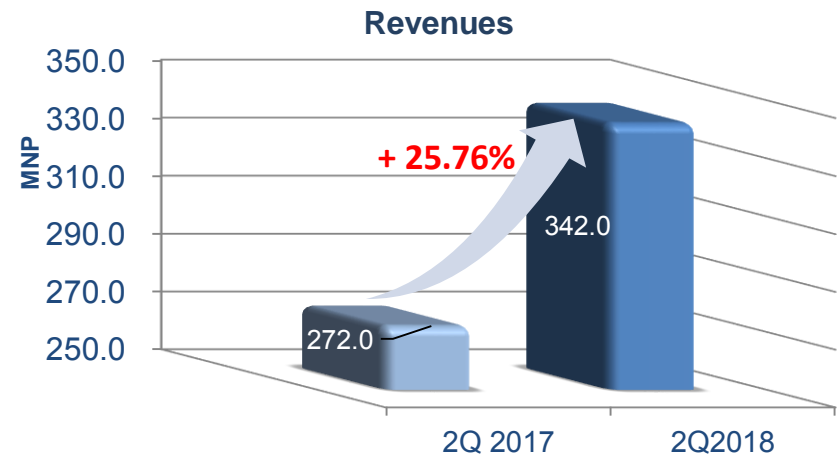
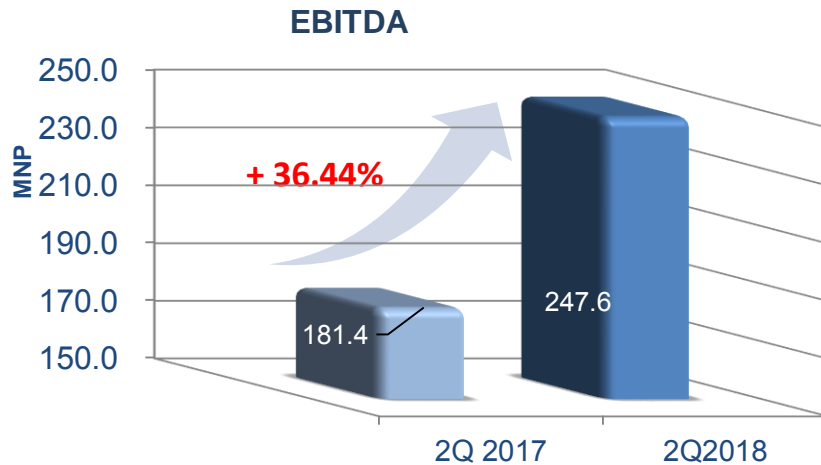
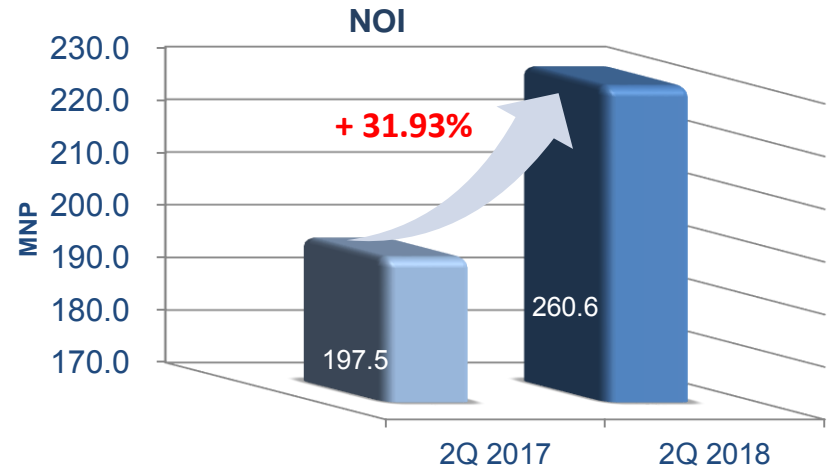
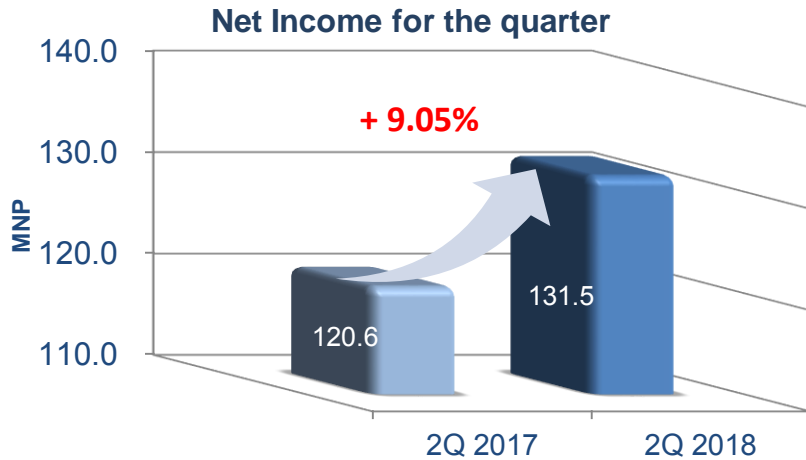




