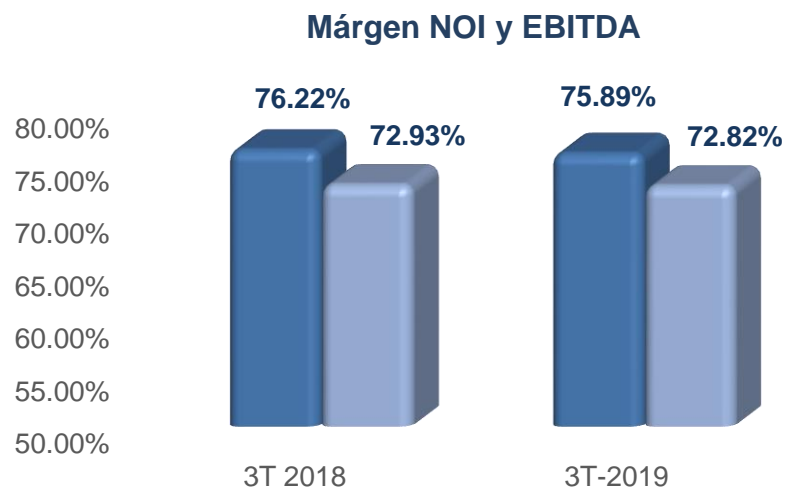
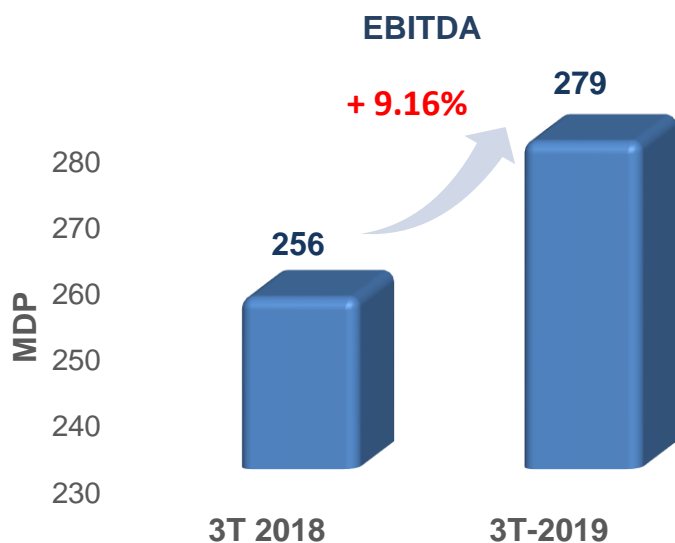
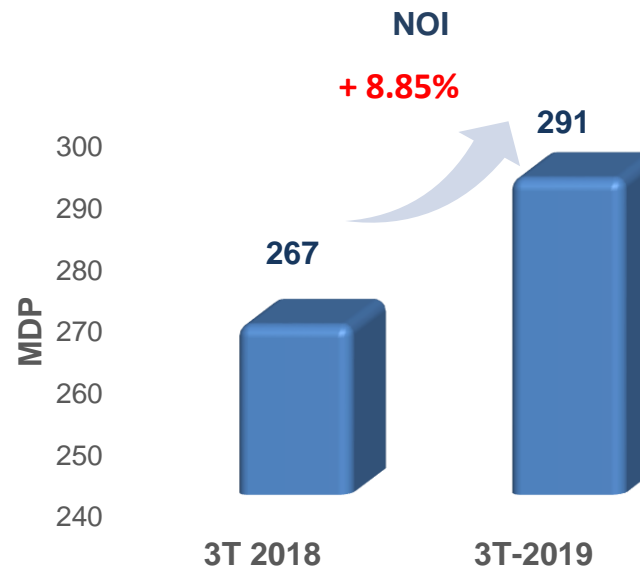
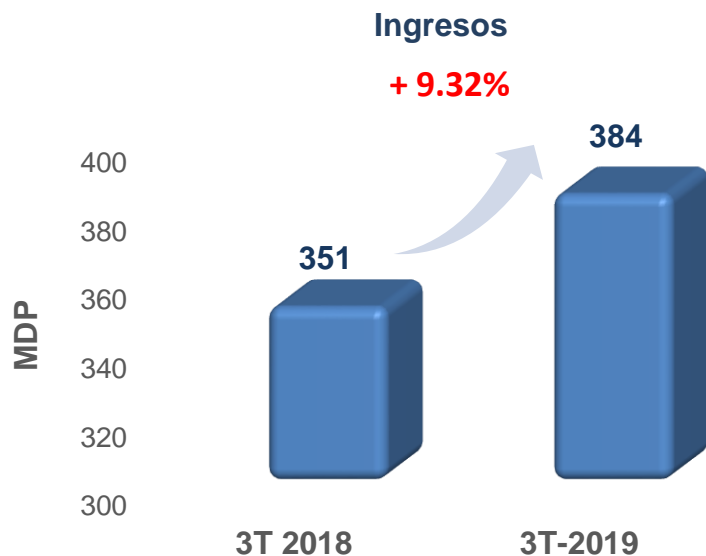


