



**FINANCIAL
REPORT
1Q2026**



FIBRA
SHOP

CONSOLIDATED RESULTS

1Q2026

1Q2026 Financial Results

- Consolidated Revenues: \$670.53 million pesos, +7.28% vs. 1Q of the previous year.
- Consolidated NOI: \$505.13 million pesos, with a 75.30% margin, equivalent to a 7.33% growth in NOI and margin stability (+0.05 pp).
- Consolidated EBITDA: \$486.84 million pesos, +7.46% vs. 1Q of the previous year, with a 72.60% margin on revenues.
- Adjusted Net Income: \$187.82 million pesos, equivalent to \$0.2948 per CBF1, representing a 24.83% increase compared to the same period of the previous year.
- FFO: \$194.28 million pesos; \$0.3049 per CBF1, implying an annualized rate of 12.6%

1Q 2026 Operating Indicators

- Average occupancy of stabilized portfolio: 96.47%.
- Consolidated occupancy of total portfolio: 94.12%.
- As of March 31, there are a total of 2,141 signed contracts.

Distribution:

- On April 23, the Technical Committee decreed a dividend of \$0.1962 per CBF1, payable no later than May 14, 2026.

Growth and Value Creation

- Strengthening of the credit profile: appointment of a third rating agency and attainment of an 'AA-' rating with a stable outlook from Moody's. This consolidates a more homogenous view of the risk profile and positions FibraShop with two ratings within the 'AA' range, boosting market confidence and enhancing access to more favorable financing conditions.
- Greater market visibility: strengthening communication with investors through reports, relevant events, and strategic materials.
- Consolidation of the ESG strategy: integration of environmental, social, and corporate governance criteria into operations and decision-making.
- Certainty in returns: publication of the dividend guidance in 4Q2025, providing greater clarity on expected cash flows.
- Better positioning of the CBF1: aligned with what was identified in 2023, where certainty in distributions is a key factor for market valuation.

*Average price per CBF1: \$9.66 pesos at the close of the quarter.



DEAR INVESTORS

The beginning of 2026 confirms the strength and consistency in the execution of our strategy. During the first quarter, FibraShop recorded a year-over-year revenue growth of +7.3%, accompanied by solid profitability levels and stable operating margins—a reflection of our cost discipline and the maturation of our portfolio.

These results are not isolated events. They are the consequence of a comprehensive strategy that we have been implementing since 2023, focused on sustained value generation. Today we see clear progress: a more robust portfolio, a strengthened capital structure, and continuous improvement in the market's perception of our CBFIs.

One of our most relevant pillars has been the evolution of our assets toward the "Centros de Vida" concept, which has allowed us to increase foot traffic, extend dwell time, and strengthen our income, consolidating a more resilient model aligned with new consumer dynamics.

Furthermore, we have reinforced our financial position through debt refinancing, portfolio optimization, and disciplined capital allocation. This is reflected in a sustained improvement of our indicators and the strengthening of our credit profile.

In this regard, Moody's recently assigned us an 'AA-' rating with a stable outlook, recognizing the strength and resilience of our portfolio, as well as our disciplined financial management. With this addition, FibraShop is now rated by three agencies—two of which place us within the 'AA' range—consolidating a more homogenous view of our credit risk and strengthening our position as an issuer with solid fundamentals within the sector.

In parallel, we have made progress in providing greater visibility and certainty to the market. The publication of our dividend guidance, along with the strengthening of our investor relations communication, addresses one of the primary factors valued by the market: clarity in the generation of returns.

The results are evident. The performance of the CBFIs has shown a sustained recovery, driven by stronger operating and financial fundamentals. However, we remain convinced that a significant opportunity for value capture still exists as we continue to close the gap between the market price and the intrinsic value of our portfolio.

Looking ahead to the coming quarters, we will maintain our focus on the disciplined execution of our strategy, prioritizing profitable growth, operational efficiency, and long-term value creation for our investors.

We appreciate your trust and reiterate our commitment to continue building a stronger, more transparent, and results-oriented Fibra.

Sincerely,

Salvador Cayón

Mexico City, April 27, 2026 – FibraShop (BMV: FSHOP13) (“FSHOP”), Banco Actinver, Institución de Banca Múltiple, **Irrevocable Trust** identified by number **6206**, a real estate investment trust specialized in commercial properties, announces today its results for the close of the fourth quarter ended March 31, 2026.

The attached consolidated financial information was prepared in accordance with International Financial Reporting Standards (IFRS), issued by the International Accounting Standards Board (IASB).

Figures in this Report are presented in millions of pesos unless otherwise stated

1 Relevant events




CREDIT STRENGTH

At the close of 4Q2025, FibraShop’s credit profile was presented, in which HR Ratings upgraded the long-term rating to HR AA+ with a stable outlook, while Fitch Ratings maintained the credit rating at A+ with a positive outlook.

During the first quarter, we initiated a new rating analysis with Moody’s. In this context, the appointment of a third evaluator responds to a strategy aimed at strengthening external validation of our credit profile, expanding analytical coverage, and providing greater certainty and transparency to our investors.

On April 23rd, Moody’s made FibraShop’s rating public, assigning an 'AA-' with a stable outlook, highlighting:

- High occupancy levels: Consistently above 92%, reflecting the portfolio's operational strength.
- Flow stability: Average lease maturity close to 5 years, providing high predictability in revenue and cash flow generation.
- Tenant quality: A tenant base with a strong credit profile, bolstering income stability.
- Geographic diversification: A well-distributed portfolio that mitigates risks and improves operational resilience.
- Differentiated business model: Long-term growth strategy based on the "Centros de Vida" concept.
- Solid liquidity position: Backed by adequate cash levels and access to committed credit lines.

	 <small>Credit Rating Agency</small>	Perspective	 <small>Credit Rating Agency</small>	Perspective		Perspective
2026	AA +	Stable	A+	Positive	AA -	Stable
2025	AA +	Stable	A+	Positive		
2024	AA	Positive	A+	Positive		
2023	AA	Stable	A+	Stable		
2022	AA-	Stable	A+	Negative		
2021	AA-	Negative	A+	Negative		
2019	AA+	Stable	AA-	Stable		

Currently FibraShop has two ratings in the AA range with prestigious agencies.

GROWTH AND VALUE CREATION

In 2023, FibraShop conducted an analysis to implement a growth and value creation strategy for the company. This study was based on a central premise: the CBF1 price did not adequately reflect the operating strength or the intrinsic value of the portfolio, trading at a significant discount and limited by factors such as low liquidity, leverage, and market perception. At that time, the CBF1 price fluctuated around 6 pesos, reflecting these structural challenges.

Since then, FibraShop has consistently executed a comprehensive strategy focused on value generation, the results of which are beginning to materialize in the performance of the CBF1, which today trades above 11.60 pesos, implying a significant and sustained appreciation.

MAIN VALUE LEVERS EXECUTED:



1. Portfolio optimization and capital recycling.

The divestment of non-strategic assets for approximately 1,000 million pesos (mdp) was carried out. This sale was made practically at the assets' book value, which in a way validates the company's carrying value.

The use of proceeds was disciplined and oriented toward maximizing value:

- 75% allocated to debt reduction.
- 10% to certificate buybacks (share repurchases).
- 15% to investment in asset reconversion under the "Centros de Vida" concept.
-

This strategy simultaneously allowed for an improved financial structure and enhanced the operating performance of the assets.



2. Strategic growth

Strategic assets were incorporated to strengthen NOI generation and positioning, reinforcing the current portfolio under the "Centros de Vida" concept.

This directly addresses one of the key pillars identified in 2023: increasing scale to reduce the "small cap discount" and improve efficiency in the certificate's valuation.

1 RELEVANT EVENTS



3. Strengthening of the capital structure.

During 2025, approximately 85% of the total debt was refinanced, achieving:

- Extension of the maturity profile.
- Smoothing of the amortization schedule.
- Improvement in financial conditions (reduction in credit spreads and improvement in the collateral structure).
- Reduction of refinancing risk.
- Return to the market with the issuance of a bond for 1,950 mdp (FShop 25 U).

This action directly addresses one of the main challenges highlighted in the 2023 analysis, which was the impact of leverage on risk perception and the cost of capital.



4. Operational repositioning: Centros de Vida.

The reconversion of assets toward the Centros de Vida model has allowed for:

- Increased foot traffic.
- Increased dwell time.
- Strengthened tenant revenues
- Generation of operational resilience.
- Improved portfolio diversification.



Higher
income

Consequently, FibraShop has evolved from a traditional retail model to one focused on experience, differentiation, and long-term value generation, which is beginning to become a market standard.



5. Greater visibility, strengthening of ESG strategy, and certainty in returns:

We have strengthened communication with the market through various channels, including quarterly financial reports, relevant events, and executive materials such as the "2-pager," with the goal of providing greater transparency and visibility regarding the Fibra's performance.

In parallel, we have consolidated our ESG strategy, integrating environmental, social, and corporate governance criteria into operations and decision-making, reinforcing our positioning as a Fibra committed to sustainability.

In 4Q2025, FibraShop announced its dividend distribution guidance, reaffirming its commitment to the generation of recurring cash flows and value creation for investors. This initiative allows for:

- Providing greater visibility on expected returns.
- Reducing market uncertainty regarding distributions.
- Strengthening the positioning of the CBFI as an attractive instrument.

1 RELEVANT EVENTS



6. Strengthening and validation of the credit profile

FibraShop has shown a positive and consistent evolution in its credit profile, reflecting a disciplined execution of its financial and operating strategy.

In recent years, HR Ratings' rating has transitioned from AA- with a negative outlook in 2021 to HR AA+ with a stable outlook in 2025, demonstrating a sustained improvement in credit quality.

For its part, Fitch Ratings has maintained the rating at A+, with a favorable evolution in the outlook, moving from negative to positive, which reinforces the strengthening trend of the Fibra's financial profile.

Additionally, Moody's assigned us a rating of AA- with a stable outlook.

Currently, FibraShop holds two ratings in the AA range, granted by two prestigious agencies.

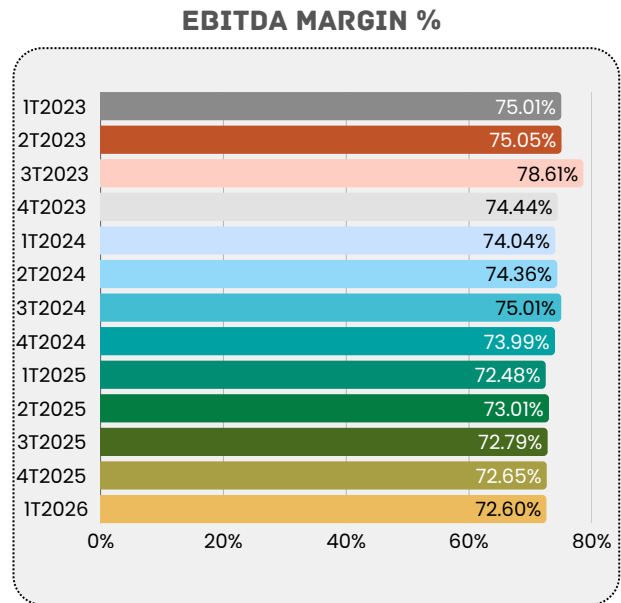
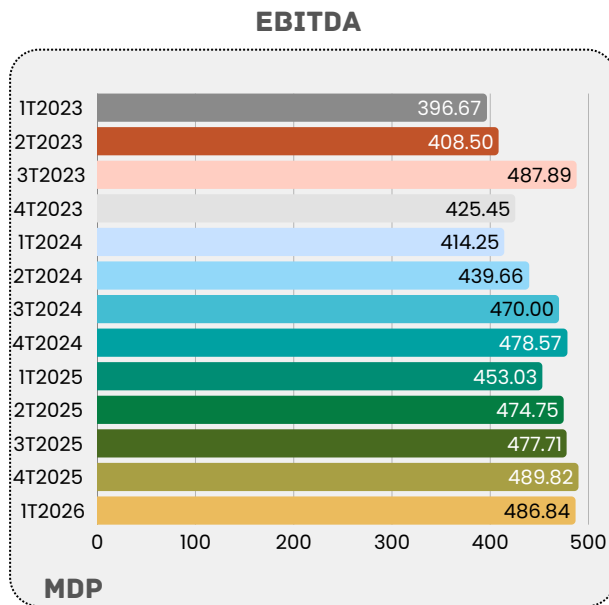
Overall, this evolution:

- Reduces the financial cost of our debt.
- Strengthens market confidence in FibraShop's financial solidity.
- Improves risk perception and access to financing.
- Contributes to a more efficient valuation of the CBF.

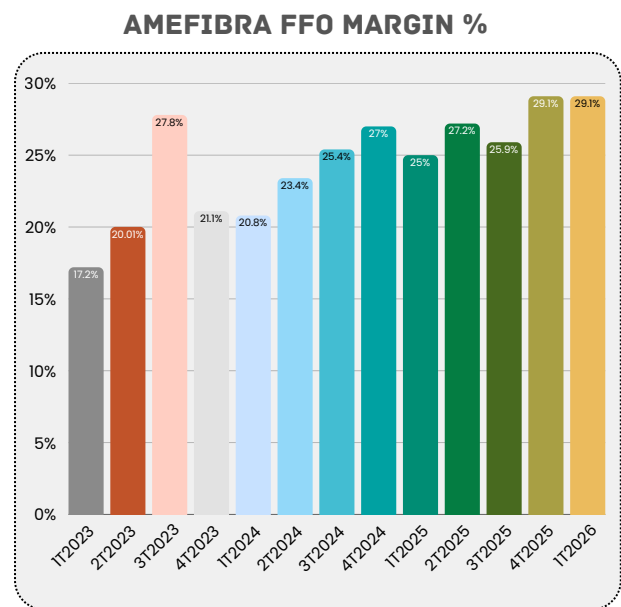
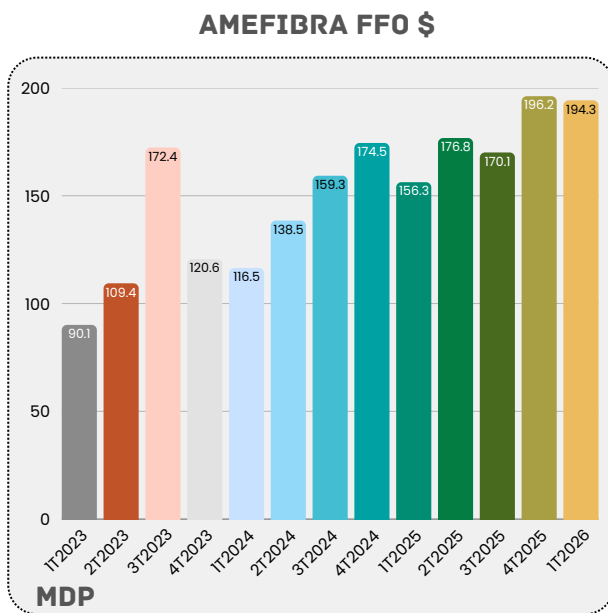
This progress directly addresses one of the challenges identified in the 2023 analysis: the importance of strengthening the credit rating as a key lever to reduce the cost of capital and unlock market value.

