

FIBRASHOP ANNOUNCES

THE PRE-PAYMENT OF \$3.1 MXN OF BANK DEBT

Mexico City, December 13, 2023— FibraShop (FSHOP) (BMV: FSHOP13), CI Banco S.A. Institución de Banca Múltiple Irrevocable Trust Number F/00854, a real estate trust specialized in shopping centers, hereby informs the investing public that on Friday, December 8, with the proceeds from the first payment of the sale of Kukulcán Plaza, we prepaid \$310 million MXN to the syndicated credit line of \$2.45 billion MXN.

As part of the balance sheet strengthening strategy, the announcement was made this year regarding the sale of non-strategic assets totaling \$1 billion MXN. On March 31, 2023, FibraShop announced the sale of Kukulcán Plaza, with an agreement that the sale would occur in two payments, one at the end of this year and the other during the 2nd quarter of 2024.

From the proceeds of the first payment, \$310 million MXN were allocated to the payment of the syndicated credit line of \$2.45 billion MXN. The progress in our balance sheet strengthening plan, as disclosed in the previous Quarterly Report, is as follows:

Sale of assets for 1 Billion pesos	Resources Destiny	Progress	% Advanced
Xalapa 150 millions	75% Pay debt	412 millions	54.9%
	10% Repurchase CBFi's	120 millions	120%
Kukulcán 850 millions	15% Centros de Vida Investment	141 millions	94%

We are committed to keeping our investors informed about our strengthening plan.

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 shopping centers in Mexico.

FibraShop is administered by industry specialists with extensive experience, and it is advised externally by Fibra 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 0 change as a function of various factors that are outside of the Company's control.

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