





# FIBRASHOP ANNOUNCES

## Fitch Ratings assigned a positive outlook to FibraShop and affirmed its rating of A+(MEX)

**Mexico City, November 4, 2024—FibraShop (FSHOP) (BMV: FSHOP13), CI Banco S.A. Multiple Banking Institution Irrevocable Trust Number F/00854, a real estate trust specializing in Lifestyle Centers, informs the investing public that on November 1, Fitch Ratings issued a statement regarding FibraShop's rating, **granting it an A+ rating and a positive outlook, upgraded from stable.****

This was primarily due to a continuous improvement in FibraShop's financial profile, with advances in profitability and a downward trend in deleveraging. Additionally, the growth and stabilization strategy for La Perla has been a decisive factor in this evaluation by the rating agency.

As a result, FibraShop's ratings are as follows:

		Perspective		Perspective
2024	AA	Stable	A+	Positive
2023	AA	Stable	A+	Stable
2022	AA-	Stable	A+	Negative

For more information, please visit the following link:  
<https://www.fitchratings.com/site/pr/10290440>

We would like to thank our investors and partners for their continued support, which has been essential in achieving these accomplishments. At FibraShop, we are committed to continuing to implement strategies that promote sustainable growth and long-term value creation. We invite our investors to stay informed about our initiatives and future projects through our communication channels.





## 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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