FIBRAMTY

Redefines **real estate profitability in Mexico**

3Q2025 EARNINGS RELEASE

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Investment Model

FIBRA MTY

FIBRA MTY ANNOUNCES RESULTS FOR THE THIRD QUARTER 2025

Monterrey, Nuevo Leon, Mexico – October 22nd, 2025 – Banco Invex, S.A., Institucion de Banca Múltiple, Invex Grupo Financiero, Fiduciario, as Trustee of the Trust identified by the number F/2157, (BMV: FMTY14), ("Fibra Mty" or "the Company"), the first real estate investment trust 100% internally managed, announced today its results for the third quarter 2025 ("3Q25"). The figures presented in this report have been prepared in accordance with International Financial Reporting Standards (IFRS) and are expressed in millions of Mexican pesos (Ps.), unless otherwise stated, and may vary due to rounding.

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Fibra Mty expands industrial asset pipeline and advances portfolio rationalization strategy

Quarterly Highlights

- On July 15th, Fibra Mty completed the settlement of the acquisition of the two remaining buildings in the "Batach" industrial portfolio, located in Nuevo Leon, for a total consideration of US$73.4 million, excluding value-added tax ("VAT") on construction, as well as other applicable taxes, acquisition costs, and expenses. Both properties had recently completed construction and are fully leased, currently generating rental income.
- On the same date, Fibra Mty acquired an industrial land parcel in Cienega de Flores, Nuevo Leon, for US$5.5 million, intended for the expansion of the "Garibaldi 1" property. The project includes approximately 10,700 m² of space already pre-leased to the current tenant, and an additional 7,670 m² under commercialization. The total estimated investment is US$20.2 million, including land cost, with projected annual net operating income ("NOI") of US$1.7 million.
- As part of its ongoing portfolio rationalization strategy, on July 16th, Fibra Mty finalized the sale of the office property known as "Fortaleza", located in the State of Mexico, for a total consideration of Ps. 360.0 million, plus VAT.
- As of September 30th, Fibra Mty reported total assets of Ps. 42,587.2 million, comprised mainly of Ps. 3,357.5 million in cash and cash equivalents and Ps. 38,595.4 million in investment properties (including Ps. 36,901.6 million in investment properties and Ps. 1,693.8 million in assets available for sale).
- The loan-to-value ("LTV") ratio stood at 27.1% at the end of 3Q25, partially in line with the 25.9% reported as of year-end 2024.
- Based on available cash and debt capacity as of quarter-end, Fibra Mty has the potential to invest between US$250 million and US$450 million in new industrial opportunities, which would place its LTV ratio within a 30% to 35% range.
- At the close of 3Q25, Fibra Mty's portfolio comprised 119 properties, including 96 industrial, 17 office, and 6 retail properties. Gross leasable area ("GLA") reached 2,055,827 m², with an occupancy rate of 96.0%, calculated by GLA. Land bank totaled 912,546 m².
- Average rent per square meter, considering both Mexican peso- and US dollar-denominated leases, was US$6.2 for industrial properties, US$20.6 for corporate offices, US$16.5 for operational offices, and US$8.9 for retail properties.
- 3Q25 total revenue amounted to Ps. 839.4 million, representing a 15.6% increase compared to 3Q24. This growth was primarily driven by the acquisitions of "MeLi Leon" and "Batach", which also contributed to the increases in NOI and adjusted earnings before interest, taxes, depreciation and amortization ("Adjusted EBITDA") detailed below.
- 3Q25 NOI totaled Ps. 770.2 million, a 17.4% increase year-over-year. Same-property NOI was Ps. 669.7 million, up 3.0%, mainly due to expansions in select industrial properties. Notably, same-property NOI for the industrial segment rose 6.5% in U.S. dollars, based on the average exchange rate for each quarter.
- Adjusted EBITDA for 3Q25 reached Ps. 709.4 million, reflecting a 17.0% increase versus 3Q24.
- NOI and Adjusted EBITDA margins stood at 91.8% and 84.5%, respectively, surpassing the target margins of 90% and 83% by 180 and 150 basis points, respectively.
- 3Q25 funds from operations ("FFO") and adjusted funds from operations ("AFFO") totaled Ps. 638.3 million and Ps. 615.1 million, respectively, reflecting year-over-year decreases of 6.5% and 7.6%. These declines were primarily attributable to a lower reference interest rate on cash investments, which decreased from 10.90% in 3Q24 to 7.83% in 3Q25. The unusually high yield from these investments in 3Q24 had been allocated to the repurchase of CBFIs, as the market price at the time did not reflect the Trust's underlying cash flow generation.
- The distribution for 3Q25 will total Ps. 615.1 million, equivalent to Ps. 0.252 per CBFI, based on the number of outstanding CBFIs as of September 30th, 2025. This distribution represents an annualized yield of 7.7% based on the Ps. 13.11 CBFI price at the beginning of the third quarter.

Message from the Chief Executive Officer

"The secret of success is to do the common thing uncommonly well."
— John D. Rockefeller Jr.

Dear investors,

As in previous quarters, I would like to begin with a brief reflection on the current state of the industrial real estate sector in Mexico. The formal review of the USMCA, which recently began and is expected to conclude by mid-2026, presents a meaningful opportunity for the country. While potential adjustments may arise from this process, we remain optimistic about Mexico's competitiveness relative to other global economies, supported by affordable skilled labor at attractive costs, a younger demographic, attractive industrial lease rates, and a strategic geographic location. These fundamentals continue to position Mexico favorably, even under more restrictive tariff environments.

According to CBRE data as of 3Q25, Mexico's main industrial markets posted improvements compared to the previous quarter, particularly Monterrey and Ciudad Juarez. A recovery in vacancy rates, higher lease prices, and the limited supply of Class A space all point to stronger demand and a healthy balance between supply and absorption.

Turning to our results, 3Q25 marked another quarter of solid growth and operational discipline. NOI rose 17.4% year-over-year, driven by the integration of the "MeLi Leon" property, the second phase of the "Batach" portfolio, and the completion of multiple property expansions. In line with CBRE's positive outlook, we also observed an uptick in tenant activity during the quarter, which contributed to a US$50 million increase in our development pipeline from expansions.

Our acquisitions pipeline now exceeds US$500 million in stabilized industrial properties across Nuevo Leon, Coahuila, Queretaro, Guanajuato, and Mexico City Metropolitan Area. Of this amount, we are in advanced negotiations for approximately US$120 million, which could materialize before year-end.

From a financial standpoint, we continue to maintain a strong balance sheet and robust investment capacity. Based on our current cash position and leverage levels, we are able to deploy up to US$450 million in new investments. In addition, we have received offers totaling approximately Ps. 2,350 million for potential divestments, primarily in the office segment, which, if realized, could increase our investment capacity to as much as US$580 million.

As part of our portfolio rationalization strategy, we completed the sale of the "Fortaleza" building during the quarter and signed an agreement to divest the "Torres Moradas" asset. Upon closing of this transaction, we will have virtually concluded the divestment of all low-performing assets, fulfilling the commitment made to investors during the 2024 equity issuance.

Thanks to the disciplined execution of our strategic roadmap, we remain on track to close the year near the upper end of our guidance range. Notably, even with a nearly 30% year-to-date increase in our CBFI price, the distribution yield for new investors remains close to 7% in U.S. dollar terms, reflecting our operational efficiency, financial prudence, and long-term focus on sustainable cash flow growth.

On the sustainability front, Fibra Mty was recently awarded 74 points in the 2025 Real Estate Assessment by the Global Real Estate Sustainability Benchmark (GRESB), the leading ESG standard for the global real estate sector. This represents a 19% year-over-year increase and exceeds the peer group average of 70 points. The evaluation spanned 14 categories, in which:

a) We received a perfect score in four categories,
b) Achieved an "A level" in public disclosure, with 99 out of 100 points in transparency,
c) Maintained our Green Star status and were awarded two stars in the overall GRESB rating.

Additionally, following the conclusion of the 2025 S&P Global CSA evaluation, Fibra Mty received a total score of 62 points, equivalent to 106% of the annual sustainability performance target established in our 2023–2025 Strategic Sustainability Plan. This result represents a 15% increase over the prior year and places us in the 94th percentile of our global peer group.

Once again, thank you for your continued interest and trust.

Jorge Avalos Carpinteyro
CEO

Summary of Key Trust Indicator Metrics

Financial Highlights

Thousands of Mexican pesos	3Q25	3Q24	Δ%/p.p. (1)	2Q25	Δ%/p.p. (2)
Total Revenue	839,423	726,288	**15.6%**	845,236	**(0.7%)**
NOI	770,219	656,228	**17.4%**	767,012	**0.4%**
Adjusted EBITDA (3)	709,396	606,112	**17.0%**	702,689	**1.0%**
FFO	638,334	682,489	**(6.5%)**	653,366	**(2.3%)**
AFFO	615,112	665,489	**(7.6%)**	629,734	**(2.3%)**

(1) *Year-over-year variations are explained in the "Financial Performance" section.*
(2) *NOI and Adjusted EBITDA remained broadly stable on a sequential basis, increasing by 0.4% and 1.0%, respectively. The 2.3% decreases in FFO and AFFO primarily reflect lower financial income due to a 100-basis-point decline in interest rates on cash investments.*
(3) *Starting in 3Q25, EBITDA is referred to as Adjusted EBITDA as part of the Trust's preparation for adopting IFRS 18 "Presentation and Disclosure in Financial Statements." This naming change does not affect the underlying figures. Adjusted EBITDA excludes financial costs, taxes, depreciation, amortization, CBFI-based incentive plans, fair value adjustments on investment properties, and gains on the sale of long-term assets.*

Financial Highlights per CBFI

	3Q25	3Q24	Δ%/p.p. (1)	2Q25	Δ%/p.p. (2)
NOI	0.316	0.269	**17.5%**	0.315	**0.3%**
Adjusted EBITDA	0.291	0.249	**16.9%**	0.289	**0.7%**
FFO	0.262	0.280	**(6.4%)**	0.269	**(2.6%)**
AFFO	0.252	0.273	**(7.7%)**	0.259	**(2.7%)**
Cash distribution	0.252	0.247	**2.0%**	0.259	**(2.7%)**
CBFIs outstanding (thousands) (3)	2,437,674.664	2,437,681.329	**0.0%**	2,432,245.350	**0.2%**

(1) *Year-over-year variation explanations are provided in the "Financial Performance" section.*
(2) *See footnote #2 in the prior table.*
(3) *CBFIs outstanding as of the reporting date.*

Margins

	3Q25	3Q24	Δ%/p.p. (1)
Total Revenue	839,423	726,288	**15.6%**
NOI	91.8%	90.4%	**1.4 p.p.**
Adjusted EBITDA	84.5%	83.5%	**1.0 p.p.**
FFO	76.0%	94.0%	**(18.0 p.p.)(3)**
AFFO	73.3%	91.6%	**(18.3 p.p.)(3)**

	2Q25	Δ%/p.p. (2)
Total Revenue	845,236	**(0.7%)**
NOI	90.7%	**1.1 p.p.**
Adjusted EBITDA	83.1%	**1.4 p.p.**
FFO	77.3%	**(1.3 p.p.)**
AFFO	74.5%	**(1.2 p.p.)**

(1) Explanations of year-over-year variations are available in the "Financial Performance" section.
(2) See footnote #2 from the "Financial Highlights" table.
(3) The year-over-year margin contraction primarily reflects lower financial income from cash investments, due to capital deployment over the past 12 months, while revenues increased.

