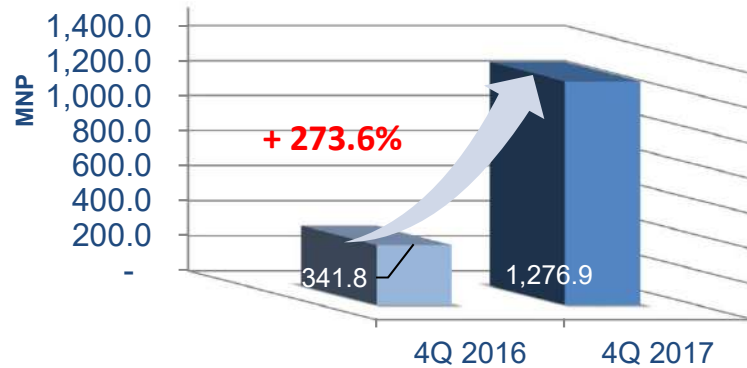


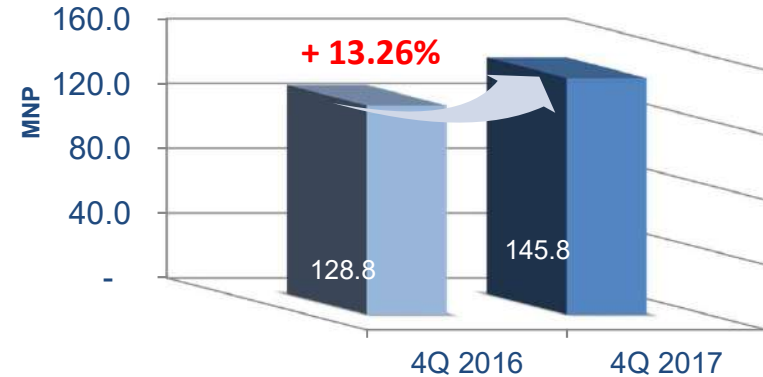
Resumen de resultados
4to trimestre 2017

