

FIBRASHOP ANNOUNCES



THAT IT HAS COMPLETED THE REOPENING OF THE FSHOP 25U BOND FOR 1,250 MILLION PESOS, BRINGING THE TOTAL AMOUNT ISSUED IN THE SECURITIES MARKET TO 1,950 MILLION PESOS.

Mexico City, December 1, 2025 — FibraShop (FSHOP) (BMV: FSHOP13), Irrevocable Trust Number 6206, a real estate trust specialized in Lifestyle Centers in Mexico, informs the investing public that today it completed the reopening of its bond in the debt market for an amount of 1,250 million pesos.

Background:

Throughout the year, FibraShop has implemented a comprehensive strategy to strengthen its financial metrics, focused primarily on the restructuring and optimization of its debt. The main objective has been to extend upcoming maturities, reduce concentrations, and improve financing costs.

In May of this year, FibraShop announced the issuance of the FSHOP 25U bond for an amount of 700 million pesos, as well as the execution of a syndicated loan for 6,600 million pesos. With the resources obtained, the syndicated loan with BBVA for 4,250 million pesos was refinanced, and the FSHOP 19U bond for 3,000 million pesos—set to mature in June 2025—was fully repaid.

1

BANK FINANCING DIVIDED INTO TWO TRANCHES.

TRENCH A

Revolving credit line of **1,600** million pesos with a 3-year term and the option to extend it for an additional year.

TRENCH B

Term loan of **5,000** million pesos with a 5-year tenor, featuring certain increasing amortizations and a 40% balloon payment.

2

BONDS IN THE DEBT MARKET.

FSHOP 19U

Debt bond for an amount of **700** million pesos with a 5-year term and a fixed rate of 7.61%, issued under our current CBFI program.

TERMS: Both tranches were placed at a rate equivalent to 28-day TIIE + 225 bps (although it is referenced to funding TIIE plus the resulting spread), 25 bps lower than the previous financing, and improving the collateral level to 1.3 to 1 from 1.5.

The credit agreement was signed under the following sustainability KPIs:



Renewable energy consumed / Total energy consumed, with a target of reaching **50%** by 2030.

As of today, we are at **45%**.



% of certified built area / total built area of the portfolio, with a target of reaching **50%** by 2030. As of today, we are at **37%**.

With the funds obtained, the **BBVA syndicated loans** for a total amount of **4,250 million pesos** were refinanced, and the **FSHOP 19U bond** for **3,000 million pesos**—scheduled to mature in June of this year—was fully repaid.

With the above, there are no significant maturities during 2026, which has allowed efforts to focus on reducing leverage levels and continuing to strengthen the trust's financial position.



Reopening of the FSHOP 25U Bond:

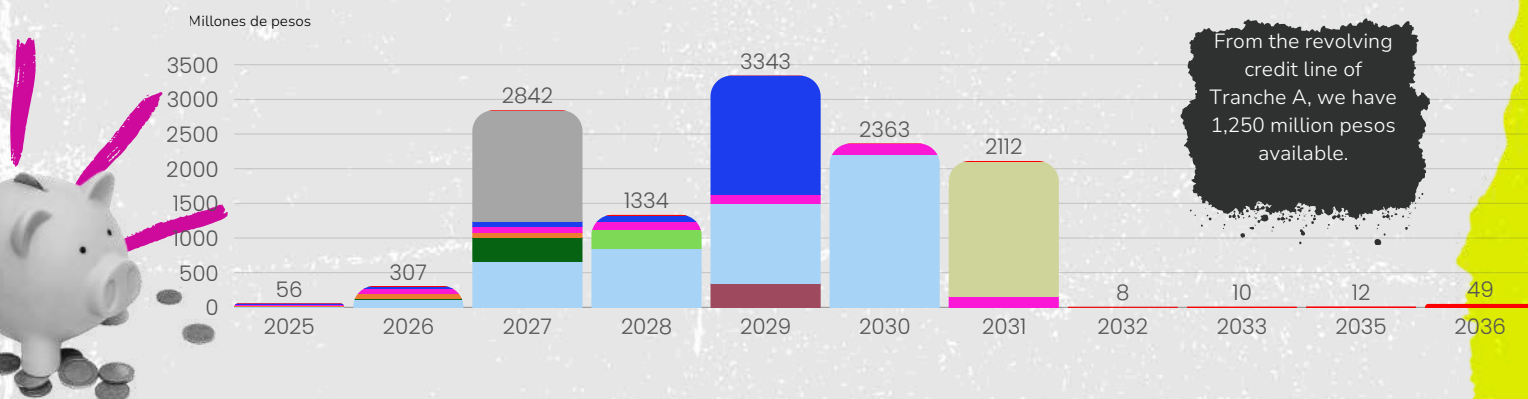
Today, FibraShop successfully completed the reopening of the FSHOP 25U bond for an additional amount of 1,250 million pesos, at a lower financing cost than the original issuance.