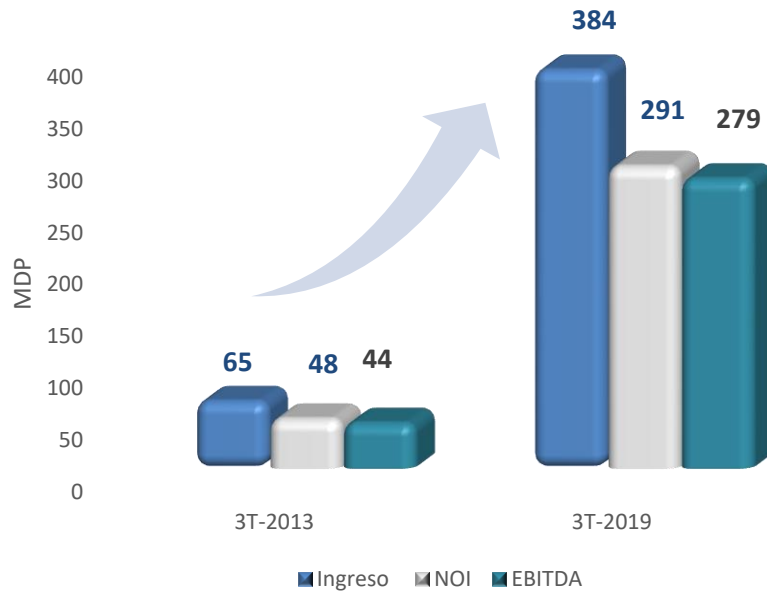


## Resumen de resultados 3er trimestre 2019

# Sólidos resultados operativos

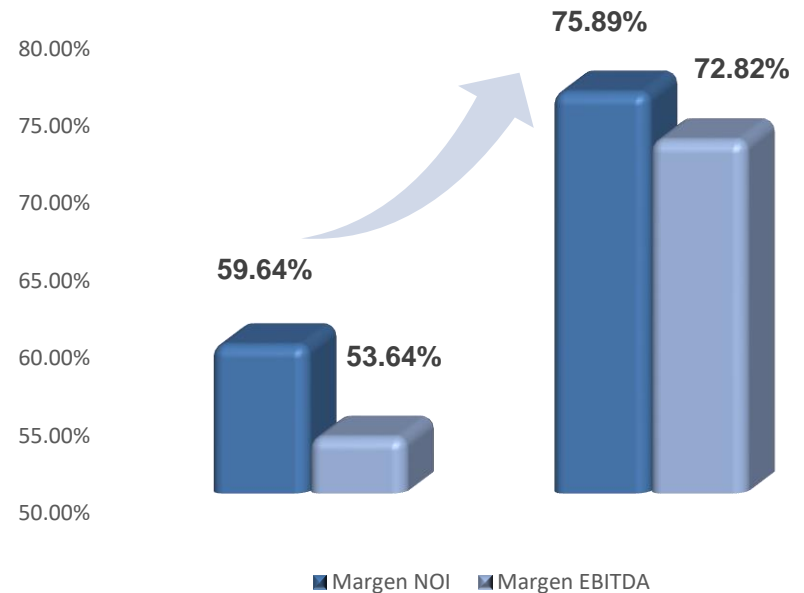


# Objetivo: Crecer... y mejorar

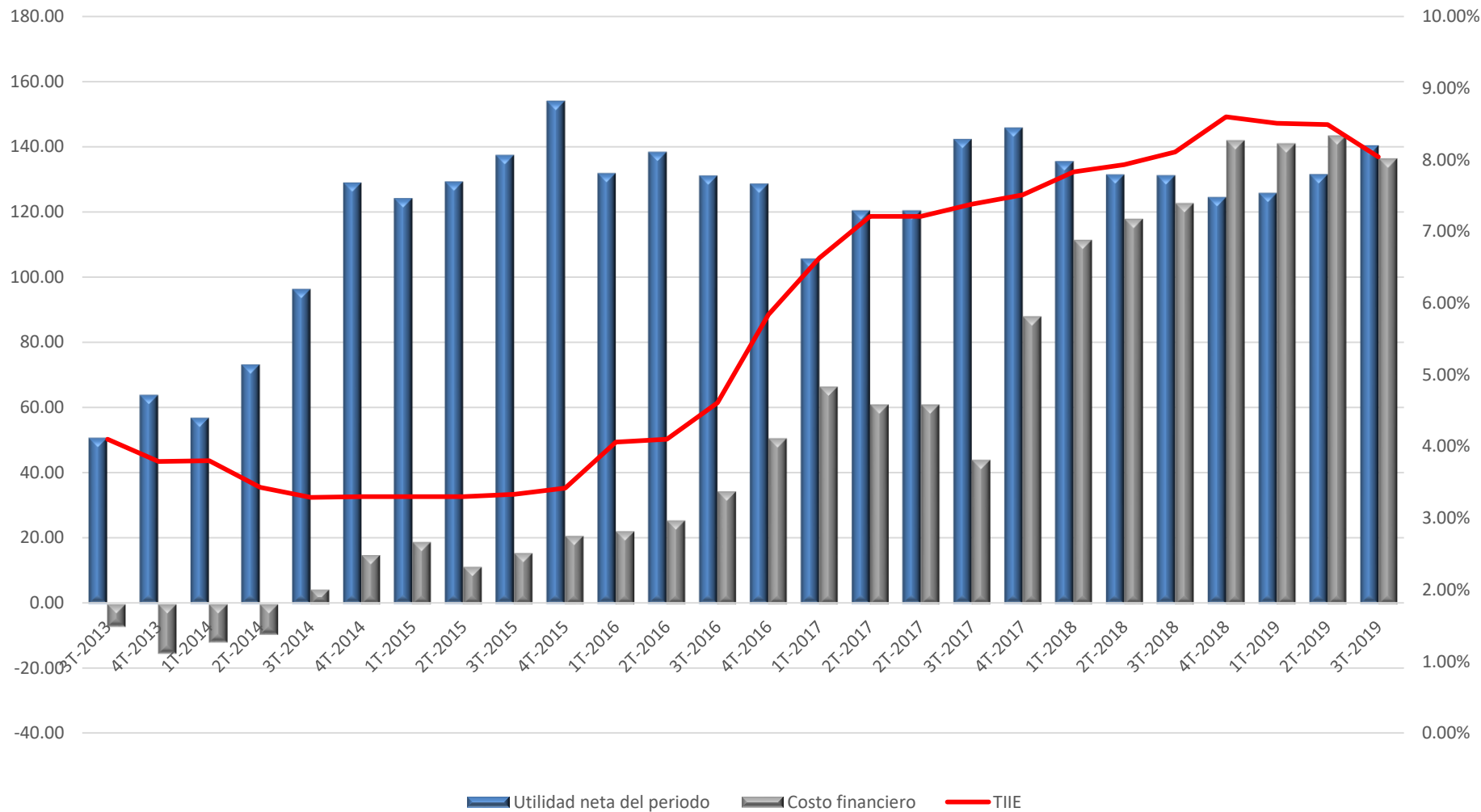


