FIBRA MTY ANNOUNCES IT HAS INITIATED THE LEED O+M CERTIFICATION PROCESS FOR THE OFFICE SEGMENT OF ITS INVESTMENT PROPERTY PORTFOLIO

Monterrey, Nuevo Leon, Mexico – March 14th, 2022 – Fibra Mty (BMV: FMTY14), the first real estate investment trust 100% internally advised and managed, informs the investing public that it has initiated the LEED O+M (*Leadership in Energy and Environmental Design for Operations and Maintenance*) evaluation and certification process for the office building spaces of its investment property portfolio.

The LEED O+M v4.1 certification, granted by the US Green Building Council (USGBC), is awarded to existing buildings whose operation incorporates the best sustainability practices, meeting the most rigorous energy performance standards and featuring a low environmental impact.

This certification process includes a total gross leasable area of 141,186 square meters distributed in 11 buildings located at Mexico City, Guadalajara, Monterrey, San Luis Potosi and Ciudad Juarez, and is expected to be fully completed within a timeframe of 6 to 18 months.

The certification will not only enable Fibra Mty to mitigate its environmental impact by reducing greenhouse gas emissions, but will also provide it with access to long-term financing linked to sustainability objectives under more favorable terms.

This initiative is aligned with Fibra Mty's ESG objectives, which are available in the Trust's Sustainability Report.

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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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