1 RELEVANT EVENTS

The set of measures has translated into tangible results across key indicators:



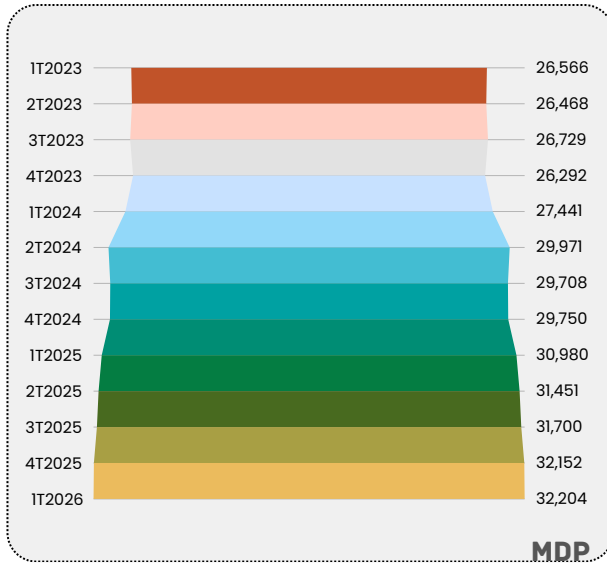
Consistent EBITDA growth of the Fibra with constant margins.



The FFO margin shows an upward trend, driven by the maturation of the portfolio and better absorption of financial costs, aligning with the expectation of growth in cash flow per CBF, which is reflected in the margin of said indicator.

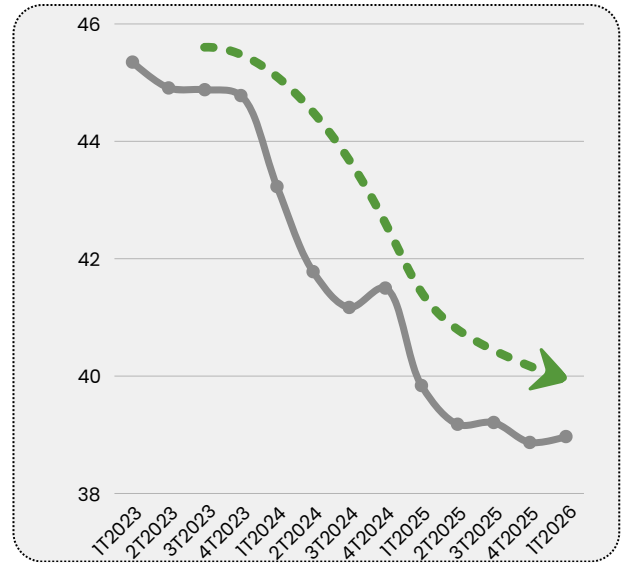
1 RELEVANT EVENTS

ASSET VALUE MDP \$



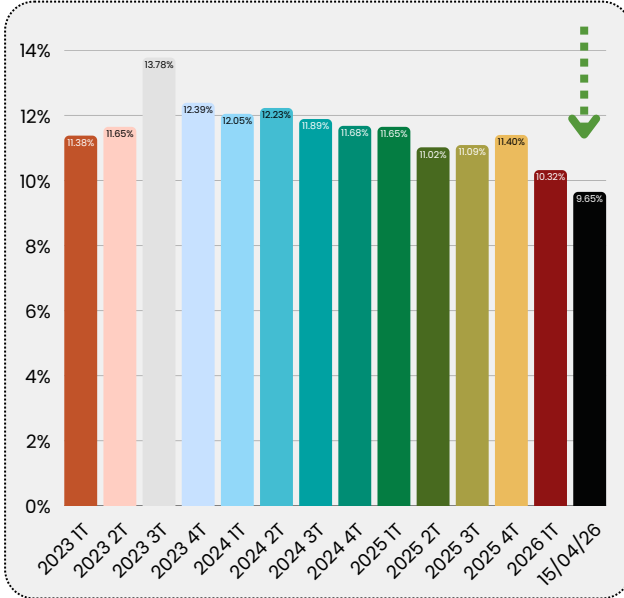
The portfolio value shows consistent growth, reflecting strategic investments, NOI growth, and property stabilization, strengthening the Fibra's equity base.

LOAN TO VALUE %



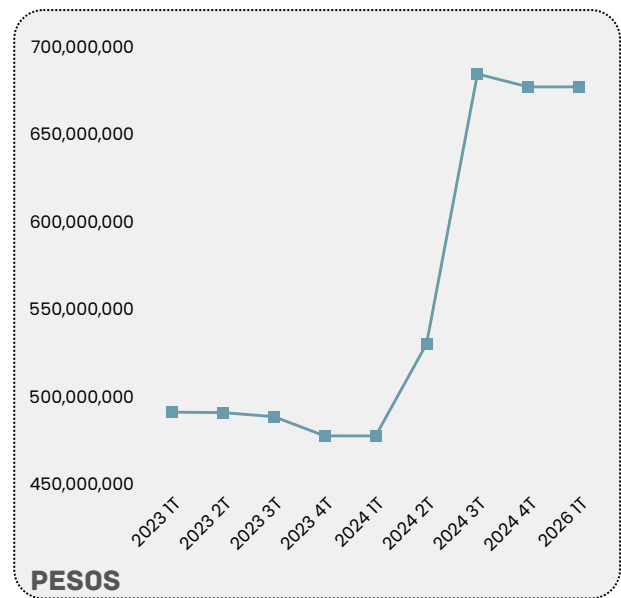
The LTV shows a downward trend, evidencing an improvement in the capital structure and greater financial strength, which positions the Fibra with greater flexibility for future growth.

IMPLICIT CAP RATE %



The implicit CAP rate shows a downward trend, reflecting an improvement in portfolio valuation, as well as a greater perception of quality and stability in the Fibra's cash flows. When considering the CBFÍ price as of April 15, 2026, the implicit CAP rate compresses to 9.65%.

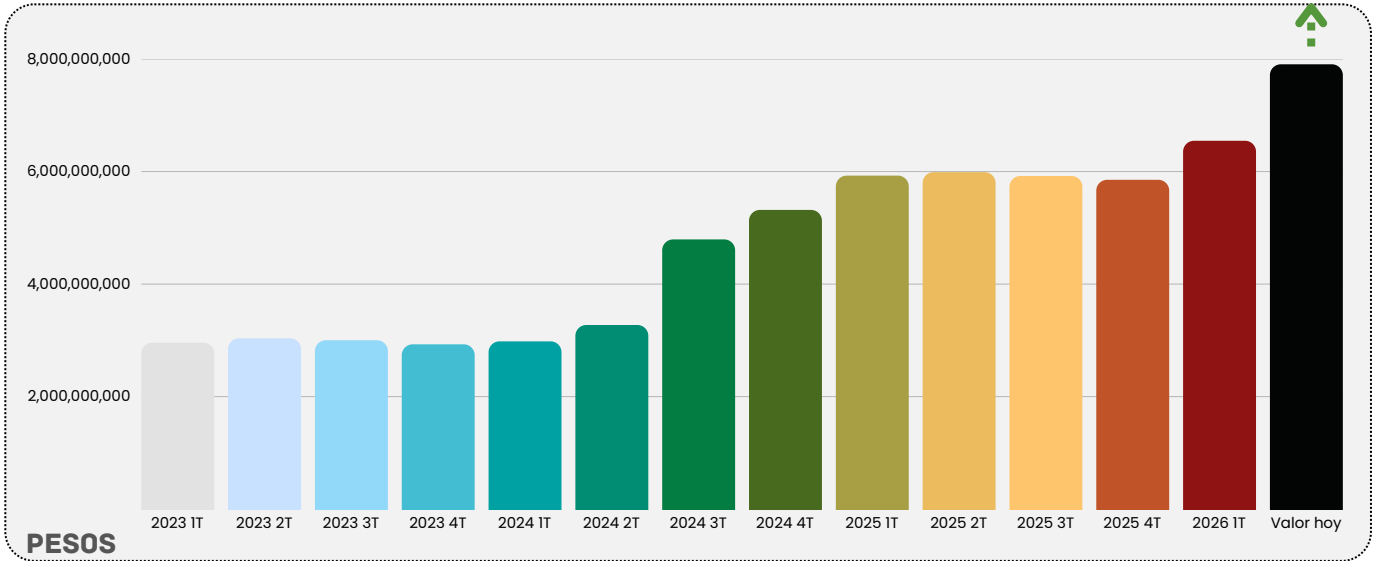
CERTIFICATES IN CIRCULATION



The increase in certificates in circulation is primarily due to asset contributions to the portfolio as part of the growth strategy, strengthening the Fibra's scale and its value generation capacity.

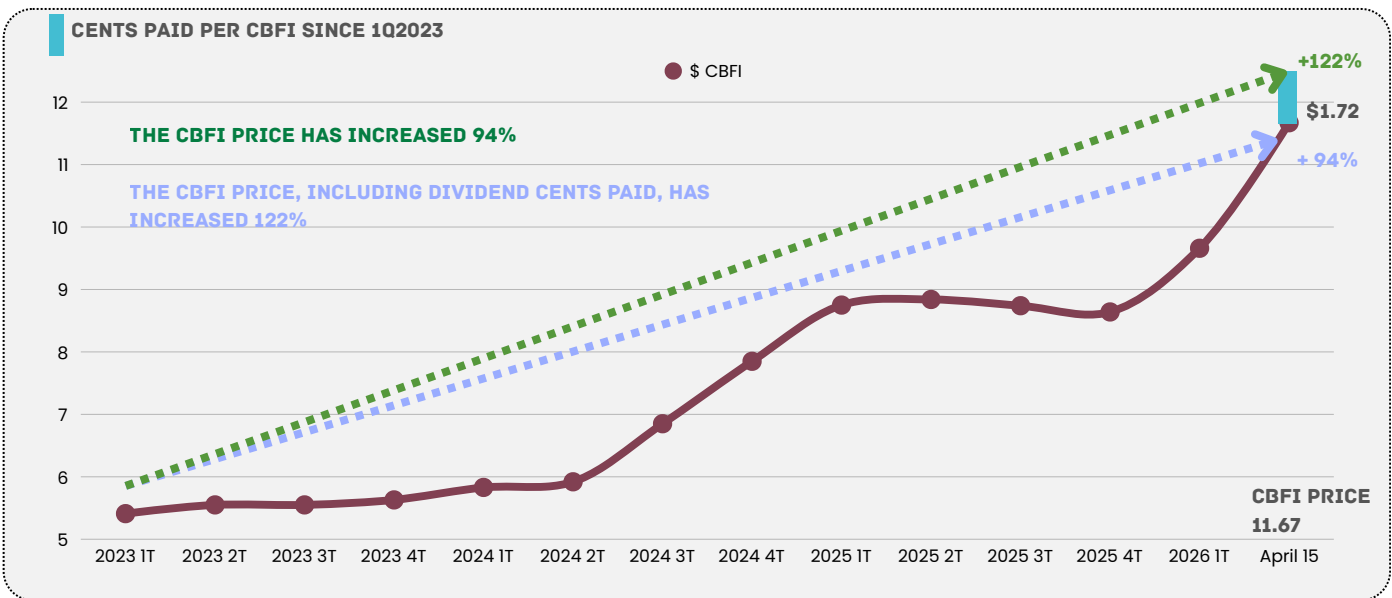
1 RELEVANT EVENTS

AVERAGE MARKET CAPITALIZATION MDP \$



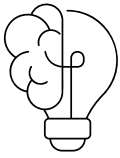
Market capitalization has shown an upward trend; however, it remains below the estimated intrinsic value, reinforcing the opportunity for future value capture through greater scale and liquidity. A CBFI value of \$11.67 as of April 15, 2026, is being considered.

AVERAGE CBFI PRICE \$ VS. AVERAGE CBFI PRICE + CENTS DISTRIBUTED PER CBFI



The chart compares the CBFI price with an adjusted price that includes distributions made, reflecting the total return for the investor. It is observed that by incorporating dividends, the CBFI's performance shows greater stability and a stronger trend, reinforcing the instrument's attractiveness as a generator of recurring cash flow.

1 RELEVANT EVENTS



The evolution observed between 2023 and the current date confirms the correct execution of the defined strategy. FibraShop has transitioned from a scenario characterized by a structural discount in its valuation toward a stage of progressive value recognition by the market, driven by:

- Increased revenue, EBITDA, and FFO.
- Discipline in capital allocation.
- Improvement in financial structure.
- Portfolio growth.
- Operational strengthening.
- Greater visibility in return generation.
- An innovative business model that responds to market evolution: "Centros de Vida".

The increase in the CBF1 price is not due to temporary or cyclical factors, but rather to a structural transformation of the business, which sets a solid foundation to continue closing the gap between market value and intrinsic value.

In our opinion, the certificate price remains below the estimated intrinsic value.

