

FIBRA MTY ANNOUNCES THE PUBLIC OFFERING OF REAL ESTATE SECURITIES (“CBFIs”) TO BE ISSUED UNDER AN ATM PLACEMENT PROGRAM

Monterrey, Nuevo Leon, Mexico, August 3, 2017 – Banco Invex, S.A., Institucion de Banca Multiple, 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 in Mexico, announced today that the pricing of the initial public offering of 105,615,208 (one hundred five million, six hundred fifteen thousand, two hundred and eight) real estate securities (CBFIs by their Spanish acronym) has been set at \$12.35 (twelve pesos 35/100 local currency) per CBFi. The public offering will be placed under an ATM placement program of CBFIs and long-term local unsecured notes duly authorized by the National Banking and Securities Commission (Comisión Nacional Bancaria y de Valores– CNBV) up to an amount of \$10’000,000,000.00 (ten billion pesos 00/00 local currency).

The underwriters will have a 30-days period to purchase up to 15,842,281 (fifteen million, eight hundred and forty-two thousand, two hundred and eighty-one) additional CBFIs, less the underwriting discount or fee to cover any greenshoe option if any.

If the greenshoe option is exercised in full, the gross proceeds of the offering are estimated at approximately \$1,500,000,000.00 (one thousand five hundred million pesos 00/100 local currency), amount on which the underwriting discounts or fees and estimated expenses to pay will be deducted.

The gross proceeds of the offering – before any exercise of the greenshoe option above mentioned – are estimated at approximately \$1,304,347,818.80 (one thousand, three hundred four million, three hundred forty-seven thousand, eight hundred and eighteen pesos 80/100 local currency), amount on which the underwriting discounts or fees and estimated expenses to pay will be deducted.

The Company plans to use approximately 90% of net proceeds from the placement to fund acquisitions in accordance with FMTY’s pipeline of possible transactions, and the remaining for debt payment.

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 consists of 11 office buildings, 25 industrial properties and 6 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, 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 kind within the Mexican FIBRAs sector, 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 Fibra Mty. 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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