



## FIBRA MTY ANNOUNCES SIGNING OF AGREEMENT TO SELL AN OFFICE PROPERTY FOR UP TO US\$31.3 MILLION

Monterrey, Nuevo Leon, Mexico, November 19<sup>th</sup>, 2025 — Fibra Mty (BMV: FMTY14), Mexico's first real estate investment trust to be 100% internally advised and managed, informs the investing public that it has signed an agreement, subject to the satisfaction of certain conditions, to sell an office property located in the state of Jalisco for up to US\$31.3 million, plus the applicable value-added tax on the building. This transaction is part of the Trust's ongoing strategy to optimize its property portfolio.

The transaction value is consistent with the most recent fair market value determined by the Trust's independent appraiser.

Subject to market conditions, the proceeds from the sale may be used to fund investments in industrial properties and/or to operate the CBFi buyback program, in each case without exceeding the maximum amount authorized by the Holders' Meeting held on April 29<sup>th</sup>, 2025.

As of the date of this press release, and based on the office portfolio as of March 31<sup>st</sup>, 2024, prior to the initiation of the optimization transactions, Fibra Mty has sold or entered into sale agreements, subject to certain conditions, for approximately 33% of its office portfolio, broken down as follows:

| Office Portfolio | Fair Value<br>as of 1Q24 <sup>(1)</sup><br>[Millions of Mexican pesos] | Percentage of Portfolio Sold or<br>Subject to Sale Agreements |
|------------------|------------------------------------------------------------------------|---------------------------------------------------------------|
| Underperforming  | 1,188.0                                                                | 80%                                                           |
| Performing       | 2,407.7                                                                | 35%                                                           |
| Outperforming    | 3,541.5                                                                | 16%                                                           |
| <b>Total</b>     | <b>7,137.2</b>                                                         | <b>33%</b>                                                    |

(1) Includes the fair value of the Axtel property, which was classified as held for sale as of 1Q24.

### Investor Relations Contact Information:

Cesar Rubalcava, CFA, CAIA

Phone: 81 4160 1412

[crubalcava@fibramty.com](mailto:crubalcava@fibramty.com)

Monterrey, Nuevo Leon, Mexico.



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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.

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