

FIBRA MTY ANNOUNCES CAPITAL REIMBURSEMENT

Monterrey, Mexico, July 18th, 2018 – 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, announces today to the investing public that it will carry out a capital reimbursement corresponding to the month of June 2018 through a cash payment for a total amount of MXN\$ 63,726,000.00 (sixty-three million, seven hundred and twenty-six thousand pesos 00/100 National Currency), which is equivalent to MXN\$ 0.100082793752623 for each of the 636,732,825 Real Estate Trust Certificates (Certificados Bursátiles Fiduciarios Inmobiliarios or “CBFIs”) outstanding.

The capital reimbursement does not include any taxable item and does not constitute an amortization of any of the CBFIs. The CBFIs are non-amortizable with no par value.

The important dates for this distribution are the following:

- Ex-date: July 24, 2018
- Record date: July 25, 2018
- Payment date: July 26, 2018

For reference purposes, the capital reimbursement previously mentioned is summarized below:

Capital reimbursement:

Total distribution: MXN\$ 63,726,000.00

Number of CBFIs outstanding: 636,732,825

Distribution per CBFI: MXN\$ 0.100082793752623

Additionally, the theoretical value of FIBRA MTY as of March 31, 2018 is MXN\$ 13.8016201315531 per CBFI, based on FIBRA MTY’s unaudited financial information.

The calculation of this theoretical value is detailed below:

Contributed equity: \$7,611,311,000.00

(+) Retained earnings: \$1,147,619,000.00

(+) Valuation of derivative financial instruments: \$38,028,000.00

(=) Total Trustors’ Equity: \$8,796,958,000.00

(/) Number of CBFIs outstanding as of March 31st, 2018: 637,385,895

(=) Theoretical value: MXN\$ 13.8016201315531

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 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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