



FIBRA MTY STRENGTHENS THE MATURITY PROFILE OF ITS LEASES WITH THE EARLY RENEWAL OF APPROXIMATELY 20% OF ITS REVENUE STREAM.

Monterrey, Nuevo Leon, Mexico – October 20th, 2021 – Fibra Mty (BMV: FMTY14), the first real estate investment trust 100% internally advised and managed, informs the investing public that it has signed the early lease renewal of the "Filius" property with Whirlpool, in which the new maturity was scheduled for December 2031, adding 3 years to the original term. As of the end of 3Q21, Whirlpool is Fibra Mty's most important tenant as it accounts for just under 20% of its revenue streams. With this renewal, the weighted average lease term ("WALT") of Fibra Mty's portfolio was extended from 4.5 years to 5.1 years, the longest WALT since the Trust's Initial Public Offering in 2014.

The "Filius" portfolio is an industrial facility with a Gross Leasable Area ("GLA") of 148,580 m² that was acquired by Fibra Mty at the end of 2018 through a sale and leaseback transaction for US\$135 million.

The lease agreement will continue to be denominated in U.S. dollars and it will retain its absolute triple net lease (NNN+) structure, meaning that Whirlpool will continue to pay all operating expenses, insurance, property tax, and costs of property maintenance and repairs, in addition to the rent. It is worth noting that the renewal entails certain capital investments to be made by Fibra Mty, which will generate incremental revenue during the extended term of the lease as well as an increase in the GLA of the portfolio.

This renewal attests once again to the quality of Fibra Mty's portfolio and tenants and reaffirms the Trust's close relationship with its tenants and the advantages provided by an institutional lessor with a strong financial standing to serve their current and future needs. The transaction has a very positive impact for Fibra Mty's investors, as it increases the predictability of its cash flow for a longer period and highlights the commitment of multinational companies to Mexico.

This renewal was executed in compliance with the applicable provisions of Trust 2157 and other relevant legal dispositions.

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.

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