La utilidad del periodo creció 274%

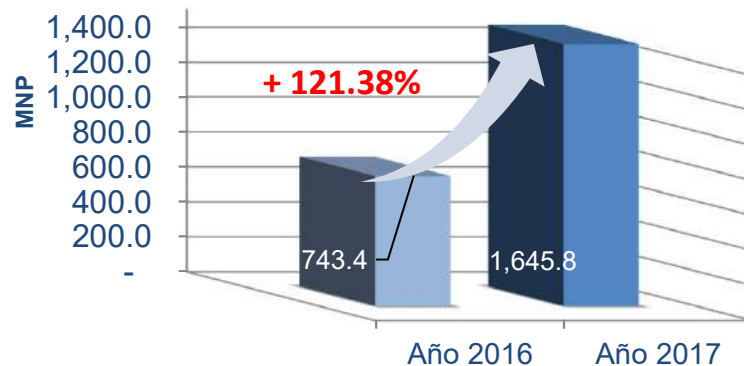
Utilidad del trimestre con avalúos



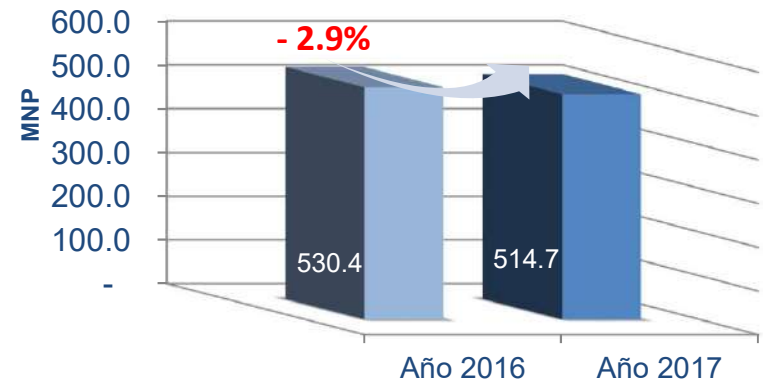
Utilidad del trimestre sin avalúos



