



FIBRA STORAGE PROPORCIONA AL PÚBLICO INVERSIONISTA TRADUCCIÓN DE SU AVISO DE DERECHO DE ADQUISICIÓN PREFERENTE

Ciudad de México a 25 de agosto de 2023.- CIBanco, S.A., Institución de Banca Múltiple, exclusivamente en su carácter de fiduciario del fideicomiso irrevocable de emisión de certificados bursátiles fiduciarios inmobiliarios número CIB/572, (BMV: STORAGE 18) ("Fibra Storage"), fideicomiso de bienes raíces especializados en desarrollo y arrendamiento de minibodegas en México, informa que, en relación con el Aviso del Derecho de Adquisición Preferente (el "**Aviso**") publicado el pasado 14 de agosto de 2023 por el Fiduciario a través del Sistema de Transferencia de Información de Valores (STIV) de la Comisión Nacional Bancaria y de Valores, y el Sistema Electrónico de Comunicación con Emisoras de Valores (EMISNET) de la Bolsa Mexicana de Valores, S.A.B. de C.V.; se pone a disposición de los Tenedores y sus Custodios una traducción de dicho Aviso al idioma inglés, la cual se adjunta como Anexo del presente evento relevante, sin que esto implique una modificación a los términos señalados en el Aviso.

Adicionalmente, para efectos de claridad, se informa a los Tenedores y Tenedores Permitidos que, en relación con el apartado "Mecanismo del ejercicio del Derecho de Adquisición" del Aviso, cualquier Tenedor o Tenedor Permitido que tenga la intención de participar en la Primera Ronda (como se define en el Aviso) podrá hacerlo con cualquier porcentaje de su posición actual hasta llegar al 100%, ratificando desde este momento el contenido de dicho apartado y del Aviso sin que por esto se deba entender como una modificación o adición a lo ya señalado.

CONTACTO PARA INVERSIONISTAS

Fernando Zamarripa / Benjamín González

t. +52 (55) 5351 2328/ +52 (55) 4164 1466

contacto@fibrastorage.com.mx

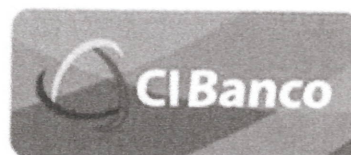
AVISO LEGAL

Este boletín puede contener ciertas estimaciones sobre los resultados y perspectivas de Fibra Storage. No obstante lo anterior, los resultados reales que se obtengan, podrían variar de manera significativa de estas estimaciones. Estas proyecciones y estimaciones, las cuales se elaboraron con referencia a una fecha determinada, no deben ser consideradas como un hecho. Fibra Storage no tiene obligación alguna para actualizar o revisar ninguna de estas proyecciones y estimaciones, ya sea como resultado de nueva información, futuros acontecimientos y otros eventos asociados. Este comunicado no constituirá una oferta de venta ni la solicitud de una oferta de compra. La venta de estos valores no se llevará a cabo en ningún estado o jurisdicción en el que dicha oferta, solicitud o venta sea ilegal sin que medie su registro o calificación de acuerdo con las leyes de valores de dichos estados o jurisdicciones.

REAL ESTATE TRUST CERTIFICATES

"STORAGE 18"

