Corporate Presentation

Trust F/2157 – FMTY14

FIBRAMTY

3Q22

Exhibitors - Fibra Mty Management Team

Jorge Avalos Carpinteyro
Managing Director, CEO

More than 30 years of experience in the financial sector
At Fibra Mty since inception

Javier Llaca García
Director of Operations and Acquisitions, COO/CIO

More than 30 years of experience in real estate
At Fibra Mty since inception

Jaime Martínez Trigueros
Director of Administration and Finance, CFO

More than 30 years of experience in capital markets
At Fibra Mty since inception

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Fibra Mty: Sustained Growth, Performance and Profitability

In millions of Pesos, except AFFO/CBFI. Cost as % of assets under management

FIBRAMTY

Ps. 22.6 Billion in Assets as of 3Q22

Year	Properties	GLA	Market Cap [2]	Corporate Cost[3]	NOI	EBITDA Margin	AFFO/CBFI	Dividend Yield [4]
2021	60	818,864	11,902 *@12.27*	0.84%	1,180	80.6%	0.90	7.7% *@11.57*
2020	59	713,925 [1]	11,145 *@11.57*	0.78%	1,228	83.1%	1.05	8.7% *@12.05*
2019	58	699,928 [1]	11,607 *@12.05*	0.81%	1,093	82.0%	1.12	9.4% *@11.93*
2018	55	680,284	7,590 *@11.93*	0.88%	835	78.8%	1.07	8.5% *@12.60*
2017	43	504,534	8,006 *@12.60*	0.91%	725	78.1%	1.03	8.7% *@11.85*
2016	35	406,264	5,718 *@11.85*	1.06%	529	77.5%	0.96	7.4% *@12.90*
2015	22	220,287	3,910 *@12.90*	1.41%	308	72.5%	0.82	6.7% *@12.20*
2014	9	132,698	2,796 *@12.00*	N/A	-	-	-	-

(1) Excludes 17,261 m2 of the Cuprum property. (2) Market Cap calculated with the price at the end of the year (3) Calculated on the quarterly average of the Investment Property Value. (4) Dividend yield calculated with the price at the beginning of the year

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Fibra Mty's Investment Model

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Aligned Corporate Government

Aligned interests with investors

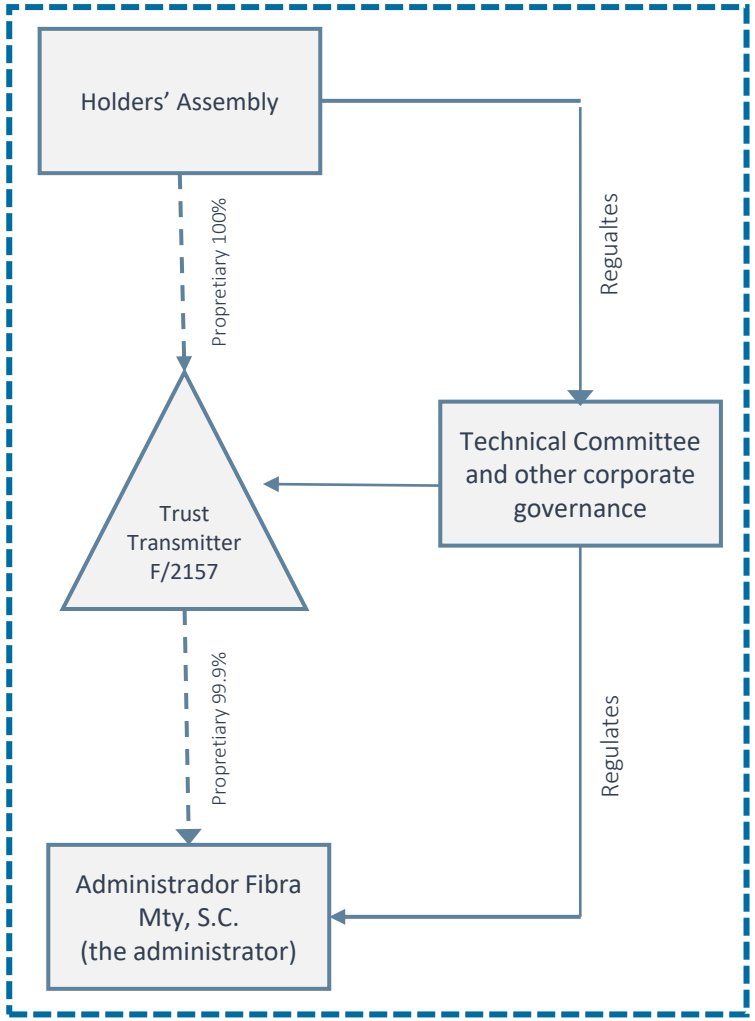
First FIBRA in Mexico internalized in administration and advisory.

There are no fees for the management team for administration, advisory, or acquisitions. Executive directors have a fixed compensation and a bonus for their results with the firm.

✓ There is no control trust. Each member of the technical committee has only one vote.

✓ Each member must be ratified in the annual assembly. "Unstaggered Board"

Technical Committee	Independent
Federico Garza Santos	No
Guillermo Babatz Torres	No
Eugenio Clariond Reyes	Yes
Juan Carlos Calderón Guzmán	Yes
Alberto Terrazas Seyffert	Yes
Andrés Ochoa Bünsow	Yes
Luz Adriana Ramírez Chávez	Yes
Silvia Lucía Dávila Kreimerman	Yes
Carmen Garza T Junco	Yes



