

FIBRASHOP ANNOUNCES

THE PREPAYMENT OF 290 MILLION PESOS ON THE SIMPLE SYDICATED LOAN

Mexico City, September 19, 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 it made a prepayment of 290 million pesos (mpd) on the simple syndicated loan.

Background:

09/13/2024



Through a relevant event, the closure of the transaction for the sale of Kukulcán was announced for a total value of **850 million pesos**, payable in two transactions; the first payment was received on December 8, 2023, for an amount of **450 million pesos**, and the second on September 5, 2024, for the remaining **400 million pesos**, of which 600 million pesos would be allocated to debt repayment as part of strengthening the balance sheet and improving the indicators of FibraShop. For more information, please consult the following link: <https://fibrashop.mx/wp-content/uploads/2024/09/Relevant-Event-1.pdf>

Use of the resources from de second payment



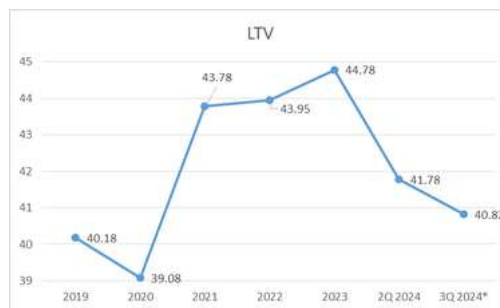
13/12/2023

Through a relevant event, it was announced that of the resources obtained from the first payment, 310 million pesos were allocated to the repayment of the syndicated credit line of 2,450 million pesos.

17/09/2024

A prepayment of 290 million pesos was made on the simple syndicated loan of 2,450 million pesos, leaving the outstanding amount at 1,850 million pesos.

With the above, the commitment to use the resources for debt prepayment is fulfilled, leaving our leverage in relation 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 CBFIs (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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