FIBRA MTY ANNOUNCES CASH DISTRIBUTION FROM NET TAXABLE RESULT AND CAPITAL REIMBURSEMENT

Monterrey, Mexico, August 21st, 2025 – Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, Fiduciario, as Trustee identified by the number F/2157 ("FIBRA MTY"), issuer of the real estate trust certificates (Certificados Bursátiles Fiduciarios Inmobiliarios or "CBFIs") with ticker symbol "FMTY 14", announces today to the investing public the cash distribution generated in May 2025, as detailed below:

Cash distribution from 2025 net taxable result:	MXN$ 41,982,200.00
Number of CBFIs outstanding at the record date:	2,432,245,350
Distribution per CBFI:	MXN$ 0.0172606764362814

Cash distribution from capital reimbursement	MXN$ 167,928,800.00
Number of CBFIs outstanding at the record date:	2,432,245,350
Distribution per CBFI:	MXN$ 0.0690427057451256

The important dates for May 2025 distribution are the following:

Ex-date:	August 28th, 2025
Record date:	August 28th, 2025
Payment date:	August 29th, 2025

Additionally, the theoretical value of FIBRA MTY as of June 30th, 2025, is MXN$ 12.973867130633018 per CBFI, based on FIBRA MTY's latest financial information.

The calculation of this theoretical value is detailed below:

Contributed equity:	MXN$ 28,555,687,000
(+) Retained earnings:	MXN$ 2,923,341,000
(+) Valuation of derivative financial instruments:	MXN$ 76,600,000
(=) Total Trustors' Equity:	MXN$ 31,555,628,000
(/) Number of CBFIs outstanding:	2,432,245,350
(=) Theoretical value:	MXN$ 12.973867130633018

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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. 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.

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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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