Utilidad anual con avalúos



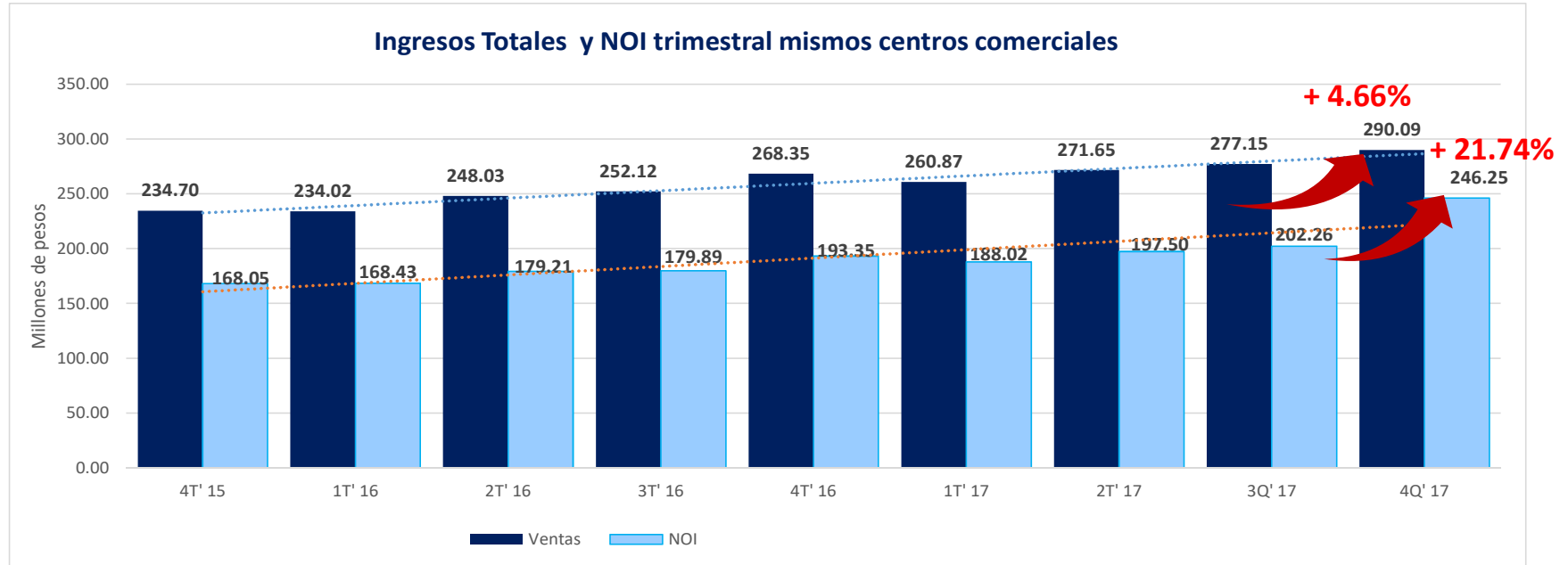
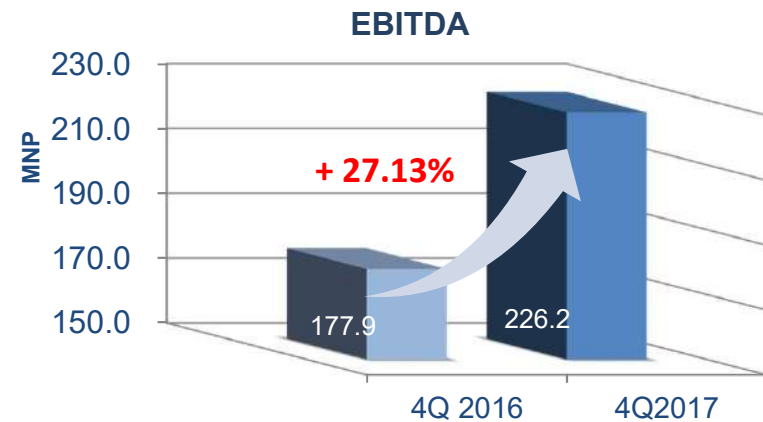
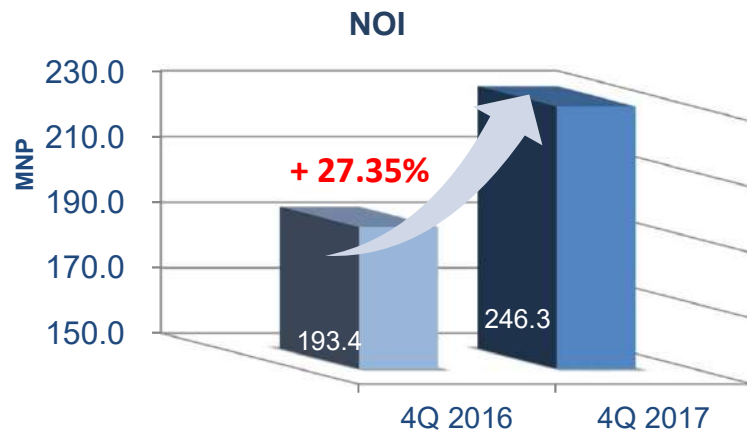
Utilidad anual sin avalúos



