

**FIBRA MTY SUCCESSFULLY CONCLUDES ACQUISITION OF “SANTIAGO” PROPERTY AND REACHES AGREEMENT TO ACQUIRE FIRST BUILDING OF “MILWAUKEE” PORTFOLIO**

Monterrey, Mexico, September 21, 2015 – 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 successfully concluded the acquisition of the “Santiago” building, and it also reached an agreement to acquire the first building of the “Milwaukee” portfolio project. The acquisitions were previously approved by Fibra Mty’s Technical Committee on July 13, 2015 and April 13, 2015, respectively.

Both transactions represent a total investment of Ps. 220 million plus the corresponding VAT and other taxes and acquisition expenses. The purchase price for both transactions will be fully paid with cash. The Company expects to generate NOI of Ps. 19.65 million during the first year following the acquisitions.

It is worth mentioning that with these acquisitions, Fibra Mty’s portfolio will reach a total of 21 properties located in 5 states of Mexico, with a total GLA of approximately 213,542 square meters. Moreover, the acquisition of the “Santiago” project will enable Fibra Mty to expand its presence to the state of Queretaro, one of the states in Mexico with the highest economic growth and important development outlook.

**“Santiago” Property**

This project consists of an industrial building, currently under construction, which has been designed to suit our tenant’s needs and is located in the city of Queretaro, Queretaro. This building has a total of approximately 45,444 square meters of land; the total GLA of the building is approximately 16,497 square meters. The Company expects to conclude and deliver this project on January 31, 2016.

This building will be fully-occupied by an automotive multinational company, whose leasing contract has a mandatory initial term of 10 years. This contract is a US-dollar denominated lease and is a double net lease. Thus, in addition to the rent, the tenant will cover operating expenses and insurance, while Fibra Mty will be responsible for paying property taxes.

The total investment amount for this project is approximately Ps. 129 million plus the corresponding VAT and other taxes and acquisition expenses. The Company expects this project to generate NOI of approximately Ps. 11.92 million during the first year following its delivery.

In accordance to the regulation applicable to the Trust 2157 and other legal guidelines, Fibra Mty’s Technical Committee, as per previous recommendation and opinion of the Investment Committee, approved this acquisition on July 13, 2015.

### **"Milwaukee" Portfolio**

The first property of this portfolio consists of a commercial building, which will be designed and built to suit our tenant's needs. This building is located within the Monterrey's metropolitan area and has a total of approximately 67,200 square meters of land. The total GLA of the building is approximately 6,000 square meters. The Company expects to conclude and deliver this project during the second quarter of 2016.

This building will be fully-occupied by a company in the transportation sector, with a mandatory initial term contract of 15 years. The contract is a Mexican Peso-denominated lease and is a double net lease. Thus, in addition to the rent, the tenant covers operating expenses and insurance, while Fibra Mty is responsible for paying property taxes.

The total investment amount of this project will be approximately Ps. 91 million plus the corresponding VAT and other taxes and acquisition expenses. The Company expects this project to generate NOI of approximately Ps. 7.73 million during the first year following its delivery.

In accordance to the regulation applicable to the Trust 2157 and other legal guidelines, Fibra Mty's Technical Committee, as per previous recommendations and opinions of the Investment and Corporate Committees, approved this acquisition on April 13, 2015.

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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, management, development and operation of corporate properties in Mexico, predominantly office properties. Fibra Mty's portfolio is made up of 7 office buildings, 8 industrial properties and 4 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 articles 187 and 188 of Mexican Income Tax Law establish that FIBRA 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 kind 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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