



Fibra Mty, 10 years reshaping real estate profitability in Mexico

 Grupo BMV

Bolsa Mexicana de Valores
felicitó a:

BRAMTV

Consistently outperforming benchmarks

Best-in-Class Governance

High quality assets trading at an attractive valuation

14x portfolio growth since IPO

Prudent Capital Structure,
Investment grade rating

Reliable monthly cash distributions

ESG integrated decision making

Our Leadership Team



Federico Garza Santos
Chairman of the Board

- Chairman of Grupo Delta
- Chairman of Tres Vidas Acapulco.
- Board member of the Nuevo Leon Real Estate owner's chamber.
- Board member of Promotora Ambiental.
- Chairman of the Eugenio Garza Sada foundation.
- Board Vice-President of the Supera, foundation.
- Bachelor's degree in Industrial Engineering from the Instituto Tecnológico de Estudios Superiores de Monterrey (ITESM)



Jorge Avalos Carpinteyro
Chief Executive Officer

- President of the Mexican Association of Private Industrial Parks (AMPIP)
- Chairman of the Board and stockholder in ESCALA, one of the top 5 project management Real Estate firms in Mexico
- +30 years of previous experience at Banco Invex, member of the Board of Directors of Invex Grupo Financiero from 2011 until his departure.
- B.A. in Accounting from the Instituto Tecnológico Autónomo de México (ITAM)
- MBA from the University of Dallas
- Senior Management Program (AD2) from Instituto Panamericano de Alta Dirección (IPADE)
- Business Diploma from Harvard University



Javier Llaca García
Chief Operating Officer and Chief Investment Officer

- +30 years of experience in the real estate market
- 14 years of experience at JLL (formerly Jones Lang LaSalle) and 8 years at CBRE (formerly CB Commercial)
- Served as Chairman of the Urban Land Institute Mexico from 2016 to 2018
- Bachelor's degree in Electronics and Communications Engineering and a certificate in Corporate Finance from the Instituto Tecnológico de Estudios Superiores de Monterrey (ITESM)



Jaime Martínez Trigueros
Chief Financial Officer

- +30 years of experience in the financial markets
- Extensive knowledge in asset management, investor relations, investment products structuring, and Mexican financial regulation
- Acted as Private Banking Manager, Investment Fund Operator and Director of FP&A at Vector Casa de Bolsa
- Economics from the Instituto Tecnológico Autónomo de México (ITAM)
- Senior Management Program (D1) from Instituto Panamericano de Alta Dirección (IPADE)

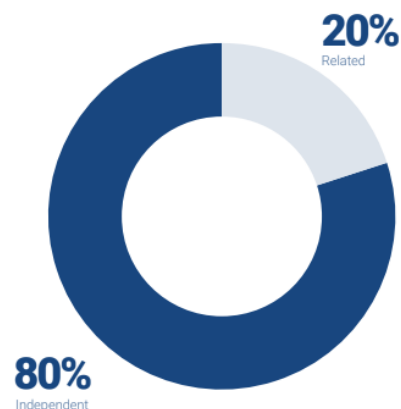


Eduardo Elizondo Santos
Chief Legal Officer

- +20 years of experience as corporate and transactional attorney
- Partner in the law firm Garza Duran Elizondo, S.C. advising multiple public and private companies.
- In-house counsel for Axtel and Grupo Financiero Banorte
- Law Degree from Universidad de Monterrey (UEM)
- Masters of Laws (LLM) in International Commercial Law from University of Southampton, England
- Senior Management Program (D1) from Instituto Panamericano de Alta Dirección (IPADE)

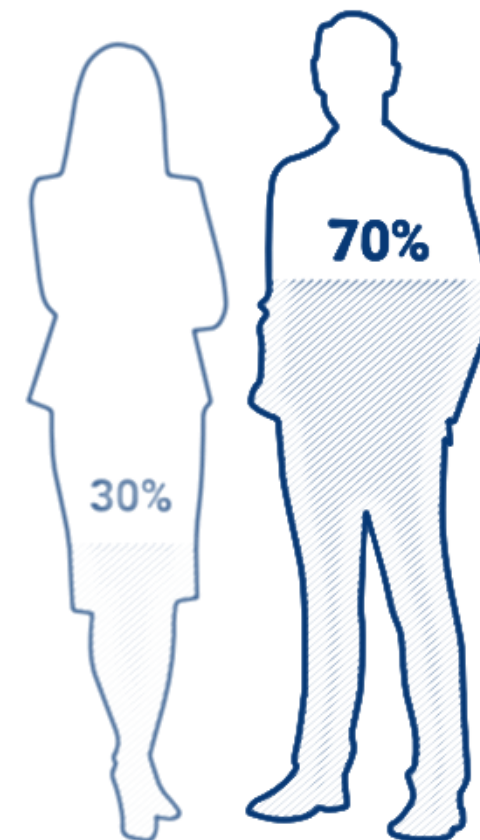
Best-in-Class Corporate Governance

80% of the members of the Technical Committee qualify as independent



- ✓ **First fully internalized Mexican REIT.** There are no fees for the management team for administration, advisory, or acquisitions.
- ✓ **Each member must be ratified in the Holder's Meeting.** Unstaggered Board comprising diverse experts in capital markets, risk management, real estate, and ESG with a culture of open dissent.
- ✓ **Result-oriented compensation.** Executive directors have a fixed salary, and a variable compensation paid in shares with a lock up clause, based on reaching yearly guidance and real cash flow per share growth.
- ✓ **There is no controlling group.** Each member of the technical committee has only one vote and each stockholder has the same rights.
- ✓ **Every sub-committee is presided by an independent member.**
- ✓ **CEO & Chairman positions** occupied by different individuals.
- ✓ **CEO is not a board member.**

30% women in the Technical Committee

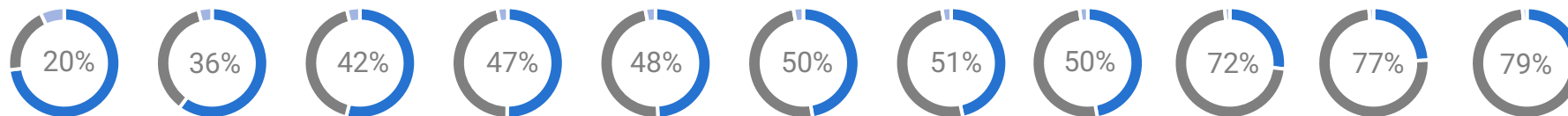




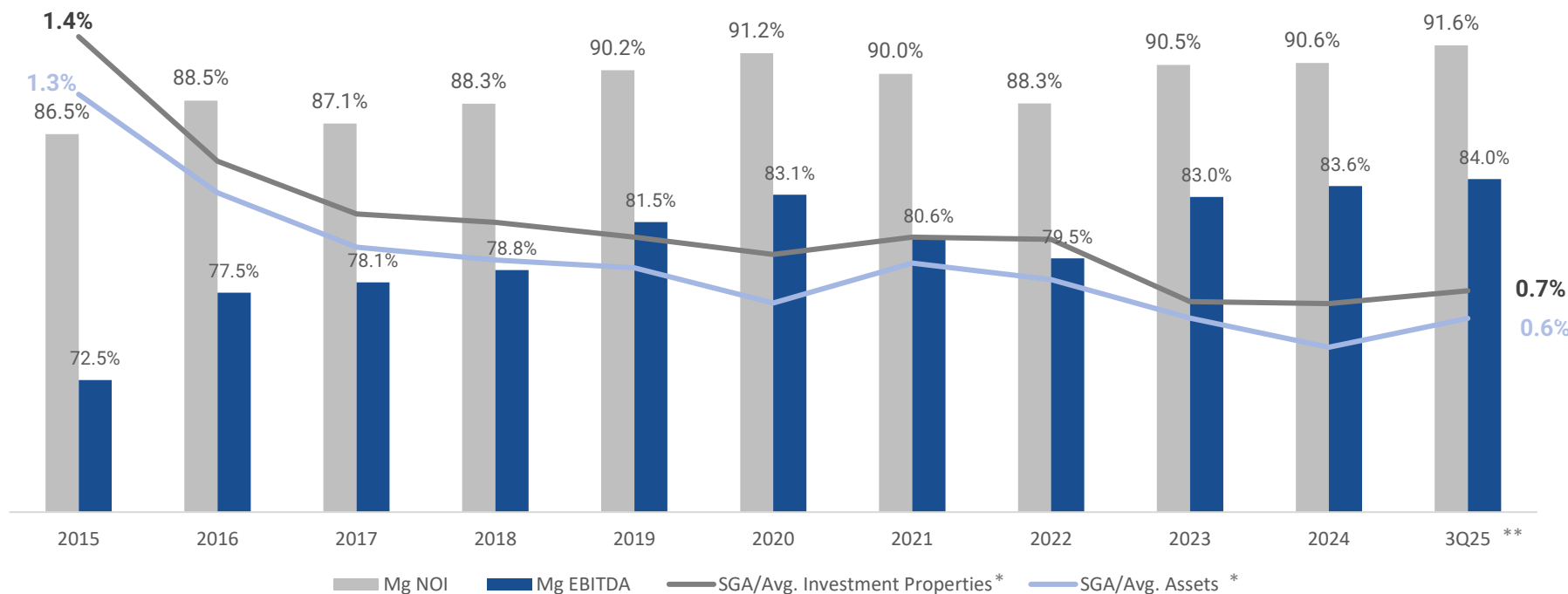
Fibra Mty achieves economies of scale and posts a higher EBITDA margin

FIBRA MTY

Industrial Revenue from leases Share



Corporate cost has decreased around **70 bps** since 2015



EBTIDA Margin going forward:

Increases:

- Industrial Acquisitions/Expansions
- Higher Occupancy
- Stronger USD

Decreases:

- Stronger MXN
- Larger Headcount



*Calculated on the quarterly average of the Investment Property Value or Assets.

**Annualized SGA

Properties Located in the Fastest Growing Regions

FIBRAMTY

FIBRA Mty's properties are located in Mexico's high growth areas, providing potential upside for rental growth, expansions and future developments. September 30, 2025

Revenue from leases Share %		Properties #	Occupancy (GLA %)	GLA thousands Sq. ft
Border states	Nuevo Leon	46	94.8%	9,202
	Coahuila	10	100.0%	1,662
	Baja California	8	100.0%	1,149
	Tamaulipas	2	100.0%	981
	Chihuahua	8	88.3%	439
	Sonora	2	100.0%	316
	Subtotal	76	96.1%	13,749
Central and Bajío	Jalisco	7	99.9%	1,301
	Guanajuato	9	97.2%	2,356
	Queretaro	9	91.7%	1,478
	Aguascalientes	6	100.0%	1,374
	San Luis Potosi	7	98.3%	1,099
	Puebla	4	79.7%	670
	Colima	1	100.0%	101
	Subtotal	43	95.3%	8,379
Total		119	96.0%	22,128

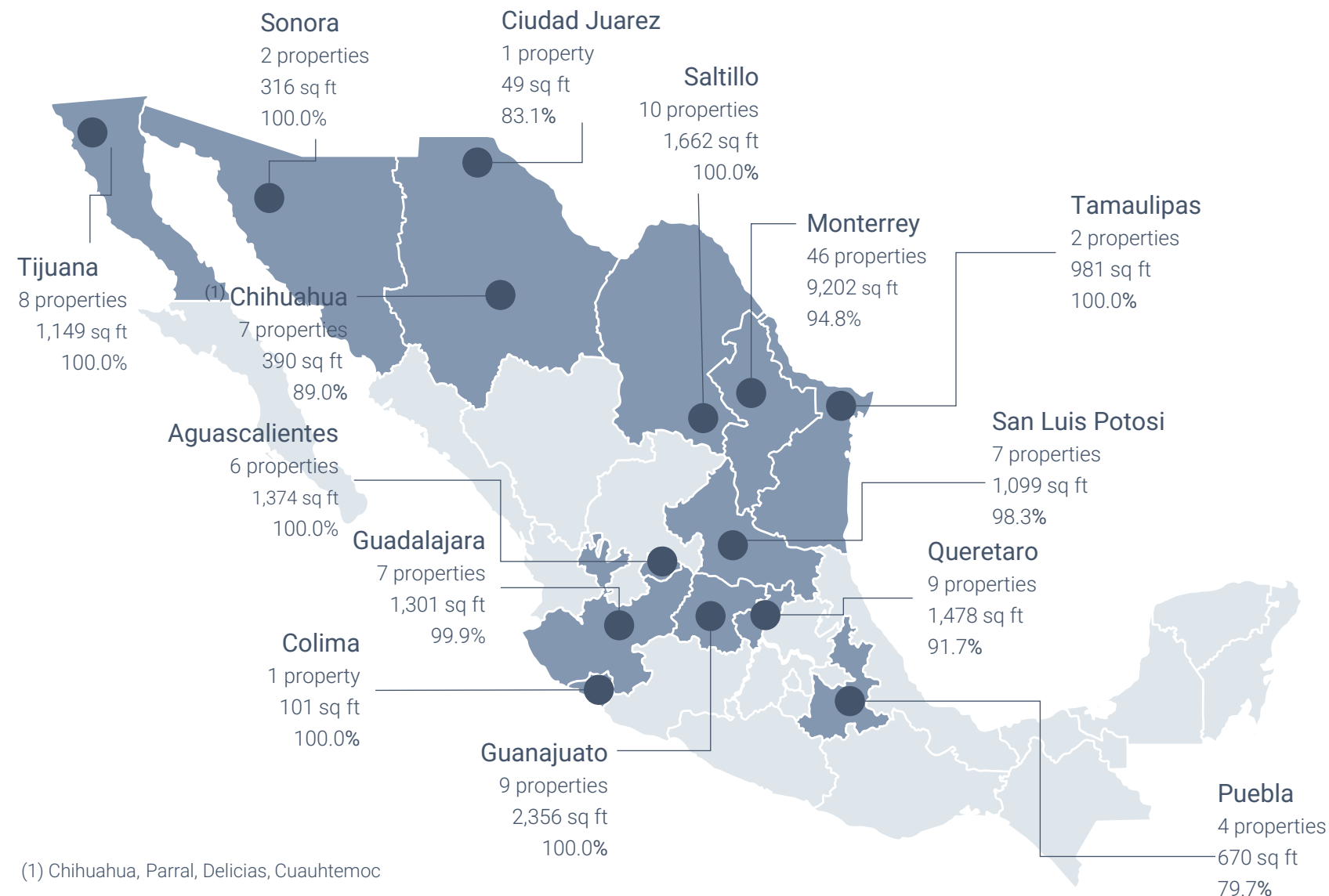




High Quality Portfolio

Geographical distribution as of September 30, 2025 (GLA in thousands)