Financial Highlights (USD)*

Thousands of U.S. dollars	3Q25	3Q24	Δ%/p.p.
Total Revenue	45,017	38,397	***17.2%***
NOI	41,305	34,693	***19.1%***
Adjusted EBITDA	38,044	32,044	***18.7%***
FFO	34,233	36,082	***(5.1%)***
AFFO	32,987	35,183	***(6.2%)***

	2Q25	Δ%/p.p.
Total Revenue	43,247	***4.1%***
NOI	39,244	***5.3%***
Adjusted EBITDA	35,953	***5.8%***
FFO	33,430	***2.4%***
AFFO	32,221	***2.4%***

Financial Highlights per CBFI (USD)*

	3Q25	3Q24	Δ%/p.p.
NOI	0.0169	0.0142	***19.0%***
Adjusted EBITDA	0.0156	0.0132	***18.2%***
FFO	0.0141	0.0148	***(4.7%)***
AFFO	0.0135	0.0144	***(6.3%)***
Cash distribution	0.0135	0.0131	***3.1%***
CBFIs outstanding (thousands) (1)	2,437,674.664	2,437,681.329	***0.0%***

	2Q25	Δ%/p.p.
NOI	0.0161	***5.0%***
Adjusted EBITDA	0.0148	***5.4%***
FFO	0.0138	***2.2%***
AFFO	0.0133	***1.5%***
Cash distribution	0.0133	***1.5%***
CBFIs outstanding (thousands) (1)	2,432,245.350	***0.2%***

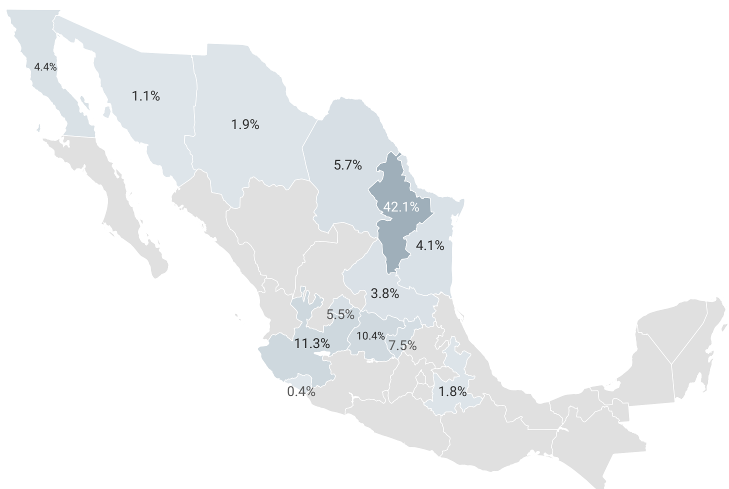
**Average exchange rates used: Ps. 18.6469 for 3Q25, Ps. 18.9151 for 3Q24, and Ps. 19.5445 for 2Q25.*
(1) CBFIs outstanding as of the respective reporting date.

Operational Highlights

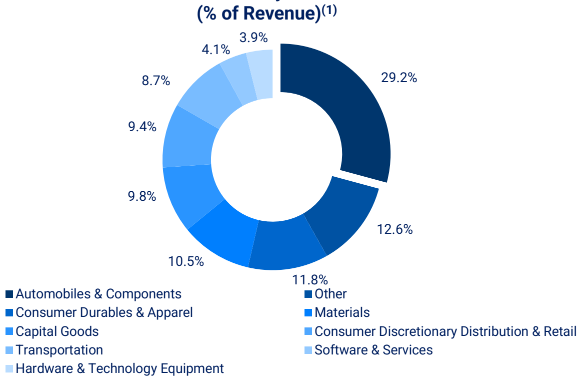
	3Q25	3Q24	Δ%/p.p.	2Q25	Δ%/p.p.
Number of properties	119	112	***6.3%***	118	***0.8%***
Industrial	96	87	***10.3%***(2,3,4)	94	***2.1%***
Offices	17	19	***(10.5%)***(1)	18	***(5.6%)***
Retail	6	6	-	6	-
GLA (m^2)	2,055,827	1,766,418	***16.4%***	1,990,266	***3.3%***
Occupancy (GLA)	96.0%	96.0%	-	95.4%	***0.6 p.p.***

(1) Reflects the divestiture of the "Axtel" property (12,937 m² of GLA) in 4Q24 and the "Fortaleza" property (15,259 m² of GLA) in 3Q25.
(2) Addition of six industrial buildings from the "Batach" portfolio in 4Q24 (111,144 m² of GLA), the "MeLi Leon" facility in 2Q25 (82,251 m² of GLA), and two additional "Batach" buildings in 3Q25 (74,821 m² of GLA)
(3) Expansions totaling 49,389 m², including: "Aguascalientes-Finsa 01" (6,444 m²) and additional space in "Aguascalientes-Finsa 03" (461 m²) in 4Q24, "Danfoss" (18,271 m²) in 1Q25, "Providencia 5" (18,214 m²) in 2Q25, and "Aguascalientes-Finsa 02" (5,999 m²) in 3Q25.
(4) For additional details, refer to the "Industrial Portfolio Indicators" and "Office and Retail Portfolio Indicators" sections.

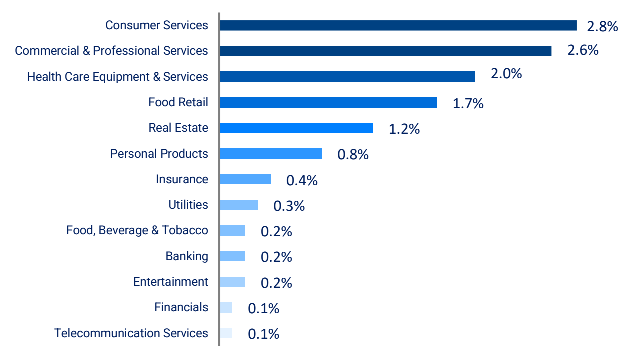
Revenue by Location



Tenant Breakdown by Economic Sector (% of Revenue)(1)

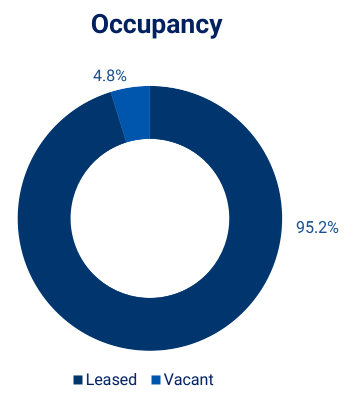


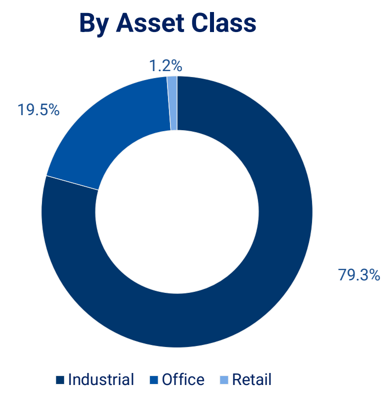
Other Sectors (12.6%)

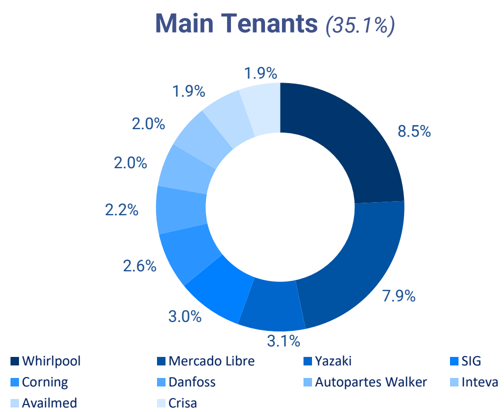


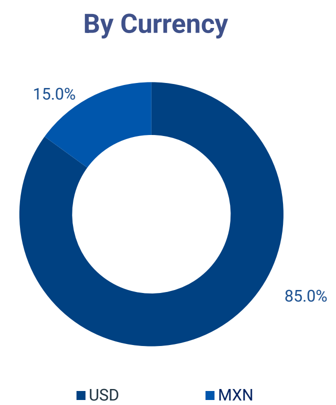
(1) Tenant classification according to the Global Industry Classification Standard (GICS).

Key Operating Metrics of Portfolio Performance (as a % of Lease Revenue)

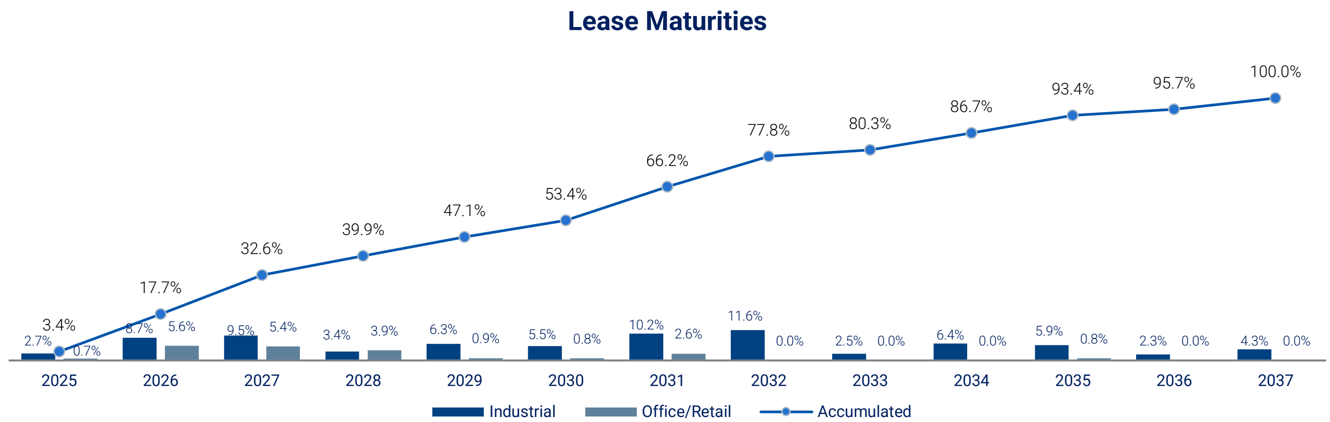








As of September 30th, 2025, the weighted average lease term of the full portfolio remained broadly stable at 4.9 years, in line with 2Q25. Assuming no renewals or new lease agreements, 52.9% of rental income is secured through early 2030.



