

FIBRASHOP ANNOUNCES

A SERIES OF OPERATIONS AIMED AT THE COMPANY'S GROWTH AND STRENGTHENING OF THE BALANCE SHEET

Mexico City, January 29th, 2024--- 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 (commercial properties), informs investors about a series of operations aimed at the company's growth and strengthening of the balance sheet, approved during the Technical Committee session on January 26. Two measures were approved:

1. Operations aimed at the growth of FibraShop.
2. Convening a Holders' Assembly to grant the right to subscribe Real Estate Trust Certificates (CBFIs) to current holders.

1. OPERATIONS AIMED AT THE GROWTH OF FIBRASHOP

The Corporate Governance Committee of FibraShop, comprised solely of independent directors, gave its approval to the acquisition of three shopping centers and the partnership in another property owned by related parties. Their decision was made considering internal investment policies and based on international best practices, which took into account the following actions:

- A valuation and analysis were conducted by three independent experts (COA Capital, CBRE, and SAI Consultores), all with experience in the real estate sector and similar operations in the Fibra markets.
- An independent third party, RGRH (Ramírez Gutiérrez Aspe Rodríguez – Rivero Hurtado), carried out a purchase audit

With the aforementioned approval from the Corporate Governance Committee, FibraShop's Technical Committee approved the acquisition of three shopping centers and the partnership in another property owned by related parties. It is important to mention that the operations were approved unanimously by all independent directors, and in the discussion and deliberation, the related parties selling the properties abstained from participating to avoid conflicts of interest. This is in accordance with FibraShop's Investment Policies and international best practices. It is important to note that these operations are subject to approval by the COFECE (Federal Economic Competition Commission)

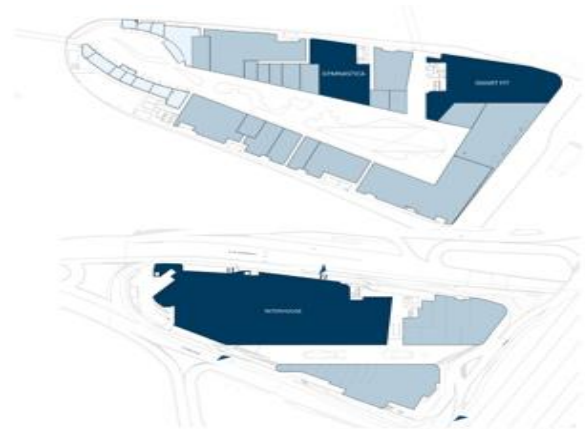
a) Acquisition of three shopping centers

The properties to be acquired possess the characteristics to be transformed within the new business model created by FibraShop called Lifestyle Centers:

1. Sentura Tlalnepantla

Currently, FibraShop owns 35% of the property. In this transaction, it will acquire the remaining 65%. It's worth mentioning that FibraShop already operated this property and had it consolidated on its balance sheet.

- Location: Tlalnepantla de Baz, metropolitan area of Mexico City.
- GLA (Gross Leasable Area): 32,067 m².
- Key tenants: Cinépolis, Smart Fit, Tim Hortons, Tec Milenio, Starbucks, among others.



2. Galerías San Juan del Río

FibraShop will acquire 80% ownership of the shopping center. The remaining 20% is owned by Grupo Liverpool.

- Location: San Juan del Río, Santiago de Querétaro.
- GLA (Gross Leasable Area): 20,810 m².
- Key tenants: Liverpool, Suburbia, Cinemex, Coppel, Martí, Miniso, among others.



3. Sentura Zamora

FibraShop will acquire 100% ownership of the property.

- Location: Zamora de Hidalgo, Michoacán, Mexico.
- GLA (Gross Leasable Area): 28,519.3 m2.
- Key tenants: Liverpool, Cinépolis, Coppel, Suburbia, Telcel, among others.