FIBRAMTY



14
markets

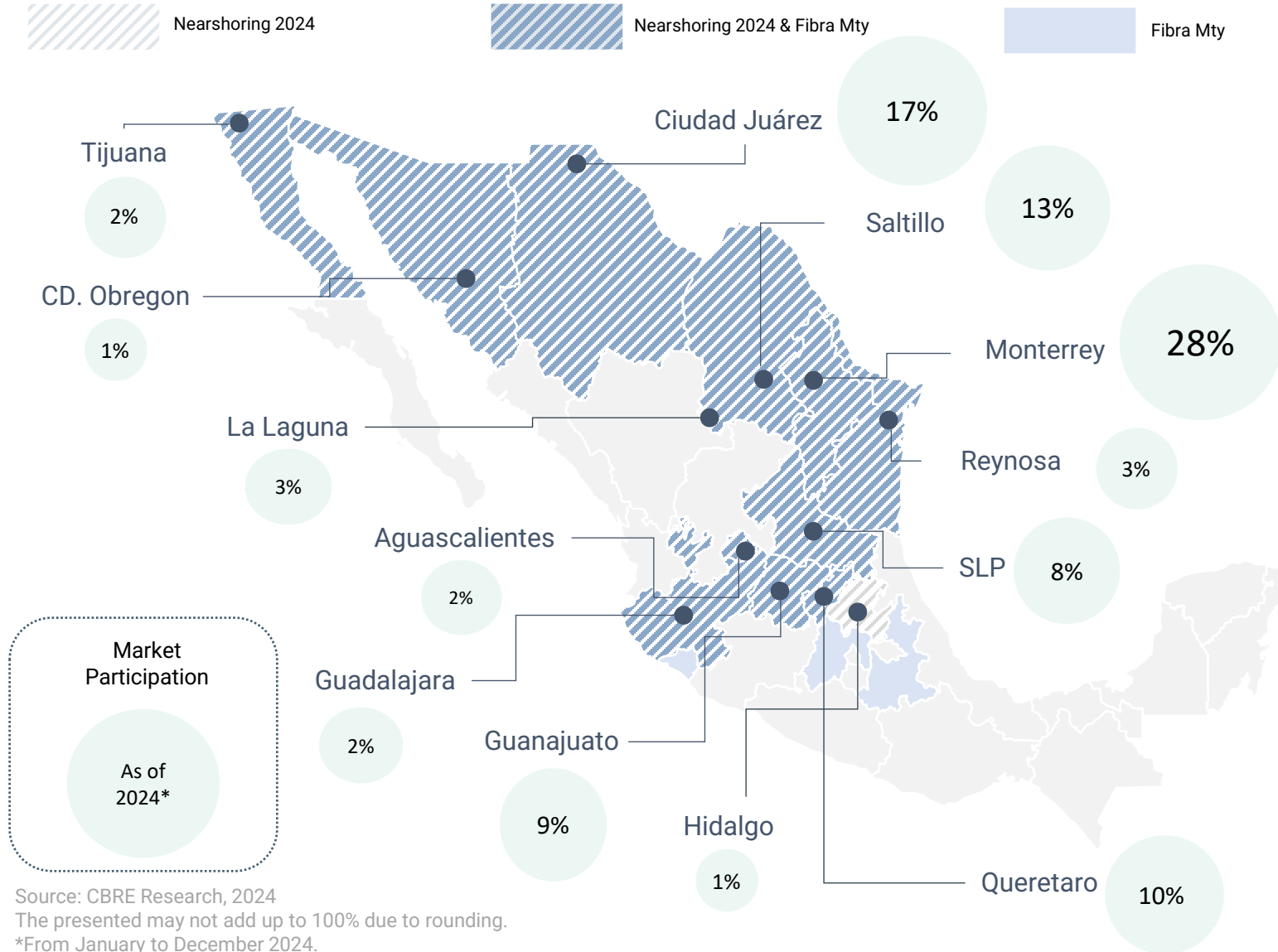
119
properties

22.1 mm
Sq. ft of GLA

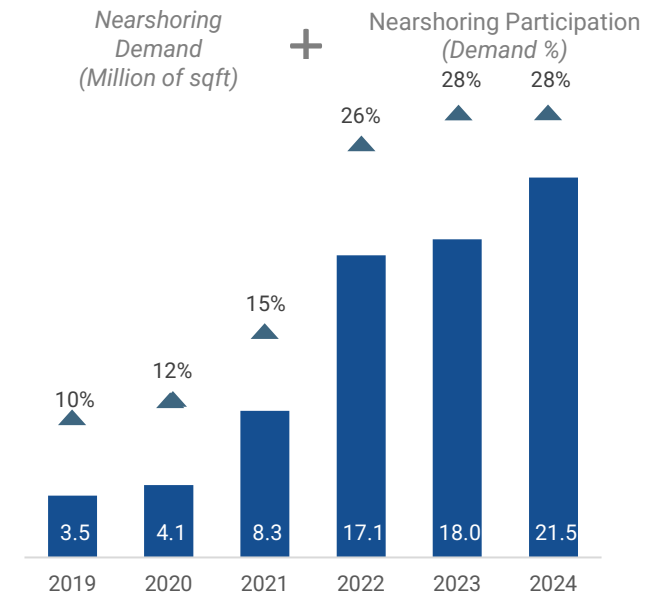
96.0%
occupancy GLA

9.8 mm
Sq. ft of Land Bank

Supply chain integration- *Nearshoring*



21.5 M sf share of gross absorption of *Nearshoring* in 2024



Monterrey recorded the highest demand for Nearshoring during 2024, with more than 6.0 M Sq.ft. *Border markets continue to be the most attractive, accounting for 67% of total gross absorption.*

Competitive Border Markets



Historically-low vacancy rates
in Mexico's border cities



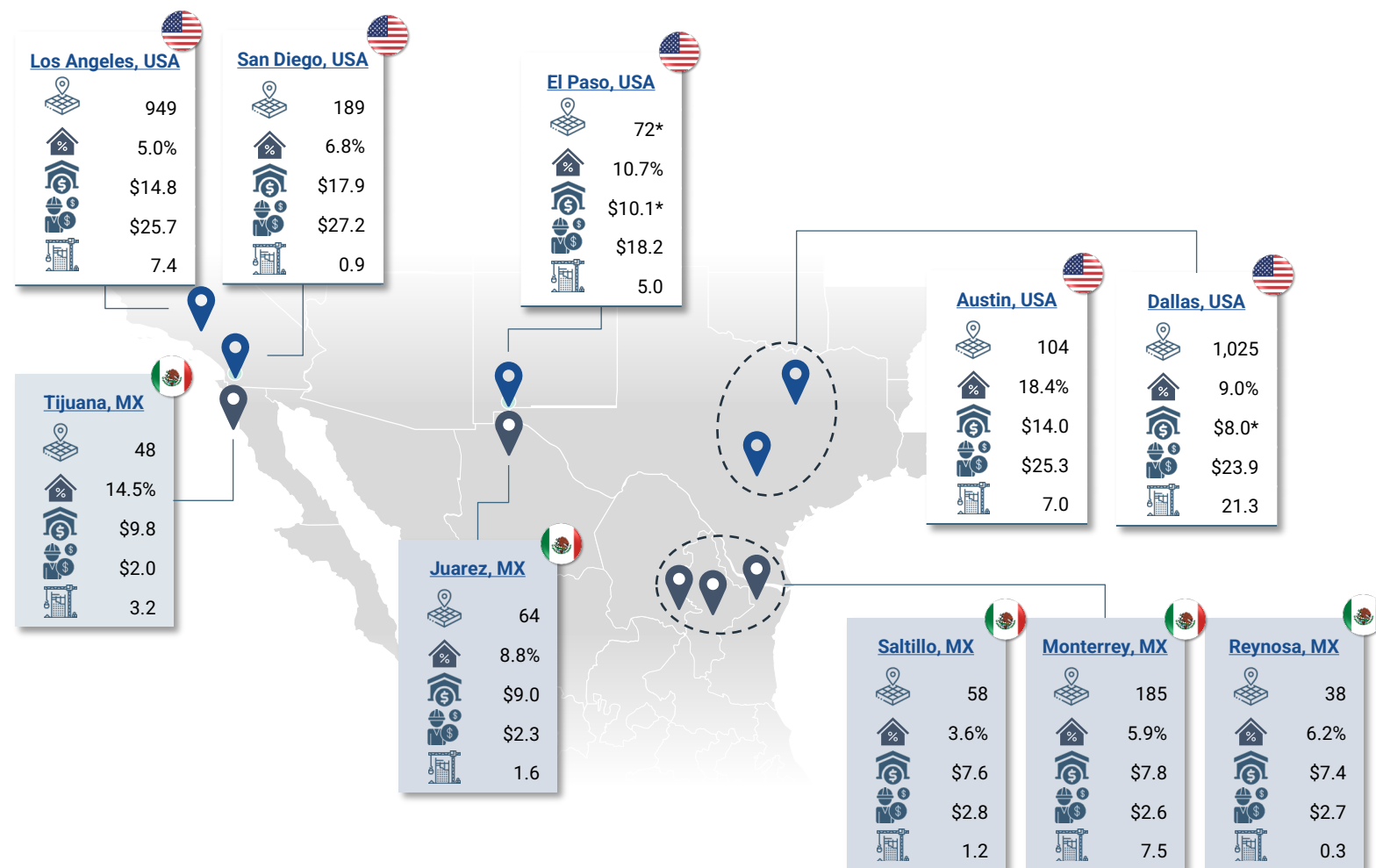
Strong pipeline of GLA under
development



Significantly lower rental rates
than in the US



Low cost and highly skilled
labor force



Stock
(sft mm)



Vacancy Rate
(%)



Lease Rent Rate
(US\$/sft/annual)



Labor Rates
(US\$/hr)



Under Construction
(sft mm)

Sources: CBRE, BLS, INEGI.

(1) CBRE MEX as of 3Q25.

(2) CBRE USA as of 3Q25.

(3) BLS as of 2Q24.

(4) INEGI as of 1Q25.

*Data as of 4Q24

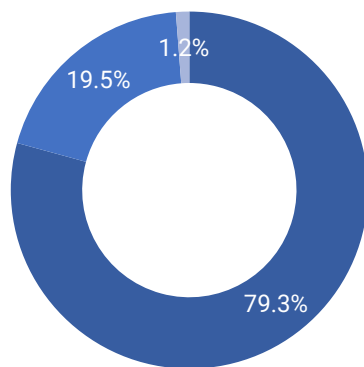


Key Performance Indicators *(as % of revenue from leases)*

As of September 30, 2025

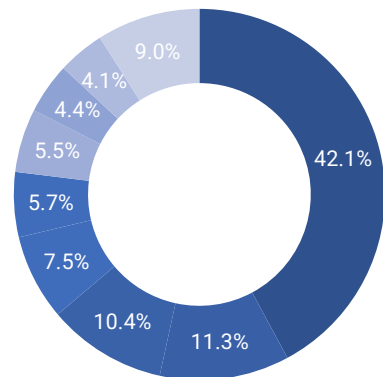
FIBRAMTY

Asset Class



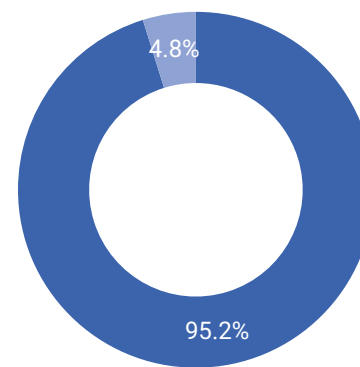
■ Industrial ■ Office ■ Retail

Location



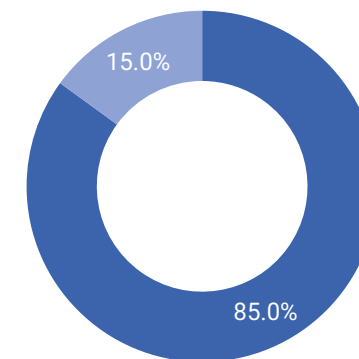
■ Nuevo Leon ■ Jalisco
■ Guanajuato ■ Queretaro
■ Coahuila ■ Aguascalientes
■ Baja California Norte ■ Tamaulipas
■ Other

Occupancy



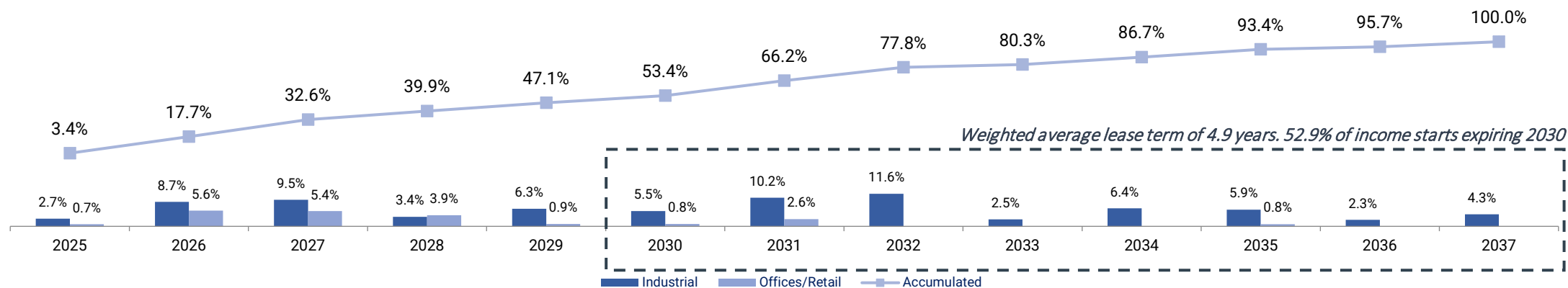
■ Leased ■ Vacant

Currency



■ USD ■ MXN

Lease Maturity Schedule





High assets

As of September 30, 2025

FIBRAMTY

Industrial

Properties	96
GLA sq. ft.	20.0 mm
Occupancy*	97.4%
WALT	5.5 y
NOI margin	95.8%

Office ⁽¹⁾

Properties	23
GLA sq. ft.	2.1 mm
Occupancy*	82.9%
WALT	2.8 y
NOI margin	77.8%

Portfolio

Properties	119
GLA sq. ft.	22.1 mm
Occupancy*	96.0%
WALT	4.9 y
NOI margin	91.8%

=

Longest
WALT among
peers

% of revenue
from leases

79.3%

20.7%

100.0%

La Perla: Guadalajara, Jalisco
469,565 sq ft



Portafolio Zeus
9,494,329 sq ft (at the day of the transaction)



Ciénega 2: Monterrey, N.L.
325,006 sq ft



Filios: Monterrey, N.L.
1,599,302 sq ft



Selected Stabilized Acquisitions

Sale & Leaseback

(1) Includes 6 "Retail" properties that represents 1.2% revenue share, with 208 thousand sq ft GLA, 99.4% occupancy, 3.7y WALT

* % of GLA

WALT: Weighted average lease term





Diversified Portfolio with a Stable Tenant Base

FIBRA MTY

As of September 30, 2025 (as % of revenue from leases)

Inflation-linked leases across the portfolio

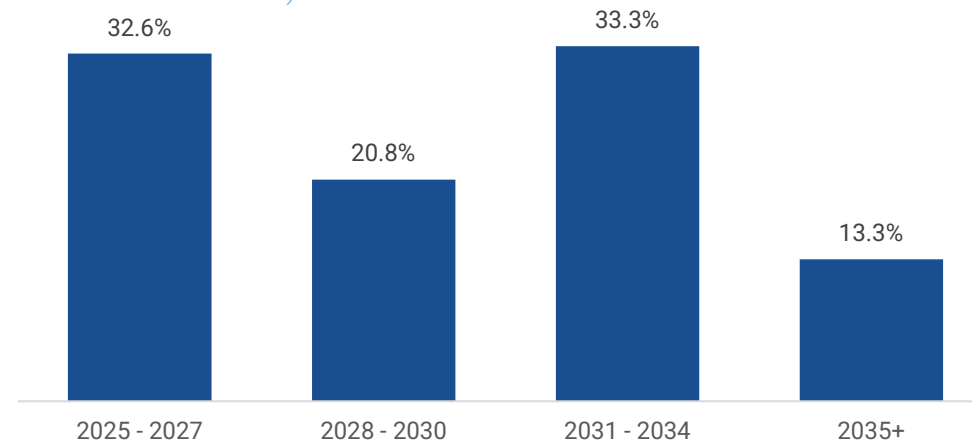
Weighted average lease term of 4.9 years

Rebound in the **Guadalajara and Monterrey office** markets points to a **recovery in occupancy** driven by front + back-office operations within Fibra Mty's properties, proving a strong hedge to office vacancies

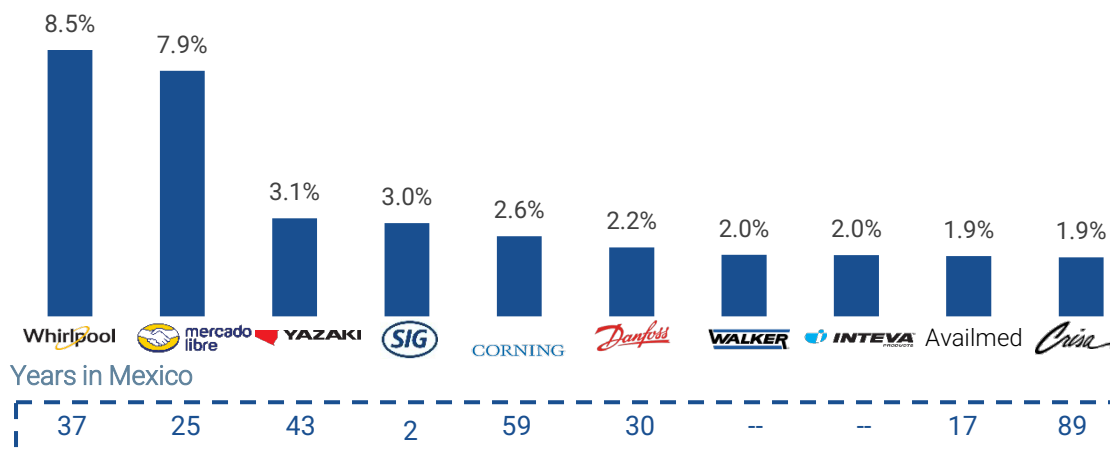
Well-diversified tenant base including several multinationals

Client base resilient to **economical cycles** as proved by the 2020 COVID pandemic

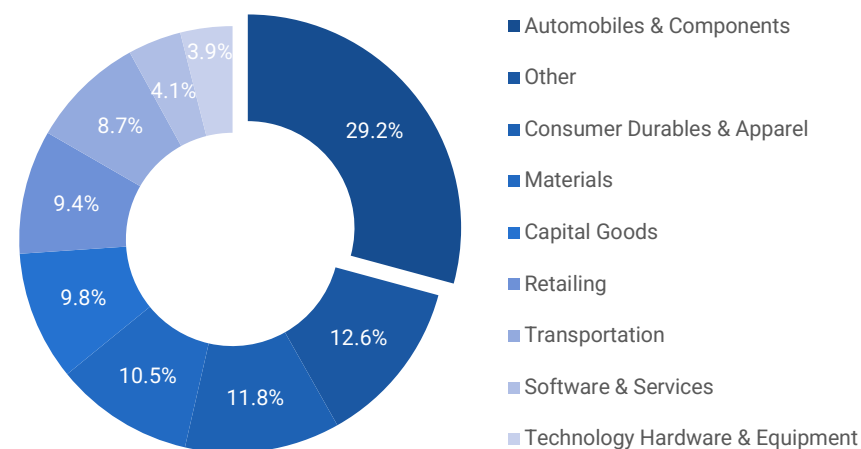
Contract Maturities
(% of Revenue from leases)



Top 10 Tenants
(% of Revenue from leases)



Main Industry Exposure
(% of Revenue from leases)

