



FIBRASHOP SIGNS AN AGREEMENT TO ACQUIRE A SHOPPING CENTER WITH A CAP RATE OF APPROXIMATELY 10.8% FOR AN AMOUNT CLOSE TO 850 MILLION PESOS TO BE PARTIALLY PAID WITH CBFIS

Mexico City, Mexico, August 11, 2014 - FibraShop (FSHOP) (BMV: FSHOP13), CI Banco S.A. Institución de Banca Múltiple, Fideicomiso Irrevocable number F/00854, the real estate investment trust specialized in shopping centers, announced today that it has signed an agreement to acquire a shopping center known as “Las Misiones” located in Ciudad Juarez, Chihuahua, property of Grupo Roma de Juarez.

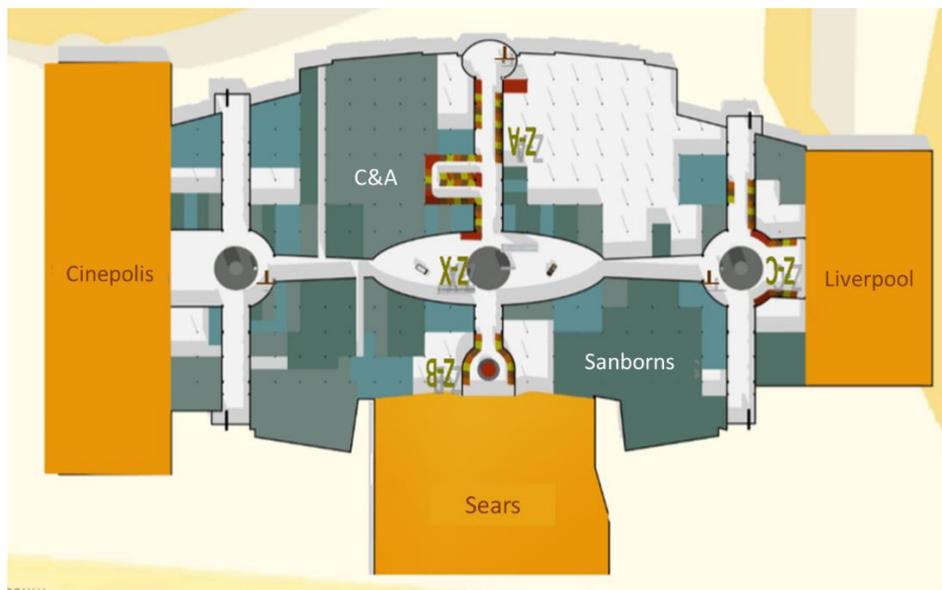
FibraShop signed a contract to acquire the property for an initial amount of \$607 million pesos, plus a future payment of approximately \$250 million pesos. The current net operating income (NOI) of the shopping center is of \$63.73 million pesos. The shopping center has a total GLA of 51,128 square meters and an occupancy rate of 86.1%. The shopping center has potential area of expansion of 1,750 square meters, which is presently under development, and thus, its GLA has not been included.

The acquisition cap rate based on the initial payment, current occupancy rate and NOI is of 10.5%. The cap rate of the future payments, which will be registered every six months, would be of 11.5% for those areas that will be leased and of 13% for the areas that remain vacant two years after the acquisition. The shopping center will be paid under the following schedule: \$450 million in cash, \$300 million in CBFIs and the remaining also in cash. The CBFIs used for payment will have lock-up periods ranging from one to three years.

Las Misiones is strategically located in an area known as “Golden Zone” (“Zona Dorada”) in Ciudad Juarez, in the Paseo de la Victoria and Boulevard Teofilo Borunda. The shopping center is anchored with Liverpool, Sears, Cinopolis, Sanborns and C&A. Additionally, it has prestigious tenants such as McDonald’s, Starbuck’s, Domino’s Pizza, GNC and Subway, and banking branches like Bancomer, Banamex and Banorte. The parking lot has an annual traffic flow of three million cars.

“Las Misiones is the largest and only fashion mall in Ciudad Juarez, with a good occupancy level that generates strong cash flow and that has the potential to generate additional resources with the commercialization of current vacant spaces and the GLA expansion. This shopping center was made, as prior acquisitions, following our business model, of selecting individual shopping centers that are attractive and paying only for those areas which are occupied, and in this case, using CBFIs partially for the acquisition, which I believe will further generate value for our CBFI holders,” commented Salvador Cayón Ceballos, Chairman and CEO of FibraShop.







ABOUT FIBRA SHOP

FibraShop (BMV: FSHOP 13), is the only real estate option in Mexico offering a specialization in the shopping mall segment that has a long-track experienced management in the commercial sector, a solid operating and corporate governance structure, which guarantees transparency, efficiency and a profitable and secure growth vehicle.

FibraShop is an infrastructure and real estate trust formed to acquire, possess, administer and develop real estate in the shopping center segment in Mexico. The initial portfolio includes eight properties in four states of the Mexican Republic and one in Mexico City. FibraShop is administered by a group of experienced management specialized in the industry with a long track record and is externally advised by Fibra Shop Portafolios Inmobiliarios, S.A.P.I. de C.V.

FibraShop's goal is to provide attractive returns to CBFIs holders, through stable cash distributions and capital appreciation.

FORWARD LOOKING STATEMENTS

This report may contain certain forward-looking statements. Said forward-looking statements are not based on historic events but on the current views of the administration. We caution that certain declaration or estimates imply risks and uncertainties that can be changed due to different factors that are not under the Company's control.

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