

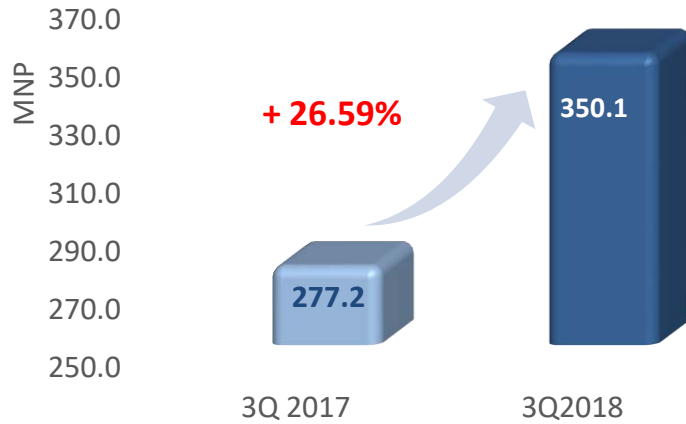


5 YEARS

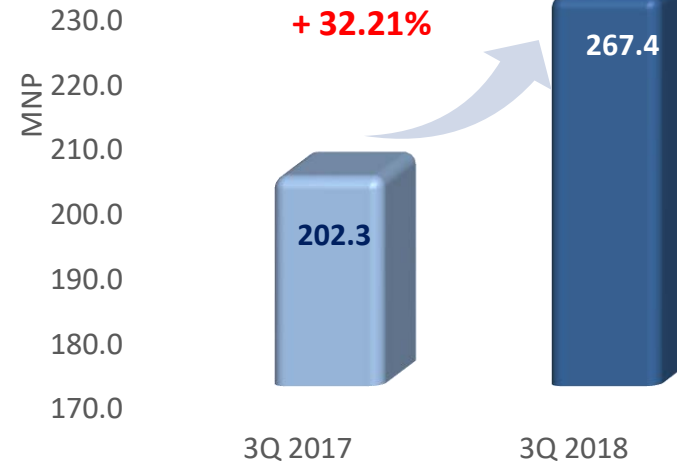


3rd Quarter 2018 Results
Summary

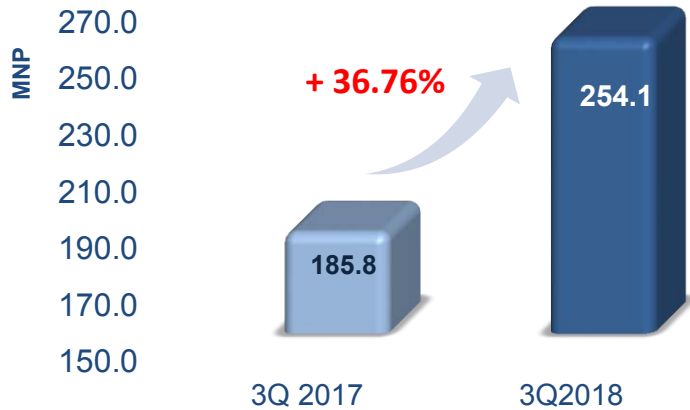
Revenues



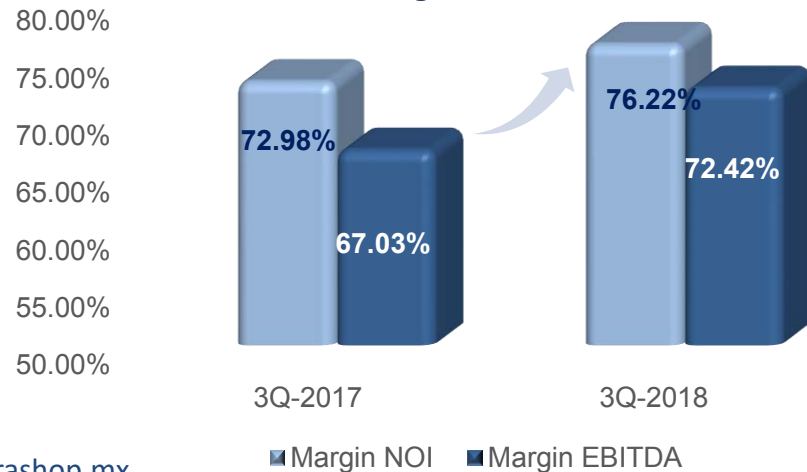
NOI



EBITDA



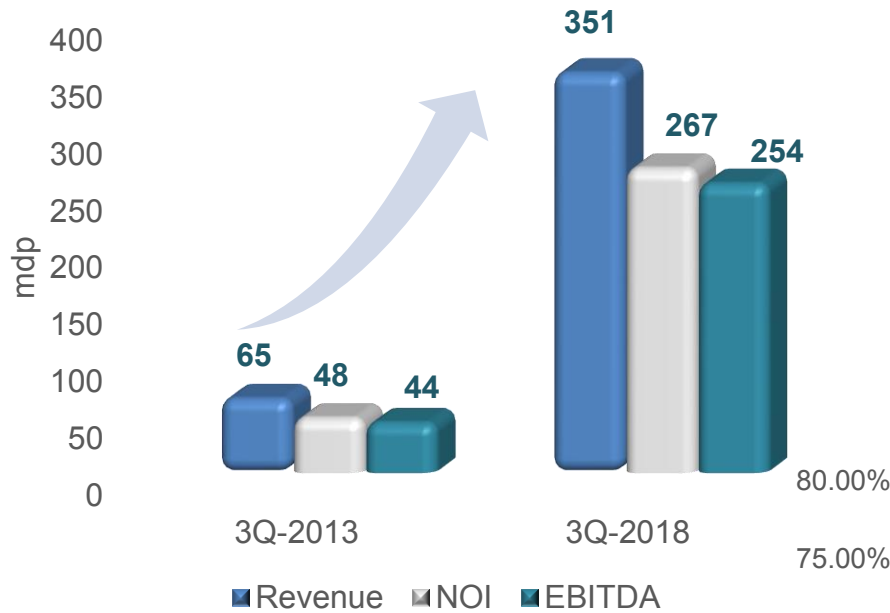
Margin NOI & EBITDA






Shopping Center	Occupation % (Acquisitions)	Current Occupation %	%Point Variation
Plaza Cibeles	99%	99%	→ 0%
La Luciérnaga	73%	99%	↑ 26%
Puerto Paraíso	100%	95%	↓ -5%
Kukulcán Plaza	100%	84%	↓ -16%
UC Condesa Durango	100%	100%	→ 0%
UC Jurica	99%	99%	→ 0%
UC Juriquilla	73%	97%	↑ 24%
UC Xalapa	63%	92%	↑ 29%
Puerta Texcoco	95%	99%	↑ 4%
UC Nima Shops	75%	100%	↑ 25%
Los Atrios	80%	97%	↑ 17%
Galerías Tapachula	92%	95%	↑ 3%
Galerías Mall Sonora	85%	98%	↑ 13%
Las Misiones	86%	100%	↑ 14%
City Center Bosque Esmeralda	87%	90%	↑ 3%
Plaza Cedros	92%	90%	↓ -2%
Cruz del Sur	97%	100%	↑ 3%
Puerta La Victoria	91%	91%	→ 0%

