

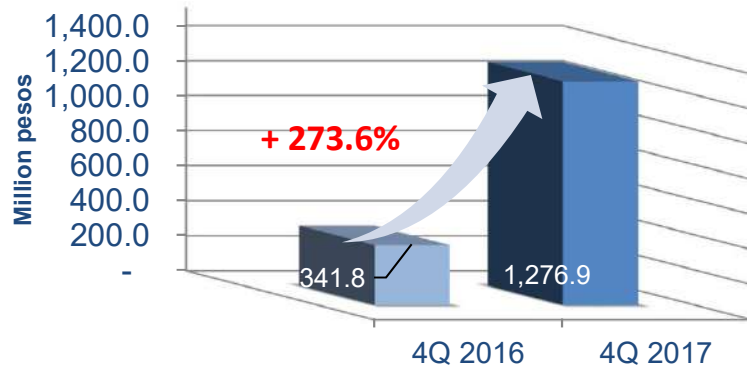


Summary of Results  
4<sup>th</sup> quarter 2017

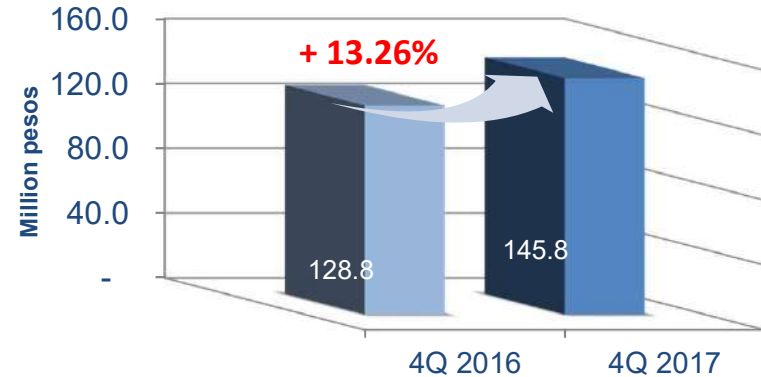
# The profit for the quarter increased 274%



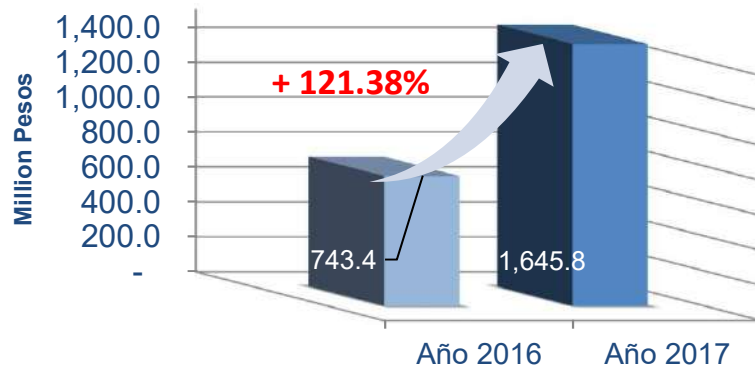
### Profit for the quarter with Appraisals



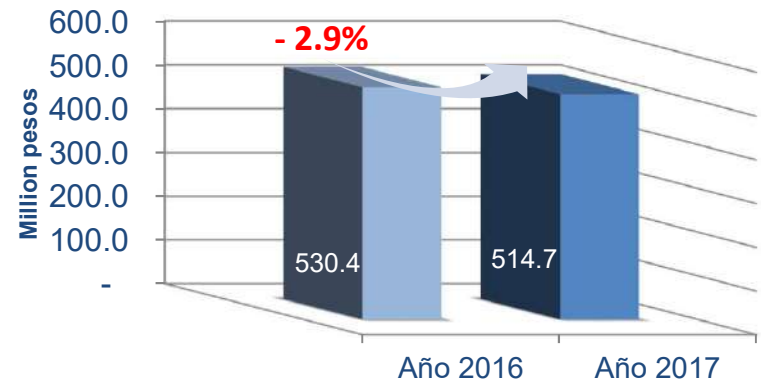
### Profit for the quarter without Appraisals



