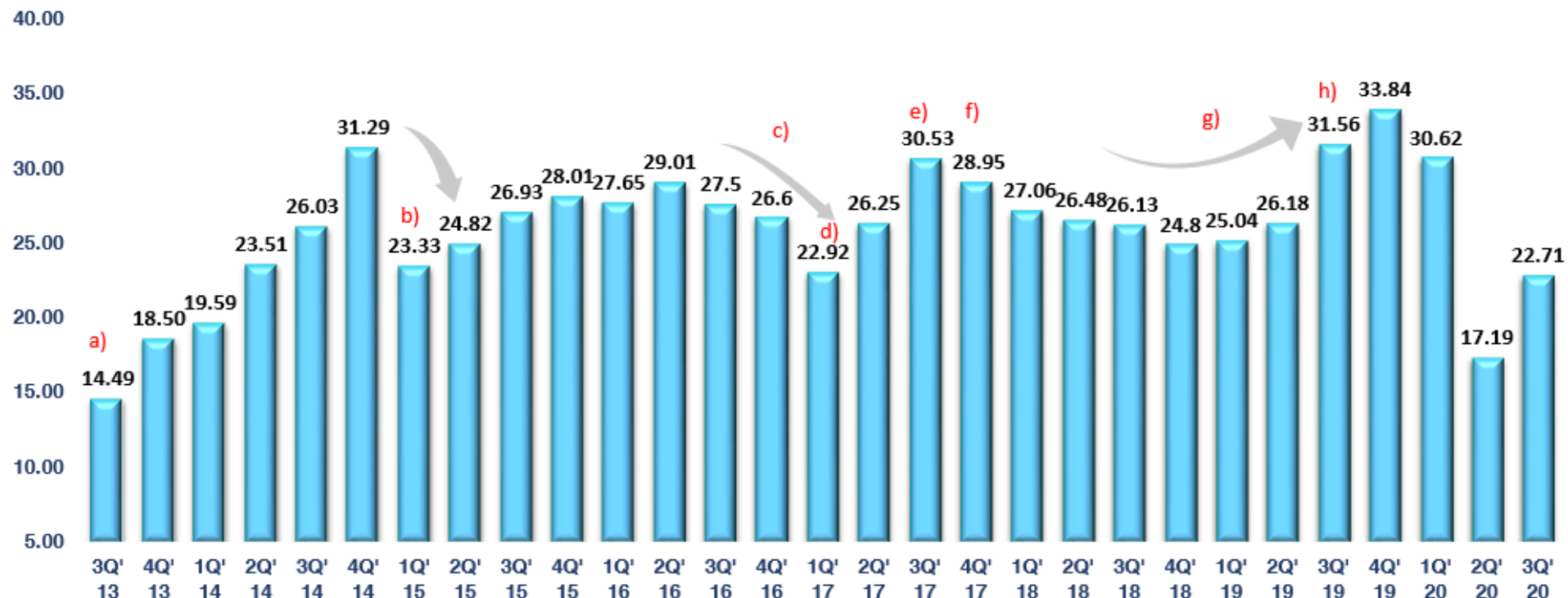


Historical Net Profit and Financial Cost





Adjusted Net Quarterly Income*



- a) There were 67 operating days in 3Q 2013.
- b) In 1Q 2015, 160 million CBFIs were subscribed, exclusively for CBFi holders at a price of 17.50 for each security.
- c) The effect of the Central Bank of Mexico raising interest rates.
- d) In 1Q 2017, the repurchase fund was created, and 22,078,997 CBFIs were repurchased.
- e) In July 2017, 3.0 billion pesos were placed to acquire Puerta La Victoria, and to fund the co-investment projects under development.
- f) In 4Q 2017, 10.5 million CBFIs were subscribed as part of the liquidation of Kukulcan, and 31.61 million for the acquisition of Puerta La Victoria.
- g) Despite the rise in interest rates, the dividend per certificate has returned to its best levels.
- h) In the 3Q 2019, the Puerta La Victoria transaction was closed, therefore 40,383,365 securities will not have economic rights.

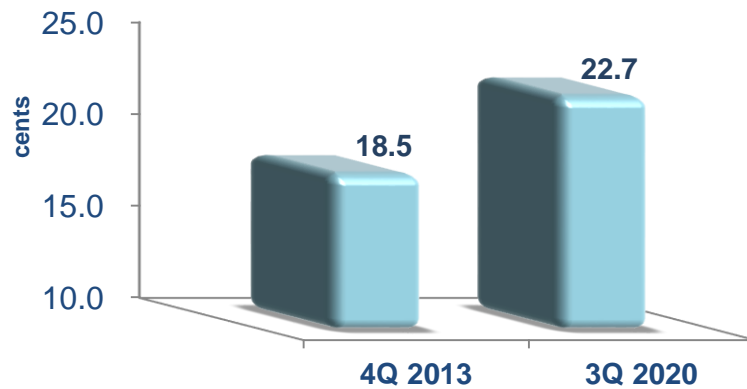
* Adjusted net quarterly income does not include revaluation of properties, changes in the fair value of derivative financial instruments, and non-monetary lines.



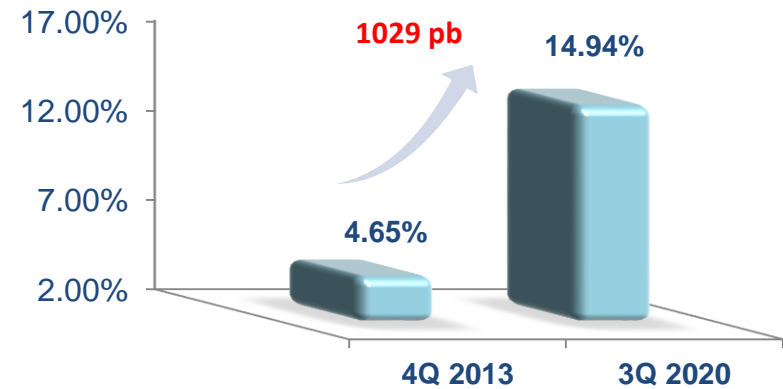
Net Incomer per CBFi

The solid results of FibraShop have allowed us to return attractive distributions to our CBFi holders, which is reflected in a competitive return from quarter to quarter.

Net Income per CBFis



Annual Rate*



*Annualized Net Income per CBFi between at close price of CBFi

Contacts



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