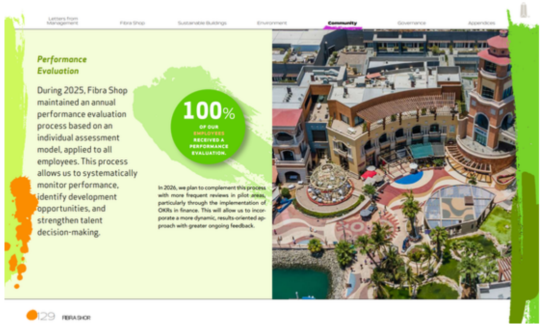
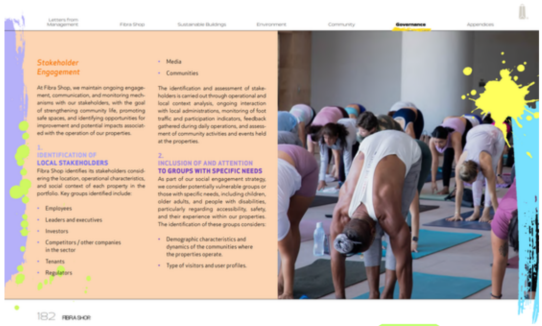
FIBRASHOP PUBLISHES ITS 2025 SUSTAINABILITY ANNUAL REPORT

Mexico City, September 23, 2026.

FibraShop (BMV: FSHOP 13), Investment Trust 6206, specialized in Centros de Vida, announces to the investment community the publication of its 2025 Sustainability Annual Report, covering the period from January 1 to December 31, 2025, which presents the main progress and results of its Environmental, Social, and Governance (ESG) strategy.





The report reflects FibraShop's commitment to sustainable value creation and transparency with its stakeholders, as well as the integration of ESG criteria into its strategy, operations, risk management, and decision-making processes. The report also incorporates information aligned with various national and international frameworks and standards, including GRI, SASB, GRESB, the Sustainable Development Goals, as well as the International Financial Reporting Standards related to sustainability and climate change, IFRS S1 and IFRS S2.

Among the main achievements during 2025 are:

- Sustainable Buildings: 43% of the portfolio's construction square meters are aligned with the Life Centers model. In addition, La Perla obtained the WELL Health-Safety Rating™, a recognition related to the health, safety, and well-being of visitors, tenants, and employees, becoming the first property owned by a FIBRA and the first shopping center in Mexico to obtain this rating.

- Energy Transition: During 2025, 46.9% of electricity consumed came from renewable sources, representing progress toward the goal of reaching 50% renewable energy consumption by 2030.

- Environmental Performance: Total greenhouse gas emissions decreased by 2% compared to 2024, supported by initiatives focused on energy efficiency, climate resilience, and responsible water management.

- Talent and Development: FibraShop achieved 44% female representation in management positions, exceeding its institutional target, while 100% of employees participated in performance evaluation processes.

- Community: FibraShop's social and community initiatives benefited 401,693 people during 2025 through activities focused on community engagement, culture, inclusion, and local development.

The 2025 Sustainability Annual Report is available for consultation on FibraShop's website.

https://fibrashop.mx/download/esg-report-2024-fibrashop-2/?lang=en&wpdmdl=22460&refresh=6ab3f0f8b4b5d1790177528

FIBRA SHOP

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ABOUT FIBRASHOP

FibraShop (BMV: FSHOP 13) is a unique real estate investment opportunity in Mexico, driven by its specialization, highly experienced human capital in the commercial real estate sector, and its solid operational and corporate governance structure, which together ensure transparency, efficiency, and secure and profitable growth. FibraShop is a real estate and infrastructure trust established primarily to acquire, own, manage, and develop real estate properties in the Life Centers sector (commercial properties) 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 investors who hold CBFIs 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 rather on management's current views. Readers are cautioned that such statements or estimates involve risks and uncertainties that may change as a result of 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 Manager & Investor Relations**

Email: mhernandez@fibrashop.mx
Tel: +52 (55) 5292 1160