- ↑ 5.91 veces + ingresos
- ↑ 6 veces + NOI
- ↑ 6.34 veces + EBITDA

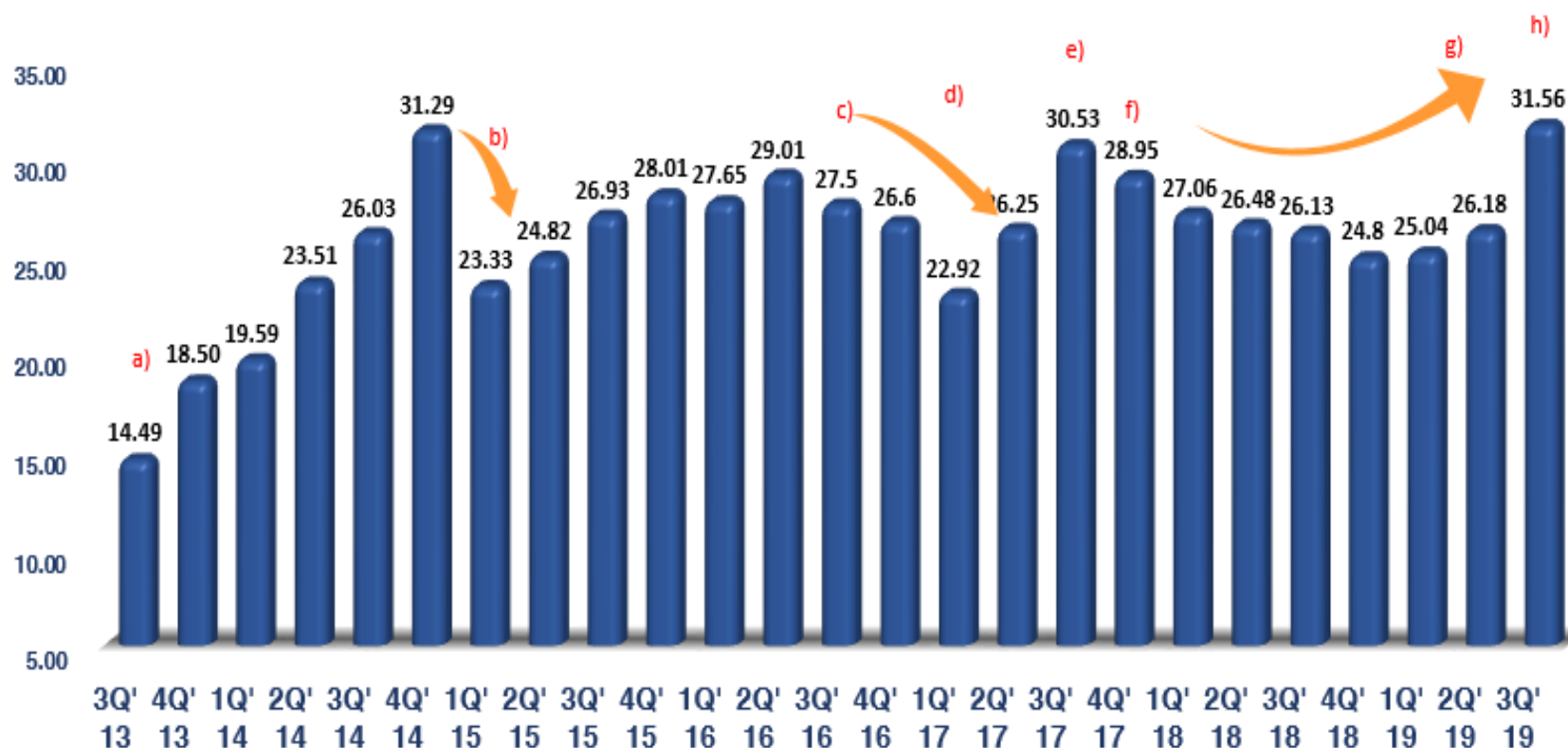
Tenemos márgenes comparables con los mejores operadores en México e internacionales