Next, the agreed-upon amount for the acquisitions and their stabilized Net Operating Income (NOI) is presented:

Property	Agreed-upon amount (mdp*)	Stabilized NOI (100% of the property)
Sentura Tlalnepantla	812**	120***
Galerías San Juan del Río	520	55
Sentura Zamora	500	45
Total	1,832	220

* Mdp = million pesos

** Value for the 65% ownership.

*** NOI on the 100% ownership of the property.

The payment will be made through Real Estate Trust Certificates (CBFIs) and cash:

- 209,538,462 titles will be granted at a price of 6.50 pesos per title, and the remaining amount will be paid in cash.

b) Association of Vía Paraíso and Puerto Paraíso

Currently, FibraShop owns 100% of Puerto Paraíso, located in Los Cabos, Baja California Sur; Vía Paraíso (owned by Grupo Frel, a related party of FibraShop) is a property located on the same premises, and both are integrated. In order to maximize the value as a whole and its potential NOI, it was approved that both groups will associate in a single entity that will own both properties. It is important to mention that the property as a whole has the characteristics to be transformed within the new business model created by FibraShop called Lifestyle Centers.

Both partners will contribute both properties to a passive income trust, becoming partners in the property as a whole. Given the value of the properties and their future generation, the partnership percentages for the new entity are 63% FibraShop and 37% Grupo Frel. The property as a whole will be managed by FibraShop and will be fully consolidated in its balance sheet. Due to the different degree of stabilization of both properties, the flow distribution in the first three years will not be proportional to each partner's ownership; in these initial years, FibraShop will have a greater flow.

1. Puerto Paraíso

- Location: Los Cabos, Baja California Sur.
- GLA (Gross Leasable Area): 38,400 m².
- Key tenants: Cinemex, Liverpool, Innova Sports, Santander, BanBajío, Miniso, American Eagle, Forever 21, Happyland, among others.

2. Vía Paraíso

- Location: Los Cabos, Baja California Sur.
- GLA (Gross Leasable Area): 19,300 m².
- Key tenants: Chedraui Selecto, Banorte, Mac Store, among others.

The stabilized NOI for both properties amounts to 267 million pesos.



2. CONVENING A HOLDERS' ASSEMBLY TO GRANT THE RIGHT TO SUSCRIBE DE REAL ESTATE TRUST CERTIFICATES (CBFIS) TO CURRENT HOLDERS.

The Technical Committee of FibraShop, following the opinion of the Corporate Governance Committee and based on the analyses and recommendations of independent experts, decided to give current holders the opportunity to subscribe to the Real Estate Trust Certificates (CBFIs) that would be used to pay for the aforementioned acquisitions, in proportion to their current ownership percentages. Therefore, depending on the number of certificates subscribed by current holders, the payment percentages in CBFIs and cash will adjust according to the outcome of this rights exercise.

As a result of the decision to grant subscription rights to current holders, the following agreements were reached:

- A Holders' Assembly of FibraShop will be convened to approve the terms and conditions of the rights exercise.
- The proposed subscription terms to be presented at a specific Assembly are as follows:
 - To ensure that each holder has the option to maintain their current ownership in FibraShop, only one subscription round will be conducted up to their current holding.
 - The subscription price for the Real Estate Trust Certificates (CBFIs) is the same as the price at which they would be delivered to the sellers, i.e., 6.50 pesos per title.
 - The amount paid per CBFIs to the sellers may vary based on the result of the subscription process.

The measures approved by the Technical Committee (Operations aimed at the growth of FibraShop and Convening a Holders' Assembly to grant the right of subscription of Real Estate Trust Certificates (CBFIs) to current holders) are aligned with FibraShop's overall strategy of creating Lifestyle Centers, strengthening its balance sheet structure, and growing the company's NOI. It is important to emphasize that, being transactions with related parties, internal Investment Policies and international best practices were taken into account. FibraShop reaffirms its commitment to transparency and value generation for our partners.

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 Centros de Vida (commercial properties) 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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