FECHA DE PUBLICACIÓN: 15/10/2026

DATOS GENERALES

CLAVE COTIZACIÓN	FSHOP
RAZÓN SOCIAL	BANCO ACTINVER INSTITUCIÓN DE BANCA MÚLTIPLE
TIPO DE VALOR	CERTIFICADOS BURSÁTILES FIDUCIARIOS INMOBILIARIOS
SERIE	13
N°. DE FIDEICOMISO	F6206
TIPO DE EVENTO RELEVANTE	Modificaciones a la calificación que, en su caso, efectúe alguna institución calificadora de valores

DETALLE DEL EVENTO

LUGAR	CIUDAD DE MÉXICO
ASUNTO	FIBRA SHOP ANNOUNCES UPGRADE OF ITS CREDIT RATING BY FITCH RATINGS TO AA-(MEX), WITH A STABLE OUTLOOK
MERCADO EXTERIOR	

EVENTO RELEVANTE

FIBRA SHOP®

PRESS RELEASE
Mexico City, October 15, 2026

ANNOUNCES UPGRADE OF ITS CREDIT RATING BY FITCH RATINGS TO AA-(MEX), WITH A STABLE OUTLOOK

FibraShop (BMV: FSHOP 13), a Real Estate Investment Trust **specialized in Centros de Vida (Life Centers)**, informs the investing public that Fitch Ratings upgraded its long-term national rating from A+(mex), with a positive outlook, to **AA-(mex), with a stable outlook**, as well as the ratings of its trust-certificate (CBFI) issuances. It also affirmed its short-term national rating at F1+(mex).

This one-notch upgrade reflects the strengthening of FibraShop's financial profile, supported by the strength of its operations, recurring cash flow generation and a strategy focused on optimizing its capital structure.

Among the main factors highlighted by Fitch Ratings are:

- **Financial strength**: expectation of maintaining net leverage below 6.0 times, supported by EBITDA growth and improved interest coverage.
- **Operating strength**: expected occupancy levels close to 95% and lease agreements with an average remaining term of five years.
- **Revenue diversification**: no tenant represents more than 7% of the Trust's total revenues.
- **Debt and liquidity optimization**: refinancings aimed at reducing financing costs, improving the maturity profile and strengthening available liquidity.

The credit upgrade is also consistent with the refinancing strategy FibraShop is pursuing, through which it seeks to replace existing liabilities, extend maturities and access more competitive financial terms.

With this update, **FibraShop holds ratings in the AA range on the national scale from three rating agencies: HR Ratings, Fitch Ratings and Moody's Local México, consolidating recognition of its financial discipline and value creation capacity.**

FibraShop reaffirms its commitment to continue strengthening its financial structure, maintaining prudent debt management and a strategy geared toward profitable, sustainable growth, for the benefit of its investors.

	HR Ratings	Perspectiva	Fitch Ratings	Perspectiva	Moody's	Perspectiva
2026	AA +	Estable	AA-	Estable	AA -	Estable
2025	AA +	Estable	A+	Positiva		
2024	AA	Positiva	A+	Positiva		
2023	AA	Estable	A+	Estable		
2022	AA-	Estable	A+	Negativa		
2021	AA-	Negativa	A+	Negativa		
2019	AA+	Estable	AA-	Estable		

lexico, stemming from its specialization, tate sector, and its solid operating and efficiency and safe, profitable growth. e, own, manage and develop real estate erties) in Mexico.

and is externally advised by FibraShop o our investors who hold CBFIs, through

re not based on historical facts but on estimates involve risks and uncertainties that may change depending on various factors that are not under the company's control.

CONTACT, INVESTOR RELATIONS:

•Gabriel Ramírez Fernández, Chief Financial Officer

Email: gramirez@fibrashop.mx

•Irvin García Millán, Controller & Investor Relations

Email: investor@fibrashop.mx

•Mary Carmen Hernández Gómez, ESG & Investor Relations Manager

Email: mhernandez@fibrashop.mx

Tel: +52 (55) 5292 1160

Documento adjunto

ANNOUNCES UPGRADE OF ITS CREDIT RATING BY FITCH RATINGS TO AA-(MEX), WITH A STABLE OUTLOOK

Mexico City, October 15, 2026.

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	HR Ratings Credit Rating Agency	Outlook	Fitch Ratings	Outlook	Moody's	Outlook
2026	AA +	Stable	AA-	Stable	AA -	Stable
2025	AA +	Stable	A+	Positive		
2024	AA	Positive	A+	Positive		
2023	AA	Stable	A+	Stable		
2022	AA-	Stable	A+	Negative		
2021	AA-	Negative	A+	Negative		
2019	AA+	Stable	AA-	Stable		

FIBRA SHOP®

ANNOUNCES UPGRADE OF ITS CREDIT RATING BY FITCH RATINGS TO AA-(MEX), WITH A STABLE OUTLOOK

ABOUT FIBRASHOP

FibraShop (BMV: FSHOP 13) is a unique real estate investment option in Mexico, stemming from its specialization, the human capital with the greatest experience in the commercial real estate sector, and its solid operating and corporate governance structure, which together ensure transparency, efficiency and safe, profitable growth. FibraShop is an infrastructure and real estate trust formed primarily to acquire, own, manage and develop real estate properties in the Centros de Vida (Life Centers) segment (commercial properties) in Mexico.

FibraShop is managed by industry specialists with extensive experience and is externally advised by FibraShop Portafolios Inmobiliarios S.C. Our objective is to provide attractive returns to our investors who hold CBFIs, through stable distributions and capital appreciation.

FORWARD-LOOKING STATEMENTS

This release may include forward-looking statements. Such statements are not based on historical facts but on management's current view. Readers are cautioned that such statements or estimates involve risks and uncertainties that may change depending on various factors that are not under the company's control.

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Email: gramirez@fibrashop.mx
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Email: mhernandez@fibrashop.mx

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