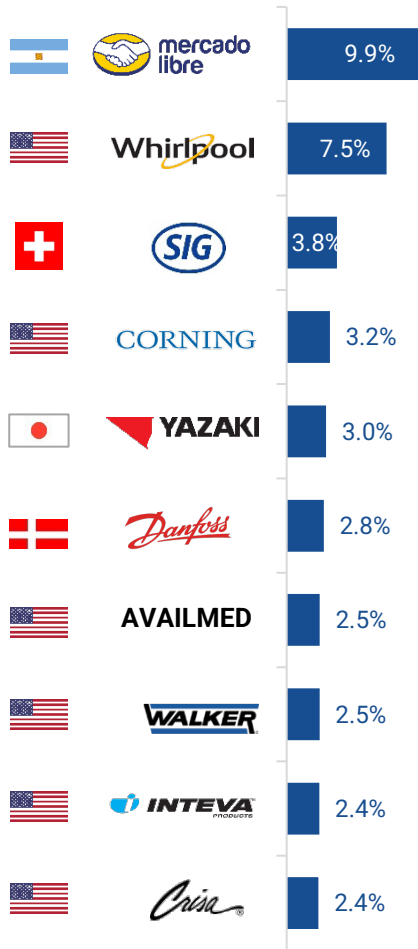


Industrial Key Performance Indicators

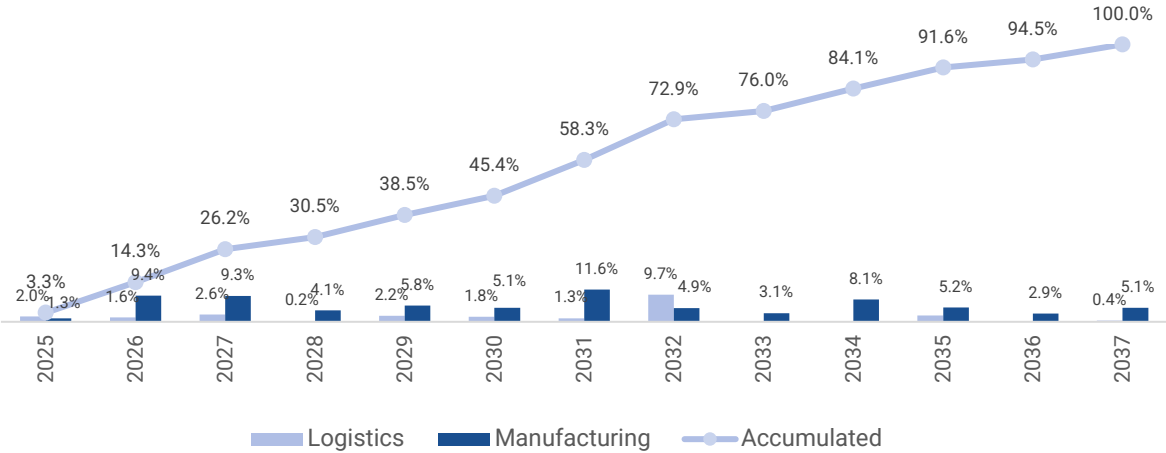
As of September 30, 2025 (as % of revenue from leases)

FIBRAMTY

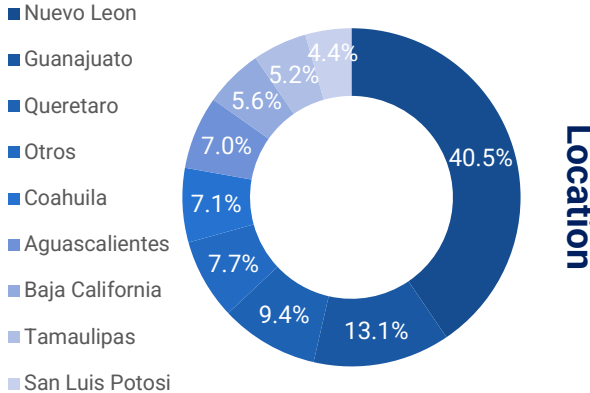
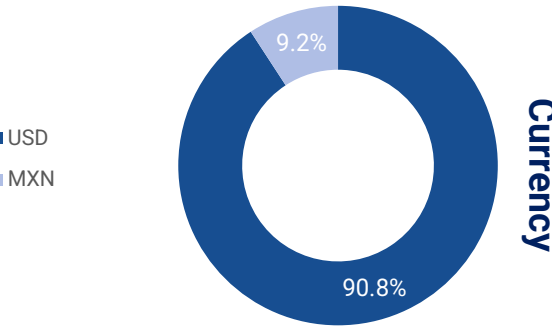
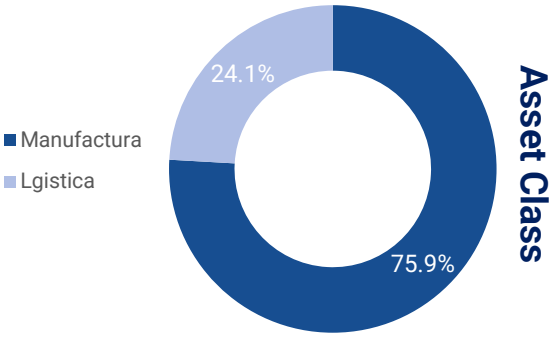
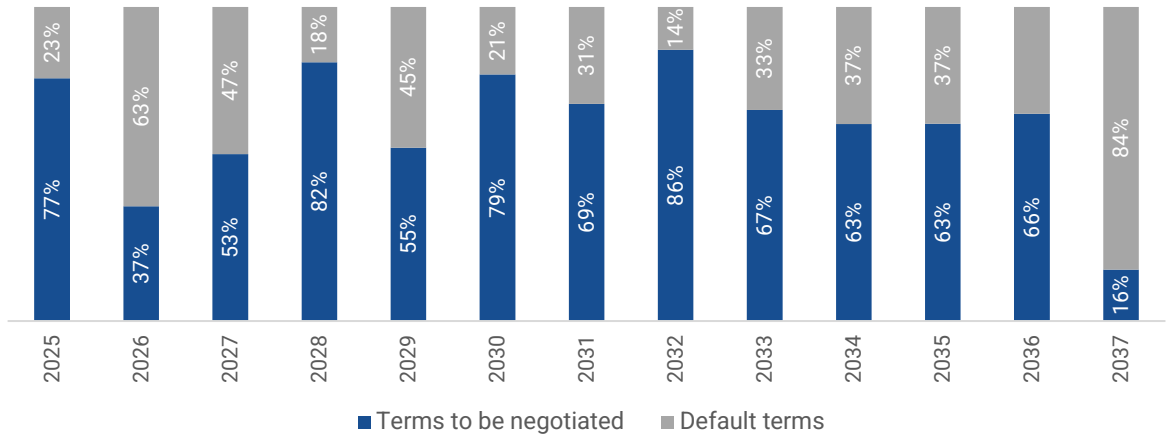
Top 10 Tenants



Industrial Lease Maturity Schedule



Rent Terms at renewal



Signed, delivered and undergoing Industrial expansions

FIBRAMTY



Property	Location	Signing Date	GLA sqft thousands	US\$ millions						
				Estimated Investment	Final investment*	Investment as of 3Q25	Estimated Ann. NOI	Yield on Cost*	Delivery Date	Estimated revenue start
In construction			~197.7	20.2		10.0	1.7	8.6%		
Garibaldi 1 – A1	NL	Jul-25	~115.2	12.7		5.8	1.1	8.6%	3Q26	3Q26
Garibaldi 1 – A2	NL		~82.6	7.5		4.2	0.6	8.6%	3Q26	-
Delivered			840.6	68.1	41.6	61.9	6.5	10.0%		
Fagor	SLP	Feb-23	72.5	3.3	3.3	3.3	0.3	9.7%	2Q24	2Q23 ⁽⁴⁾
Santiago	Qro.	May-23	115.3	10.8 ⁽¹⁾	-(5)	9.8	1.0	9.8%	3Q24	3Q24 ⁽⁵⁾
Ags FINSA 03	Ags.	Jul-23	126.1	10.1	8.9	8.9	1.1	11.8%	2Q24	3Q24
Ags FINSA 01	Ags.	Apr-24	69.4	6.6	5.7	5.7	0.7	11.6%	4Q24 ⁽³⁾	1Q25 ⁽³⁾
Danfoss	NL	Apr-23	196.7	21.5	20.4	20.4	1.9	9.3%	1Q25 ⁽²⁾	1Q25
Providencia 5	Coah	May-24	196.1	12.0	-(6)	10.5	1.1	9.1%	2Q25 ⁽⁶⁾	3Q25
Ags FINSA 02	Ags.	Aug-24	64.6	3.8	3.3	3.3	0.4	11.5%	3Q25	3Q25
Total			~1,038.3	88.3⁽¹⁾	41.6	71.9	8.2	9.7%		

Total expansions sum up to approximately **US\$ 142.8 million**, with yield on costs above 9.5%
(of which US\$ 88.3 million⁽¹⁾ are already signed and either under construction or delivered, and US\$ 54.4 million currently under negotiation).

*Yield-on-cost calculated over final investment for completed expansions, and over projected investment for those under construction. Final figures may vary due to rounding, administrative cost savings, permitting, or FX-related construction adjustments

(1) Includes additional investments of US\$0.4 million.

(2) As of the end of 2Q24, a section of the expansion was completed for an amount equivalent to US\$0.9 million. The remaining portion of the expansion was delivered by the end of 1Q25.

(3) By the end of 4Q24, the expansion was substantially delivered, with ABR reflected during the quarter. In 1Q25, the facility was formally delivered, and rent payments commenced.

(4) The agreement stipulated that the Fagor tenant would begin paying rent as of April 2023, even though the final delivery of the expansion occurred later. Therefore, both revenue and ABR are already included in the operating metrics.

(5) By the end of 3Q24, the expansion was delivered; however, some investment commitments related to property improvements are still pending.

(6) By the end of 2Q25, the expansion of Providencia 5 was substantially delivered, with ABR reflected in the quarter. Rent payments will be seen during 3Q25, some investment commitments related to property improvements are still pending

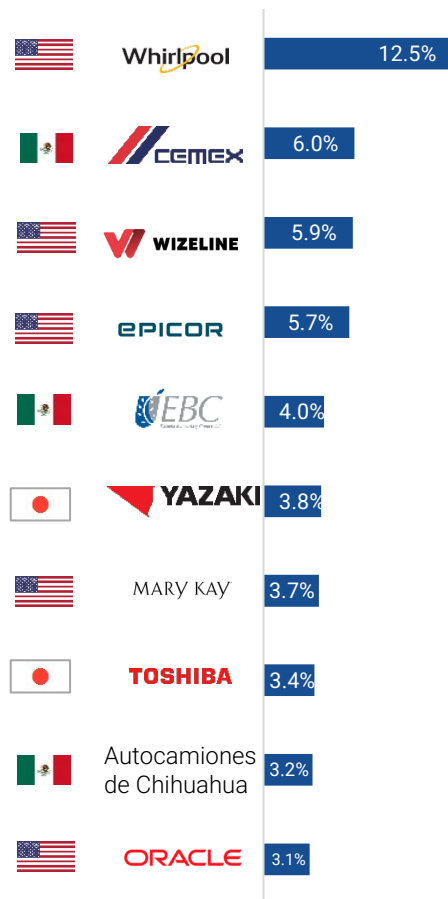


Office and Retail Key Performance Indicators

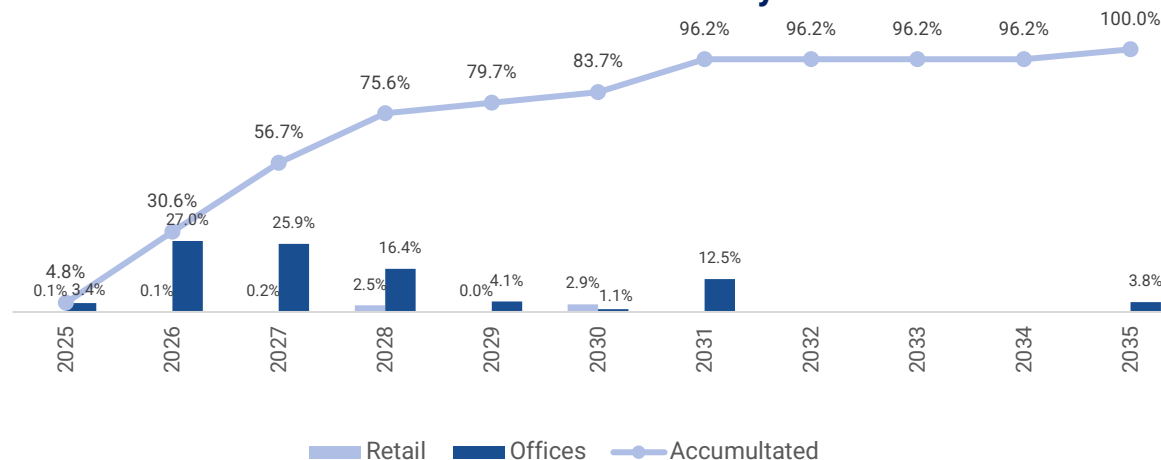
As of September 30, 2025 (as % of revenue)

FIBRAMTY

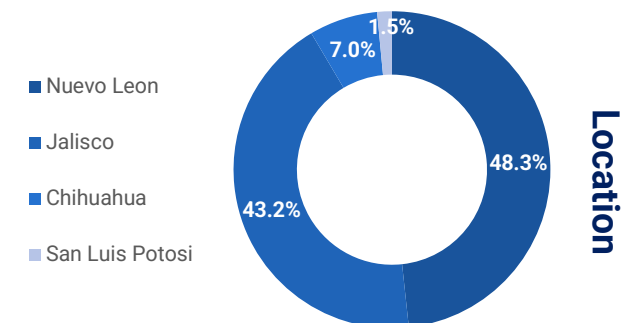
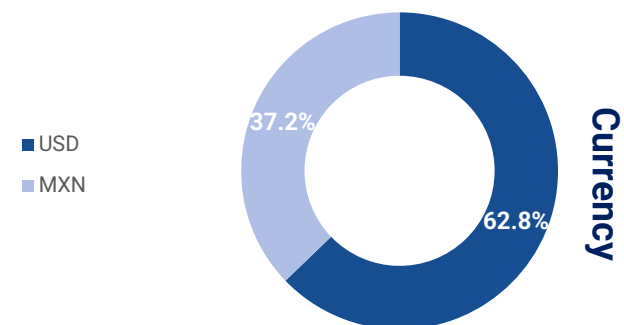
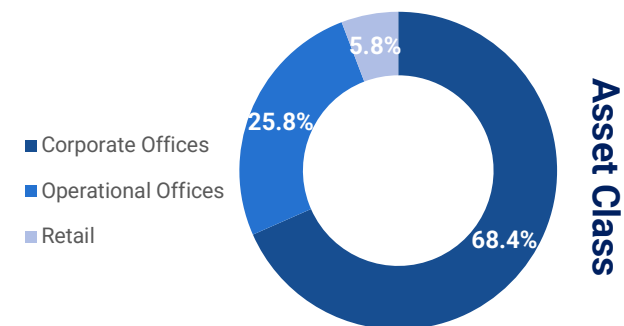
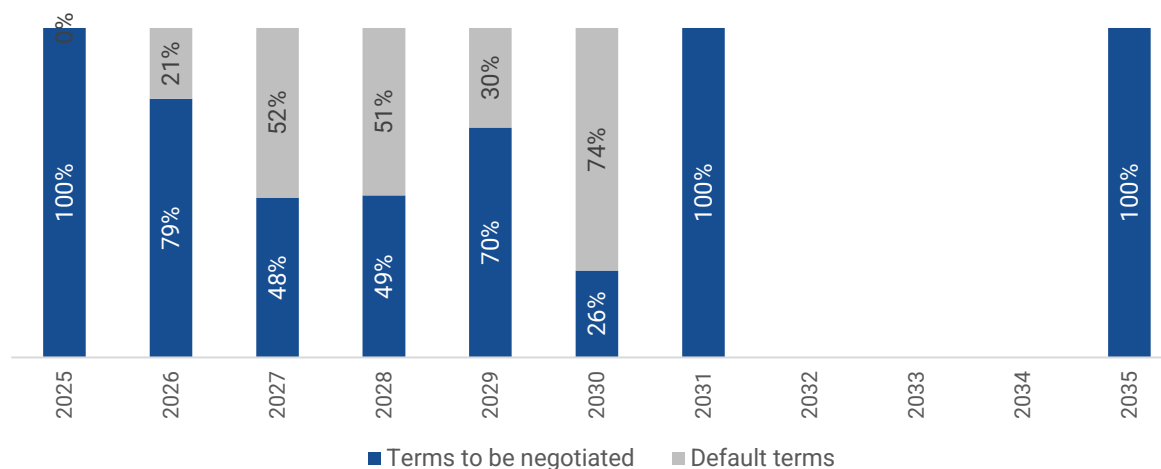
Top 10 Tenants



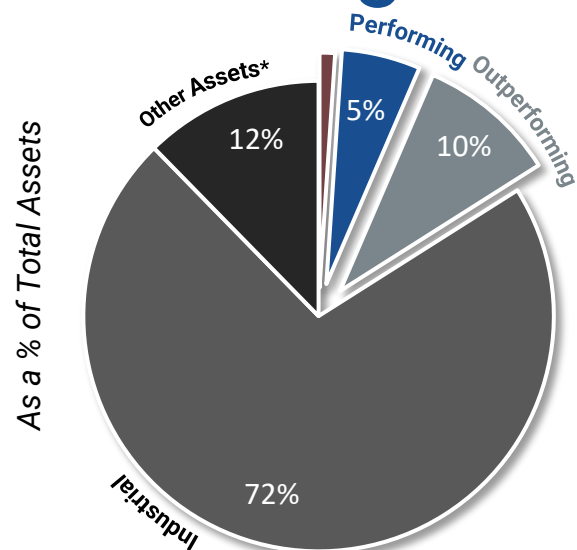
Office and Retail Lease Maturity Schedule



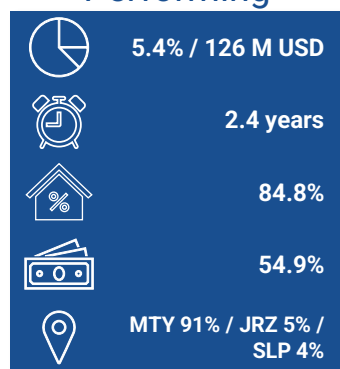
Rent Terms at renewal



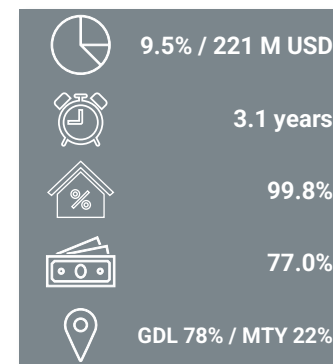
Office Segment



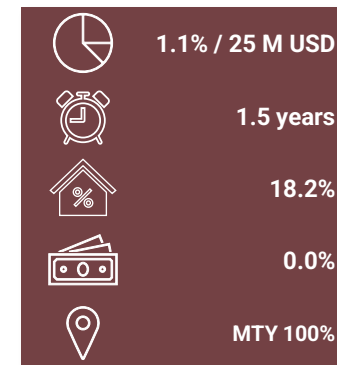
Performing



Outperforming



Underperforming



AUM
 (% of Assets) /
 (M USD)

WALT
 (years)

Occupancy
 (% of revenue)

% USD
 (% of revenue)

Location
 (% of potential revenue)

*Other assets are composed by Cash & Cash Equivalents, Expansions, Accounts Receivables, Land Reserve, Retail Properties and other.