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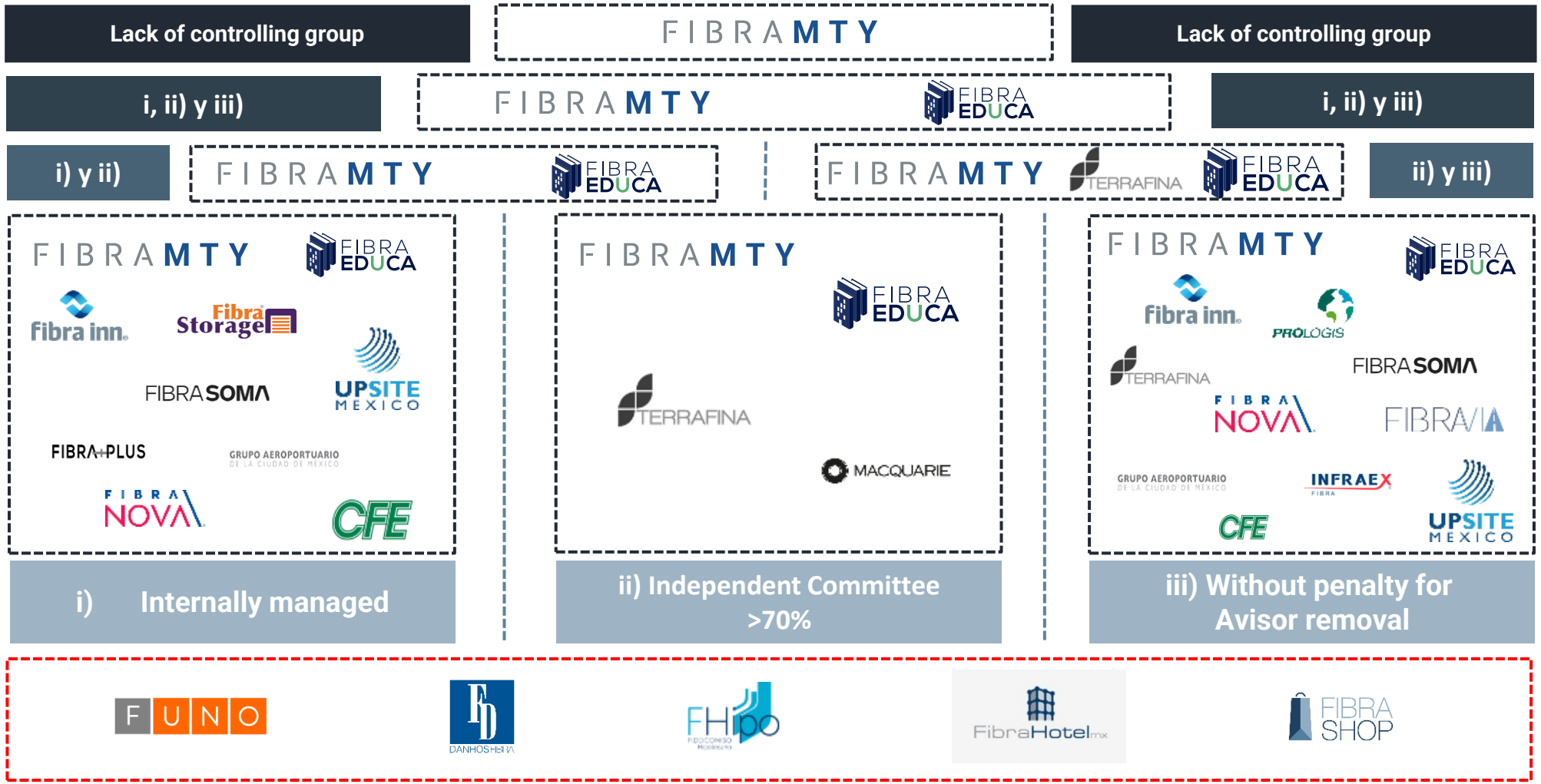
Reliable and aligned Corporate Governance

The corporate structure of Fibra Mty is still distinguishable, even in a more mature market



Hecho por Fibra Mty con la información pública de las otras Fibras.

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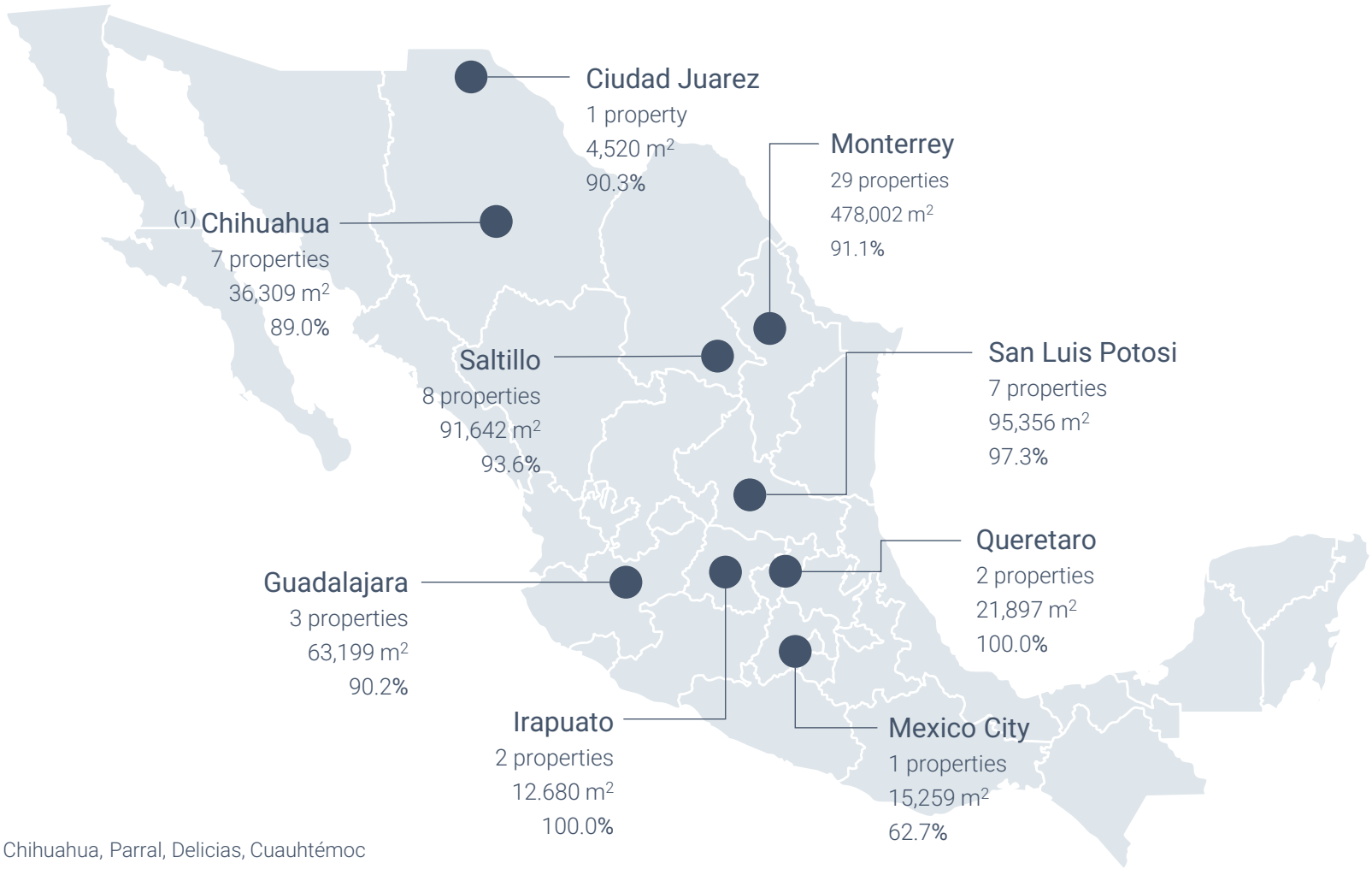
High Quality Portfolio

Geographical distribution as of September 30, 2022



(1) Chihuahua, Parral, Delicias, Cuauhtémoc

9
markets

60
properties

818,864
m^2 of GLA

91.8%
occupancy GLA

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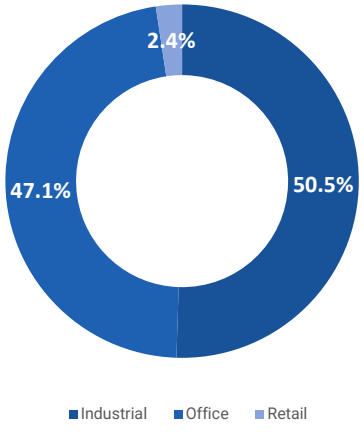
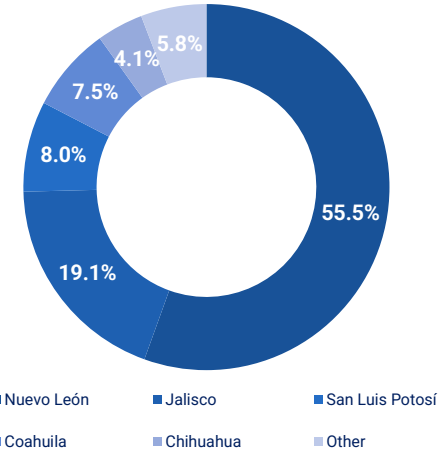
Key Performance Indicators (as % of revenue)

