

FIBRA MTY ANNOUNCES THE SUBSCRIPTION OF A \$150 MILLION DOLLAR SECURED SYNDICATED LOAN

Monterrey, Nuevo Leon, December 11th, 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 successfully arranged a floating rate credit facility with a bank syndicate led by HSBC for an aggregate principal amount of \$150 million dollars, in which Fibra Mty will provide as collateral certain properties that comprises its real estate portfolio, including their respective collection rights on rents.

The objective of this operation is securing the funds that will be primarily used for the acquisition of new investment properties and other general corporate purposes. This subscription of this credit line is aligned with the Company’s strategy focused on maintaining a healthy balance of cash and debt.

Such operations are permitted under Trust F/2157’s legal framework for fully complying with the terms and conditions of the Trust and leverage guidelines applicable to Fibra Mty, and have been granted all due corporate authorizations.

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.

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