Growth strategy and main goals

1

To acquire
~US\$ 1.5 Billion ^(1,2)
 (~ 27.1 Billion pesos)
between 2022-2026

in investment properties to reach
 ~US\$2.4 billion in assets.

2



Increase
Return



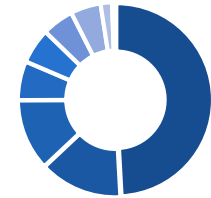
Risk-free rate
 &
 Peers

3

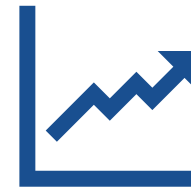
Achieve accretive
acquisitions

	Zeus	Zeus (ex. Land Bank)
12M NOI Portfolio's Value	US\$ 53.3 M US\$ 662 M	US\$ 53.3 M US\$ 640 M
Cap Rate	8.1%	8.3%

while enhancing
diversification



4



Raise
marketability

& lower
cost of capital

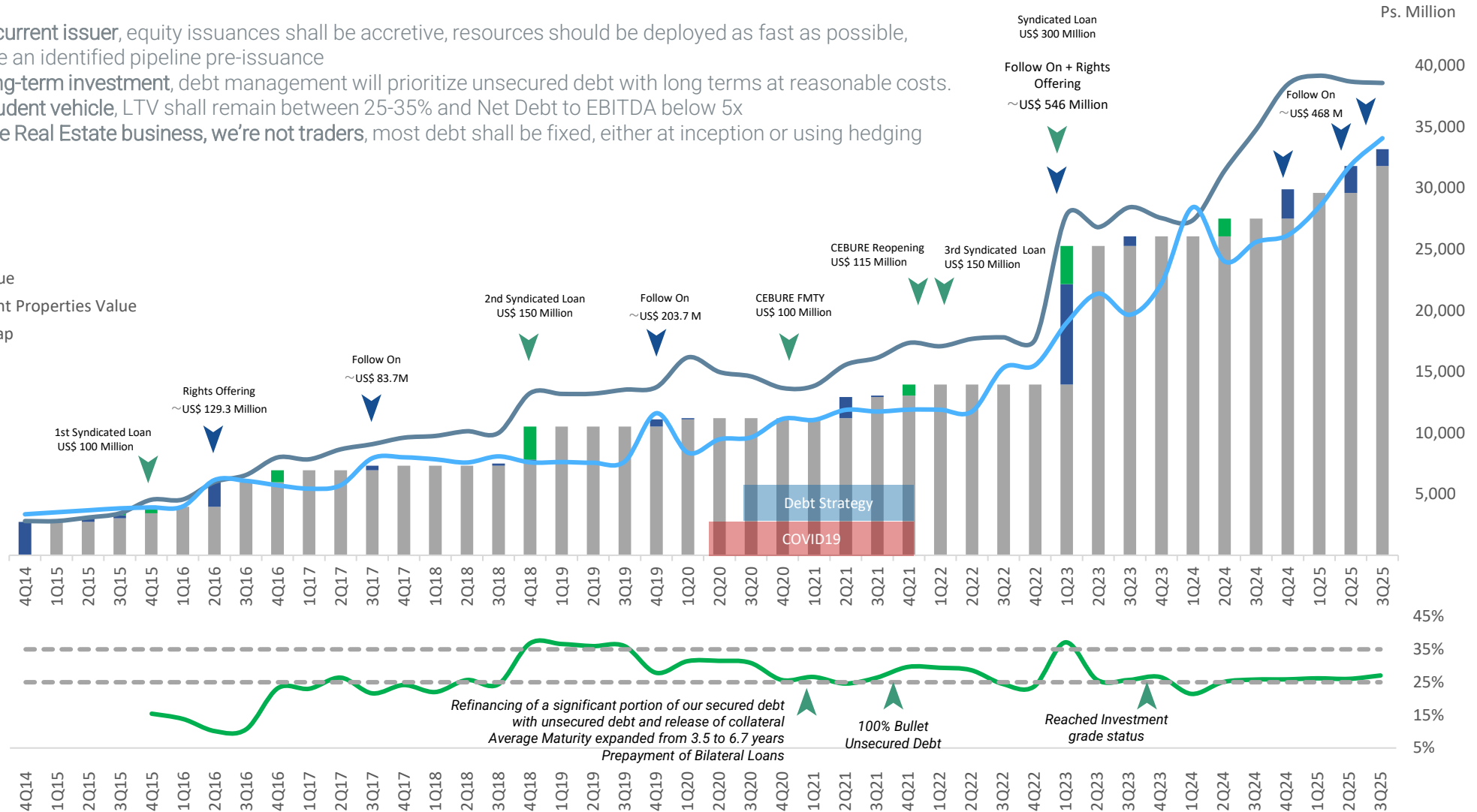
(1) ~15 billion pesos additional to the Zeus Portfolio (2) FX 18.3507

Strong balance sheet & financial flexibility

Fibra Mty's balance sheet management principles include:

- We're a recurrent issuer, equity issuances shall be accretive, resources should be deployed as fast as possible, hence have an identified pipeline pre-issuance
- We're a long-term investment, debt management will prioritize unsecured debt with long terms at reasonable costs.
- We're a prudent vehicle, LTV shall remain between 25-35% and Net Debt to EBITDA below 5x
- We're in the Real Estate business, we're not traders, most debt shall be fixed, either at inception or using hedging strategies

■ Debt
■ Equity
■ Initial Value
■ Investment Properties Value
■ Market Cap



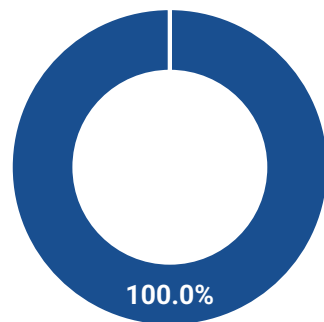


Strong balance sheet & financial flexibility

As of September 30, 2025

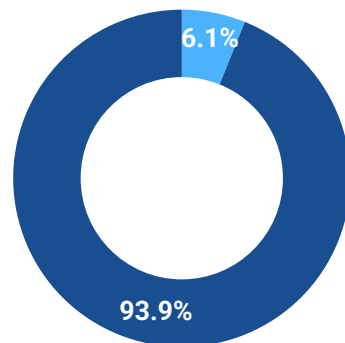
FIBRAMTY

Type of debt



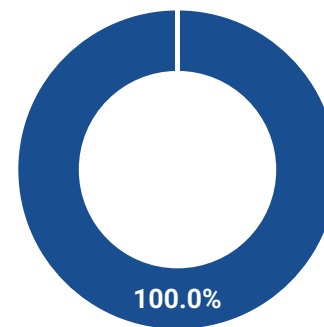
■ Secured ■ Unsecured

Type of rate



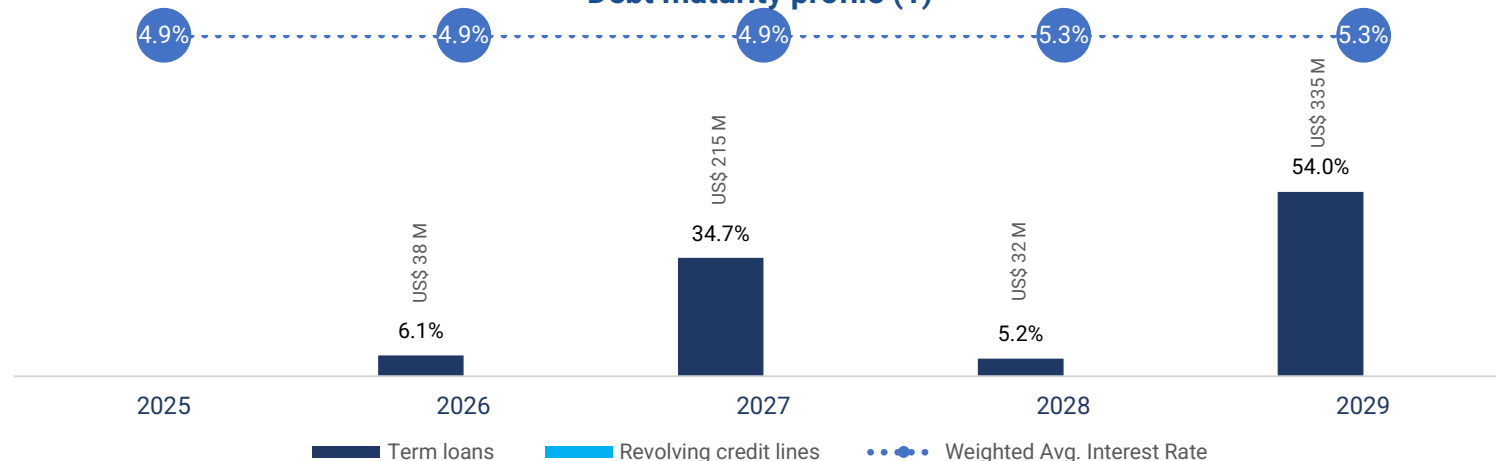
■ Floating rate ■ Fixed rate

Type of currency



■ MXN ■ USD

Debt maturity profile (1)



27.1%
Loan To Value

20.8%
Net Loan To Value

7.9%
Cash / Assets

19.6%
Available Credit Lines / Assets

2.7x
Net Debt to EBITDA ⁽²⁾

4.9%
Weighted Avg. Interest Rate

3 years
Average Debt Maturity

BBB- / BBB+ ⁽³⁾

FitchRatings

Global Rating

HR
Ratings
Credit
Rating
Agency

(1) Bilateral BBVA considers a fixed rate of 4.94%, the Bilateral Banorte a fixed rate of 5.69%; the bilateral Scotiabank LP a fixed rate of 5.38%, while the Bilateral with Scotiabank CP and the Bilateral with Santander consider a variable rate, in which each drawdown has a maturity of up to 11 months and 12 months, respectively, from the date of drawdown or February 15th, 2026, whichever comes first.

(2) including annualized NOI from the Batach portfolio and MeLi property.

(3) The ratings are not a recommendation to buy, sell or hold the securities offered hereby. The ratings may be subject to revision or withdrawal at any time by Fitch Ratings and HR Ratings. Each of the ratings should be evaluated independently of any other security rating.



Accretive per Share Drivers

FIBRAMTY

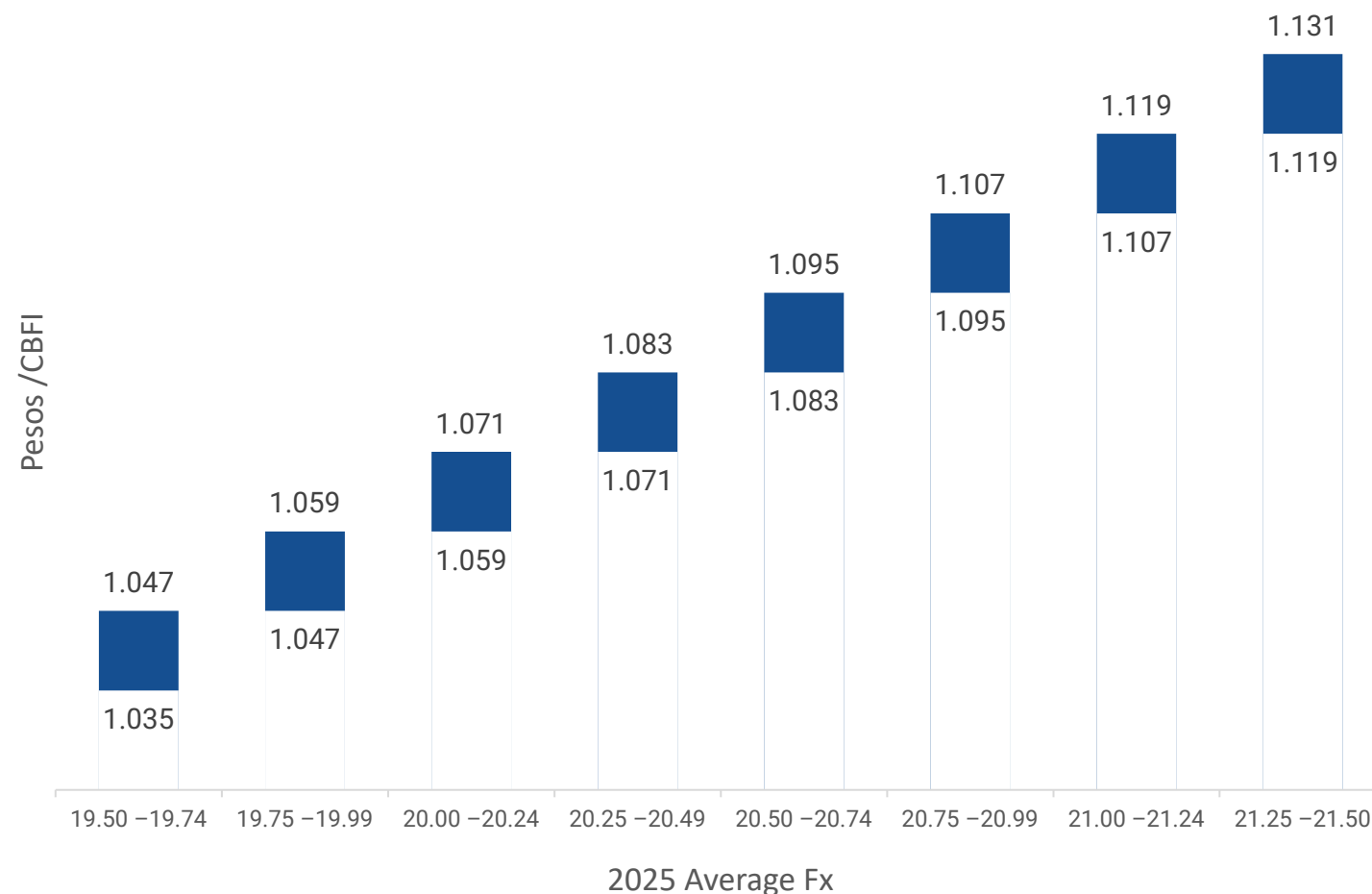


In the right track to meet 2025 AFFO Guidance

Challenges:

- Operations:
 1. Lease maturities represent 8.3% of revenues in 2025 (5.0% Industrial & 3.3% Offices), 66% of maturities has mark-to-market potential.
- Real Estate Market:
 1. Competitive cap rates for quality industrial properties remain competitive.
 2. Expansions and BTS are cash flow laggards.
 3. Land bank remains as a non-income producing asset.
 4. Office asset recycling may reduce near-term cash flow per CBFI.
- Financials:
 1. Lower financial income due to higher USD cash balances.
 2. Incremental debt would carry a cost above 4.88% weighted average cost of debt as of year-end 2024.

