FECHA DE PUBLICACIÓN: 20/10/2026

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	Otros eventos relevantes

DETALLE DEL EVENTO

LUGAR	MEXICO CITY
ASUNTO	FIBRASHOP ANNOUNCES SUMMARY OF RESULTS FOR THE THIRD QUARTER OF 2026
MERCADO EXTERIOR	

EVENTO RELEVANTE

FIBRASHOP ANNOUNCES SUMMARY OF RESULTS FOR THE THIRD QUARTER OF 2026.

Documento adjunto



FINANCIAL REPORT

3Q 2026

FIBRA SHOP®

CONSOLIDATED RESULTS
3Q2026

FINANCIAL RESULTS AS OF 3Q 2026

- **Consolidated revenues:** MXN $704.45 million, growth of 7.33% compared to 3Q2025.
- **Consolidated NOI:** MXN $524.44 million, an annual increase of 5.68%, with a margin of 74.45%.
- **Consolidated EBITDA:** MXN $504.44 million, annual growth of 5.59%, with a margin of 71.61%.
- **Adjusted net income:** MXN $202.52 million, equivalent to MXN $0.3179 per CBFI, an annual increase of 23.19%.
- **FFO:** MXN $209.32 million, annual growth of 23.03%.
- **Leverage (LTV):** 38.56%, compared to 39.22% in 3Q2025, a decrease of 0.66 percentage points.

OPERATING INDICATORS AS OF 3Q 2026

- **Average occupancy** of the stabilized portfolio: 96%.
- **Consolidated occupancy** of the total portfolio: 94%.
- As of September 30, there are a total of 2,100 signed leases.

DISTRIBUTION

- The Technical Committee declared a distribution of MXN $135 million, equivalent to MXN $0.2119 per CBFI, representing 64.6% of FFO.
- The annualized yield was 7.13%*

GROWTH AND VALUE CREATION

- FibraShop is advancing the refinancing of up to MXN $8,550 million through two approved transactions currently being formalized. These transactions would **reduce the weighted average cost of the refinanced debt by approximately 29 basis points.**
- **Credit rating upgrade: Fitch Ratings upgraded** FibraShop's long-term national scale **rating** from A+(mex), with a positive outlook, to **AA-(mex), with a stable outlook.** As a result, the Trust holds ratings in the AA range from three rating agencies.

ESG STRATEGY

- In **September** 2026, FibraShop published its sixth **Annual Sustainability Report**, covering fiscal year 2025, strengthening transparency and communication of its environmental, social and governance performance.
- Among the reported results, **46.9% of the electricity** consumed **came from renewable sources**, while **energy intensity decreased 10.9%** compared to 2024.
- The report includes the first **Double Materiality Assessment**, which strengthens the identification and management of ESG risks and opportunities, as well as alignment with IFRS S1 and S2.

***Average price per CBFI: MXN $11.88 at quarter-end.**

DEAR INVESTORS

The third quarter of 2026 reflects FibraShop's strength and the continuity of our value creation strategy. Consolidated revenues reached a record high of MXN $704.45 million, annual growth of 7.33%, while NOI stood at MXN $524.44 million, with a margin of 74.45%. For its part, EBITDA reached MXN $504.44 million and adjusted net income grew 23.19% compared to the same period of the prior year, reaching MXN $202.52 million.

These results confirm our ability to turn operating performance into recurring cash flows. FFO reached MXN $209.32 million, annual growth of 23.03%, equivalent to MXN $0.2119 per CBFI, representing 64.6% of FFO. This performance supports our distribution policy and strengthens the fundamentals of value creation for our investors.

During the quarter we also advanced one of the main objectives of our financial strategy: optimizing our debt structure. We currently have two approved financings in the process of being formalized: a syndicated loan led by BBVA for up to MXN $7,300 million and a financing with Banco del Bajío for MXN $1,250 million. These transactions, which we expect to close in November, would allow us to refinance existing liabilities, extend maturities, strengthen our financial flexibility and reduce the weighted average cost of the refinanced debt by approximately 29 basis points.

In line with these efforts, Fitch Ratings upgraded our long-term national scale rating to AA-(mex), with a stable outlook, so we now hold ratings in the AA range from three rating agencies.

This recognition supports confidence in our cash flow generation capacity, the strength of our portfolio and the discipline with which we manage our financial structure, and encourages us to continue strengthening the foundations for FibraShop's growth.

On the sustainability front, September marked another milestone with the publication of our sixth Annual Sustainability Report, covering 2025. Among the most relevant achievements, 46.9% of the electricity consumed came from renewable sources, and energy intensity fell 10.9% compared to 2024. We also incorporated our first Double Materiality Assessment, strengthening the identification of ESG risks and opportunities and our alignment with IFRS S1 and S2.

Sustainability continues to be an integral part of our business strategy. The transformation of our properties into Centros de Vida (Life Centers), operating efficiency and responsible risk management help strengthen the portfolio's competitiveness and resilience.

Finally, the Technical Committee declared a distribution of MXN $0.2119 per CBFI, equivalent to MXN $0.8476 annualized, above the upper end of our 2026 guidance range. This result reflects our commitment to offering our investors greater visibility and certainty on returns.

We will continue executing our strategy with financial discipline, a long-term vision and a commitment to building an ever stronger, more competitive and more sustainable FibraShop.

Salvador Cayón Ceballos

1. SIGNIFICANT EVENTS

1.1 CREDIT STRENGTH

VALUE CREATION AND FINANCIAL OPTIMIZATION STRENGTHEN OUR CREDIT PROFILE

As a result of the consistent execution of our value creation strategy, begun in 2023, FibraShop continues to consolidate a **stronger financial position**, backed by sustained growth in operating cash flows, financial discipline and initiatives aimed at optimizing its capital structure.

*Mexico City, October 20, 2026 – FibraShop (BMV: FSHOP13) ("FSHOP"), Banco Actinver, Institución de Banca Múltiple, **Irrevocable Trust** number **6206**, a real estate investment trust specialized in commercial properties, today announces its results for the close of the third quarter ended September 30, 2026.*

The attached consolidated financial information was prepared in accordance with International Financial Reporting Standards ("IFRS"), issued by the International Accounting Standards Board ("IASB").

Figures in this Report are presented in millions of pesos unless otherwise stated.

In this context, on October 15, 2026, **Fitch Ratings upgraded FibraShop's credit rating from A+(mex), with a positive outlook, to AA-(mex), with a stable outlook**, representing a one-notch improvement on the national rating scale.

According to Fitch Ratings, the main factors supporting this upgrade are:

- **Financial strengthening**: expectation of maintaining net leverage below 6.0 times, supported by EBITDA growth and improved interest coverage.
- **Operating strength**: projected occupancy close to 95% and lease agreements with an average remaining term of five years.
- **Revenue diversification**: broad tenant base, with no single tenant representing more than 7% of revenues.
- **Greater liquidity and financial efficiency**: debt refinancing at lower rates, an improved maturity profile and the expected availability of a credit line of up to MXN $1,600 million.

This credit upgrade adds to our refinancing strategy and represents a significant step forward in strengthening our financial profile. With this update, FibraShop holds ratings in the AA range from all three rating agencies that assess its credit quality: HR Ratings, Fitch Ratings and Moody's Local México, reflecting recognition of our financial strength, operating discipline and cash flow generation capacity.

In this way, FibraShop continues to advance an integrated strategy that combines greater cash flow generation, optimization of financing costs and credit strengthening, laying the foundation for profitable, sustainable long-term growth.

	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		



1. SIGNIFICANT EVENTS

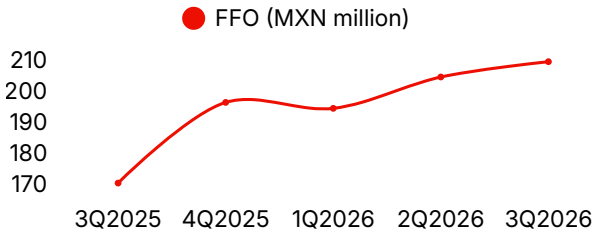
1.2 GROWTH AND VALUE CREATION

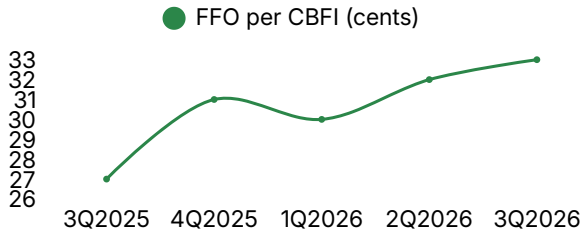
FROM VALUE RECOVERY TO SUSTAINABLE CASH FLOW GENERATION

During the first half of 2026, FibraShop presented the progress of its value creation strategy begun in 2023, as well as the market's gradual recognition of these results, reflected in the appreciation of the CBFI and the narrowing of its discount to book value.

For the third quarter, the analysis focuses on FibraShop's ability to turn its operating performance into recurring cash flows and sustainable distributions for its investors.

	3Q2025	4Q2025	1Q2026	2Q2026	3Q2026	Change 3Q26 VS 3Q2025
FFO	170.14	196.20	194.28	204.41	209.315	+23.06%
FFO per CBFI	0.2670	0.3080	0.3049	0.3208	0.3285	+23%
NOI	496.24	509.63	505.13	508.20	524.44	+5.68%





1. Sustained growth in cash flow generation. FFO shows annual growth of 23.03%, accompanied by a 5.68% increase in NOI, reflecting the portfolio's ability to continue delivering favorable operating results.

2. Greater value creation per certificate. The 15.73% annual growth in FFO per CBFI confirms that the improvement in financial results also translates into higher cash flows per certificate, strengthening the fundamentals of value creation for investors.

3. Visibility and certainty in distributions. The annualized distribution for the third quarter remains above the upper end of the guidance announced for 2026, supporting FibraShop's strategy of providing greater predictability on returns to its investors.

These results provide a foundation to continue strengthening value creation, supported by the portfolio's operating stability, financial discipline and a distribution policy aimed at providing greater certainty to the market.

1. SIGNIFICANT EVENTS

1.3 STRENGTHENING THE FINANCIAL STRUCTURE AND DEBT REFINANCING

During the third quarter of 2026, FibraShop continued working on its capital structure optimization strategy.

As a result of this process, we currently have two approved financings (in the process of closing) that would allow us to advance the restructuring of various existing liabilities and that are expected to be formalized in November of this year:

BBVA

1. BBVA Syndicated Loan

Syndicated loan for an amount of up to **MXN $7,300 millio**n, the proceeds of which would be used mainly for the prepayment and refinancing of existing financial obligations. **BBVA has a firm commitment for 100%; syndication is in process.**

BanBajío

2. Banco del Bajío Loan

FibraShop has an approved financing of **MXN $1,250 million** with Banco del Bajío, the proceeds of which would be used to refinance various existing bank loans.

Implementing both transactions would allow us to achieve five strategic objectives:

- **Lower cost of funding,** through more competitive financial terms.
- **Improved maturity profile,** with the goal of significantly reducing scheduled amortizations before 2029.
- **Greater liquidity and financial flexibility,** an undrawn revolving credit line of up to MXN $1,600 million.
- **Longer financing terms,** favoring a more balanced debt structure.
- **Stronger credit profile,** consolidating FibraShop's standing with financial institutions, investors and rating agencies.

Reduction of approximately 29 bps in the financing cost of the refinanced debt.

These initiatives are part of the value creation **strategy** FibraShop has implemented since 2023, **aimed at maintaining a solid, efficient financial structure capable of supporting the portfolio's sustainable growth.** The transactions are subject to the corresponding approval, documentation and formalization processes.