# Histórico de utilidades y costo financiero



# Debido al aumento en los ingresos hemos recuperado el crecimiento en la utilidad por CBFI



a) El 3Q 2013 presentó 67 días de operaciones

b) El 1Q 2015 se suscribieron 180 millones de CBFI's, exclusivamente para tenedores de CBFI's a un precio de 17.50 por cada título.

c) Efecto de subida de tasas de interés por parte del Banco de México.

d) El 1Q 2017 se creó el fondo de recompra, 22,078,997 CBFI's fueron recomprados.

e) En Julio 2017 se colocaron 3,000 millones de pesos para la adquisición de Puerta La Victoria y el fondeo de proyectos de co-inversión en desarrollo.

f) El 4Q 2017 se suscribieron 10.5 millones de CBFI's como parte de la liquidación de Kukulcán y 31.81 millones por la adquisición de Puerta La Victoria.

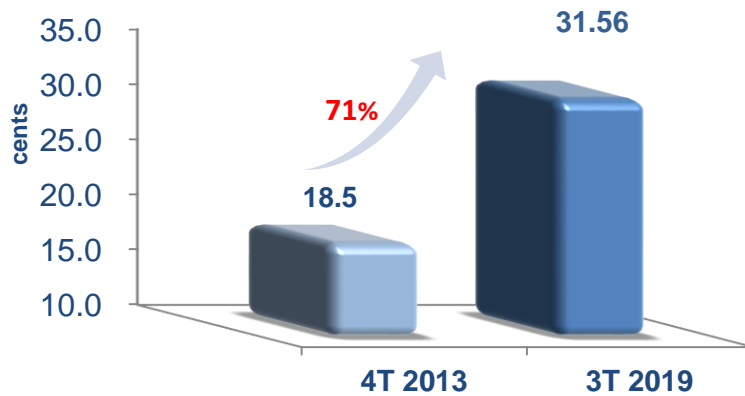
g) A pesar de la subida de tasas de interés, el dividendo por certificado ha regresado a los mejores niveles.

h) En el 3Q 2019 se cerró la transacción de Puerta La Victoria, por lo que 40,383,365 títulos no tendrán derechos económicos y 17,381,105 CBFI's recomprados serán cancelados.

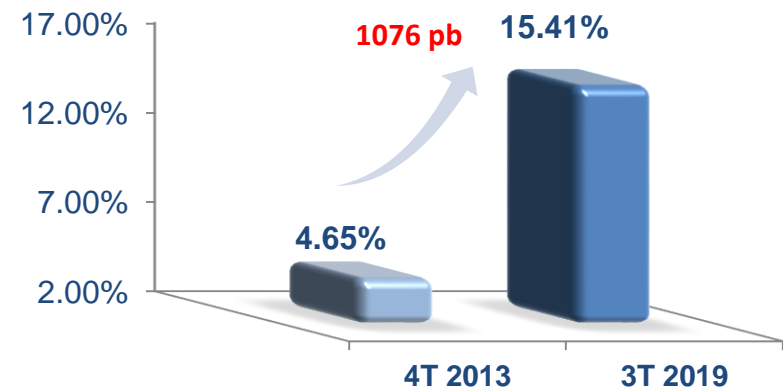
# Utilidad por CBFI

Los sólidos resultados de FibraShop nos han permitido devolver distribuciones atractivas a nuestros tenedores de CBFI, lo que se refleja en un rendimiento de dividendos competitivo de trimestre a trimestre.

