

# FIBRASHOP ANNOUNCES



## ***DECISION ON THE REMOVAL AND REPLACEMENT OF THE TRUSTEE FOR TRUST F/00854 AND THE PROCEDURE TO FOLLOW***

Mexico City, July 1, 2025—FibraShop (FSHOP) (BMV: FSHOP13), Irrevocable Trust Number F/00854, a real estate trust specializing in Lifestyle Centers in Mexico, informs the investing public that it has decided to initiate the process of removing and replacing CIBanco, S.A., Institución de Banca Múltiple (CIBanco), in its capacity as trustee of Trust F/00854.

### **This decision is based on the following events:**

- In response to the order issued by the Financial Crimes Enforcement Network of the United States on June 25, which designated CIBanco as a "primary money laundering concern related to illicit opioid trafficking."
- The temporary managerial intervention determined by the Board of Governors of the National Banking and Securities Commission (CNBV) on June 26, 2025.
- The downgrade of CI Banco's rating in its capacity as trustee and common representative, as determined by HR Ratings, from "HR SF1" to "HR SF3" with a negative outlook.

In compliance with the provisions of Clause Twenty, Section 20.01 of the Trust Agreement for Trust F/00854 (the Trust), the process of replacing the trustee has been carried out as follows:

1. The Administrator formally instructed Monex, in its capacity as Common Representative, to submit to the Technical Committee the request to resolve the removal and replacement of the trustee.
2. Monex submitted this request to the Technical Committee for evaluation.
3. The Technical Committee, through a written confirmation of resolutions unanimously adopted by its members outside of a formal session on July 1, 2025, authorized the removal and replacement of the trustee and granted the Administrator authority to take necessary actions to identify a potential replacement trustee for subsequent designation by the Technical Committee.
4. Consequently, CIBanco has been formally notified of its removal and replacement as trustee of Trust F/00854.
5. In compliance with the resolutions of the Technical Committee, the Administrator has initiated the search for a financial institution with the necessary experience and capacity to assume the role of trustee for Trust F/00854, in strict adherence to the applicable legal and contractual framework.

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While the formal designation of the new trustee is underway, CIBanco will continue to fulfill its role as trustee under the established terms, maintaining the management of the Trust's assets separately from its own assets, ensuring that these assets remain unaffected by CIBanco's own obligations.

Additionally, FibraShop, with the support of specialized advisors, will continue to evaluate the potential implications of this situation to safeguard the trust's assets, protect the interests of CBFi holders, and ensure operational continuity.

We reaffirm that FibraShop's operations have been conducted with legality and transparency, and this situation does not impact the regular operation of commercial properties or the fulfillment of our obligations.

### **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 the current vision of management. Readers are warned that these statements or estimates involve risks and uncertainties that may change due to various factors beyond the company's control.

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