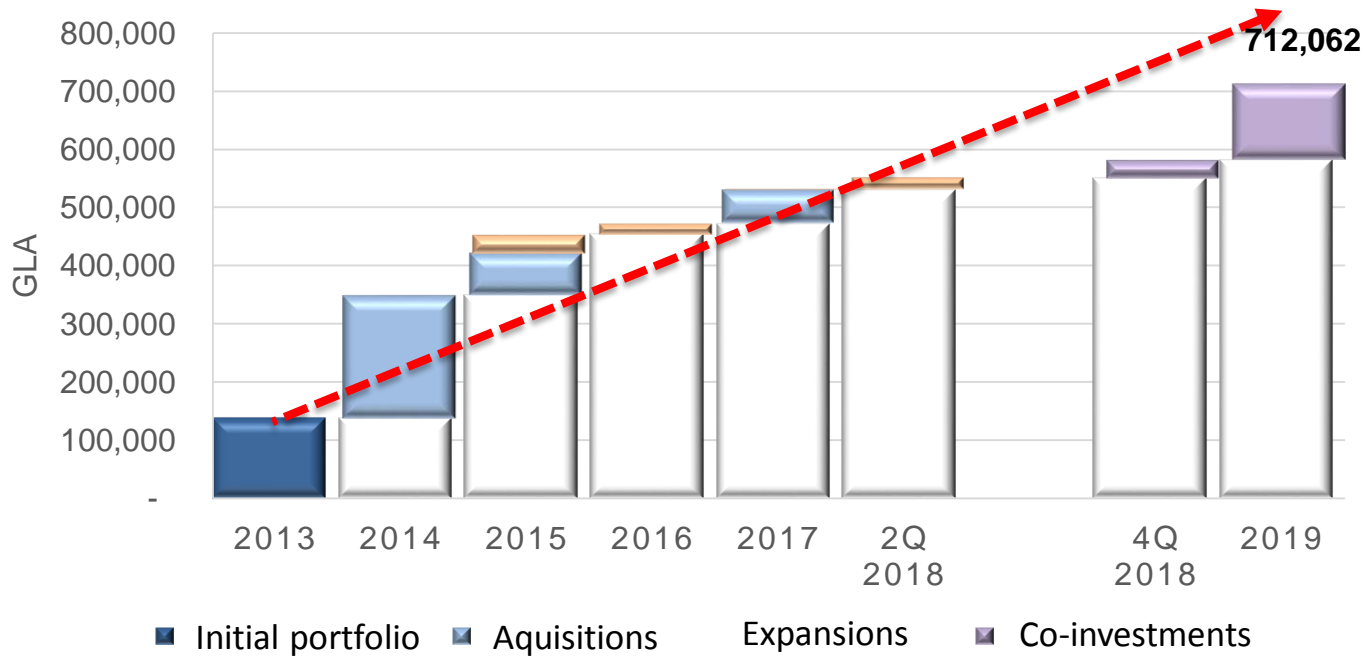
5 YEARS



2nd Quarter 2018 Results
Summary