**Utilidad del periodo por CBFI**



**Tasa anualizada\***



\*Utilidad por CBFI anualizada entre el precio del CBFI

# Contactos

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## Relación con inversionistas:

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**Irvin García Millán, Controller**  
[investor@fibrashop.mx](mailto:investor@fibrashop.mx)

**Tel. (5255) 5292 1160**

# Disclaimer

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## About FibraSHop

FibraShop (BMV: FSHOP13), is the only real estate option in Mexico offering a specialization in the shopping malls segment that has a long-track experienced management in the commercial sector, a solid operating and corporate governance structure, which guarantees transparency, efficiency and a profitable and secure growth vehicle.

FibraShop is an infrastructure and real estate trust formed to acquire, possess, administer and develop real estate in the shopping center segment in Mexico. The initial portfolio includes eight properties in four states of the Mexican Republic and one in Mexico City. FibraShop is administered by a group of experienced management specialized in the industry with a long track record and is advised externally by Fibra Shop Portafolios Inmobiliarios, S.C.

FibraShop's goal is to provide attractive returns to CBFIs holders, through the stable distribution and capital appreciation.

## Forward Looking Statements

This report may contain certain forward-looking statements. Said forward-looking statements are not based on historic events but on the current views of the administration. We caution that certain declaration or estimates imply risks and uncertainties that can be changed due to different factors that are not under the Company's control.