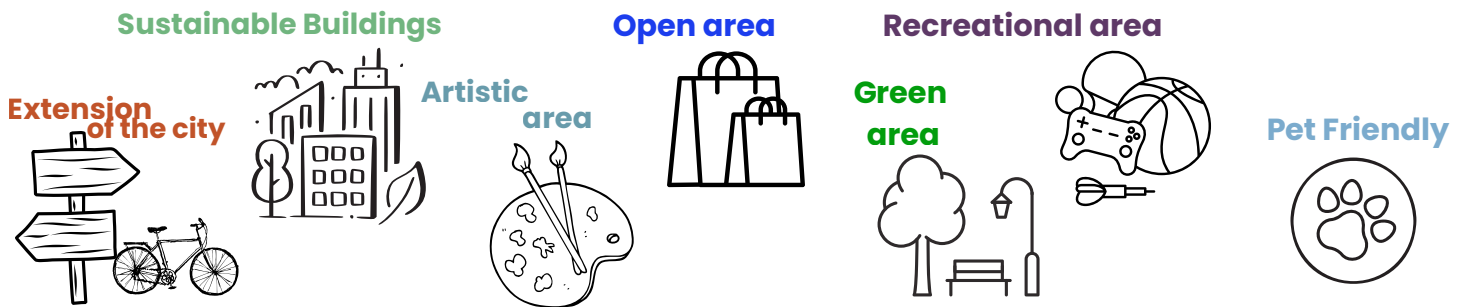
1 RELEVANT EVENTS

CENTROS DE VIDA

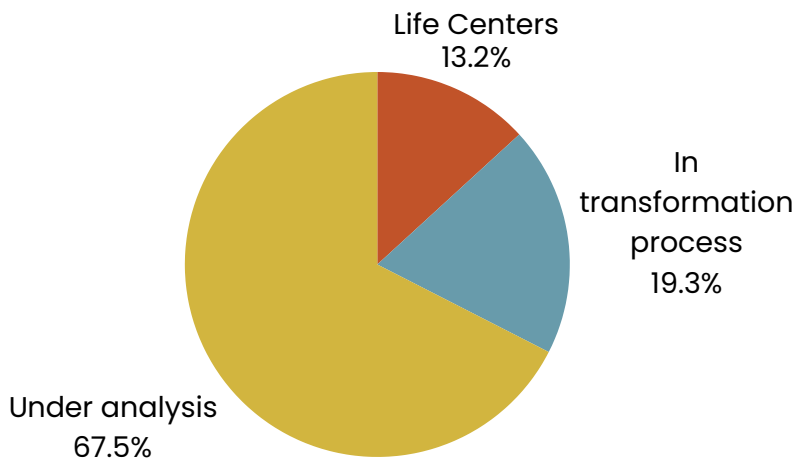
Starting with this report, a new section on the progress of the conversion to Centros de Vida will be presented.

Our Centros de Vida are unique and innovative spaces designed to be an extension of the city, where our visitors can participate in cultural, sporting, and artistic activities, among others. Through this strategy, we seek to:

- Increase the company's profitability.
- Drive business growth.
- Strengthen the ESG strategy.
- Promote recreational spaces for communities.
- Attract more visitors.



CONCEPT	Property	GLA (m2)
Centros de Vida	La Perla	115,568
In transformation process	Puerto Paraíso / Vía Paraíso	53,206
	Cibeles	79,907
	Galerías Mall Sonora	60,489
	La Luciérnaga	28,713
TOTAL		337,883



1 RELEVANT EVENTS

In transformation processes to Centros de Vida:

PUERTO PARAÍSO



1 RELEVANT EVENTS

PLAZA CIBELES



PLAZA LA LUCIÉRNAGA



1 RELEVANT EVENTS

GALERÍAS MALL SONORA



1 RELEVANT EVENTS

DIVIDEND DISTRIBUTION

The Technical Committee, in its session held this past April 23, agreed to decree a dividend for a total amount of \$125 million pesos, equivalent to \$0.1962 per CBFi, which will be payable no later than May 14, 2026.

	1Q 2026	4Q 2025	3Q 2025	2Q 2025	1Q 2025	Variation 1Q 26 VS 1Q 25
Certificates with economic rights	637,115,444	637,115,444	637,115,444	637,115,444	637,115,444	-
Dividend	125 mdp	115mdp	110mdp	105mdp	100 mdp	25%
Total taxable income		3.5mdp	-	-	-	-
Capital reimbursement	125 mdp	111.5 mdp	110mdp	105 mdp	100 mdp	25%
Pesos per CBFi	0.1962	0.1805	0.1727	0.1648	0.1570	24.97%
Average quarterly price	\$9.66	\$8.64	\$8.74	\$8.84	\$8.75	10.4%
Annualized Yield	8.12%	8.36%	7.90%	7.46%	7.18%	13.09%

100% of the dividend payment corresponds to a return of capital.

DIVIDEND DISTRIBUTION GUIDE

	2026		Status
	Low	High	
Distribution per CBFi	0.65	0.80	Within range
Annualized 1Q 2026 Distribution	0.7848		

2 MAIN OPERATING AND FINANCIAL METRICS

	1Q 2026	4Q 2025	3Q 2025	2Q 2025	1Q 2025	%Δ 1Q2026 vs 4Q2025	%Δ 1Q2026 vs 1Q2025
Total revenues	670.53	674.25	656.32	650.25	625.04	-0.55%	7.28%
Total expenses	188.48	188.84	183.09	180.35	176.45	-0.19%	6.82%
Depreciation and amortization	4.78	4.42	4.48	4.85	4.44	8.28%	7.84%
Operating Income	482.05	485.40	473.23	469.9	448.59	-0.69%	7.46%
NOI	505.13	509.63	496.24	493.18	470.64	-0.88%	7.33%
EBITDA	486.84	489.82	477.71	474.75	453.03	-0.61%	7.46%
Operating margin	71.89%	71.99%	72.10%	72.26%	71.77%	-0.14%	0.17%
NOI Margin	75.33%	75.58%	75.61%	75.84%	75.30%	-0.33%	0.05%
EBITDA Margin	72.60%	72.65%	72.79%	73.01%	72.48%	-0.06%	0.17%
Adjusted net income	187.82	190.53	164.40	170.69	150.46	-1.43%	24.83%
Net income per CBFi	0.2948	0.2991	0.2580	0.2679	0.2362	-1.43%	24.83%
CBFis with economic rights	637.12	637.12	637.12	637.12	637.12	0.00%	0.00%
Total assets	32,204	32,152	31,700	31,451	30,980	0.16%	3.95%
Cost-bearing debt	12,550	12,497	12,431	12,323	12,343	0.42%	1.67%
Capital	19,187	19,170	18,832	18,478	17,840	0.09%	7.55%
LTV	38.97%	38.87%	39.22%	39.18%	39.84%	0.25%	-2.19%
P/U ratio*	9.18	8.66	9.02	9.29	9.77	5.96%	-6.08%
EV/EBITDA**	9.58	9.37	9.43	9.46	9.56	2.23%	0.21%
Implicit CAP Rate***	10.32%	11.40%	11.09%	11.02%	10.65%	-9.42%	-3.06%
Market Capitalization	6,547	5,856	5,921	5,992	5,928	11.81%	10.44%
AMEFIBRA FFO	194.28	196.20	170.14	176.84	156.29	-0.98%	24.30%

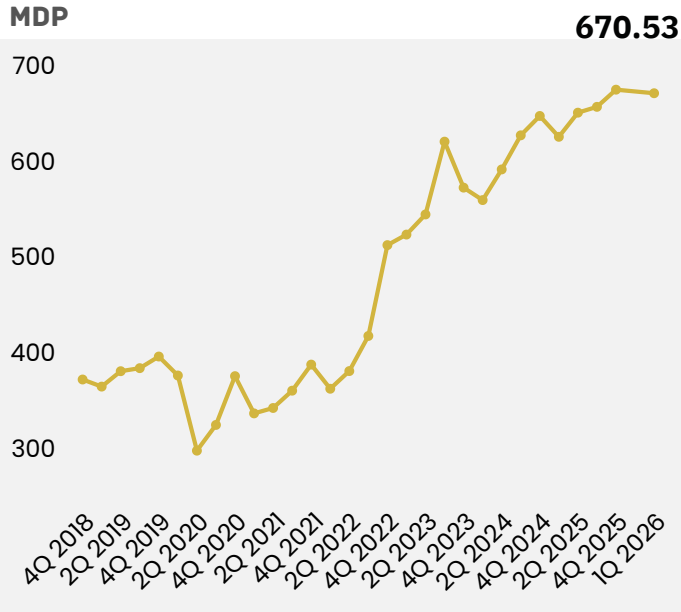
*P/U ratio - calculated as the average closing price divided by the net income for the period of the last 12 months among the CBFis of the period.

** EV/EBITDA - calculated as the capitalization value plus interest-bearing debt minus cash and cash equivalents, divided by the EBITDA of the last twelve months.

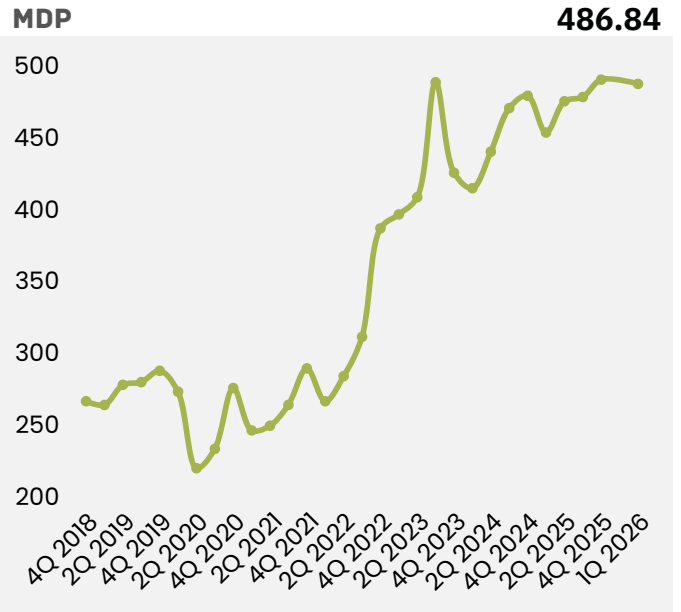
*** Implicit CAP Rate - calculated as the annualized NOI of the period (i.e., multiplied by four) divided by the capitalization value result (calculated as the average CBFis in circulation for the quarter multiplied by the average price for the quarter) plus the net debt at the close of the quarter.

