FIBRASHOP ANNOUNCES EDGE CERTIFICATION FOR PLAZA ATRIOS

Mexico City, November 12, 2026.

FibraShop (BMV: FSHOP 13), Investment Trust 6206, specializing in Life Centers, announces to the investing public that **Plaza Atrios**, located in Cuautla, Morelos, obtained **EDGE** (Excellence in Design for Greater Efficiencies) **certification** on November 9.

The certification confirmed the following eco-efficiency improvements at Plaza Atrios:



- **23% energy savings**
- **20.63% water savings**
- **99.18% less embodied carbon in materials**

This represents annual savings of 973.5 tCO_2 in operational carbon emissions.
Combined with the savings achieved through efficiency measures at our other certified properties, these savings are equivalent to:

1,445
vehicles removed from the road

103,291
10-year-old trees sequestering carbon

To date, FibraShop has four EDGE-certified properties:

- La Perla (362,789 m²)
- Puerta La Victoria (171,782 m²)
- Galerías Tapachula (74,538 m²)
- Plaza Atrios (48,170 m²)

This achievement not only reaffirms our commitment to sustainable real estate development and energy efficiency, but also enabled us to meet our 2026 target of certifying **42% of the total constructed square meters across our portfolio**, as established in our current Financing Framework.

These results demonstrate FibraShop's progress in integrating sustainability criteria across its portfolio and help strengthen its environmental performance, in line with **IFRS S1 and IFRS S2 standards**, through verifiable metrics on energy efficiency, water use and emissions reductions, as well as improved management of climate-related risks.

Furthermore, EDGE certifications support alignment with the **objectives of the Sustainable Taxonomy** by promoting resource efficiency, emissions reductions and the development of infrastructure with measurable environmental benefits.

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FIBRA SHOP®

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Edge

THIS CERTIFIES THAT
Plaza Atrios 3.1
Cuautla Oaxtepec Km 31900
Cuautla de Morelos
Cuautla de Morelos, Morelos 62757
Mexico

OWNED OR DEVELOPED BY
Fibra Shop

HAS ACHIEVED AN
EDGE CERTIFICATE

CERTIFICATE NUMBER
GP1-MEX-26090210279528

WAS AUDITED BY
Daniel Bernal
EDGE Software Version: v3.1.0

CERTIFIED BY
Sintali

Thomas Saunders, Chief Innovation Officer

Sintali
path to a sustainable future

DATE OF ISSUE
09-NOV-2026

SELECTED MEASURES

ENERGY MEASURES
Reduced Window-to-Wall Ratio
Reflective Roof
Reflective Exterior Walls
Insulated Roof
Insulated Exterior Walls
Efficient Cooling System
Efficient Interior Lighting
Onsite Renewable Energy Generation

WATER MEASURES
Water-efficient Faucets in Bathrooms
Efficient Water Closets
Water-efficient Urinals
Water-efficient Faucets in Kitchen

MATERIALS
Material-efficient Bottom Floor Slab - X - Re-use of Existing Floorslab
Material-efficient Floor Slabs - X - Re-use of Existing Floorslab
Material-efficient Floor Finish - X - Re-use of Existing Flooring
Material-efficient Roof Slab - X - Re-use of Existing roof
Material-efficient Exterior Walls - X - Re-use of Existing Wall
Material-efficient Interior Walls - X - Re-use of Existing Wall
Material-efficient Window Frames - X - Re-use of Existing Window Frames
Material-efficient Window Glazing - X - Re-use of Existing Glazing

www.edgebuildings.com

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The EDGE standard requires 20% efficiencies in energy, water and materials compared to a local benchmark. Predicted efficiencies are not a guarantee of future operational performance. Energy savings may be associated with virtual energy for comfort depending on the presence of heating and cooling systems. Virtual energy does not contribute savings to utility bills.

This certificate is issued by the Certifier based on information provided by the client and the audit by the Auditor, and is subject to the terms and conditions of the Certifier. Contact edge@ifc.org if the above measures are not consistent with your observation on the project.

WORLD BANK GROUP
THE WORLD BANK IBRD • IDA | IFC International Finance Corporation | MIGA Multilateral Investment Guarantee Agency

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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 CBFI 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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