FIBRA MTY ANNOUNCES THE SUCCESSFUL ACQUISITION OF AN INDUSTRIAL PROPERTY WITH A 15-YEAR LEASE TERM

Monterrey, Nuevo Leon, Mexico – November 19th, 2021 – Fibra Mty (BMV: FMTY14), the first real estate investment trust 100% internally advised and managed, informs the investing public that it has successfully completed the acquisition of an industrial building located in Cienega de Flores, Nuevo Leon. The transaction totaled US$20.4 million, plus VAT on construction and other taxes and acquisition costs.

The property has a Gross Leasable Area ("GLA") of 30,194 m^2 and is 100% leased under a triple net contract (NNN), whereby, the tenant covers operating expenses, insurance, and property taxes in addition to the rent. The lease is denominated in U.S. dollars, with a remaining term of 15 years at the date of acquisition. The tenant is a leading global supplier of partition walls for interior spaces.

Fibra Mty expects that this property will generate an estimated Net Operating Income ("NOI") of US$1.63 million during the twelve months following the acquisition.

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

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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. 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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