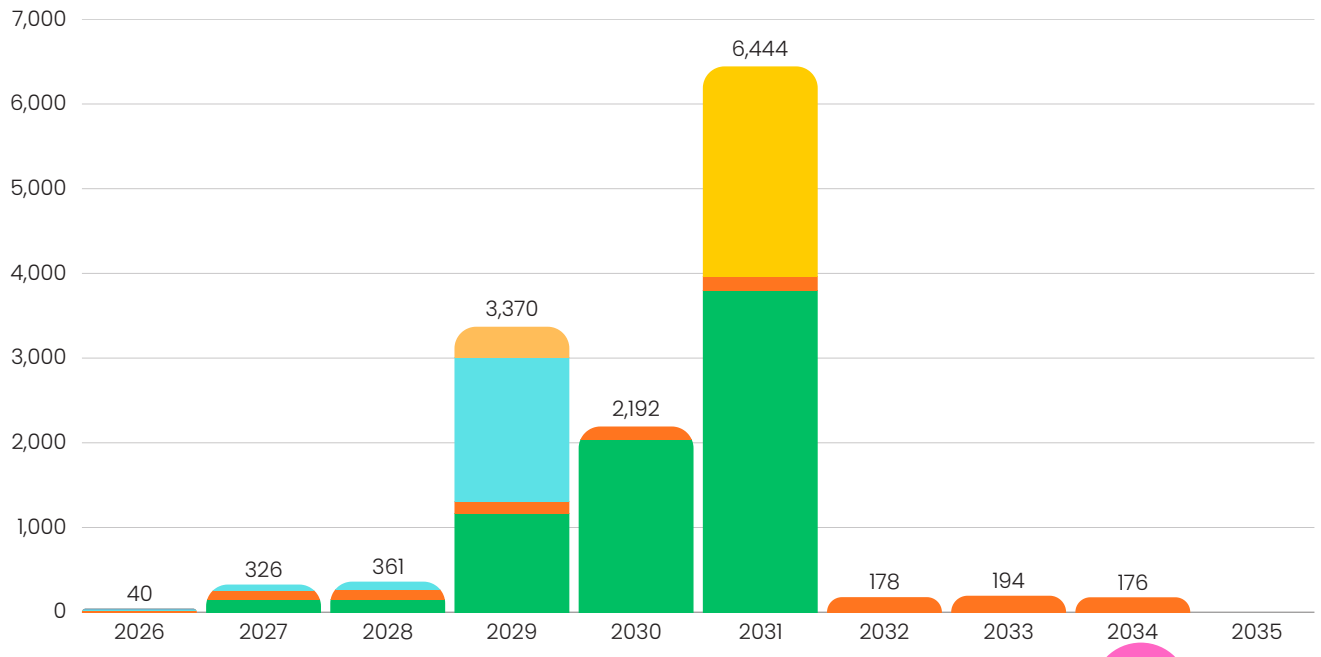


1. SIGNIFICANT EVENTS

1.3 STRENGTHENING THE FINANCIAL STRUCTURE AND DEBT REFINANCING

The following chart presents the debt profile, taking into account these new financing arrangements:

	Bajío	Syndicated Tranche C	Syndicated Tranche A (Revolving)	BanCoppel	FSHOP 25U	Syndicated (La Perla)
Debt	1,250	7,300	0	360	2,007	1,874
Type	Credit Line	Credit Line	Credit Line	Credit Line	Bond	Credit Line
Term	8 years	5 years	3 years + 1	3 years	6 years	5 years
Maturity	Nov 2034	Nov 2031	June 2029	Feb 2029	Nov 2031	Nov 2029
Collateral	Mortgage	Mortgage	Mortgage	Mortgage	Mortgage	Mortgage





1. SIGNIFICANT EVENTS

1.4 DIVIDEND DISTRIBUTION



The Technical Committee, at its meeting held on October 19, agreed to declare a dividend for a total amount of MXN $135 million, equivalent to MXN $0.2119 per CBFI, payable no later than November 10, 2026.

	3Q 2026	2Q 2026	1Q 2026	4Q 2025	3Q 2025	Change 3Q 26 VS 3Q 25
Certificates with economic rights	637,115,444	637,115,444	637,115,444	637,115,444	637,115,444	-
Dividend	**135 mdp**	130 mdp	125 mdp	115mdp	110mdp	23%
Total tax result				3.5mdp	-	**-**
Capital reimbursement	**135 mdp**	130 mdp	125 mdp	111.5 mdp	110mdp	23%
Pesos per CBFI	0.2119	0.2040	0.1962	0.1805	0.1727	**23%**
Average price for the quarter	$11.88	$11.96	$9.66	$8.64	$8.74	**35%**
Annualized yield	7.13%	6.82%	8.12%	8.36%	7.90%	**-0.77 pp**

100% of the dividend payment corresponds to capital reimbursement.

DIVIDEND DISTRIBUTION GUIDANCE

	2026		
	Low	**High**	**Meets**
Distribution per CBFI	0.65	0.80	Above range
Annualized 3Q 2026 distribution	0.8475		

The cumulative distribution through 3Q2026 is MXN 0.6121, so progress toward the target set in the Distribution Guidance stands at 77% of the upper end of the guidance and 94% of the lower end.

Low scenario: 94%

High scenario: 77%

1. SIGNIFICANT EVENTS

1.5 ESG STRATEGY

In September 2026, FibraShop published its sixth Annual Sustainability Report, covering the period from January 1 to December 31, 2025. The document was verified by an independent third party.

- The report confirms concrete progress in the portfolio's environmental management. In 2025, **46.9% of the electricity consumed came from renewable sources**. Efficiency initiatives generated savings of 1.74 million kWh, and energy intensity stood at 0.032 GJ/m², **a 10.9% decrease versus 2024**. As a result, Scope 1 and 2 emissions totaled 5,054.73 tCO_2e, **an 11% reduction compared to 2024**, representing 49% progress toward the goal of reducing these emissions by 56% by 2030 (2022 baseline).





- Regarding climate management, the strategy is aligned with IFRS S2. It includes analysis of physical and transition risks under different scenarios and time horizons, and quantification of their financial impact. Physical risks (temperature, wildfires and hurricanes) and transition risks (regulatory, technological, market and reputational) were assessed with scenarios to 2030, 2050 and 2070. On transition risks, regulatory (including carbon pricing), technological, market and reputational risks are considered, assessed under three scenarios and three time horizons. Among the opportunities, the following stand out: energy efficiency, renewable energy, sustainable certifications, and projects eligible for sustainable financing under the ICMA and LMA principles and the Mexican Sustainable Taxonomy.

- The report includes the results of the company's **first Double Materiality Assessment (DMA)**, which evaluates ESG topics from two perspectives: impact materiality (effects of our operations on people, communities and the environment) and financial materiality (risks and opportunities with the potential to affect cash flows, performance, competitive position or access to financing). This exercise builds on the study conducted in 2022, which considered impact only, and strengthens alignment with IFRS S1 and S2. The Technical Committee will use the DMA results to periodically update the sustainability strategy.
-



1. SIGNIFICANT EVENTS

1.5 ESG STRATEGY

- All properties have insurance against the identified physical events, and storm tanks, containment barriers, hail-retention systems and anti-cyclone canopies have been implemented according to the vulnerability of each asset. T**he strategy is built on the most severe climate change scenario, and no significant redistribution of assets is anticipated in the medium term**. In addition, FibraShop set the goal of assessing 100% of its properties on site by 2030. FibraShop is also developing an internal manual of ESG risks and opportunities to strengthen its integration with corporate risk management

More than an exercise in transparency, the report is a management tool: it allows us to measure progress against our goals, identify opportunities for improvement and strengthen the trust of investors, tenants and other stakeholders. For FibraShop, sustainability is part of the strategy that drives long-term value creation.

See the full report:
https://fibrashop.mx/download/informe-asg-2025-fibrashop/?wpdmdl=22459&refresh=6ad02acb0b9561792027339



2. KEY OPERATING FINANCIAL METRICS

	3Q 2026	2Q 2026	1Q 2026	4Q 2025	3Q 2025	%Δ 3Q2026 vs 2Q2026	%Δ 3Q2026 vs 3Q2025
Total revenues	704.45	684.37	670.53	674.25	656.32	2.93%	7.33%
Total expenses	205.00	200.37	188.48	188.84	183.09	2.31%	11.97%
Depreciation and amortization	4.98	4.83	4.78	4.42	4.48	3.20%	11.31%
Operating income	499.45	484.00	482.05	485.40	473.23	3.19%	5.54%
NOI	524.44	508.20	505.13	509.63	496.24	3.20%	5.68%
EBITDA	504.44	488.83	486.84	489.82	477.71	3.19%	5.59%
Operating margin	70.90%	70.72%	71.89%	71.99%	72.10%	0.25%	-1.67%
NOI margin	74.45%	74.26%	75.33%	75.58%	75.61%	0.25%	-1.54%
EBITDA margin	71.61%	71.43%	72.60%	72.65%	72.79%	0.25%	-1.62%
Adjusted net income	202.52	198.00	187.82	190.53	164.40	2.28%	23.19%
Income for the period per CBFI	0.3179	0.3107	0.2948	0.2991	0.2580	2.32%	23.19%
CBFIs with economic rights	637.12	637.12	637.12	637.12	637.12	0.00%	0.00%
Total assets	32,848	32,577	32,204	32,152	31,700	0.83%	3.62%
Interest-bearing liabilities	12,665	12,637	12,550	12,497	12,431	0.22%	1.88%
Equity	19,660	19,433	19,187	19,170	18,832	1.17%	4.39%
LTV	38.56%	38.79%	38.97%	38.87%	39.22%	-0.60%	-1.68%
P/E ratio*	10.33	10.94	9.18	8.66	9.02	-5.55%	14.53%
EV/EBITDA**	10.18	10.33	9.58	9.37	9.43	-1.50%	7.90%
Implied CAP Rate***	10.40%	10.06%	10.11%	11.40%	11.09%	3.38%	-6.18%
Market capitalization	8,048	8,104	6,547	5,856	5,921	-0.69%	35.92%
AMEFIBRA FFO	209.15	204.41	194.28	196.20	170.14	2.32%	22.93%

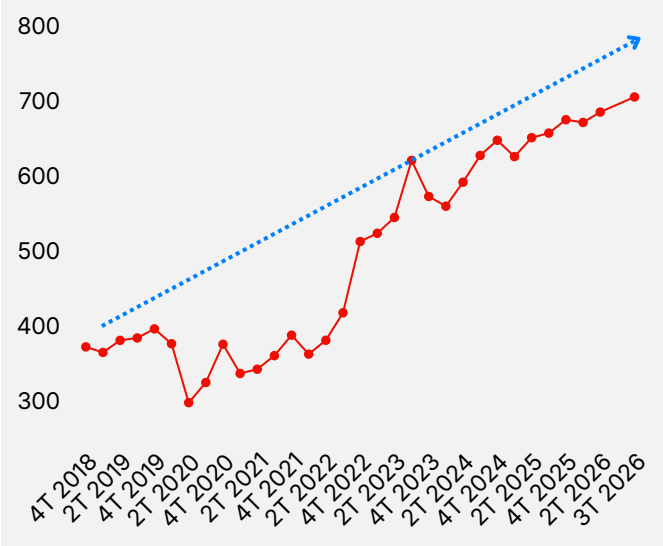
*P/E ratio - calculated as the average closing price divided by the income for the last 12 months divided by the CBFIs of the period.
**EV/EBITDA - calculated as market capitalization plus interest-bearing liabilities less cash and cash equivalents, divided by EBITDA for the last twelve months.
***Implied CAP Rate calculated as the annualized NOI for the period (i.e., multiplied by four) divided by the result of market capitalization (calculated as the average CBFIs outstanding in the quarter times the average price for the quarter) plus net debt at quarter-end.