NOTICE OF PREEMPTIVE RIGHT OF PURCHASE



**CIBANCO, S.A., INSTITUCIÓN DE BANCA
MÚLTIPLE, AS TRUSTEE TO TRUST
CIB/2981**

ADMINISTRATOR

**CIBANCO, S.A., INSTITUCIÓN DE BANCA
MÚLTIPLE, AS TRUSTEE TO TRUST
CIB/572**

ISSUING TRUSTEE

TERMS AND CONDITIONS TO EXERCISE THE PREEMPTIVE RIGHT OF PURCHASE

CIBanco, S.A., Institución de Banca Múltiple, División Fiduciaria (the "**Trustee**"), only as trustee to the Irrevocable Trust identified under number CIB/572 (as emended from time to time, "**Fibra Storage**" or the "**Trust**") and CIBanco, S.A., Institución de Banca Múltiple, División Fiduciaria, only as trustee to Irrevocable Trust identified under number CIB/2981, as Administrator of Fibra Storage (the "**Administrator**") notifies its holders the preemptive right to purchase (the "**Purchase Right**") of up to 44,444,445 (forty-four million four hundred forty-four thousand four hundred forty-five) real estate trust certificates issued by the Trust under the ticker "STORAGE 18" (the "**CBFIs**"), in compliance with the resolutions passed by the holders of CBFIs in the Annual Ordinary Meeting held on April 28, 2023.

Except otherwise defined herein, capitalized terms used in this Notice of Preemptive Right of Purchase, shall have the meaning ascribed thereto in Clause 1.1 of the Trust.

CHARACTERISTICS OF THE CBFIS SUBJECT MATTER OF THE PURCHASE RIGHT

Trustee:	CIBanco, S.A., Institución de Banca Múltiple, as trustee to the Irrevocable Trust number CIB/572.
Administrator:	CIBanco, S.A., Institución de Banca Múltiple, as trustee to the Irrevocable Trust number CIB/2981.
Type of Instrument:	Real estate trust certificates, referred to in articles 63 Bis 1, section II and any other applicable article of the Securities Market Law and articles 7, section VII and any other applicable article of the Unique Circular of Issuers, issued by the Trust under the ticker "STORAGE 18".
Ticker:	STORAGE 18.

**Total number of CBFIs
issued in the Initial
Issuance:**

Trust made the Initial Issuance of CBFIs on August 13, 2018, whereby 200,000,000 (two hundred million) of CBFIs were issued, of which: **(a)** 17,588,428 (seventeen million five hundred eighty-eight thousand four hundred twenty-eight) CBFIs were subject of the Initial Public Offering and placed among the investors, **(b)** 82,411,572 (eighty-two million four hundred eleven thousand five hundred seventy-two) CBFIs were delivered to the Settlers on the Initial Issuance Date (with all the economic and corporate rights, without considering them as kept in the treasury), representing their prior interest in the Trust, **(c)** 100,000,000 (one hundred million) of CBFIs were issued to be kept at the treasury of the Trust, without having economic or corporate rights, but until **(i)** their subscription is made by means of the Preemptive Rights of Subscription or Purchase by the eventual Holders, their Affiliates, subsidiaries and related persons, under the terms and in the conditions determined by the Technical Committee from time to time; **(ii)** they are delivered as consideration for the contribution of Real property aimed at lease or of the right to receive revenues from the lease of such real property, under the terms and in the conditions determined by the Administrator, the Technical Committee or the Holders' Meeting from time to time, as applicable; and/or **(iii)** are delivered as payment of obligations from the Trust, under the terms authorized by the Technical Committee or the Holders' Meeting, as applicable.

Par Value of CBFIs:

With no par value.

**Denomination of the
CBFIs:**

Pesos.

**Purchase price of the
CBFIs subject matter of
this Purchase Right:**

\$18.00 (Eighteen Pesos 00/100 Mexican Currency) each.

Subscription Factor:

0.1962707387 per CBFIs subject matter of the Purchase Right, provided that the number of CBFIs to be acquired must be rounded down.

Potential Purchasers:

The CBFIs subject matter of the Purchase Right may only be acquired by the persons who are Permitted Holders as of the Ex-rights Date. Potential purchasers shall carefully consider the information contained in the CBFIs Prospectus and, especially, the one included in section *I. GENERAL INFORMATION — I.3 Risk Factors* of such Prospectus, as well as the Annual Report of Fibra Storage corresponding to Fiscal Year ended as of December 31 2022, including the information in the section

entitled "General information. Risk factors".

