



FIBRASHOP REPORTS THAT THE URBAN & LIFE CENTER EXPERIENCE LA PERLA RECEIVED “EDGE” CERTIFICATION FROM THE IFC, MAKING IT THE LARGEST CERTIFIED SHOPPING MALL IN LATIN AMERICA

Mexico City, February 13, 2023--- 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, notifies the investing public that the International Finance Corporation (IFC) has granted EDGE certification to the property known as the La Perla Lifestyle Center, located in the metropolitan area of Guadalajara, Jalisco. This property comprises 25% of the total constructed surface area of the portfolio administered by FibraShop.

EDGE certification is an initiative of the IFC, which is a member of the World Bank Group. EDGE is a system for certifying sustainable construction that focuses on building more efficient buildings.

The Urban & Life Center Experience La Perla was inaugurated in April of 2022, and has a surface area of 362,789 square meters of construction. The project was designed by FibraShop with the objective of complying with the strictest sustainability standards, and during its construction a select group of materials was used. After an audit was performed and the project's compliance evaluated, La Perla received certification of energy saved of 20%, water saved of 68%, and 21% efficiency in the materials used during construction, thus it obtained EDGE certification of 354,265 m².

La Perla is today's image of the Urban & Life Center Experience developed by FibraShop, and provides the basis of the strategy to refurbish all its properties. Lifestyle Centers are spaces focused on living in harmony with the environment. They provide a place where visitors can spend more time, return frequently, and places they can integrate into their daily lives. They are inclusive areas that offer sports, social, cultural, and artistic activities at no charge, and that promote learning about arts and crafts. In the social area, the Urban & Life Centers Experience seek to improve the quality of life of the individual, and to include the families in the community surrounding La Perla.

As previously announced, FibraShop plans to transform the majority of its properties into “Urban & Life Centers Experience,” following the successful start-up of La Perla, which, just a few months after having opened its doors, has become a reference and a watershed in the industry.

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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