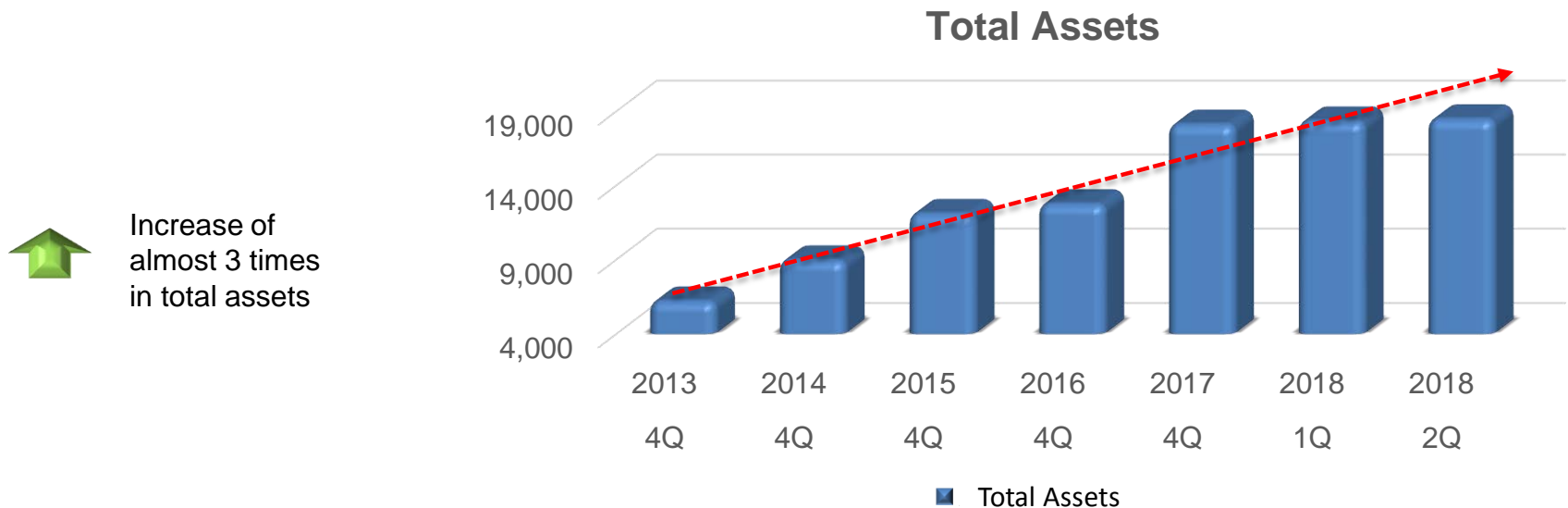
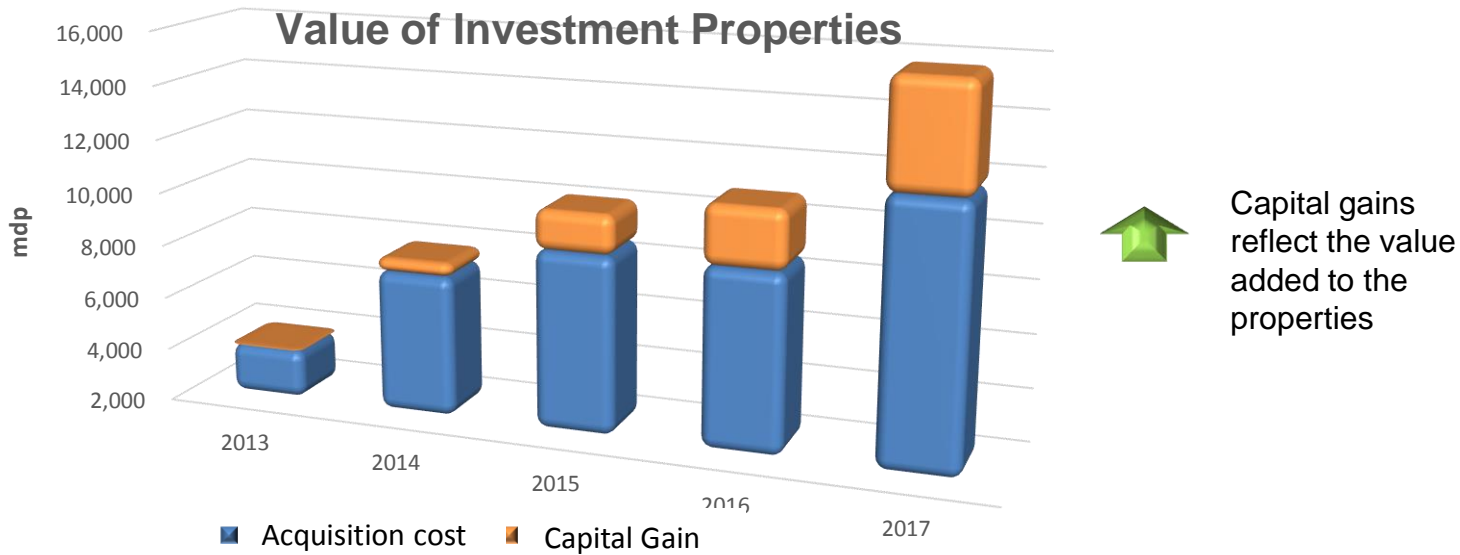
GLA GROWTH




