

ANNOUNCES THE SIGNING OF A REVOLVING CREDIT FACILITY WITH BANCOPPEL

Mexico City, February 18, 2026.

FibraShop (FSHOP) (BMV: FSHOP 13), Irrevocable Trust Number 6206, a real estate trust specialized in community shopping centers, informs the investing public that on February 13, 2026, it entered into a credit agreement for Ps. 450 million with BanCoppel, with a 3-year term at an interest rate of funding TIIE plus 220 basis points. This transaction has a lower spread than the rest of our financing and includes sustainability-related commitments.

The proceeds from this financing will be added to the revolving credit facility we currently have with BBVA, in order to have total available resources of Ps. 1.6 billion, which will be used to cover the refinancing risk of existing liabilities (debt rollover).

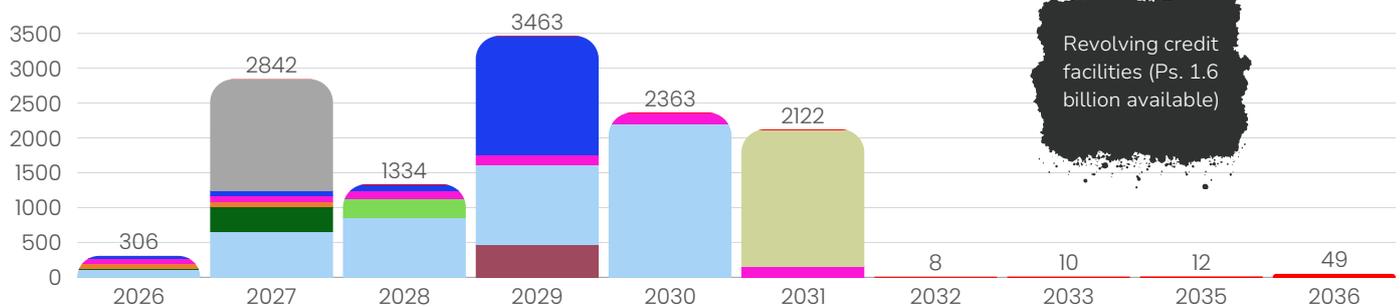
As a result of this transaction:

- We have revolving credit facilities totaling Ps. 1.6 billion, primarily intended to ensure the refinancing of future debt maturities.
- Our short-term liquidity position is strengthened.
- Greater financial flexibility is secured to meet operational and working capital needs.
- The debt maturity profile is optimized and a more efficient and balanced debt structure is maintained.
- The cost of our debt is reduced.

FibraShop reiterates its commitment to prudent balance sheet management, prioritizing financial discipline, optimization of the cost of capital, and strengthening its debt structure for the benefit of its investors.

As of today, the debt structure is as follows:

	Mifel	Syndicated Trench A ^{KPIs}	Syndicated Trench B ^{KPIs}	SCOTIABANK ^{KPIs}	Bajío	Bajío	FSHOP 25U	Sindicado (La Perla)	FSHOP 17-2	NAFIN	Bancoppe (revolvente)
Credit line	100	1,600	5,000	280	806	200	1,960	1,930	1,600	400	450
Amount drawn	99	470	4,975	280	714.5	127.7	1,950	1,903	1,600	368	0
Type	Credit line	Credit line	Credit line	Credit line	Credit line	Credit line	Bond	Credit line	Bond	Credit line	Credit line
Term	10 years	3 years + 1	4 years	3 years	8 years	3 years	6 years	5 years	10 years	4 years	3 years
Maturity	June 2034	June 2029	Junio 2029	July 2028	Oct 2031	June 2027	Nov 2031	Nov 2029	July 2027	July 2027	February 2029
Collateral	Mortgage	Mortgage	Mortgage	Mortgage	Mortgage	Mortgage	Unsecured	Mortgage	Unsecured	Mortgage	Mortgage



These actions strengthen FibraShop's ability to execute its operational and growth strategy while preserving financial flexibility in a still challenging macroeconomic environment.

FibraShop will continue to proactively evaluate opportunities to optimize its capital structure, always under principles of financial discipline and sustainable value creation for its investors.



FibraShop

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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 CEFI 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.

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