

**FIBRA MTY ANNOUNCES CASH DISTRIBUTIONS CORRESPONDING TO 1Q19 NET TAXABLE RESULT
AND SALE OF REAL ESTATE ASSETS BEFORE THE EXPIRATION OF 4 YEARS
FROM ITS ACQUISITION DATE**

Monterrey, Mexico, April 15^h, 2019 – 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 the following cash distributions:

- 1) Corresponding to the expected net taxable result for the first quarter 2019 (“1Q19”); and,
- 2) Distribution of taxable income, net of income tax, from the disposal of real estate assets before the expiration of 4 years from their acquisition date, which consisted in the sale of 2,783.79 square meters of a land plot, part of the “Huasteco” portfolio. This distribution is not subject to additional income tax withholding as, given that this transaction was completed prior to the 4-year term established in the Article 187, Section IV, of the Mexican Income Tax Law (*Ley del Impuesto Sobre la Renta – “LISR”*), FIBRA MTY filed and paid the relevant tax income to the Mexican tax authority, on April 11th, 2019, in accordance with the provisions laid out in the Article 188, Section VII, of the aforementioned legislation.

Both distributions are detailed below:

1) Expected net taxable result for 1Q19:

1Q19 net taxable result	Ps. 169,289,264.00
Number of CBFIs outstanding at the record date	637,801,637.00
Distribution per CBF	Ps. 0.2654261986474020

2) Distribution of taxable income, net of income tax, from the disposal of real estate assets before the expiration of 4 years from their acquisition date:

Total land plot area	31,229.408 m ²
Area sold	2,783.790 m ²
Sale price	Ps. 1,902,129.00

Tax withholding	Ps. 1,476,792.00
Taxable income	Ps. 425,337.00
Income tax	Ps. 127,601.00
Taxable income, net of income tax, to distribute	Ps. 297,736.00
Number of CBFIs outstanding at the record date	637,801,637.00
Taxable income, net of income tax, per CBF	0.0004668159859238490

It is relevant to emphasize that this cash distribution is not subject to additional income tax withholding, in accordance with Article 188, Fraction VII, of the LISR, since it resulted from the sale of a real estate asset held in trust, before the 4-year period established in the Article 187, Fraction IV, of the LISR, has elapsed. The trustee filed and paid the income tax corresponding to the income obtained from the sale, on behalf of FMTY's CBFHolders.

In this sense, FMTY paid the corresponding tax income on April 11th, 2019.

The important dates for these distributions are the following:

- Ex-date April 24th, 2019
- Record date April 25th, 2019
- Payment date April 26th, 2019

Additionally, the theoretical value of FIBRA MTY as of December 31, 2018 is MXN \$13.9335835078510 per CBF, based on FIBRA MTY's latest financial information.

The calculation of this theoretical value is detailed below:

Contributed equity	MXN\$ 7,628,397,000.00
(+) Retained earnings	MXN\$ 1,204,975,000.00
(+) Valuations of derivative financial instruments	MXN\$ 28,989,000.00
(=) Total Trustors' Equity	MXN\$ 8,862,361,000.00
(/) Number of CBFIs outstanding	636,043,197

(=) Theoretical Value

MXN\$ 13.9335835078510

About Fibra Mty:

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 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 several risks, 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 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.

Investor Relations Contact Information:

Jaime Martinez Trigueros
 Phone: (81) 41-60-14-03
jmartinez@fibramty.com
 Monterrey, N.L., Mexico.