

fibramty



July, 2018

2Q18 Quarterly Results Update
Fideicomiso F/2157 – FMTY14

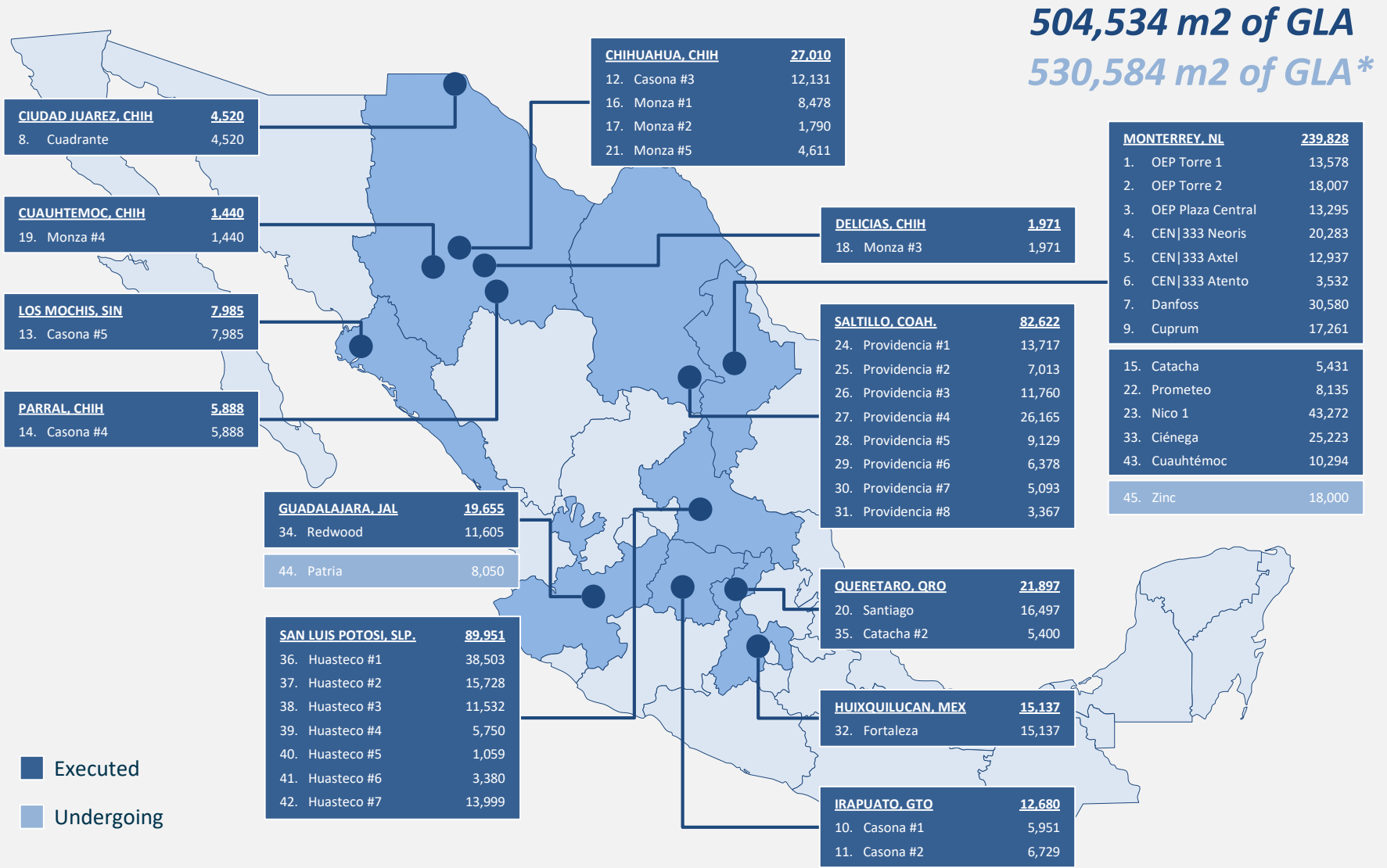
- 2Q18 cash distribution of ***Ps \$0.274 per share*** is the highest quarterly distribution paid since inception of Fibra Mty in December of 2014.
- Operating and corporate margins above ***88% and 79%*** respectively are amongst the highest in the Fibra industry.
- Decision of postponing second *Programa Multivalor* equity issuance of ***Ps. \$2 billion*** mainly due to relevant findings during due diligence on some properties of the “Horizonte” portfolio.
- Closely following any challenges and opportunities that might emerge from statements and positions from the ***new upcoming federal government***.

