

## **FIBRA MTY ANNOUNCES THE UTILIZATION OF A US\$20.0 MILLION CREDIT LINE TO EXECUTE UPCOMING ACQUISITIONS**

Monterrey, Mexico, April 23<sup>th</sup>, 2018 – 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 has obtained proceeds for US\$20.0 million from a secured credit facility previously subscribed with Scotiabank at a 5-year term. The drawn credit line states monthly amortizations to the principal amount and interest at a float rate equal to 1-month LIBOR plus 250 basis points, and it is due on April 2023.

It is important to note that these resources will be primarily used for the acquisition of new investment properties oriented to strengthen Fibra Mty’s current portfolio and contribute to greater creation of value for its real estate securities’ (CBFIs by their Spanish acronym) holders, in accordance with Fibra Mty’s investment guidelines and subject to obtaining the applicable corporate and government authorizations.

The utilization of this credit facility is in line with Fibra Mty’s strategy focused on maintaining a healthy balance of cash and debt, fully complies with the terms and conditions of the Trust 2157 and Fibra Mty’s Leverage Guidelines, and has obtained all due corporate authorizations.

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### **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 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 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 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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