AFFO per FX range





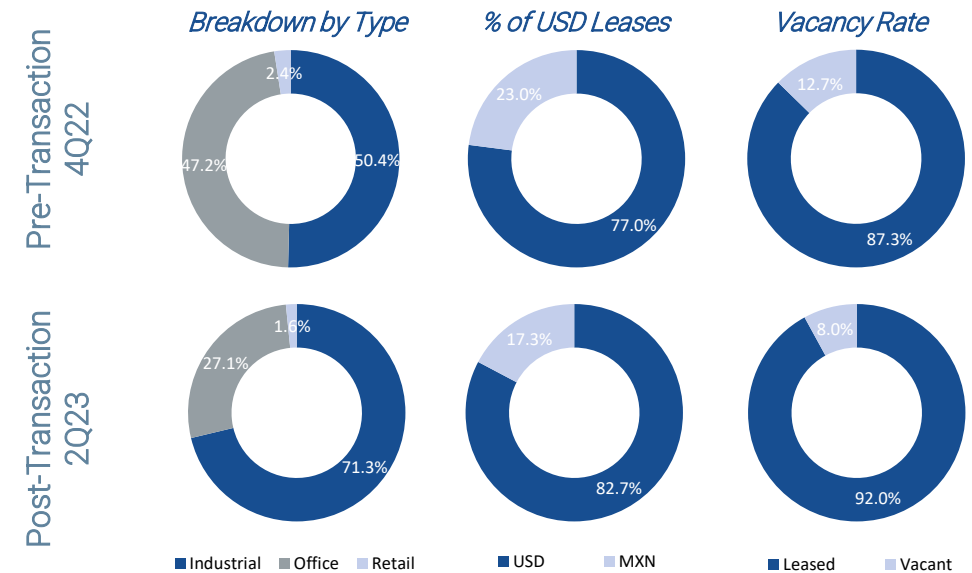
Fibra Mty's Portfolio

FIBRAMTY

Zeus Case Study



	Zeus	Zeus w/o Reserve Land	FMTY*
NOI 12M (\$ mm)	US\$53.3	US\$53.3	MXN\$1,306
Portfolio Value (\$ mm)	US\$662	US\$640	MXN\$16,339
Cap Rate	8.1%	8.3%	8.0%

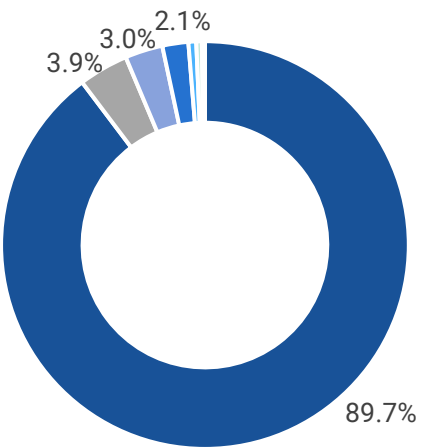


* NOI L12M = Annualized NOI 4Q22; Portfolio Value = Enterprise Value – Other Assets (ex. Cash) – Investment properties payable; Enterprise Value = (Average Price per CBFi x Average CBFIs) + Liabilities – Cash

Zeus' Land Bank Characteristics

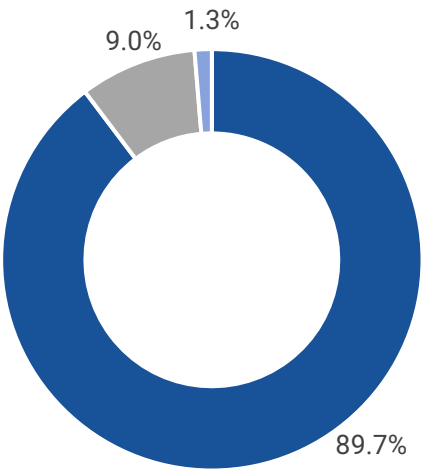
In order to maintain the company as a cash flow generation vehicle, **Fibra MTY is evaluating multiple strategies** for the best use of the land bank.

Location



■ PUE ■ GTO ■ MTY ■ NOG ■ AGS ■ TIJ ■ GDL

Use of Land Bank



■ Development Land ■ Expansion Rights
■ Building's Land Bank



Land Bank

9,501,551 ft²



Zeus transition into Fibra Mty's portfolio



- **100% invoicing with a 100% of Rent Collection.**
- **2nd closing signed on September 20th paid on October 31st, 2023.**
- **Landbank currently being marketed with positive perspective.**
- **Three expansions already delivered.**

Whirlpool Case Study



2018
Acquisition year

1,599,302 sq. ft.
GLA
As of 3Q25: 1,629,051 sq. ft. due to expansions

8.2%
Going in Cap Rate

US\$135 mm
Acquisition Value

Sale and Lease Back Transaction

10-year Absolute NNN Lease Contract

On 4Q21, the initial lease term extended an additional 3 years from 2028 to 2031 due to expansions

La Perla Office Complex Case Study



2021
Acquisition Year

450,724 sq. ft
GLA

9.3%
Going in Cap Rate

Ps. 1,823 million
Acquisition Value

Gradually purchased as GLA became leased

**As of 3Q25, the property occupancy is 100% by
GLA**



Fibra Mty's Portfolio

Some of our Properties.

FIBRA MTY



Portfolio Garibaldi
Nuevo León



Portfolio Ciénega 2
Nuevo León



Filios
Monterrey,
Nuevo León



Portfolio Ciénega 3
Nuevo León





Fibra Mty's Portfolio

Some of our Properties

FIBRA MTY

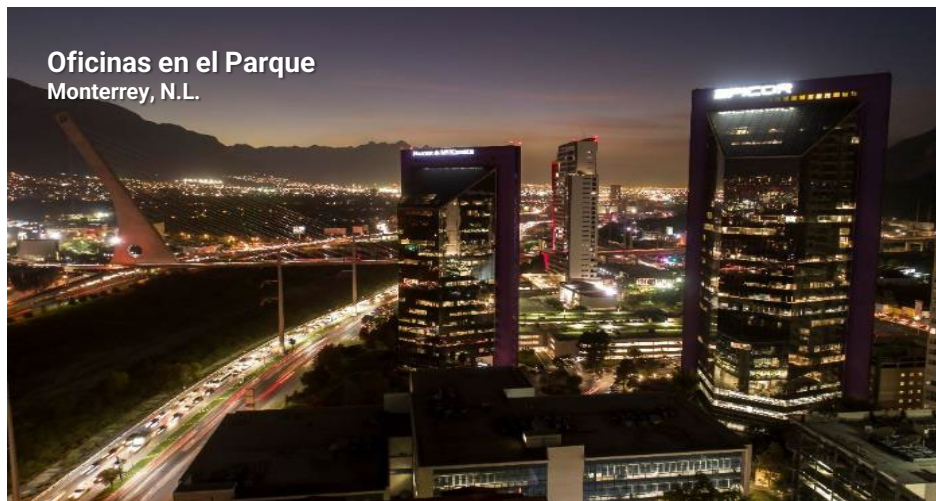




Fibra Mty's Portfolio

Some of our Properties

FIBRA MTY



Oficinas en el Parque
Monterrey, N.L.



La Perla
Guadalajara, Jalisco



Redwood
Guadalajara, Jal.





ESG

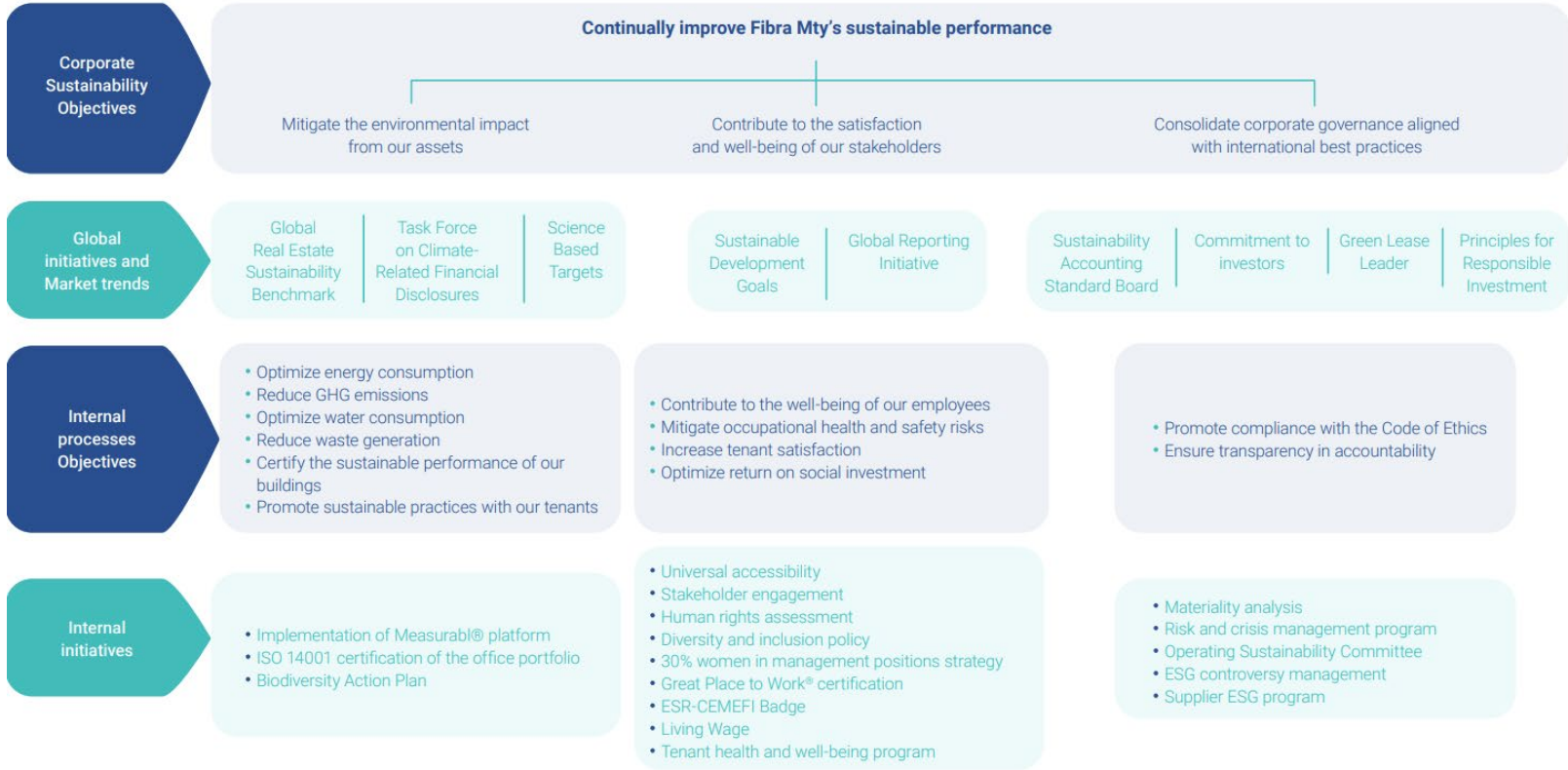
FIBRAMTY

Sustainability Strategy

SUSTAINABILITY POLICY

CONTINUOUSLY CONTRIBUTE TO THE SATISFACTION AND WELL-BEING OF OUR EMPLOYEES AND THEIR FAMILIES, TENANTS, INVESTORS, BUSINESS PARTNERS AND COMMUNITIES in the regions where we are present, by leasing reliable, sustainable, resilient and high-quality real estate properties, based on: respect for human dignity, professional and personal development of our employees, effective management of environmental, social, and governance risks; the implementation and continuous improvement of the integrated management system for sustainability, mitigation of the environmental impact of our assets and a balanced use of economic, social and environmental resources, preserving them for future generations, articulating mutually beneficial initiatives with authorities, suppliers, tenants, users, and local communities.

STRATEGIC SUSTAINABILITY PLAN 2023-2025



2024 ESG PERFORMANCE

125%
performance to Corporate Sustainability Objectives

102%
overall performance to Strategic Sustainability Plan



Environmental Dimension

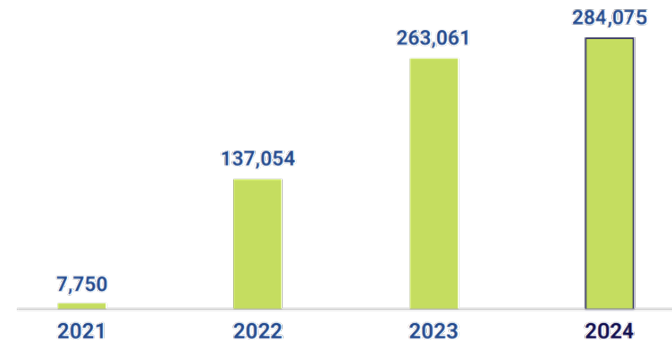
SUSTAINABLE BUILDINGS

THE LEED (LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN FOR OPERATIONS AND MAINTENANCE)

certification, granted by the USGBC (U.S. Green Building Council), is the most widely used green building rating system in the world. LEED certification provides a framework for healthy, highly efficient, and cost-saving green buildings that deliver environmental, social, and governance benefits.



LEED CERTIFICATION FIBRA MTY -CERTIFIED FLOOR AREA (m²) -



67.67%* of our portfolio has an Arc Energy Performance Certificate score of 75 or higher.

Revenues from energy efficient buildings:
MXN 1,774,561,019

*Percentage of total gross leasable area

SUSTAINABLE LEASING



In recognition of the promotion of collaborative actions focused on energy efficiency, operating cost savings, air quality and buildings sustainability, the Institute for Market Transformation and the Better Buildings Alliance of the United States Department of Energy awarded Fibra Mty the **GREEN LEASE LEADERS** silver level distinction in 2022, as well as the gold level in its 2023 renewal, valid for three years.



IMT
INSTITUTE
FOR MARKET
TRANSFORMATION

Better Buildings®
U.S. DEPARTMENT OF ENERGY

Environmental Dimension

CLIMATE STRATEGY



TCFD ALIGNMENT LEVEL - FIBRA MTY 2024

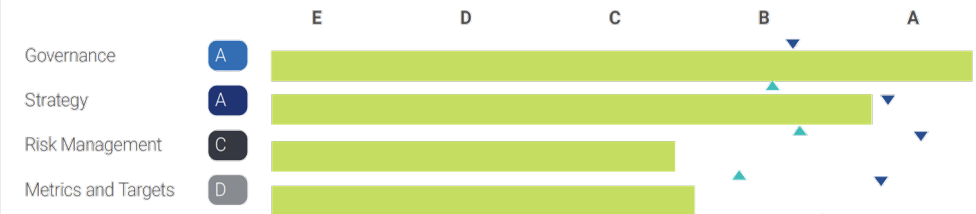


GRESB average: A

Benchmark Average: B

- ▼ GRESB Average
- ▲ Benchmark average
- Fibra MTY

TCFD CORE ELEMENT ALIGNMENT - FIBRA MTY 2024



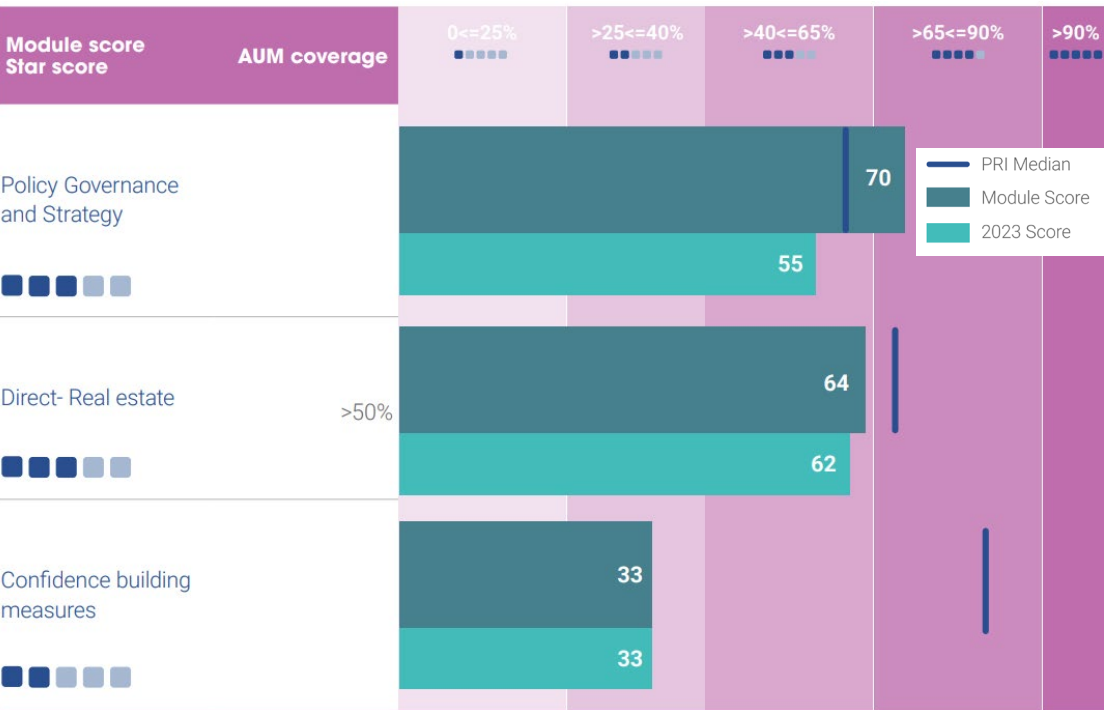
Governance & Economic Dimension

RESPONSIBLE INVESTMENT

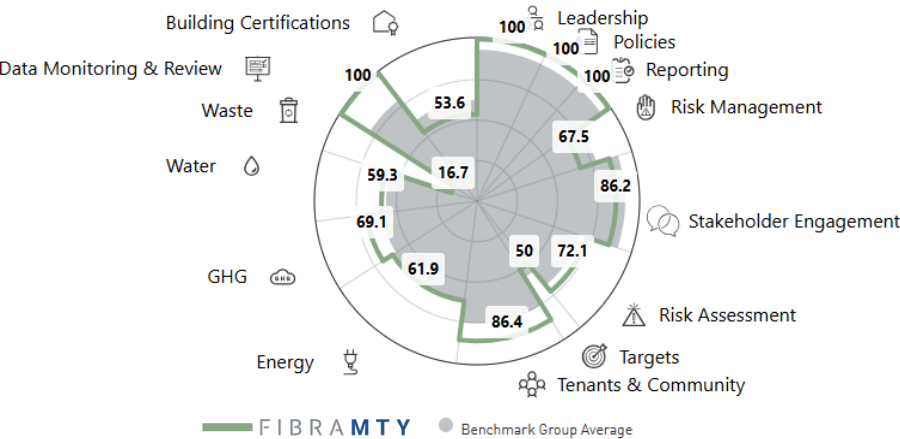
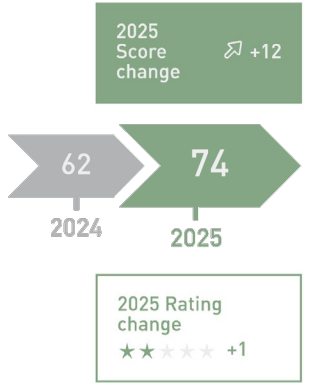
Signatory of:



As of December 7, 2022, **FIBRA MTY IS A SIGNATORY OF THE PRINCIPLES FOR RESPONSIBLE INVESTMENT** promoted by the United Nations.

