

FIBRASHOP ANNOUNCES

THE SIGNING OF A BILATERAL CREDIT LINE OF \$806 MILLION PESOS WITH BANCO DEL BAJÍO

Mexico City, October 25, 2023 - FibraShop (FSHOP) (BMV: FSHOP13), CI Banco S.A. Institución de Banca Múltiple Fideicomiso Irrevocable Número F/00854, a real estate trust specialized in shopping centers, hereby informs the investing public that it signed a bilateral credit line agreement with Banco del Bajío yesterday for \$806 million Mexican pesos (MDP) with a term of 8 years, i.e., maturing in 2031.

In June of this year, FibraShop concluded its debt refinancing plan, and in the next 2 years, it will not have any significant debt maturities.

The purpose of these funds will be to prepay a portion of the revolving syndicated credit line of \$2,400 MDP. This effort is part of FibraShop's balance strengthening strategy, maintaining a neutral debt position with the aim of having unused liquidity lines available to cover future debt maturities or contingencies.

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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