2 MAIN OPERATING AND FINANCIAL METRICS

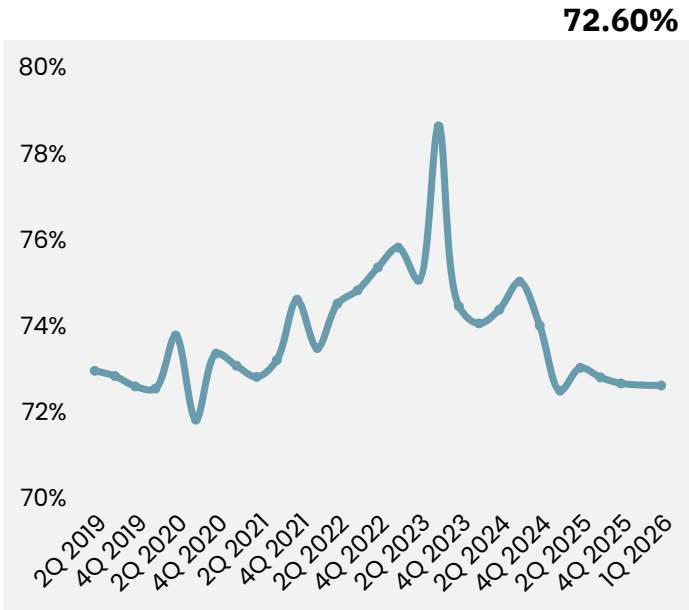
REVENUES



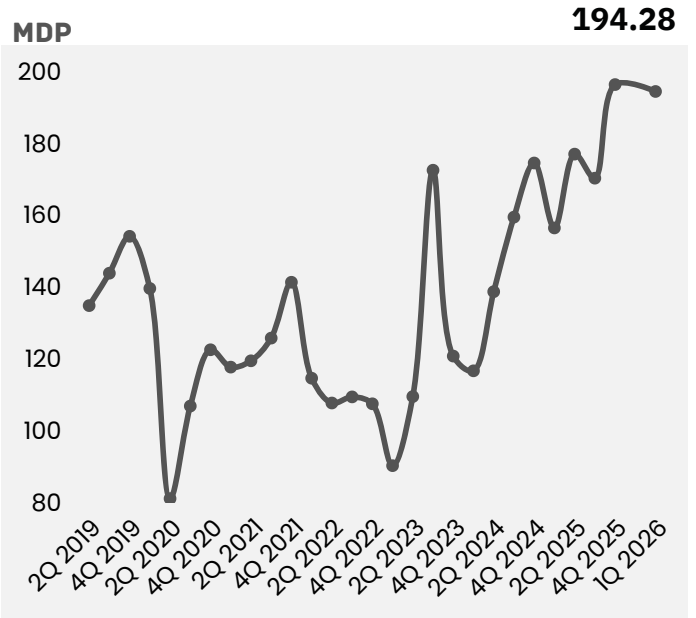
EBITDA

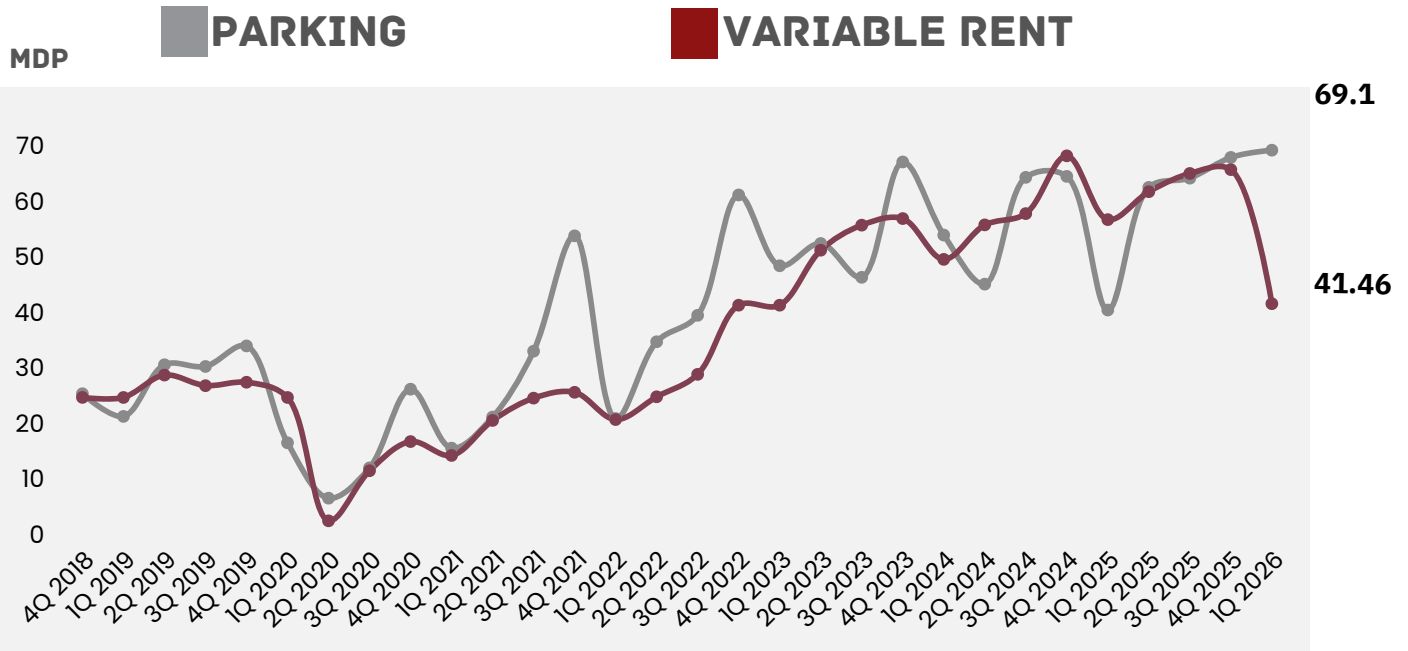


EBITDA MARGIN

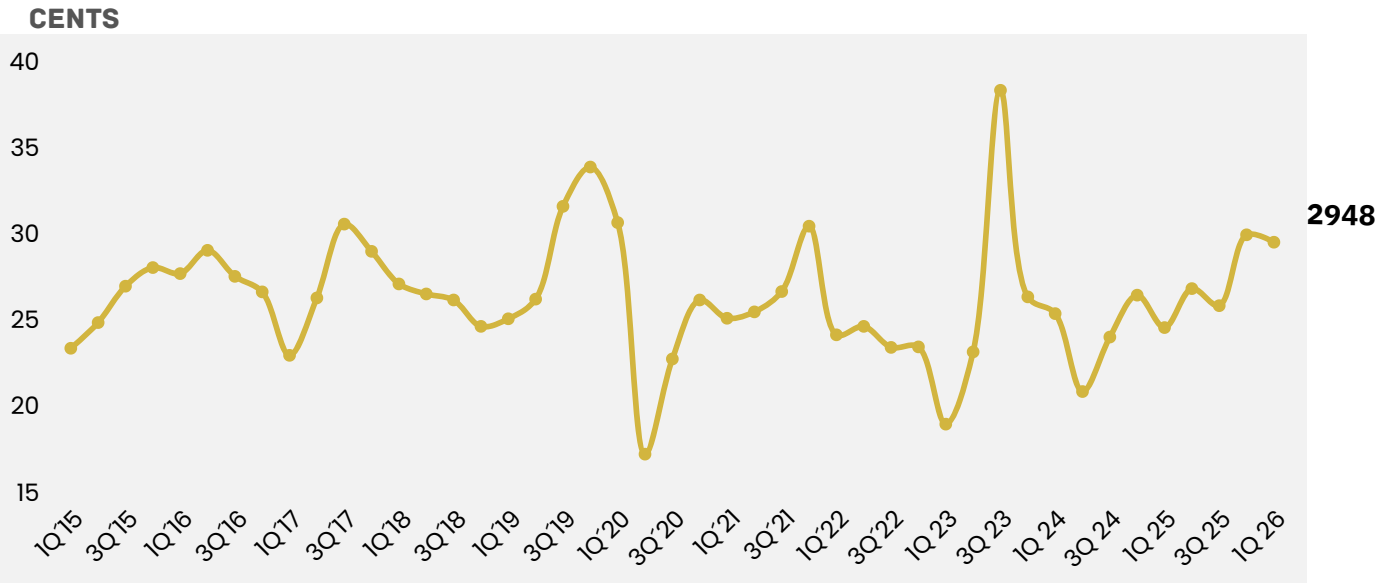


FFO AMEFIBRA

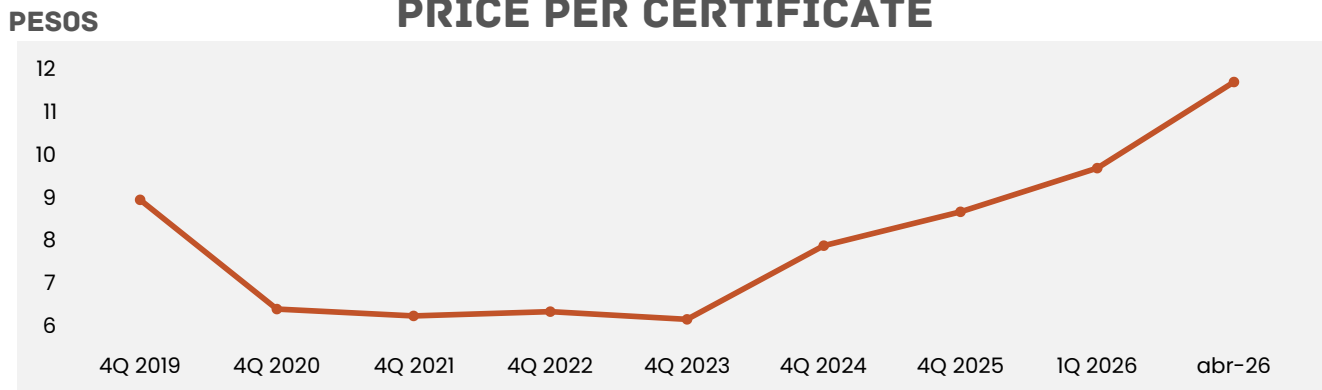




ADJUSTED QUARTERLY NET INCOME PER CBF1



PRICE PER CERTIFICATE



2 MAIN OPERATING AND FINANCIAL METRICS

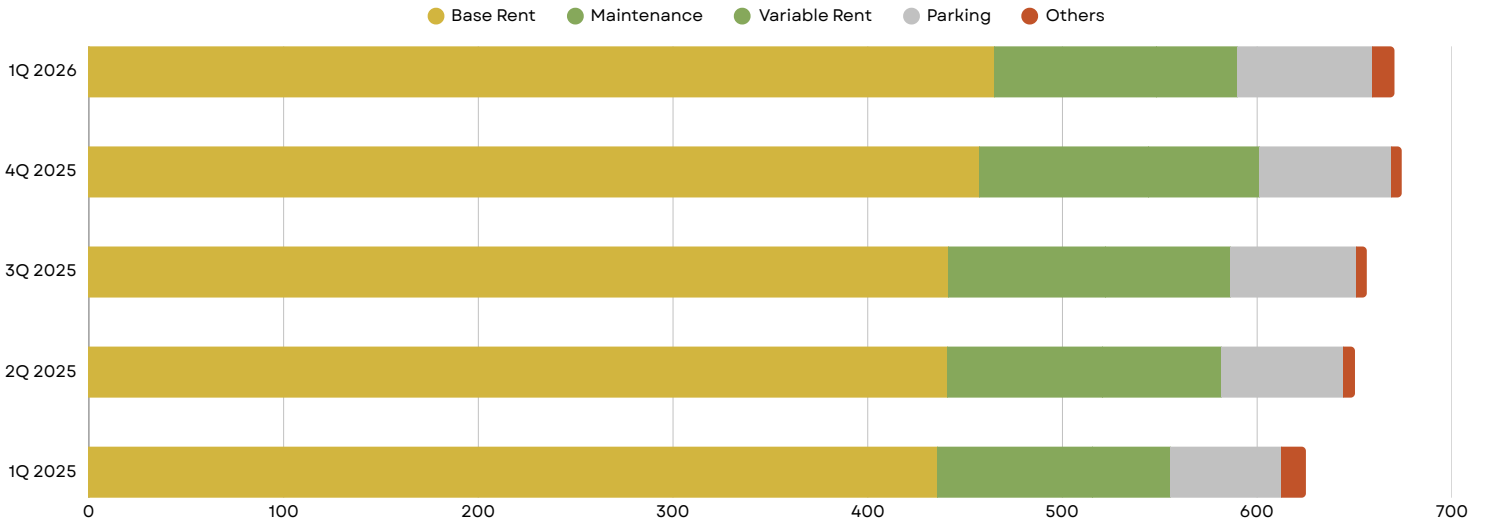
CONCILIACIÓN FFO	1Q 2026	4Q 2025	3Q 2025	2Q 2025	1Q 2025
Total revenues	670.53	674.25	656.32	650.25	625.04
Total expenses	188.48	188.84	183.09	180.35	176.45
Operating Income	482.05	485.40	473.23	469.90	448.59
Comprehensive financing result	(273.93)	(278.50)	(291.03)	(279.87)	(283.22)
Share in results of associates					
Valuation of debt in UDIs	(26.62)	(9.50)	(7.91)	(27.86)	(29.11)
Revaluation of investment properties		619.68	292.60	590.00	
Loss on sale of real estate					
Allowance for doubtful accounts		(80.00)			
Provision for income tax					
NET INCOME FOR THE PERIOD	181.51	737.08	466.89	752.18	136.27
(-) Non-controlling interest	20.31	16.37	17.79	19.35	14.91
Share of comprehensive income/(loss) of the IFRS controlling interest for the period	161.20	720.71	449.10	732.83	121.35
Unrealized gain or loss from changes in the fair value of investment properties		(619.68)	(292.60)	(590.00)	
Gain or loss realized losses resulting from the sale of real estate assets, including losses or gains from discontinued operations					
Equipment depreciation	4.78	4.42	4.48	4.85	4.44
Leasing commissions	0.30	0.33	0.34	0.40	0.48
Unrealized gains or losses on the value of monetary assets and liabilities (includes UDI effect where applicable)	26.62	89.50	7.91	27.86	29.11
Internal team costs exclusively dedicated to internal brokerage, leasing, or construction services	1.38	0.92	0.91	0.91	0.91
FFO AMEFIBRA	194.28	196.20	170.14	176.84	156.29

*In accordance with AMEFIBRA guidelines.

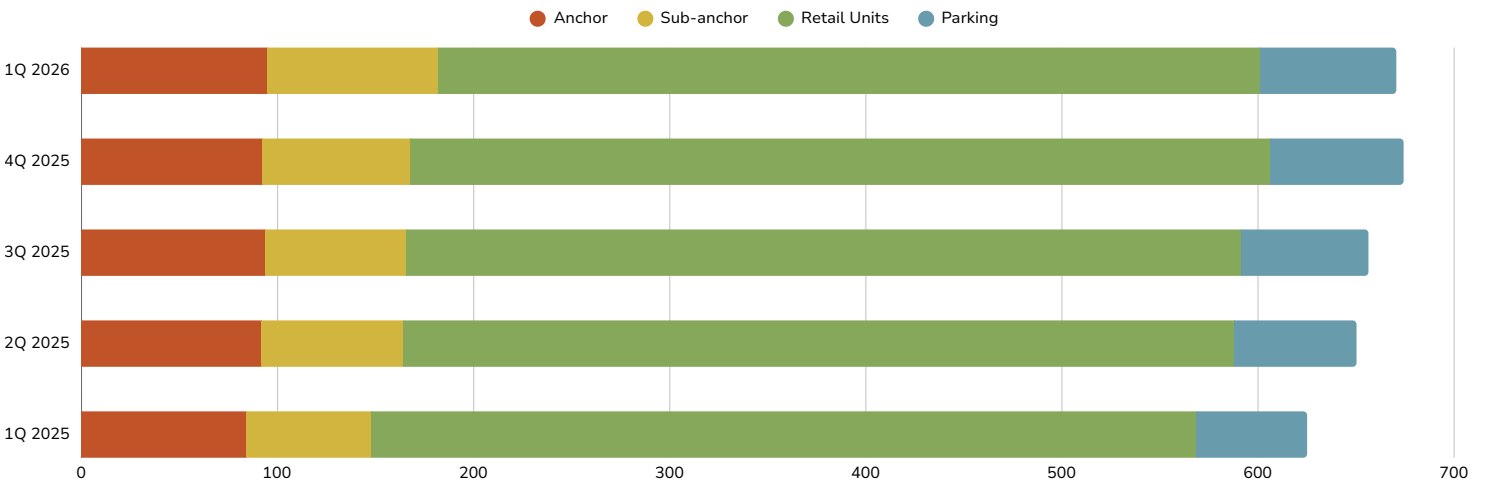
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REVENUE COMPOSITION

	Base Rent	Maintenance	Variable Rent	Parking	Others	Total
1Q 2026	465.05	83.38	41.46	69.10	11.53	670.53
4Q 2025	457.55	86.68	57.18	67.80	5.04	674.25
3Q 2025	441.46	80.82	64.01	64.91	5.12	656.32
2Q 2025	440.84	79.67	61.33	62.40	6.00	650.25
1Q 2025	436.06	79.35	40.32	56.60	12.71	625.04



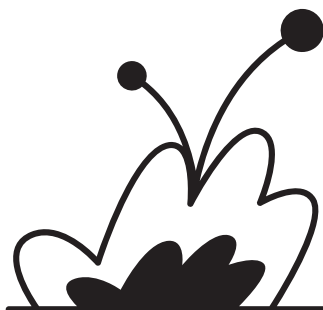
	Anchor	Sub-anchor	Retail Units	Parking	Total
1Q 2026	90.94	73.24	437.25	69.10	670.53
4Q 2025	92.49	75.17	438.79	67.80	674.25
3Q 2025	93.6	72.12	425.69	64.91	656.32
2Q 2025	91.90	72.08	423.86	62.40	650.25
1Q 2025	84.00	63.75	420.69	56.60	625.04



3 REVENUE COMPOSITION

A continuación, se presenta la información financiera por tipo de propiedad con información correspondiente al primer trimestre de 2026.