As of September 30, 2022

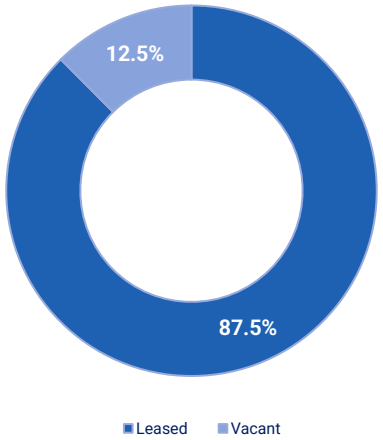
Asset Class



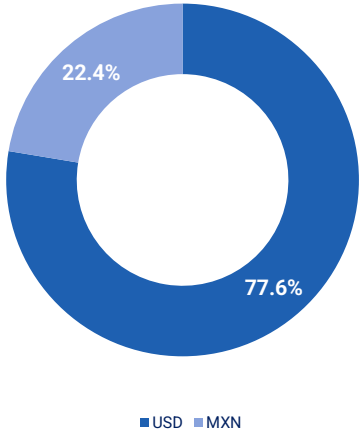
Location



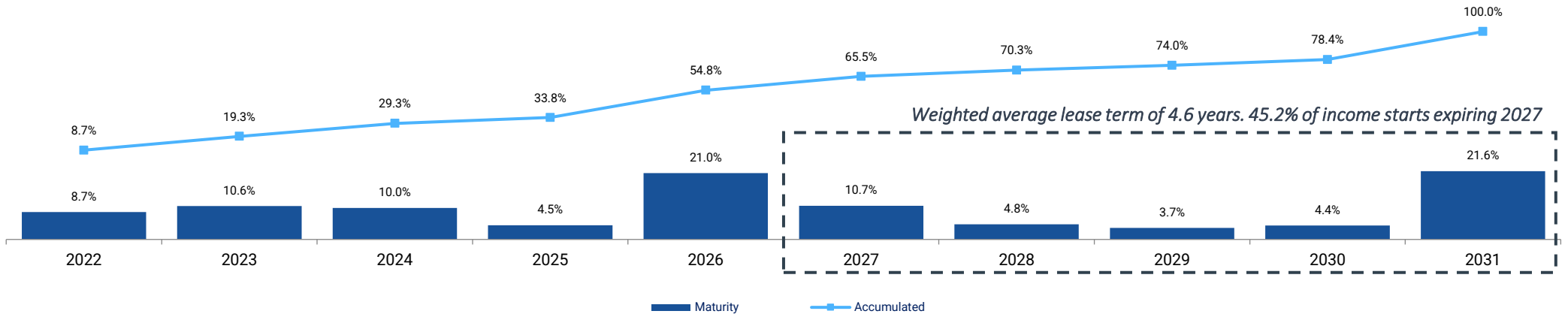
Occupancy



Currency



Lease Maturity Schedule



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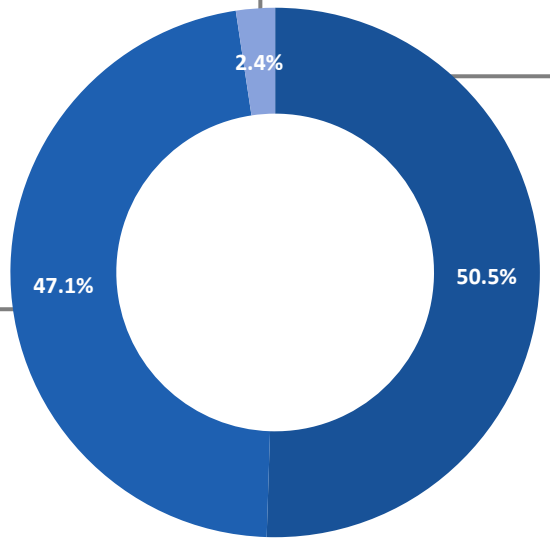
Key Performance Indicators

Asset Class Breakdown as of September 30, 2022

Retail	
#Properties	6
GLA	19,350 m^2
WALT	6.5 years
Occupancy (GLA)	99.7%
NOI Margin	87.1%

Office	
#Properties	19
GLA	207,528 m^2
WALT	3.8 years
Occupancy (GLA)	72.7%
NOI Margin	79.0%



Asset Class
(As % of revenue)

Industrial	
#Properties	35
GLA	591,986 m^2
WALT	5.3 years
Occupancy (GLA)	98.2%
NOI Margin	95.5%

WALT = Weighted Avarage Lease Term

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Operational efficiency and accretive acquisitions

Same-properties performance

Thousands of Pesos	*3Q22*	*3Q21*	*Δ% / bps*
Number of Properties [1]	58	58	-
Gross Leasable Area (GLA) in square meters	758,583	758,583	-
Occupancy Rate (per GLA)	91.2%	90.7%	50 pbs
Same-Property Revenues	362,093	330,490	9.6%
Same-Property Operating Expenses	(48,578)	(37,253)	30.4%*
Same-Property Net Operating Income (NOI)	**313,515**	**293,237**	**6.9%**
Same-Property NOI Margin	**86.6%**	**88.7%**	**(210 pbs)**
Revenue from Acquisitions or Construction	13,010	-	-
Operating Expenses from Acquisitions or Construction	(283)	-	-
Revenue from Divestment	-	-	-
Operating Expenses from Divestment	-	(100)	-
NOI from Acquisitions or Construction or Divestment	12,727	(100)	-
NOI Margin from Acquisitions or Construction or Divestment	**97.8%**	-	-
Fibra Mty Total Revenue	375,103	330,490	13.5%
Fibra Mty Total Operating Expenses	(48,861)	(37,353)	30.8%
Fibra Mty Total NOI	**326,242**	**293,137**	**11.3%**
Fibra Mty Total NOI Margin	**87.0%**	**88.7%**	**(170 pbs)**

[1] *Excludes "Casona Mochis" and "Cuprum", "Ciénega 2" and "Ciénega 3".*

** Increase composed of I) 11.8% derived from LEED Certifications and consultancies related to long-term CAPEX planning II) 7.5% Corresponding to Utility expenses and lease commissions due to greater occupancy in the properties, III) 4.6% Corresponds to Non-recurring expenses for major maintenance, and IV) Other impacts 6.5%*

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45 million square feet

of class A industrial space that was absorbed during 2021,
a record-high for the industrial market in Mexico

39 million square feet

was the estimated available industrial space
class A in Mexico at the end of 2021

