

**FIBRA MTY ANNOUNCES THE SUCCESSFUL ACQUISITION OF  
THE “GARIBALDI” INDUSTRIAL PORTFOLIO**

Monterrey, Nuevo León, November 27<sup>th</sup>, 2019 – 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 (“Trust 2157”), or Fibra Mty (BMV: FMTY14), (“Fibra Mty” or “the Company”), the first real estate investment trust 100% internally advised and managed, today announced to the investing public that it successfully completed the acquisition of the “Garibaldi” real estate portfolio. “Garibaldi” consists of four properties located in the Apodaca, Ciénega de Flores and Guadalupe municipalities, all within the State of Nuevo León, representing a total acquisition of approximately 44,198 square meters of Gross Leasable Area (“GLA”).

This transaction was arranged in less than a month after successfully closing Fibra Mty’s second follow-on offering under its ATM program of real estate securities (*Certificados Bursátiles Fiduciarios Inmobiliarios - “CBFIs”*) for approximately Ps. 3,900 million, announced on October 28<sup>th</sup>.

The four buildings are 100% leased under triple net contracts (NNN), whereby, in addition to the rent, the tenant covers operating expenses, insurance and property taxes. All leases are denominated in US dollars with an income weighted average lease term remaining of 5.0 years.

The agreed price for the purchase of such properties was approximately US\$ 33.94 million, plus the corresponding VAT related to construction, and other taxes, as well as acquisition expenses. As of the date of this press release, the acquisition cost of the two properties located in Ciénega de Flores and the one in Apodaca was fully settled in cash for approximately US\$ 27.94 million, pending approximately US\$ 6.00 million to be disbursed for the building located in Guadalupe. The acquisition of the last property is expected to be closed in January 2020, whose cash settlement will be carried out progressively according to the dates on which such property begins to generate income from leases, as per the terms of the corresponding contract.

Considering the total purchase price for the four buildings, Fibra Mty expects that this portfolio will generate an additional Net Operating Income (“NOI”) of approximately US\$ 2.92 million during the twelve months following its acquisition.

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

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**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.

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**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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