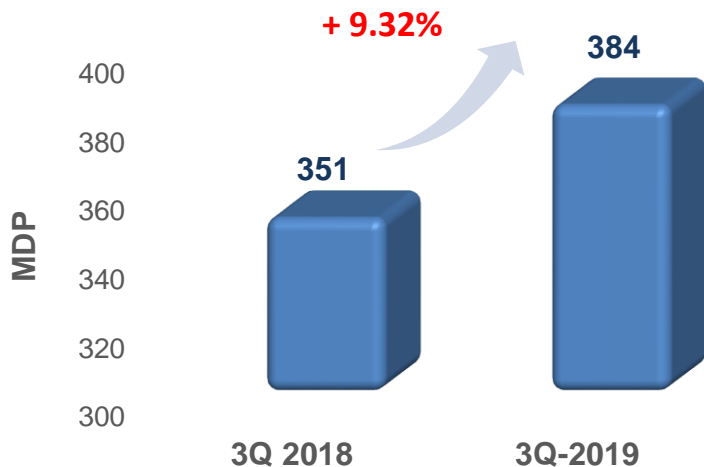


## 3<sup>rd</sup> Quarter 2019 Results Summary

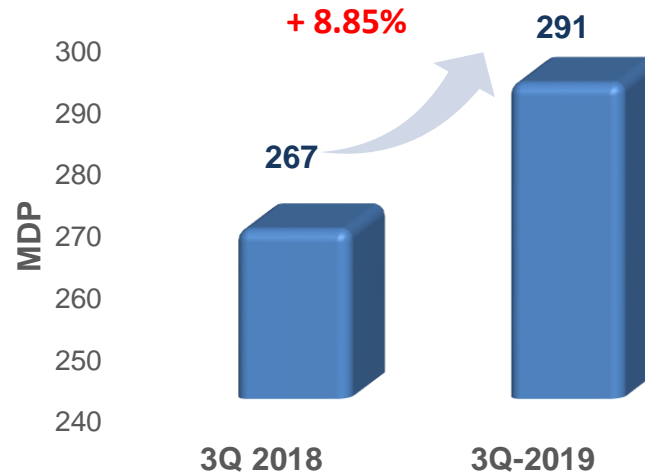
# Solid operating results



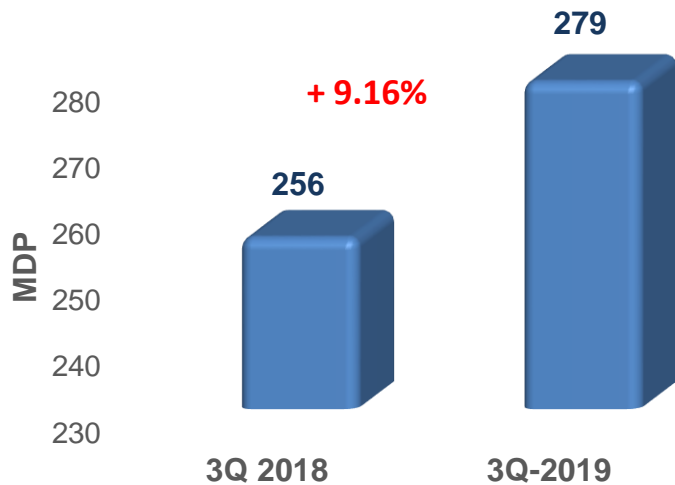
Revenues



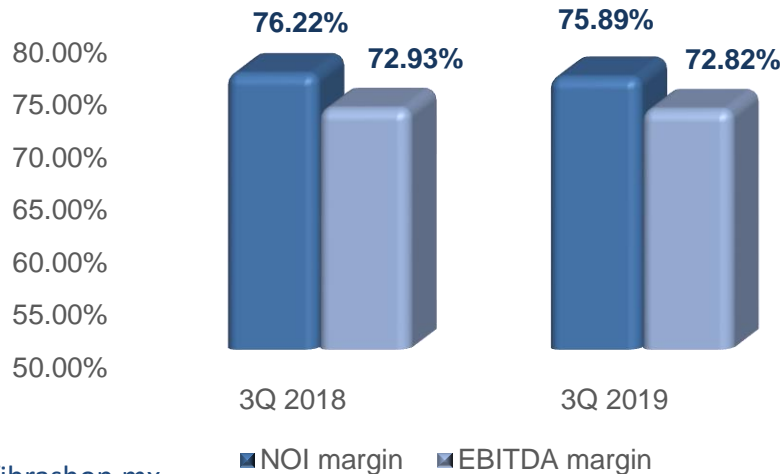
NOI



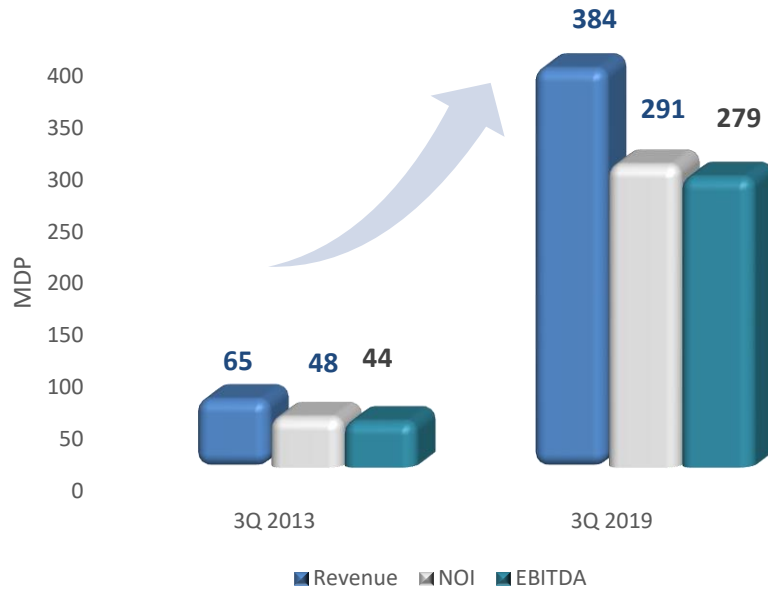
EBITDA



NOI y EBITDA margin

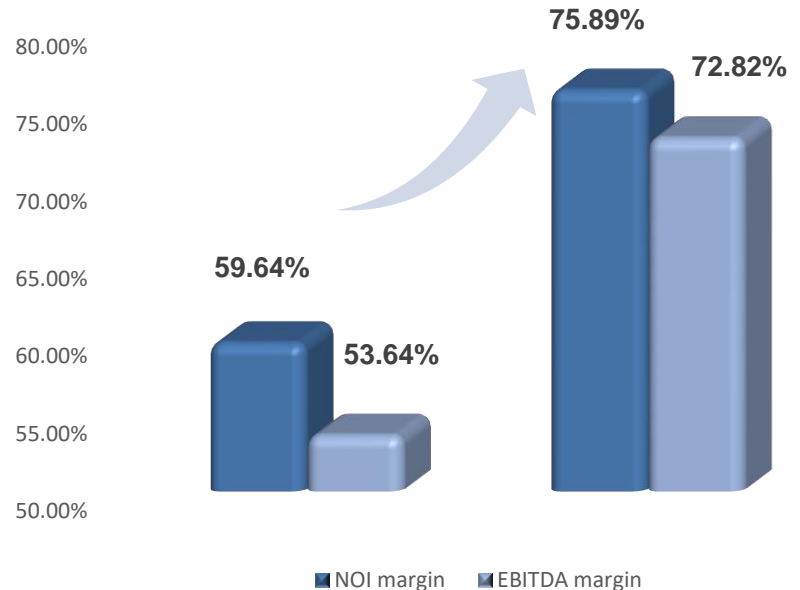


# Goal: Grow ... and improve

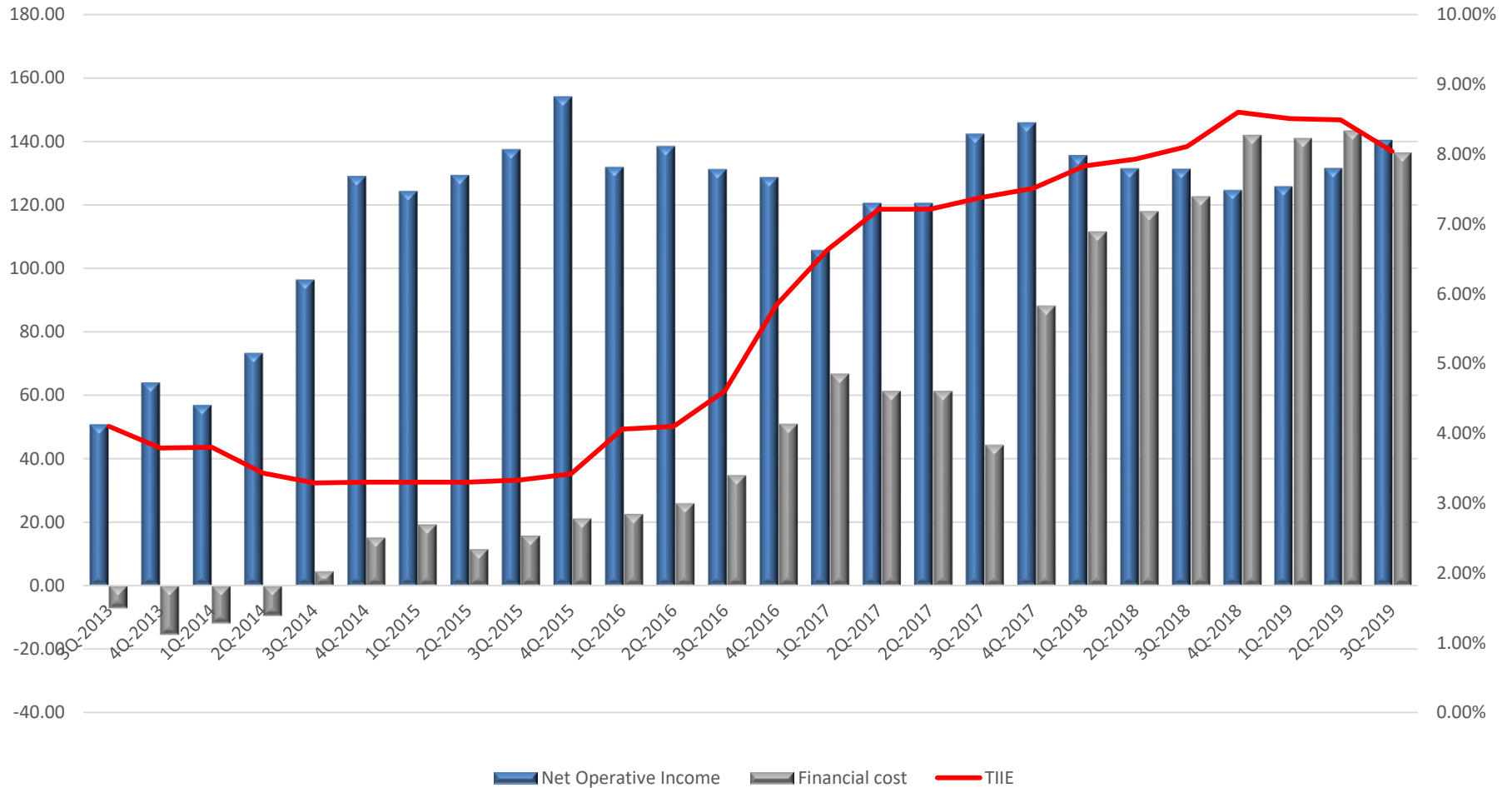


- ↑ 5.91 times + revenues
- ↑ 6 times + NOI
- ↑ 6.34 times + EBITDA

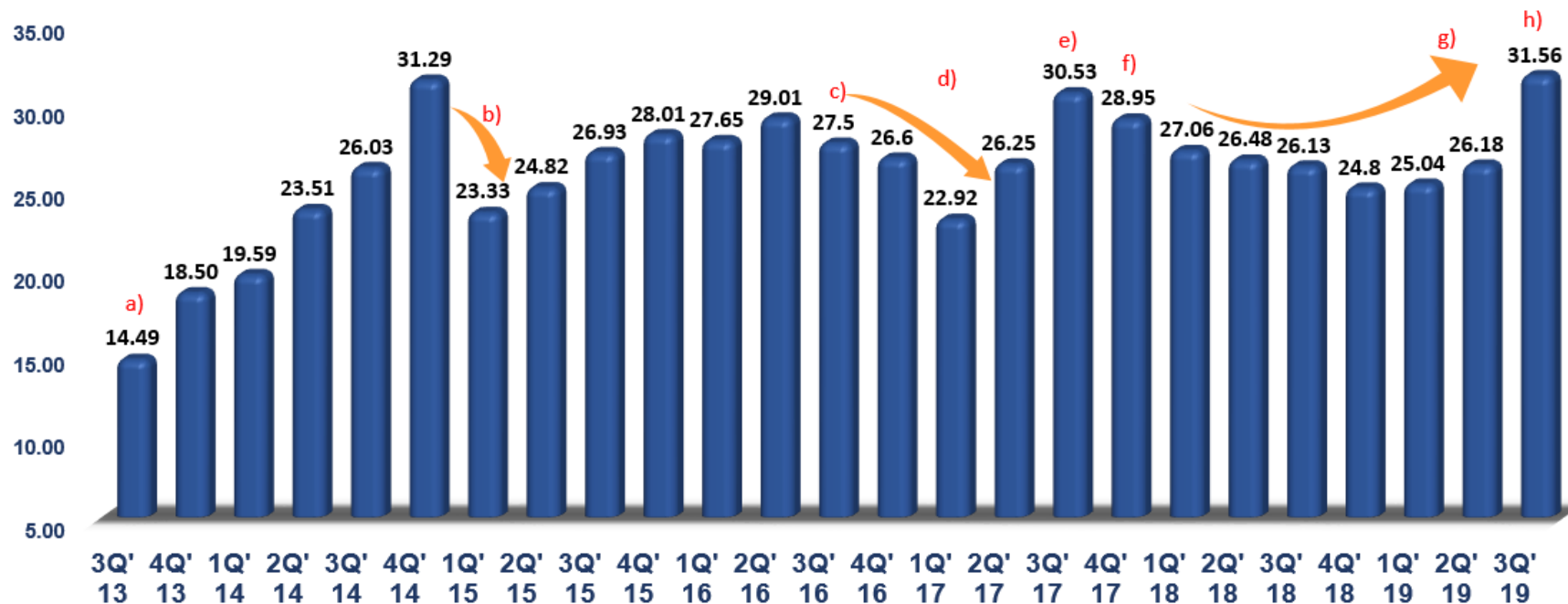
We have comparable margins to those of the best operators in México and worldwide



