



FIBRA MTY ANNOUNCES AGREEMENT TO SELL AN OFFICE PROPERTY FOR UP TO Ps. 395 MILLION

Monterrey, Nuevo Leon, Mexico, October 21st, 2025 — Fibra Mty (BMV: FMTY14), Mexico's first real estate investment trust to be 100% internally advised and managed, informs the investing public that today it has entered into an agreement, subject to customary closing conditions, to sell an office property in Nuevo Leon for up to Ps. 395 million, plus the applicable VAT on the building. This transaction is aligned with the Trust's portfolio-optimization strategy.

It is worth noting that the transaction amount is consistent with the most recent fair value determined by Fibra Mty's independent appraiser.

Subject to market conditions, proceeds from the sale may be allocated to investments in industrial properties and/or to Fibra Mty's CBFi buyback program, within the maximum amount authorized by the CBFi Holders' Meeting held on April 29th, 2025.

As of the date of this release, and using March 31st, 2025 as the pre-rationalization baseline for the office portfolio, Fibra Mty has sold or entered into conditional sale agreements for assets representing approximately 80% of the office portfolio classified as "underperforming" and 34% of the "performing" office portfolio, based on the most recent appraisals.

Investor Relations Contact Information:

Cesar Rubalcava, CFA, CAIA
Phone: 81 4160 1412
crubalcava@fibramty.com
Monterrey, Nuevo Leon, Mexico.



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 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.
