



FIBRA MTY ANNOUNCES THREE TRANSACTIONS THAT WILL GENERATE ADDITIONAL ANNUALIZED NET OPERATING INCOME OF PS. 175.2 MILLION

Monterrey, Nuevo Leon, Mexico – June 3rd, 2021 – Fibra Mty (BMV: FMTY14), the first real estate investment trust 100% internally advised and managed, informs the investing public that it has successfully concluded agreements to make two acquisitions for approximately Ps. 1,960.7 million, and to monetize an asset for Ps. 70.0 million, at an average exchange rate of Ps. 20.33 per U.S. dollar for the first quarter of 2021.

1. La Perla – Acquisition

This transaction consists of the acquisition of a class A office building located in the municipality of Zapopan, Jalisco, with a gross leasable area ("GLA") of approximately 43,624 square meters built on a site of approximately 15,403 square meters. It is worth mentioning that this transaction was in the process of closing during the first quarter of 2020 and was temporarily suspended at the end of March of the same year following the onset of the COVID-19 pandemic. This acquisition was resumed at the beginning of 2021 under better terms and conditions for the buyer, reflecting the current situation and outlook of the office segment market cycle.



Developed three years ago within the urban district of the same name and designed by the North American firm Skidmore, Owins & Merrill ("SOM"), La Perla is one of the most modern office developments in the Guadalajara metropolitan area, which in the opinion of Eosis (one of the leading firms in sustainable development), has a "location and site among the most recommended by the LEED Sustainable Building Certification System - despite not having such certification to date - since in addition to being in a densely populated area with a variety of economic activities, it has preferential pedestrian access that enables users to stay active and healthy, while avoiding long-distance commuting."

The project, which showed great resilience during the worst months of the pandemic thanks to a strong tenant base, particularly from the technology industry, is located within an emerging office submarket in Guadalajara, providing barriers to entry for direct competition and a high supply of qualified professionals. In addition, it features a horizontal layout, outer vertical circulations and open areas that provide a safe working environment for people in this inter-pandemic backdrop, while offering flexible occupancy to users.

This transaction involves a progressive purchasing scheme of the property, i.e., it will be gradually purchased as the GLA is leased and rent payments are effectively originated. The amount of the transaction corresponding to the space currently leased (81.0% of the total GLA), including certain upcoming capital expenditures, amounts to approximately Ps. 1,456.0 million, excluding VAT and acquisition-related costs, which would be paid with the Company's own resources and is estimated to generate NOI of approximately Ps. 135.6 million during the twelve months following such disbursement. The remainder of the GLA will be paid progressively and is estimated to represent approximately Ps. 395.3 million, including variable costs for the marketing of vacant space, and could generate an annual NOI of approximately Ps. 36.8 million.



The leases are entirely net simple (N), meaning that the tenant covers, in addition to rent, maintenance expenses, and the landlord is responsible for insurance and property tax payments. The remaining weighted average lease term ("WALT") is approximately 5 years, with 88.0% of the lease income denominated in U.S. dollars.

This transaction is the first under Fibra Mty's acquisition program launched during the first quarter of 2021, focused on the growth and restructuring of the industrial and office portfolio in the country's main markets.

In compliance with the applicable provisions of Trust 2157 and other relevant legal dispositions, this transaction was approved by Fibra Mty's Technical Committee, upon recommendation of its Investment Committee, on April 14.

This transaction is subject to the authorization of the Mexican federal anti-trust commission (Comisión Federal de Competencia Económica – COFECE), which is expected to be confirmed shortly.

2. Casona Los Mochis – Sale

In line of Fibra Mty's portfolio restructuring and investment focus on the country's primary markets, specifically located in Northern, Central and Western Mexico, the Company decided to sell Casona Los Mochis, an industrial building acquired in May 2015 as part of the Casona portfolio.

The property consists of a 7,985-square-meter GLA industrial facility built on approximately 25,000 square meters of land plot located in the city of Los Mochis, Sinaloa. The property is fully leased by a single tenant from the automotive sector under a triple net (NNN) peso-denominated lease agreement, currently generating an annualized NOI of approximately Ps. 7.1 million. In other words, the tenant, in addition to paying rent, covers operating costs, insurance and property tax. The agreed sale price was Ps. 70.0 million, based on the fair market value estimation made by our external appraiser as of March 31, 2021.

This transaction will be carried out in compliance with the applicable provisions of Trust 2157.

The proceeds will be used for the expansion of one of our industrial buildings located in Saltillo, Coahuila, as described below.

3. Providencia 5MAL6A – Expansion

Lastly, Fibra Mty has agreed to the acquisition of a 9,019-square-meter expansion of one of the industrial buildings that were acquired as part of the Providencia portfolio in May 2016. The work on this expansion has already been fully completed by the developer, with whom Fibra Mty has entered into the respective purchase agreement.

The facility, located within the Alianza Derramadero Industrial Park, in the city of Saltillo, Coahuila, has an original area of 9,129 square meters, with the new building having a total aggregate area of 18,148 square meters, fully leased to a German automotive company. The new lease for the entire GLA will be for a 5-year term, denominated in U.S. dollars and structured as a triple net (NNN) contract. In other words, in addition to the rent, the tenant will cover operating costs, insurance, and property tax.

The total pre-VAT cost of this expansion is approximately Ps. 109.4 million and is expected to generate NOI of approximately Ps. 9.9 million during the twelve months following its acquisition and origination of rent payments.

This transaction will be carried out in compliance with the applicable provisions of Trust 2157.

With these three transactions, Fibra Mty reaffirms its commitment to continue growing and strengthening its investment property portfolio to increase cash flow per CBF, and to consolidate the quality of its assets, tenants, and leases in Mexico's main industrial and office markets.



Pursuant to the agreements reached, which are subject to the fulfillment of certain conditions, these transactions are expected to be concluded and settled in June 2021.

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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