



FIBRASHOP ANNOUNCES

that received the last payment corresponding to the sale of Kukulcán Plaza

Mexico City, September 13, 2024 — FibraShop (FSHOP) (BMV: FSHOP13), CI Banco S.A. Multiple Banking Institution Irrevocable Trust Number F/00854, a real estate trust specialized in Life Centers, informs the investing public that in the early days of September it received the second payment corresponding to the settlement of the outstanding balance related to the sale of Kukulcán Plaza.

Background:



03/31/2023: The sale of the Kukulcán Plaza property was announced for an amount of 850 million pesos. It was agreed that the payment would be made in two installments, one at the end of December and another during 2024. We committed that 600 million pesos would be allocated to debt repayment.

Payments received



12/08/2023: 450 million pesos were received as the first payment.

09/05/2024: The sale process was concluded with the second payment of the remaining 400 million pesos.

TOTAL **850** MDP

Use of resources:

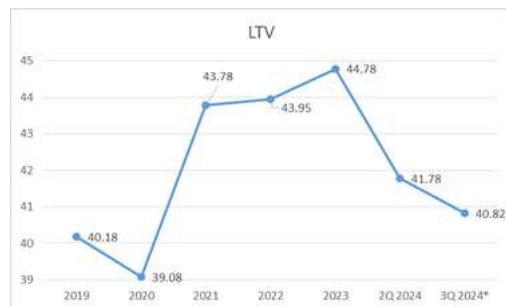


12/13/2023: Through a relevant event, it was announced that from the resources obtained from the first payment, 310 million pesos were allocated to the repayment of the syndicated credit line.

For its part, of the resources obtained from the second payment, 290 million pesos will be allocated by the end of this month to the prepayment of bank debt.

TOTAL **600** MDP

With the above, the sale of the asset is completed, and the commitment to use the resources for debt prepayment is fulfilled, leaving our leverage compared to what was reported in the Quarterly Report for the second quarter as follows:



We reaffirm our commitment to our investors to generate value and improve our financial indicators.





ABOUT FIBRASHOP

FibraShop (BMV: FSHOP 13) is a unique real estate investment option in Mexico, derived from its specialization, its experienced human capital in the commercial real estate sector, and its robust operational and corporate governance structure, which together ensure transparency, efficiency, and secure, profitable growth. FibraShop is a real estate and infrastructure trust primarily established 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 goal is to provide attractive returns to our CBF (Certificates of Real Estate Trust) holders through stable distributions and capital appreciation.

FORWARD-LOOKING STATEMENTS

This communication may include forward-looking statements. These statements are not based on historical facts but on the current view of management. Readers are cautioned that such statements or estimates involve risks and uncertainties that may change due to various factors beyond the company's control.

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