Rent Adjustments as of September 30th, 2025

	1Q	2Q	3Q	4Q	Total
U.S. CPI	25.4%	10.7%	10.4%	15.7%	***62.2%***
Mexican CPI	3.9%	4.5%	3.8%	2.7%	***14.9%***
Capped Inflation	1.3%	1.8%	1.2%	5.2%	***9.5%***
Fixed	8.1%	1.6%	-	3.5%	***13.2%***
Flat Leases	-	-	-	-	***0.2%***
Total	**38.7%**	**18.6%**	**15.4%**	**27.1%**	***100.0%***

Summary of Acquisitions

Thousands of Mexican pesos	3Q25(1)	3Q24	Δ%/p.p.	2Q25(3)	Δ%/p.p.
Number of new properties	2(2)	-	***100.0%***	1	***100.0%***
Acquisition price	1,746,688	-	***100.0%***	2,193,638	***(20.4%)***
Annualized NOI	129,920	-	***100.0%***	157,462	***(17.5%)***
GLA (m^2)	93,191	-	***100.0%***	82,251	***13.3%***
Cap rate (4)	7.4%	-	***7.4 p.p.***	7.2%	***0.2 p.p.***
Weighted average remaining lease term to revenue at the acquisition date (years)	8.9	-	***100.0%***	7.0	***27.1%***

(1) Includes: i) Acquisition of two industrial buildings in Cienega de Flores, Nuevo Leon (part of the "Batach" portfolio), with a combined GLA of 74,821 m². The purchase price was US$73.4 million, with estimated of NOI US$5.2 million, and ii) acquisition of an industrial land parcel for the expansion of "Garibaldi 1", for US$5.5 million, with an additional projected construction investment of US$14.6 million, for a total estimated investment of US$20.2 million. The estimated NOI is US$1.7 million and estimated GLA is 18,370 m². Figures were converted using an exchange rate of Ps. 18.6595 per U.S. dollar at closing. Both acquisitions occurred on the same day.

(2) Includes the two industrial buildings in Cienega de Flores. The Garibaldi expansion is not considered a separate property, as its GLA is consolidated under the existing asset.

(3) Includes the acquisition of a facility in Leon, Guanajuato, leased to Mercado Libre (82,251 m² of GLA). The acquisition price was US$106.0 million, with estimated NOI of US$7.6 million. Figures based on an exchange rate at closing of Ps. 20.6947 per U.S. dollar.

(4) The cap rate is calculated by dividing the 12-month post-settlement NOI by the property's acquisition price.

Summary of Divestments

Thousands of Mexican pesos	3Q25(1)	3Q24	Δ%/p.p.	2Q25	Δ%/p.p.
Number of properties sold	1	-	***100.0%***	-	***100.0%***
Sale price	360,000	-	***100.0%***	-	***100.0%***
Annualized NOI (2)	33,206	-	***100.0%***	-	***100.0%***
GLA (m^2)	15,259	-	***100.0%***	-	***100.0%***

(1) Corresponds to the sale of the "Fortaleza" office property.

(2) Reflects the NOI generated during the last 12 months prior to the transaction.

Operational Performance

As of September 30th, 2025, Fibra Mty's property portfolio comprised 119 assets across 13 Mexican states, with an average building age of 13.1 years and an occupancy rate of 96.0%, based on GLA.

Total Revenue

Figures in thousands of Mexican pesos

Segment	Location	GLA (m^2)	3Q25 Total Revenue	3Q24 Total Revenue	Δ% 3Q25 vs 3Q24	2Q25 Total Revenue	Δ% 3Q25 vs 2Q25
Industrial		**1,858,895**	**650,689**	**523,185**	***24.4%***	**638,817**	***1.9%***
	Northeast*	950,280	331,335	247,413	***33.9%*** (1,3)	312,395	***6.1%*** (3)
	Bajio**	581,510	221,010	175,801	***25.7%*** (2,4)	223,040	***(0.9%)***
	Other markets***	160,923	43,238	45,506	***(5.0%)*** (5)	45,435	***(4.8%)*** (10)
	Northwest****	106,781	35,963	35,621	***1.0%***	37,746	***(4.7%)*** (10)
	Guadalajara	59,401	19,143	18,844	***1.6%***	20,201	***(5.2%)*** (10)
Corporate Offices		**115,217**	**132,130**	**145,988**	***(9.5%)***	**148,609**	***(11.1%)***
	Guadalajara	61,449	77,907	79,591	***(2.1 %)*** (6)	80,025	***(2.6%)***
	Monterrey	53,768	51,409	54,687	***(6.0%)*** (7)	52,668	***(2.4%)***
	Mexico City Metropolitan Area	-	2,814	11,710	***(76.0%)*** (9)	15,916	***(82.3%)*** (9)
Back-Offices	**Multiple**	**62,365**	**47,020**	**47,962**	***(2.0%)*** (8)	**48,331**	***(2.7%)***
Retail	**Multiple**	**19,350**	**9,584**	**9,153**	***4.7%***	**9,479**	***1.1%***
Total		**2,055,827**	**839,423**	**726,288**	***15.6%***	**845,236**	***(0.7%)***

** Includes Nuevo Leon, Coahuila, and Reynosa markets.*
***Includes Guanajuato, Aguascalientes, San Luis Potosi, and Queretaro markets.*
****Includes Chihuahua, Colima, Puebla, Nogales, and Matamoros markets.*
*****Includes Tijuana market.*
(1) Incorporation of the "Batach" portfolio (111,144 m² of GLA) in 4Q24.
(2) Addition of the "MeLi Leon" property (82,251 m² of GLA) in 2Q25.
(3) Acquisition of two remaining "Batach" buildings (74,821 m² of) in 3Q25.
(4) Scheduled vacancy of 11,391 m² in Queretaro.
(5) Scheduled vacancy of 12,657 m² in Puebla.
(6) Vacancy of 4,303 m² in Guadalajara office building, re-leased by end-3Q25; expected to resume billing in 4Q25.
(7) Scheduled vacancy of 2,164 m² in Monterrey.
(8) Negative lease spread and tenant downsizing at "Cuadrante" building.
(9) Divestiture of the "Fortaleza" property in July 2025.
(10) Variance primarily driven by FX movements.

Same-Property Performance

The same-property comparison excludes:

i) Six "Batach" portfolio properties acquired on December 10th, 2024,
ii) The former "Axtel" property, divested on December 17th, 2024,
iii) The "MeLi Leon" property, acquired on April 9th, 2025,
iv) The "Fortaleza" property, divested on July 16th, 2025,
v) The remaining two "Batach" properties, acquired on July 15, 2025.

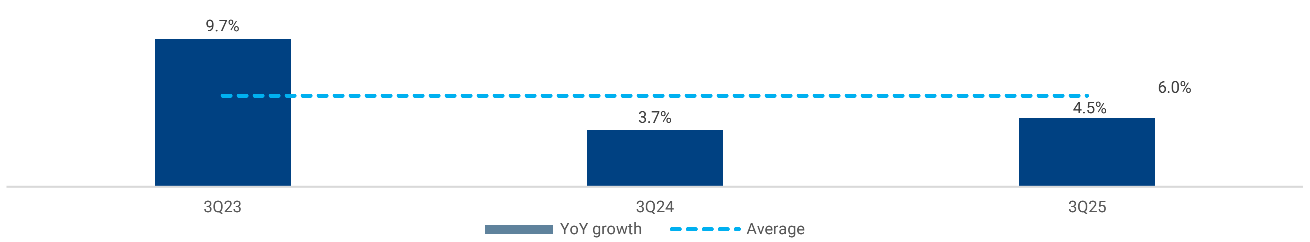
Same-property NOI

Same-property NOI rose by Ps. 19,486 thousand year-over-year, primarily due to the delivery of expansion projects that contributed Ps. 24,821 thousand in incremental NOI. This gain was partially offset by a FX impact of Ps. 4,731 thousand, resulting from the decline in the average exchange rate from Ps. 18.9240/USD in 3Q24 to Ps. 18.7678/USD in 3Q25. Additionally, the net effect of non-recurring revenues and rental increases (from inflation adjustments and new/renewed leases), offset by vacancies and expenses, led to a minor decline of Ps. 604 thousand.

	Ps. thousands			USD thousands*		
	3Q25	3Q24	Δ%/p.p.	3Q25	3Q24	Δ%/p.p.
Industrial Segment	*546,120*	*523,184*	***4.4%***	*29,287*	*27,660*	***5.9%***
Office/Retail Segment	*185,920*	*191,394*	***(2.9%)***	*9,971*	*10,119*	***(1.5%)***
Total Revenue	**732,040**	**714,578**	***2.4%***	**39,258**	**37,779**	***3.9%***
Industrial Segment	*(24,726)*	*(26,612)*	***(7.1%)***	*(1,326)*	*(1,407)*	***(5.8%)***
Office/Retail Segment	*(37,613)*	*(37,751)*	***(0.4%)***	*(2,017)*	*(1,996)*	***1.1%***
Operating expenses	**(62,339)**	**(64,363)**	***(3.1%)***	**(3,343)**	**(3,403)**	***(1.8%)***
Industrial Segment	*521,394*	*496,572*	***5.0%***	*27,961*	*26,253*	***6.5%***
Office/Retail Segment	*148,307*	*153,643*	***(3.5%)***	*7,954*	*8,123*	***(2.1%)***
Same-property NOI	**669,701**	**650,215**	***3.0%***	**35,915**	**34,376**	***4.5%***
Industrial Segment	*95.5%*	*94.9%*	***0.6 p.p***	*95.5%*	*94.9%*	***0.6 p.p***
Office/Retail Segment	*79.8%*	*80.3%*	***(0.5 p.p)***	*79.8%*	*80.3%*	***(0.5 p.p)***
Same-property NOI margin	**91.5%**	**91.0%**	***0.5 p.p.***	**91.5%**	**91.0%**	***0.5 p.p.***

** Average Exchange Rates: Ps. 18.6469/USD for 3Q25 and Ps. 18.9151/USD for 3Q24.*

Same-property NOI growth in U.S. dollars*



** All percentage variations are based on the applicable same-property base for each period*

Occupancy

Occupancy (base don GLA)	3Q25	3Q24	Δ%/p.p.	2Q25	Δ%/p.p.
Industrial	97.4%	98.7%	***(1.3 p.p)*** (1)	97.4%	-
Office	81.1%	83.0%	***(1.9 p.p)*** (2)	78.8%	***2.3 p.p*** (3)
Retail	99.4%	99.4%	-	99.2%	***0.2 p.p***

(1) Scheduled vacancies: 7,664 m² in Nuevo Leon, 6,245 m² in Guanajuato, and 11,391 m² in Queretaro.
(2) Vacancy includes 2,963 m² in corporate offices and 2,200 m² in Monterrey back-offices.
(3) Lease-up of 4,303 m² in Guadalajara corporate offices during 3Q25.

As of 3Q24, leases expiring over the past 12 months represented 12.1% of total lease revenue. Through effective lease renewals and commercialization efforts, Fibra Mty retained 10.2% of these revenue streams, equivalent to 84.3% of the expiring income.

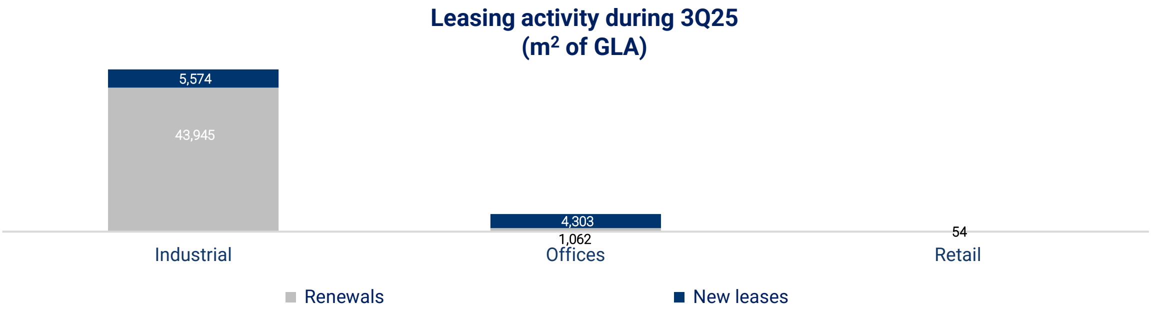
	% of lease revenue
Expiring leases (LTM)	12.1%
Leases from divestments	0.1%
Adjusted expirations	**12.0%**
Renewed leases	8.7%
New lease contracts	1.5%
Total leasing	**10.2%**
Unrenewed leases	3.3%

Significant Leasing Transactions in 3Q25

During the quarter, leasing activity totaled approximately 55,000 m² of GLA, including both renewals and new lease agreements. Nearly 90% of this activity was concentrated in the industrial portfolio, with nearly all contracts denominated in U.S. dollars.

