



# FIBRASHOP ANNOUNCES

## THE CLOSURE OF THE ACQUISITION OF A PORTFOLIO OF THREE COMMERCIAL PROPERTIES VALUED AT 1.767 BILLION PESOS.

**Mexico City, May 17, 2024**--- FibraShop (FSHOP) (BMV: FSHOP13), CI Banco S.A. Multiple Banking Institution Irrevocable Trust Number F/00854, a real estate trust specializing in shopping centers, hereby informs the investing public of the closure of the acquisition of a portfolio of three commercial properties valued at 1.767 billion pesos.

As reported on December 8, 2023, through a relevant event, the Corporate Practices Committee and the Technical Committee approved initiating the negotiation process for the possible acquisition of a portfolio of three commercial properties belonging to related parties (Galerías San Juan del Río, Sentura Tlalnepantla, and Sentura Zamora). FibraShop hired independent experts to determine the value of the properties, the reasonableness, and the advisability of carrying out the transactions. It was reported that these operations were subject to negotiations and agreements on the respective terms and conditions, as well as the authorizations of internal bodies and competent authorities. If the operations were completed, they would mostly be paid through Real Estate Trust Certificates (CBFIs) currently held in treasury, which would imply a capital increase.

On January 29, 2024, through a relevant event, FibraShop announced a series of measures aimed at the company's growth and strengthening of the balance structure, detailing that the Corporate Practices Committee, consisting solely of independent directors, approved the acquisition of the three commercial properties and the association in another property belonging to related parties (Vía Paraíso and Puerto Paraíso). Their decision was made in accordance with internal Investment Policies and based on best international practices. With this approval, the Technical Committee approved the transaction subject to the authorization of COFECE (Federal Economic Competition Commission).

We obtained a favorable resolution from COFECE to carry out the transaction for the acquisition of the three commercial properties.

The payment method will be through the delivery of 199,615,366 CBFIs at a price of 6.50 pesos per title, representing 1.297 billion pesos, and 470 million pesos payable in cash over a period of up to 24 months after closing. In the coming days, the signing of the corresponding deeds and related procedures will be completed.

For the second quarter of 2024, the financial information will consolidate the assets of this portfolio of three properties. The NOI generated by these properties will contribute to the end of the quarter; therefore, this transaction represents a growth in the REIT's portfolio and strengthens all financial indicators.

FibraShop reiterates its commitment to transparency and value generation for all its investors.





## ABOUT FIBRASHOP

FibraShop (BMV: FSHOP 13), is a unique real estate investment option in Mexico due to its specialization, its management team with vast experience in the commercial real estate sector, its solid operating structure and corporate governance, which together ensure transparency, efficiency, and assured and profitable growth. FibraShop is an infrastructure and real estate trust vehicle that was formed principally to acquire, own, administer, and develop real estate properties in Centros de Vida in Mexico.

FibraShop is administered by industry specialists with extensive experience, and it is advised externally by FibraShop Portafolios Inmobiliarios S.C. Our objective is to provide attractive returns to our investors who hold CBFIs by means of stable distributions and capital appreciation.

## FORWARD-LOOKING STATEMENTS

This communication may include forward-looking statements. Such statements are not based on historical facts, but on management's current vision. The reader is advised that such statements or estimates imply risks and uncertainties that may change as a function of various factors that are outside of the Company's control.

## INVESTOR RELATIONS CONTACT:

Gabriel Ramírez Fernández, CFO  
Email: gramirez@fibrashop.mx

Irvin García Millán, Investor Relations  
Email: investor@fibrashop.mx

Mary Carmen Hernández Gómez, ESG & Investor Relations Manager  
Email: mhernandez@fibrashop.mx

**Tel: +52 (55) 5292 1160**