### Annual profit with appraisals



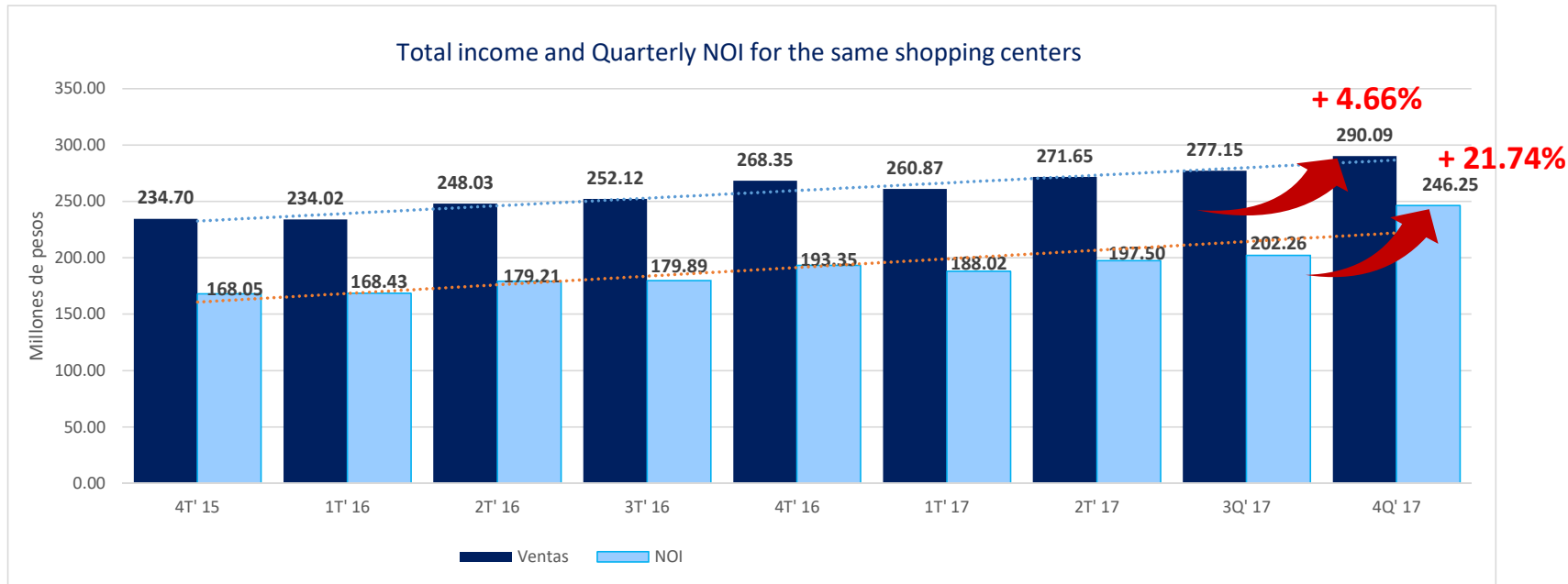
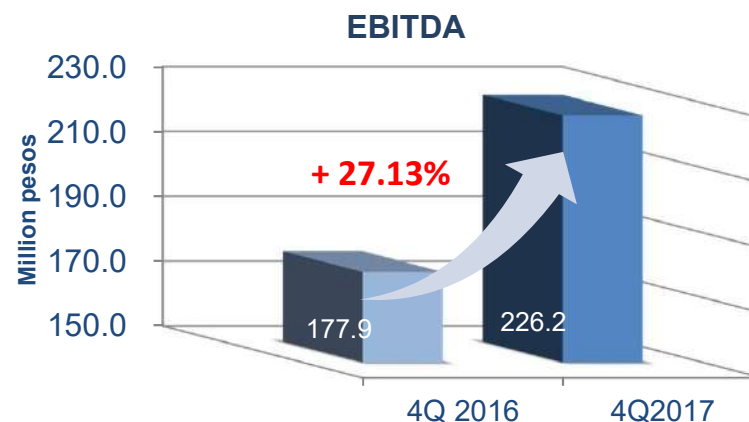
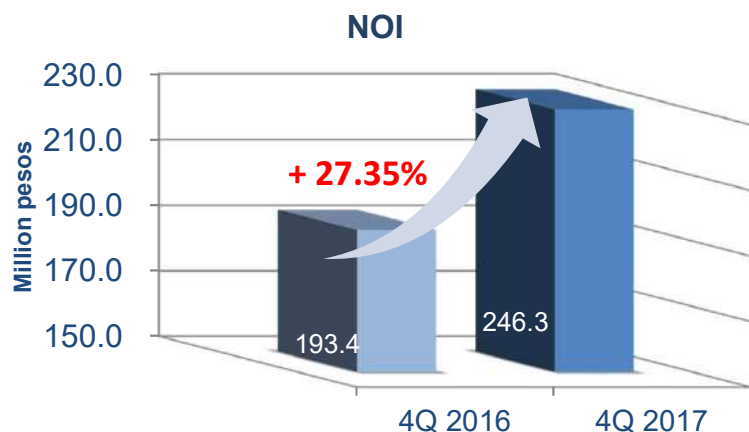
### Annual profit without appraisals