<i>Thousands of Pesos</i>	2Q 2018	2Q 2017	$\Delta\%$ / bps
Number of Properties ⁽¹⁾	34	34	
Gross Leasable Area (GLA) in square meters	398,889	398,889	
Occupancy Rate (per GLA)	95.7%	95.9%	(20 bps)
Same-Property Revenues	191,837	185,492	3.4%
Same-Property Operating Expenses	(23,666)	(25,907)	(8.7%)
Same-Property Net Operating Income (NOI)	168,171	159,585	5.4%
Same-Property NOI Margin	87.7%	86.0%	170 bps

Revenue from Acquisitions or Construction	37,821	10,676	
Operating Expenses from Acquisitions or Construction	(2,425)	(448)	
NOI from Acquisitions or Construction	35,396	10,228	
NOI Margin from Acquisitions or Construction	93.6%	95.8%	

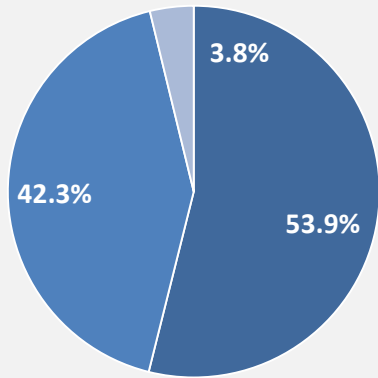
Fibra Mty Total Revenue	229,658	196,168	17.1%
Fibra Mty Total Operating Expenses	(26,091)	(26,355)	(1.0)%
Fibra Mty Total NOI	203,567	169,813	19.9%
Fibra Mty Total NOI Margin	88.6%	86.6%	200 bps

(1) Same-Property analysis excludes the Huasteco portfolio, and Catacha 2 and Cuauhtémoc buildings.



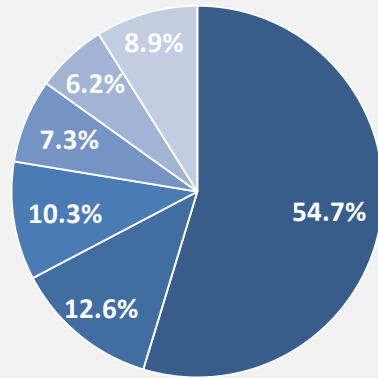
* Includes undergoing acquisitions of Patria (44) and Zinc (45); excludes potential acquisitions currently under due diligence.