2. KEY OPERATING FINANCIAL METRICS

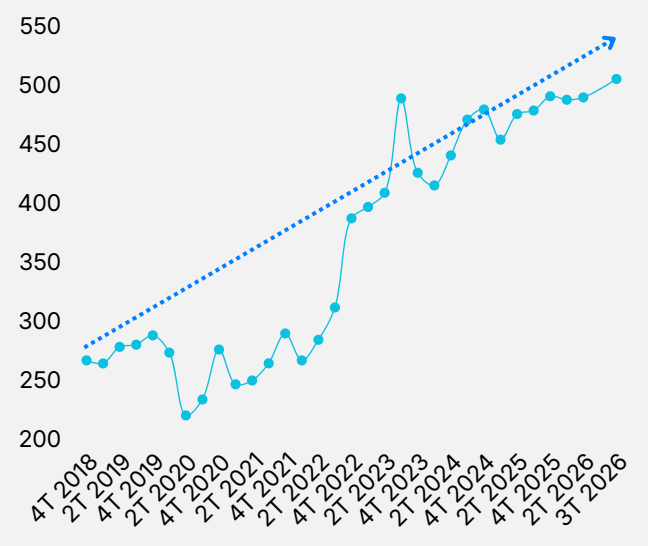
REVENUES

MXN M 704.45



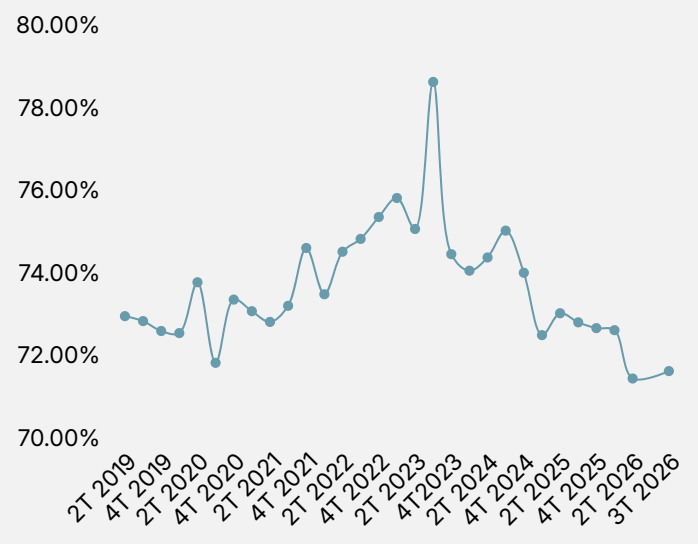
EBITDA

MXN M 504.44



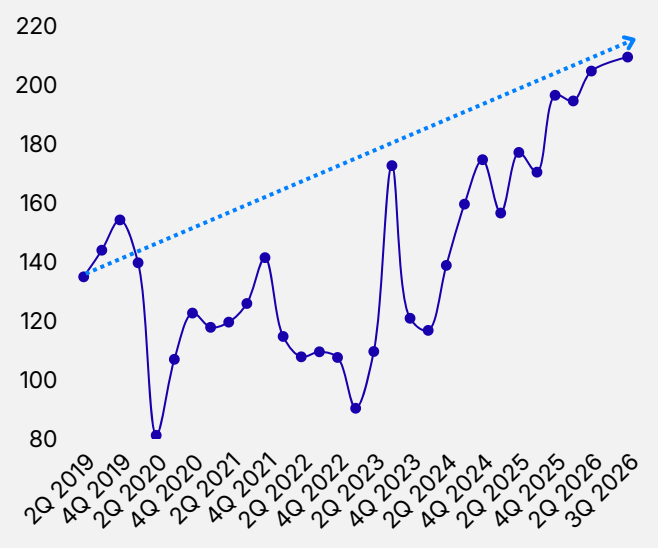
EBITDA MARGIN

MXN M 71.61%

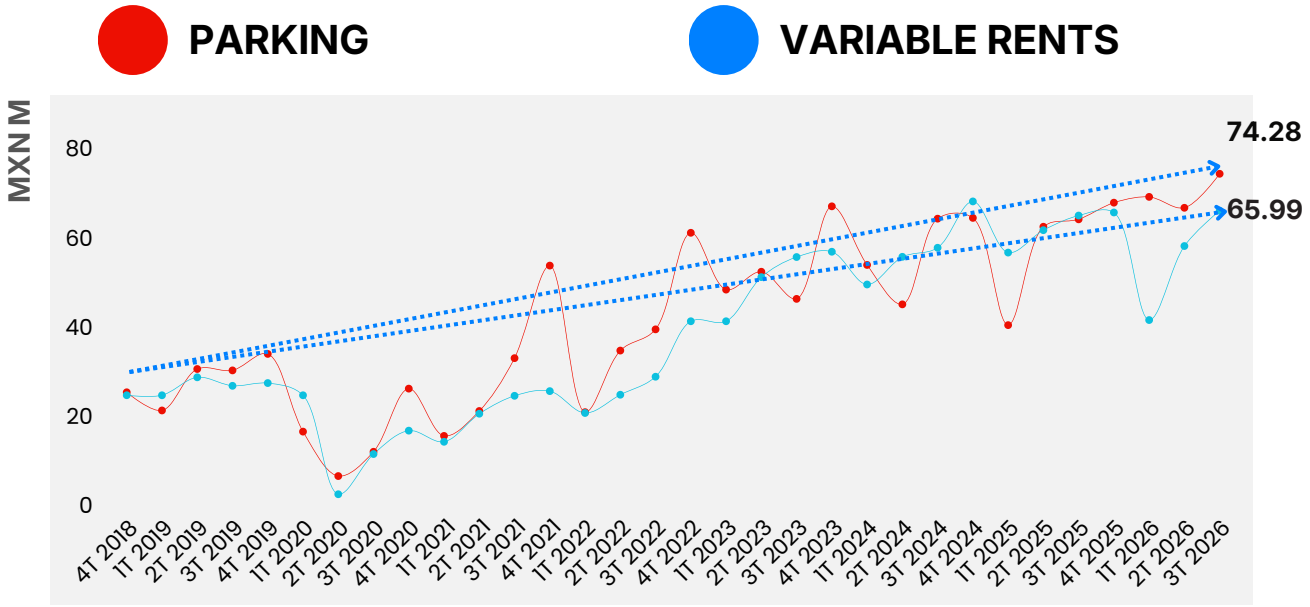


FFO AMEFIBRA

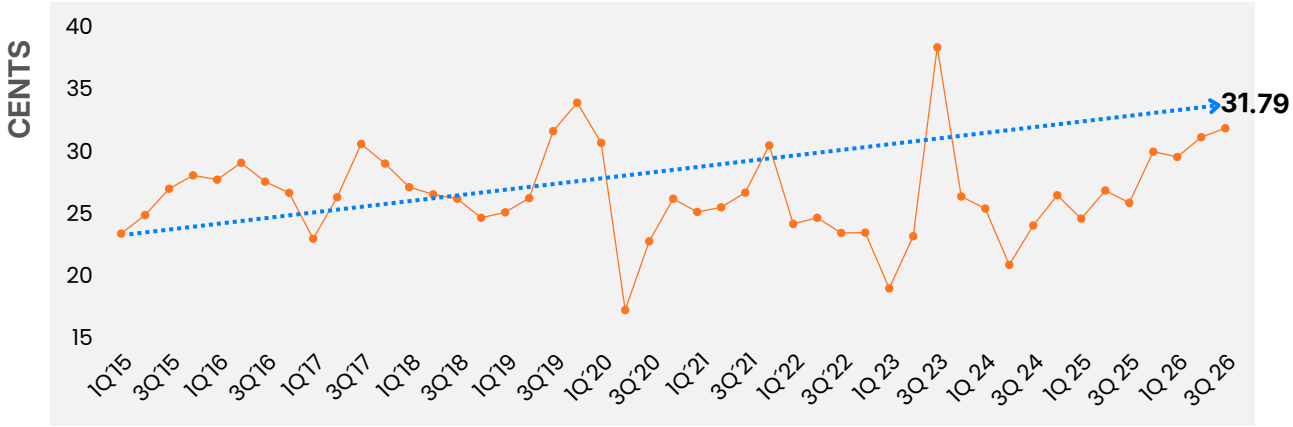
MXN M 209.15



2. KEY OPERATING FINANCIAL METRICS

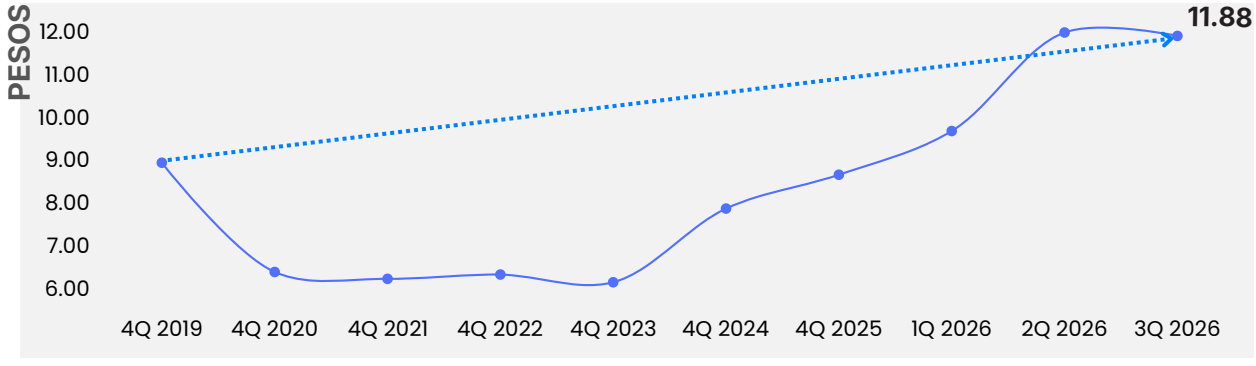


QUARTERLY ADJUSTED NET INCOME PER CBFI



Since 3Q2023, the number of CBFIs outstanding increased ~40% due to the incorporation of strategic assets into the portfolio. Adjusted net income per CBFI maintains a long-term upward trend, confirming that value per CBFI for our current holders was not diluted.

PRICE PER CERTIFICATE



2. KEY OPERATING FINANCIAL METRICS

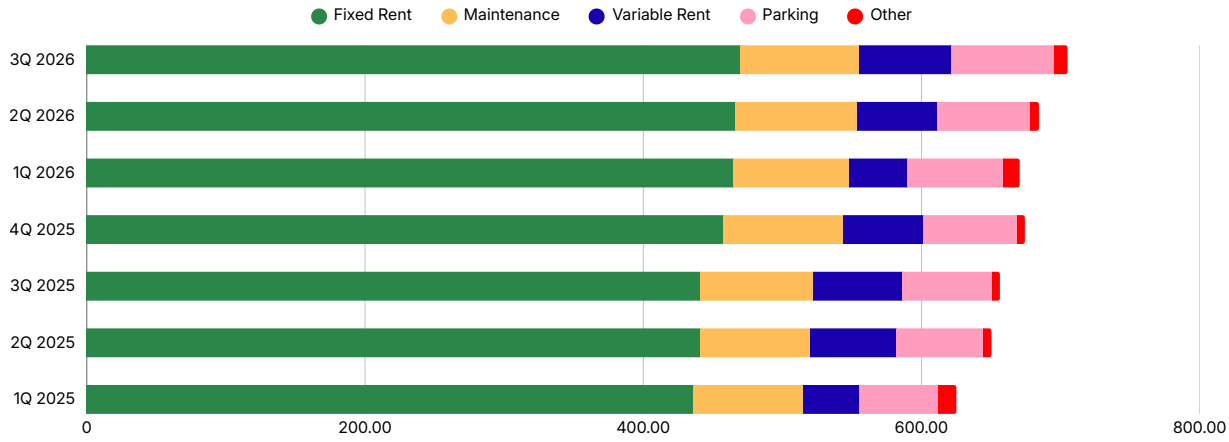
FFO RECONCILIATION

	3Q 2026	2Q 2026	1Q 2026	4Q 2025	3Q 2025
Total revenues	704.45	684.37	670.53	674.25	656.32
Total expenses	205.00	200.37	188.48	188.84	183.09
Operating income	**499.45**	**484.00**	**482.05**	**485.40**	**473.23**
Comprehensive financing result	(277.33)	(266.98)	(273.93)	(278.50)	(291.03)
Share in the results of associates					
Valuation of UDI-denominated debt	(4.19)	(6.64)	(26.62)	(9.50)	(7.91)
Revaluation of investment properties	166.14	210.48		619.68	292.60
Loss on sale of property					
Allowance for doubtful accounts	(20.00)	(40.00)		(80.00)	
Provision for income tax					
INCOME FOR THE PERIOD	**364.07**	**380.86**	**181.51**	**737.08**	**466.89**
(-) Non-controlling interest	19.60	19.09	20.31	16.37	17.79
Portion of comprehensive income/(loss) attributable to the controlling interest (IFRS) for the period	**344.48**	**361.76**	**161.20**	**720.71**	**449.10**
Unrealized (gain) or loss from changes in the fair value of investment properties	(166.14)	(210.48)		(619.68)	(292.60)
Realized (gain) or loss from the sale of real estate assets					
Depreciation of equipment	4.98	4.83	4.78	4.42	4.48
Marketing commissions	0.27	0.27	0.30	0.33	0.34
Unrealized (gains) or losses in the value of monetary assets and liabilities (includes the effect of UDIs)	24.19	46.64	26.62	89.50	7.91
Costs of the in-house team exclusively dedicated to internal brokerage, leasing or construction services	1.38	1.38	1.38	0.92	0.91
AMEFIBRA FFO	**209.15**	**204.41**	**194.28**	**196.20**	**170.14**

*In accordance with Amefibra guidelines.

