



LINE OF CREDIT TO REFINANCE FSHOP 17 BOND AND FOR GENERAL CORPORATE PURPOSES

Mexico City, April 18, 2022--- FibraShop (FSHOP) (BMV: FSHOP13), CI Banco S.A. Institución de Banca Múltiple Fideicomiso Irrevocable Número F/00854, a real estate investment trust specializing in shopping malls, informs the investing public that it has a five-year authorized line of credit of MXN 1.8 billion pesos, which is in the process of being finalized.

The funds from that line of credit will be allocated to early payment of the FSHOP 17 bond issuance, whose nominal value is MXN 1.4 billion pesos, expiring on July 19, 2022, and for general corporate uses.

As part of the financing structure, the company will establish sustainability conditions by incorporating Key Performance Indicators (KPIs), which will be validated by a Sustainability Agent through a Third-Party Opinion, and which will be in accordance with the consistency, relevance, importance, and communication of those KPIs, in line with the “Sustainability Linked Principles of the Loan Market Association.”

This measure allows FibraShop to extend its debt maturity profile, and reiterate its commitment to sustainability in accordance with its overall ESG strategy.

ABOUT FIBRASHOP

FibraShop (BMV: FSHOP 13), is a unique real estate investment option in Mexico due to its specialization, its management team with vast experience in the commercial real estate sector, and its solid operating structure and corporate governance, which together ensure transparency, efficiency, and safe and profitable growth.

FibraShop is an infrastructure and real estate trust that was formed principally to acquire, own, administer, and develop real estate properties in the shopping center sector in Mexico. FibraShop is administered by industry specialists with extensive experience, and it is advised externally by FibraShop Portafolios Inmobiliarios S.C.

Our objective is to provide attractive returns to our investors who hold CBFIs by means of stable distributions and capital appreciation.

FORWARD-LOOKING STATEMENTS

This communication may include forward-looking statements. Such statements are not based on historical facts, but on management's current vision. The reader is advised that such statements or estimates imply risks and uncertainties that may change as a function of various factors that are outside of the Company's control.

INVESTOR RELATIONS CONTACT:

Gabriel Ramírez Fernández
Chief Financial Officer
Tel: +52 (55) 5292 1160
E-mail: gramirez@fibrashop.mx

Irvin García Millán
Investor Relations
Tel: +52 (55) 5292 1160
E-mail: investor@fibrashop.mx