

FIBRASHOP ANNOUNCES

THE RESULTS OF THE EVALUATION CONDUCTED BY THE CREDIT RATING AGENCIES FITCH RATINGS AND HR RATINGS

Mexico City, December 21, 2023—FibraShop (FSHOP) (BMV: FSHOP13), CI Banco S.A. Institución de Banca Múltiple Fideicomiso Irrevocable Número F/00854, a real estate trust specialized in Centros de Vida (Shopping Center Properties), hereby reports on the recent ratings granted by the credit rating agencies Fitch Ratings and HR Ratings on December 13 and 18, respectively.

Fitch Ratings has reaffirmed Fibra Shop's rating at A+(mex) with a stable long-term outlook, highlighting a solid operational performance.

HR Ratings, on the other hand, has upgraded HR's rating from AA- to AA, maintaining a stable outlook for the Fibra. This improvement is supported by the optimization of debt metrics and a 42.4% increase in revenues, primarily due to the consolidation of Centro de Vida La Perla.

Both rating agencies express their expectation of further portfolio strengthening in the coming year, supported by the contribution of new properties announced by FibraShop on December 8. This implies a perspective of accelerated deleveraging and the strengthening of financial indicators.

For further reference, you can check the following links:

<https://www.fitchratings.com/research/es/corporate-finance/fitch-affirms-fibra-shops-national-ratings-at-a-mex-outlook-stable-13-12-2023>

https://www.hrratings.com/ratings/corporate_finance.xhtml

This communication aims to provide clear and transparent information about the recent evaluations and outlook of analysts on the portfolio's performance.

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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