3. REVENUE COMPOSITION

	Fixed Rent	Maintenance	Variable Rent	Parking	Other	Total
3Q 2026	469.40	85.65	65.99	74.29	9.12	**704.45**
2Q 2026	466.23	87.42	58.01	66.65	6.06	**684.37**
1Q 2026	465.05	83.38	41.46	69.10	11.53	**670.53**
4Q 2025	457.55	86.68	57.18	67.80	5.04	**674.25**
3Q 2025	441.46	80.82	64.01	64.91	5.12	**656.32**



	Anchor	Sub-Anchor	In-line stores	Parking	Total
3Q 2026	98.63	78.94	452.59	74.29	**704.45**
2Q 2026	92.43	74.86	450.43	66.65	**684.37**
1Q 2026	90.94	73.24	437.25	69.10	**670.53**
4Q 2025	92.49	75.17	438.79	67.80	**674.25**
3Q 2025	93.6	72.12	425.69	64.91	**656.32**



3. REVENUE COMPOSITION

The following is the financial information by property type, corresponding to the third quarter of 2026.

CATEGORY	Total revenues	Total expenses	Investment in assets	Average revenue per m2 (pesos)
Life Centers	278.09	45.03	12,840	437
Fashion Mall	210.01	30.16	8,520	347
Power Center	196.28	33.04	8,758	210
Community Center	20.07	4.60	948	262
Total	**704.45**	**112.83**	**31,066**	**313**



4. IMPLEMENTATION OF IFRS 18

The following is the IFRS 18 implementation exercise regarding MPMs (management-defined performance measures):

	Current classification
Rental income	609.68
Other operating income	94.77
Total revenues	704.45
Operating expenses	175.22
Insurance	4.79
Advisory fees	22.79
Professional fees	2.20
Total operating expenses	**205.00**
Operating income	**499.45**
Financing cost	
Interest income	5.12
Interest expense	(282.45)
Net financing cost	**(277.33)**
Revaluation of investment properties	166.14
Valuation of UDI-denominated debt	(4.19)
Allowance for doubtful accounts	(20.00)
Income before taxes	**364.07**
Income taxes	
Consolidated net income	**364.07**
Consolidated net result attributable to	
Controlling interest	344.47
Non-controlling interest	19.60
Consolidated net income	**364.07**

	IFRS 18
Rental income	609.68
Other operating income	94.77
Revaluation of investment properties	166.14
Total revenues	**870.59**
OPERATING EXPENSES	175.22
Allowance for doubtful accounts	20.00
Insurance	4.79
Advisory fees	22.79
Professional fees	2.20
Total operating expenses	**225.00**
Operating income	**645.59**
Interest income from cash	5.12
Income before financing and income tax	**650.71**
Interest expense on loans	282.45
Valuation of UDI-denominated debt	4.19
Interest cost on defined benefit obligation	
Income before income taxes	**364.07**
Income tax expense	
Income for the period	
Consolidated net result attributable to	
Controlling interest	344.47
Non-controlling interest	19.60
Consolidated net income	**364.07**

Figures in millions of pesos.

The IFRS standard does not change the economic reality of the business; it only changes how items are grouped.

4. IMPLEMENTATION OF IFRS 18

The following is the IFRS 18 implementation exercise regarding MPMs (management-defined performance measures):

NOI

Rental income	609.68
Other operating income	94.77
Operating expenses	(175.22)
Insurance	(4.79)
NET OPERATING INCOME (NOI)	**524.44**

EBITDA

Rental income	609.68
Other operating income	94.77
Operating expenses	(175.22)
Insurance	(4.79)
Advisory fees	(22.79)
Professional fees	(2.20)
(+)Depreciation	4.98
EBITDA	**504.43**

AMEFIBRA FFO

Portion of comprehensive income (loss) attributable to the controlling interest (IFRS) for the period	344.47
Unrealized (gain) or loss from changes in the fair value of inv. properties	(166.14)
Depreciation of equipment	4.98
"Brokerage" commissions	0.27
Unrealized loss in the value of non-monetary assets and liabilities, includes effect of UDIs	24.19
Costs of the in-house team, leasing or construction services	1.38
AMEFIBRA FFO	**209.15**

5. MALL OPERATING MARGIN CALCULATION

The mall operating margin includes the revenues generated by each property and the expenses directly related to their upkeep; the net result is determined by adding the landlord's expenses:

	3Q 2026	2Q 2026	1Q 2026	4Q 2025	3Q 2025
Total revenues	704.45	684.37	670.53	674.25	656.32
Operating expenses of the malls	112.83	113.01	103.14	105.9	108.53
Operating income of the malls	591.62	571.36	567.39	568.35	547.8
Mall operating margin	83.98%	83.49%	84.62%	84.29%	83.46%
Landlord expenses (insurance, property tax, appraisals, labor liabilities)	22.49	20.91	20.49	22.25	20.37
Net operating income of the malls	569.13	550.45	546.9	546.1	527.42
Mall operating margin	80.79%	80.43%	81.56%	80.99%	80.36%



6. DEBT AS OF 3Q 2026

Liability	Amount drawn (MXN M)	Currency	Rate	Encumbered assets
FSHOP 17-2	1,600.00	pesos	9.13%	
FSHOP 25 U*	2,007.37	UDIs	7.61%	
Market debt	**3,607.37**	**28.48%**		
Syndicated 2025 Tranche A (revolving)	340	pesos	TIIE funding + 24 bps + 2.25%	Plaza Cibeles, Los Atrios
Syndicated 2022 Tranche B	4,912.50	pesos	TIIE funding + 24 bps + 2.25%	Las Misiones and Texcoco
NAFIN (revolving)	352.00	pesos	TIIE + 2.35%	City Center Bosque Esmeralda
BanBajio	83.33	pesos	TIIE + 2.00%	Galerías Mall Sonora
BanBajio	666	pesos	TIIE + 2.50%	Galerías Mall Sonora
Sindicado (La Perla)	1,874.47	pesos	TIIE + 2.20%**	La Perla
Scotiabank (revolving)	280.00	pesos	TIIE + 2.25%	La Luciérnaga
MIFEL	99.38	pesos	TIIE + 2.4%	Jurica
BanCoppel (revolving)	450.00	pesos	TIIE funding + 2.2%	Cedros and Juriquilla
Bank debt	**9,057.68**	**71%**		
Total debt	**12,665.05**	**100%**		

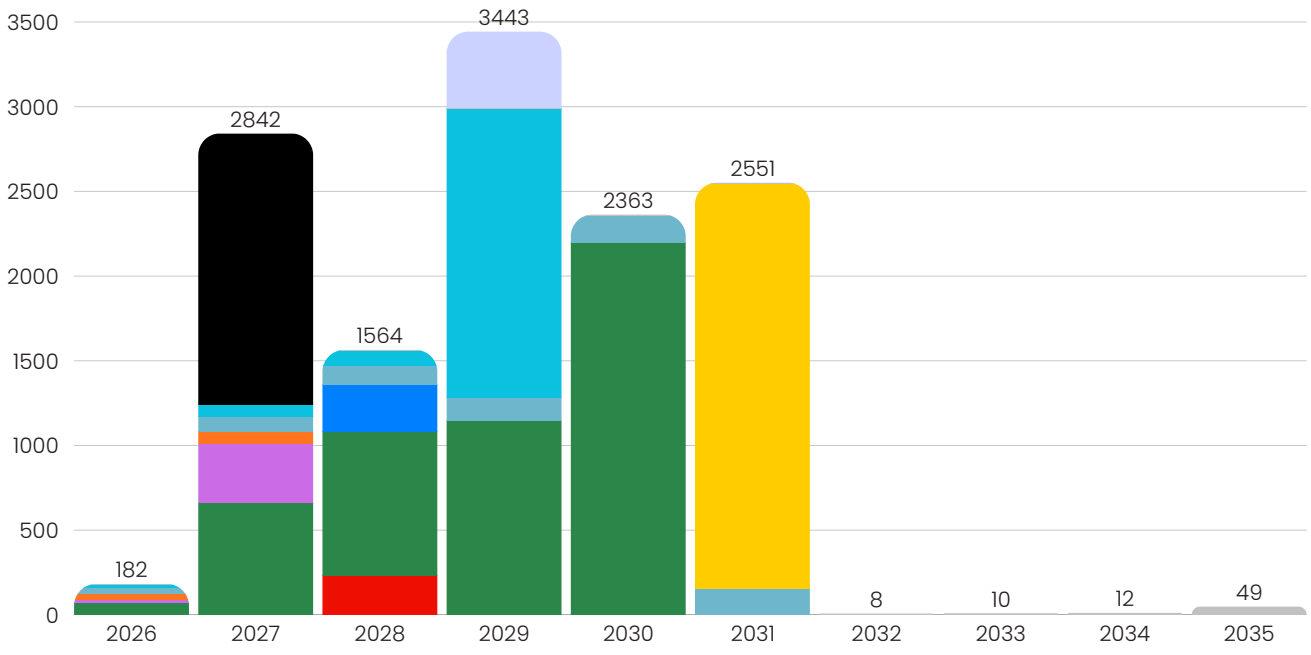
*UDI value at a price of MXN $8.834094 at the end of September 2026.

**We have a fixed-rate interest rate swap of 6.79% + 220 bps.



6. DEBT AS OF 3Q 2026

	Mifel	Syndicated Tranche A	Syndicated Tranche B	SCOTIABANK	Bajío	Bajío	FSHOP 25U	Syndicated (La Perla)	FSHOP 17-2	NAFIN	BanCoppel
Balance as of 3Q2026	99	340	4,912.50	280	666	83.33	2,007	1,874	1,600	352	450
Type	Credit Line	Credit Line	Credit Line	Credit Line	Credit Line	Credit Line	Bond	Credit Line	Bond	Credit Line	Credit Line
Term	10 years	3 years + 1	4 years	3 years	8 years	3 years	6 years	5 years	10 years	4 years	3 years
Maturity	August 2035	June 2029	June 2029	July 2028	Oct 2031	June 2027	Nov 2031	Nov 2029	July 2027	July 2027	February 2029
Collateral	Mortgage	Mortgage	Mortgage	Mortgage	Mortgage	Mortgage	Unsecured	Mortgage	Unsecured	Mortgage	Mortgage



*Amount in pesos using the latest UDI value at quarter-end.

7.COVENANTS

Regarding the debt issuances FSHOP17-2 and FSHOP25U, FibraShop is required to remain within the following parameters:

Covenants	Limit	Current	Meets
Limits on outstanding debt	No greater than: 60%	38.56%	✓
Limitations on secured debt	No greater than: 40%	27.57%	✓
Debt service	No less than: 1.5	1.72	✓
Financing limits	No greater than: 50%	38.56%	✓
Unencumbered assets to unsecured debt	No less than: 150%	315.13%	✓

The debt service covenant is calculated using interest actually paid, excluding fees on financings that were already prepaid.

The unencumbered assets to unsecured debt covenant calculation takes into account the total assets pledged as collateral that secure all of the credit lines.

8. LEVERAGE LEVEL AND DEBT SERVICE COVERAGE RATIO

In compliance with the regulation issued by the National Banking and Securities Commission (CNBV), FibraShop must report to the market its Leverage Level and the value of its Debt Service Coverage Ratio.

At the close of the third quarter, FibraShop's Leverage Level was 38.56%. The limit is 60%.

