

FIBRA MTY ANNOUNCES THAT IT HAS REACHED AN AGREEMENT TO ACQUIRE AN INDUSTRIAL COMPLEX IN APODACA, NUEVO LEON IN US\$ 135 MILLION DOLLARS

Monterrey, Nuevo Leon, November 27th, 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 announces that it has reached an agreement with Whirlpool Corporation (NYSE: WHR) for the sale and leaseback of Whirlpool’s industrial complex in Apodaca, which will continue to be operated by the appliances manufacturer under a long-term lease agreement.



Portfolio “Filios”, as designated by Fibra Mty, is comprised by 5 land lots that together represent a total area of approximately 384,451 square meters, located in the Municipality of Apodaca, Nuevo Leon, on one of the most important industrial submarkets in the country. Within the property there are 10 buildings main for manufacturing, distribution and office use, plus some auxiliary constructions, that in total represent a Gross Leasable Area (“GLA”) of approximately 148,580 square meters.

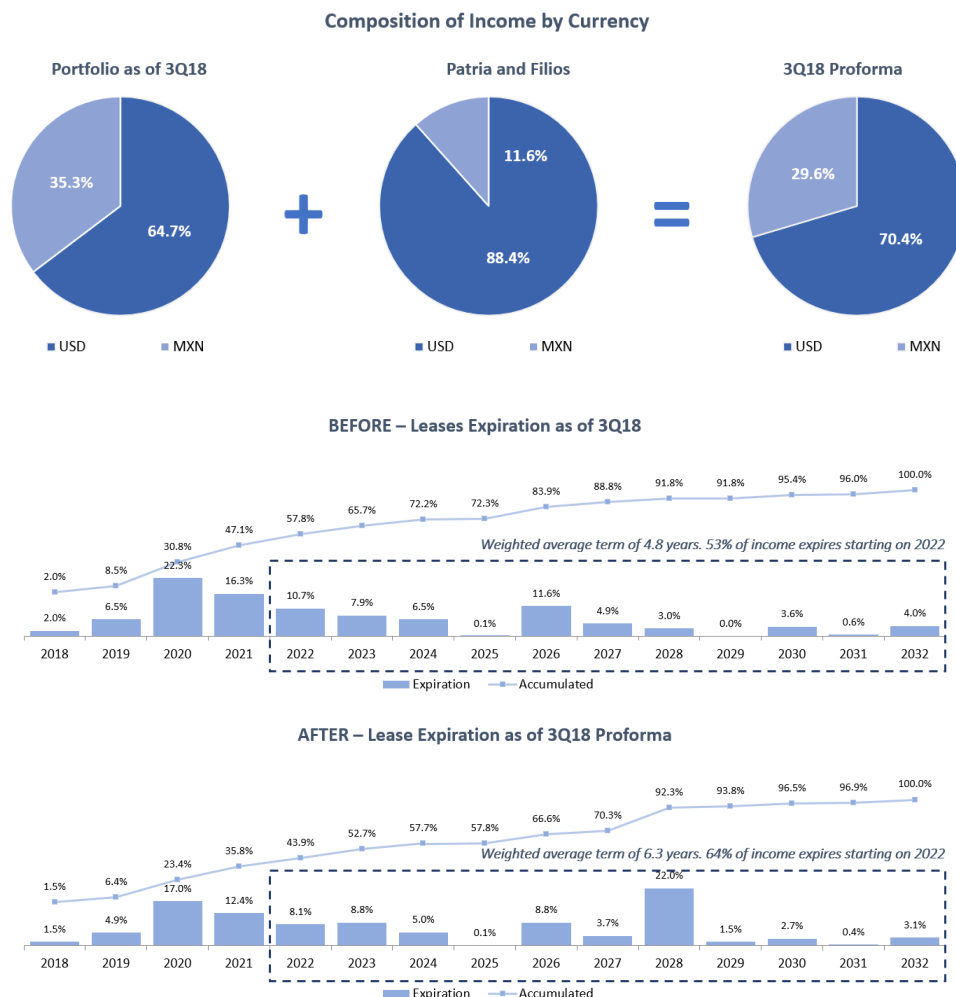
Simultaneously at the time of the final closing of the Portfolio “Filios”, Fibra Mty and Whirlpool will enter into a dollar-denominated lease agreement with an initial lease term of 10 years, mandatory for both parties, plus the possibility of an extension for the double of the term. This lease agreement will be an absolute triple net (NNN), this is, Whirlpool will cover in addition of the rent for all operating expenses, insurance, property taxes and expenses related to the maintenance and conservation of the property.

The agreed amount for this transaction is US\$ 135 million dollars, plus Value Added Tax (VAT) related to construction and other taxes and closing costs, and it will be fully settled in cash. It is expected that this lease agreement will generate a Net Operating Income (“NOI”) of approximately US\$ 11.13 million dollars during the twelve months after the acquisition. The final closing of the transaction is scheduled to happen during the first days of December 2018.

“This is a strategic transaction for Fibra Mty given the defensive nature of the investment due to the high quality of the property, the history and reputation of the tenant, as well as the terms and conditions of the lease agreement” said Mr. Jorge Avalos Carpinteyro, CEO of Fibra Mty. *“The acquisition of the Portfolio “Filios” will have a positive impact in the strength and predictability of the long-term cash flow of the entire portfolio of Fibra Mty, in a current high market volatility environment”*, added Mr. Avalos.

“The sale and leaseback of the Apodaca Campus is a long-term financial transaction that will help the Company to achieve its business vision focused on the delivery of the best product and innovative brands to our consumers, through the collaboration of our team and operative excellence. It is important to point out that this agreement has no impact whatsoever in the current operation, nor in the investment plans and growth of the Company” said Mr. Eduardo Elizondo Williams, Vice President of Operations for Whirlpool Mexico.

This transaction does not only represent and increase in the value of Fibra Mty’s property portfolio in more than 28%, but it also will allow the Company to consolidate approximately 45 hectares of premium land in Apodaca, with a high mid- and long-term redevelopment potential. The impact that this transaction will have in the main key performance indicators and lease maturity profile will be immediate, being some of these the following (as percentage of revenue):



Fibra Mty is one of the 15 FIBRAs currently operating in Mexico, with a large and strong presence in the state of Nuevo Leon, where the company was founded. Since its inception in December 2014, the trust was created with a structure similar to the American REITs, making Fibra Mty a pioneer as the first

internally managed and advised FIBRA in Mexico. Also, Fibra Mty continues to grow and maintain a position as one of the Real Estate Investment Trusts with the best return in Mexico, proving the benefits of a high-quality portfolio and aligned Corporate Governance.

This transaction is subject to the fulfillment of certain conditions precedent and to the negotiation of the definitive documents whereby the transaction would be formalized.

It is noteworthy that, regarding the transaction and in compliance with the provisions of Trust 2157 and other applicable legal provisions, since the transaction falls in the corporate restructuring scenario, the corresponding preliminary prospectus was published on November 12th, 2018; on November 21, 2018, the transaction was authorized by the Federal Antitrust Commission (*COFECE* for its Spanish acronym), and on November 26th, 2018, it was approved by Fibra Mty's Meeting of CBFIs Holders.

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"). 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 Fibra Mty 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 Fibra Mty 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.

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.

Investor Relations Contact:

Jaime Martinez Trigueros
Phone: (81) 41-60-14-03
jmartinez@fibramty.com
Monterrey, N.L., Mexico.