With this placement, the total amount issued of the **FSHOP 25U bond now stands at 1,950 million pesos.**

It is important to highlight that with this transaction — and considering the refinancing of the La Perla loan carried out at the end of last year — **FibraShop has managed to refinance more than 85%** of its total debt, significantly improving both rates and financing conditions.

Our debt profile is as follows:

	Mifel	 Syndicated Trench A	NAFIN	 SCOTIABANK	Bajío	Bajío	FSHOP 25U	Syndicated (La Perla)	FSHOP 17-2	Syndicated Trench B
Credit line	100	1600	368	280	728.5	150	1,950*	1,907	1,600	4,987
Amount drawn	100	350	368	280	728.5	150	1,950	1,907	1,600	4,987
Type	Credit line	Credit line	Credit line	Credit line	Credit line	Credit line	Bond	Credit line	Bond	Credit line
Term	10 years	3 years + 1	4 years	3 years	8 years	3 years	6 years	5 years	10 years	4 years
Expiration	Junios 2034	Junio 2028	July 2027	July 2028	Oct 2031	June 2027	Nov 2031	Nov 2029	July 2027	June 2029
Collateral	Mortgage	Mortgage	Mortgage	Mortgage	Mortgage	Mortgage	Unsecured	Mortgage	Unsecured	Mortgage



This transaction reaffirms the market's confidence in FibraShop, reflects the strength of our financial fundamentals, and enhances our ability to continue investing in the evolution of our Lifestyle Centers. We will continue to execute a disciplined financial strategy focused on generating sustainable value for our investors.

ABOUT FIBRASHOP

FibraShop (BMV: FSHOP 13) is a unique real estate investment option in Mexico, derived from its specialization, the most experienced human capital in the retail real estate sector, and its solid operational and corporate governance structure, which together ensure transparency, efficiency, and secure, profitable growth. FibraShop is an infrastructure and real estate trust established primarily to acquire, own, manage, and develop real estate properties in the Lifestyle Center segment (retail properties) in Mexico.

FibraShop is managed by industry specialists with extensive experience and externally advised by FibraShop Portafolios Inmobiliarios S.C. Our objective is to provide attractive returns to our CBFI holders through stable distributions and capital appreciation.

FORWARD-LOOKING STATEMENTS

This release may include forward-looking statements. These statements are not based on historical facts but rather on management's current view. Readers are cautioned that such statements or estimates involve risks and uncertainties that may change based on various factors beyond the company's control.

CONTACT — INVESTOR RELATIONS:

Gabriel Ramírez Fernández, Chief Financial Officer

Email: gramirez@fibrashop.mx

Irvin García Millán, Controller & Investor Relations

Email: investor@fibrashop.mx

Mary Carmen Hernández Gómez, ESG & Investor Relations Manager

Email: mhernandez@fibrashop.mx

Tel: +52 (55) 5292 1160