AMOUNTS FOR THE DSCR CALCULATION

$$ICD_t = \frac{AL_0 + \sum_{t=1}^{4} IVA_t + \sum_{t=1}^{4} UO_t + LR_0}{\sum_{t=1}^{4} I_t + \sum_{t=1}^{4} P_t + \sum_{t=1}^{4} K_t + \sum_{t=1}^{4} D_t}$$

AL0	Liquid Assets	**543.89**
IVAt	VAT Receivable	**0.70**
UOt	Estimated Operating Income	**1,957.23**
LR0	Undrawn Credit Lines	**1,260.00**
It	Estimated Interest Payments	**1,083.62**
Pt	Scheduled Capital Amortization*	**2,679.21**
Kt	Estimated Recurring Capital Expenditures	
Dt	Estimated Non-Discretionary Development Expenses	
ICDt	**Debt Service Coverage Ratio**	**1.00**

9. PERFORMANCE OF THE CBFIS IN THE MEXICAN STOCK MARKET

Based on the performance of FibraShop's CBFIs in the market and its financial results, the following is the calculation of the "Implied CAP" at which it is trading in the market:

MARKET INDICATORS	3Q 2026	2Q 2026	1Q 2026	4Q 2025	3Q 2025
Period-end closing price	11.88	11.94	10.82	9.19	8.59
Average price for the quarter	11.88	11.96	9.66	8.64	8.74
Average number of certificates	677,498,809	677,498,809	677,498,809	677,498,809	677,498,809
Average Market Cap (MXN M)	8,048	8,104	6,547	5,856	5,922
Average daily certificate volume	172,959	95,006	64,932	57,646	35,106
Average daily traded amount (MXN M)	2.05	1.14	0.63	0.5	0.31
NOI (MXN M)	524.44	508.2	505.13	509.63	496.24
NOI per certificate (pesos)	0.77	0.75	0.75	0.75	0.73
Earnings per certificate	0.3179	0.3107	0.2948	0.2991	0.258
Return at average price for the quarter	10.70%	10.39%	12.20%	13.84%	11.81%
Dividend yield at IPO price	7.27%	7.10%	6.74%	6.84%	5.90%
Investment Properties (MXN M)	31,066	30,866	30,631	30,618	29,577
Number of properties	19	19	19	19	19

IMPLIED CAP RATE CALCULATION

Implied CAP Rate	3Q 2026	3Q 2025
Average price for the period	11.88	8.74
CBFIs for the period	677,498,809	677,498,809
	MXN M	
Market capitalization	8,047.58	5,921.87
Interest-bearing debt	12,665.05	12,431.47
(-) Cash and equivalents	543.89	448.86
Enterprise value	20,168.74	17,904.48
Annualized NOI for the quarter	2,097.76	1,984.95
Implied CAP Rate	10.40%	11.09%
Δ% 3Q2026 vs 3Q2025	-69 bps	

10. CBFIS WITH ECONOMIC RIGHTS

For this quarter, the certificates with economic rights are 637,115,444.

	CBFI´s
Global certificate (macrotítulo) dated March 8, 2024	692,210,517
(-) Treasury certificates	14,701,945
(=) Certificates outstanding	677,508,572
(-) Repurchased CBFIs pending cancellation	9,763
(=) Certificates outstanding on the BMV	677,498,809
(-) CBFIs without economic rights	40,383,365
(=) CBFIs with economic rights	637,115,444

11. DISTRIBUTION TO HOLDERS

11.1 DISTRIBUTION OF THE CURRENT YEAR'S TAX RESULT

Item	Generated	Payment Date	Total Amount (Ps$)	#CBFIs	Ps$/CBFI
Tax Result Distributed in cash					
Tax Result Distributed in Real Estate Trust Certificates	-	-	-	-	-
Total Tax Result Distributed (subject to withholding as applicable)					
Capital reimbursement	135,000,000	no later than November 10, 2026	135,000,000	637,115,444	0.2119
Total Amount Distributed (Tax Result + Capital reimbursement)	135,000,000	no later than November 10, 2026	135,000,000	637,115,444	0.2119

11.2 UNDISTRIBUTED TAX RESULT FROM PRIOR YEARS

Item	Generated	Payment Date	Total Amount (Ps$)	Amount per CBFI
Income tax (ISR) paid by the FIBRA on Tax Result in excess of the amount distributed*	N/A	N/A	N/A	N/A
Undistributed Tax Result from prior years, distributed in this period**	N/A	N/A	N/A	N/A

*The ISR corresponding to the Tax Result in excess of the amount distributed by March 15 of the following year (undistributed tax result) must be paid within 15 days after that date. The tax paid will be creditable for CBFI holders when such tax result is distributed, provided it is cumulative income for them, and no withholding will apply if such tax result is distributed to them.
**There is no obligation to distribute the amount of the undistributed Tax Result.

11.3 SALE OF PROPERTIES BEFORE THE 4-YEAR PERIOD HAS ELAPSED

Item	Total amount	Amount per CBFI
ISR paid by the FIBRA on gain from the sale of properties*	N/A	N/A
Gain on sale of properties before 4 years**	N/A	N/A

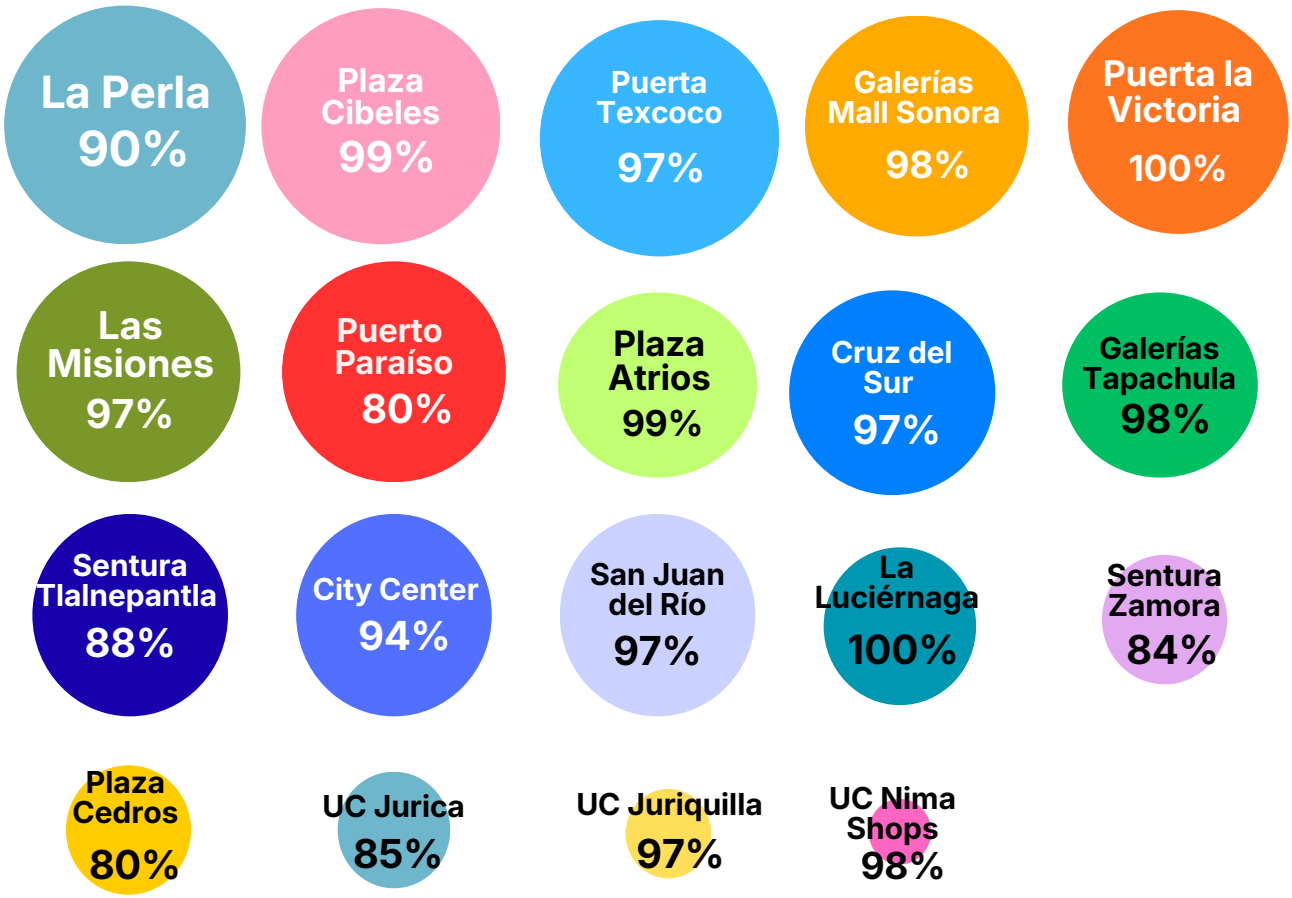
*The ISR on the gain from the sale of the property(ies) must be paid within 15 days after the date of sale. The tax paid will be creditable for CBFI holders when such gain is distributed, provided it is cumulative income for them, and no withholding will apply if such gain is distributed to them.
**There is no obligation to distribute the gain.

12. OPERATING PORTFOLIO

Properties	Acq. Date	GLA FSHOP (m2)	Tenant GLA (m2)	Total managed GLA (m2)	Acquisition value (MXN M)	Property value (MXN M)	Location
1.Plaza Cibeles	Jul 2013	79,907		79,907	1,291	3,590	Irapuato, Gto.
2.La Luciérnaga	Jul 2013	19,713	9,000	28,713	297	570	San Miguel de Allende, Gto.
3.Puerto Paraíso / Vía Paraíso	Jul-13 /Jun-24	48,304	4,902	53,206	1,502	2,700	Los Cabos, BCS
4.UC Jurica	Jul 2013	11,740	2,700	14,440	295	330	Santiago de Querétaro, Qro.
5.UC Juriquilla	Jul 2013	9,644		9,644	319	370	Santiago de Querétaro, Qro.
6.Puerta Texcoco	Feb 2014	63,082		63,082	939	1,870	Texcoco, Edo Mex.
7.UC Nima Shops	Jul 2014	3,940		3,940	116	248	Puerto Vallarta, Jal.
8.Los Atrios	Aug-14	51,205		51,205	384	1,525	Cuautla, Mor.
9.Galerías Tapachula	Aug-14	32,740		32,740	532	1,092	Tapachula, Chis.
10.Galerías Mall Sonora	Aug-14	60,567		60,567	649	2,700	Hermosillo, Son.
11.Las Misiones	Oct 2014	37,781	18,607	56,388	843	2,100	Cd. Juárez, Chih.
12.City Center Bosque Esmeralda	May 2015	30,395		30,395	431	780	Atizapán de Zaragoza, Edo. Mex
13.Plaza Cedros	Aug-15	20,238		20,238	387	250	Jiutepec, Mor.
14.Cruz del Sur	Oct 2015	12,341	32,432	44,773	542	630	Cuautlancingo, Pue.
15.Puerta La Victoria	Oct 2017	58,937		58,937	2,857	3,150	Santiago de Querétaro, Qro.
16.Sentura Tlalnepantla	Sep 2017	31,062		31,062	1,032	1,208	Tlalnepantla, Edo. Mex.
17.La Perla	Mar 2022	86,090	26,974	113,064	5,243	6,550	Zapopan, Jal.
18.Sentura Zamora	Jun 2024	17,211	11,306	28,517	500	591	Zamora, Michoacán
19.San Juan del Río	Jul 2024	20,329	8,951	29,280	520**	812	San Juan del Río, Qro
Total Portfolio		**695,226**	**114,872**	**810,098**	**18,679**	**31,066**	

13. MALL OCCUPANCY

During this quarter, average occupancy of the total portfolio was 94%. Occupancy of the stabilized portfolio was 96%; that is, it excludes La Perla and the new acquisitions.



Weighted Average Occupancy Rate of the Total Portfolio
94%

Weighted Average Occupancy Rate of the Stabilized Portfolio
96%

14. LEASE CHARACTERISTICS

FibraShop aims to maintain a well-diversified portfolio by business sector (by revenue and by square meters), in order to control the risk of dependence on a particular sector that could be more exposed to changes in economic cycles.

The main revenues by business sector are:

- Entertainment
- Fashion and footwear
- Department store

Representing 50%

It is worth noting that no sector exceeds 32% of revenues. This means there is good revenue diversification by economic activity and an adequate balance in the portfolio by type of business sector.