 The portfolio grew over 5 times

In the first 5 years the portfolio grew 574,475 m2

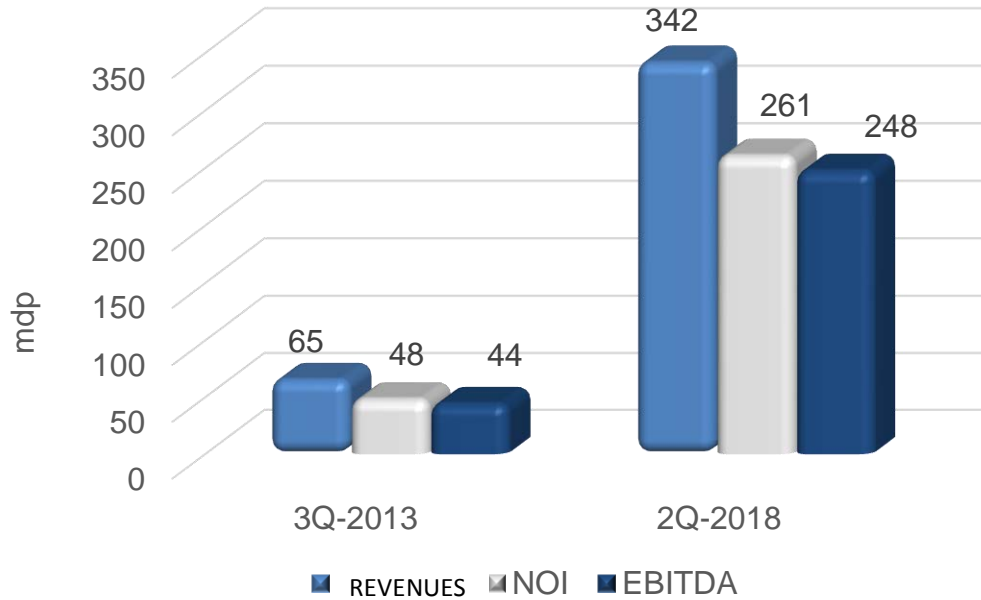
5 YEARS Properties and Assets: Evolution of the portfolio in 5 years:






Shopping Center	Occupation % (Acquisitions)	Current Occupation %	% point Variation	
Plaza Cibeles	99%	99%	→	0%
La Luciérnaga	73%	99%	↑	26%
Puerto Paraíso	100%	96%	↓	-4%
Kukulcán Plaza	100%	83%	↓	-17%
UC Condesa Durango	100%	100%	→	0%
UC Jurica	99%	94%	↓	-5%
UC Juriquilla	73%	98%	↑	25%
UC Xalapa	63%	91%	↑	28%
Puerta Texcoco	95%	98%	↑	3%
UC Nima Shops	75%	100%	↑	25%
Los Atrios	80%	90%	↑	10%
Galerías Tapachula	92%	96%	↑	4%
Galerías Mall Sonora	85%	99%	↑	14%
Las Misiones	86%	100%	↑	14%
City Center Bosque Esmeralda	87%	90%	↑	3%
Plaza Cedros	92%	90%	↓	-2%
Cruz del Sur	97%	99%	↑	2%
Puerta La Victoria	91%	91%	→	0%