In accordance with the provisions in Clause 1.1 of the Trust, Permitted Holders shall mean *"any Holder or (a) the spouse, the common-law wife or common-law husband or the persons related by blood, marriage or adoption until the second grade of any Holder or Permitted Holder, or (b) the partner or shareholder of any Holder or Permitted Holder, in the same proportion as their interest in the relevant legal entity; in both cases appointed and certified as "permitted holder", in accordance with the manner and the terms established by the Technical Committee or the Holders' Meeting authorizing the Subsequent Issuance to such regard, the exercise of the Preemptive Right of Purchase or the corresponding Preemptive Right of Subscription, as the case may be"*.

For purposes of this notice, the term "Permitted Holder" is used to make reference, as required according to the context, to the Holders who hold CBFIs at such time or the person or persons who had been appointed by such Holder as Permitted Holder(s), in accordance with the provisions in the foregoing paragraph and in Clause 3.2, paragraph (c) of the Trust.

In the event any Holder is willing to appoint Permitted Holder(s), such fact shall be notified in writing to the Administrator and/or the Technical Committee, with copy to Fibra Storage, so that such appointment and the information of the person or persons who shall exercise the Purchase Right are put in record, at least two (2) Business Days before the Deadline to Exercise the Purchase Right, in order for such Appointed Holder to be able to exercise the Purchase Right under the terms indicated in the *"Method to exercise the Purchase Right"* of this Notice.

Method to exercise the Purchase Right:

In accordance with any resolution of the Holders' Meeting held on April 28, 2023, 44,444,445 (forty-four million four hundred forty-four thousand four hundred forty-five) CBFIs will be offered for purchase by the Permitted Holders, which as of the date of this Notice are at the treasury of the Trust. The subscription process shall be carried out in two (2) rounds.

During the first round (the **"First Round"**), the CBFIs subject matter of the Purchase Right shall be offered to the Permitted Holders for subscription and payment based on the number of CBFIs held by each Holder of CBFIs or the Holder appointing them as Permitted Holder on the Ex-rights Date.

After the expiration of the term to exercise the Purchase Right in the First Round, the CBFIs that have not been subscribed (the



"Remaining CBFIs") may be subscribed in a second round (the **"Second Round"**) exclusively by the Permitted Holders who have exercised their subscription right in full (one hundred percent) in the First Round, that is, by those Permitted Holders who had subscribed all (one hundred percent) the CBFIs in the First Round they had the right to subscribe. At the end of the First Round, each Custodian Bank will be responsible for making the relevant calculation to determine if the Permitted Holders subscribing CBFIs in the First Round have the right to make a subscription in the Second Round.

Not later than on the Deadline to Exercise the Purchase Right, the Permitted Holders willing to exercise their Purchase Right in the First Round and, as the case may be, in the Second Round, must indicate it in writing, in accordance with the letter form attached hereto as **Exhibit A**, and such letter shall serve as a firm, unconditional and irrevocable instruction to the relevant stock exchange where the CBFIs are kept of which they are the Permitted Holders (the **"Custodian"**) and as obligation of the Permitted Holder regarding the subscription and payment of the CBFIs indicated in such letter.

Not later than on the Deadline to Exercise the Purchase Right, each Custodian Bank shall send the Administrator and GBM, with copy to the Trustee and the Common Representative, an exercise notice, which shall be unconditional and irrevocable, in which such Custodian Bank exercises the purchase right, per instruction of its customer, in relation to the Purchase Right, providing:

- (a) The number of CBFIs subject matter of the Purchase Right wishing to acquire in accordance with the Subscription Factor in the First Round.
- (b) If exercising the Purchase Right in full (one hundred percent) in the First Round, its election to acquire the Remaining CBFIs and the maximum number of Remaining CBFIs it wishes to acquire in the Second Round.

Provided, that each notification to such regard shall be considered as a binding commitment by the Permitted Holder signing it.

