

FIBRASHOP ANNOUNCES

THE RESULTS OF THEIR FINANCING STRATEGY



Mexico City, June 27, 2025— FibraShop (FSHOP) (BMV: FSHOP13), Irrevocable Trust Number F/00854, a real estate investment trust specializing in Centros de Vida, informs the investing public about the progress in executing its refinancing strategy, previously announced in the financial report for the first quarter of 2025.

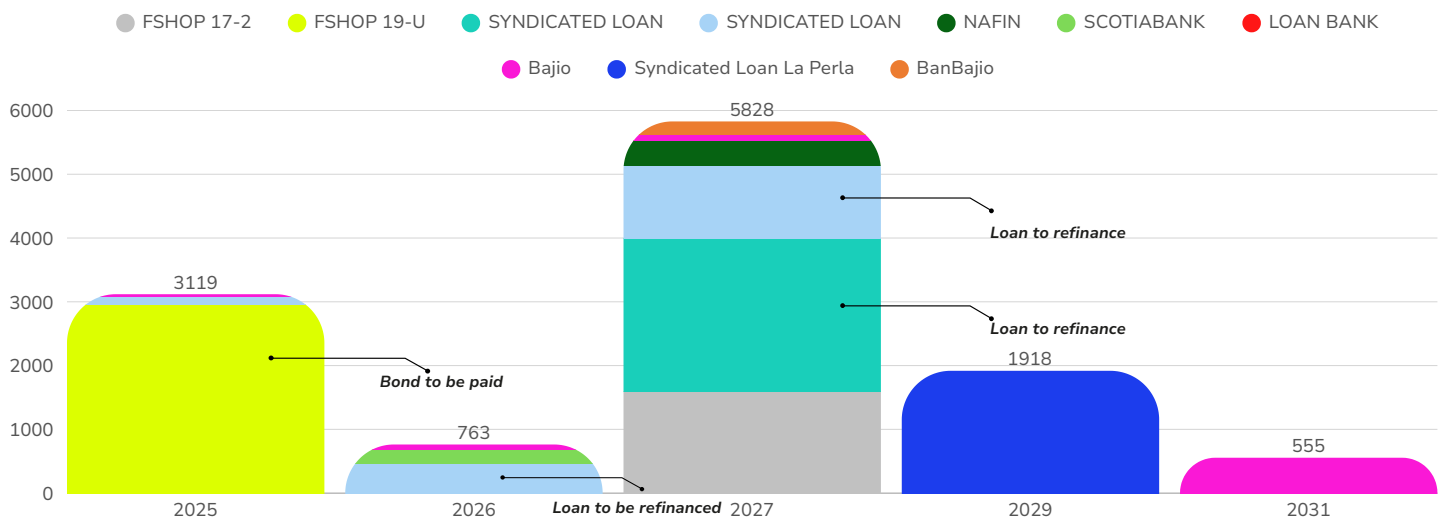


BACKGROUND

In the quarterly financial report for 1Q2025, FibraShop's strategy to improve its debt structure was announced. This strategy involved refinancing maturities totaling MXN \$7,250 million:

- A revolving syndicated loan and a simple credit facility with a combined amount of MXN \$4,250 million, which had amortizations and maturities over the next 24 months.
- The FShop 19U bond, maturing in June of this year, with an approximate equivalent value of MXN \$3,000 million.

The following illustrates the maturity profile that was in place:



Therefore, a dual and debt-neutral strategy was launched, meaning it did not involve additional leverage, through simultaneous operations in the bank debt markets for an amount of up to MXN \$7,250 million, and in the capital markets for an amount of up to MXN \$3,000 million.

All of the above is in line with the balance strengthening plan we have been reporting in previous months.

...➔ PROGRESS OF THE PLAN

Given the prevailing financial and market conditions in recent months, FibraShop decided to optimize the financing terms in favor of all the company's shareholders. Accordingly, the following transactions were completed:

1 Bank financing divided into two tranches:

TRANCH A

Revolving credit line of MXN \$1,600 million for 3 years with the possibility of extending it for an additional year.

TRANCH B

Simple loan of MXN \$5,000 million for 5 years with certain increasing amortizations and a 40% balloon payment.

*CONDITIONS: Both tranches were issued at a rate equivalent to the 28-day TIE + 225 basis points (although it is referenced to the funding TIE plus the resulting spread) 25 basis points lower than the previous financing and **improving the collateral level from 1.5 to 1.3 to 1.***

2 Bond in the debt markets

FSHOP 19U

Debt bond for an amount of MXN \$700 million over 5 years, with a fixed rate of 7.60%, under our current CBFI program.

In total, the two transactions amounted to MXN \$7,300 million.

