



FIBRASHOP ANNOUNCES

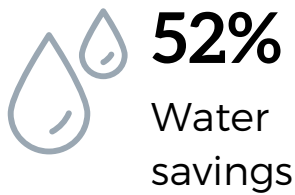
THAT IT HAS OBTAINED THE EDGE CERTIFICATION FOR PUERTA LA VICTORIA

Mexico City, July 3, 2024--- FibraShop (FSHOP) (BMV: FSHOP13), CI Banco S.A. Institución de Banca Múltiple Fideicomiso Irrevocable Número F/00854, a real estate trust specialized in Lifestyle Centers, hereby announces that it has obtained the EDGE (Excellence in Design for Greater Efficiencies) certification for Puerta La Victoria, located in Santiago de Querétaro.

As part of our commitment to sustainability and energy efficiency, we have implemented the EDGE certification across a significant portion of our real estate portfolio. This certification plays a crucial role in our strategy to enhance the environmental performance of our properties by optimizing resource consumption and reducing our carbon footprint.

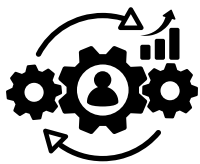
Through this process, we aim not only to achieve our sustainability goals but also to add value to our operations and enhance the experience of our users and communities.

In 2023, we began the certification plan for Puerta La Victoria, covering a construction area of 171,782.41 m². In June 2024, following the respective audit, IFC decided to grant Puerta **La Victoria** **EDGE certification for achieving 21% energy savings, 52% water savings, and 64% materials savings.**



Therefore, we are pleased to announce that with La Perla, we have certified **38%** of the total surface area of our construction m² under the EDGE standard[1]. This certification not only validates our commitment to sustainable practices but also demonstrates that we have achieved our goal of certifying more than 35% of our portfolio's m². We will continue the process of obtaining more certifications in the near future.

Furthermore, the certification of properties includes the following benefits:



Operational Efficiency: EDGE certification has contributed to reducing operational costs associated with energy and water consumption across our properties.

Environmental Impact: We have reduced our carbon footprint by implementing more efficient practices and technologies.

Market Positioning: Our commitment to sustainability has positioned us as leaders in our sector, garnering recognition and trust among our stakeholders.

[1] Includes the acquisition of Sentura Zamora, Sentura Tlalnepantla, and San Juan del Río, and the partnership with Vía Paraíso.





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 CBFII 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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