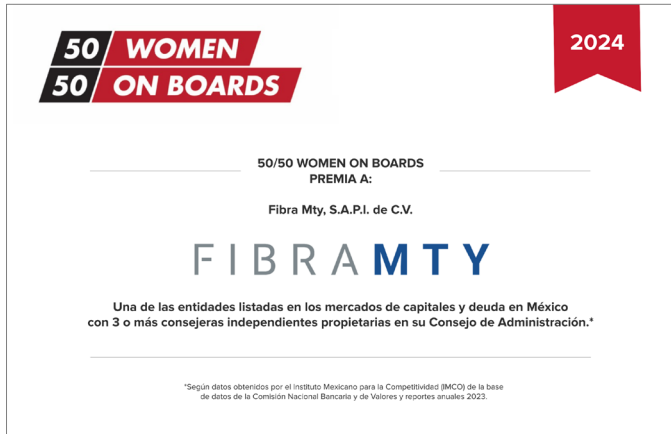


G R E S B
R E A L E S T A T E
★ ★ ☆ ☆ ☆ 2025



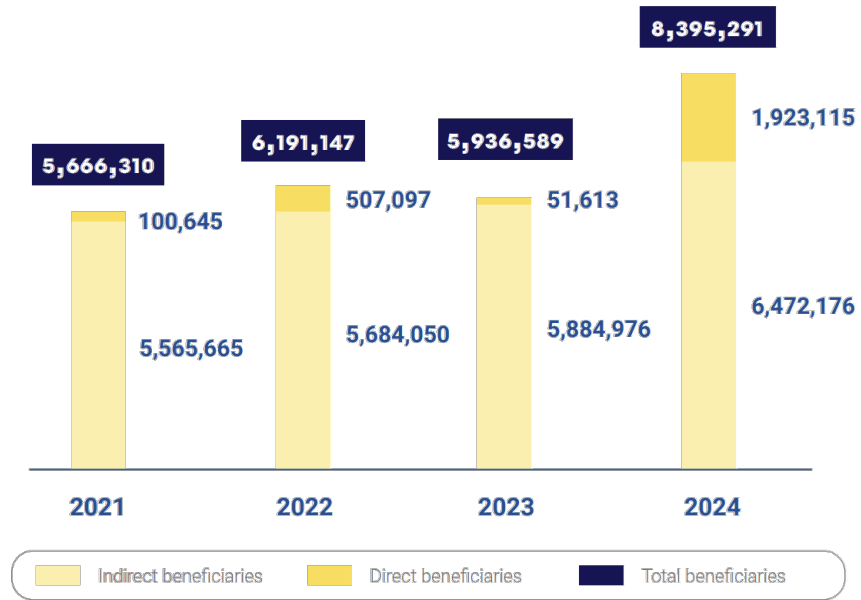
Social Dimension

LABOR PRACTICES



CORPORATE CITIZENSHIP

RETURN ON SOCIAL INVESTMENT



In 2025, for the third consecutive year, Fibra Mty achieved the Socially Responsible Company Badge, awarded by the Mexican Center for Philanthropy (CEMEFI).



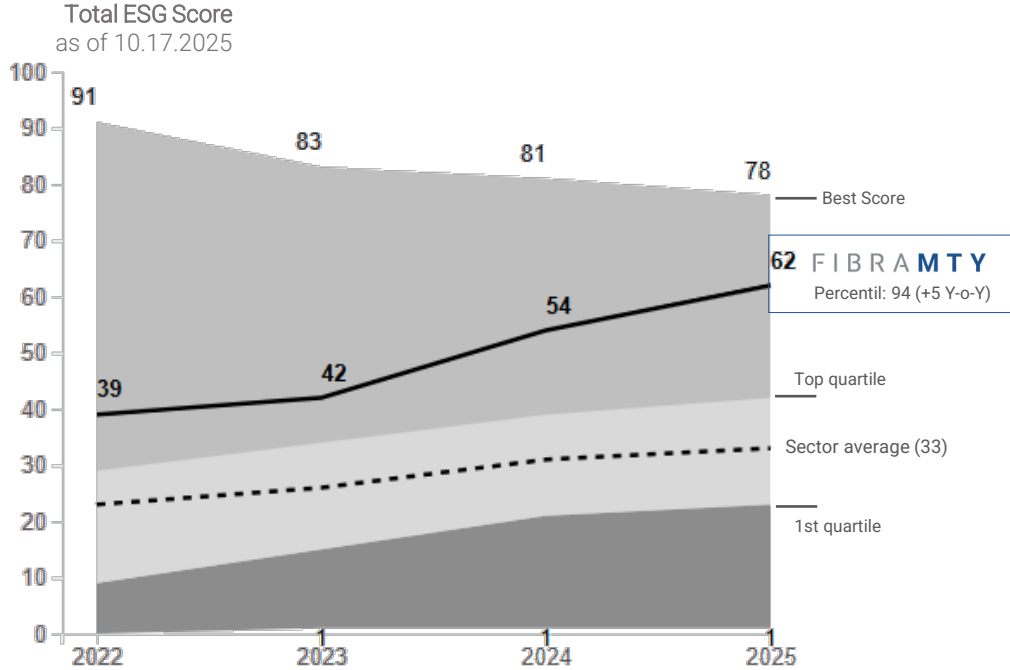
ESG Disclosure

Blvd. Antonio L. Rodríguez 1884, Santa María, 64650 Monterrey, N.L. | 81 41 60 1400



S&P Global CSA

Fibra Mty vs. Peers
Real Estate Investment Trust sector





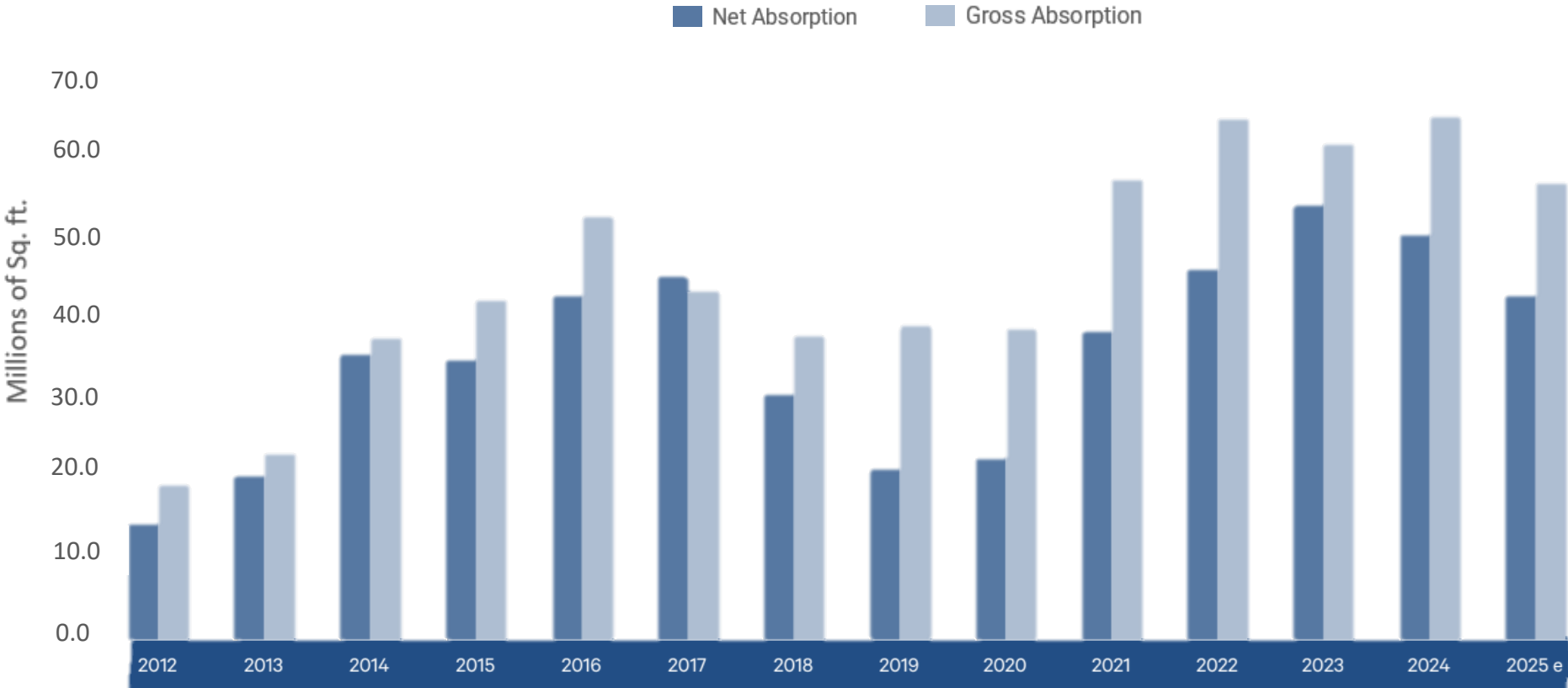
Market Overview

FIBRAMTY



Net and Gross Industrial Absorption 2013-2024

In 2024, Mexico’s Gross Absorption registered an **annual increase of 5%**, while Net Absorption is 6.8% below the record high of 2023.



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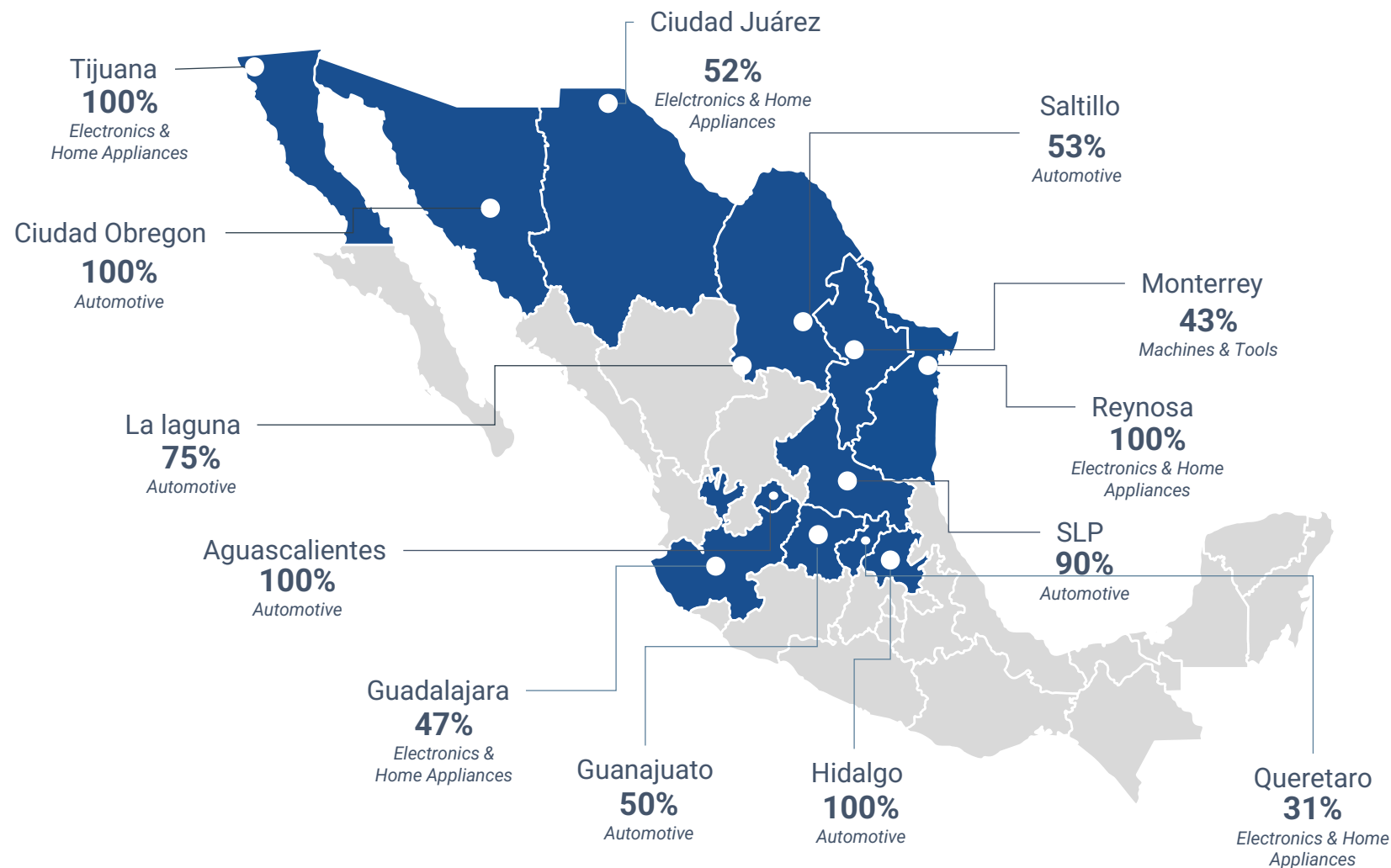


Source: CBRE Research, 2024.



Nearshoring share by industry in main markets

% share by Industry Sector

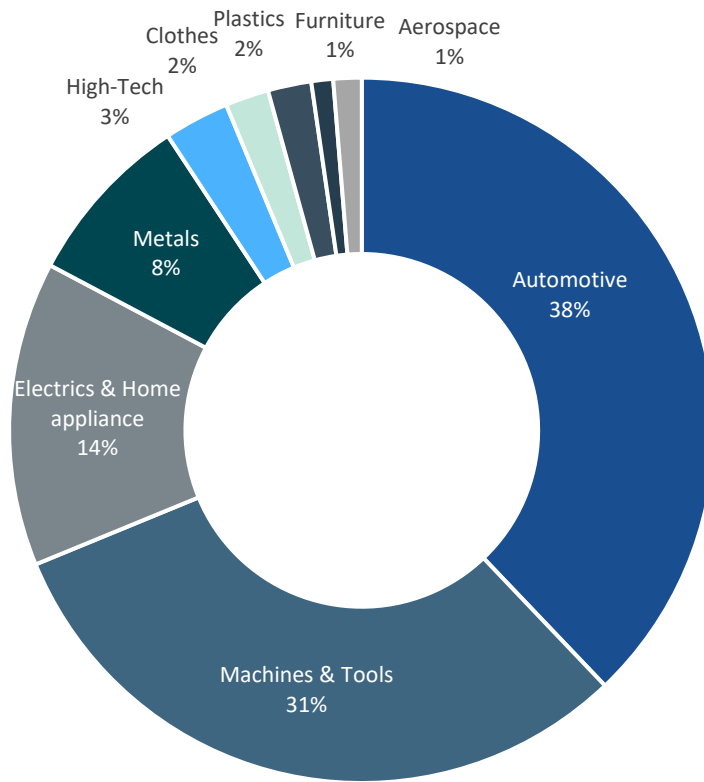


The Automotive Industry, lead the Nearshoring accumulated demand at the end of the 2024, taking 39% of the total share.

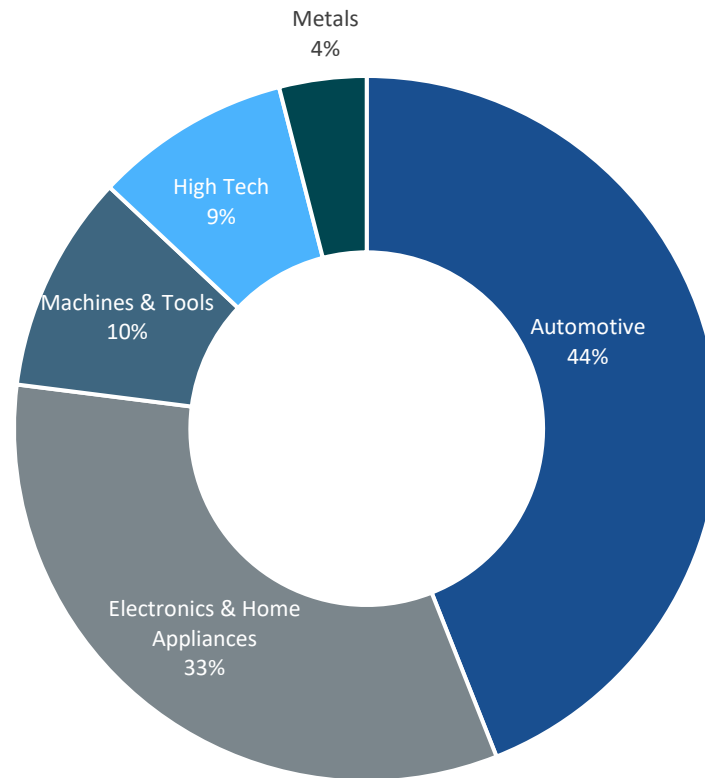
Nearshoring share by industry

As of 4Q24, **Motor Vehicles & Parts** is **leading** the Nearshoring demand in Mexico. At the same time, the **Electronics and Home Appliances** sector continues to increase its share.