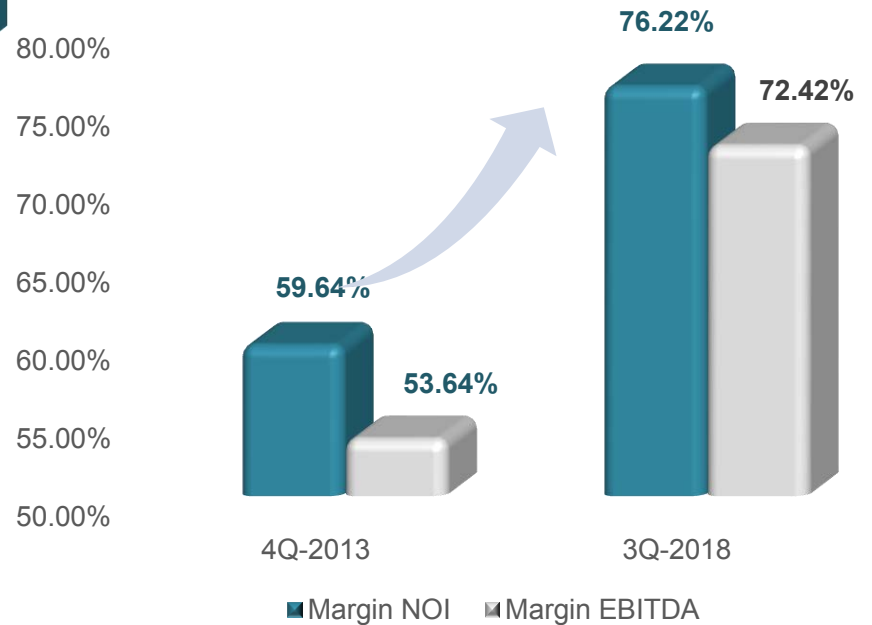


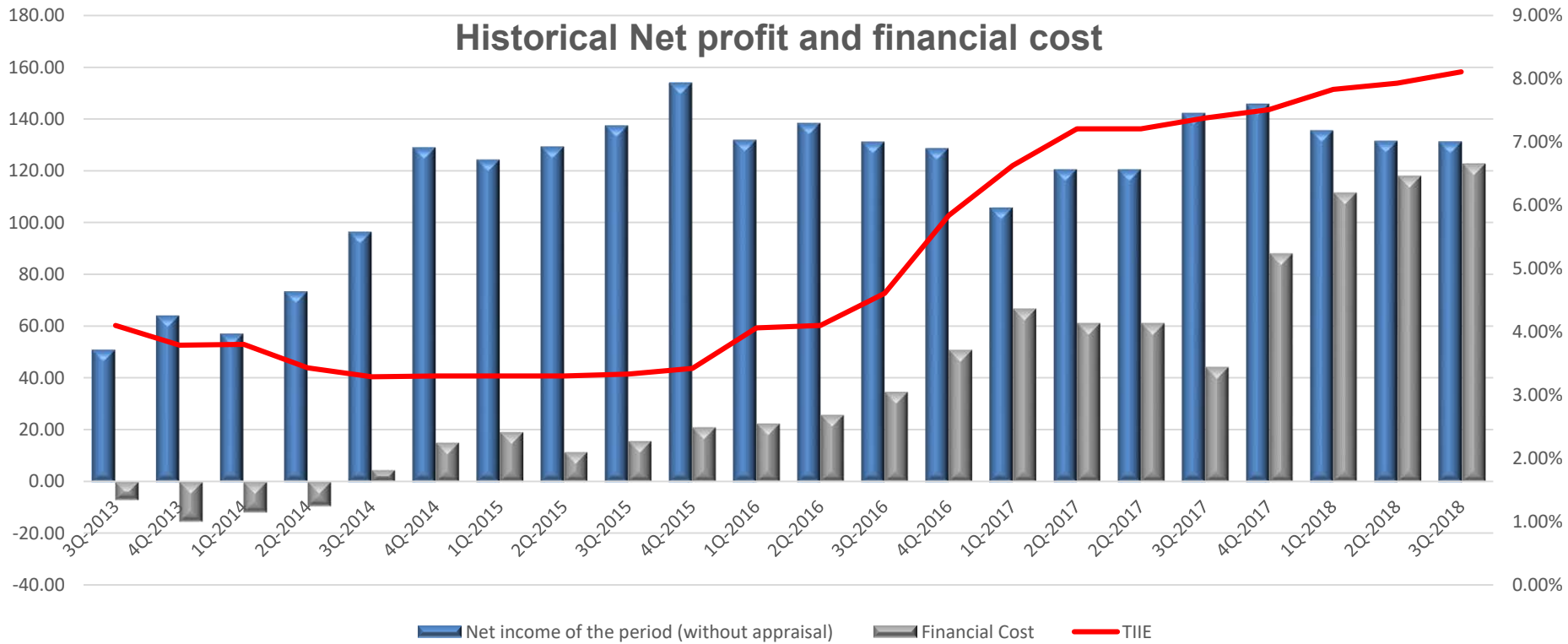
The weighted average occupancy of the entire portfolio is 95.80%



 5.4 times + REVENUES
 5.5 times + NOI
 5.7 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