Among the transactions completed during the period, the most notable was the lease of 4,303 m^2 of office GLA in Guadalajara under a USD denominated lease agreement with a three-year binding term for both parties. The space had previously been vacated by the same tenant, which underscores the quality of the asset and the tenant relationship management provided by Fibra Mty.

Type of Transaction	Segment	Location	GLA	Currency	Term (months)
Renewal	Industrial	Nuevo Leon	18,561	USD	103
Renewal	Industrial	Coahuila	11,177	USD	4
Renewal	Industrial	Aguascalientes	10,231	USD	120
New lease	Industrial	Nuevo Leon	5,574	USD	94
New lease	Offices	Jalisco	4,303	USD	36
Renewal	Industrial	San Luis Potosi	3,976	USD	12
Renewal	Offices	Nuevo Leon	721	USD	24
Renewal	Offices	San Luis Potosi	341	MXN	36
New lease	Retail	San Luis Potosi	54	MXN	24
Total			**54,938**		



During 3Q25, leasing activity related to industrial-sector renewals that could be marked to market achieved a gross lease spread of 6.8% in USD. After applying the inflation adjustment stipulated in each lease agreement, the net lease spread was 5.2% in USD.

Expansions

As of the end of 3Q25, expansions totaled an estimated US$142.8 million at a capitalization rate above 9.5%, comprising US$88.3 million(1) in projects under construction or already delivered, and approximately US$54.5 million under negotiation.

During 3Q25, the "Aguascalientes Finsa-02" expansion was delivered, adding 5,999 m² to portfolio GLA. The estimated NOI for the first 12 months is US$0.4 million. In addition, the construction agreement for the "Garibaldi 1" expansion in Nuevo Leon (~18,370 m²) was executed. The project consists of two sections: Area 1 (10,700 m²), pre-leased to the current tenant, and Area 2 (7,670 m²), currently under commercialization.

GLA from delivered expansions totals 78,091 m² and is already included in portfolio GLA. Considering the expansion currently under construction and those under negotiation, portfolio GLA could increase by an additional ~72,000 m².

The status of Fibra Mty's expansion projects at the end of 3Q25 is as follows:

(Figures in millions of U.S. dollars)

Property	Location	Signing Date	GLA (m^2)	Estimated Investment	Investment as of 3Q25	Final Investment	Estimated Annual NOI	Yield-on-cost*	Delivery Date	Lease Start Date
Under Construction			**~18,370**	**20.2**	**10.0**		**1.7**	**8.6%**		
Garibaldi 1 - Section 1	Nuevo Leon	Jul-25	~10,700	12.7	5.8		1.1	8.6%	3Q26	3Q26
Garibaldi 1 - Section 2	Nuevo Leon	-	~7,670	7.5	4.2		0.6	8.6%	3Q26	-
Delivered			**78,091**	**68.1**	**61.9**	**41.6**	**6.5**	**10.0%**		
Fagor	San Luis Potosi	Feb-23	6,732	3.3	3.3	3.3	0.3	9.7%	2Q24	2Q23(4)
Santiago	Queretaro	May-23	10,712	10.8(1)	9.8	-(5)	1.0	9.8%	3Q24	3Q24(5)
Ags FINSA 03	Aguascalientes	Jul-23	11,719	10.1	8.9	8.9	1.1	11.8%	2Q24	3Q24
Ags FINSA 01	Aguascalientes	Apr-24	6,444	6.6	5.7	5.7	0.7	11.6%	4Q24(3)	1Q25(3)
Danfoss	Nuevo Leon	Apr-23	18,271	21.5	20.4	20.4	1.9	9.3%	1Q25(2)	1Q25
Providencia 5	Coahuila	May-24	18,214	12.0	10.5	-(6)	1.1	9.1%	2Q25(6)	3Q25
Ags Finsa 02	Aguascalientes	Ago-24	5,999	3.8	3.3	3.3	0.4	11.5%	3Q25	3Q25
Total			**~96,461**	**88.3(1)**	**71.9**	**41.6**	**8.2**	**9.7%**		

**Indicator calculated on the final investment amount for delivered expansions and on the projected amount for expansions under construction. The indicator may vary due to rounding or if the total estimated investment is not fully deployed as a result of cost efficiencies (e.g., administration fees, procedures, and permits) and FX-driven construction cost fluctuations.*

(1) Includes additional investments of US$0.4 million.
(2) By the end of 2Q24, a section equivalent to US$0.9 million had been completed; by end-1Q25, the remaining portion was delivered.
(3) By the end of 4Q24, the expansion was substantially delivered and reflected in GLA; in 1Q25 the building was fully delivered and rent commenced.
(4) The agreement stipulated that the tenant of Fagor would begin paying rent as of April 2023, even if final delivery occurred later.
(5) Delivered by the end of 3Q24; certain investment commitments related to property improvements remain outstanding.
(6) Substantially delivered by the end of 2Q25 Providencia 5 expansion (reflected in GLA); rent commenced in 3Q25, with certain investment commitments still outstanding.

Acquisitions

Batach

On July 15th, 2025, the Trust closed on the two remaining buildings of the industrial portfolio known as "Batach" for US$73.4 million, excluding VAT applicable to building components and other taxes, costs, and acquisition expenses. Both buildings were recently completed, are fully leased, and are rent-generating, lowering the portfolio's average age while preserving cash-flow visibility and without taking on additional leasing risk.

With this transaction, Fibra Mty completed the acquisition of the entire "Batach" portfolio, 8 industrial buildings in Nuevo Leon with approximately 185,966 m² of GLA, for an aggregate price of approximately US$192.4 million (based on the exchange rate at the first closing on December 10th, 2024), excluding VAT and other taxes, costs, and acquisition expenses. The transaction was fully funded with proceeds from the equity offering completed at the beginning of 2024.

Land plot for the Cienega de Flores expansion

On July 15th, 2025, Fibra acquired an industrial lot of 36,372 m² in Cienega de Flores to support the “Garibaldi 1” expansion. The purchase price was US$5.5 million, and an additional construction investment of approximately US$14.6 million is contemplated, for a total estimated investment of US$20.2 million. The project considers approximately 18,370 m² of GLA, of which ~10,700 m² are pre-leased. The projected annual NOI is US$1.7 million.

Divestments

Fortaleza

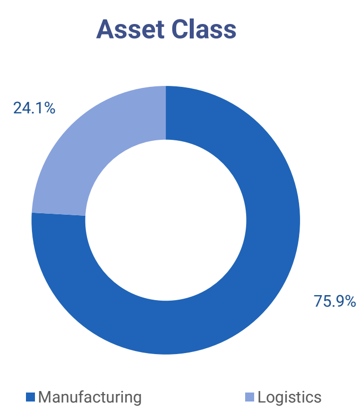
On July 16th, 2025, Fibra Mty completed the sale of the “Fortaleza” office property in the State of Mexico for Ps. 360.0 million plus VAT, as part of the Trust’s portfolio rationalization efforts. The sale price was in line with the fair market value determined by Fibra Mty’s external appraiser prior to closing.

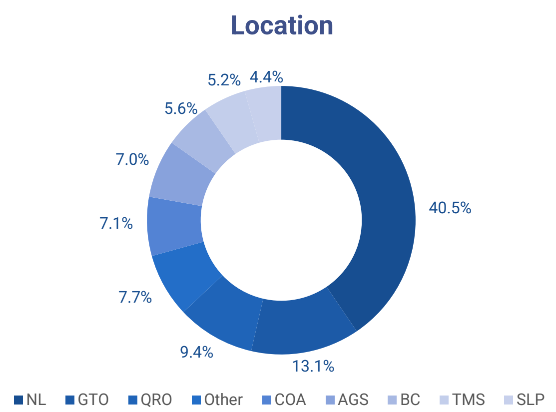
Industrial Portfolio Indicators

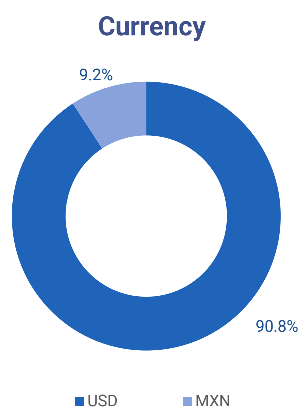
	3Q25	3Q24	Δ%/p.p.	2Q25	Δ%/p.p.
Number of properties	96	87	***10.3%*** (1,2)	94	***2.1%*** (2)
GLA (m²)	1,858,895	1,541,290	***20.6%*** (1,2,3)	1,778,075	***4.5%*** (2,3)
Weighted average remaining lease term to revenue at the acquisition date (years)	5.5	5.4	***1.9%***	5.4	***1.9%***
Occupancy	97.4%	98.7%	***(1.3 p.p.)*** (4)	97.4%	-
Average age (in years)	12.4	13.5	***(8.1%)***	12.7	***(2.4%)***

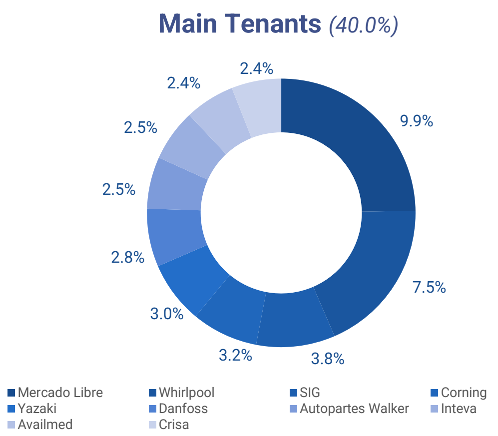
(1) Addition of six properties from the "Batach" portfolio totaling 111,144 m² of GLA during 4Q24, with 94.8% occupancy as of 3Q25, and addition of the "MeLi Leon" asset totaling 82,251 m² of GLA in 3Q25, 100% occupied.
(2) Addition of the two remaining "Batach" assets in 3Q25 with 74,821 m² of GLA.
(3) Expansions totaling 49,389 m², including: "Aguascalientes-Finsa 01" (6,444 m²) and additional space in "Aguascalientes-Finsa 03" (461 m²) in 4Q24, "Danfoss" (18,271 m²) in 1Q25, "Providencia 5" (18,214 m²) in 2Q25, and "Aguascalientes-Finsa 02" (5,999 m²) in 3Q25.
(4) Scheduled move-outs of 7,664 m² in Nuevo Leon, 6,245 m² in Guanajuato, and 11,391 m² in Queretaro.

