

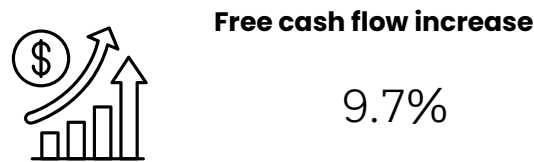
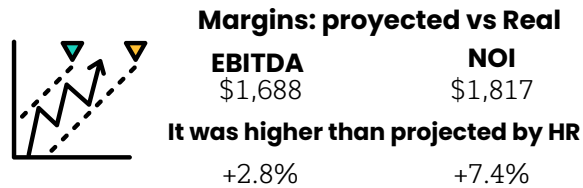
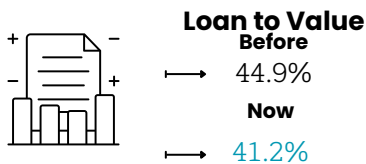


# FIBRASHOP ANNOUNCES

THAT HR RATINGS REAFFIRMED ITS (AA) RATING AND **UPGRADED THE OUTLOOK TO POSITIVE** FROM STABLE.

**Mexico City, December 18, 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 on December 13, HR Ratings publicly reaffirmed FibraShop's AA rating and **changed its outlook from stable to positive**.

The above was primarily due to :

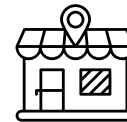


Additionally, the rating agency considered the following factors to assign the positive outlook:



### Environmental, Social, and Corporate Governance (ESG)

*"The Trust carries out activities that exceed industry standards in ESG matters, which results in a positive adjustment."*



### Tenant Diversification

*"FibraShop's rating includes a positive adjustment, as in the previous review, due to the high diversification of its tenants."*

It is worth mentioning that through a relevant event published on November 4th, we informed the investing public that the rating agency Fitch Ratings reaffirmed the A+ rating and, similarly, changed the outlook from stable to positive.

Below is our evolution:

	IR Ratings Credit Rating Agency	Perspective	Fitch Ratings	Perspective
→ 2024	AA	Positive	A+	Positive
2023	AA	Stable	A+	Stable
2022	AA-	Stable	A+	Negative
2021	AA-	Negative	A+	Negative
2019	AA+	Stable	AA	Stable





As can be seen, FibraShop has been working on strengthening its balance sheet, demonstrating a constant improvement in its rating over the past 4 years.

We are committed to our current and future investors, reflecting our efforts in the results achieved. We will continue to report on our evolution and improvement in financial indicators. For more information, please refer to the following links:

[HR Ratings](#)

[Fitch Ratings](#)

## **ABOUT 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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