

FIBRA MTY ANNOUNCES 2016 GUIDANCE HIGHLIGHTS

Monterrey, Mexico, January 22, 2016 – **Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, Fiduciario, as Trustee identified by the number F/2157, (BMV: FMTY14), (“Fibra Mty” or “the Company”)**, the first real estate investment trust 100% internally managed and advised by Administrador Fibra Mty, S.C., announced today its 2016 financial guidance highlights.

At Fibra Mty we will continue to generate economies of scale by maximizing our 100% internally-managed administrative structure. With this objective, we will seek to continue the growth of our portfolio of properties with accretive acquisitions. As such, on January 19, 2016, at our Shareholders’ Meeting, we proposed a capital increase via the issuance of up to 195 million additional CBFIs (*Certificados Bursátiles Fiduciarios Inmobiliarios*), or Real Estate Trust Certificates that would be offered to our Holders. The Shareholders’ Meeting approved this capital increase, and as such, we will choose the optimal moment to execute this issuance within the next 12 months following said Shareholders’ Meeting.

Currently, we have a portfolio of already agreed and announced acquisitions, as well as potential transactions under negotiation for a total amount of approximately Ps. 3.45 billion, which we expect will take place in the short term. We currently have the available credit lines and resources to liquidate all the cash portions of the transactions that have been approved by our corporate committees and agreed upon by the sellers, for a total of approximately Ps. 1.9 billion. However, in order to liquidate these transactions and to maintain an optimum balance of our capital structure, the Company expects to pay Ps. 1.5 billion pesos with cash and the remainder with a mix of CBFIs and debt. Additionally, we will continue to seek assets that are accretive to the cash flow of our portfolio, in accordance with our business plan. These actions are consistent with our strategy of minimizing cash and optimizing the working capital structure.

Fibra Mty expects that the current portfolio of properties, considering an exchange rate of Ps. 17 per dollar, plus the acquisitions previously announced and pending to liquidate, will generate revenues at an annualized run rate of Ps. 734 million and Net Operating Income (NOI) of Ps. 667 million per quarter. Moreover, and taking into consideration a capital structure as mentioned above, the Company expects Funds from Operations (FFO) of Ps. 519 million, and Adjusted Funds from Operations (AFFO) of Ps. 493 million. Therefore, Fibra Mty expects a distribution per CBFIs between Ps. 1.07 and Ps. 1.13 per quarter at an annualized run rate.

Once the aforementioned transactions and capital increase take place, Fibra Mty will update its Revenue, NOI, FFO, AFFO and distribution per CBFIs guidance accordingly.

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, 9 industrial properties and 5 commercial properties; currently, 16 industrial properties, 2 office buildings and 1 commercial property are in the process of being incorporated into the Company’s portfolio. 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 Mexican Internal Revenue Service has established in articles 187 and 188 of Mexican Income Tax Law 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 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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