# The Operating indicators had a significant increases



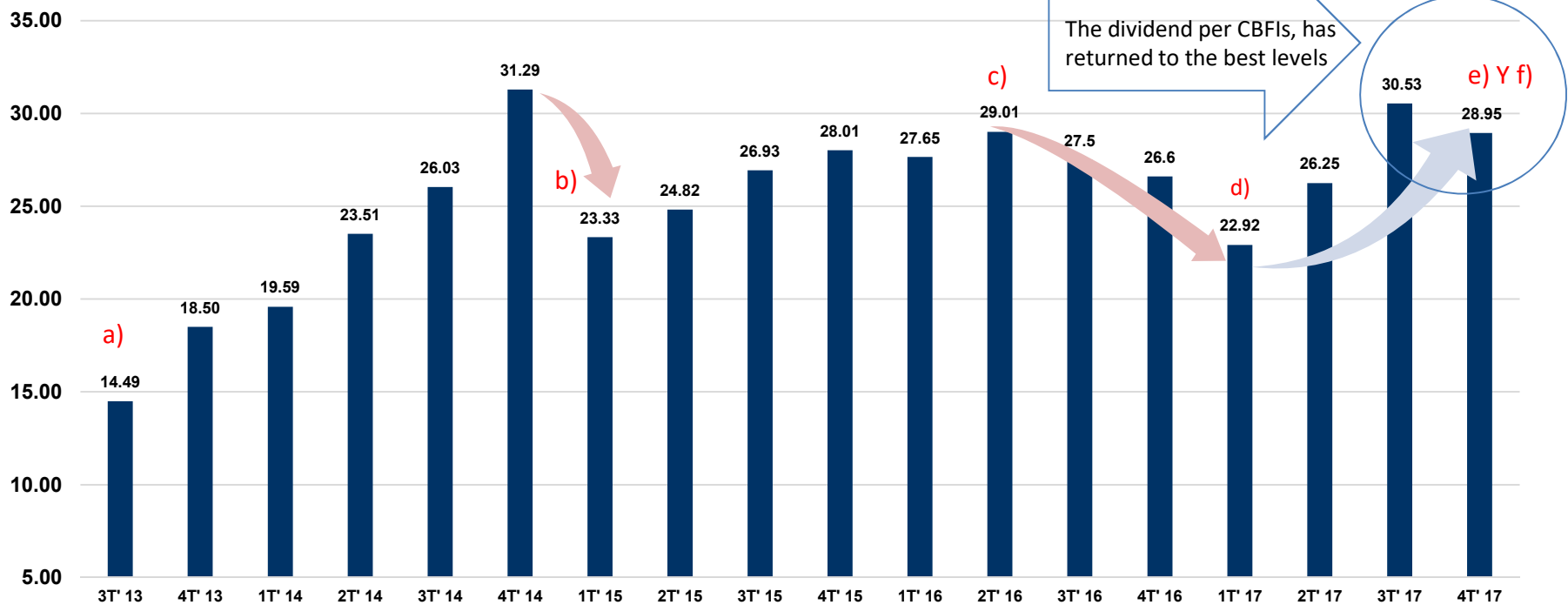
## Total Portafolio



# Quarterly distribution of 10.95%



Net income derived from the quarterly operation by CBFIs ( cents)



- a) The 3Q2013 had 67 days of operations
- b) The 1Q2015, 160 million CBFIs were subscribed, exclusively for CBFIs tenants at a price of 17.50 per title.
- c) Effect of the raise in the interest rates by the Bank of Mexico.
- d) In 1Q2017 the repurchase fund was created, 22,078,997 CBFIs were repurchased.
- e) On 4Q 2017, 10,500,000 million CBFIs 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 the operating efficiency, increase in occupancy levels and renewals of contracts above inflation.

# Revaluation of properties

FibraShop has high quality assets, which is reflected in the appraisal of its properties. Which increases 16% from 2016 to 2017.

Shopping Center	Appraisal Value 2016	Appraisal Value 2017	Annual Variation	
			\$	%
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%
<b>TOTAL PORTAFOLIO</b>	<b>10,902,400</b>	<b>12,694,220</b>	<b>1,791,820</b>	<b>16%</b>

# Disclaimer

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## **About FibraSHop**

FibraShop (BMV: FSHOP 13), is the only real estate option in Mexico offering a specialization in the shopping centers 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

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**Salvador Cayón Ceballos, CEO**  
[scayon@fibrashop.mx](mailto:scayon@fibrashop.mx)

**Gabriel Ramírez Fernández, CFO**  
[gramirez@fibrashop.mx](mailto:gramirez@fibrashop.mx)

**Irvin García Millán, Controller**  
[investor@fibrashop.mx](mailto:investor@fibrashop.mx)

**Tel. (5255) 5292 1160**