



## **FIBRA MTY ANNOUNCES AGREEMENT TO SELL TWO OFFICE PROPERTIES FOR UP TO 650 MILLION PESOS**

Monterrey, Nuevo Leon, Mexico, August 20<sup>th</sup>, 2025 – Fibra Mty (BMV: FMTY14), the first real estate investment trust 100% internally advised and managed, announced today that it has signed an agreement, subject to certain conditions, to sell two office properties known as “Torres Moradas”, located in Monterrey, Nuevo Leon, for up to Ps. 650 million, plus applicable value-added tax (VAT) on the buildings. This transaction is part of the Trust’s ongoing initiatives to optimize its property portfolio. The agreed consideration is consistent with the fair market value determined by an independent appraiser as of June 30, 2025.

Fibra Mty intends to allocate the proceeds from the sale to investments in industrial properties and/or to its CBFi buyback program, within the maximum amount authorized by the CBFi Holders’ Meeting held on April 29<sup>th</sup>, 2025, subject to market conditions.

As of the date of this release, Fibra Mty has either sold or signed agreements - subject to certain conditions - for the sale of approximately 80% of its underperforming office portfolio and 17% of its performing office portfolio, based on values as of June 30, 2025.

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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 and legal disclaimers:**

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. Fibra Mty undertakes no obligation to update any forward-looking statement contained in this press release.

Neither the Mexican National Banking and Securities Commission (*Comisión Nacional Bancaria y de Valores*, or CNBV) nor any other authority has approved or disapproved the content of the information in this press release, or the accuracy, adequacy, or truthfulness of the information contained herein.

This press release does not constitute an offer of CBFIs for sale in Mexico or in the United States. CBFIs may not be offered or sold (i) in Mexico without authorization from the CNBV in accordance with the Mexican Securities Market Law and applicable regulations, and proper registration of the securities in the National Securities Registry maintained by the CNBV; or (ii) in the United States without registration under the U.S. Securities Act or an applicable exemption therefrom. Any public offering of securities in Mexico or in the United States must be made by means of a prospectus available from the issuer and containing detailed information about the terms of the offering, the issuer and its management, as well as financial statements.

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