CONCEPT	Total Revenues	Total Expenses	Asset Investment	Average Revenue in pesos per m2
Centros de Vida	270.20	41.84	12,725	415
Fashion Mall	195.62	27.21	8,350	324
Power Center	183.88	30.00	8,608	198
Community Center	20.83	4.03	948	268
Totales	670.53	103.38	30,631	297



4 IMPLEMENTATION OF IFRS 18

A continuación se presenta el ejercicio de la implementación de las IFRS 18:

	Current Classification		IFRS 18
Rental Revenues	575.61	Rental Revenues	575.61
Other operating revenues	94.92	Other operating revenues	94.92
Total revenues	670.53	<i>Revaluation of investment properties</i>	
Operating expenses	160.65	Total revenues	670.53
Insurance	4.74	OPERATING EXPENSES	160.65
Advisor fees	21.02	<i>Allowance for doubtful accounts</i>	
Professional fees	2.07	Insurance	4.74
Total operating expenses	188.48	Advisor fees	21.02
Operating income	482.05	Professional fees	2.07
Financing cost		Total operating expenses	188.48
<i>Interest income</i>	10.45	Operating profit	482.05
<i>Interest expense</i>	284.38	<i>Interest income derived from cash</i>	10.45
Net financing cost	(273.93)	Profit before financing and income tax	492.51
<i>Revaluation of investment properties</i>		<i>Interest expenses on loans</i>	284.38
<i>Valuation of debt in UDIs</i>	(26.62)	<i>Valuation of debt in UDIs</i>	(26.62)
<i>Allowance for doubtful accounts</i>		<i>Interest cost of defined benefit obligations</i>	
Profit before taxes	181.51	Profit before income taxes	181.51
Income taxes		Income tax expense	
Consolidated net profit	181.51	Profit for the period	181.51
Consolidated net result attributable to:		Consolidated net result attributable to:	
Controlling interest	161.20	Controlling interest	161.20
Non-controlling interest	20.31	Non-controlling interest	20.31
Consolidated net profit	181.51	Consolidated net profit	181.51

Figures in millions of pesos

4 IMPLEMENTATION OF IFRS 18

Below is the exercise for the implementation of IFRS 18 regarding MPMs (Management Performance Measures):

NOI

Rental Revenues	575.61
Other Operating Revenues	94.92
Operating expenses	(160.65)
Insurance	(4.74)
NET OPERATING INCOME (NOI)	505.13

EBITDA

Rental Revenues	575.61
Other Operating Revenues	94.92
Operating expenses	(160.65)
Insurance	(4.74)
Advisor fees	(21.02)
Professional fees	(2.07)
(+)Depreciation	4.78
EBITDA	486.84

FFO AMEFIBRA

Share of comprehensive income/(loss) of the IFRS controlling interest for the period	161.20
(Unrealized gain) or loss from changes in the fair value of investment properties	0.00
Equipment depreciation	4.78
Brokerage commissions	0.30
Unrealized (gains) or losses on the fair value of financial instruments	26.62
Internal team, leasing, or construction services costs	1.38
FFO AMEFIBRA	194.28

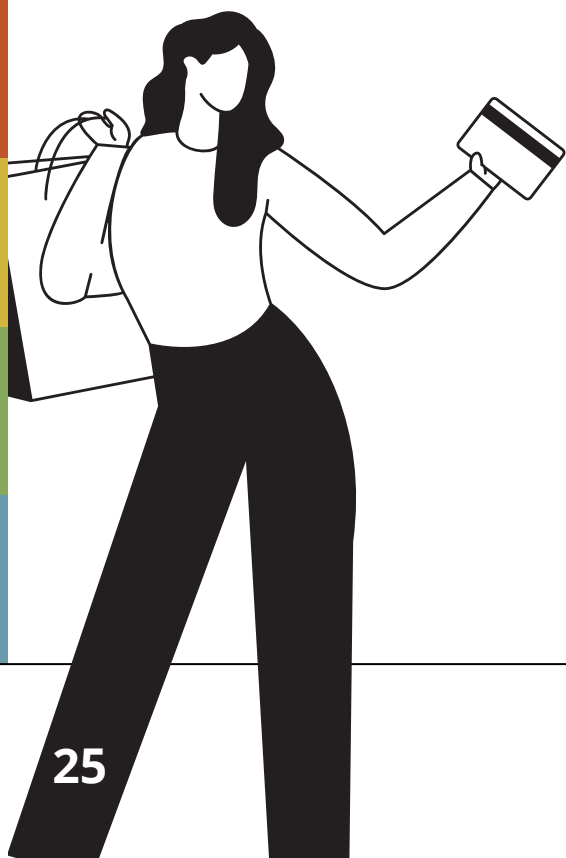
Figures in millions of pesos

5

CALCULATION OF PROPERTY OPERATING MARGIN

The property operating margin includes the revenue generated by each asset and the expenses directly related to its maintenance; the net result is determined by adding the landlord's expenses:

	1Q 2026	4Q 2025	3Q 2025	2Q 2025	1Q 2025
Total revenues	670.53	674.25	656.32	650.25	625.04
Operating expenses of the malls	103.14	105.90	108.53	104.85	100.66
Operating income of the malls	567.39	568.35	547.80	545.40	524.38
Operating margin of the malls	84.62%	84.29%	83.46%	83.88%	83.89%
Landlord expenses (insurance, property tax, appraisals, labor liabilities)	20.49	22.25	20.37	19.89	19.14
Net operating income of the malls	546.90	546.10	527.42	525.51	505.24
Operating margin of the malls	81.56%	80.99%	80.36%	80.82%	80.83%








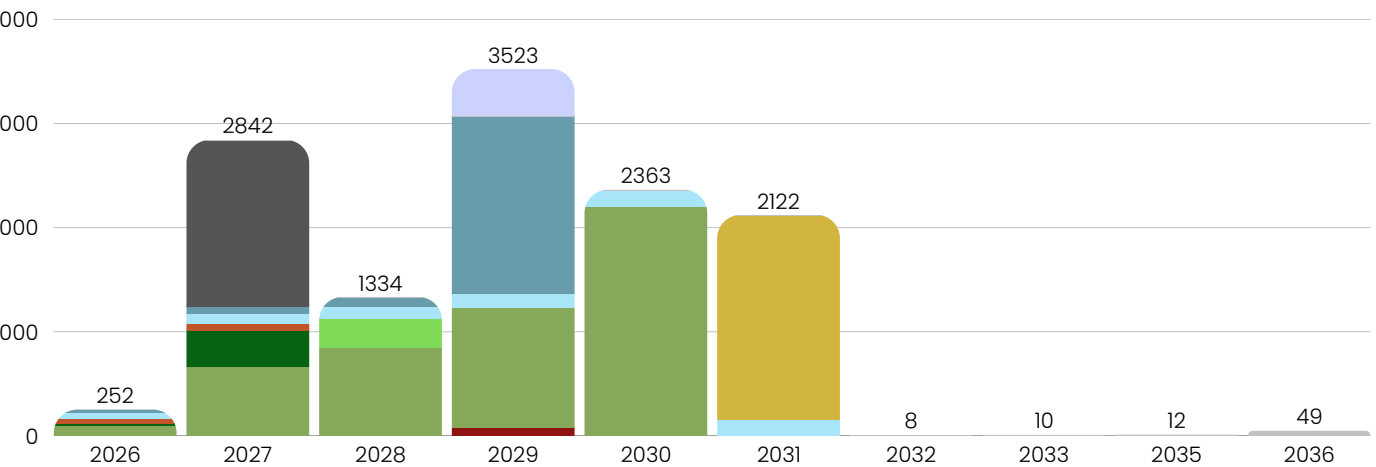
6 DEBT AS OF 1Q 2026

Liability	Amount Drawn (mdp)	Currency	Rate	Encumbered Assets
FSHOP 17-2	1,600	pesos	9.13%	
FSHOP 25 U*	1,997	UDIS	7.61%	
Market debt	3,597	29%		
Sindicado 2025 Tramo A (revolvente)	80	pesos	TIIIE funding + 24 pbs + 2.25%	Plaza Cibeles, Los Atrios
Sindicado 2022 Tramo B	4,962	pesos	TIIIE funding + 24 pbs + 2.25%	Tapachula, Las Misiones y Texcoco
NAFIN (revolvente)	368	pesos	TIIIE + 2.35%	City Center Bosque Esmeralda
BanBajío	117	pesos	TIIIE + 2.00%	Galerías Mall Sonora
BanBajío	703	pesos	TIIIE + 2.50%	Galerías Mall Sonora
SINDICADO (La Perla)	1,894	pesos	TIIIE + 2.20%	La Perla
SCOTIABANK (revolvente)	280	pesos	TIIIE + 2.25%	La Luciérnaga
MIFEL	99	pesos	TIIIE + 2.4%	Jurica
BanCoppel (revolvente)	450	pesos	TIIIE funding + 2.2%	Cedros y Juriquilla
Bank debt	8,953	71%		
Total debt	12,550	100%		

*UDI value at a price of 8.785311 pesos as of the close of March 2026.



	Mifel	 Syndicated branch A	 Syndicated Branch B	 SCOTIABANK	Bajfo	Bajfo	FSHOP 25U	 Syndicated (La Perla)	FSHOP 17-2	NAFIN	 BanCoppel
Balance as of 1Q2026	99	80	4,962	280	703	117	1,997	1,894	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
Expiration	June 2034	June 2029	June 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



Amount in pesos based on the latest UDI update at the close of the quarter



7 COVENANTS

Regarding the debt issuances FSHOP17-2 and FSHOP25U, FibraShop is obligated to remain within the following parameters:

Covenants	Limit	Actual	Status
Total Outstanding Debt Limits	Not to exceed: 50%	38.97%	✓
Secured Debt Limitations	Not to exceed: 40%	27.80%	✓
Debt Service Coverage Ratio	Not less than: 1.5	1.57	✓
Financing Limits	Not to exceed: 50%	38.97%	✓
Unencumbered Assets to Unsecured Debt	Not less than: 150%	277.51%	✓

The debt service covenant calculation is determined based on interest actually paid, excluding financing fees that have already been prepaid.

The unencumbered assets to unsecured debt covenant calculation considers the total assets provided as collateral that cover the entirety of the credit lines.

8 LEVERAGE LEVEL AND DEBT SERVICE COVERAGE RATIO

In compliance with the regulations issued by the National Banking and Securities Commission (CNBV)[1], FibraShop must inform the market regarding its Leverage Level and its Debt Service Coverage Ratio .

At the close of the first quarter, FibraShop's Leverage Level was 38.97%. The limit is 50%.

AMOUNTS FOR THE ICSD CALCULATION

$$ICD_t = \frac{AL_0 + \sum_{t=1}^4 IVA_t + \sum_{t=1}^4 UO_t + LR_0}{\sum_{t=1}^4 I_t + \sum_{t=1}^4 P_t + \sum_{t=1}^4 K_t + \sum_{t=1}^4 D_t}$$

AL0	Liquid Assets	474.42
IVAt	VAT to be recovered	-
UOt	Estimated Operating Income	1,933.43
LR0	Undrawn Credit Lines	1,520.00
I _t	Estimated Interest Amortization	1,161.64
P _t	Scheduled Capital Amortization*	368.82
K _t	Estimated Recurring Capital Expenditures	
D _t	Estimated Non-Discretionary Development Expenses	
ICDt	Debt Service Coverage Ratio	2.57

Based on the performance of FibraShop's CBFIs in the market and its financial results, the calculation of the "Implied Cap Rate" at which it is trading is presented below:

MARKET INDICATORS	1Q 2026	4Q 2025	3Q 2025	2Q 2025	1Q 2025
Period-end closing price	10.82	9.19	8.59	8.86	8.70
Quarterly average price	9.66	8.64	8.74	8.84	8.75
Average number of certificates	677,498,809	677,498,809	677,498,809	677,498,809	677,498,809
Average Market Cap (MDP)	6,547	5,856	5,922	5,992	5,929
Average daily certificate volume	64,932	57,646	35,106	55,034	100,498
Average daily traded amount (MDP)	0.63	0.50	0.31	0.49	0.88
NOI (MDP)	505.13	509.63	496.24	493.18	470.64
NOI per certificate (pesos)	0.75	0.75	0.73	0.73	0.69
Earnings per certificate	0.2948	0.2991	0.258	0.2679	0.2362
Yield at quarterly average price	12.20%	13.84%	11.81%	12.12%	10.80%
Dividend Yield at IPO price	6.74%	6.84%	5.9%	6.12%	5.40%
Investment Properties (MDP)	30,631	30,618	29,577	29,238	28,648
Number of properties	19	19	19	19	19

IMPLIED CAP RATE CALCULATION

Implied Cap Rate	April 15, 2026	1Q 2026	1Q 2025
Period average price	11.67	9.66	8.75
Period CBFIs	677,498,809	677,498,809	677,498,809
	MDP		
Market Capitalization	7,906.41	6,547.22	5,928.56
Interest-bearing debt	12,549.57	12,549.57	12,343.11
Cash and equivalents	474.42	474.42	595.78
Enterprise Value	20,930.40	19,571.21	17,675.89
Annualized Quarterly NOI	2,020.53	2,020.53	1,882.56
Implied Cap Rate	9.65%	10.32%	10.65%
Δ% 1Q 2026 VS 1Q 2025	-100 pb		-33 pb

10 CBFIs WITH ECONOMIC RIGHTS

For this quarter, there are 637,115,444 certificates with economic rights.

	CBFI's
Master Certificate as of March 8, 2024	692,210,517
(-) Treasury certificates	14,701,945
(=) Outstanding certificates	677,508,572
(-) Repurchased CBFIs in the process of cancellation	9,763
(=) Outstanding certificates (BMV)	677,498,809
(-) CBFIs without economic rights	40,383,365
(=) CBFIs with economic rights	637,115,444



1. DISTRIBUTION OF THE FISCAL RESULT FOR THE CURRENT PERIOD

Concept	Generated	Payment Date	Total Amount (PS\$)	#CFBIS	Ps\$/CBFI
Fiscal Result Distributed in cash					
Fiscal Result Distributed in Certificates (CBFIs)					
Total Fiscal Result Distributed (subject to withholding as applicable)					
Capital Reimbursement	125,000,000		125,000,000	637,115,444	0.1962
Total Distributed Amount (Fiscal Result + Capital Reimbursement)	125,000,000	no later than May 14, 2026	125,000,000	637,115,444	0.1962

2. FISCAL RESULT NOT DISTRIBUTED IN PRIOR PERIODS

Concept	Generated	Payment Date	Total Amount (PS\$)	Amount per CBFI
Income Tax (ISR) paid by the FIBRA for Fiscal Result exceeding the distributed amount*	N/A	N/A	N/A	N/A
Undistributed Fiscal Result from prior periods, distributed in this one**	N/A	N/A	N/A	N/A

*The Income Tax (ISR) corresponding to the Fiscal Result exceeding the amount distributed until March 15th of the following period (undistributed fiscal result) must be paid within 15 days following that date. The tax paid will be creditable for CBFI holders when said fiscal result is distributed, provided it is cumulative for them, and there will no longer be withholding upon distribution.