Each Permitted Holder who exercises the Purchase Right shall pay the CBFIs regarding which such right is exercised on the Liquidation Date of the First Round and, as the case may be, on the Liquidation Date of the Second Round regarding the Remaining CBFIs acquired, in accordance with the order confirmation of subscription sent by the Administrator to each Custodian Bank indicating the data of the bank account to make the payment, not later than on September 8, 2023 for the First Round and not later than on September 19, 2023 for the



Second Round, in terms of **Exhibit B** of this Notice. Likewise, GBM will make the deposit for the CBFIs (including, as the case may be, Remaining CBFIs) in the Indeval account of each Custodian Bank against payment or "DVP" and, then, to the account corresponding to each Permitted Holder according to their securities trading agreement.

In the event that the CBFIs subject matter of the Purchase Right are not acquired in full by the Permitted Holders during the First Round or the Second Round (including, as the case may be, any Remaining CBFIs), following the method established in this section, the Administrator shall be authorized, as resolved by the Permitted Holders' Meeting held on April 28, 2023, to identify any third investor who may acquire such CBFIs that were not acquired through the method previously indicated.

Notifications to the Administrator, the Trustee and the Common Representative must be made in writing to the following addresses:

Administrator:

Mario Pani No. 750 Piso 12, Colonia Lomas de Santa Fe, Alcaldía Cuajimalpa de Morelos, C.P. 05300, Mexico City.
Att'n: Fernando Zamarripa / Benjamín González
Phone number: 55 5351 2328 / 55 4164 1466
E-mail address: contacto@fibrastorage.com

GBM:

Insurgentes Sur No. 1605 piso 31, Colonia San José Insurgentes, Alcaldía Benito Juárez, C.P. 03900, Mexico City.

Att'n: Juan Manuel Duclaud Cuervo
Phone number 55 5480 5784
E-mail address: jmduclaud@gbm.com

Att'n: Mauricio Martínez Vallejo
Phone number 55 5480 7075
E-mail address: mmartinez@gbm.com

Att'n: Ariela Cesarman
Phone number 55 3058 2620
E-mail address: acesarmane@gbm.com

Trustee:

Plaza Campos Elíseos Uno, Calzada General Mariano Escobedo 595 PB, Polanco V Sección, Miguel Hidalgo, C.P. 11560, Mexico City, Mexico.

Att'n: Gerardo Ibarrola Samaniego / Juan Pablo Baigts Lastiri/
Marisol Barrios / Roberto Valle
Phone number: 55 5063 3937 / 55 5063 3947



E-mail address: jbaigts@cibanco.com; gibarrola@cibanco.com; mbarrios@cibanco.com and rovalle@cibanco.com

Common Representative:

Prado Norte # 125, piso 2, oficina 201, Colonia Lomas de Chapultepec, Alcaldía Miguel Hidalgo, C.P. 11000, Mexico City.
Att'n: Irais López Rodríguez / Gerardo Raymundo Velez
E-mail address: irais.lopez@masari.mx and gerardo.raymundo@masari.mx

Publication Date of the Purchase Right Notice: August 14, 2023.

Initial Date of the First Round to exercise the Purchase Right: August 17, 2023.

Ex-rights Date: September 4, 2023.

Registration Date: September 5, 2023.

Deadline to Exercise the Purchase Right: September 6, 2023.

Termination Date of First Round: September 6, 2023.

Confirmation date of the First Round subscription order: September 8, 2023.

Liquidation Date and delivery of the CBFIs subscribed in the First Round: September 12, 2023.

Publication date of the Termination Notice and results of the First Round: September 12, 2023.

Publication date of the Second Round commencement notice: September 12, 2023.

Confirmation date of the Second Round subscription order: September 19, 2023.

Termination Date of the Second Round: September 19, 2023.



**Publication date of the
Termination Notice and results
of Second Round**

September 26, 2023.