LEASABLE AREA BY BUSINESS SECTOR

Sector	%
Department Store	15.9%
Fashion & Footwear	17.1%
Entertainment	16.5%
Supermarket	13.8%
Food	10.6%
Home & Décor	9.1%
Sports	6.6%
Services	2.3%
Financial Services	2.5%
Health & Beauty	2.0%
Other	1.6%
Stationery	0.9%
Autos & Motorcycles	1.1%
Total	**100.0%**

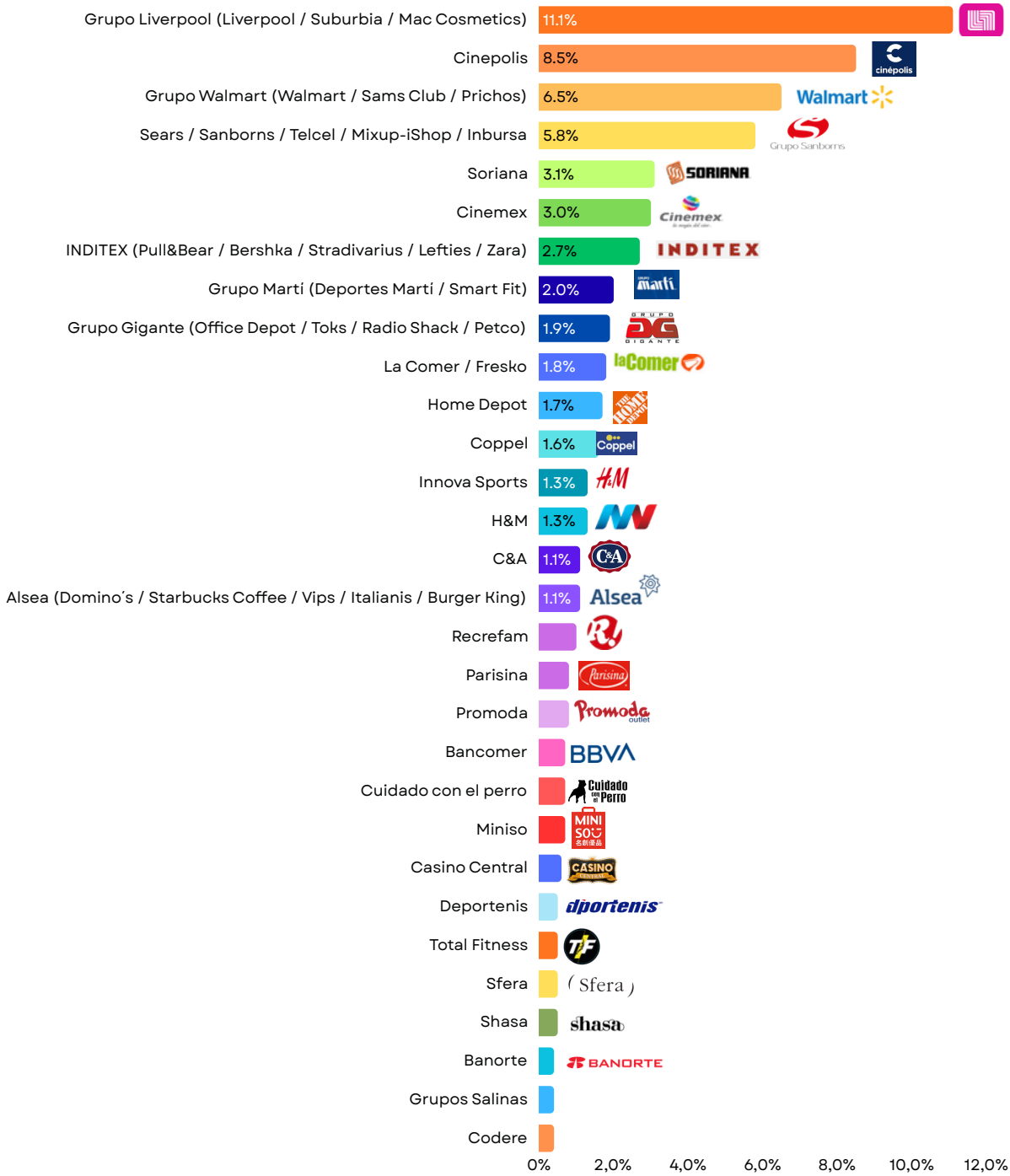
REVENUE BY BUSINESS SECTOR

Sector	%
Fashion & Footwear	15.9%
Food	17.1%
Entertainment	16.5%
Department Store	13.8%
Home & Décor	10.6%
Sports	9.1%
Supermarket	6.6%
Financial Services	2.3%
Services	2.5%
Health & Beauty	2.0%
Other	1.6%
Autos & Motorcycles	1.0%
Stationery	1.2%
Total	**100.0%**



14. LEASE CHARACTERISTICS

Currently, the 30 largest tenants (classified by commercial and/or economic group) represent around 63% of gross leasable area.

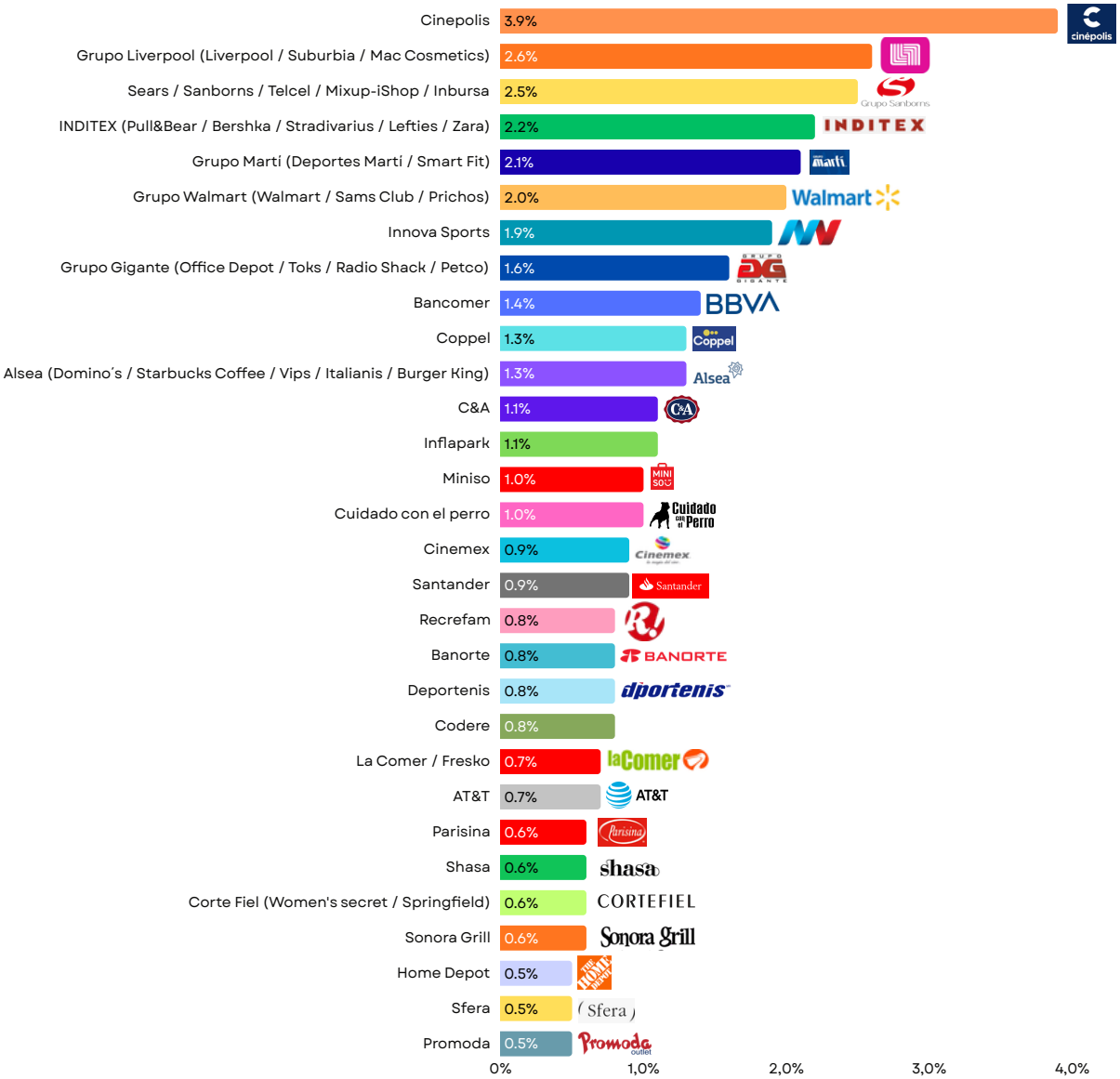


14. LEASE CHARACTERISTICS

It is important to note that all of the top 30 tenants are well-known national or international corporations.

Notably, no tenant represents more than 3.0% of operating revenues (excluding parking).

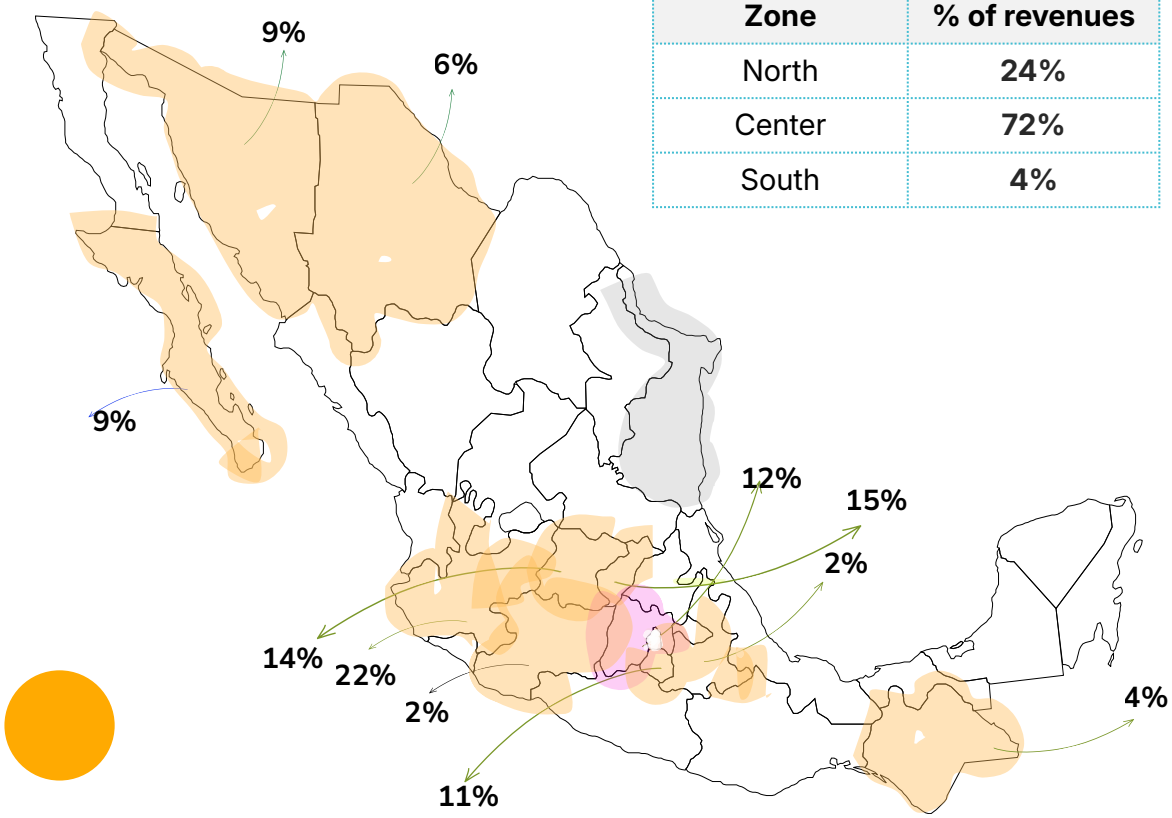
TOP 30 BY TOTAL REVENUES



14. LEASE CHARACTERISTICS

REVENUE DIVERSIFICATION BY STATE.

