



## **FITCH RATIFIES ITS DOMESTIC RATINGS OF A+ AND F1+ FOR FIBRASHOP, WITH A STABLE OUTLOOK**

**Mexico City, December 23, 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, hereby informs the investing public that on December 16, 2022, the rating agency Fitch Ratings, ratified its long- and short-term domestic ratings for Irrevocable Trust No. F/00854 (Fibra Shop) at 'A+(mex)' and 'F1+(mex)', respectively. The long-term rating for the company's Outlook remains Stable. It also ratified the ratings of securitized debt certificates (CBF).

In the opinion of Fitch Ratings, the FibraShop ratings consider improvements in its operating performance, the contribution of revenues from the La Perla property as of 2023, a gradual deleveraging trend, and the refinancing plan in relation to upcoming debt maturities. They also include the good quality of the portfolio of assets, and the diverse group of tenants.

In the report published a few days ago, Fitch Ratings highlights positive operating performance in 2022, driven by growth in occupancy levels and variable revenues (revenues from parking and variable rents).

To see the full report, please click on the following link:

<https://www.fitchratings.com/research/es/corporate-finance/fitch-affirms-fibra-shops-national-ratings-at-a-mex-outlook-stable-16-12-2022>

## **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 Fibra 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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