Key Performance Indicators of the Industrial Portfolio (as a % of lease revenue)





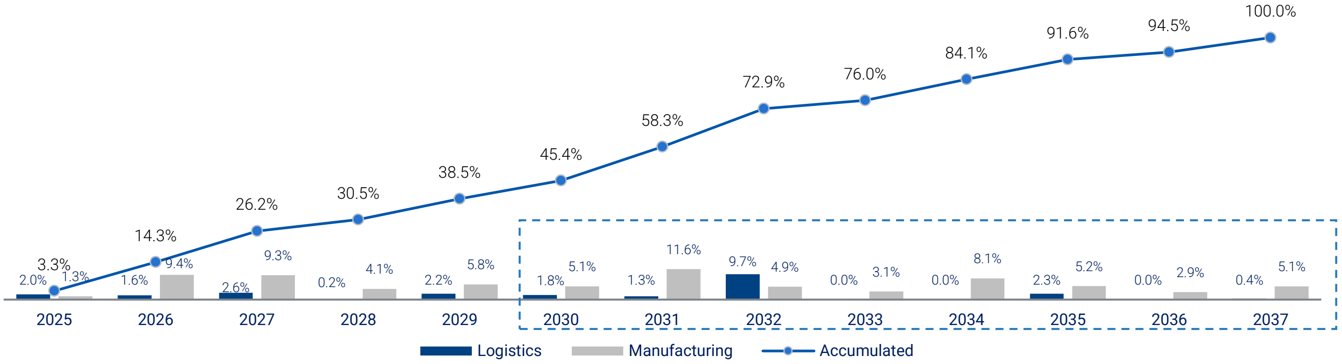




As of September 30, 2025, the weighted average lease term was 5.5 years, broadly in line with 2Q25. At quarter-end, there were 87* tenants. If no leases were renewed and no new leases were signed, at least 61.5% of rental cash flows would be secured through early 2030.

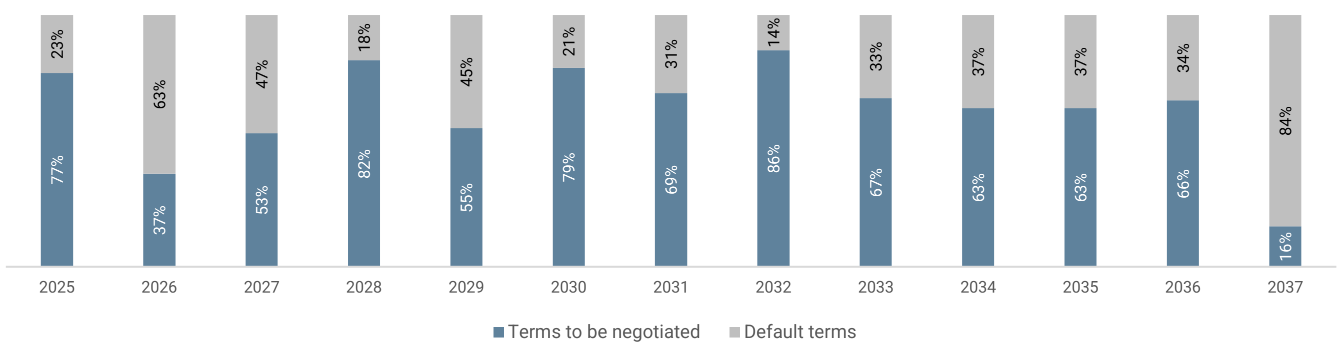
**Tenants leasing multiple spaces across different properties are counted only once.*

Industrial lease maturities



As of 3Q25, 62.5% of industrial rental income could be renegotiated at market rates. For the remaining 37.5% corresponds to leases where tenants hold renewal options under default contractual terms.

Rent terms at renewal



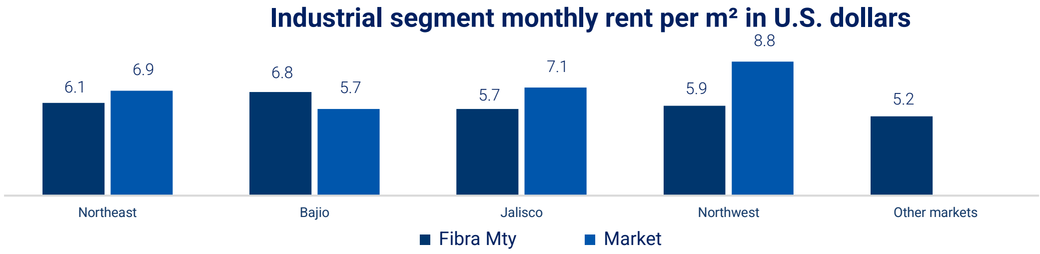
Monthly Rent per m² in the Industrial Portfolio

	3Q25		3Q24		Δ%/p.p.		2Q25		Δ%/p.p.	
	US$	Ps.	US$	Ps.	US$	Ps.	US$	Ps.	US$	Ps.
Northeast (1)	$6.1	$118.6	$5.8	$97.4	***5.2%*** (6)	***21.8%*** (5)	$6.1	$116.0	-	***2.2%***
Bajio (2)	$6.9	$94.0	$6.5	$90.4	***6.2%*** (7,8)	***4.0%***	$6.9	$94.0	-	-
Northwest (3)	$5.7	$168.9	$5.6	$162.7	***1.8%***	***3.8%***	$5.7	$168.9	-	-
Jalisco	$5.7		$5.6		***1.8%***	-	$5.7		-	-
Other markets (4)	$5.2	$77.2	$5.1	$74.3	***2.0%***	***3.9%***	$5.2	$77.2	-	-
Total	**$6.2**	**$110.0**	**$5.9**	**$94.9**	***5.1%***	***15.9%***	**$6.2**	**$108.5**	-	***1.4%***

% of Revenue	3Q25		3Q24		Δ%/p.p.		2Q25		Δ%/p.p.	
	US$	Ps.	US$	Ps.	US$	Ps.	US$	Ps.	US$	Ps.
Northeast (1)	*45.0%*	*5.9%*	*44.6%*	*2.1%*	***0.4*** (6)	***3.8*** (5)	*43.3%*	*6.0%*	***1.7*** (6)	***(0.1)***
Bajio (2)	*31.3%*	*2.6%*	*31.6%*	*2.9%*	***(0.3)*** (7,8)	***(0.3)***	*32.7%*	*2.6%*	***(1.4)*** (10)	-
Northwest (3)	*5.2%*	*0.4%*	*6.4%*	*0.4%*	***(1.2)***	-	*5.5%*	*0.4%*	***(0.3)***	-
Jalisco	*3.0%*		*3.7%*		***(0.7)***	-	*3.2%*		***(0.2)***	-
Other markets (4)	*6.3%*	*0.3%*	*7.9%*	*0.4%*	***(1.6)*** (9)	***(0.1)***	*6.0%*	*0.3%*	***0.3***	-
Total	***90.8%***	***9.2%***	***94.2%***	***5.8%***	***(3.4)***	***3.4***	***90.7%***	***9.3%***	***0.1***	***(0.1)***

(1) Includes Nuevo Leon, Coahuila, and Reynosa markets.
(2) Includes Guanajuato, Aguascalientes, San Luis Potosi, and Queretaro markets.
(3) Includes Tijuana market.
(4) Includes Chihuahua, Colima, Puebla, Nogales, and Matamoros markets.
(5) Addition of a "Batach" portfolio property with 65,491 m² of GLA and Mexican peso-denominated rent at Ps.128.9/m².
(6) Primarily due to the addition of six "Batach" properties with U.S. dollar-denominated rent at US$6.7/m².
(7) Addition of the "MeLi Leon" property with 82,251 m² of GLA and U.S. dollar-denominated rent at US$7.7/m².
(8) Expansions of 6,444 m² at "Aguascalientes-Finsa 01" and 5,999 m² at "Aguascalientes-Finsa 02".
(9) Vacancy of 12,657 m² due to early termination in Puebla.

Fibra Mty's industrial assets have experienced rent appreciation over the last year, driven by inflation-linked adjustments in both U.S. dollars and Mexican pesos, as well as new acquisitions and expansions signed at higher rents per square meter. Regarding annualized industrial portfolio revenue, as of September 30th, 2025, 63.7% of leases escalate rent based on CPI, 15.4% apply fixed-rate increases, 11.4% are capped to a maximum percentage, 9.2% adjust to the INPC (Mexican National Consumer Price Index), and only 0.3% contemplate flat leases.



Northeast = Source: CBRE Industrial MarketView 3Q25 (includes Nuevo Leon, Saltillo, and Reynosa)
Bajio = Source: CBRE Industrial MarketView 3Q25 (includes Aguascalientes, Guanajuato, Queretaro, and San Luis Potosi)
Guadalajara = Source: CBRE Industrial MarketView 3Q25
Northwest = Source: CBRE Industrial MarketView 3Q25 (includes Tijuana as of 3Q25)
Other markets accounted for 5.3% of annualized cash flow in 3Q25 and include Chihuahua, Colima, Matamoros, Sonora, and Puebla markets.

Industrial Land Bank

As part of the "Zeus" and "Aerotech" portfolio acquisitions, land banks were acquired to enable future expansions and/or built-to-suit ("BTS") projects. As of September 30th, 2025, the land bank totals 912,546 m².

With the exception for the parcels in Nuevo Leon, Puebla, and Queretaro, these reserves are adjacent to stabilized properties within Fibra Mty's portfolio, providing a competitive advantage by facilitating expansion opportunities for existing tenants, particularly in Mexico's high-demand industrial sector.

Location	Land Bank (m²)
Jalisco	2,100
Nuevo Leon	26,351
Guanajuato	34,738
Baja California	3,900
Queretaro	20,600
Sonora	18,209
Puebla	791,940
Coahuila	14,708
TOTAL	**912,546**

Consistent with its business model, Fibra Mty continues evaluating alternatives to monetize the land bank, including expansions for existing tenants and potential parcel sales for development, under the terms permitted by the Mexican Income Tax Law.

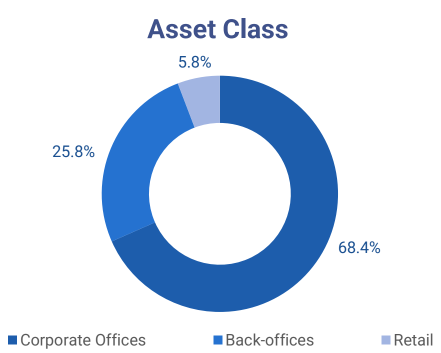
Office and Retail Portfolio Indicators

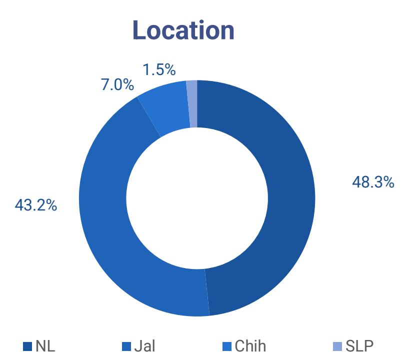
Office	3Q25	3Q24	Δ%/p.p.	2Q25	Δ%/p.p.
Number of properties	17	19	***(10.5%)***[1,2]	18	***(5.6%)***[2]
GLA (m²)	177,582	205,778	***(13.7%)***[1,2]	192,841	***(7.9%)***
Weighted average remaining lease term to revenue at the acquisition date (years)	2.8	2.9	***(3.4%)***	2.9	***(3.4%)***
Occupancy	81.1%	75.7%	***5.4 p.p.***[1,2,3]	76.9%	***4.2 p.p*** [2,3]
Average age (in years)	20.0	19.3	***3.6%***	19.8	***1.0%***

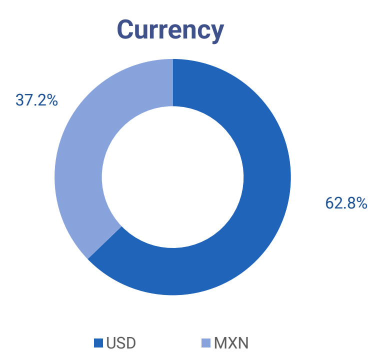
(1) Divestment of the "Axtel" back-office property in Monterrey, totaling 12,937 m² of GLA.
(2) Divestment of the "Fortaleza" back-office property, totaling 15,259 m² of GLA.
(3) Lease-up of 4,303 m² at offices located in Jalisco.

