

**FIBRA MTY STRENGTHENS ITS CAPITAL STRUCTURE AND REDUCES
ITS LEVERAGE RATIO TO LEVELS BELOW 27%.**

Monterrey, Nuevo Leon, December 7th, 2020 – Fibra Mty (BMV: FMTY14) (the “Company”), the first real estate investment trust 100% internally advised and managed, informs the investor public that the Company continues with the execution of its strategy to bolster its capital structure through the advance payment of US\$51.7 million in bilateral loans. By this means, Fibra Mty has managed to release the liens up to 56% of its investment properties and to achieve a maturity profile where 95% of its debt due after November 2024. On the other hand, the Company has in reach an additional indebtedness of up to US\$100.0 million to conduct acquisitions that will generate value to investors when presented. As a result, Fibra Mty's cash flow will not be affected due to the similarity between the interest cost of the prepaid debt and the interest income generated by cash investments. It is worth noting that the proceeds allocated for the operation stem from the follow-on offering made during October 2019.

Since the beginning of 2020 and for the benefit of its investors, Fibra Mty deployed a strategy to bolster its capital structure in order to maintain the foreseeability of its cash flows and strengthen the Company's resilience. In addition to the transaction announced today, the following strategy highlights are outlined:

- On June 9, the replacement of two bilateral loans totaling US\$35.0 million was conducted with proceeds from the HSBC syndicated loan, thus extending its maturity from March 2022 to December 2024.
- On November 4, the Banamex syndicated loan was replaced with proceeds from the first public offering of dollar-denominated long-term debt securities (CEBUREs) in the Mexican market, FMTY 20D, for an amount of US\$100.0 million, therefore extending the average debt term from 3.1 to 5.1 years; starting in December 2020.

As of the date of this press release, Fibra Mty has a debt maturity profile of 5.4 years (the longest since its IPO), a leverage level below 27.0%, available cash equivalent to 14.0% of its assets, and credit lines for approximately US\$80.0 million.

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. 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. This document does not represent advice or recommendation of any kind, and readers should not base their decisions on the content herein contained.

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