We believe that during 2022, the demand for industrial space
could be higher than the supply in the main markets

Fibra Mty is at a privileged position to take advantage of the current industrial market cycle

Source: CBRE

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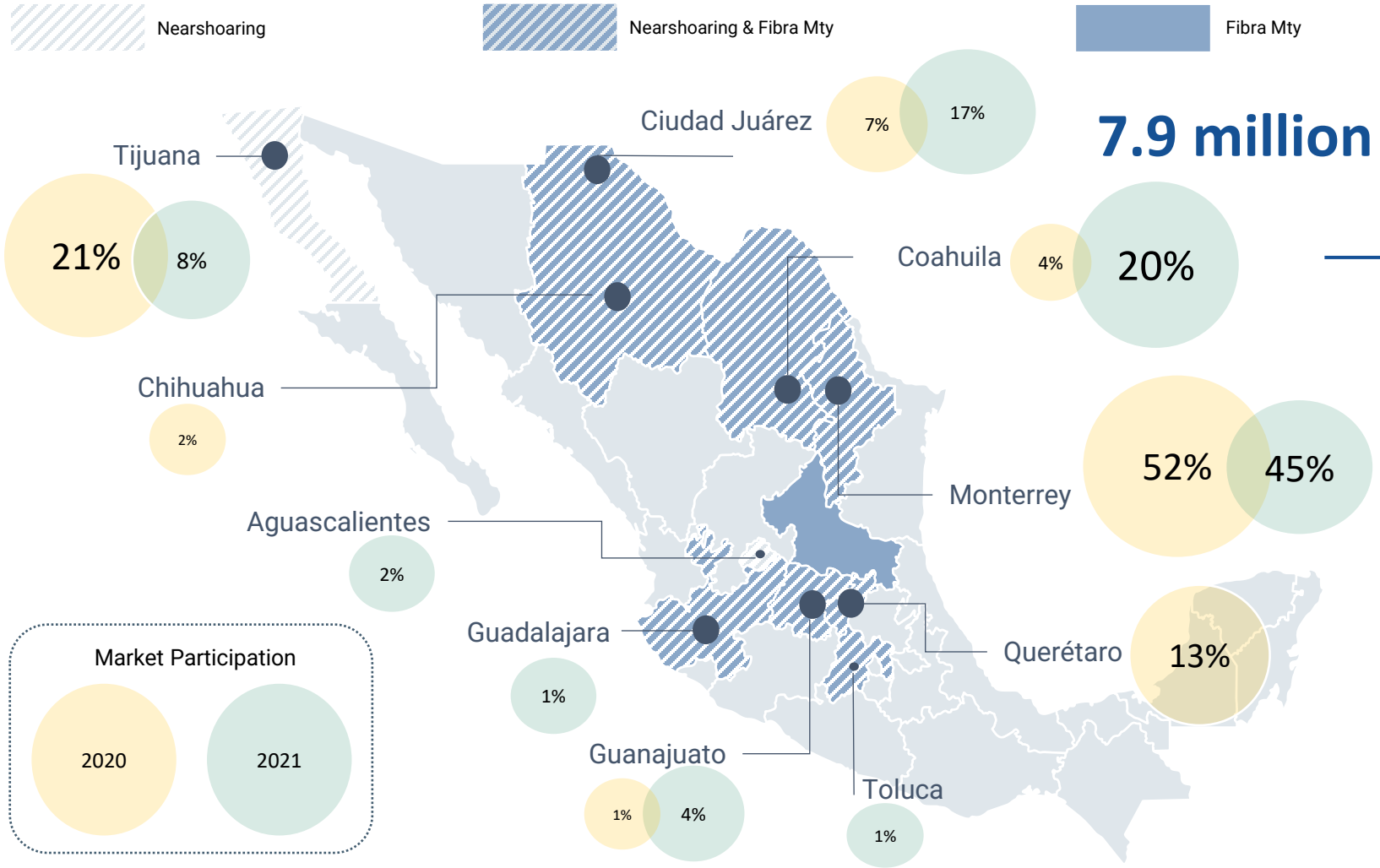
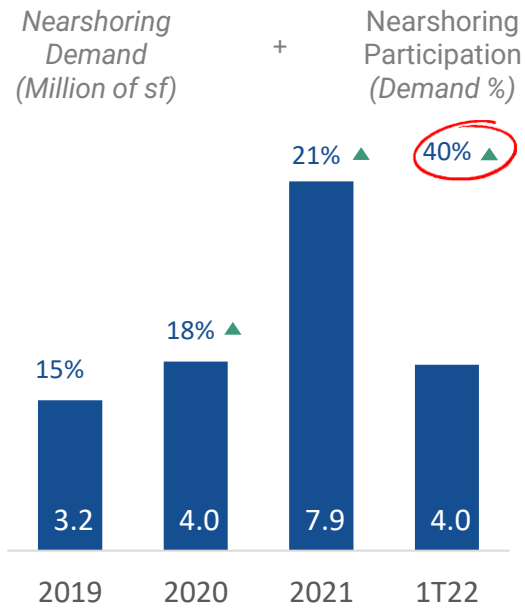
The restructuring of supply chains - *Nearshoring* *(2019 - 2021)*



7.9 million sf share of gross absorption of *Nearshoring* during 2021



Source: "Nearshoring en México"Report as of 1Q22 by CBRE.

Nearshoring: The term nearshoring derives from offshoring, the mechanism by which a company transfers its business or technology processes to third parties located in distant destinations, in order to reduce costs.

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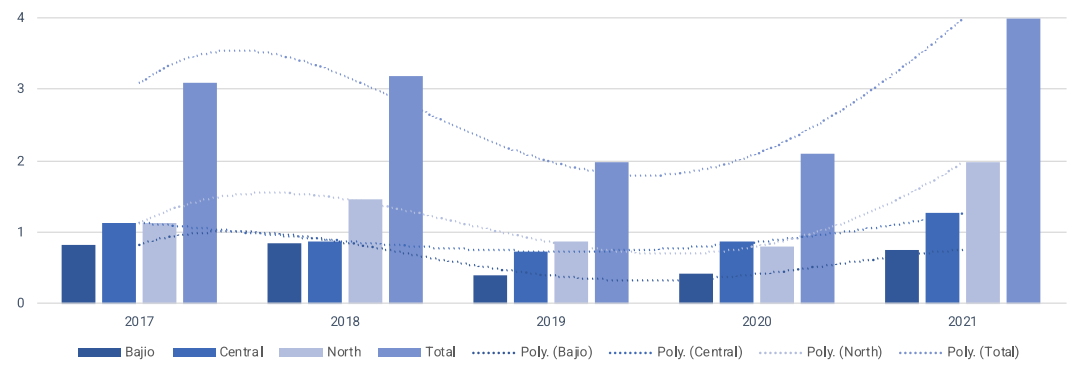
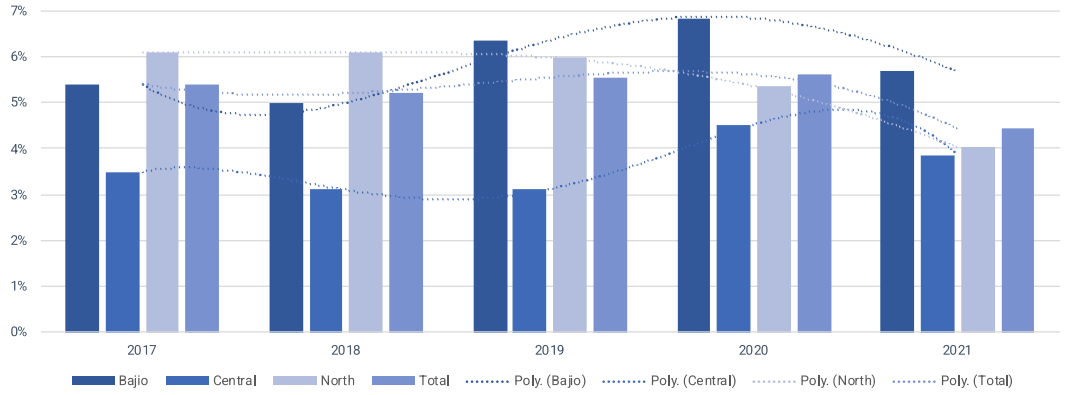
Record-high activity in industrial markets *(as of 4Q21)*