**Liquidation Date and delivery of
CBFIs subscribed in Second
Round:**

September 26, 2023.

Common Representative:

Masari, Casa de Bolsa, S.A.

Broker:

Grupo Bursátil Mexicano, S.A. de C.V., Casa de Bolsa ("**GBM**").

BEFORE MAKING AN INVESTMENT DECISION REGARDING THE CBFIS, INVESTORS ARE TO CONSIDER THE RISKS DESCRIBED IN SECTION "1. GENERAL INFORMATION — 1.3. RISK FACTORS" OF THE PROSPECTUS AND IN THE SECTION ENTITLED "GENERAL INFORMATION. RISK FACTORS" OF THE ANNUAL REPORT CORRESPONDING TO FISCAL YEAR ENDED AS OF DECEMBER 31, 2022.

BROKER

GBM

**Grupo Bursátil Mexicano, S.A. de C.V.,
Casa de Bolsa**

The CBFIs subject matter of the Purchase Right were originally entered in the National Securities Registry under number 3239-1.81-2018-011, in accordance with the official communication issued by the CNBV number 153/1953/2018 dated August 13, 2018; **(i)** by means of official communication number 153/12360/2019 dated December 9, 2019 the CNBV authorized the first update of the CBFIs registration in the RNV under number 3239-1.81-2019-015; **(ii)** by means of official communication number 153/12322/2020 dated April 24, 2020, the CNBV authorized the second update of the CBFIs registration in the RNV under number 3239-1.81-2020-018; and **(iii)** by means of official communication number 153/5011/2023 dated April 26, 2023, the CNBV authorized the third update of the CBFIs registration, which are currently entered in the RNV under number **3239-1.81-2023-025**.

Registration in the National Securities Registry does not imply a certification regarding the benefit of the securities, the solvency of the issuer or the accuracy or truthfulness of the information contained herein nor validates acts that, as the case may be, had been carried out in infringement to the laws.

The Prospectus is available with the Broker, on the website of the Bolsa Mexicana de Valores, S.A.B. de C.V. on www.bmv.com.mx and on the website of the Issuing Trustee on www.cibanco.com; the Annual Report of Fibra Storage corresponding to fiscal year ended as of December 31, 2022 is available on www.gob.mx/cnbv, www.bmv.com.mx and www.fibrastorage.com.

Mexico City, August 14, 2023



Exhibit A

FORM OF COMMITMENT LETTER AND INSTRUCTION

Custodian Bank

[NAME OF CUSTODIAN BANK]

[ADDRESS]

[E-MAIL ADDRESS]

[CORPORATE NAME/FULL NAME OF THE PERMITTED HOLDER], as regards the Notice of Preemptive Right of Purchase published on August 14, 2023 (the "**Notice**") by CIBanco, S.A., Institución de Banca Múltiple, as trustee to the Irrevocable Trust identified under number CIB/572 (the "**Issuer**"), hereby advises you that, as [Permitted] Holder of Real Estate Trust Certificates with ticker STORAGE 18 ("**CBFIs**"), which are deposited in the securities trading account [ACCOUNT NUMBER OF THE SECURITIES TRADING] opened with [CUSTODIAN BANK CORPORATE NAME] I am willing to exercise my Preemptive Right of Purchase (the "**Purchase Right**"), and subscribe and pay the CBFIs indicated below. Except otherwise defined herein, capitalized terms shall have the meanings ascribed thereto in the Notice.

Holding of CBFIs as of the Ex-rights Date: [•] ([•]) CBFIs.

Due to the foregoing, in relation to the First Round, I state my wish to exercise the corresponding Purchase Right I am entitled to exercise at the purchase price per CBFI indicating [SIC] in the Notice, as follows:

CBFIs to be subscribed according to the Subscription Factor of 0.1962707387 per CBFI in the First Round:

[•] ([•]) CBFIs.