Los indicadores operativos tuvieron incrementos significativos



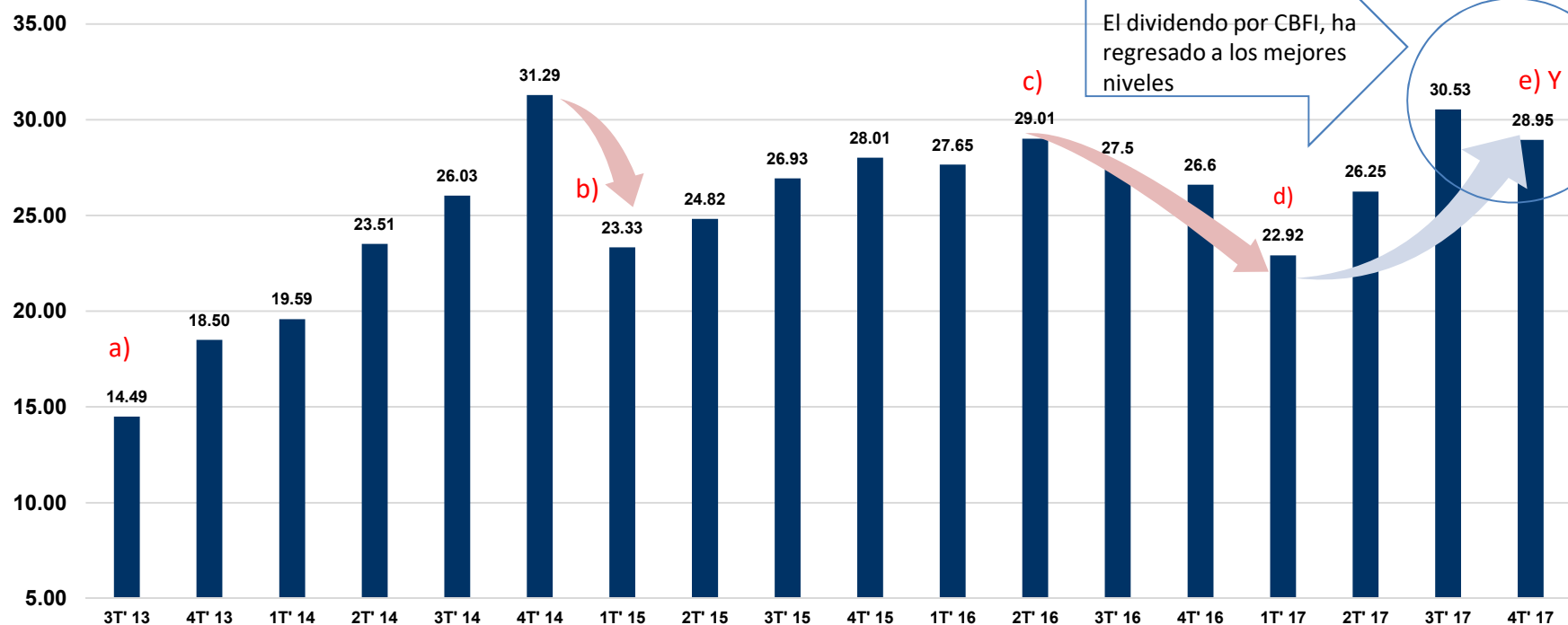
Portafolio total



Distribución trimestral 10.95%



Utilidad neta derivada de la operación trimestral por CBFÍ (centavos)



a) El 3T 2013 presentó 67 días de operaciones

b) El 1Q 2015 se suscribieron 160 millones de CBFÍ's, exclusivamente para tenedores de CBFÍ's a un precio de 17.50 por cada título.

c) Efecto de subida de tasas de interés por parte del Banco de México.

d) El 1Q 2017 se creó el fondo de recompra, 22,078,997 CBFÍ's fueron recomprados.

e) El 4Q 2017 se suscribieron 10,500,000 millones de CBFÍ's como parte de la liquidación de Kukulcán y 31,611,435 por la adquisición de Puerta La Victoria.

f) A pesar se la subida de tasas de interés, el dividendo por certificado ha regresado a los mejores niveles, principalmente por eficiencia operativa, incremento en niveles de ocupación y renovaciones de contratos por arriba de la inflación.

Revaluación de propiedades

FibraShop cuenta con activos de alta calidad, lo cual se refleja en el avalúo de sus propiedades. El cual se incrementa 16% de un año a otro.

Plaza	Valor Avalúo 2016	Valor Avalúo 2017	Variación anual	
			\$	%
Plaza Cibeles	1,800,000	2,150,000	350,000	19%
La Luciérnaga	285,000	314,000	29,000	10%
Puerto Paraíso	1,200,000	1,350,000	150,000	13%
Kukulcán Plaza	880,000	1,190,000	310,000	35%
UC Condesa Durango	115,000	110,000	- 5,000	-4%
UC Jurica	355,000	355,000	-	0%
UC Juriquilla	255,000	300,000	45,000	18%
UC Xalapa	210,000	210,000	-	0%
Puerta Texcoco	1,145,000	1,260,000	115,000	10%
UC Nima Shops	152,000	160,000	8,000	5%
Los Atrios	590,000	670,000	80,000	14%
Galerías Tapachula	629,800	680,220	50,420	8%
Galerías Mall Sonora	870,600	1,340,000	469,400	54%
Las Misiones	975,000	1,120,000	145,000	15%
City Center Bosque Esmeralda	525,000	540,000	15,000	3%
Plaza Cedros	385,000	395,000	10,000	3%
Cruz del Sur	530,000	550,000	20,000	4%
PORTAFOLIO TOTAL	10,902,400	12,694,220	1,791,820	16%

Disclaimer



About FibraSHop

FibraShop (BMV: FSHOP13), is the only real estate option in Mexico offering a specialization in the shopping malls 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 advised externally by Fibra Shop Portafolios Inmobiliarios, S.A.P.I. de C.V.

FibraShop's goal is to provide attractive returns to CBFIs holders, through the stable distribution 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.

Contacts



Salvador Cayón Ceballos, CEO
scayon@fibrashop.mx

Gabriel Ramírez Fernández, CFO
gramirez@fibrashop.mx

Irvin García Millán, Controller
investor@fibrashop.mx

Tel. (5255) 5292 1160