**There is no obligation to distribute the amount of the undistributed Fiscal Result.

3. SALE OF PROPERTIES BEFORE THE 4-YEAR PERIOD HAS ELAPSED

Concept	Total Amount	Amount per CBFI
Income Tax (ISR) paid by the FIBRA for the gain on the sale of properties*	N/A	N/A
Gain on the sale of properties before 4 years**	N/A	N/A

*The Income Tax (ISR) for the gain on the sale of the property(ies) must be paid within 15 days following the date of the sale. The tax paid will be creditable for CBFI holders when said gain is distributed, provided it is cumulative for them, and there will no longer be withholding upon distribution.

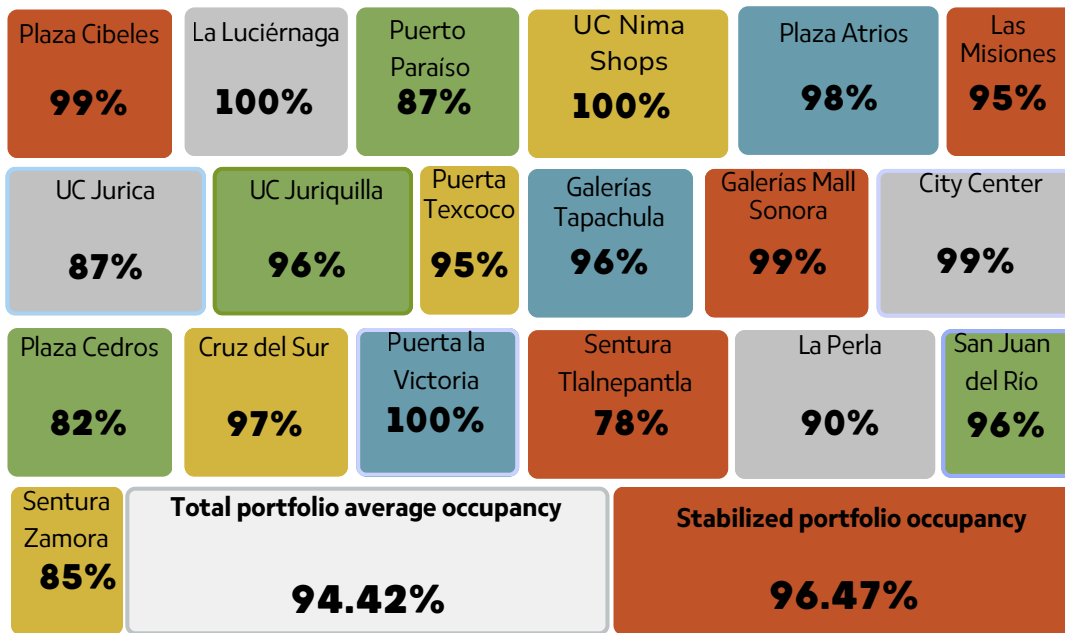
**There is no obligation to distribute the gain.

12 OPERATING PORTFOLIO

PROPERTIES	ACQ. DATE	FSHOP GLA (sqm)	Tenants' GLA (sqm)	Total Managed GLA (sqm)	Acquisition Value (mdp)	Property Value (mdp)	Location
1.Plaza Cibeles	jul-13	79,907		79,907	1,291	3,475	Irapuato, Gto.
2.La Luciérnaga	jul-13	19,713	9,000	28,713	297	565	San Miguel de Allende, Gto.
3.Puerto Paraíso / Vía Paraíso	jul-13 /jun-24	48,304	4,902	53,206	1,502	2,700	Los Cabos, BCS
4.UC Jurica	jul-13	11,816	2,700	14,516	295	330	Santiago de Querétaro, Qro.
5.UC Juriquilla	jul-13	9,644		9,644	319	370	Santiago de Querétaro, Qro.
6.Puerta Texcoco	feb-14	63,066		63,066	939	1,785	Texcoco, Edo Mex.
7.UC Nima Shops	jul-14	3,940		3,940	116	248	Puerto Vallarta, Jal.
8.Los Atrios	aug-14	51,240		51,240	384	1,500	Cuatla, Mor.
9.Galerías Tapachula	aug-14	33,021		33,021	532	1,077	Tapachula, Chis.
10.Galerías Mall Sonora	aug-14	60,489		60,489	649	2,615	Hermosillo, Son.
11.Las Misiones	oct-14	37,781	18,607	56,388	843	2,070	Cd. Juárez , Chih.
12.City Center Bosque Esmeralda	may-15	30,343		30,343	431	770	Atizapán de Zaragoza, Edo. Mex
13.Plaza Cedros	aug-14	20,238		20,238	387	250	Jiutepec, Mor.
14.Cruz del Sur	oct-15	12,335	32,432	44,767	542	615	Cuautlancingo, Pue.
15.Puerta La Victoria	oct-17	59,420		59,420	2,857	3,100	Santiago de Querétaro, Qro.
16.Sentura Tlalnepantla	sep-17	30,929		30,929	1,032	1,208	Tlalnepantla, Edo. Mex.
17.La Perla	mar-22	88,594	26,974	115,568	5,243	6,550	Zapopan, Jal.
18. Sentura Zamora	jun-24	17,213	11,306	28,519	500	591	Zamora, Michoacán
19. San Juan del Río	jul-24	20,329	8,951	29,280	520**	812	San Juan del Río, Qro
Total Portafolio		698,322	114,872	813,194	18,679	30,631	

13 PROPERTY OCCUPANCY

During this quarter, the average total portfolio occupancy was 94.42%. The occupancy of the stabilized portfolio was 96.47%; that is, it does not include La Perla or new acquisitions.



14 LEASE CHARACTERISTICS

FibraShop aims to maintain strong portfolio diversification by business sector (both by revenue and square meters). The purpose is to mitigate dependency risk on any particular sector that may be more exposed to changes in economic cycles.

The primary revenues by business sector are:

- Entertainment
- Fashion and Footwear
- Department Stores

Together, these represent 50%.

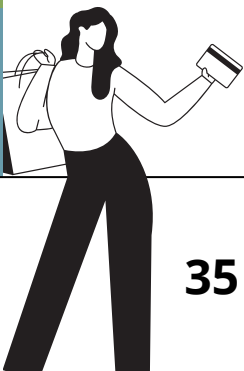
It is worth noting that no single sector accounts for more than 32% of total revenue. This reflects healthy revenue diversification by economic activity and an appropriate balance in the portfolio's tenant mix.

GLA BY BUSINESS SECTOR

Sector	%
Department Store	16.1%
Fashion and Footwear	17.7%
Entertainment	16.2%
Supermarket	14.1%
Food and Beverage	10.8%
Home and Decor	8.3%
Sports	6.5%
Services	2.4%
Financial Services	2.4%
Health and Beauty	2.0%
Others	1.6%
Stationery and Office	1.0%
Cars and Motorcycles	0.9%
Total	100.0%

REVENUE BY BUSINESS SECTOR

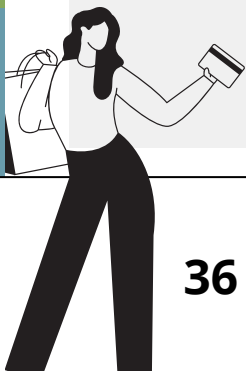
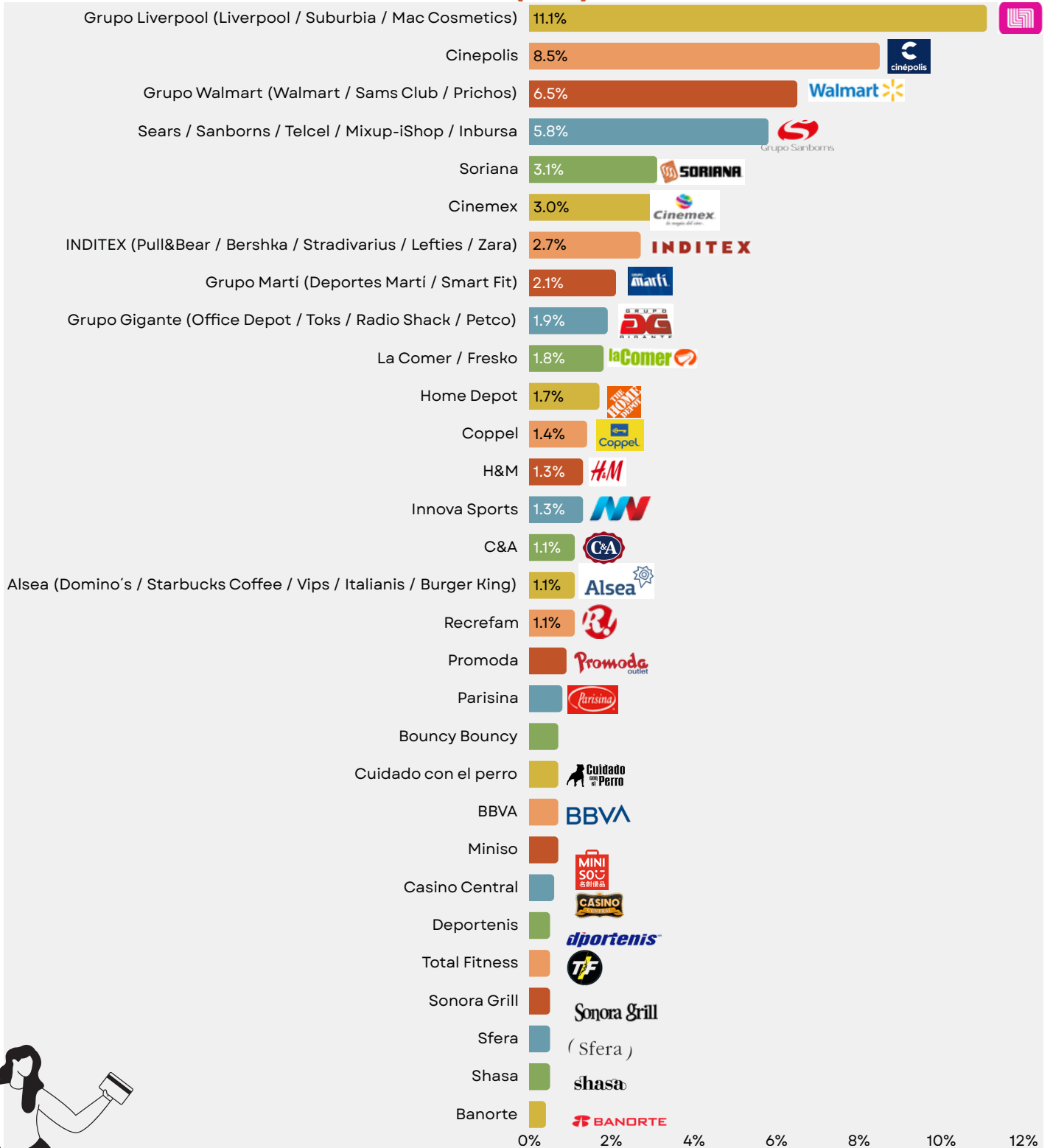
Sector	%
Fashion and Footwear	32.0%
Food and Beverage	15.6%
Entertainment	9.1%
Department Store	8.8%
Home and Decor	9.4%
Sports	6.3%
Supermarket	4.9%
Financial Services	3.3%
Services	2.8%
Health and Beauty	3.4%
Others	2.6%
Cars and Motorcycles	1.1%
Stationery and Office	0.5%
Total	100.0%



14 LEASE CHARACTERISTICS

Currently, the top 30 tenants (classified by commercial and/or economic group) represent approximately 63% of the Gross Leasable Area (GLA) and 54% of total revenues as of March 31, 2026, as shown in the following chart:

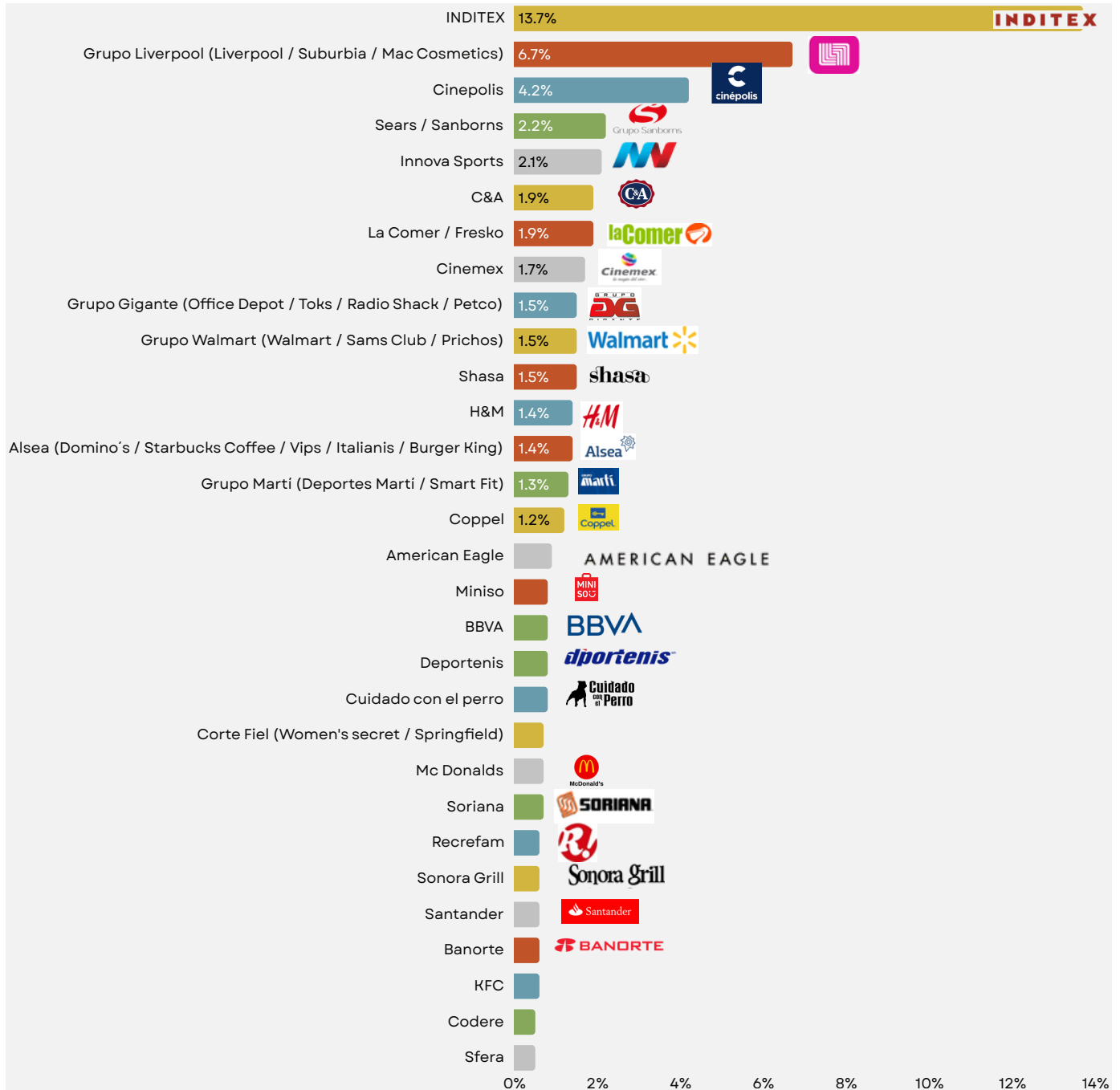
TOP 30 BY GROSS LEASABLE AREA (GLA)



