



FIBRASHOP ANNOUNCES

THE 25.09% OF THE ENERGY CONSUMED COMES FROM RENEWABLE SOURCES


Mexico City, May 30 2024--- FibraShop (FSHOP) (BMV: FSHOP13), CI Banco S.A. Institución de Banca Múltiple Fideicomiso Irrevocable Número F/00854, a real estate trust specialized in Centros de Vida, hereby informs that **25.09% of the energy consumed comes from renewable sources.**

Aligned with the standards of the Global Real Estate Sustainability Benchmark (GRESB), an organization that evaluates, among other aspects, the amount of green energy generated or consumed in the real estate sector, as well as with the United Nations Sustainable Development Goals (SDGs), particularly goals 7 Affordable and Clean Energy and 13 Climate Action, FibraShop, in collaboration with its group of experts, established for the first time in the 2021 ASG Annual Report its plan to promote renewable energy through a series of stages, including the medium-term installation of solar panels in 15 of its properties, with the goal of generating 25% of renewable energy by the end of 2023.


YEAR	2023	2024	2025	2026
% RENEWABLE SOURCES	25%	45%	45.5%	46%

Since 2022, we have sought to include sustainable clauses focused on the generation and consumption of renewable energy within our financing schemes. Currently, we have three credits with sustainable KPIs signed under our reference framework linked to sustainable indicators, in line with the "Sustainability Linked Principles of the Loan Market Association".

2022




2,400 million peso revolving credit line
2,450 million peso credit line



\$5,070 million peso
57%
bank debt is green

2023



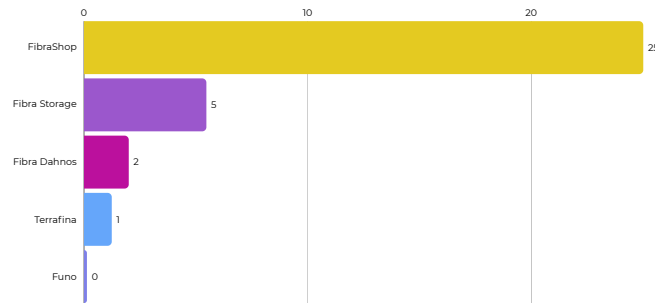
220 million peso credit line

After review by an independent third party, it was determined that the total renewable energy consumption result for 2023 was: **25.09%**

This implies a discount of 5 basis points on the rate of each of the mentioned financings.



The commitment made by FibraShop regarding renewable energy consumption has positioned us as leaders in the REIT sector. The following graph represents the renewable sources consumption of those REITs that already report some progress - public information as of the end of 2022-:



- Source: Website and Annual Reports.
- The percentage of renewable energy consumption for the other REITs corresponds to the end of 2022. For FibraShop, it was 18.89%; however, the figure for 2023 was 25.09%.

While most REITs have incorporated renewable energy consumption into their strategy, FibraShop shows significant progress in its approach.

We reaffirm our commitment to the environment and will continue to advance our environmental strategy.

ABOUT FIBRASHOP

FibraShop (BMV: FSHOP 13) is a unique real estate investment option in Mexico, derived from its specialization, the highly experienced human capital in the commercial real estate sector, its solid operational and corporate governance structure, which together ensures transparency, efficiency, and safe and profitable growth. FibraShop is an infrastructure and real estate trust primarily constituted 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 externally advised by FibraShop Portafolios Inmobiliarios S.C. Our objective is to provide attractive returns to our CBFi investors through 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 the current vision of management. Readers are cautioned that such statements or estimates involve risks and uncertainties that may change based on various factors beyond the company's control.

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