Industrial Net Absorption
(million of SM)



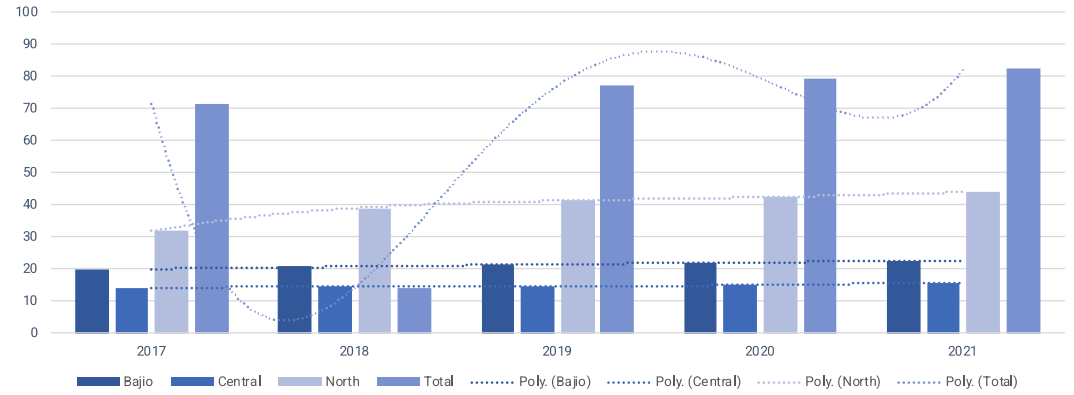
Source: JLL , Mexico Industrial Report, Year end 2021

Vacancy Rates
(as % of inventory)



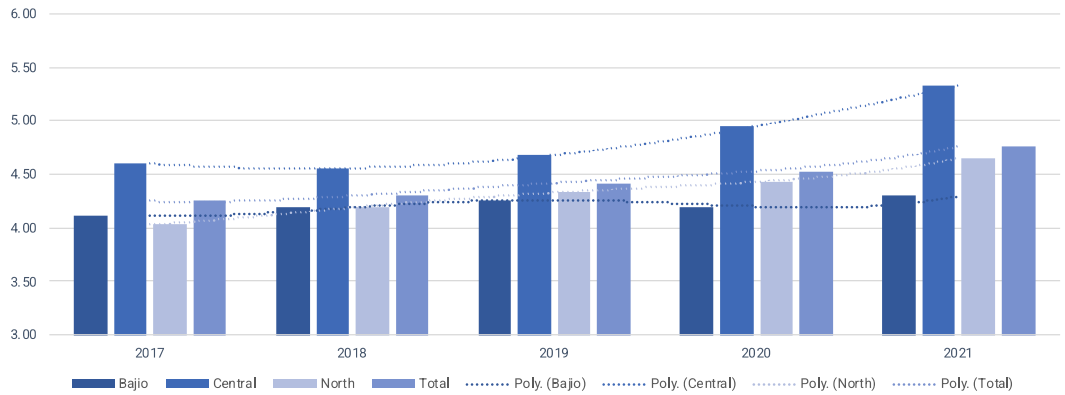
Source : JLL , Mexico Industrial Report, Year end 2021

Total Industrial Inventory
(million of SM)



Source : JLL , Mexico Industrial Report, Year end 2021

Average Industrial Rents
(in USD/SM/Mo)



Source: JLL , Mexico Industrial Report, Year end 2021

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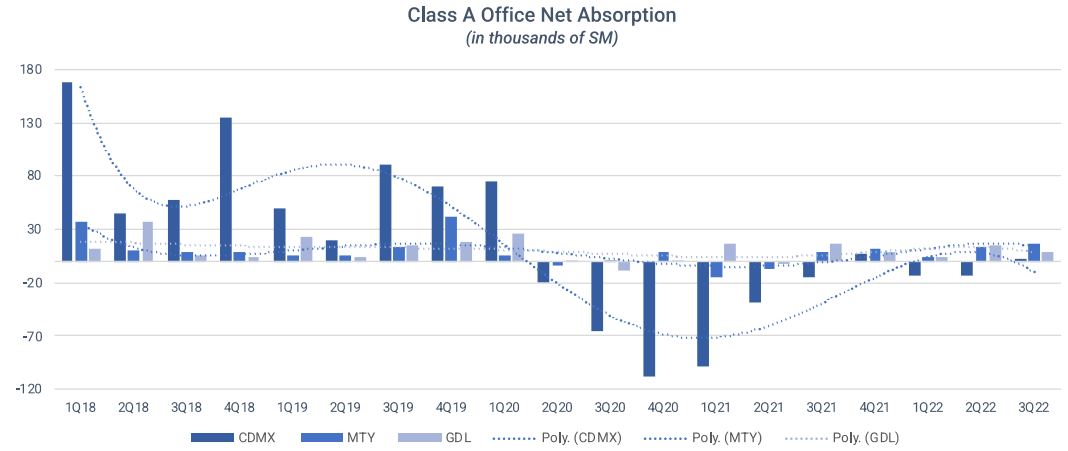
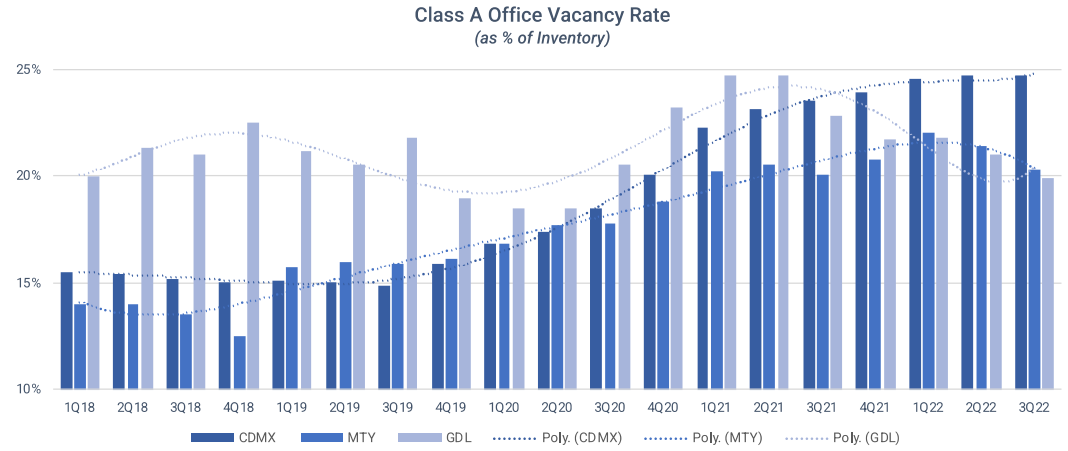
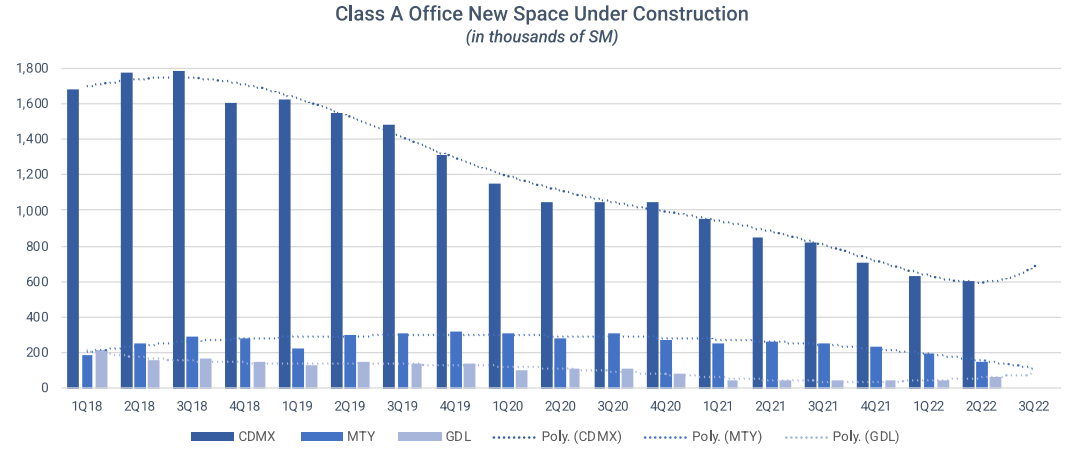
Office markets past their worst moment *(as of 3Q22)*