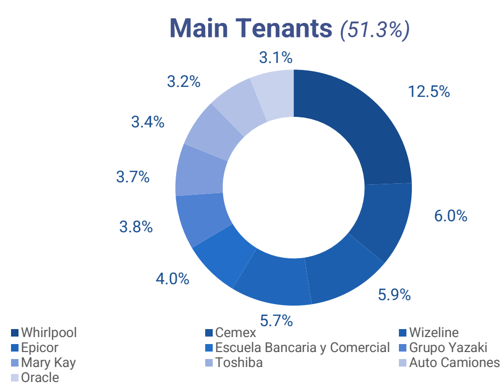
Retail	3Q25	3Q24	Δ%/p.p.	2Q25	Δ%/p.p.
Number of properties	6	6	-	6	-
GLA (m²)	19,350	19,350	-	19,350	-
Weighted average remaining lease term to revenue at the acquisition date (years)	3.7	4.7	***(21.3%)***	4.0	***(7.5 %)***
Occupancy	99.4%	99.4%	-	99.2%	***0.2 p.p***
Average age (in years)	17.8	16.8	***6.0%***	17.6	***1.1%***

Key Performance Indicators of the Office and Retail Portfolio (as a % of lease revenue)

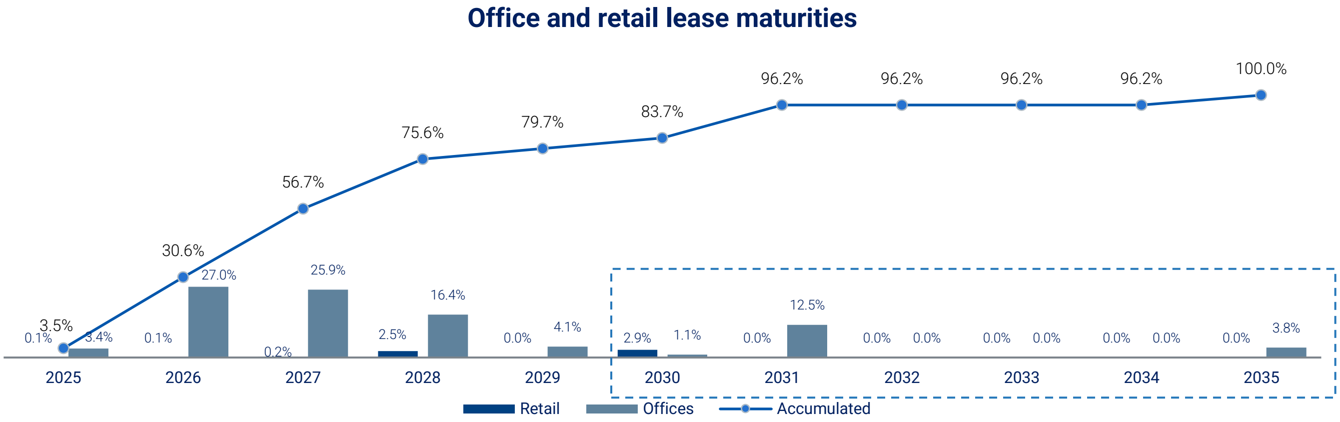




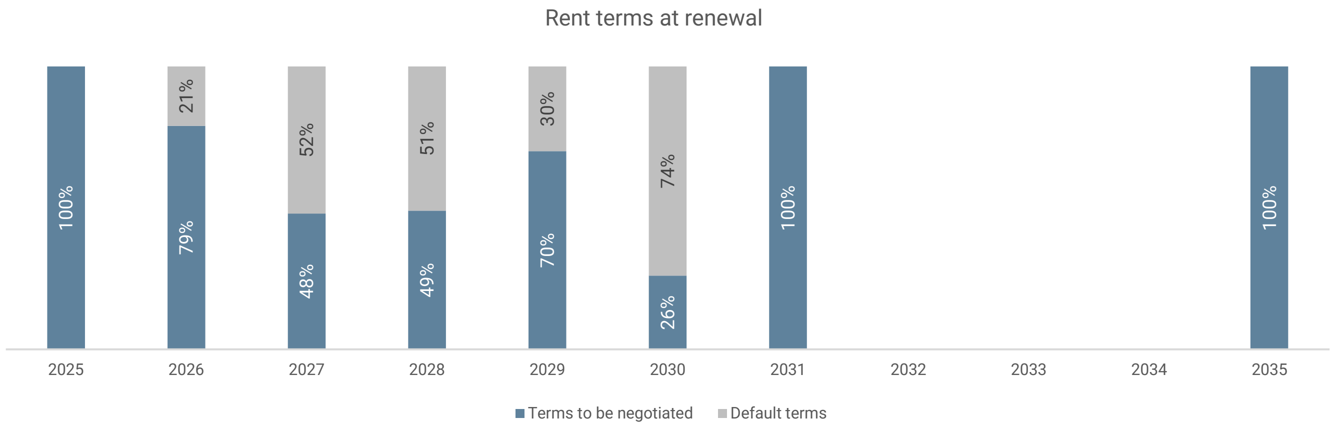




As of September 30th, 2025, the weighted average remaining lease term was broadly in line with 2Q25, at 2.8 years for the office segment and 3.7 years for the retail segment, with a combined 90 tenants across these two asset classes.



As of quarter-end, 67.0% lease revenue from the office and retail segments could be renegotiated at market rates, while for the remaining 33.0% corresponds to tenants holding renewal options under default contractual terms.



Monthly Rent per m² in the Office and Retail Portfolio

	3Q25		3Q24		Δ%/p.p.		2Q25		Δ%/p.p.	
	US$	Ps.	US$	Ps.	US$	Ps.	US$	Ps.	US$	Ps.
Corporate Offices	$20.9	$370.0	$21.0	$352.5	(0.5%)	5.0%(1)	$20.9	$359.1	-	3.0%(1)
Back-offices	$16.5	$301.1	$16.4	$282.2	0.6%	6.7%(2,3)	$16.4	$287.7	0.6%	4.7%(3)
Retail	-	$163.2	-	$156.2	-	4.5%(3)	-	$162.7	-	0.3%
Total	**$18.9**	**$307.3**	**$18.9**	**$298.8**	-	2.8%	**$18.8**	**$306.3**	0.5%	0.3%

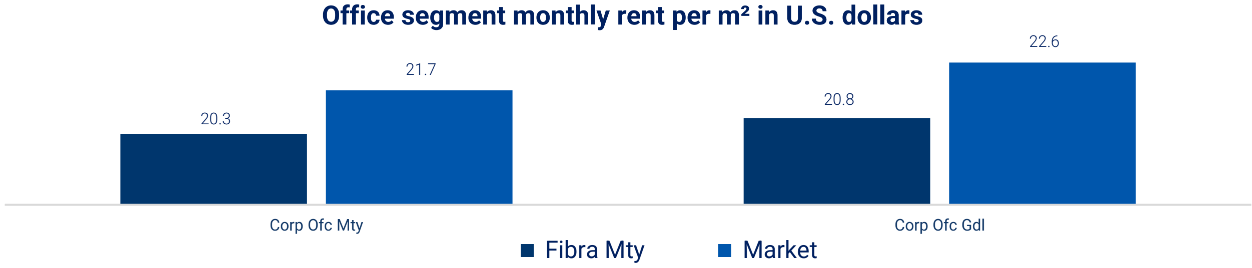
% of Revenue	3Q25		3Q24		Δ%/p.p.		2Q25		Δ%/p.p.	
	US$	Ps.	US$	Ps.	US$	Ps.	US$	Ps.	US$	Ps.
Corporate Offices	38.0%	30.4%	38.0%	31.1%	-	(0.7)	34.7%	34.1%	3.3	(3.7)
Back-offices	24.8%	1.0%	24.4%	1.5%	0.4	(0.5)	24.7%	0.9%	0.1	0.1
Retail	-	5.8%	-	5.0%	-	0.8	-	5.6%	-	0.2
Total	**62.8%**	**37.2%**	**62.4%**	**37.6%**	0.4	(0.4)	**59.4%**	**40.6%**	3.4	(3.4)

(1) Divestment of the "Fortaleza" property (8,370 m² of GLA) at an average rent of Ps.319.3/m² in 3Q24 and Ps.334.5/m² in 2Q25.
(2) Vacancy of 2,200 m² with Mexican peso-denominated rent at Ps.270/m².
(3) Increase due to inflation adjustments.

Fibra Mty's office and retail properties denominated in pesos have experienced rental growth over the past year, primarily due to contractual inflation adjustments. Meanwhile, Rents denominated in U.S. dollars, after considering inflationary adjustments and net of rent reductions upon renewal, have remain stable. As of the end of 3Q25, the annualized lease structure was as follows: 56.2% is indexed to the U.S. CPI, 37.1% to the Mexican CPI, 2.1% is inflation capped, and the remaining 4.6% is under flat leases.

Fibra Mty continues to close lease renewals at rates aligned with prevailing market conditions. No material impact on rent per square meter is anticipated from current renewals.

Office segment monthly rent per m² in U.S. dollars



Market price considers monthly prices per m² in USD.
Corporate Offices Monterrey = Source: CBRE MarketView Mexico 3Q25
Corporate Offices Guadalajara = Source: CBRE MarketView Mexico 3Q25

Property Portfolio Rationalization

Fibra Mty remains focused on disciplined portfolio optimization. As of September 30th, 2025, the Trust had received offers totaling approximately Ps. 2,350 million, primarily for office assets. Of this amount, Ps. 1,689 million are under advanced negotiations, with the remainder in preliminary discussions.

It is worth noting that the office complex known as "Las Torres Moradas" has now been included in the group of properties under advanced negotiations, as disclosed on August 20th, 2025.

The Trust's management maintains an ongoing evaluation of the portfolio, with the objective of maximizing long-term value through strategies such as repositioning, conversion, or divestment, based on prevailing market conditions and the unique characteristics of each property and lease agreement.

Using the 1Q24 portfolio as a baseline, prior to the launch of the rationalization strategy, Fibra Mty successfully sold or signed conditional sale agreements covering nearly 80% of the underperforming office portfolio, and approximately 17% of the performing portfolio within the same segment, based on the latest available appraisals.