Zone	% of revenues
North	24%
Center	72%
South	4%



Estado	% of revenue
Guanajuato	13%
Querétaro	15%
Michoacán	2%
Baja California Sur	9%
Sonora	9%
Chihuahua	7%
Tamaulipas	Coming soon
Estado de México	11%
Puebla	2%
Morelos	5%
Jalisco	23%
Chiapas	4%

14. LEASE CHARACTERISTICS

LEASE EXPIRATIONS

In no year are lease expirations concentrated in more than 37% of the leasable area of the shopping center portfolio. The average remaining term of the leases, weighted by leasable area, is approximately 5 years.

At quarter-end, FibraShop has a total of 2,100 signed leases with tenants, of which 2% correspond to Anchors, 4% to Sub-Anchors and 94% to in-line stores, fast food, common areas, kiosks and others.

Plaza	2026	2027	2028	2029	2030	2031+	Total leases
Plaza Cibeles	3%	11%	9%	9%	13%	55%	**225**
La Luciernaga	6%	18%	13%	7%	1%	55%	**89**
Puerto Paraíso	11%	18%	16%	35%	2%	18%	**123**
UC Jurica	4%	18%	42%	5%	2%	28%	**35**
UC Juriquilla	1%	25%	19%	22%	2%	30%	**41**
Puerta Texcoco	5%	56%	16%	12%	2%	10%	**120**
Nima Shops	5%	25%	18%	39%	1%	12%	**28**
Los Atrios	3%	13%	9%	9%	22%	44%	**124**
Galerías Mall Sonora	4%	14%	13%	8%	25%	36%	**179**
Galerías Tapachula	5%	9%	45%	8%	5%	29%	**117**
Las Misiones	4%	11%	13%	11%	47%	14%	**171**
City Center Bosque Esmeralda	2%	5%	16%	8%	12%	57%	**83**
Plaza Cedros	15%	10%	2%	1%	9%	63%	**27**
Cruz del Sur	2%	7%	4%	74%	2%	11%	**117**
Puerta La Victoria	10%	14%	39%	3%	3%	30%	**136**
Sentura Tlanepantla	1%	23%	16%	11%	4%	44%	**47**
La Perla	9%	24%	9%	11%	2%	46%	**261**
Sentura Zamora	16%	44%	26%	0%	8%	6%	**63**
Via Paraiso	7%	12%	13%	6%	5%	57%	**27**
San Juan del Rio	4%	6%	7%	14%	1%	68%	**87**
Grand Total	**5%**	**16%**	**17%**	**14%**	**11%**	**37%**	**2,100**

15. ADDITIONAL INFORMATION

In accordance with the Circular Única de Emisoras (CUE), pursuant to Article 33, section II – Quarterly Information, additional financial and accounting information containing the update of annual information is submitted to the Mexican Stock Exchange in the corresponding electronic formats, and can be consulted at www.bmv.com.mx

16. ADDITIONAL EVENTS

There are no subsequent events that must be disclosed.

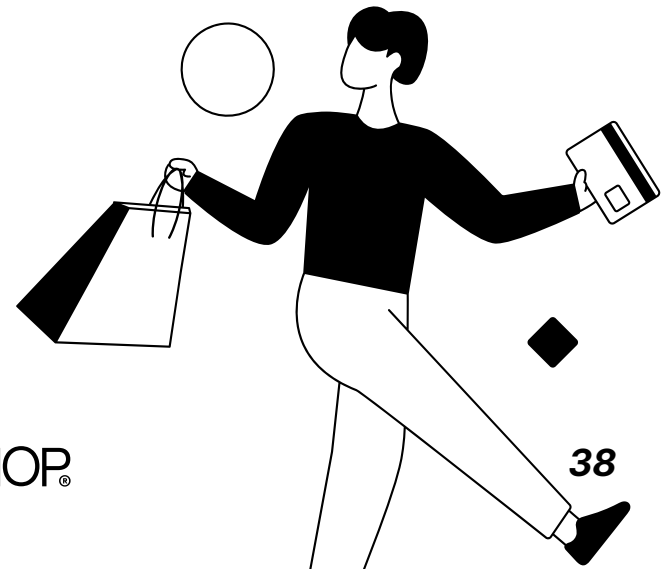


ANALYST COVERAGE

As of the date of this report, FibraShop is aware that the following institutions and analysts have issued opinions and/or analyses on the issuer's performance.

This does not exclude that other institutions and/or analysts may issue opinions on FibraShop.

Institution	Name	E-Mail	Phone
BBVA	Francisco Chávez	**f.chavez@bbva.com**	52(55)56219703
BBVA	Mauricio Hernández Prida	**mauricio.hernandez.1@bbva.com**	52(55)56219369
JP Morgan	Felipe Barragán	**felipe.barragan@jpmorgan.com**	-
BTG Pactual	Gordon Lee	**gordon.lee@btgpactual.com**	52(55)36922200
Signum Research	Armando Rodríguez	**armando.rodriguez@signum research.com**	52(55)62370861
SummaCAP	Edson Murguia	**edson.murguia@summacap.mx**	-
Actinver	Helena Ruiz	**hruiza@actinver.com.mx**	-



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Investor Relations Team
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CONFERENCE CALL

FibraShop invites you to participate in a conference call to discuss the results for the third quarter of 2026:

Date: **Wednesday, October 21, 2026.**
Time: **11:00 AM Mexico City time.**
Participants:

- Salvador Cayón Ceballos Ceballos
- Gabriel Ramírez Fernández
- Irvin García Millán
- Mary Carmen Hernández Gómez

Link to join the meeting:
https://us06web.zoom.us/j/82914046632pwd=wT5dAWR6wOiPbGMhWBKzuMObzIhy7f.1

Meeting ID: 829 1404 6632
Passcode: 142459

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 shopping center sector 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.

FINANCIAL INFORMATION

Banco Actinver, S.A., Multiple Banking Institution
Irrevocable Trust Number 6206 and Subsidiaries
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
For the periods from January 1 to September 30, 2026 and 2025
(Figures expressed in thousands of pesos)
(Unaudited)

	Unaudited 3Q 2026	Unaudited 3Q 2025	Year-to-date Sep 2026	Year-to-date Sep 2025
Rental income	609,682	570,373	1,776,180	1,667,589
Other operating income	94,769	85,950	283,171	264,027
Total revenues	**704,451**	**656,323**	**2,059,351**	**1,931,616**
Operating expenses:				
Operating expenses	175,216	155,449	507,345	458,415
Insurance	4,790	4,635	14,225	13,143
Advisory fees	22,794	21,034	65,890	62,471
Professional fees	2,198	1,972	6,388	5,860
Total operating expenses	**204,998**	**183,090**	**593,848**	**539,889**
Operating income	**499,453**	**473,233**	**1,465,503**	**1,391,727**
Financing cost:				
Interest income	5,117	4,122	34,972	25,486
Interest expense	282,449	295,158	853,211	879,607
Net financing cost	**(277,332)**	**(291,036)**	**(818,239)**	**(854,121)**
Valuation of UDI-denominated debt	(4,188)	(7,909)	(37,445)	(64,873)
Valuation of investment properties	166,142	292,605	376,621	882,605
Allowance for doubtful accounts	(20,000)	-	(60,000)	-
Income before income taxes	**364,075**	**466,893**	**926,440**	**1,355,338**
Income taxes				
Tax basis	-	-	-	-
Deferred	-	-	-	-
Total income taxes				
Consolidated net income for the period	**364,075**	**466,893**	**926,440**	**1,355,338**
Consolidated net result attributable to:				
Controlling interest	344,479	449,099	867,442	1,303,283
Non-controlling interest	19,596	17,794	58,998	52,055
Consolidated net income for the period	**364,075**	**466,893**	**926,440**	**1,355,338**

FINANCIAL INFORMATION

Banco Actinver, S.A., Multiple Banking Institution
Irrevocable Trust Number 6206 and Subsidiaries
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
As of September 30, 2026 and December 31, 2025
(Figures expressed in thousands of pesos)
(Unaudited)

	Unaudited	Audited
Assets	**Sep 2026**	**Dec 2025**
Current assets		
Cash, cash equivalents and restricted cash	543,893	468,292
Accounts receivable	302,559	370,665
Taxes receivable	6,159	16,686
Prepaid expenses	55,521	26,641
Other accounts receivable	451,618	420,070
Total current assets	**1,359,750**	**1,302,354**
Non-current assets		
Investment properties, furniture and equipment	31,188,190	30,744,663
Work in progress	270,271	74,109
Other assets	19,439	18,313
Investment in associates	9,910	9,910
Total non-current assets	**31,487,810**	**30,846,995**
Total assets	**32,847,560**	**32,149,349**
Liabilities and equity		
Current liabilities		
Suppliers	70,254	67,774
Related parties	29,426	28,507
Accrued liabilities	232,792	243,928
Customer advances	4,027	5,516
Market debt	1,598,976	-
Bank loans	1,079,205	305,871
Total current liabilities	**3,014,680**	**651,596**
Non-current liabilities		
Tenant deposits	205,800	203,323
Employee-related liabilities	28,090	23,357
Deferred income tax	73,181	73,181
Bank loans	7,881,283	8,527,615
Long-term market debt	1,984,991	3,543,588
Total non-current liabilities	**10,173,345**	**12,371,064**
Total liabilities	**13,188,025**	**13,022,660**
Equity		
Net contributions	5,126,761	5,496,761
Retained earnings	12,512,537	10,649,144
Net income for the period	867,442	1,863,393
Equity attributable to the Controlling Interest	**18,506,740**	**18,009,298**
Non-controlling interest	1,152,795	1,117,391
Total Equity	**19,659,535**	**19,126,689**
Total liabilities and equity	**32,847,560**	**32,149,349**

FINANCIAL INFORMATION

Banco Actinver, S.A., Multiple Banking Institution
Irrevocable Trust Number 6206 and Subsidiaries
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
As of September 30, 2026 and December 31, 2025
(Figures expressed in thousands of pesos)
(Unaudited)

		Results	Participation	
	Trust capital	**Retained Earnings**	**Non-controlling Interest**	**Total**
Balances as of January 1, 2025	**5,906,761**	**10,650,788**	**1,262,983**	**17,820,532**
Distributions to holders	(410,000)			(410,000)
Income for the year		1,863,393	54,000	1,917,393
Other comprehensive items		1,472	111	1,583
Actuarial loss		(3,116)		(3,116)
Equity attributable to the Controlling Interest	**5,496,761**	**12,512,537**	**1,317,094**	**19,326,392**
Non-controlling interest in the equity of the subsidiary			(199,703)	(199,703)
Balances as of December 31, 2025	**5,496,761**	**12,512,537**	**1,117,391**	**19,126,689**
Distributions to holders	(370,000)			(370,000)
Income for the year		867,442	58,998	926,440
Equity attributable to the Controlling Interest	**5,126,761**	**13,379,979**	**1,176,389**	**19,683,129**
Non-controlling interest in the equity of the subsidiary			(23,594)	(23,594)
Balances as of September 30, 2026	**5,126,761**	**13,379,979**	**1,152,795**	**19,659,535**

FINANCIAL INFORMATION

Banco Actinver, S.A., Multiple Banking Institution
Irrevocable Trust Number 6206 and Subsidiaries
CONSOLIDATED STATEMENTS OF CASH FLOWS
For the periods from January 1 to September 30, 2026 and 2025.
(Figures expressed in thousands of pesos)
(Unaudited)

	September 2026	September 2025
Cash flows from operating activities:		
Consolidated net income	**926,440**	**1,355,338**
Adjustments for:		
Interest income	(34,888)	(25,127)
Employee benefits	4,733	3,450
Depreciation and amortization	15,437	14,983
Allowance for doubtful accounts	60,000	-
Amortization of financing costs	25,468	23,188
Revaluation of investment properties	(376,621)	(882,605)
Valuation of UDI-denominated debt	37,445	64,873
Interest expense	819,752	854,009
	1,477,766	**1,408,109**
Accounts receivable	8,106	28,393
Related parties	919	2,737
Recoverable taxes and other accounts receivable	(21,021)	164,771
Prepaid expenses	(29,720)	(14,983)
Trade payables	2,480	(7,264)
Accrued liabilities	(34,470)	(205,177)
Customer advances	(1,489)	1,948
Tenant security deposits	2,477	(11,318)
Net cash flows provided by operating activities	**1,405,048**	**1,367,216**
Cash flows from investing activities:		
Interest received	34,888	25,127
Acquisition of properties, investments in progress and fixed assets	(279,050)	(320,164)
Net cash flows used in investing activities:	**(244,162)**	**(295,037)**
Cash flows from financing activities:		
Interest paid	(819,752)	(854,009)
Bank loans - Drawdowns	990,000	6,980,000
Bank loans - Repayments	(879,737)	(4,607,553)
Repayment of FSHOP 19U	-	(3,050,863)
Issuance of FSHOP 25U	-	700,000
Loan structuring fees	(5,796)	(104,130)
Distributions to certificate holders	(370,000)	(300,000)
Net cash flows used in financing activities	**(707,756)**	**(1,236,555)**
Net increase (decrease) in cash and cash equivalents	75,601	(164,376)
Cash and cash equivalents at the beginning of the period	468,292	613,235
Cash and cash equivalents at the end of the period	**543,893**	**448,859**

Banco Actinver, S.A., Multiple Banking Institution
Irrevocable Trust Number 6206 and Subsidiaries
Notes to the condensed interim consolidated financial statements
For the period from January 1 to September 30, 2026
(Unaudited, figures in thousands of pesos)

1. General Information

1. GENERAL INFORMATION

FibraShop ("FSHOP") is a Real Estate Investment Trust whose trustee is Banco Actinver, S.A. IBM (Trustee) and whose common representative is Monex Casa de Bolsa, S.A. de C.V., Monex Grupo Financiero. Its main activity is to acquire assets intended for the leasing and development of commercial properties, with its address at Avenida Prolongación Paseo de la Reforma 1196, Floor 16, Col. Lomas de Santa Fe, Cuajimalpa de Morelos Borough, Mexico City, C.P. 05348.

