FIBRASHOP ANNOUNCES FINANCINGS FOR MXN $8.55 BILLION TO REFINANCE EXISTING LIABILITIES

Mexico City, November 26, 2026.

FibraShop (BMV: FSHOP 13), Investment Trust 6206, specialized in Life Centers, announces that it has signed two bank financings **for a combined amount of up to MXN $8.55 billion**, making this **the largest refinancing transaction in FibraShop's history.**

BanBajío

On November 19, Banco del Bajío granted a financing of up to MXN $1.25 billion at an effective rate of **TIIEF 28 + 200 bps**. The proceeds of this financing will be used to prepay the following loans:

Loan	Amount (thousands of pesos, includes interest)	Effective Rate	Difference
Bajío (new)	1,250	8.37%	
To be prepaid:			
BanBajío	72.32	8.75%	-38 pbs
BanBajío	663.58	8.95%	-58 pbs
MIFEL	100	9.15%	-78 pbs
Scotiabank	281.4	9%	-63 pbs
BBVA tranche A	121.7	8.79%	-42 pbs

The weighted average rate of the loans to be prepaid is 8.95%, compared to 8.37% on the new BanBajío financing, which generates savings of 58 basis points.

BBVA

Likewise, on November 23, the syndicated loan led by BBVA was signed for an amount of **MXN $7.3 billion** at a rate of **TIIEF 28 + 220 bps**. The proceeds of this financing will be used for the following prepayments:

Loan	Amount (thousands of pesos, includes interest)	Effective Rate	Difference
BBVA (new)	7,300	8.57%	
To be prepaid:			
FSHOP 17-2	1,659	9.13%	-56 pbs
BBVA	4,912.5	8.79%	-22 pbs
NAFIN	354.77	9.10%	-53 pbs
BBVA tranche A	258.77	8.79%	-22 pbs

The weighted average rate of the loans to be prepaid is 8.88%, compared to 8.57% on the new syndicated loan, which generates savings of 31 basis points.

Taking both transactions together, the weighted savings are 35.5 basis points.

FIBRA SHOP®

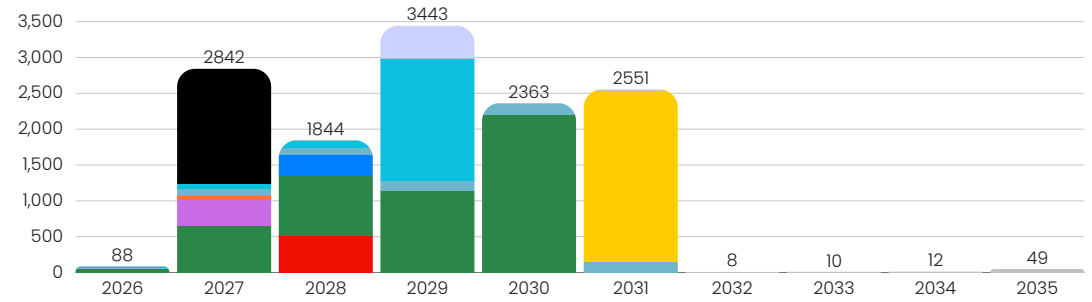
FIBRASHOP ANNOUNCES FINANCINGS FOR MXN $8.55 BILLION TO REFINANCE EXISTING LIABILITIES

It is worth noting that the loan was oversubscribed by 41% over the total expected amount, with the participation of: BBVA (lead bank), Multiva, Santander, NAFIN, BanCoppel, Ve x Más, Bancomext, Mifel, Monex and ICBC.

New maturity profile

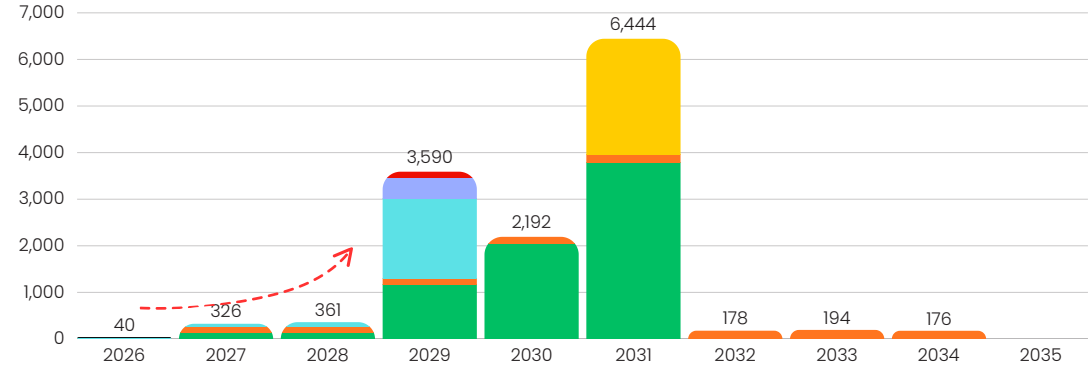
Below is the debt structure prior to the transactions:

