



FIBRASHOP ANNOUNCES

THAT IT HAS PAID OFF THE OUTSTANDING BALANCE OF THE LOAN THAT FINANCED EL CENTRO DE VIDA LA PERLA TO BANCO SABADELL

Mexico City, December 13, 2024—FibraShop (FSHOP) (BMV: FSHOP13), CI Banco S.A. Multiple Banking Institution Irrevocable Trust Number F/00854, a real estate trust specializing in Life Centers, informs the investing public that on December 9th of this year, it paid off the outstanding balance of the loan that financed the La Perla Life Center to Banco Sabadell.

On November 26th of this year, through a relevant event, FibraShop announced the signing of a syndicated loan for up to 1,930 million pesos with BBVA as the lead bank, to settle the outstanding balance of the loan financing La Perla, **significantly improving the financial cost by reducing the interest rate by 50 basis points.**

It is worth highlighting that in addition to improving the financial cost, this new loan is green, meaning that **82% of our bank debt is green** or linked to sustainable KPIs. This reflects our commitment to sustainability.

The strategy of strengthening the balance sheet is a priority. Our objective is to continue improving financial indicators and offer our investors attractive returns.





AABOUT FIBRASHOP

FibraShop (BMV: FSHOP 13), is a unique real estate investment option in Mexico, due to its specialization, its management team with vast experience in the commercial real estate sector, and its solid operating structure and corporate governance, which together ensure transparency, efficiency, and safe and profitable growth. FibraShop is an infrastructure and real estate trust vehicle that was formed principally to acquire, own, administer, and develop real estate properties in Centros de Vida (commercial properties) in Mexico.

FibraShop is administered by industry specialists with extensive experience, and it is advised externally by Fibr Shop Portafolios Inmobiliarios S.C. Our objective is to provide attractive returns to our investors who hold CBFIs by means of 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 management's current vision. The reader is advised that such statements or estimates imply risks and uncertainties that may change as a function of various factors that are outside of the Company's control.

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