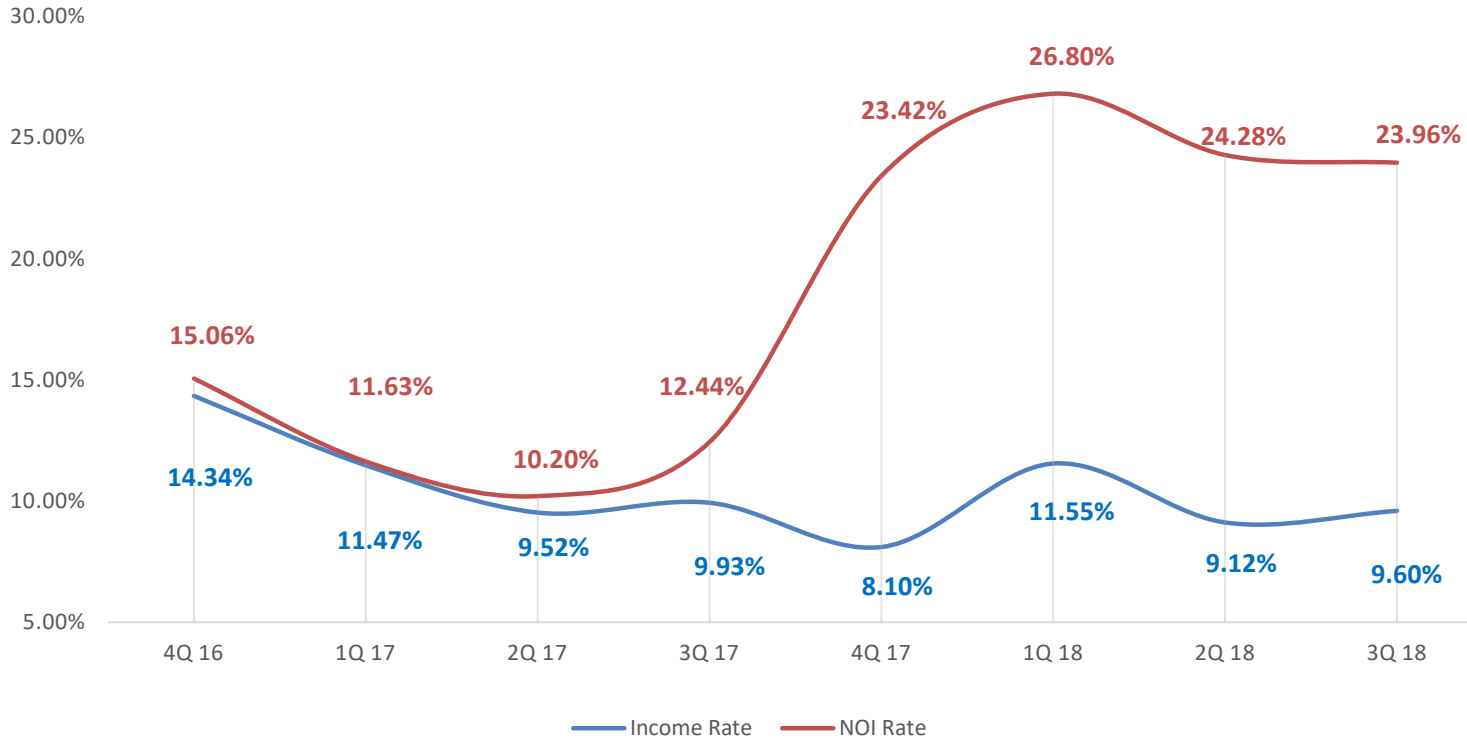




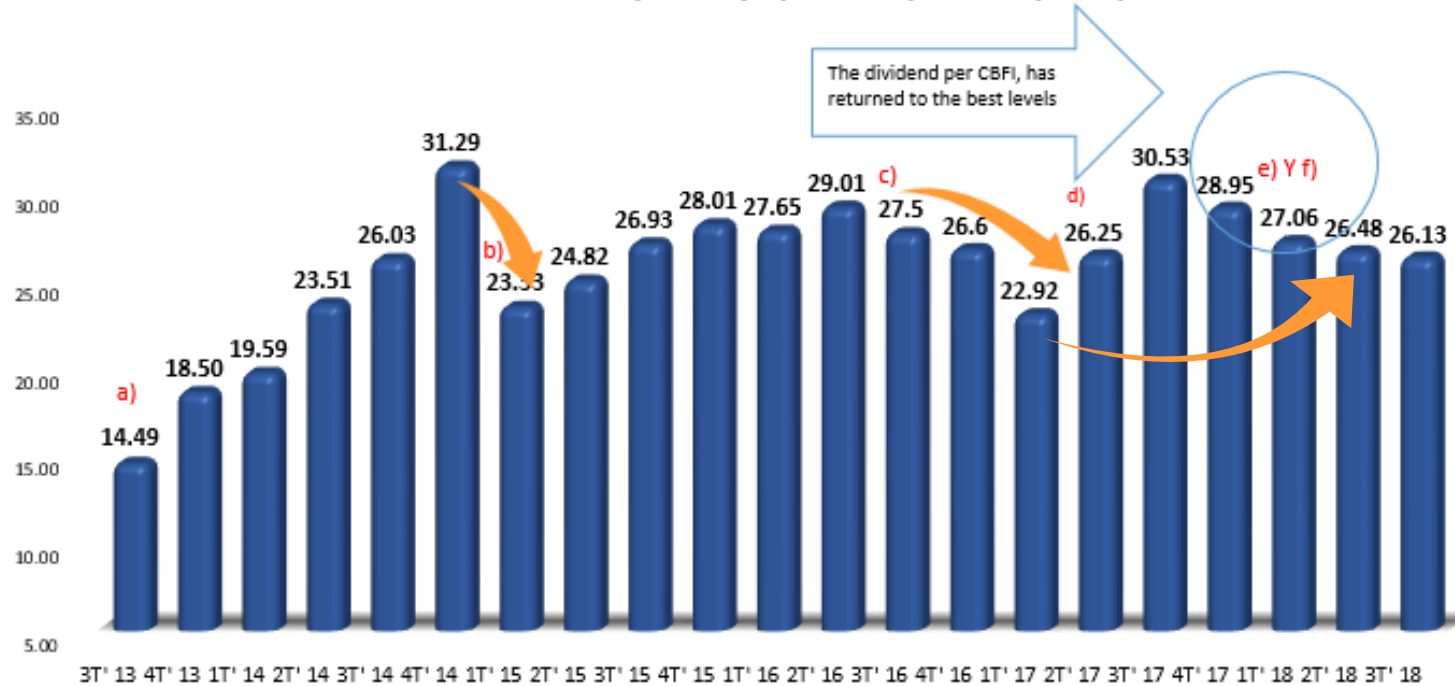
Although in one year the financial cost increased 1.9 times, net profits are still growing.