	Mifel	Syndicated Tranche A	Syndicated Tranche B	SCOTIABANK	Bajío	Bajío	FSHOP 25U	Syndicated (La Perla)	FSHOP 17-2	NAFIN	BanCoppel
Debt*	99	510	4,912.5	280	659.5	72	2,007	1,874	1,600	352	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	August 2035	June 029	June 2029	June 2028	Oct 2031	June 2027	Nov 2031	Nov 2029	July 2027	July 2027	February 2029



With the new transactions, the maturity profile is as follows:

	Bajío	Syndicated Tranche C	Syndicated Tranche A (Revolving)	BanCoppel	FSHOP 25U	Syndicated (La Perla)
Debt*	1,250	7,300	130	450	2,007	1,874
Type	Credit line	Credit line	Credit line	Credit line	Bond	Credit line
Term	8 years	5 years	3 years + 1	3 years	6 years	5 years
Maturity	Nov 2034	Nov 2031	June 2029	Feb 2029	Nov 2031	Nov 2029
Collateral	Mortgage	Mortgage	Mortgage	Mortgage	Mortgage	Mortgage



Debt considers principal only

FIBRA SHOP®

FIBRASHOP ANNOUNCES FINANCINGS FOR MXN $8.55 BILLION TO REFINANCE EXISTING LIABILITIES

With these transactions, FibraShop strengthens its financial position and expands its flexibility to manage its debt. With the aforementioned transactions, FibraShop will have the following benefits:

- **Reduce the financing cost of the refinanced debt by approximately 35 basis points**, by replacing existing liabilities with loans on better terms.
- **Reduce principal maturities scheduled for 2027 and 2028,** so there is no need to refinance in those years.
- **Free up drawdown capacity** of the revolving line **of the syndicated loan**. This gives FibraShop greater flexibility to address future liquidity needs.
- These transactions, together with the balance sheet strengthening strategy we have been implementing, have resulted in FibraShop now having 3 rating agencies in the AA range.

	HR Ratings® Credit Rating Agency	Outlook	Fitch Ratings	Outlook	Moody's	Outlook
2026	AA +	Stable	AA-	Stable	AA -	Stable

FibraShop thanks Banco del Bajío, BBVA and the institutions participating in the syndicated loan for their collaboration in completing the transaction. Management will continue to manage FibraShop's maturity profile and liquidity in order to meet its financial commitments and support the operation of the portfolio.

FIBRASHOP ANNOUNCES FINANCINGS FOR MXN $8.55 BILLION TO REFINANCE EXISTING LIABILITIES

ABOUT FIBRASHOP

FibraShop (BMV: FSHOP 13) is a unique real estate investment option in Mexico, derived from its specialization, the human capital with the most experience in the commercial real estate sector, and its solid operating and corporate governance structure, which together ensure transparency, efficiency and safe, profitable growth. FibraShop is an infrastructure and real estate trust (FIBRA) established primarily to acquire, own, manage and develop real estate properties in the Centros de Vida (commercial properties) sector in Mexico.

FibraShop is managed by industry specialists with extensive experience and externally advised by FibraShop Portafolios Inmobiliarios S.C. Our objective is to provide attractive returns to our investors who are holders of the CBFIs, through stable distributions and capital appreciation.

FORWARD-LOOKING STATEMENTS

This press release may include forward-looking statements. Such statements are not based on historical facts but on management's current view. The reader is cautioned that such statements or estimates involve risks and uncertainties that may change depending on various factors that are not under the company's control.

CONTACT, INVESTOR RELATIONS:

- **Gabriel Ramírez Fernández, Director of Finance**

Email: gramirez@fibrashop.mx

- **Irvin García Millán, Deputy Director of Finance**

Email: investor@fibrashop.mx

- **Mary Carmen Hernández Gómez, ESG and Investor Relations Manager**

Email: mhernandez@fibrashop.mx

Tel: +52 (55) 5292 1160