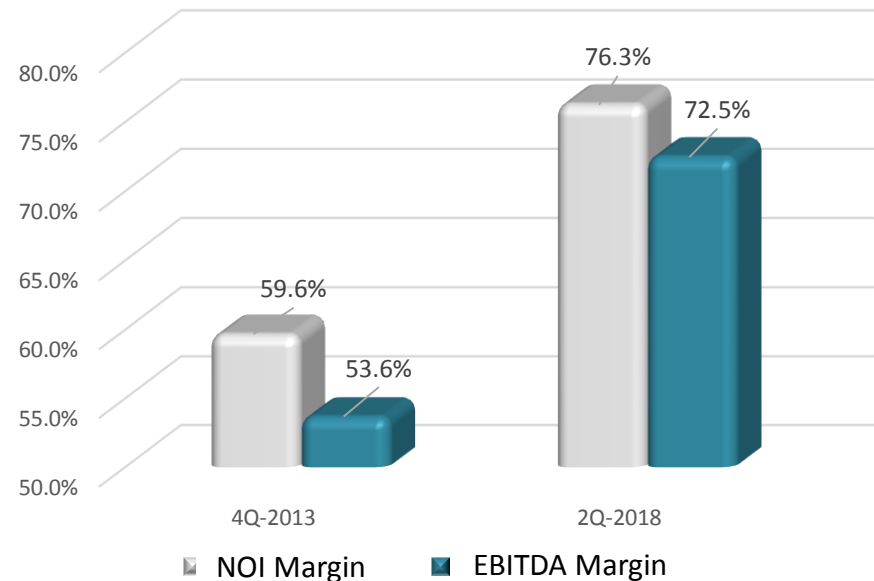


The weighted average occupancy of the entire portfolio is 95.6%

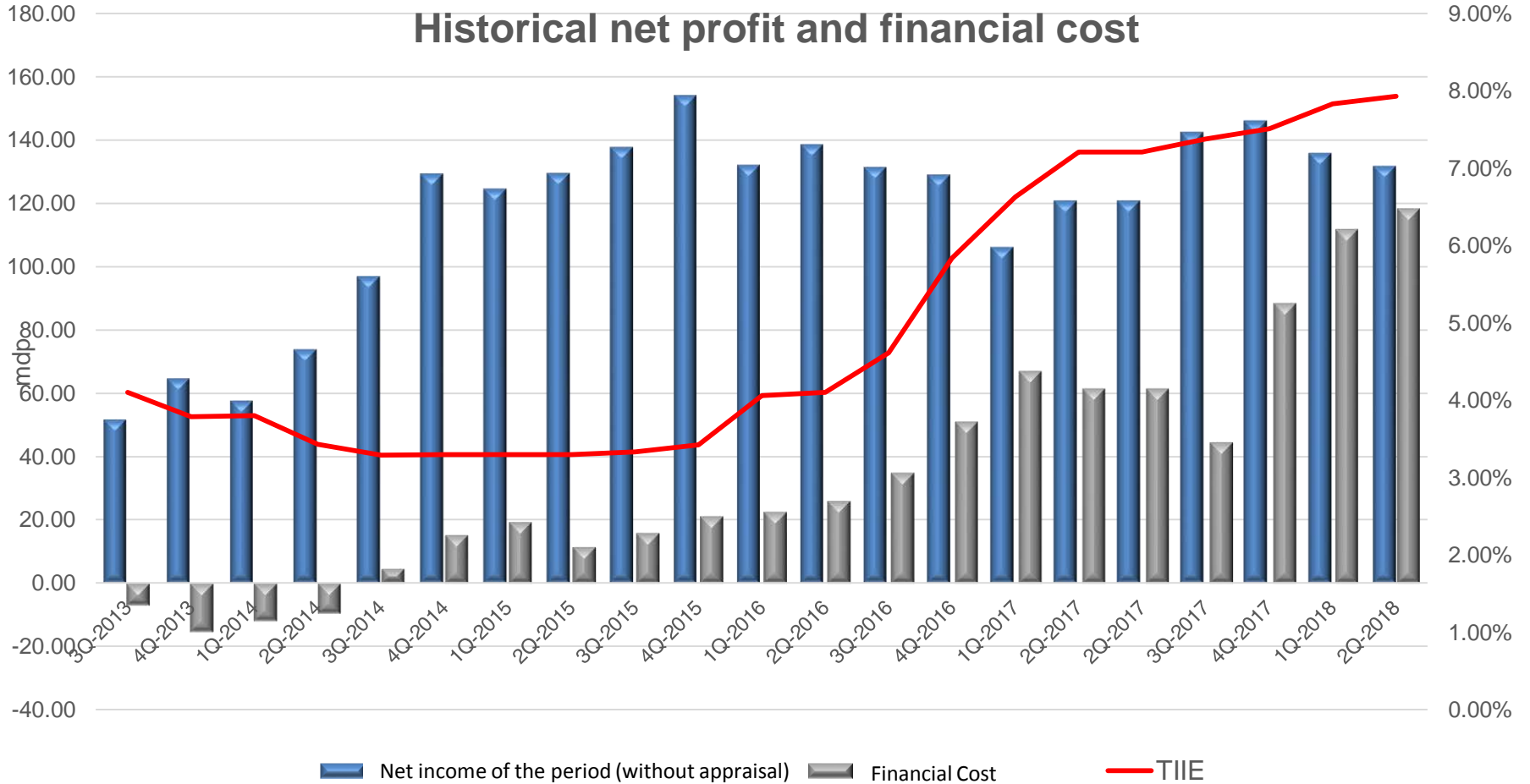


-  5.2 times + REVENUES
-  5.5 times + NOI
-  5.6 times + EBITDA

In these 5 years we have grown more than 5 times and today we have comparable margins to those of the best operators worldwide

