

FIBRASHOP ANNOUNCES

THE UPDATE OF ITS SUSTAINABLE FRAMEWORK

AND PUBLICATION OF THE SECOND PARTY OPINION

(SPO) BY S&P.



Mexico City, May 5, 2025 — FibraShop (FSHOP) (BMV: FSHOP13), CI Banco S.A., Multiple Banking Institution, Irrevocable Trust Number F/00854, a real estate investment trust specialized in Lifestyle Centers, informs the investing public that it has updated its Sustainable Financing Framework.

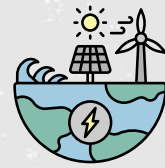
This framework adopts a hybrid approach that allows for the issuance of instruments:



GREEN BONDS



SOCIAL BONDS



LINKED

This evolution reflects FibraShop's commitment to international best practices in environmental, social, and governance (ESG) matters, as well as to the United Nations Sustainable Development Goals (SDGs).

The new framework was evaluated by S&P Global Ratings, which issued its Second Party Opinion (SPO) on April 29, 2025. In this opinion, S&P concluded that FibraShop's framework is aligned with the Green, Social, and Sustainability-Linked Bond Principles of the ICMA, as well as with the Loan Principles of the LMA/LSTA/APLMA. Additionally, it highlighted that:

- The framework is comprehensive, as it combines resource use mechanisms (Use of Proceeds) with instruments linked to sustainability key performance indicators (KPIs).
- The defined Sustainability Performance Targets (SPTs) were rated as ambitious, as they set demanding goals in areas such as renewable energy, sustainable building certification, and water consumption intensity.
- It recognizes FibraShop's effort to integrate sustainable financing into its corporate strategy, addressing material risks such as climate change, water scarcity, and impact on communities.
- The implementation of projects for climate change adaptation, such as the installation of infrastructure resilient to hurricanes and droughts, as well as the use of energy and water efficiency technologies, was positively assessed.

This new version of the framework positions FibraShop as an issuer aligned with international standards, allowing us to expand access to financing under more competitive conditions, diversify our sources of capital, and actively contribute to the transition toward a more sustainable economy.

Both the Second Opinion and the updated Framework are available on our website:



<https://fibrashop.mx/marco-de-financiacion-sostenible/>

With this action, FibraShop strengthens its ESG strategy, reaffirms its commitment to sustainable development, and consolidates its leadership in responsible financing within the Mexican real estate sector.

ABOUT FIBRASHOP

FibraShop (BMV: FSHOP 13) is a unique real estate investment option in Mexico, derived from its specialization, the highly experienced human capital in the commercial real estate sector, and its solid operational and corporate governance structure, which together ensure transparency, efficiency, and secure, profitable growth. FibraShop is a real estate investment trust (REIT) primarily established to acquire, own, manage, and develop real estate properties in the Lifestyle 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 (Real Estate Trust Certificates) 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 outlook of management. The reader is cautioned that such statements or estimates involve risks and uncertainties that may change based on various factors beyond the company's control.

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