Asset Class



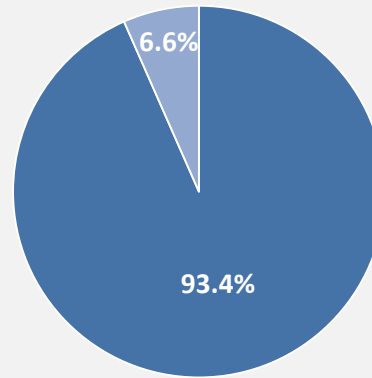
Office Industrial Retail

Location



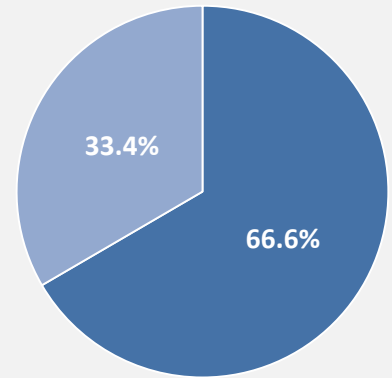
NL SLP Coah Jal Chih Other

Occupancy



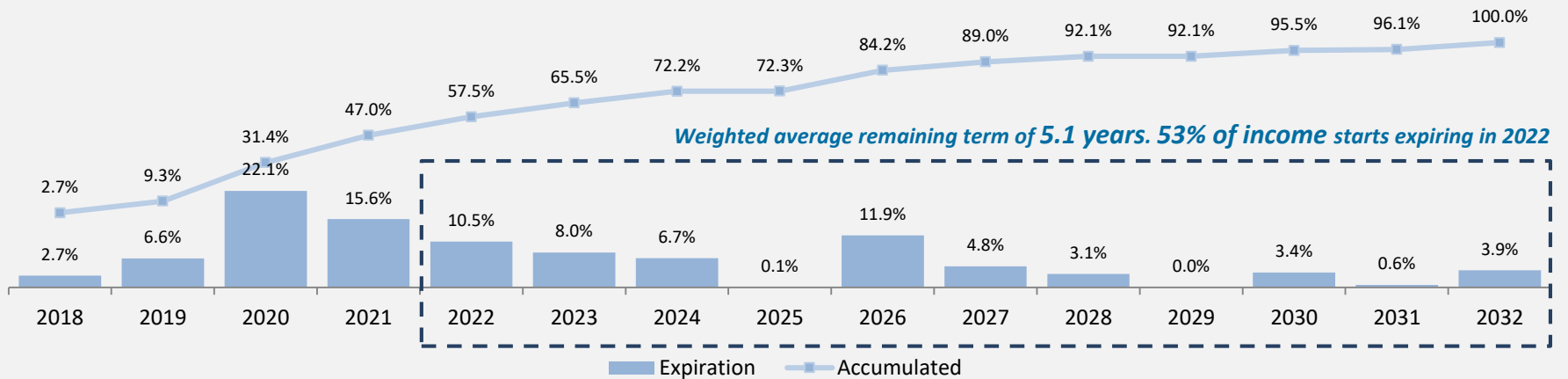
Leased Available

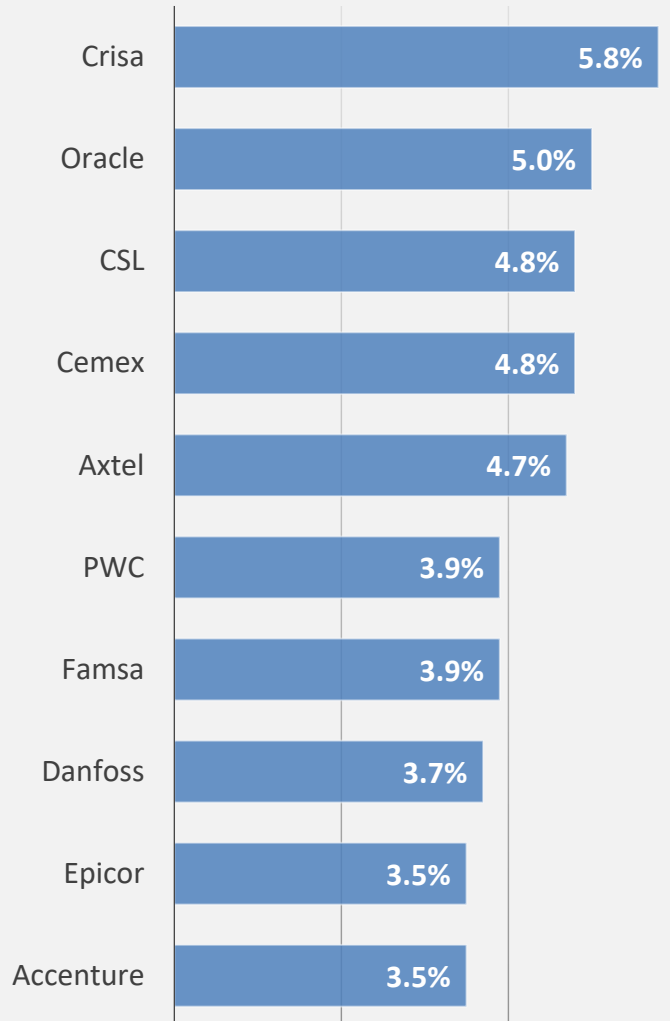
Currency



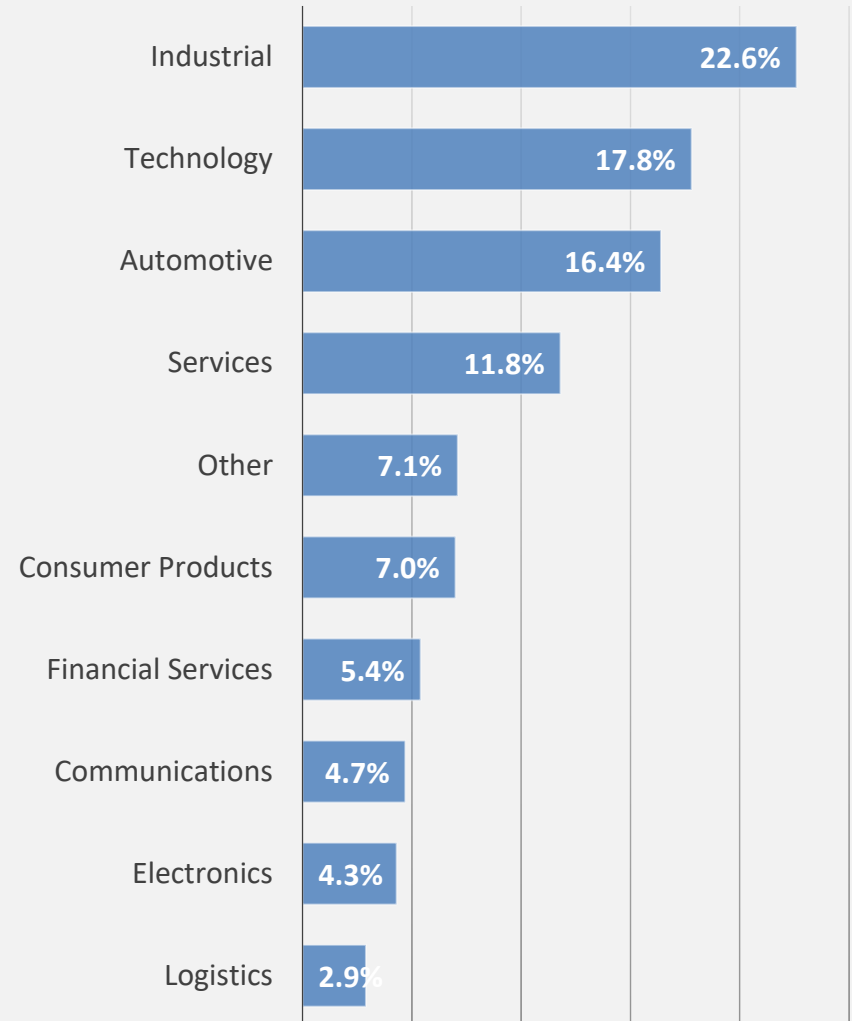
USD MXN

Lease Expiration Profile



Major Tenants *(43.6% of income)*

Economic Sectors

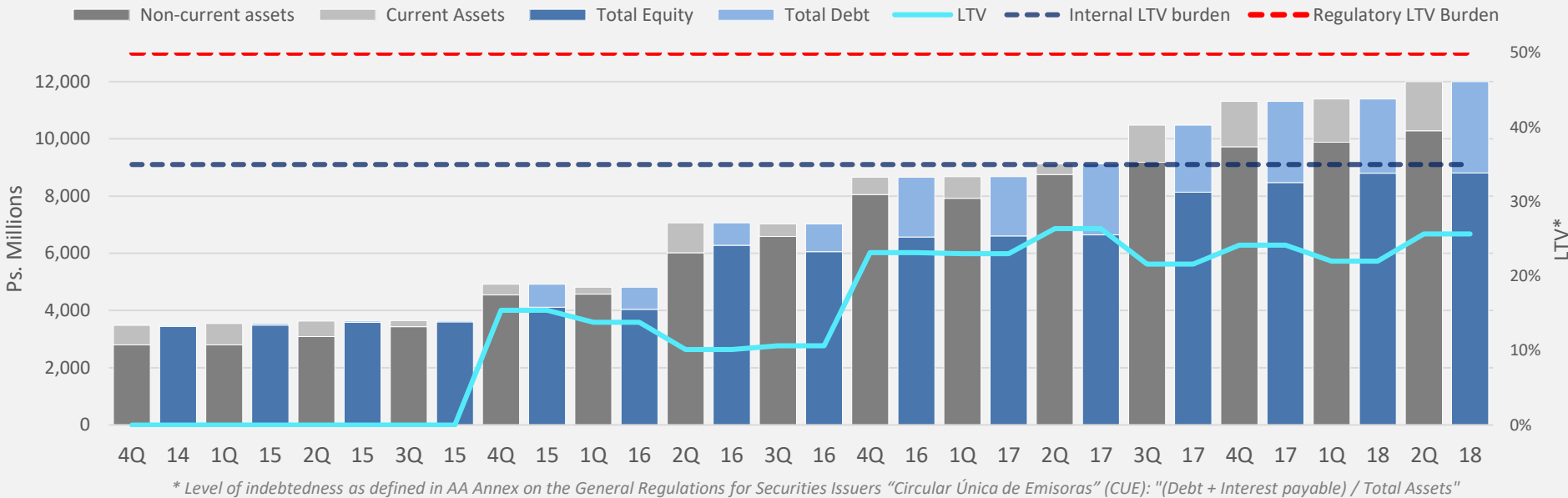


<i>Thousands of Pesos MXN (except figures per CBFi)</i>	2Q18	1Q18	4Q17	3Q17	2Q17	Δ% 2Q18 vs 2Q17	Δ% 2Q18 vs 1Q18
Gross Income	229,658	225,659	222,813	210,210	196,168	17.1%	1.8%
