



FIBRASHOP ANNOUNCES

THE CONSOLIDATION OF THE PUERTO PARAÍSO AND VÍA PARAÍSO PARTNERSHIP

Mexico City, July 1, 2024 --- FibraShop (FSHOP) (BMV: FSHOP13), CI Banco S.A. Multiple Banking Institution Irrevocable Trust Number F/00854, a real estate trust specialized in Lifestyle Centers, hereby announces that on June 27, the partnership between Puerto Paraíso and Vía Paraíso was consolidated.

On May 23 and 31, 2024, through a significant event, FibraShop announced the signing of the deeds for the acquisition of Sentura Tlalnepantla and Sentura Zamora, respectively.

In this regard, and in line with the growth strategy published by FibraShop, the partnership process of Puerto Paraíso and Vía Paraíso was completed on June 27 through the contribution to the assets of the irrevocable trust number BA13924, whose purpose, given their adjacency, is to maximize the commercialization and profitability of both properties, located in Los Cabos, San Lucas.

The properties have a total gross leasable area (GLA) of 57,700 m².

	Puerto Paraíso	Vía Paraíso	Total
GLA	38,400m ²	19,300 m ²	57,700 m ²

Their main tenants include: Chedraui, Cinemex, Innova Sports, Santander, BanBajío, Miniso, American Eagle, Forever 21, Happyland, among others.



The financial information will be consolidated by FibraShop and will be disclosed in the Quarterly Financial Reports.

To conclude the growth strategy, the closing of the acquisition of San Juan del Río will be announced through a significant event in the coming days.

FibraShop reiterates its commitment to transparency and value creation 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.

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