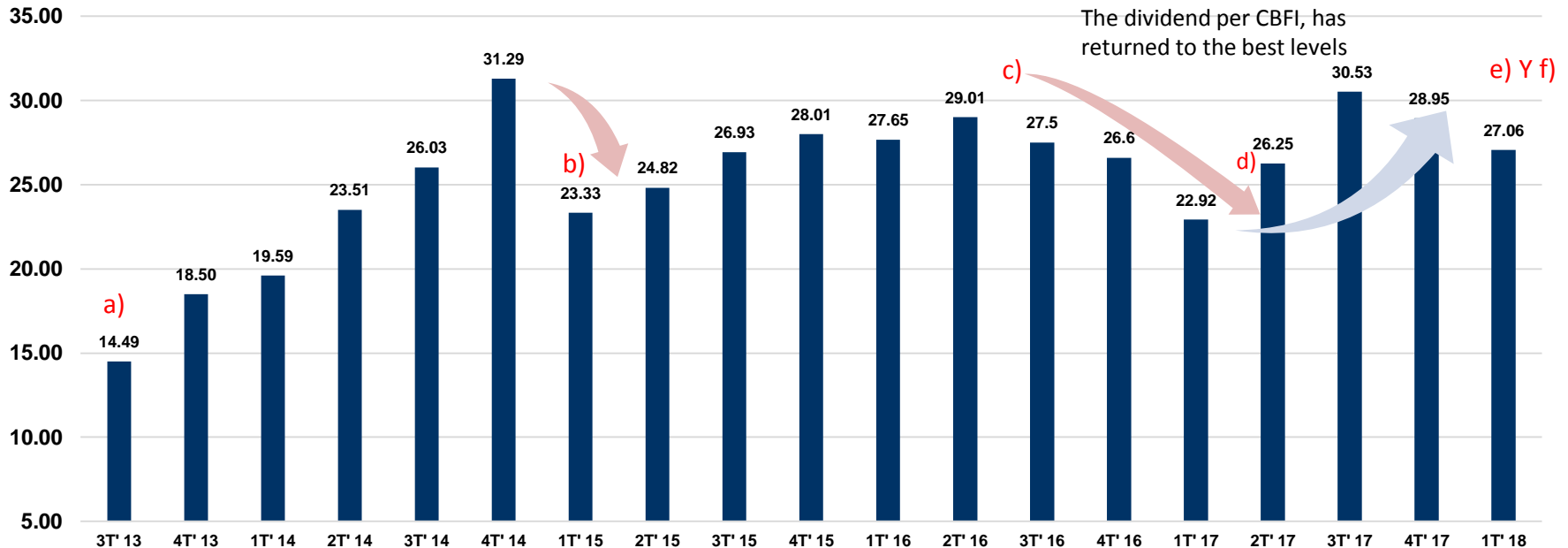


Despite the increase in the financial cost, we have recovered the profits levels



Although in one year the financial cost increased 1.9 times, net profit grew 9%.

Net income from each quarterly operation per CBFI (cents)



a) 3Q2013 had only 67 days of operations

b) In 1Q2015, 160 million CFIs were subscribed, exclusively for shareholders at a price of 17.50 each.

c) The effect of raising interest rates by the Bank of Mexico.

d) In 1Q2017 the repurchase fund was created, 22,078,997 CFIs were repurchased.

e) On 4Q2017, 10,500,000 million CFIs were subscribed as part of the Kukulcán liquidation and 31,611,435 for the acquisition of Puerta La Victoria.

f) Despite the rise in interest rates, the dividend per certificate has returned to the best levels, mainly due to operating efficiency, increase in occupancy levels and renewals of contracts above inflation.

These numbers do not reflect the potential the current expansion investments in the portfolio (Kukulcan Plaza and Galerias Mall Sonora), as well as new co-investment projects (Sentura and La Perla) and the maturation of Puerta La Victoria.

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.

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