



## **FIBRASHOP ANNOUNCES SIGNIFICANT PROGRESS IN ITS DEBT REFINANCING PLAN**

**Mexico City, December 15, 2022---** FibraShop (FSHOP) (BMV: FSHOP13), CI Banco S.A. Institución de Banca Múltiple Fideicomiso Irrevocable Número F/00854, a real estate trust specializing in shopping centers, informs the investing public of the progress it has made in refinancing its debt.

In May 2022, FibraShop announced the signature of a five-year revolving line of credit for up to 1.8 billion pesos. This credit was signed with Sustainability-linked KPIs, and involved several financial institutions, including BBVA as the Agent Bank, Bancomext, Bancoppel, and Monex. The funds obtained were mainly used to make debt payments.

Due to the requirements of the financial institutions that participated in that loan, negotiations continued, and finally on November 22, 2022, an increase of 650 million pesos was successfully signed, with the same conditions, maturities, and proportional participation of those same financial institutions. The new amount of this revolving line of credit is up to 2.45 billion pesos.

On November 30, 2022, FibraShop made a partial principal payment in the amount of 600 million pesos on the revolving line of credit signed in 2019 for up to 3.0 billion pesos, requesting a decrease in that line of credit for the same amount. The new total amount of this line of credit, therefore, is up to 2.4 billion pesos, with a maturity date in June 2023.

FibraShop has thus extended the maturity profile of its debt, and has reiterated its commitment to sustainability in accordance with its ESG strategy. We will continue with negotiations to refinance the remaining short-term maturity dates.

## **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 vehicle that was formed principally to acquire, own, administer, and develop real estate properties in shopping centers in Mexico. FibraShop is administered by industry specialists with extensive experience, and it is advised externally by Fibr Shop 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.

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