FibraShop, as a Real Estate Investment Trust ("FIBRA"), qualifies to be treated as a transparent entity in Mexico for purposes of the Income Tax Law. Therefore, all income from the conduct of the Trust's operations is attributed to the holders of its Real Estate Trust Certificates ("CBFIs") and the Trust is not subject to Income Tax in Mexico. To maintain FIBRA status, the Ministry of Finance and Public Credit ("SHCP") established, in articles 187 and 188 of the Income Tax Law ("LISR") in force as of December 31, 2015, that the Trust must distribute annually at least 95% of its net tax result to the holders of its CBFIs. The CBFIs are listed on the Mexican Stock Exchange under the ticker symbol FSHOP13, and were publicly offered on July 24, 2013, at an offering price of 17.50 pesos per CBFI.

2. BASIS OF PREPARATION

(a) Statement of compliance

These consolidated financial statements were prepared in accordance with the requirements of International Financial Reporting Standards ("IFRS") issued by the International Accounting Standards Board (IASB). These consolidated financial statements correspond to FibraShop and its controlled entities, hereinafter FSHOP.

FSHOP has elected to present a single consolidated statement of comprehensive income and presents its expenses by nature.

Cash flows from its operating activities are reported under the indirect method. Lease income from properties, together with deposits received and paid, will be treated as cash flows from operating activities. Acquisitions of investment properties are disclosed as cash flows from investing activities, as they more accurately reflect FSHOP's business activities.
FSHOP's Management considers that all ordinary and recurring adjustments necessary for a fair presentation of the condensed interim consolidated financial statements have been included.
These condensed consolidated financial statements were prepared in accordance with IAS 34 Interim Financial Reporting. The explanatory Notes are included to disclose the events and transactions that are significant to understanding FSHOP's performance. The quarterly condensed consolidated statements presented do not contain all the information and disclosures required in the annual consolidated financial statements.
On October 19, 2026, FSHOP's Technical Committee approved the presentation of these condensed consolidated financial statements for the third quarter of 2026.

(b) Judgments and estimates

The preparation of the condensed consolidated interim financial statements requires Management to make estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Estimates and judgments are continually evaluated and are based on Management's experience and actions, as well as other factors, including reasonable expectations of future events. Management considers that the estimates used in preparing the condensed consolidated interim financial statements are reasonable. Actual results may differ from these estimates and therefore, based on existing knowledge, it is possible that results within the next financial year may differ from our assumptions and estimates, which could result in an adjustment to the previously reported amounts of assets and liabilities.

In preparing the condensed consolidated interim financial statements, Management adopted the accounting policies described in these notes, which will be applied consistently going forward, unless there are significant changes in economic conditions or in FSHOP's activities that justify changing any of them. The notes to the consolidated financial statements set out areas that involve a higher degree of judgment or complexity, or areas where assumptions are significant to the consolidated financial reporting, such as the estimation of the fair value of investment properties and the estimation of doubtful accounts, among others.

(c) Comparative information

IAS 34 requires statements of comprehensive income, of changes in equity and of cash flows for the comparative interim periods (for the period and year-to-date) of the prior financial year.

(d) Seasonality of Operations

There are seasonal fluctuations in FibraShop's operations given the characteristics of the properties and the lease agreements in periods such as summer vacations and the December holiday season, mainly.

3. Summary of Significant Accounting Policies

The main accounting policies adopted in preparing the condensed consolidated interim financial statements are consistent with those used in preparing the consolidated financial statements for the period from January 1 to September 30, 2026.

Basis of consolidation

FSHOP's consolidated financial statements incorporate the assets and liabilities of the entities controlled by FSHOP as of the third quarter of 2026. The effects of intra-group balances and transactions, and all unrealized income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Controlled entities are those over whose main financial and operating policies FSHOP has the power to govern. When control of an entity is obtained during a year, its results are included in the consolidated statement of comprehensive income from the date control commenced. When control of an entity ceases during the year, results are included for the part of the year during which control existed.

Financial information by segment

Operating segments are identified based on internal reports regarding the Group’s components that are reviewed by senior management, which has been identified as the chief operating decision-maker responsible for allocating resources to the segments and assessing their performance.

Commercial properties where the majority of tenants are focused on fashion, apparel, and accessories are classified as Fashion Malls. Properties where tenants are primarily focused on providing services and that include a supermarket are classified as Power Centers. Finally, smaller properties primarily focused on services are classified as Community Centers.

Information on investment assets and operating segments is based on financial information prepared in accordance with the Group's significant accounting policies.

REVENUE RECOGNITION

Sales revenues are measured at the fair value of the consideration received or receivable. Sales revenues are recognized for each main source of sales revenue as follows:

Lease revenues

Lease revenues from investment properties are recognized as sales revenues in the financial statements in accordance with the lease agreements with tenants and on a straight-line basis over the term of each lease.

Incentives may be offered to tenants to enter into non-cancellable operating lease agreements. These incentives may take various forms, including rent-free periods, stepped rents and variable rents, among others.

Maintenance revenues

Maintenance revenues from investment properties derive essentially from the cost of maintaining the commercial properties, which are charged to tenants for the proper operation and upkeep of the shopping centers.

Other revenues

Other revenues comprise payments received in connection with the termination of lease agreements, as well as any other extraordinary income that may arise in the course of FSHOP's operations.

Share in Associates

International Accounting Standard 28 ("IAS 28") Investments in Associates and Joint Ventures sets out the basis for accounting for investments in associates, as well as the requirements for applying the equity method when accounting for investments in associates and joint ventures.

The Standard applies to all entities that are investors with joint control of, or significant influence over, an investee.

1. CASH, CASH EQUIVALENTS AND RESTRICTED CASH

	Sep 2026	Dec 2025
Cash in Bank Accounts	270,732	230,358
Debt Service Reserve Fund	216,140	235,743
Investments in Securities	57,021	2,191
Total Cash, Cash Equivalents, and Restricted Cash	**543,893**	**468,292**

2. ACCOUNTS RECEIVABLE

	Sep 2026	Dec 2025
Customers	365,235	450,500
Allowance for Doubtful Accounts	(67,676)	(79,835)
Total Accounts Receivable	**302,559**	**370,665**

3. VALUE-ADDED TAX RECEIVABLE

	Sep 2026	Dec 2025
Value-Added Tax receivable	700	11,392
Other taxes receivable	5,458	5,294
Total Tax receivables	**6,159**	**16,686**
Other Accounts Receivable*	451,618	420,070

*The renegotiation of the amount for the settlement of the Puerta la Victoria property resulted in a balance in favor of FibraShop of MXN 292.70 million, in November 2020. On July 9, 2021, notice of service of a lawsuit filed against FibraShop by the seller of the "Puerta La Victoria" shopping center was received. In the lawsuit, they mainly express their disagreement regarding the price adjustment that should have been made at the close of 2020. The dispute with the seller continues to develop; when relevant information becomes available, it will be disclosed.

Figures in thousands of pesos

4. INVESTMENT PROPERTIES

As of September 30, 2026, FSHOP's investment property portfolio (considering only the GLA owned by FSHOP) consists of 19 properties.

	Sep 2026	Dec 2025
Investment properties	31,066,100	30,631,100
Furniture and equipment, net	122,090	113,563
Total	**31,188,190**	**30,744,663**

5. RELATED-PARTY TRANSACTIONS AND BALANCES

	3Q 2026	3Q 2025
Advisory services Fibra Shop Portafolios Inmobiliarios, S.C.	22,794	21,034

Related-party balances as of September 30, 2026 are comprised as follows:

	Sep 2026	Dec 2025
Accounts payable Fibra Shop Portafolios Inmobiliarios, S.C.	29,426	28,507

Figures in thousands of pesos.

6. ACCRUED LIABILITIES

	Sep 2026	Dec 2025
Accrued Interest Payable	93,103	89,211
Other Accrued Liabilities	139,689	154,717
Total Accrued Liabilities	**232,792**	**243,928**

7. CONTRIBUTED CAPITAL

The CBFIs issued by FSHOP grant their holders the right to a share of the benefits, proceeds and, if applicable, residual value of FSHOP's assets or rights, and of the proceeds from the sale of assets or rights of the property or trust fund, in accordance with the terms set out in the Trust Agreement. As of September 30, 2026, capital is comprised of 677,498,809 CBFIs outstanding.

8. FINANCIAL INFORMATION BY SEGMENT

The following is the financial information by segment, corresponding to the third quarter of 2026.

SEGMENT	Total revenues	Total expenses	Investment in assets
Life Centers	278,090	45,033	12,840,000
Fashion Mall	210,010	30,156	8,520,000
Power Center	196,284	33,040	8,758,100
Community Center	20,066	4,602	948,000
Total	**704,450**	**112,832**	**31,066,100**

Figures in thousands of pesos

9. EARNINGS PER CBFI

	INCOME				
CATEGORY	**3Q 2026**	**2Q 2026**	**1Q 2026**	**4Q 2025**	**3Q 2025**
CBFIs with economic rights	637,115,444	637,115,444	637,115,444	637,115,444	637,115,444
Comprehensive income for the period (millions)	202.52	197.92	187.82	190.53	164.40
Earnings per CBFI (pesos)	0.3179	0.3107	0.2948	0.2991	0.2580

10. DISTRIBUTIONS PAID OR DECLARED

FSHOP's Technical Committee has determined the payment of quarterly distributions to CBFI holders; during the reported period, a distribution was made for a total amount of 130 million pesos (0.2040 per CBFI), corresponding to the second quarter of 2026.

11. CAPITAL AND FINANCIAL RISK MANAGEMENT

The Group's financial risk management objectives and policies are established by its Technical Committee, in accordance with its bylaws.

12. COMMITMENTS AND CONTINGENT LIABILITIES

As of the balance sheet date, there are no additional commitments or contingent liabilities to disclose.

13. RELATED-PARTY INFORMATION

The following details FSHOP's most significant related parties:

Grupo Cayón and Grupo FREL were the transferors of FibraShop's initial investment portfolio and form the Control Trust. These Groups will continue to contribute their industry experience to generating new investment opportunities for FibraShop. Through the aforementioned Control Trust agreement, FibraShop has a right of first offer to acquire properties developed by the two groups, transactions that must be approved by the Technical Committee, with the favorable vote of the majority of the Independent Members. In addition, the Control Trust includes a non-compete clause.

14. SUBSEQUENT EVENTS

There are no subsequent events to disclose as of the report date.



FINANCIAL REPORT *3Q2026*

FIBRA SHOP®