Source: CBRE 3Q22 Office MarketView

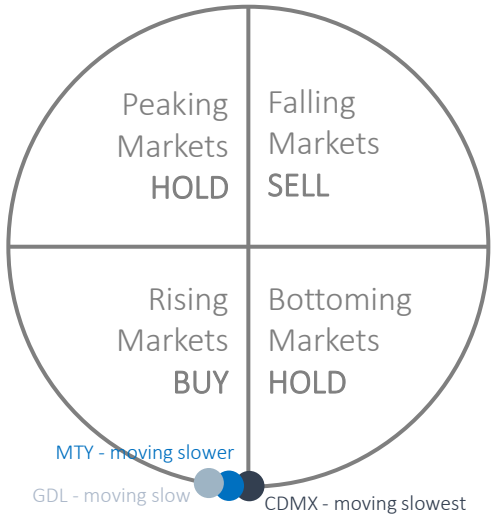


Source: CBRE 3Q22 Office MarketView



Source: CBRE 3Q22 Office MarketView

Speed to bottom



Source: Fibra Mty interpretation, using JLL RE Markets clock

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Fibra Mty's Portfolio

Some of our Properties

Portfolio Garibaldi
Nuevo León
44,199 m2
2019/2020 – Us. 34 Million

Portfolio Garibaldi
Nuevo León
44,199 m2
2019/2020 – Us. 34 Million

Filios
Monterrey,
Nuevo León
148,580 m2
2018 – Us. 135 Million

Portfolio Ciénega 3
Nuevo León
30,087 m2
2021 – Us. 22.4 Million

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Fibra Mty's Portfolio

Some of our Properties

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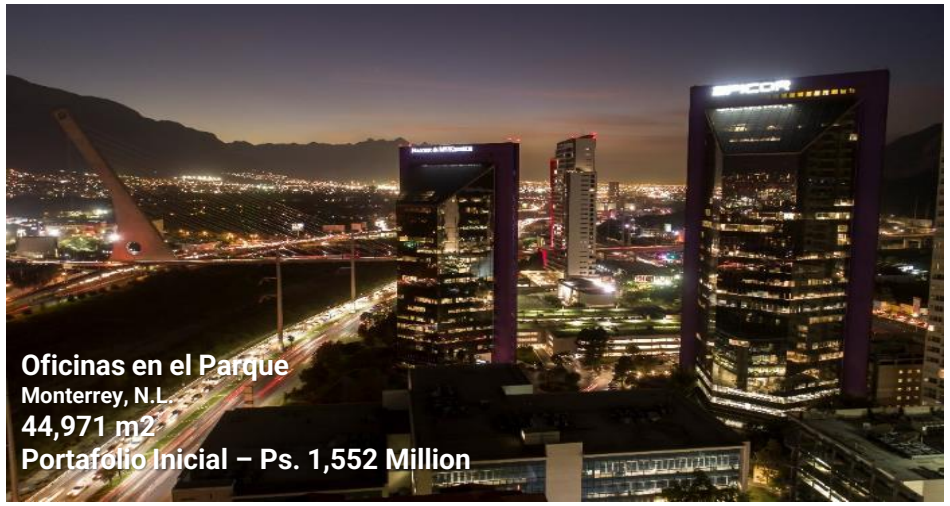
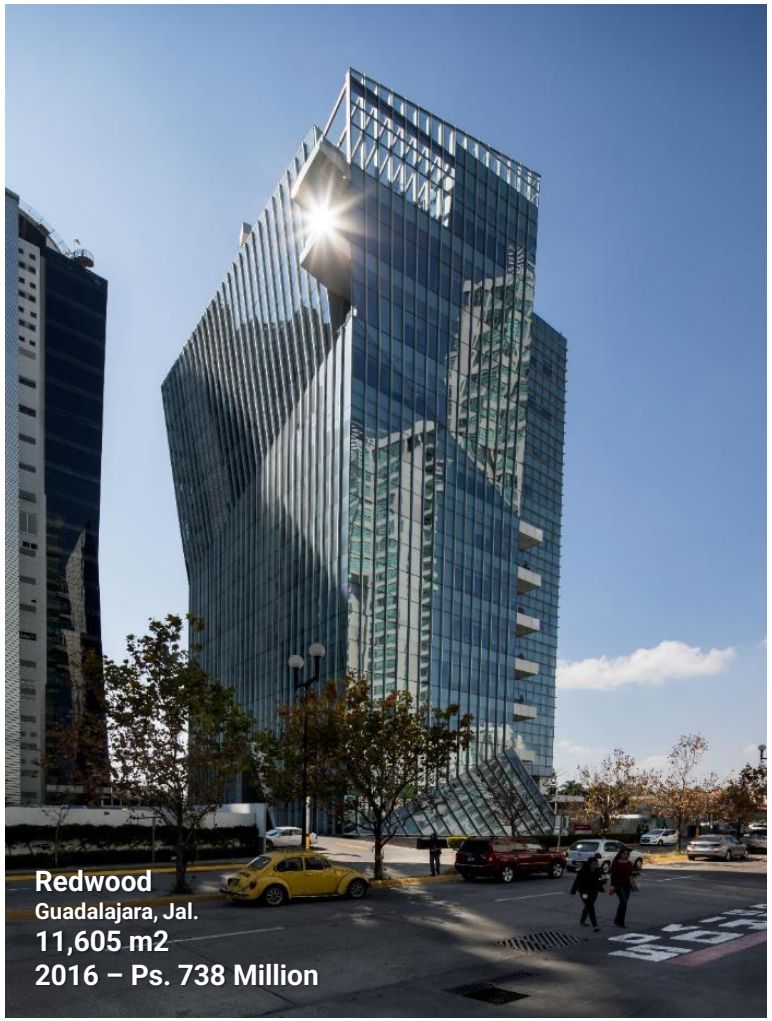
Fibra Mty's Portfolio