It is worth highlighting that the bank financing at its maximum amount was oversubscribed by 1.3x, which is why it was decided to syndicate it among all the banks that made a firm commitment.

	Syndicated 2025	Comments
Syndicated credit 2025	<ol style="list-style-type: none"> 1. BBVA (Líder) 2. Multiva* 3. Bancomext 4. BanCoppel 5. Ve por Más 6. Intercam 7. Mifel 8. Nafin 9. Santander* 10. ICBC* 11. Monex 	*Multiva, ICBC, and Santander joined as new strategic partners of FibraShop.

It is also noted that the credit agreement was signed under the following sustainable KPIs:



Renewable energy consumed / Total energy consumed, aiming to reach 50% by 2030.

As of today, we are at 45%.



% of certified construction m² / total construction m² in the portfolio, aiming to reach 50% by 2030.

As of today, we are at 37%.

- Each year, the verified progress determined in the Financing Framework must be reported.
- If both KPIs are met, a 5 bps discount will be applied to the established rate.

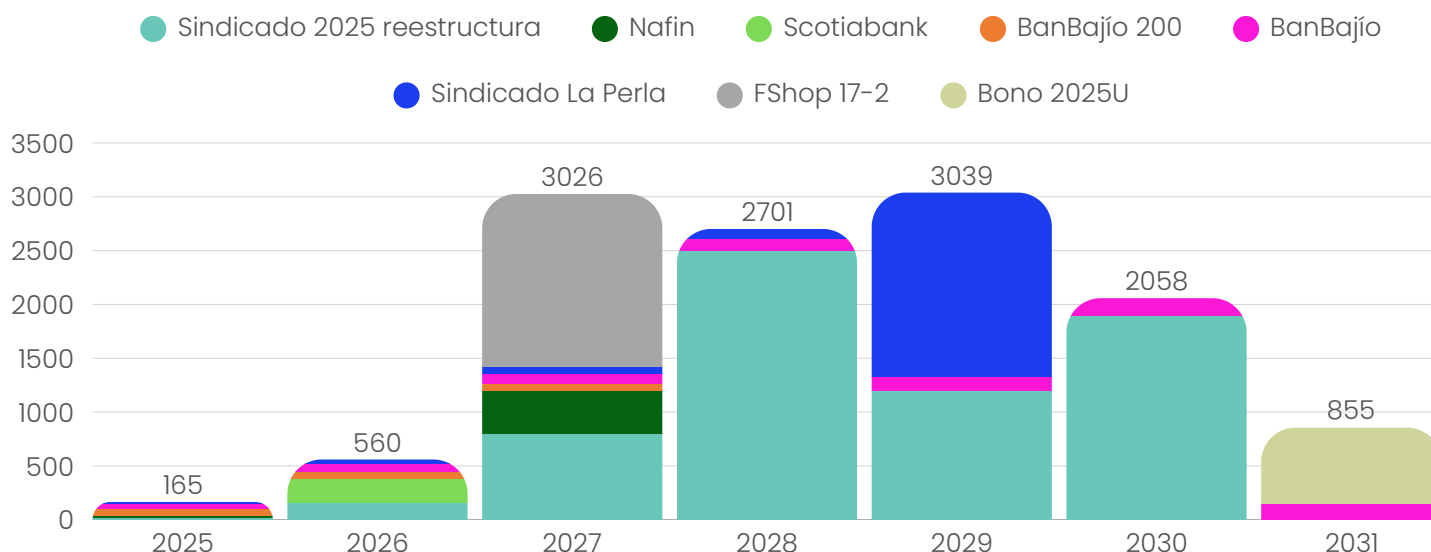
The above aligns with our new financing framework and its second opinion: <https://fibrashop.mx/marco-de-financiacion-sostenible/>



CURRENT DEBT STRUCTURE

On June 20, FibraShop fully settled the restructured syndicated loans as well as the FSHOP 19U bond, meeting its financial obligations in a timely manner.

Below is FibraShop's debt structure following the implementation of this strategy. As can be observed, there are no significant maturities in 2025 and 2026, allowing efforts to focus on reducing leverage levels and further strengthening the financial position of the trust. This aims to consistently improve key indicators while maintaining a solid and sustainable capital structure.



Considering the new debt structure, our leverage levels remain below 40% and at better levels than in 2019 (pre-pandemic).

With the successful execution of these actions, FibraShop concludes its refinancing strategy by strengthening its credit profile, optimizing its maturity structure, and reaffirming the confidence of investors and financial institutions. FibraShop continuously seeks to optimize the funding cost of its total debt for the benefit of the company's shareholders.

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 the current vision of management. Readers are warned that these statements or estimates involve risks and uncertainties that may change due to various factors beyond the company's control.

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