14 LEASE CHARACTERISTICS

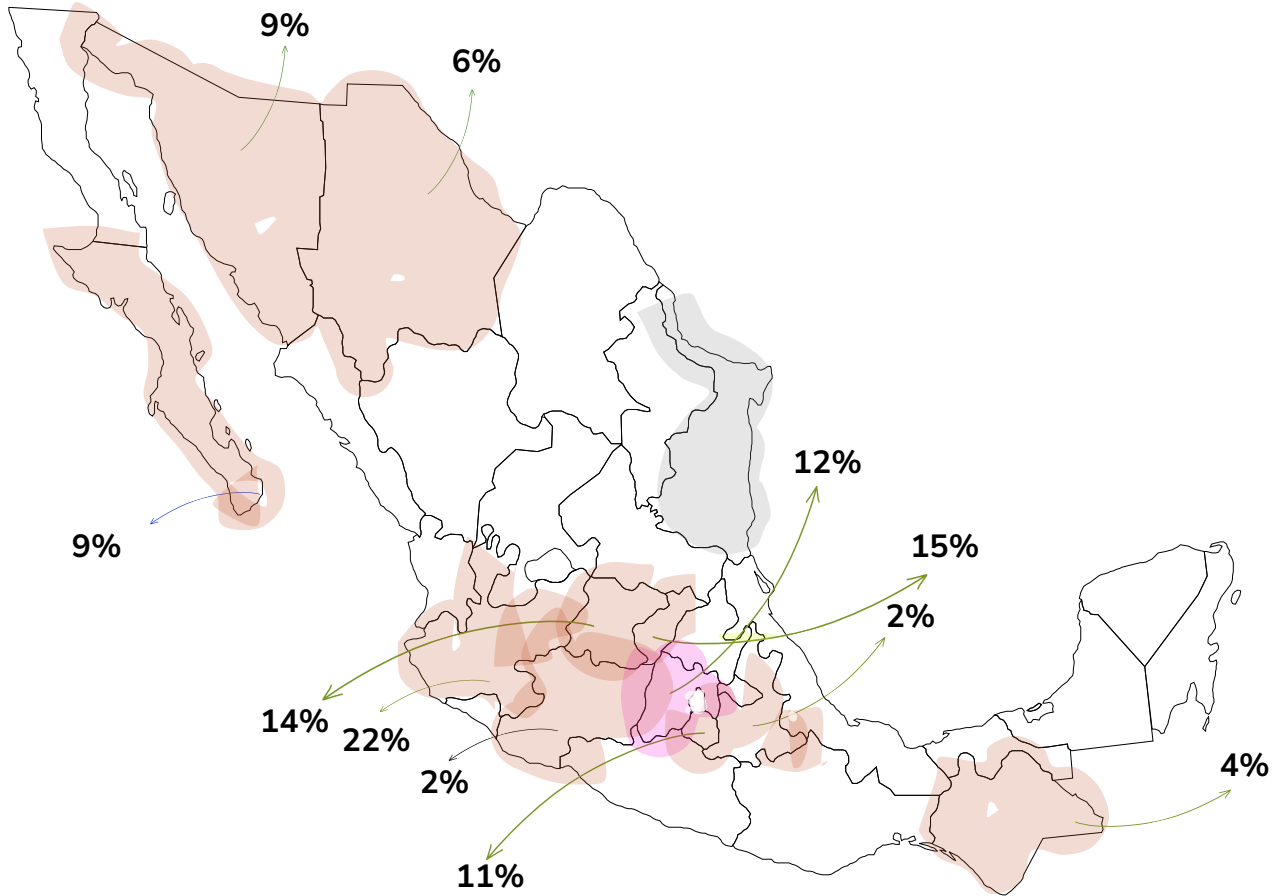
It is important to note that among the top 30 tenants, all are recognized national or international corporations. Notably, no single tenant represents more than 13.7% of operating revenues (excluding parking fees).

TOP 30 BY TOTAL REVENUES



14 LEASE CHARACTERISTICS

REVENUE DIVERSIFICATION BY STATE



State	% of Revenue
Guanajuato	13%
Baja California Sur	9%
Querétaro	15%
Jalisco	22%
Sonora	9%
Puebla	2%
Michoacán	2%
Chiapas	4%
Chihuahua	7%
Estado de México	11%
Morelos	5%
Tamaulipas	Coming Soon

EXPIRATION OF LEASE AGREEMENTS

No single year accounts for lease expirations exceeding 30% of the shopping center portfolio's GLA (Gross Leasable Area). The Weighted Average Lease Term (WALT) by GLA is approximately 5 years.

At the end of the quarter, FibraShop has a total of 2,141 signed leases, where 2% are Anchors, 4% are Sub-Anchors, and 94% correspond to Inline Stores, Fast Food, common areas, kiosks, and others.

Plaza	2026	2027	2028	2029	2030	2031+	Total de contratos por plaza
Plaza Cibeles	15%	11%	7%	8%	13%	46%	229
La Luciérnaga	33%	18%	12%	5%	1%	31%	91
Puerto Paraíso	37%	17%	9%	32%	3%	2%	135
UC Jurica	30%	27%	21%	10%	12%	0%	34
UC Juriquilla	24%	50%	14%	1%	2%	9%	42
Puerta Texcoco	11%	38%	43%	3%	2%	3%	122
UC Nima Shops	18%	23%	18%	35%	1%	5%	28
Los Atrios	5%	54%	9%	8%	23%	1%	124
Galerías Mall Sonora	32%	11%	14%	6%	25%	12%	180
Galerías Tapachula	14%	9%	46%	7%	4%	20%	116
Las Misiones	14%	6%	11%	11%	50%	8%	177
City Center Bosque Esmeralda	9%	4%	17%	2%	13%	55%	79
Plaza Cedros	22%	61%	2%	1%	9%	5%	30
Cruz del Sur	8%	3%	4%	75%	1%	9%	116
Puerta La Victoria	14%	43%	13%	11%	4%	15%	155
Sentura Tlalnepantla	14%	14%	45%	2%	3%	22%	47
La Perla	24%	23%	9%	6%	2%	36%	266
Sentura Zamora	12%	54%	13%	3%	5%	13%	59
Vía Paraíso	9%	6%	6%	9%	1%	69%	26
San Juan del Río	21%	45%	31%	0%	3%	0%	85
Total General	15%	15%	21%	14%	10%	25%	2,141

15 ADDITIONAL INFORMATION

In accordance with the Single Issuers Circular (CUE, by its Spanish acronym), based on Article 33, Section II - Quarterly Information, the corresponding financial and accounting information has been submitted to the Mexican Stock Exchange (BMV) in electronic formats, including additional information containing the updated annual information, which can be consulted at www.bmv.com.mx.

16 ADDITIONAL EVENTS

There are no subsequent events that require disclosure.

ANALYST COVERAGE

As of this date, FibraShop is aware that the following institutions and analysts have issued opinions and/or research reports regarding the issuer's performance. This does not exclude the possibility that other institutions or analysts may also provide coverage on FibraShop.

Institution	Name	E-Mail	Phone
BBVA	Francisco Chávez	f.chavez@bbva.com	52(55)56219703
BBVA	Mauricio Hernández Prida	mauricio.hernandez.1@bbva.com	52(55)56219369
JP Morgan	Felipe Barragán	felipe.barragan@jpmorgan.com	-
BTG Pactual	Gordon Lee	gordon.lee@btgpactual.com	52(55)36922200
Signum Research	Armando Rodríguez	armando.rodriquez@signumresearch.com	52(55)62370861
SummaCap	Edson Murguía	edson.murguia@summacap.mx	-
Actinver	Helena Ruiz	hruiza@actinver.com.mx	-

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EARNINGS CALL

FibraShop invites you to participate in a conference call to discuss the first quarter 2026 results:

Date: Tuesday, April 28, 2026.

Time: 11:00 AM Mexico City Time.

Participants:

- Salvador Cayón Ceballos Ceballos
- Gabriel Ramírez Fernández
- Irvin García Millán
- Mary Carmen Hernández Gómez

Meeting Link:

<https://us06web.zoom.us/j/88188471362?pwd=NNXghQxdMTbJGPtwVmrDIx2JzWpljt.1>

Meeting ID: 881 8847 1362

Passcode: 541516

ABOUT FIBRASHOP

FibraShop (BMV: FSHOP 13) is a unique real estate investment option in Mexico, stemming from its specialization, a human capital team with extensive experience in the commercial real estate sector, and a solid operational and corporate governance structure. Together, these ensure transparency, efficiency, and secure, profitable growth.

FibraShop is a real estate investment trust (FIBRA) established primarily to acquire, own, manage, and develop real estate properties in the shopping center sector in Mexico. FibraShop is managed by industry specialists with extensive experience and is externally advised by FibraShop Portafolios Inmobiliarios, S.C.

Our objective is to provide attractive returns to our CBFH holders through stable distributions and capital appreciation.

FORWARD-LOOKING STATEMENTS

This press release may include forward-looking statements. These statements are not based on historical facts but on the current vision of the administration. The reader is advised that such statements or estimates involve risks and uncertainty that may change based on various factors that are not under the company's control.

FINANCIAL INFORMATION

Banco Actinver, S.A., Institución de Banca Múltiple
Trust Number 6206 and Subsidiaries
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
For the three-months periods ending March 31st, 2026 and 2025
(Figures non-audited, in thousands pesos)

	1Q 2026	1Q 2025
Rental revenues	575,608	532,987
Other operating revenues	94,921	92,058
Total Revenues	670,529	625,045
Operating expenses:		
Operating expenses	160,653	150,435
Insurance	4,743	3,970
Advisory fees	21,016	20,123
Other professional fees	2,065	1,922
Total operating expenses	188,477	176,450
Operating profit	482,052	448,595
Financing cost:		
Finance income	10,454	9,771
Finance expenses	284,379	292,989
Financing cost, net	(273,925)	(283,218)
Debt valuation to Investment Units (UDIs)	(26,617)	(29,108)
Consolidated profit	181,510	136,269
Profit taxes:		
Income tax	-	-
Deferred income tax	-	-
Total profit taxes		
Consolidated net profit for the period	181,510	136,269
Consolidated net result		
attributable to:		
Controlling interest	161,201	121,355
Non-controlling interest	20,309	14,914
Consolidated net profit for the period	181,510	136,269

FINANCIAL INFORMATION

Banco Actinver, S.A., Institución de Banca Múltiple
Trust Number 6206 and Subsidiaries
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As of March 31st, 2026 and December 31st, 2025
(Figures non-audited, in thousands pesos)

	Unaudited	Audited
	31/03/2026	31/12/2025
Assets		
Current Assets		
Cash, cash equivalents, and restricted cash	474,424	468,292
Accounts receivable	338,593	370,665
Recoverable taxes	5,487	16,686
Prepaid expenses	71,078	26,641
Other accounts receivable	428,155	420,070
Total current assets	1,317,737	1,302,354
Non-Current Assets		
Investment properties, furniture, and equipment	30,744,691	30,744,663
Work in process and other assets	113,960	74,109
Other long term assets	18,051	18,313
Investment in associates	9,910	9,910
Total non-current assets	30,886,612	30,846,995
Total assets	32,204,349	32,149,349
Liabilities and Equity		
Current Liabilities		
Suppliers	63,263	67,774
Related parties	27,392	28,507
Accrued liabilities	204,943	243,928
Customer advances	6,371	5,516
Short term Bank Loans	368,816	305,871
Total current liabilities	670,785	651,596
Non-Current Liabilities		
Tenant deposits	205,457	203,323
Labor liabilities	24,935	23,357
Deferred income tax	73,181	73,181
Bank Loans	8,471,841	8,527,615
Long-term market debt	3,571,183	3,543,588
Total non-current liabilities	12,346,597	12,371,064
Total liabilities	13,017,382	13,022,660
Equity		
Net contributions	5,381,761	5,496,761
Retained earnings	12,512,537	10,649,144
Net income for the period	161,201	1,863,393
Equity Attributable to the Controlling Interest	18,055,499	18,009,298
Non-controlling interest	1,131,468	1,117,391
Total Equity	19,186,967	19,126,689
Total liabilities and equity	32,204,349	32,149,349

FINANCIAL INFORMATION

Banco Actinver, S.A., Institución de Banca Múltiple
Trust Number 6206 and Subsidiaries
CONSOLIDATED STATEMENTS OF CHANGES IN NET ASSETS
For the period ended at March 31st, 2026 and December 31st, 2025
(Figures non-audited, in thousands pesos)

	Net Contributions	Retained earnings	Non- controlling interest	Total
Total net assets as of January 1, 2025	5,906,761	10,650,788	1,262,983	17,820,532
Distributions to Trustors / Beneficiaries	(410,000)			(410,000)
Net profit in the period		1,863,393	54,000	1,917,393
Other comprehensive losses		1,472	111	1,583
Actuarial loss		(3,116)		(3,116)
Equity Attributable to the Controlling Interest	5,496,761	12,512,537	1,317,094	19,326,392
Non-controlling interest in the subsidiary's equity			(199,703)	(199,703)
Total net assets as of December 31, 2025	5,496,761	12,512,537	1,117,391	19,126,689
Distributions to Trustors / Beneficiaries	(115,000)			(115,000)
Net income for the period		161,201	20,309	181,510
Equity Attributable to the Controlling Interest	(115,000)	12,673,738	20,309	66,510
Non-controlling interest in the subsidiary's equity			(6,232)	(6,232)
Balances as of March 31, 2026	5,381,761	12,673,738	1,131,468	19,186,967