# Historical Net Profit and Financial Cost



# Revenue increase allowed to recover profit growth per CBFi



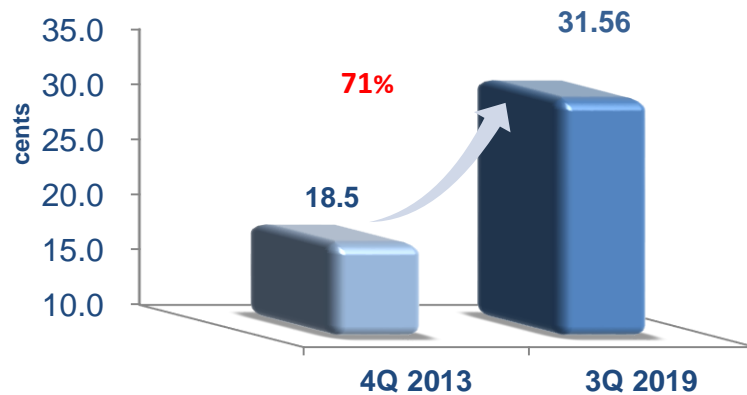
- a) 3Q 2013 had only 67 days of operations.
- b) In 1Q 2015, 160 million CBFIs were subscribed, exclusively for shareholders at a Price of 17.50 each.
- c) The effect of raising interest rates by the Bank of Mexico.
- d) In 1Q 2017 the repurchase fund was created, 22,078,997 CBFIs were repurchased.
- e) In July 2017, 3,000 million pesos were placed for the acquisition of Puerta La Victoria and the funding of co-investment projects under development.
- f) On 4Q 2017, 10.5 million CBFIs were subscribed as part of the Kukulcán liquidation and 31.61 for the acquisition of Puerta La Victoria.
