

FIBRA MTY ANNOUNCES RESULTS FOR THE FOURTH QUARTER 2018

Monterrey, Nuevo Leon, February 20th, 2018 – Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, Fiduciario, as Trustee of the Irrevocable Real Estate Investment Trust identified by the number F/2157 (BMV: FMTY14) (“Fibra Mty”), the first real estate investment trust 100% internally advised and managed, at the request of Fibra Mty’s Company Trust (Administrador Fibra Mty, S.C.), informs the investing public that the earnings release prepared by the Administrator, which includes Fibra Mty’s results for the fourth quarter 2018 and the consolidated financial statements for the period ended December 31st, 2018, has been published.

Highlights

Operating Highlights

- At the end of 4Q18, Fibra Mty’s consolidated portfolio was composed of 55 properties.
- At quarter-end, Fibra Mty’s Gross Leasable Area (“GLA”) totaled 661,084 m².
- As of December 31st, 2018, occupancy rate was 97.0%, in GLA terms.
- In 4Q18, average rent per m2 was US\$ 18.4 for corporate offices, US\$ 13.7 for operating offices, US\$ 4.5 for industrial buildings, and US\$ 7.1 for retail properties.

Financial Highlights

<i>(thousands of Mexican pesos)</i>	4Q18	4Q17	Δ%/p.p.
Total revenue	254,704	222,813	14.3%
NOI	225,256	196,935	14.4%
EBITDA	200,862	177,187	13.4%
FFO	174,996	173,163	1.1%
AFFO	166,814	165,757	0.6%

Fibra Mty remains on track with its 20/20 Strategic Growth Plan

“We performed the most important strategic transaction in terms of Fibra Mty’s portfolio size in the last four years, for an amount of US\$ 135 million, which stands out for its location, credit quality of the tenant and contract conditions: the *Filios Portfolio*”, stated Mr. Jorge Avalos Carpinteyro, CEO of Fibra Mty. Likewise, on an annual basis, the Company improved the operating margins of its portfolio of investment properties by 120 basis points, going from 87.1% in 2017 to 88.3% in 2018.

Mr. Avalos added: “We see great opportunities to execute strategic acquisitions that bring incremental value to our investors, measured in terms of AFFO per CBFi, targeting properties with high-quality lease contracts and tenants in the markets specified in our 20/20 strategic plan. Despite the recent volatility in the financial markets, arisen from the economic uncertainty, Fibra Mty has proved to be an outstanding defensive investment vehicle, compared to other investment instruments that are highly correlated with the exchange rate, interest rates and capital markets.”

Guidance 2019

Fibra Mty’s 2019 Guidance was approved at the Technical Committee Meeting held on February 11th, 2018. The targets set at this Guidance are based on operating and financial aspects. Regarding organic growth in real estate, at least 40% of available spaces must be leased; while, as for the financial front, it is necessary to convert current peso-denominated debt into US dollars to avoid negative carry generated by the cost of financing.

In this sense, taking into account the relevance of the variations of the foreign exchange rate, Fibra Mty’s established two target ranges based on the average exchange rate during the year.

Same-properties		
Exchange rate (USD-MXN)	Ps. 19.00 – Ps. 19.49	Ps. 19.50 – Ps. 20.00
Target cash distribution per CBFi	Ps. 1.05 – Ps. 1.07	Ps. 1.07 – Ps. 1.09

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 articles 187 and 188 of Mexican Income Tax Law establish that FIBRA 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.

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. 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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