

FIBRASHOP REPORTS ON THE OPTIMIZATION OF ITS DEBT STRUCTURE AND STRENGTHENING OF LIQUIDITY

Mexico City, March 2, 2026

FibraShop (BMV: FSHOP 13), a real estate investment trust specialized in Life Centers, informs the investing public that, following the execution of a MXN \$450 million revolving credit facility with BanCoppel announced on February 17, last Friday, February 27, it carried out the prepayment of MXN \$390 million corresponding to the syndicated revolving credit facility entered into with several financial institutions, with BBVA acting as administrative agent. After applying this prepayment, the undrawn balance of this credit facility amounts to MXN \$1,520 million.

Prior to this transaction, the outstanding balance of the revolving facility with BBVA totaled MXN \$470 million. After the prepayment, the outstanding balance is reduced to MXN \$80 million.

Improvement in Financial Cost

It is important to highlight that:

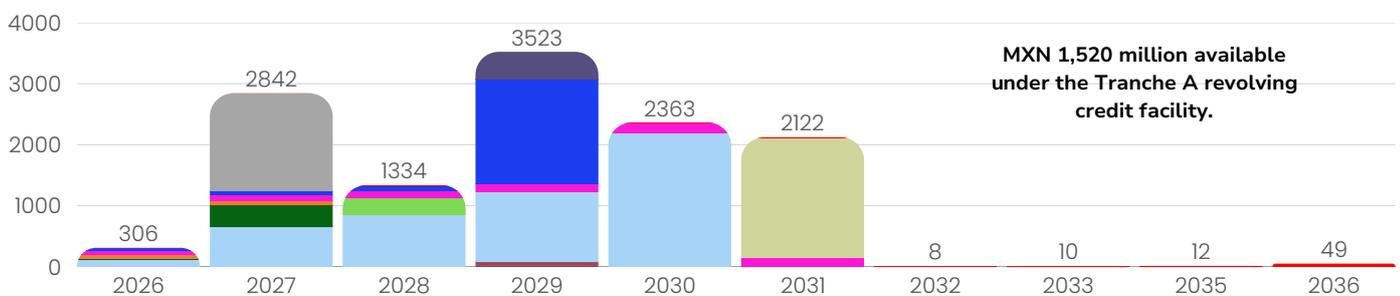
- The applicable rate for the revolving facility with BBVA is Funding TIIE + 24 bps + 2.25%.
- The rate for the new revolving facility with BanCoppel is Funding TIIE + 2.20%, which represents a reduction in both the applicable reference rate and the spread, resulting in a combined 29 basis point decrease in the financial cost of the refinanced portion, thereby contributing to the optimization of the Company's weighted average cost of debt.

As a result, this transaction allows the Company to partially replace higher-cost debt with debt bearing a lower spread, optimizing financial costs and strengthening balance sheet efficiency.

Committed Facility and Maturity Coverage

The revolving facility with BBVA is a committed facility for MXN \$1,600 million, providing certainty regarding the availability of resources to meet operating and refinancing needs.

	Mifel	Syndicated A	Sindicad B	SCOTIABANK	Bajfo	Bajfo	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	80	4,975	280	714.5	127.7	1,950	1,903	1,600	368	450
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



With the current availability of MXN \$1,520 million under the revolving facility, **FibraShop has sufficient resources to cover approximately 48%** of its debt maturities scheduled for 2026 and 2027, strengthening its liquidity position and reducing refinancing risk in a still challenging macroeconomic environment.



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 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.

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