



FIBRASHOP ANNOUNCES

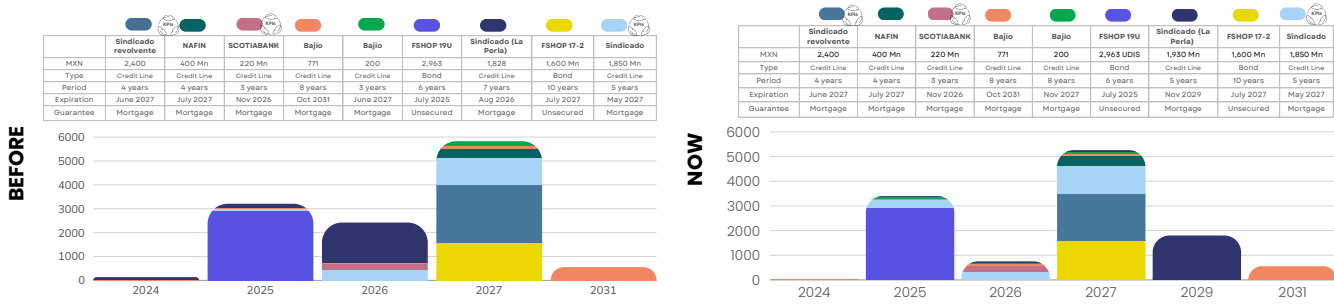
that it has signed the refinancing credit for La Perla, significantly improving financial costs

Mexico City, November 26, 2024 — FibraShop (FSHOP) (BMV: FSHOP13), CI Banco S.A. Multiple Banking Institution Irrevocable Trust No. F/00854, a real estate trust specialized in Life Centers, informs the investing public that on November 20 of this year, a syndicated loan was signed for an amount of up to **1,930 million pesos**, to settle the outstanding balance of the current loan financing La Perla.

This new loan significantly improves the financial cost **by reducing the interest rate by 50 basis points**, in recognition of the recent improvement in the rating and outlook granted by the rating agencies HR and Fitch Ratings, as well as the maturity of the project.

Additionally, the financing was considered a **green loan**, as it funds the largest commercial property with EDGE certification in Latin America. As a result, **82% of our total bank debt and 52% of our total debt, including bond debt, is green or linked to sustainable KPIs.**

Furthermore, the strategy of strengthening the balance sheet is reinforced, improving the company's indicators and extending the debt maturity profile, as shown in the following charts:



The loan was signed with **BBVA** México as the lead bank, with the participation of **BanCoppel, Mifel, and Monex**, which allows FibraShop to expand its base of financial institutions it works with. In total, eleven financial institutions have placed their trust in us by supporting different active bank loans.

The FSHOP 19 U bond will soon mature, for which we are working on entering the market with the issuance of a new bond or a bank loan.

We remain committed to strengthening our indicators and ensuring transparency in our information.





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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