Some of our Properties





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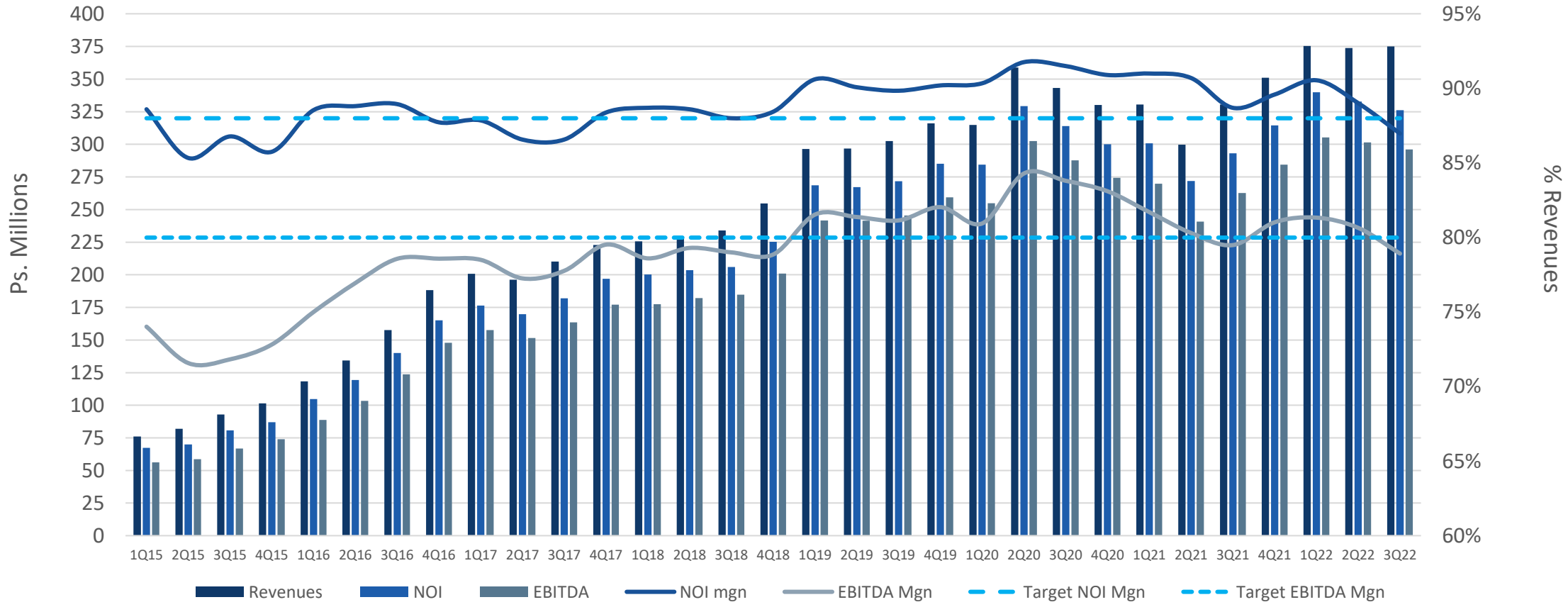
Portfolio Operational and Financial Indicators

Consistency in the generation of operating flow



CAGR	22.9%	22.6%	23.9%

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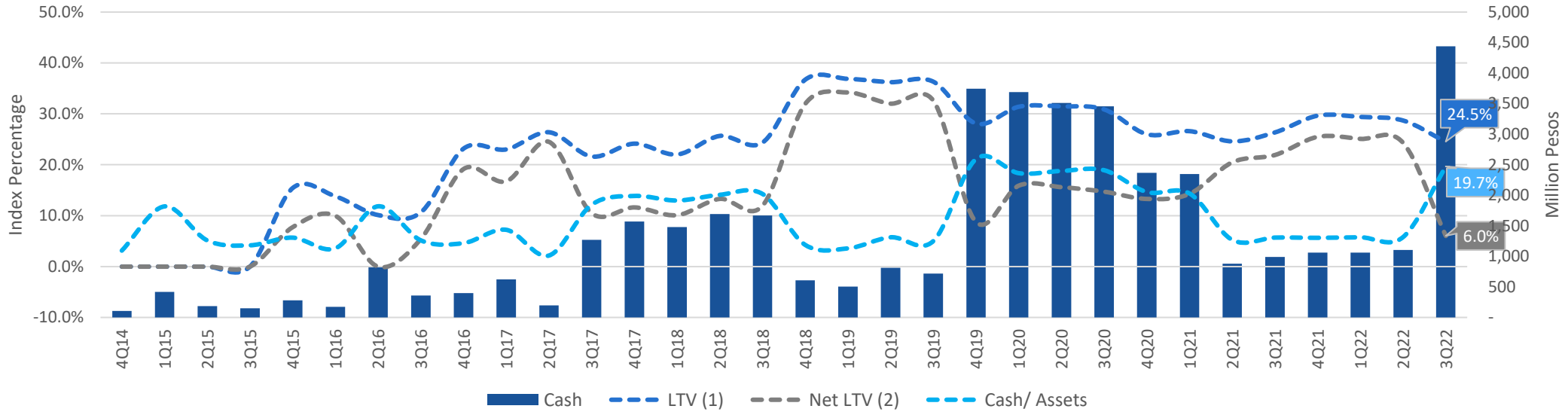
Fibra Mty's strong balance



Credit Lines Available in Dollars	Amount
BBVA Unsecured	Us. 30 million
Actinver Unsecured	Us. 20million
Syndicated BBVA Unsecured	Us. 100 million
Total in Dollars	**Us. 150 million**

Credit Lines Available in Pesos and US Dollars*	Amount
Banorte (son to be Unsecured)	Ps. 440 million
Total in Pesos	**Ps. 440 Million**

*Depending on Availability

Total Credit Lines (T.C. 20.1927)	**Ps. 3,468.9 million** (15.4% of assets)

