

FIBRASHOP ANNOUNCES

THE POSSIBLE ACQUISITION OF A PORTFOLIO OF SHOPPING CENTERS WITH AN APPROXIMATE VALUE OF \$1.9 BILLION MEXICAN PESOS

Mexico City, December 8, 2023 - FibraShop (FSHOP) (BMV: 0FSHOP13), 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 yesterday, through the sessions of the Corporate Practices Committee and the Technical Committee, approval was granted to initiate a negotiation process for the possible acquisition of a portfolio of shopping centers. Based on the information available to date the estimated value of this portfolio is approximately \$1.9 billion Mexican pesos. It is estimated that this portfolio could generate a stabilized NOI of approximately \$200 million Mexican pesos.

It is important to note that the properties subject to this potential acquisition negotiation belong to related parties. Therefore, in order to ensure transparency in the process, the opinion of two independent experts has been obtained. These experts not only determine the value of the properties but also assess the reasonableness and appropriateness of, if applicable, conducting the operations. These operations will be subject to negotiations and agreements on respective terms and conditions, as well as approvals from internal bodies and competent authorities.

If the operations are finalized, the payment would be mostly made through Real Estate Trust Certificates (CBFIs) currently held in the treasury, implying an increase in capital. To prevent dilution in the event of transaction closures, these CBFIs would be offered to current investors through a subscription process. Therefore, the potential acquisition could be carried out through a combination of CBFIs and cash, subject to the outcome of the subscription.

We are committed to keeping our investors informed about the future developments of this process and will provide additional updates as necessary.

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 0 change as a function of various factors that are outside of the Company's control.

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