Capital Expenditure (CAPEX)

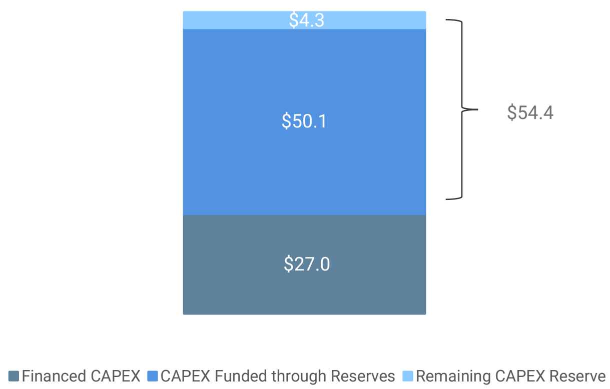
For the nine-month period ended September 30th, 2025, total CAPEX on investment properties amounted to Ps. 54.4 million.

Of this total, Ps. 50.1 million were funded using lease revenue, and Ps. 4.3 million were funded through external financing.

As of quarter-end, the available reserved CAPEX, funded from lease revenue, stood at Ps. 27.0 million.

CAPEX for investment properties

For the nine-month period ended September 30th, 2025
(Millions of Mexican pesos)



Financial Performance

3Q25 Financial Metrics

During 3Q25, NOI and Adjusted EBITDA increased by 17.4% and 17.0% year-over-year, respectively, mainly driven by industrial investments, including the acquisitions of "MeLi Leon" and "Batach", along with the delivery of expansion projects. However, the deployment of previously invested cash in government securities, together with the decrease in the benchmark in the interest rate, from 10.90% in 3Q24 to 7.83% in 3Q25, resulted in an AFFO of Ps. 615.1 million for the quarter, representing a 7.6% year-over-year decline (Ps. 50.4 million).

As noted in the 3Q24 report, the atypically high yield from cash investments during that period was retained and allocated to the repurchase of CBFIs, given that the market price at the time did not adequately reflect Fibra Mty's intrinsic value and cash-generating capacity. Accordingly, performance should be assessed by analyzing distributions made during each period.

Following the deployment of cash to fund a significant portion of these investments, net LTV ratio (adjusted for cash) stood at 20.8%. This leaves the Trust with investment capacity between US$250 million and US$450 million, enabling it to reach a net LTV ratio between 30% and 35%. For more information, please refer to the "Debt and Cash" section.

Below is a detailed analysis of the changes in AFFO for 3Q25 compared to 3Q24.

Thousands of Mexican pesos	3Q25	3Q24	Ch. Ps.	Ch.%
Same-property revenue	732,040	714,578	*17,462*	*2.4%*
Revenue from acquisitions	104,569	-	*104,569*	-
Revenue from divestments	2,814	11,710	*(8,896)*	*(76.0%)*
Fibra Mty revenue	**839,423**	**726,288**	***113,135***	***15.6%***
Same-property operating expenses	(62,339)	(64,363)	*2,024*	*(3.1%)*
Acquisitions operation expenses	(2,527)	-	*(2,527)*	-
Divestments operation expenses	(4,338)	(5,697)	*1,359*	*(23.9%)*
Fibra Mty operating expenses	**(69,204)**	**(70,060)**	***856***	***(1.2%)***
Same-property NOI	669,701	650,215	*19,486*	*3.0%*
NOI from acquisitions	102,042	-	*102,042*	-
NOI from divestments	(1,524)	6,013	*(7,537)*	*(125.3%)*
Fibra Mty NOI	**770,219**	**656,228**	***113,991***	***17.4%***
Administrative expenses	(61,806)	(54,096)	*(7,710)*	*14.3%*
Excluding depreciation, amortization, and accrued leasing commissions (1)	983	3,980	*(2,997)*	*(75.3%)*
Adjusted EBITDA	**709,396**	**606,112**	***103,284***	***17.0%***
Non-monetary straight-line amortization income	(3,356)	(4,536)	*1,180*	*(26.0%)*
Reversal of CAPEX reserve (*)	(988)	(421)	*(567)*	*134.7%*
Financial income	75,110	236,211	*(161,101)*	*(68.2%)*
Financial expenses, net of depreciation and valuation	(152,640)	(155,727)	*3,087*	*(2.0%)*
Realized gain due to exchange fluctuation, net	(955)	6,660	*(7,615)*	*(114.3%)*
Income from subsidiary before unrealized result due to exchange fluctuation (*)	(6,490)	(5,179)	*(1,311)*	*25.3%*

Income tax	(1,917)	(3,425)	*1,508*	*(44.0%)*
Research expenses to maximize property value	-	779	*(779)*	*(100.0%)*
Lease commissions accrual (1)	-	(3,000)	*3,000*	*(100.0%)*
Disbursement for right-of-use assets (*) (2)	(1,086)	-	*(1,086)*	*-*
Finance lease collections (*) (2)	846	5,015	*(4,169)*	*(83.1%)*
Subsidiary reimbursements (*) (3)	14,740	-	*14,740*	*-*
Straight-line lease termination income (*) (4)	5,674	-	*5,674*	*-*
FFO	**638,334**	**682,489**	***(44,155)***	***(6.5%)***
CAPEX reserve (5)	(20,000)	(17,000)	*(3,000)*	*17.6%*
Lease commissions (1)	(3,222)	-	*(3,222)*	*-*
AFFO	**615,112**	**665,489**	***(50,377)***	***(7.6%)***
AFFO outperformance vs. guidance (4)	-	(62,933)	*62,933*	*(100.0%)*
Cash distribution	**615,112**	**602,556**	***12,556***	***2.1%***

** Starting in 4Q25, these items will be included in the AFFO reconciliation as part of Fibra Mty's transition to IFRS 18 – Presentation and Disclosure in Financial Statements. This update reflects Fibra Mty's intent to include the FFO metric in the notes to its financial statements. From that point onward, only items from the income statement will be reconciled to FFO. FFO will become part of the audited financial statements, thereby enhancing transparency for the metric that underpins monthly cash distributions.*

(1) As of January 1st, 2025, leasing commissions are deducted directly from AFFO, rather than NOI, in alignment with market practice.

(2) Finance leases refer to parking lots at "Danfoss" and "Prometeo" properties. At "Danfoss", Fibra Mty pays a ground lease to a third party and, beginning in 3Q24, recognizes lease income from subleasing to the tenant. Hence, project returns impact AFFO through NOI, while the recovery of investment is captured through the FFO reconciliation. At "Prometeo", lease payments are made toa third-party lessor.

(3) For tax compliance purposes, Administrador Fibra MTY, S.C. charges a 10% markup on operating expenses to Fibra MTY F/2157. After paying taxes on this markup, the remainder is reimbursed to Fibra Mty and distributed to investors via monthly payments.

(4) Early termination penalties are recognized on a straight-line basis over 12 months following the contract's termination.

(5) This provision covers replacement CAPEX, capitalizable additions, and/or major maintenance across Fibra Mty's portfolio.

Reconciliation of accounting variations (presented in previous tables) to variations affecting cash flow

To facilitate investor analysis and enhance understanding of the Trust's key financial indicators and their effect on AFFO, the following table presents a reconciliation between accounting-based variations and actual cash flow changes.

Figures in thousands of Mexican pesos

Accounting same-properties NOI	**19,486**
Non-monetary straight-line income	1,180
Refund of provision for CAPEX	(567)
Rights-of-use payments, net	(1,085)
Finance lease collections	(4,169)
Straight-line lease termination income	5,674
Same-properties NOI (cash flow)	**20,519**

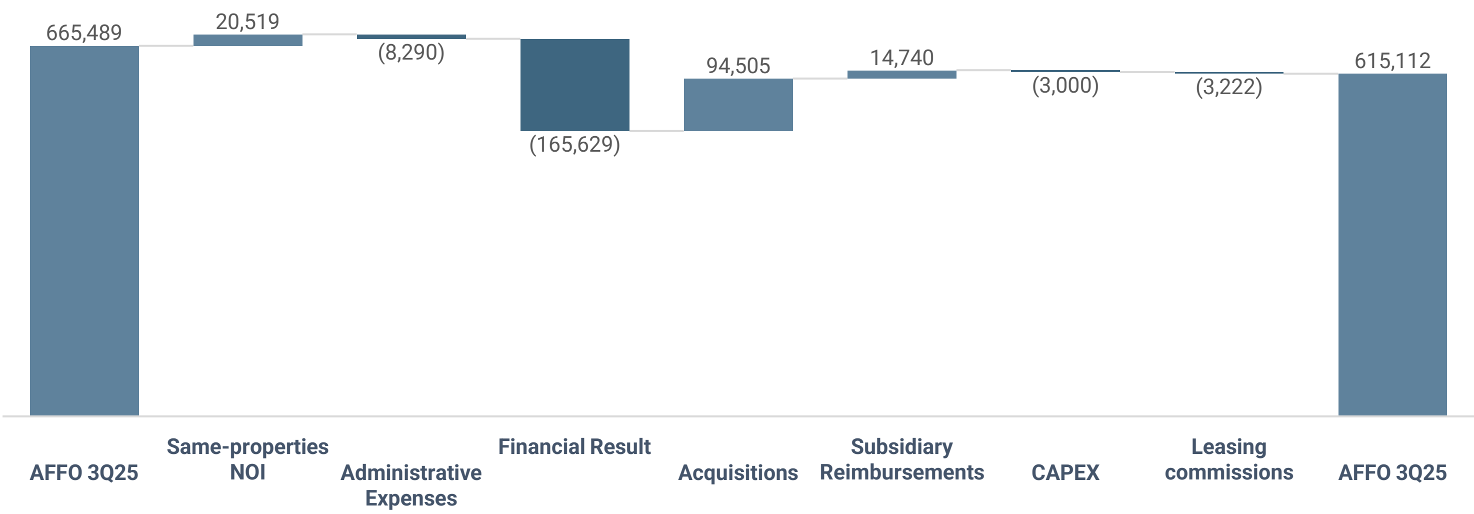
Accounting administrative expenses	**(7,710)**
Property research expenses	(779)
Income from subsidiary	197
Depreciation and amortization	2
Administrative expenses (cash flow)	**(8,290)**

Accounting financial result	**874,325**
Debt-related financial expense	(41,085)
Financial expenses on lease liabilities	(12)
Debt cost of expansions	(2,078)
FX result with no impact on distributions	(996,779)
Financial result (cash flow)	**(165,629)**

Accounting NOI from acquisitions	**102,042**
Divestments	(7,537)
	-
	-
	-
Cash flow from acquisitions	**94,505**

Variations affecting cash flow

Starting from the AFFO generated during 3Q24 and the reconciled cash flow changes presented in the previous section, the key drivers of the Trust's cash flow variation are detailed below:



Same-Property Cash Flow

Cash flow increased primarily due to expansions at several properties within the “Providencia” and “Zeus” portfolios, as well as “Danfoss” and “Santiago”, contributing Ps. 24,821, partially offset by a FX loss of Ps. (4,731) from a lower average billing exchange rate in 3Q25 (Ps. 18.7678) versus 3Q24 (Ps. 18.9240), and other minor effects totaling Ps. 429.

Administrative Expenses

Negative AFFO impact of Ps. (8,290), primarily attributable to i) Ps. (4,622) related to hiring throughout 2024, driven by the international Follow-On, wage inflation, changes in the corporate structure, and implementation of a pension plan inclusive of legal severance, ii) Ps. (1,028) increase in fees, mainly related to internal control enhancements, iii) Ps. (1,140) increase in technology expenses (licenses and services), iv) Ps. (782) increase in appraisal-related expenses, v) Ps. (718) from other minor items.