- g) Despite the rise in interest rates, the net income per certificate has returned to the best levels.
- h) In the 3Q 2019 the transaction of Puerta La Victoria was closed, so 40,383,365 titles will not have economic rights and 17,381,105 repurchased CBFIs will be canceled.

# Net Income per CBFi

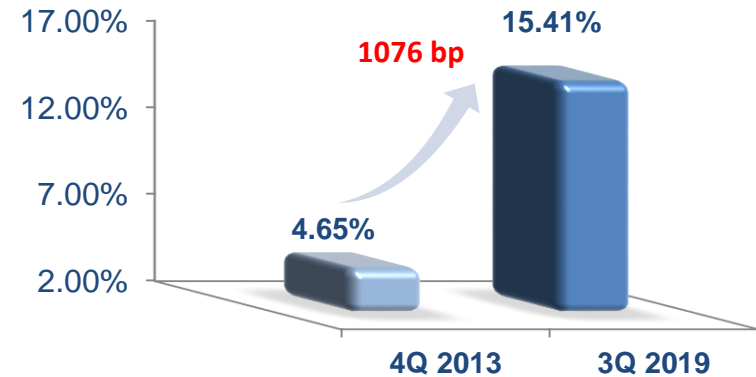


The solid results of FibraShop have allowed us to return attractive distributions to our CBFi holders, which is reflected in a competitive return from quarter to quarter.

### Income per CBFis



### Annual Rate\*



\*Annualized Net Income per CBFi between the price of CBFi

# Contacts

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