



FIBRASHOP ANNOUNCES THE DIVIDEND DISTRIBUTION OF THE 1Q 2025

April 28th, 2025–FibraShop (FSHOP) (BMV: FSHOP13), CI Banco S.A. Multiple Banking Institution Irrevocable Trust Number F/00854, a real estate trust specializing in Life Centers, informs the investing public that the Technical Committee in its session on April 24th of this year, agreed to declare a dividend of 100 million pesos with a value of 0.1570 pesos per CBFI.

1. Distribution of current fiscal year results

Concept	Generated	Pay Date	Total Amount (PS\$)	#CFBIS	Ps\$/CBFI
Fiscal Result Distributed in Cash	-		-	-	-
Fiscal Result Distributed in Real Estate Securities Certificates	-		-	-	-
Total Distributed Fiscal Result (subject to withholding tax as applicable)	-		-	-	-
Capital Refund	100,000,000	no longer than May 12th	100,000,000	637,115,444	0.1570
Total Distributed Amount (Fiscal Result + Capital Refund)	100,000,000	no longer than May 12th	100,000,000	637,115,444	0.1570

2. Undistributed Fiscal Result from Previous Years

Concept	Generated	Pay Date	Total Amount	Amount per CBFI
Income Tax (ISR) paid by the FIBRA for Fiscal Result exceeding the distributed amount*	N/A	N/A	N/A	N/A
Undistributed Fiscal Result from previous years, which is distributed in this one**	N/A	N/A	N/A	N/A

*The income tax (ISR) corresponding to the Fiscal Result exceeding the amount distributed by March 15 of the following fiscal year (undistributed fiscal result) must be paid within 15 days following that date. The tax paid will be credited to the CBFI holders when such fiscal result is distributed, provided it is accumulable for them, and there will be no withholding if the fiscal result is distributed to them.

**There is no obligation to distribute the amount of the undistributed Fiscal Result.

3. Sale of real estate before the expiration of the 4-year period

Concept	Total Amount	Amount per CBFI
Income Tax (ISR) paid by the FIBRA on the profit from the sale of real estate*	N/A	N/A
Profit on the sale of real estate before 4 years**	N/A	N/A

*The income tax (ISR) for the profit from the sale of the property or properties must be paid within 15 days from the date of the sale. The tax paid will be credited to the CBFI holders when such profit is distributed, provided it is accumulable for them, and there will be no withholding if the profit is distributed to them.

**There is no obligation to distribute the profit.



The above reaffirms the commitment to continue generating value for our investor audience.

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, its solid operating structure and corporate governance, which together ensure transparency, efficiency, and assured 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 in Mexico.

FibraShop is administered by industry specialists with extensive experience, and it is advised externally by FibraShop 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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