Properties Expenses <i>(net from Capex as Opex)</i>	(26,091)	(25,477)	(25,878)	(28,226)	(26,355)	(1.0%)	2.4%
Net Operating Income (NOI)	203,567 88.6%	200,182 88.7%	196,935 88.4%	181,984 86.6%	169,813 86.6%	19.9%	1.7%
G&A Expenses	(21,369)	(22,719)	(19,748)	(18,506)	(18,262)	17.0%	(5.9%)
EBITDA	182,198 79.3%	177,463 78.6%	177,187 79.5%	163,478 77.8%	151,551 77.3%	20.2%	2.7%
FFO FFO per CBFi ^{(1) (2)}	182,321 0.286	172,599 0.271	173,163 0.271	147,053 0.247	129,820 0.263	40.4% 8.7%	5.6% 5.5%
AFFO AFFO per CBFi ^{(1) (2)}	174,632 0.274	164,413 0.258	165,757 0.260	144,564 0.244	126,528 0.256	38.0% 7.0%	6.2% 6.2%

(1) Financial indicators per CBFi for 2Q18 consider 637,385,895 CBFIs in April and May, and 636,732,825 CBFIs in June.

(2) Financial indicators per CBFi for 2Q17 consider 483,398,368 CBFIs in April and May, and 515,130,292 CBFIs in June.

8 Selected Financial Information : Balance Sheet



- Financial flexibility due to a balanced capital structure, moderate cash balance and contingent lines of credit**



i) Successfully extended the US\$ 98.2 million Syndicated Loan term with new maturities due in June 2022 and December 2023.

ii) New fixed rate at 5.47% starting on December 15th ,2020.

Selected Financial Information : Historical Distribution

- 2Q18 cash distribution of **Ps \$0.274** per share is the highest quarterly distribution paid since inception of Fibra Mty in December of 2014.