FINANCIAL INFORMATION

Banco Actinver, S.A., Institución de Banca Múltiple
Irrevocable Trust Number 6206 and Subsidiaries
CONSOLIDATED STATEMENTS OF CASH FLOW
For the periods from January 1 to March 31, 2026, and 2025
(Figures non-audited, in thousands pesos)

	March 2026	March 2025
Cash flows from operating activities:		
Consolidated net income	181,510	136,269
Adjustments to non-cash items:		
Interest income	(10,416)	(9,463)
Employee benefits	1,578	1,150
Depreciation and amortization	5,080	4,917
Amortization of financing costs	8,149	7,988
Debt valuation in UDIs	26,617	29,108
Interest expense	273,690	284,346
	486,208	454,315
Accounts receivable	32,072	53,299
Related parties	(1,115)	(1,192)
Recoverable taxes and other accounts receivable	3,114	77,489
Prepaid expenses	(44,733)	(38,177)
Suppliers	(4,511)	(15,400)
Accrued liabilities	(45,123)	(54,520)
Customer advances	855	11,290
Tenant security deposits	2,134	(2,577)
Net cash flows provided by operating activities	428,901	484,527
Net cash flows from investing activities:		
Interest received	10,416	9,463
Acquisition of properties, construction in progress, and fixed assets	(44,495)	(100,794)
Net cash flows used in investing activities	(34,079)	(91,331)
Cash flows from financing activities:		
Interest paid	(273,690)	(284,346)
Bank loans - Draws	450,000	-
Bank loans - Repayments	(444,385)	(31,004)
Loan structuring fees	(5,615)	(303)
Distribution to holders	(115,000)	(95,000)
Net cash flows used in financing activities	(388,690)	(410,653)
Net increase (decrease) in cash and cash equivalents	6,132	(17,457)
Cash and cash equivalents at the beginning of the period	468,292	613,235
Cash and cash equivalents at the end of the period	474,424	595,778

**Banco Actinver, S.A., Institución de Banca Múltiple
Irrevocable Trust Number 6206 and Subsidiaries
NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS
For the period from January 1 to March 31, 2026
(Unaudited, figures in thousands of pesos)**

1. GENERAL INFORMATION

FibraShop (“FSHOP”) is a Real Estate Investment Trust whose trustee is Banco Actinver, S.A. IBM (Trustee) and its common representative is Monex Casa de Bolsa, S.A. de C.V., Monex Grupo Financiero. Its primary activity is to acquire assets intended for lease and the development of commercial real estate, with its registered office at Avenida Prolongación Paseo de la Reforma 1196, Floor 16, Col. Lomas de Santa Fe, Cuajimalpa de Morelos, Mexico City, C.P. 05348.

FibraShop, as a Real Estate Investment Trust (“FIBRA”), qualifies to be treated as a transparent entity in Mexico for Income Tax purposes. Therefore, all income from the conduct of the Trust's operations is attributed to the holders of its Real Estate Fiduciary Stock Certificates (“CBFIs”), and the Trust is not subject to Income Tax in Mexico. To maintain its FIBRA status, the Ministry of Finance and Public Credit (“SHCP”) established, in Articles 187 and 188 of the current Income Tax Law (“LISR”), that the Trust must distribute at least 95% of its net fiscal result annually to its CBFi holders. The CBFIs are listed on the Mexican Stock Exchange under the ticker symbol FSHOP13, which were publicly offered on July 24, 2013, at an IPO price of 17.50 pesos per CBFi.

2. BASIS OF PREPARATION

(a) Statement of compliance

These consolidated financial statements were prepared in accordance with the requirements of the International Financial Reporting Standards (“IFRS”) issued by the International Accounting Standards Board (IASB). These consolidated financial statements correspond to FibraShop and its controlled entities, hereinafter FSHOP.

FSHOP has elected to present a single consolidated statement of comprehensive income and presents its expenses by nature.

Cash flows from operating activities are reported under the indirect method. Rental income, along with deposits received and paid, are treated as cash flows from operating activities. Acquisitions of investment properties are disclosed as cash flows from investing activities, as they more accurately reflect FSHOP's commercial activities.

FSHOP's Administration considers that all ordinary and recurring adjustments necessary for an adequate presentation of the condensed interim consolidated financial statements were included.

These condensed consolidated financial statements were prepared in accordance with IAS 34 Interim Financial Reporting. The explanatory Notes are included to disclose significant events and transactions to understand FSHOP's performance. The quarterly condensed consolidated statements do not contain all the information and disclosures required in the annual consolidated financial statements.

On April 23, 2026, the FSHOP Technical Committee approved the presentation of these condensed consolidated financial statements corresponding to the first quarter of 2026.

(b) Judgments and estimates

The preparation of condensed interim consolidated financial statements requires Management to make estimates and assumptions that affect the application of accounting policies, the reported amounts of assets and liabilities, income, and expenses. Estimates and judgments are continually evaluated and are based on Management's experience and actions, as well as other factors, including reasonable expectations of future events. Management considers that the estimates used in the preparation of the condensed interim consolidated financial statements are reasonable. Actual results may differ from these estimates and therefore, it is possible, based on existing knowledge, that results within the next financial year could differ from our assumptions and estimates, which could result in an adjustment to the previously reported amounts of assets and liabilities.

In the preparation of the condensed interim consolidated financial statements, Management adopted the accounting policies described in these notes, which will be applied consistently forward, unless there are significant changes in economic conditions or FSHOP's activities that justify a change in any of them. The notes to the consolidated financial statements establish areas involving a higher degree of judgment, complexity, or areas where assumptions are significant to the consolidated financial report, such as the fair value estimation of investment properties and the allowance for doubtful accounts, among others.

(c) Comparative Information

IAS 34 requires statements of comprehensive income, changes in equity, and cash flows for the comparative interim periods (for the period and cumulative) of the previous financial year.

(d) Seasonality of Operations

There are seasonal fluctuations in FibraShop's operations given the characteristics of the properties and lease agreements during periods such as summer vacations and, primarily, the December holiday season.

3. Summary of Significant Accounting Policies

The main accounting policies adopted in the preparation of the condensed interim consolidated financial statements are consistent with those used in the preparation of the consolidated financial statements for the period from January 1 to March 31, 2026.

Basis of consolidation

FSHOP's consolidated financial statements incorporate the assets and liabilities of the entities controlled by FSHOP as of the first quarter of 2026. Intercompany balance and transaction effects are eliminated, as well as all unrealized income and expenses derived from intercompany transactions when preparing the consolidated financial statements. Controlled entities are those over whose main financial and operating policies FSHOP has the power to govern. When control of an entity is obtained during a year, its results are included in the consolidated statement of comprehensive income from the date control began. When control of an entity ceases during the year, results are included for the portion of the year during which control existed.

Segment financial information

Operating segments are identified based on internal reports about the Group's components that are being reviewed by senior management and who have been identified as the chief operating decision makers, to allocate resources to segments and evaluate their performance.

Commercial properties where the majority of tenants are focused on the fashion, clothing, and accessories business will be referred to as Fashion Malls; those where tenants are more focused on providing services and feature a self-service store will be called Power Centers; and finally, smaller-scale properties focused on services will be termed Community Centers.

Information regarding investment assets and segments is based on financial information derived from the application of the main accounting policies.

REVENUE RECOGNITION

Revenue is measured at the fair value of the consideration received or receivable. Revenue is recognized for each primary revenue source as follows:

Rental Income

Rental income from investment properties is recognized as revenue in the financial statements in accordance with the terms of the lease agreements with tenants and on a straight-line basis over the term of each lease.

Incentives may be offered to tenants to enter into non-cancelable operating lease agreements. These lease incentives can take various forms, including rent-free periods, stepped rents, and variable rents, among others.

Maintenance Income

Maintenance income from investment properties is essentially derived from the maintenance costs of commercial properties that are charged to tenants for the correct operation and proper upkeep of the shopping centers.

Other Income

Other income includes payments received in connection with the termination of lease agreements, as well as any other extraordinary income that may arise in the course of FSHOP's operations.

Investment in Associates

International Accounting Standard 28 (IAS 28) "Investments in Associates and Joint Ventures" establishes the basis for accounting for investments in associates, as well as the requirements for applying the equity method to account for investments in associates and joint ventures.

The Standard applies to all entities that are investors with joint control of, or significant influence over, an investee.

1. CASH, CASH EQUIVALENTS, AND RESTRICTED CASH

	Mar 2026	Dec 2025
Cash in bank accounts	252,503	230,358
Debt service reserve fund	216,260	235,743
Investment in securities	5,661	2,191
Total Cash, Cash Equivalents, and Restricted Cash	474,424	468,292

2. ACCOUNTS RECEIVABLE

	Mar 2026	Dec 2025
Accounts receivable - Tenants	418,428	450,500
Allowance for doubtful accounts	(79,835)	(79,835)
Total Accounts Receivable	338,593	370,665

3. RECOVERABLE VALUE ADDED TAX (VAT)

	Mar 2026	Dec 2025
Recoverable VAT	-	11,392
Other recoverable taxes	5,487	5,294
Total Tax Receivables	5,487	16,686
Other accounts receivable*	428,155	420,070

*The renegotiation of the settlement amount for the Puerta la Victoria property determined a balance in favor of FibraShop for 292.70 million pesos in November 2020. On July 9, 2021, notification of a summons was received regarding the lawsuit filed against FibraShop by the seller of the "Puerta La Victoria" shopping center. In said lawsuit, they primarily express disagreement regarding the price adjustment that had to be made at the end of 2020. The controversy with the seller continues to develop; once relevant information regarding this matter exists, it will be disclosed.

Figures in thousands of pesos

4. INVESTMENT PROPERTIES

As of March 31, 2026, FSHOP's investment property portfolio (considering only the GLA owned by FSHOP) consists of 19 properties.

	Mar 2026	Dec 2025
Investment properties	30,631,100	30,631,100
Furniture and equipment, net	113,591	113,563
Total	30,744,691	30,744,663

5. RELATED PARTY TRANSACTIONS AND BALANCES

	1Q 2026	1Q 2025
Advisory services from Fibra Shop Portafolios Inmobiliarios, S.C.	21,016	20,123

Balances with related parties as of March 31, 2026, are composed as follows:

	Mar 2026	Dec 2025
Accounts payable to Fibra Shop Portafolios Inmobiliarios, S.C.	27,392	28,507

Figures in thousands of pesos

6. ACCRUED LIABILITIES

	March 2026	Dec 2025
Accrued interest payable	87,212	89,211
Other accrued liabilities	117,731	154,717
Total accrued liabilities	204,943	243,928

7. CONTRIBUTED CAPITAL

The CBFIs issued by FSHOP grant their holders the right to a portion of the benefits, products, and, if applicable, the residual value of FSHOP's assets or rights, as well as the proceeds from the sale of assets or rights of the trust's assets or fund, in accordance with the terms established in the Trust Agreement. As of March 31, 2026, the capital is composed of 677,498,809 CBFIs in circulation.

8. SEGMENT FINANCIAL INFORMATION

The following is the financial information by segment corresponding to the first quarter of 2026:

CONCEPT	Total Revenues	Total Expenses	Investment in Assets
Centros de Vida	270,202	48,794	12,725,000
Fashion Mall	195,620	32,546	8,350,000
Power Center	183,879	37,771	8,608,100
Community Center	20,828	4,520	948,000
Total	670,529	123,631	30,631,100

Figures in thousands of pesos

9. EARNINGS PER CBFI

Earnings					
CONCEPT	1Q 2026	4Q 2025	3Q 2025	2Q 2025	1Q 2025
CBFIs with economic rights	637,115,444	637,115,444	637,115,444	637,115,444	637,115,444
Comprehensive income for the period (thousands)	187.82	190.53	164.40	170.69	150.46
Earnings per CBFI (pesos)	0.2948	0.2991	0.2580	0.2679	0.2362

10. PAID OR DECLARED DISTRIBUTIONS

The FSHOP Technical Committee has determined the payment of quarterly distributions to CBFI holders; during the reported period, a distribution was made for a total amount of 115 million pesos (0.1805 per CBFI), corresponding to the fourth quarter of 2025.

11. CAPITAL MANAGEMENT AND FINANCIAL RISK MANAGEMENT

The objectives and policies for the Group's financial risk management are established by its Technical Committee, in accordance with its bylaws.

12. COMMITMENTS AND CONTINGENT LIABILITIES

As of the balance sheet date, there are no additional commitments or contingent liabilities to disclose.

13. RELATED PARTY INFORMATION

The most significant related parties to FSHOP are detailed below:

Grupo Cayón and Grupo FREL were the transferors of FibraShop's initial investment portfolio and constitute the Control Trust. These Groups will continue to contribute their experience in the sector toward generating new investment opportunities for FibraShop. Through the aforementioned Control Trust agreement, FibraShop holds the right of first refusal for the acquisition of properties developed by the two groups, operations that must be approved by the Technical Committee with the favorable vote of the majority of the Independent Directors. Additionally, said Control Trust includes a non-compete clause.

14. SUBSEQUENT EVENTS

There are no subsequent events to disclose as of the date of this report.

15. NEW FUTURE REQUIREMENTS EFFECTIVE AND ISSUED, BUT NOT YET EFFECTIVE, FOR THE YEAR ENDED DECEMBER 31, 2025.

Current new requirements: Recent changes to Accounting standards that must be applied for annual periods beginning after January 1, 2025:

Effective Date: January 1, 2025

New standards or amendments:

Lack of Exchangeability - Amendments to IAS 21

As of December 31, 2025, the new current requirements did not have a significant impact on the Trust's consolidated financial statements.

A series of new standards, amendments to standards, and interpretations are applicable to annual periods beginning after January 1, 2025; however, Fibra Storage has not applied them early in the preparation of these consolidated financial statements.

The following standards or amendments to standards are not expected to have a significant impact on the Trust's consolidated financial statements.

Effective Date: January 1, 2026

New standards or amendments:

1. Lease Liability in a Sale and Leaseback - Amendments to IFRS 16
2. *Classification and Measurement of Financial Instruments - Amendments to IFRS 9 and IFRS 7*

Effective Date: January 1, 2027

New standards or amendments:

IFRS 18 Presentation and Disclosure in Financial Statements

Additionally, IFRS 18 "Presentation and Disclosure in Financial Statements" is mandatory starting January 1, 2027. IFRS 18 will change the way the statement of comprehensive income is presented and will disclose additional information in the notes to the financial statements; this includes the disclosure of management performance measures that could form part of the financial statements. The Trust is in the process of evaluating the potential impacts derived from IFRS 18.