(1) Leverage calculated in accordance with ANNEX AA of the Single Circular for Issuers (Circular Única de Emisoras)
(2) (Debt – Cash) / (Total Assets – Cash)

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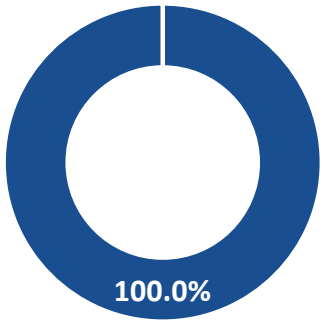
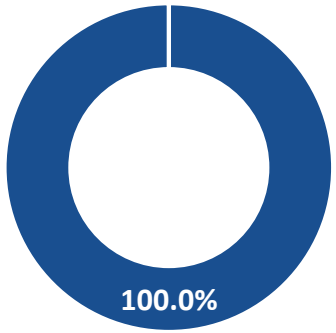
Solid Balance Sheet

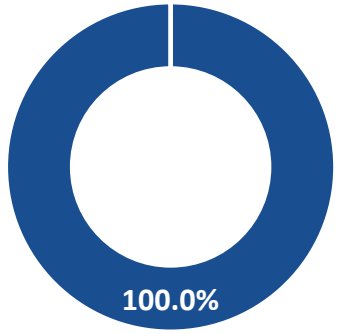
Type of debt



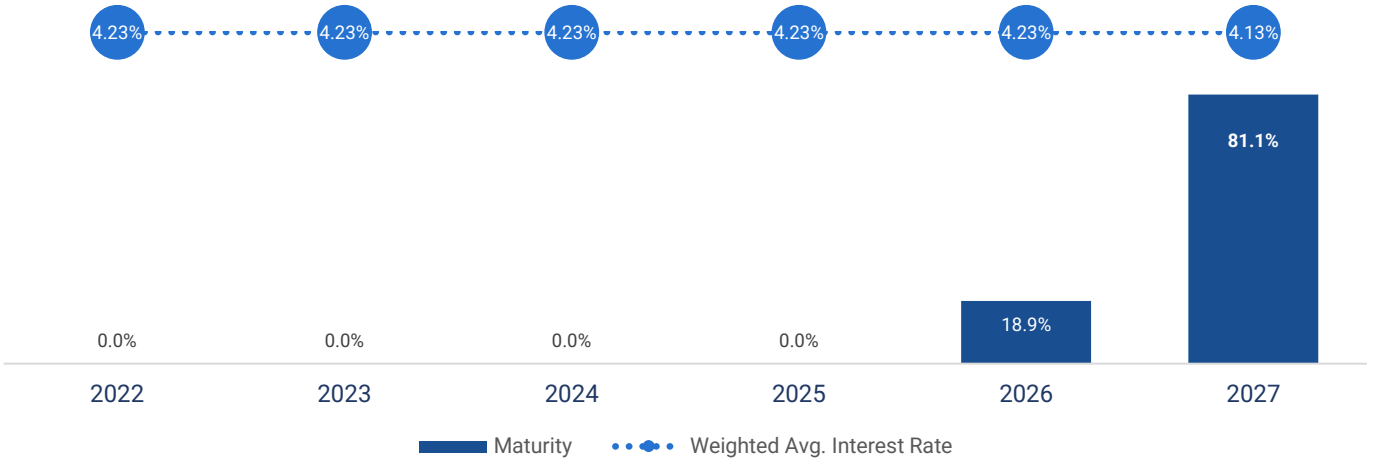
Type of rate



Type of currency



Debt maturity profile



24.5%
Loan To Value

19.7%
Cash / Assets

15.4%
Available Credit Lines /Assets

0.8x
Net Debt to EBITDA (1)

4.2%
Weighted Avg. Interest Rate

4.9 y
Average Debt Maturity

AA (Mx) / AA+ (Mx)
Credit Rating

(1) Includes the annualized effect of "La Perla", "Cienega 2" and "Cienega 3".

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Trading Value and Implied Cap Rate – 3Q22

Book Value	
(+) Investment Properties	*17,746*
(+) Other assets	*3,067*
(=) Assets	20,813
(-) Liabilities	6,072
(=) Equity	**14,741**
(/) CBFIs (millions)	1,114
(=) Book Value per CBFI	**13.24**

Premium (Discount)	
Average trading price 3Q22	12.07
Book Value	13.24
Premium (Discount)	**-8.8%**

Enterprise Value	
Average trading price 3Q22	*12.07*
(x) CBFIs (millions)	*1,114*
(=) Market Cap	**13,437**
(+) Liabilities	6,072
(-) Cash	2,770
(=) Enterprise Value	**16,739**

Implied Cap Rate to Book Value	
Net Operating Income (NOI) (3Q22x4)	**1,305**
(+) Investment Properties	*17,746*
(-) Investment Properties payable	*361*
(=) Investment Properties, net	**17,385**
Implied Cap Rate	***7.5%***

Implied Cap Rate to Enterprise Value	
Net Operating Income (NOI) (3Q22x4)	**1,305**
(=) Enterprise Value	*16,739*
(-) Other assets	*3,067*
(=) Net Investment properties	**13,672**
Market Implied Cap Rate	***9.5%***

All Balance Sheet accounts as well as the CBFIs outstanding are using the 3Q22 and 2Q22 averages

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Selected Financial Information

Thousands of Pesos (except figures per CBFI)	3Q22	2Q22	1Q22	4Q21	3Q21	Δ% 3Q22 vs 3Q21	Δ% 3Q22 vs 2Q22
Gross Income	375,103	373,826	375,298	350,980	330,490	**13.5%**	**0.3%**
Properties Expenses *(net from Capex as Opex)*	(48,861)	(41,072)	(35,479)	(36,531)	(37,353)	**30.8%**	**19.0%**
Net Operating Income (NOI)	326,242 87.0%	332,754 89.0%	339,819 90.5%	314,449 89.6%	293,137 88.7%	**11.3%** **(1.7p.p.)**	**(2.0%)** **(2.0 p.p)**
G&A Expenses (1)	(30,214)	(31,282)	(34,589)	(30,090)	(30,429)	**(0.7%)**	**(3.4%)**
EBITDA	296,028 78.9%	301,472 80.6%	305,230 81.3%	284,359 81.0%	262,708 79.5%	**12.7%** **(0.6 p.p.)**	**(1.8%)** **(1.7 p.p.)**
FFO **FFO per CBFI**	267,667 0.260	257,126 0.264	252,030 0.259	240,253 0.248	221,000 0.228	**21.1%** (14.0%)	**4.1%** (1.5%)
AFFO **AFFO per CBFI** (1)	314,141 0.250	244,878 0.252	239,810 0.247	237,266 0.245	216,187 0.223	**45.3%** 12.1%	**28.3%** (0.8%)

(1) Net amount excluding depreciation, amortization and accrual of commissions..

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FIBRAMTY

Corporate governance aligned with interests of its holders	✓
Diversified property portfolio with high credit quality tenants	✓
Balanced capital structure, with ample liquidity	✓
Predictable and constant cash flows	✓
Defensive investment instrument with protection against currency fluctuations	✓

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