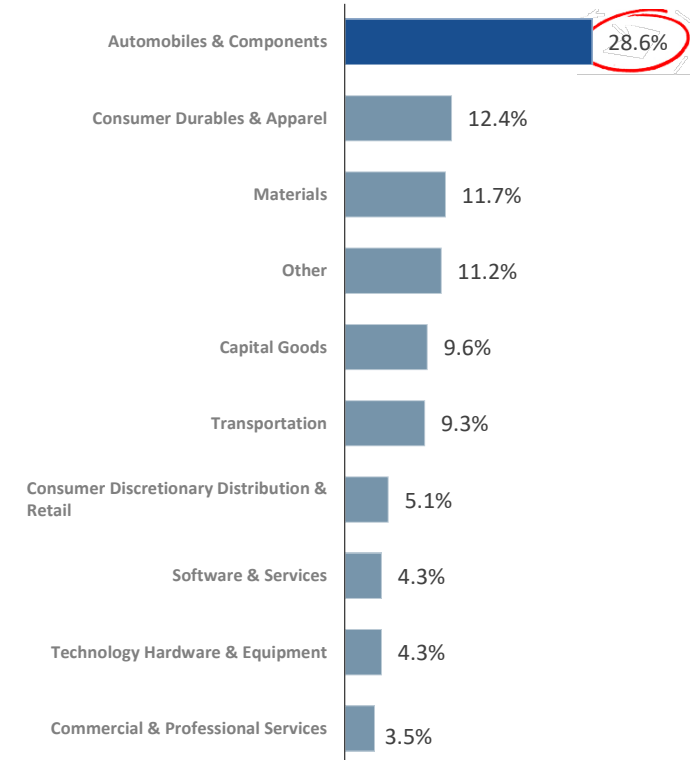
New Transactions



Expansions

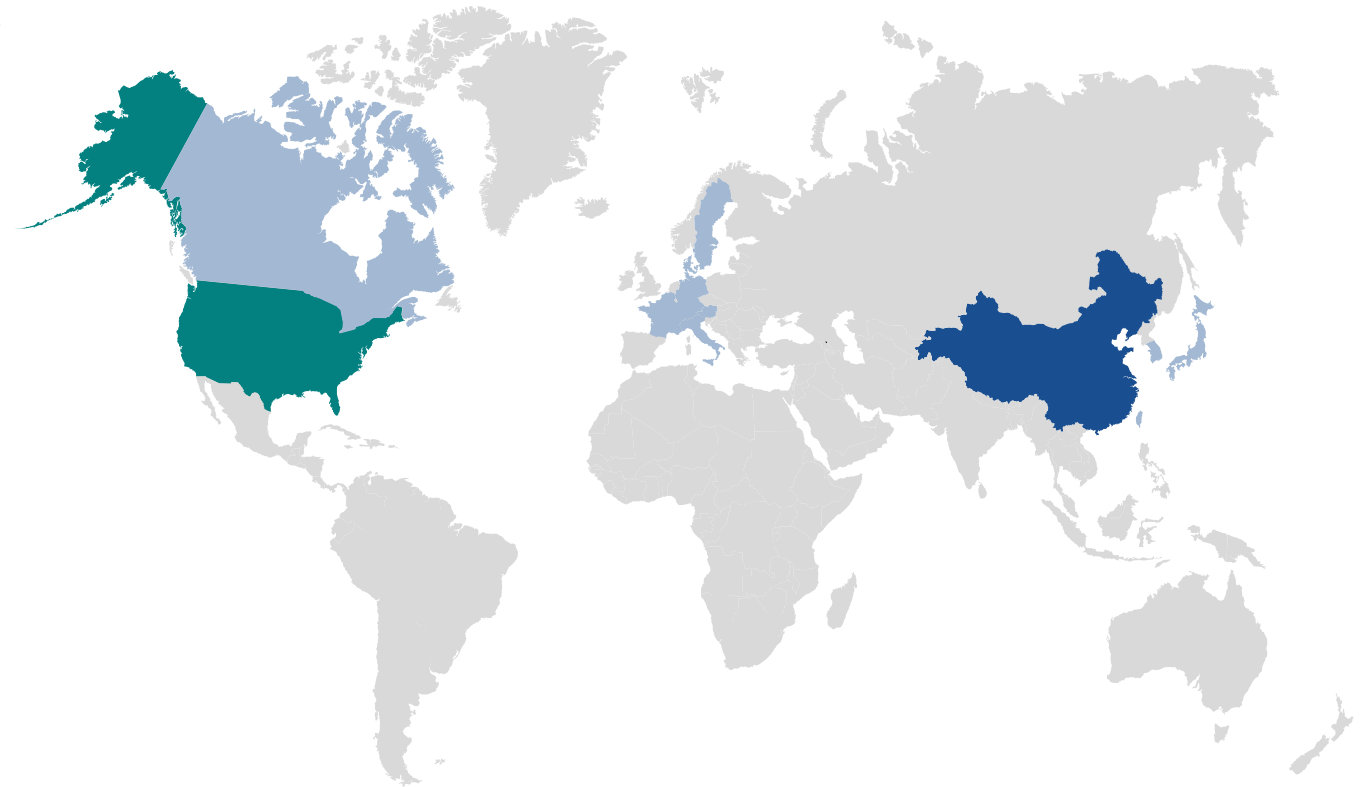
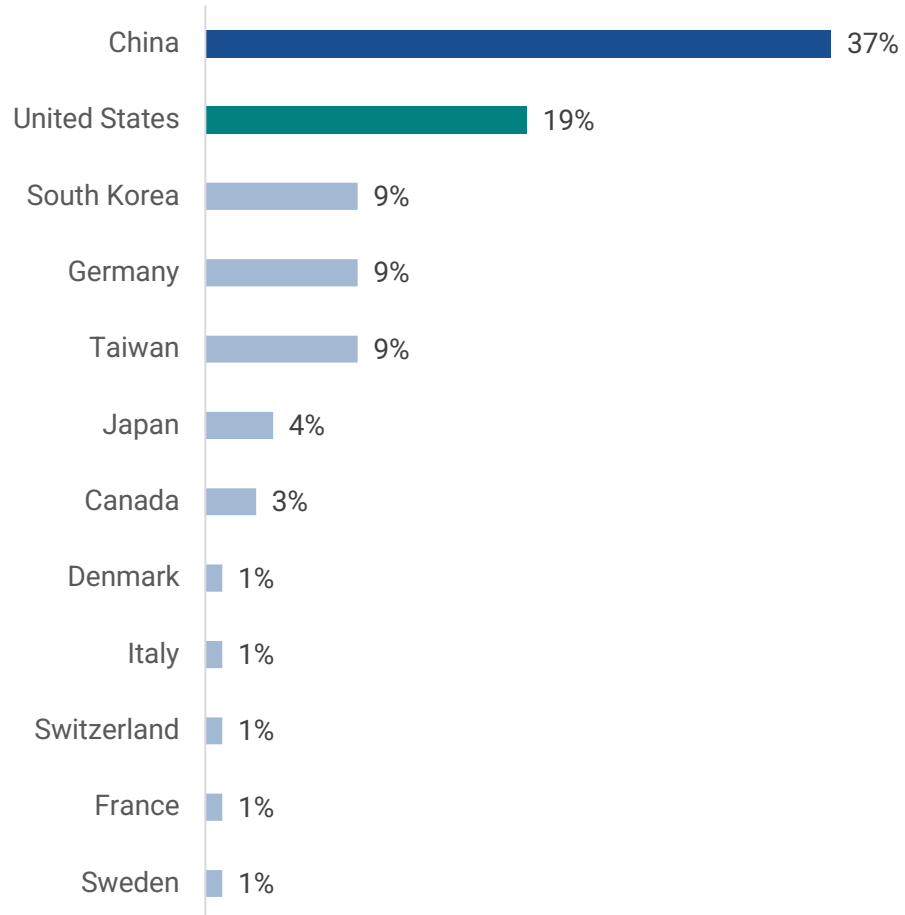


Fibra Mty as of 4Q24 (GICS)



Investments by country 2019 – 2024

From 2019 to 2024, investments from Asia represented 61% of the total accumulated Nearshoring demand in Mexico. The participation of countries such as China, South Korea and Taiwan stand out as the largest shares.



Share by Country (%)

> 35%

10 – 25%

< 5%

2019 – 2024



Appendix

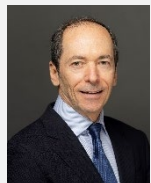
FIBRAMTY



Highly Experienced Management Team

Strong track record developing, managing, financing and operating real estate assets

FIBRAMTY



Federico Garza Santos
Chairman of the Board



Jorge Avalos Carpinteyro
Chief Executive Officer



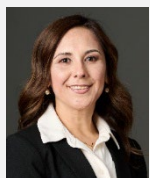
Jaime Martínez Trigueros
Chief Financial Officer



Javier Llaca García
Chief Operations and
Investments Officer



Eduardo Elizondo Santos
Legal Counsel



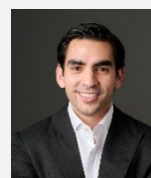
Verónica Barajas
Comptroller



André de Sousa Ramahlo
Real Estate Operations



Victor Treviño Herrera
Treasury



Cesar Rubalcava Plasencia
Investor Relations



Strong Combination of
Relevant Experience:

Real Estate



Acquisitions



Development



Tenant Relationship



Corporate
Management

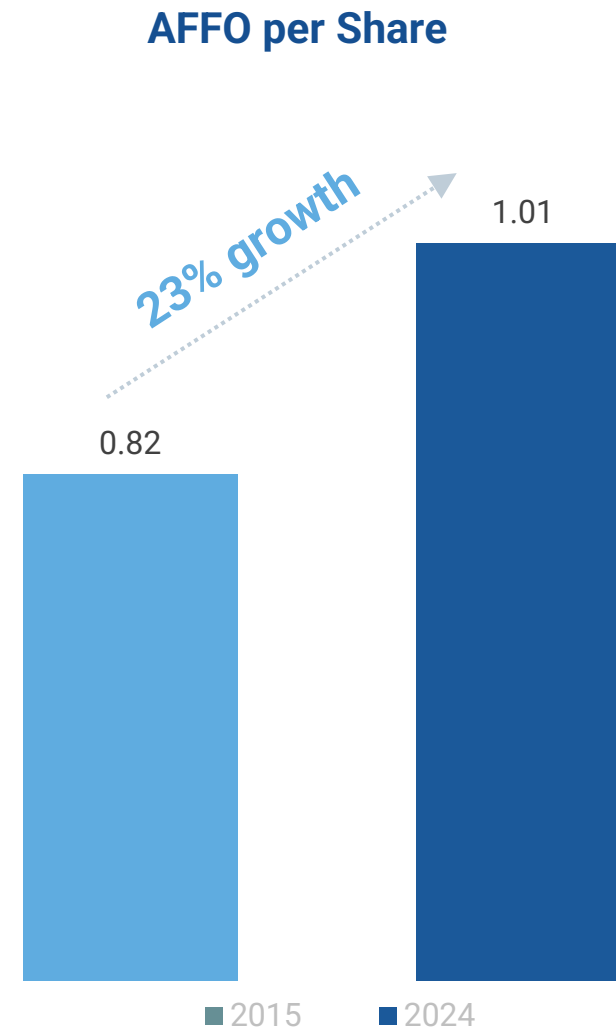
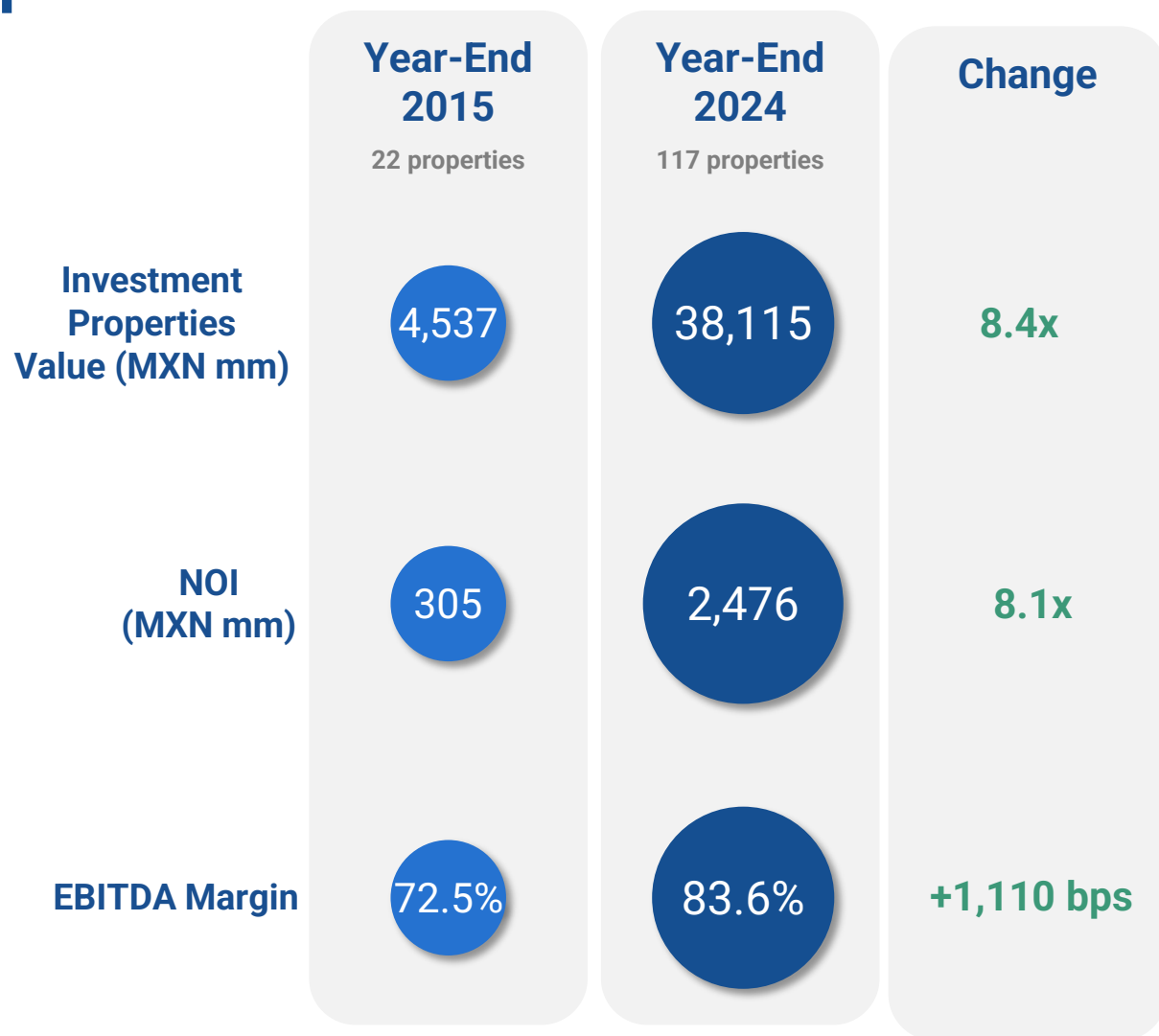


Sustainability



Consistent Track Record Of Growth and Successful Acquisitions

FIBRAMTY

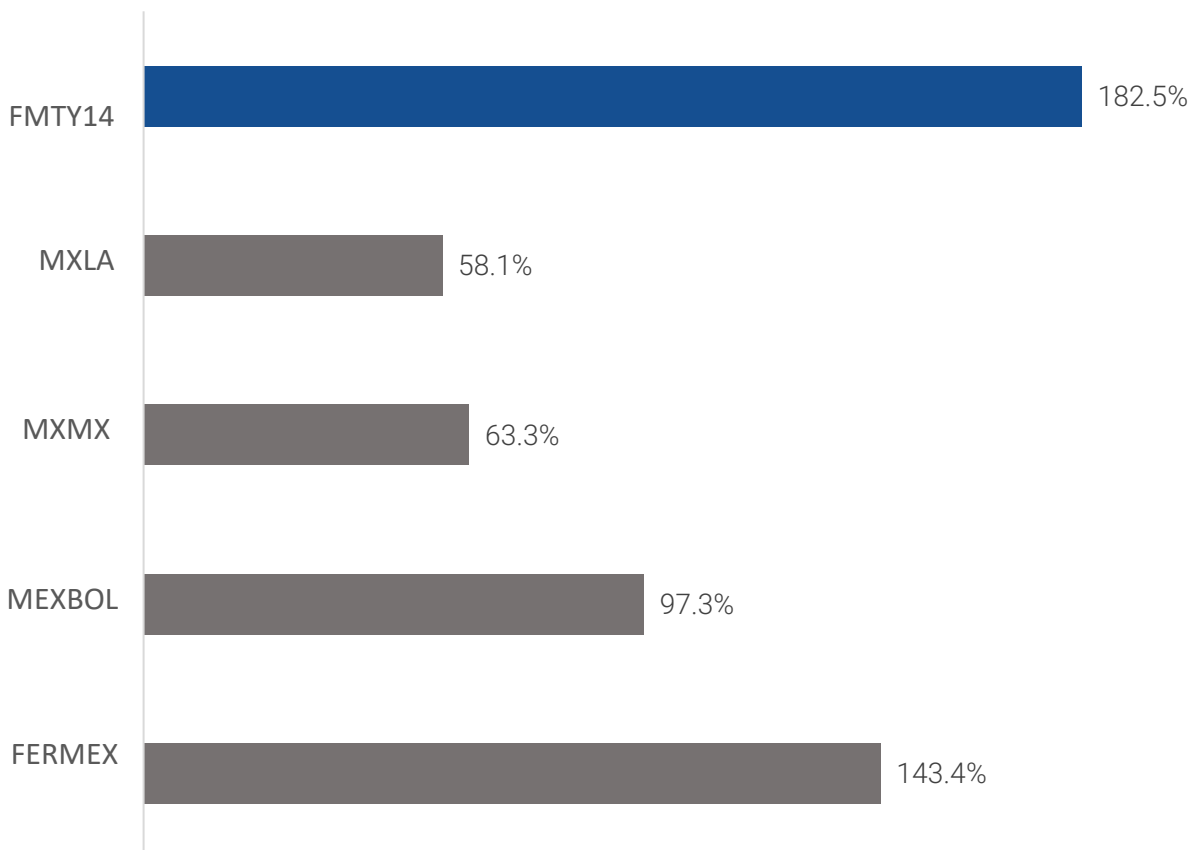




Outstanding long term value above benchmarks

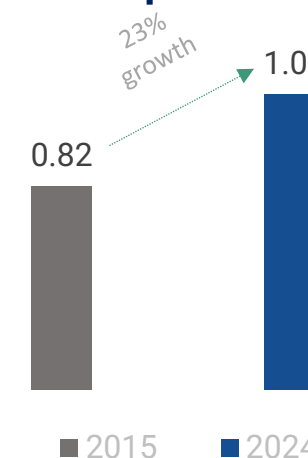
Total Shareholder Return (%) from Fibra Mty's IPO (December 11th, 2014) to September 30, 2025.

