

## FIBRA MTY ANNOUNCES DISTRIBUTION PAYMENT CORRESPONDING TO MAY AND JUNE 2016

Monterrey, Mexico, August 4, 2016 – Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, Fiduciario, as **Trustee identified by the number F/2157** (“Trust 2157”), or **Fibra Mty (BMV: FMTY14)**, (“Fibra Mty” or “the Company”), the first real estate investment trust 100% internally advised and managed, announced today that it will execute a taxable distribution for the months of May and June 2016 of Ps. 0.0150826927713387 for each of its 482,504,690 Real Estate Trust Certificates (*Certificados Bursátiles Fiduciarios Inmobiliarios* or “CBFIs”) outstanding, for a total of Ps. 7,277,470.00 (seven million two hundred seventy seven thousand four hundred seventy Mexican pesos), on August 12, 2016.

The Company also announced that a capital reimbursement, for the months of May and June 2016, will take place on August 12, 2016, for Ps. 0.1357442307970100 for each of its 482,504,690 CBFIs outstanding, for a total of Ps. 65,497,228.00 (sixty-five million four hundred ninety-seven thousand two hundred twenty-eight Mexican pesos).

The capital reimbursement will not generate a tax withholding for the CBFi holder. Moreover, the CBFIs are non-amortizable and without expression of nominal value.

The following are the important dates for this distribution:

- Ex-dividend date: August 9, 2016
- Record date: August 11, 2016
- Payment date: August 12, 2016

For reference purposes, following is a summary of the distribution per CBFi:

### **Taxable Distribution:**

Total distribution: Ps. 7,277,470.00

Number of CBFIs outstanding: 482,504,690

Peso amount to be distributed per CBFi: Ps. 0.0150826927713387

### **Capital Reimbursement Distribution:**

Total distribution: Ps. 65,497,228.00

Number of CBFIs outstanding: 482,504,690

Peso amount to be distributed per CBFi: Ps. 0.1357442307970100

Additionally, the implied value of Fibra Mty is Ps. 13.01151497615490 per CBFi.

The following is the detail behind the calculation of the implied value, based on the Fibra Mty’s unaudited financial results on June 30, 2016:

Equity contributed: Ps. 5,739,485,000.00  
( + ) Accumulated results: Ps. 561,914,000.00  
( - ) Fair value adjustment on derivative financial instruments: 23,282,000.00  
( = ) Total Shareholders' Equity: Ps. 6,278,117,000.00  
( / ) Number of CBFIs outstanding: 482,504,690  
( = ) Book value: Ps. 13.01151497615490

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#### **About Fibra Mty:**

Fibra Mty is a real estate investment trust ("FIBRA") that initiated operations on December 11, 2014 identified by the number F/2157 ("Trust 2157"), and also as "Fibra Mty" or "FMTY". Fibra Mty's strategy is based mainly on the acquisition, administration, development and operation of corporate properties in Mexico, predominantly office properties. Fibra Mty's portfolio now consists of 8 office buildings, 18 industrial properties and 5 commercial properties. Fibra Mty is a FIBRA qualified as a transparent entity under Mexican Income Tax laws, therefore, all revenues derived from Fibra Mty's operation are attributable to the holders of its CBFIs, given that Trust 2157 is not subject to Income Tax in Mexico. In order to maintain FIBRA status, the articles 187 and 188 of Mexican Income Tax Law establish that FIBRAs such as Trust 2157 must distribute annually at least 95% of their net income to holders of CBFIs and invest at least 70% of their assets in real estate rental properties, among other requirements. Fibra Mty is internally-managed by Administrador Fibra Mty, S.C., making Fibra Mty the first investment vehicle of its kinds within the FIBRAS sector in Mexico, supported by an innovative corporate governance structure, aligned with investor interests, generating economies of scale and taking advantage of the opportunities offered by the real estate market.

#### **Note on Forward-Looking Statements**

This press release may contain forward-looking statements or guidance related to Fibra Mty which includes estimates or considerations about the Company's operations, business and future events. Statements about future events may include, without limitation, any statement that may predict, forecast, indicate or imply future results, operations or achievements, and may include words such as "anticipates", "believes", "estimates", "expects", "plans" and similar expressions, as they relate to the Company. Such statements reflect the current views of management and are subject to a number of risks and uncertainties and results may be materially different from the expressed in this report. There is no guarantee that the expected events, trends or results will actually occur. The statements are based on many assumptions and factors, including general economic and market conditions, industry conditions, and operating factors. Any changes in such assumptions or factors could cause actual results to differ materially from current expectations.

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