Percentage of the Purchase Right exercised in the First Round:

[•]% ([•] percent).

Likewise, for having exercised 100% (one hundred percent) of the Purchase Right I am entitled to exercise, I state that I wish to exercise the Purchase Right to subscribe the Remaining CBFIs (if any) in the Second Round at the purchase price per CBFI indicating [SIC] in the Notice, and to such end, I state that I wish to subscribe as follows:

Maximum number of Remaining CBFIs I agree to subscribe during the Second Round:

[•] ([•]) CBFIs.

In accordance with this letter, I agree to comply with the foregoing provisions taking into consideration the method described in the Notice and acknowledging and accepting that the final assignment of the Purchase Right may be lesser than the number of CBFIs indicated herein. In any event, I agree to subscribe and pay, through my Custodian Bank, the number of CBFIs that are to be assigned to me to the account indicated by the Administrator to such end, according to the subscription confirmation delivered by the Administrator to my custodian bank for such purpose not later than on September 8, 2023 for the CBFIs corresponding to the First Round, and on September 19, 2023, for the Remaining CBFIs corresponding to the Second Round.

By virtue of the foregoing, I irrevocably instruct [CORPORATE NAME OF CUSTODIAN BANK] to:

LIC. RUBÉN ARAGÓN CLEMENTE Federal Certified Translator
No. 290-2002 authorized by the Federal Judiciary Board
pursuant to resolution published in the Official Gazette of the
Federation (Diario Oficial de la Federación) on December 14, 2022.
Mexico City August 18, 2023



1. Notify the Administrator and GBM, with copy to the Trustee and the Common Representative, the contents of this letter, as well as my will to exercise the corresponding Purchase Right according to the procedure established in the Notice and as established in this letter.

2. Request the Administrator and GBM, with copy to the Trustee and the Common Representative to make the deposit of the CBFIs (including, as the case may be, the Remaining CBFIs) to the Indeval account [*SAFETY-DEPOSIT BOX OF INDEVAL WHERE THE CBFIS OF EACH CUSTODIAN BANK ARE TO BE DEPOSITED*] and then to my securities trading agreement.

3. Make the payment to GBM for the CBFIs that were assigned to me.

There being no other matter to deal with, I remain for any doubt or comment to this regard.

On the [•] day of [•], 2023

Sincerely,

By: [•]



Exhibit B

FORM OF CONFIRMATION OF SUBSCRIPTION ORDER

Custodian Bank

[CORPORATE NAME OF CUSTODIAN BANK]

[ADDRESS]

[E-MAIL ADDRESS]

Attn: [•]

[POSITION]

In relation to the Notice of Preemptive Right of Purchase published on August 14, 2023 (the "**Notice**") by CIBanco, S.A., Institución de Banca Múltiple, as trustee to the Irrevocable Trust identified under number CIB/572 (the "**Issuer**") and according to the subscription instruction received by this Administrator on the [•] day of [•], 2023, it is hereby confirmed the subscription of [•] ([•]) Real Estate Trust Certificates identified with ticker STORAGE 18 that are to be liquidated by [CUSTODIAN BANK] on the [•] day of [•], 2023. The subscription liquidation must be made for a total amount of \$[•] ([•] Mexican Currency), which payment is to be made in the delivery against payment or "DVP" modality. The corresponding payment is to be made to the following bank account.

BIC/SWIFT:	GBMSMXMX
Institution:	Grupo Bursátil Mexicano, S.A. de C.V., Casa de Bolsa
CLABE:	601180100215035021
SPEI number of the Institution:	90601
FFC:	[Indicate custodian bank sending the funds]

You may contact us for any doubt regarding the foregoing by calling [•], or sending an e-mail to the following e-mail addresses contacto@fibrastorage.com, [•]

On the [•] day of [•], 2023

Sincerely
The Administrator
Irrevocable Trust CIB/2981

Diego Isita Portilla
Attorney-in-fact