The same-store incomes have registered a sustained growth during the last two years in double digits, the average annualized growth has been 10.45%. The annualized growth rate of the NOI was 18.47% in the same period of two years. While the average annualized inflation rate of the last two years has been 5.27%.

Same-store sales annualized growth rate



Net income from each quarterly operation per CBFI (cents)

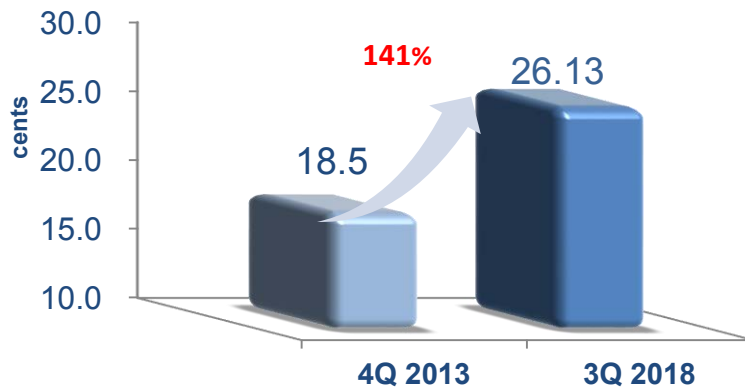


- a) 3Q2013 had only 87 days of operations
- b) In 1Q2015, 180 million CFIs were subscribed, exclusively for shareholders at a price of 17.50 each.
- c) The effect of raising interest rates by the Bank of Mexico.
- d) In 1Q2017 the repurchase fund was created, 22,078,997 CFIs were repurchased.
- e) On 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.

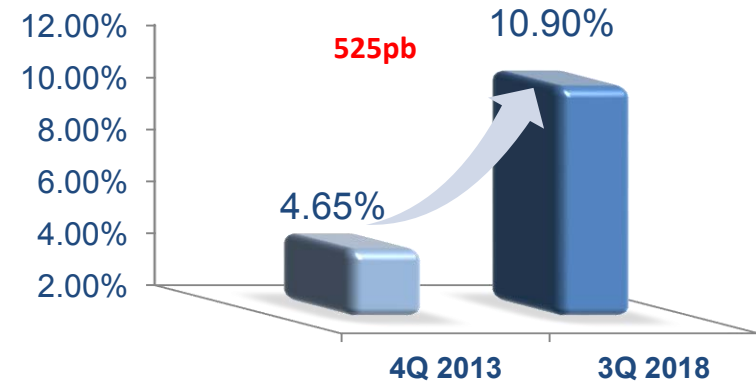
These numbers do not reflect the potential the current expansion investments in the portfolio (Kukulcan Plaza and Galerias Mall Sonora), as well as new co-investment projects (Sentura and La Perla) and the maturation of Puerta La Victoria.

The solid results of FibraShop have allowed us to return attractive distributions to our CBFi holders, which is reflected in a competitive dividend yield from quarter to quarter.

Income per CBFi'S



Dividend Yield



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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