




ADVANCES ITS CLIMATE SUSTAINABILITY STRATEGY WITH THE **EDGE CERTIFICATION** OF GALERÍAS TAPACHULA

Mexico City, December 18, 2025

FibraShop (FSHOP) (BMV: FSHOP 13), Trust No. 6206, a real estate trust specialized in “Centros de Vida”, informs the investing public that on December 16, **Galerías Tapachula obtained the EDGE certification** (Excellence in Design for Greater Efficiencies), reinforcing the Company’s commitment to sustainable real estate development, **consolidating its progress in sustainability**.

With this certification, FibraShop reaches **38.40% of EDGE-certified construction square meters relative to its total portfolio**, strengthening the operational resilience of its assets and its alignment with international sustainability disclosure standards.

The EDGE certification of Galerías Tapachula validates quantifiable improvements in environmental performance, including:

-  25% reduction in energy consumption, contributing to the reduction of greenhouse gas emissions.
-  22% reduction in water consumption, in line with responsible water resource management.
-  99% reduction in embodied carbon in construction materials, mitigating climate impacts from the design and materials stage.

Certified Properties

As of today, 3 of the 19 properties in FibraShop’s portfolio hold EDGE certification:



La Perla, recognized as the largest shopping center in Latin America to obtain EDGE certification.



Puerta La Victoria



Galerías Tapachula

These actions are **aligned with the requirements of IFRS S1 and IFRS S2 standards** by integrating verifiable metrics related to energy efficiency, water use, and emissions reduction, as well as by strengthening the identification, assessment, and mitigation of physical and transition climate risks associated with climate change across the Company’s real estate portfolio.

In addition, the EDGE certifications obtained by FibraShop contribute to **compliance with the criteria established under the Sustainable Taxonomy**, by promoting efficient resource use, emissions reduction, and the development of real estate infrastructure with measurable environmental benefits, supporting economic activities with positive impact and aligned with long-term sustainability objectives.

FibraShop reaffirms its commitment to continuing the integration of ESG criteria in the development, operation, and modernization of its properties, strengthening transparency, climate risk management, and the creation of sustainable value for investors, communities, and other stakeholders.



ADVANCES ITS CLIMATE SUSTAINABILITY STRATEGY WITH THE **EDGE CERTIFICATION** OF GALERÍAS TAPACHULA



Additionally, this milestone is aligned with FibraShop's **Sustainable Financing Framework**, which establishes the target that, by 2025, 38% of the portfolio's construction square meters will be certified.

Through this achievement, FibraShop complies with the banking facilities linked to this key performance indicator (KPI), including financings with BBVA (revolving credit facility and syndicated loan) and Scotiabank.

ABOUT FIBRASHOP

FibraShop (BMV: FSHOP 13) is a unique real estate investment vehicle in Mexico, derived from its specialization, highly experienced human capital in the commercial real estate sector, and a solid operating and corporate governance structure, which together ensure transparency, efficiency, and sustainable, profitable growth. FibraShop is an infrastructure and real estate trust primarily established to acquire, own, manage, and develop real estate properties in the Life Centers (commercial properties) segment in Mexico.

FibraShop is managed by industry specialists with extensive experience and is externally advised by FibraShop Portafolios Inmobiliarios S.C. Its objective is to deliver attractive returns to its CBFH holders through stable distributions and capital appreciation.

FORWARD-LOOKING STATEMENTS

This release may contain forward-looking statements. Such statements are not based on historical facts but on management's current expectations and assumptions. Readers are cautioned that these statements and estimates involve risks and uncertainties that could cause actual results to differ materially due to various factors beyond the Company's control.

INVESTOR RELATIONS CONTACT

Gabriel Ramírez Fernández, Chief Financial Officer

Email: gramirez@fibrashop.mx

Irvin García Millán, Comptroller & Investor Relations

Email: investor@fibrashop.mx

Mary Carmen Hernández Gómez, ESG Manager & Investor Relations

Email: mhernandez@fibrashop.mx

Tel: +52 (55) 5292 1160

