

**FIBRA MTY ANNOUNCES THE SUCESSFUL ACQUISITION OF THE “ZINC” PROPERTY
FOR AN APPROXIMATE AMOUNT OF US\$ 9.8 MILLION**

Monterrey, Nuevo Leon, September 14th, 2018 – Banco Invex, S.A., Institucion de Banca Multiple, 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 successfully completed the acquisition of the previously announced “Zinc” property.

The “Zinc” property is a land plot located in the municipality of Santa Catarina, Nuevo Leon, covering a total area of approximately 43,920 m², on which a build-to-suit industrial facility will be developed. Based on current estimations, this property will have a Gross Leasable Area (“ABR”) of approximately 19,200 square meters, and it will be fully leased to a single company under a triple net (“NNN”) type contract, whereby, in addition to the rent, the tenant covers operating expenses, insurance, and property taxes.

The leasing contract will be denominated in US dollars with a 10-year mandatory initial term. The payment of the rent will begin 10 months after the acquisition of the land plot.

This transaction was conducted with the aim of relocating the tenant’s facilities, currently owned by Fibra Mty, as part of the reconversion process of certain property included in the Company’s initial portfolio, acquired in December 2014. The property currently occupied by the tenant will be refitted for retail and services use, allowing the Company to increase its commercial value, in contrast to its current industrial use, by at least 25% above its acquisition cost. This property would be sold or developed by a third party, in which case Fibra Mty would contribute the asset as capital for the new project, with the possibility of subsequently acquiring the totality of this project once it completes its stabilization cycle.

The initial investment is equivalent to the acquisition cost of the land plot, which amounted to approximately US\$ 1.8 million plus other taxes, costs and expenses related to the transaction. In connection with the development and construction of the industrial facility, Fibra Mty estimates an additional investment for a maximum amount of approximately US\$ 8.0 million. The construction process is expected to last about 9 months from this date.

The “Zinc” property is expected to generate an additional Net Operating Income (“NOI”) of approximately US\$ 831 thousand during the twelve months following the initial payment of the rent.

The acquisition of the land plot was fully settled in cash. Additionally, Fibra Mty will commit available cash funds to carry out the construction and development of the industrial facility.

In accordance with the regulation applicable to Trust 2157, and other legal guidelines, this acquisition was duly authorized at its time by Fibra Mty’s Technical Committee, after a proper recommendation of its Investment Committee.

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’s portfolio currently consists of 12 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 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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