Equity Indexes



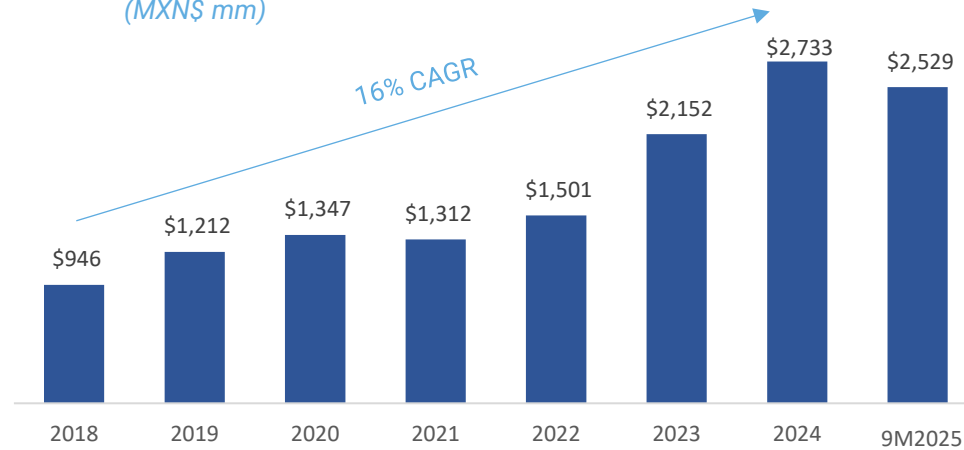
Fibra Mty has generated strong shareholder returns **above comparable equity and debt indexes** mainly driven by **dividend returns** paid on a monthly basis to investors and cashflow growth since inception.

AFFO per Share

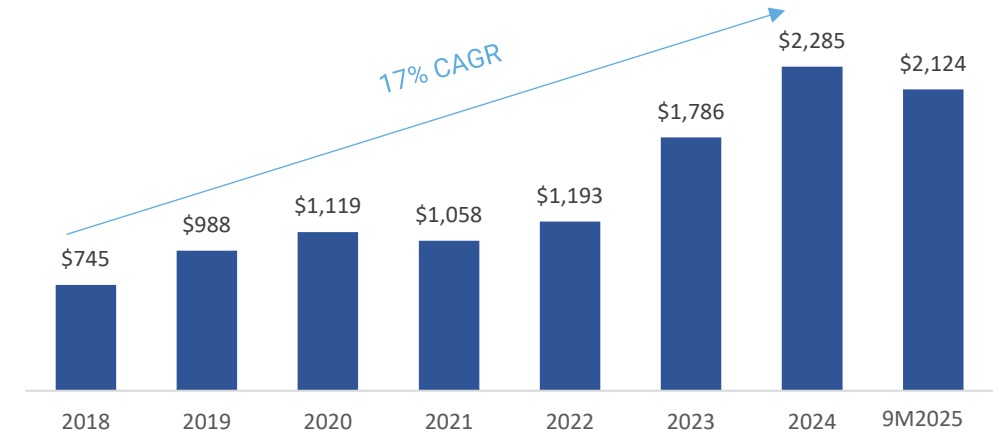


Strong Performance and Cash Generation

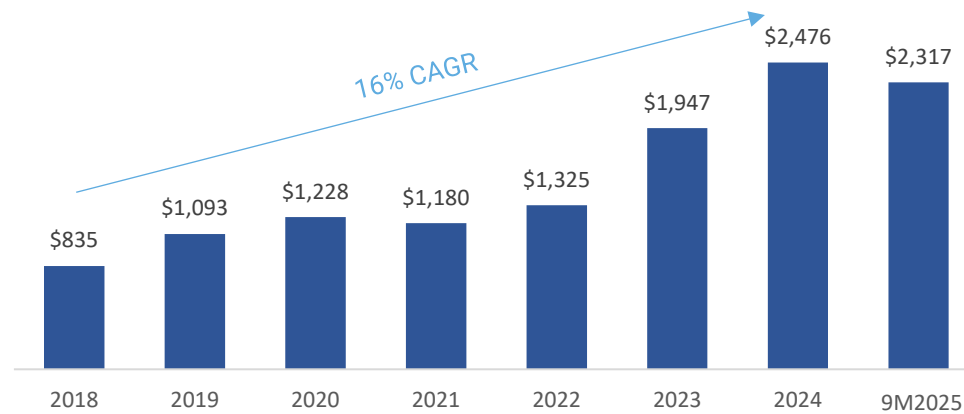
Revenues
(MXN\$ mm)



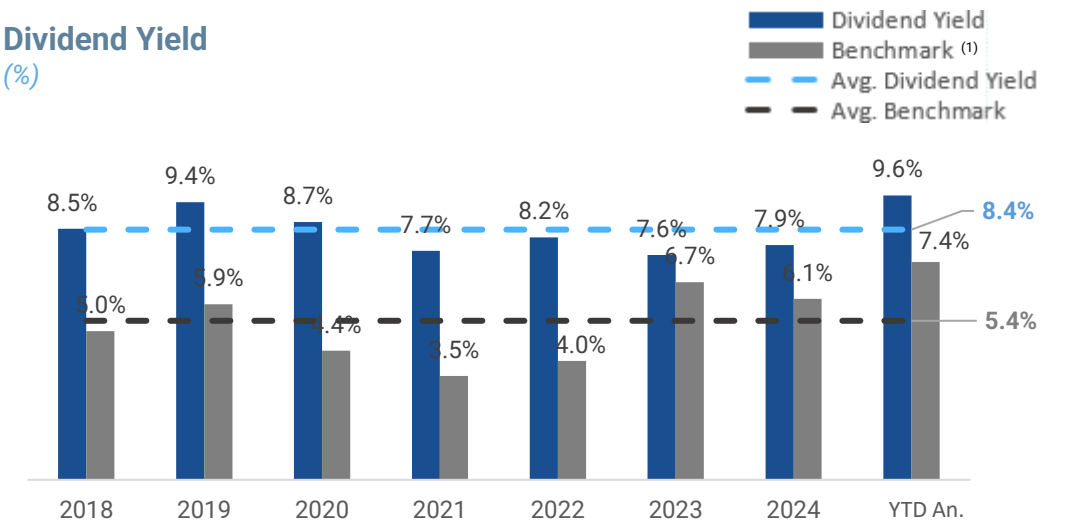
EBITDA
(MXN\$ mm)



NOI
(MXN\$ mm)



Dividend Yield
(%)



(1) 10-year Mexican government in Pesos and in dollars treasury bond portfolio weighted proportionally to FMTY US\$/MXN cash generation from leases.



Operational efficiency and accretive acquisitions

FIBRAMTY

*Same-properties performance**

Thousands of Pesos	3Q25	3Q24	Δ% / bps
Number of Properties *	110	110	-
Gross Leasable Area (GLA) in M sqft. *	19.2	18.7	2.7%(1)
Occupancy Rate (per GLA) *	95.8%	97.1%	(130 pbs)
Same-Property Revenues	732,040	714,578	2.4%
Same-Property Operating Expenses	(62,339)	(64,363)	(3.1%)
Same-Property Net Operating Income (NOI)	669,701	650,215	3.0%
Same-Property NOI Margin*	91.5%	91.0%	50 pbs
Revenue from Acquisitions or Construction	104,569		100.0%
Operating Expenses from Acquisitions or Construction	(2,527)		100.0%
Revenue from Divestments	2,814	11,710	(76.0%)
Operating Expenses from Divestments	(4,338)	(5,697)	(23.9%)
NOI from Acquisitions or Construction or Divestments	100,518	6,013	157.2%
NOI Margin from Acquisitions or Construction or Divestments	93.6%	51.4%	
Fibra Mty Total Revenue	839,423	726,288	15.6%
Fibra Mty Total Operating Expenses	(69,204)	(70,060)	(1.2%)
Fibra Mty Total NOI	770,219	656,228	17.4%
Fibra Mty Total NOI Margin	91.8%	90.4%	140 pbs

*Excludes the "Aerotech" and Batach portfolio, as well as the "Axtel" property and the MeLi León property.

(1) (Increase in GLA due to expansions totaling 531.6 sq² (during 4Q24: Aguascalientes-Finsa 01 by 69.4 sq² and Aguascalientes-Finsa 03 by an additional 5.0 sq² to those reported in 3Q24; during 1Q25: Danfoss by 196.7 sq²; during 2Q25: Providencia 5 by 196.1 m²; and finally, Aguascalientes-Finsa 02 by 64.6 m²).

High quality assets at attractive Cap Rates

Book Value	
(+) Investment properties ex. Land Bank, inc properties held for sale	38,075
(+) Land Bank	577
(+) Other assets	4,549
(=) Assets	43,201
(-) Liabilities	12,209
(=) Equity	30,992
(/) CBFIs (millions)	2,435
(=) Book Value per CBFi	12.73

Implied Cap Rate	
Net Operating Income (NOI) (3Q25x4)	3,081
(+) Investment Properties, inc properties held for sale	38,075
(-) Investment Properties to pay	-
(=) Investment Properties, net	38,075
Implied Cap Rate	8.1%

Premium (Discount)	
Average trading price 3Q25	13.53
Book Value	12.73
Premium (Discount)	6.3%

Premium (Discount) USD	
Average trading price 3Q25 USD(1)	0.7256
Book Value USD (2)	0.6844
Premium (Discount)	6.0%

Enterprise Value	
Average trading price 3Q25	13.53
(x) CBFIs (millions)	2,435
(=) Market Cap	32,946
(+) Liabilities	12,209
(-) Cash and financial investments	3,747
(=) Enterprise Value	41,408

Implied Cap Rate to Enterprise Value	
Net Operating Income (NOI) (3Q25x4)	3,081
(=) Enterprise Value	41,408
(-) Land Bank	577
(-) Other assets ex. Cash and financial investments	803
(-) Investment Properties payable	-
(=) Net Investment properties	40,028
Market Implied Cap Rate	7.7%

(1) The average exchange rate of Ps. \$18.6469 per U.S. dollar during 3Q25.

(2) The average exchange rates at the close of 2Q25 and 3Q25 of Ps. 18.5995 per U.S. dollar was used

Selected Financial Information

Thousands of Pesos (except figures per CBFI)	3Q25	2Q25	1Q25	4Q24	3Q24	Δ% 3Q25 vs 3Q24	Δ% 3Q25 vs 2Q25
Gross Income	839,423	845,236	844,078	775,503	726,288	15.6%	(0.7%)
Properties Expenses (net from Capex as Opex)	(69,204)	(78,224)	(64,759)	(68,299)	(70,060)	(1.2%)	(11.5%)
Net Operating Income (NOI)	770,219	767,012	779,319	707,204	656,228	17.4%	0.4%
	91.8%	90.7%	92.3%	91.2%	90.4%	1.4 p.p.	1.1 p.p.
G&A Expenses	(60,823)	(64,323)	(67,830)	(50,542)	(50,116)	21.4%	(5.4%)
EBITDA	709,396	702,689	711,489	656,662	606,112	17.0%	1.0%
	84.5%	83.1%	84.3%	84.7%	83.5%	1.0 p.p.	1.4 p.p.
FFO	638,334	653,366	670,567	684,653	682,489	(6.5%)	(2.3%)
FFO per CBFI	0.262	0.269	0.277	0.283	0.280	(6.4%)	(2.6%)
AFFO	615,112	629,734	647,590	661,300	665,489	(7.6%)	(2.3%)
AFFO per CBFI	0.252	0.259	0.268	0.273	0.273	(7.7%)	(2.7%)



A REIT with a Mexican zip code

FIBRAMTY

FIBRAMTY

**Corporate governance aligned with
interests of its holders**



**Diversified property portfolio with high credit
quality tenants**



**Balanced capital structure,
with ample liquidity**



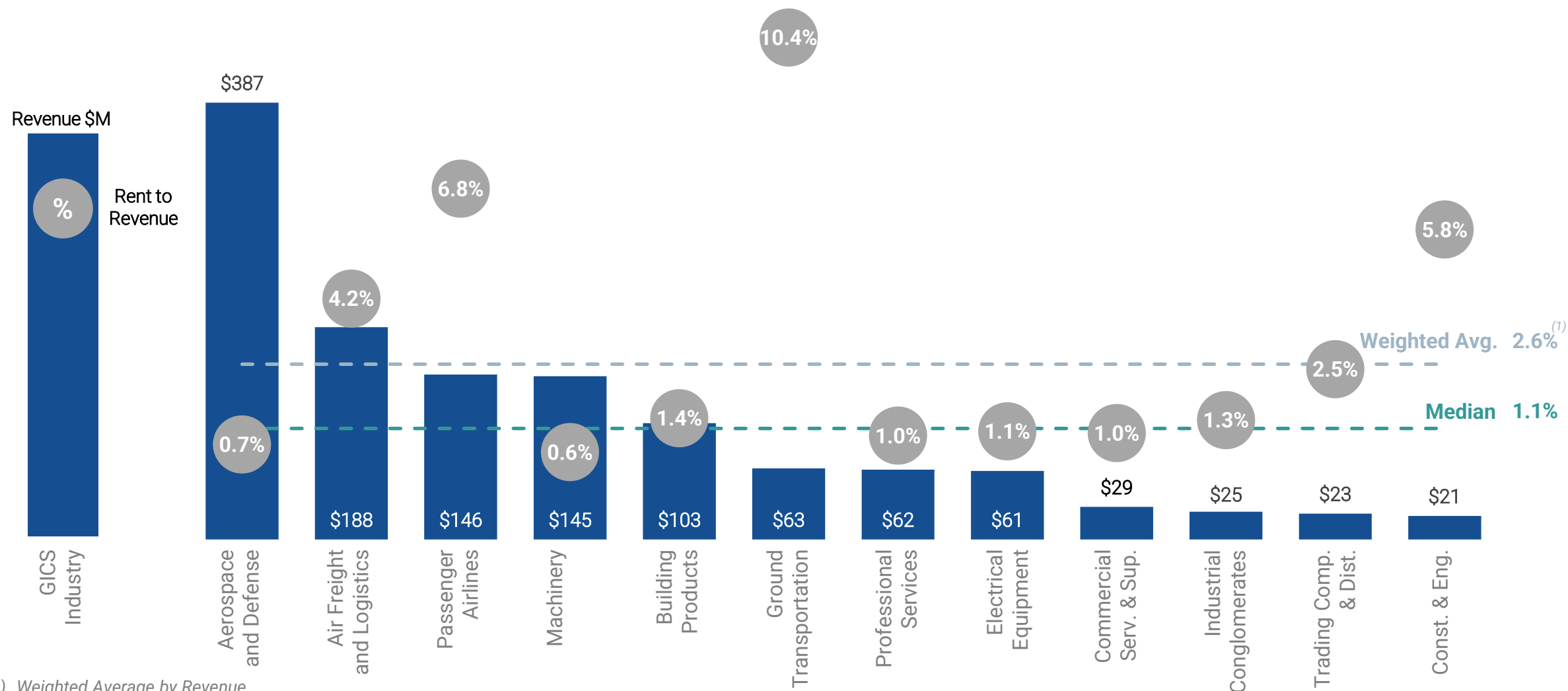
Predictable and constant cash flows



**Defensive investment instrument with
protection against currency fluctuations**



S&P 500 Industrial Companies Rent to Revenue



(1) Weighted Average by Revenue

Source: S&P Capital IQ Latest Fiscal Year (# of Companies = 52)





FIBRAMTY

Contact:

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Investor Relations
crubalcava@fibramty.com