Financial Result

Negative impact of Ps. (165,629) on AFFO, explained by i) Ps. (161,102) reduction in financial income, primarily due to lower average invested balances following the “Batach” portfolio acquisitions (six properties in Dec 2024 and two in July 2025), acquisition of the “MeLi Leon” asset in April 2025 using proceeds from the March 2024 equity offering, and a decline in the benchmark interest rate from 10.90% to 7.83%, and ii) Ps. (4,527) from other financial impacts.

Net Acquisitions

The acquisitions of the “Batach” portfolio (six properties in 4Q24 and two in 3Q25), and the “MeLi Leon” property (2Q25), increased 3Q25 NOI by Ps. 43,563, Ps. 22,045, and Ps. 36,434, respectively. In contrast, the divestments of “Axtel” and “Fortaleza” reduced NOI by Ps. (7,537).

Subsidiary Reimbursements

For tax compliance purposes, Administrador Fibra MTY, S.C. charges a 10% markup on operating expenses to Fibra MTY F/2157. After paying taxes on this markup, the remainder is reimbursed to Fibra Mty and distributed to investors via monthly payments.

CAPEX Reserve

The increase in CAPEX is aligned with the budgeted requirements for 2025.

The annual CAPEX budget for 2025 is Ps. 80 million, implying a quarterly AFFO reduction of Ps. 20 million, or a 17.6% increase compared to 3Q24. Unused amounts will increase the CAPEX reserve funded through lease revenue, which can be used for replacement CAPEX, capital additions, or major maintenance.

Lease Commissions

As of January 1st, 2025, leasing commissions are deducted directly from AFFO, rather than NOI, in alignment with market practice.

Distribution per CBFI

The 3Q25 distribution will be equivalent to 100% of AFFO, which amounted to Ps. 615.1 million, or Ps. 0.252 per CBFI, representing a 2.1% increase over the 3Q24 distribution.

	3Q25	2Q25	1Q25	4Q24	3Q24
Total CBFIs outstanding (thousands)	2,437,674.664	2,432,245.350	2,420,694.057	2,421,068.027	2,437,681.329
CBFI price (beginning of the year)	10.80	10.80	10.80	12.27	12.27
CBFI price (beginning of the quarter)	13.11	11.77	10.80	10.50	9.77
Distributions (thousands of Mexican pesos)	Ps. 615,112	Ps. 629,734	Ps. 647,590	Ps. 622,120(1)	Ps. 602,556(2)
Quarterly distributions per CBFI	Ps. 0.2523(3)	Ps. 0.2589(3)	Ps.0.2675(3)	Ps.0.2570(3)	Ps.0.2472(3)
Monthly distributions per CBFI	Ps. 0.0841(3)	Ps. 0.0863(3)	Ps.0.0892(3)	Ps. 0.0857(3)	Ps. 0.0824(3)
Annualized distribution yield (beginning of the year)	9.3%	9.6%	9.9%	8.4%	8.1%
Annualized distribution yield (beginning of the quarter)	7.7%	8.8%	9.9%	9.8%	10.1%

(1) *Reflects 4Q24 AFFO, net of Ps. 39,180 thousand in excess cash, calculated as the difference between actual AFFO and the high end of the 2024 guidance range.*
(2) *Reflects 3Q24 AFFO, net of Ps. 62,933 thousand in excess cash, calculated as the difference between actual AFFO and the high end of the 2024 guidance range.*
(3) *Calculated based on the number of CBFIs outstanding at the reporting date of the corresponding period.*

CBFI Buyback and Reissuance

The repurchase and reissuance of CBFIs allow the Trust to:

i) generate accretion to AFFO and/or book value per CBFI, and/or
ii) support orderly market liquidity during periods of imbalanced supply and demand.

During 3Q25, Fibra Mty reissued a net total of 5.4 million CBFIs, generating an approximate gain of Ps. 19 million. This reissuance was executed in response to strong demand for the certificate in late September, potentially linked to FTSE index rebalancing. In line with the Trust’s strategy to deliver long-term value to investors, the gain realized may be reinvested into additional CBFI repurchases and/or industrial property acquisitions, subject to prevailing market conditions.

As of September 30th, 2025, the cumulative net amount of repurchased CBFIs stood at 24.6 million, equivalent to approximately 1.0% of total CBFIs outstanding following the equity issuance at the beginning of 2024.

Fibra Mty’s management remains confident that a disciplined and strategic use of the repurchase program continues to create long-term accretive value for investors.

Financial Position

	Thousands of Mexican pesos			Thousands of U.S. dollars*		
	3Q25	4Q24	Δ%/p.p.	3Q25	4Q24	Δ%/p.p.
Cash, cash equivalents, and financial investments	3,357,479	6,198,210	*(45.8)%*	182,962	302,200	*(39.5)%*
Assets held for sale	1,693,772	360,683	*369.6%*	92,300	17,586	*424.8%*
Investment properties	36,901,574	38,115,359	*(3.2)%*	2,010,908	1,858,352	*8.2%*
Other assets	634,355	1,339,082	*(52.6)%*	34,568	65,288	*(47.1)%*
Total assets	**42,587,180**	**46,013,334**	***(7.4)%***	**2,320,738**	**2,243,426**	***3.4%***
Debt	11,359,619	11,787,606	*(3.6)%*	619,029	574,716	*7.7%*
Other liabilities	800,013	847,011	*(5.5)%*	43,596	41,297	*5.6%*
Total liabilities	**12,159,632**	**12,634,617**	***(3.8)%***	**662,625**	**616,013**	***7.6%***
Total Trustors' equity	**30,427,548**	**33,378,717**	***(8.8)%***	**1,658,113**	**1,627,413**	***1.9%***

** Exchange rates used: Ps. 18.3507/USD as of 3Q25 and Ps. 20.5103/USD as of 4Q24.*

Cash & Cash Equivalents and Financial Investments

A detailed breakdown of movements is available in the Statement of Cash Flows for the period ended September 30th, 2025, attached to this report.

Assets Held for Sale

The Ps. 1,333 million increase reflects i) the reclassification of investment properties to assets held for sale in connection with the planned divestments of "Prometeo", "Torres Moradas 1 & 2", "Redwood", and "Catacha" properties totaling Ps. 1,693 million, and ii) the sale of Fortaleza for Ps. (360) million, completed in July 2025.

Investment Properties

The net decrease of Ps. (1,214) million (3.2%) is primarily explained by i) a Ps. (3,777) million decrease due to Mexican peso appreciation and its impact on fair value of U.S. dollar-denominated properties, ii) the reclassification of "Prometeo", "Torres Moradas 1 & 2", "Redwood", and "Catacha" properties as assets held for sale (Ps. 1,693 million), iii) acquisitions and investments totaling Ps. 4,203 million, including "MeLi Leon" in 2Q25, "Batach 2" in 3Q25, "Garibaldi 1" land bank, expansions and replacement CAPEX, and iv) other minor effects of Ps. 53 million.

Other Assets

The decrease of Ps. (705) million, or (52.6%), is mainly attributable to i) a Ps. (529) million decline in derivative assets versus December 2024, composed of a Ps. (468) million loss resulting from the appreciation of the Mexican peso against the U.S. dollar (which led to a Ps. 3.10 reduction in the forward rate advantage on a US$145 million notional and a Ps. 0.26 reduction on a US$72.5 million notional), and a Ps. (61) million loss from the narrowing of interest rate curves by an average of 68 basis points, ii) the recovery of certain VAT credit balances for Ps. (165) million, and iii) other minor impacts totaling Ps. (11) million.

Debt

The Ps. (428) million decrease (3.6%) results from i) Ps. (1,244) million in unrealized FX gain, resulting from the Mexican peso appreciation against the U.S. dollar from Ps. 20.5103/USD (Dec 2024) to Ps. 18.3507/USD (Sep 2025), applied to a beginning balance of US$575 million, ii) net debt drawdowns of US$45 million (Ps. 862 million), primarily used to fund industrial expansions, and iii) other impacts totaling Ps. (46) million.

Trustors' Equity

The reduction of Ps. (2,951) million, or (8.8%) is mainly attributable to i) a net consolidated loss of Ps. (671) million, ii) a valuation loss on financial instruments of Ps. (576) million, iii) distributions to CBFI holders totaling Ps. (1,899) million corresponding to 4Q24, 1Q25, and 2Q25, iv) the accrual of executive plan based on CBFIs for Ps. 60 million, and v) CBFI reissuance gains totaling Ps. 136 million. For further detail, refer to the sections "Non-Cash Items", "CBFI Distributions", and "CBFI Buyback and Reissuance" in this earnings release.

As of September 30th, 2025, Fibra Mty's book value per CBFI stood at Ps. 12.48, equivalent to US$0.6801, based on the period-end exchange rate of Ps. 18.3507/USD.

Debt & Cash Equivalents

As of September 30th, 2025, total debt increased by US$20.0 million (equivalent to Ps. 367.0 million at the quarter-end FX rate), compared to the balance as of June 30th, 2025. Total debt reached US$620.0 million (equivalent to Ps. 11,377.4 million, using an exchange rate of September 30, 2025). This increase is explained by the following movements:

1. Drawdown of US$30.0 million from a short-term bilateral credit facility with Santander, allocated to financing industrial expansions currently under construction.
2. Prepayment of US$10.0 million on the BBVA revolving credit line, originally used to fund CBFI repurchases and subsequently repaid using proceeds from the sale of the "Fortaleza" property.

Details on delivered, under-construction, and negotiated expansion projects can be found in the "Operating Performance" section.

To preserve a solid financial position and maintain flexibility to pursue industrial investment opportunities, Fibra Mty executed the following credit-related actions during the quarter:

1. Amended its revolving credit agreement with BBVA, increasing the facility amount from US$50.0 million to US$75.0 million (equivalent to Ps. 1,376.3 million at the September 30th, 2025 FX rate).
2. Amended its long-term bilateral facility with BBVA, extending the availability period by 12 months, now maturing on September 4th, 2026. As of the date of this report, US$175.0 million had been drawn on this facility, with US$75.0 million still available.

These actions reaffirm Fibra Mty's disciplined and prudent financial strategy, which aims to strengthen its ability to support organic growth in the industrial segment.

Key Debt Indicators

As of September 30th, 2025:

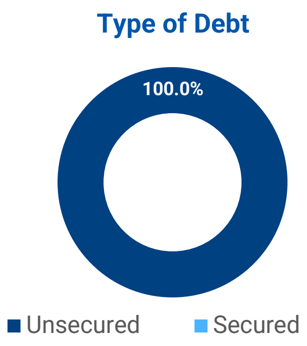
1. Maintained its LTV ratio based on outstanding balances, moving from 25.9% (as of December 31st, 2024) to 27.1%, remaining 22.9 percentage points below the 50% leverage ceiling approved by the CBFI Holders' Meeting.
2. Cash and cash equivalents represented 7.9% of total assets. Net leverage, excluding cash on hand, stood at 20.8% of total assets.
3. Undrawn credit facilities, available for future acquisitions, developments, or additional investments, totaled US$334.0 million (equivalent to Ps. 6,129.1 million), broken down as follows:
   i. US$140.0 million from the Banorte bilateral credit,
   ii. US$75.0 million from the BBVA bilateral facility,
   iii. US$25.0 million from the Santander short-term bilateral facility,
   iv. US$31.0 million from the Scotiabank long-term bilateral facility,
   v. US$63.0 million from the Scotiabank short-term bilateral facility.
4. Undrawn revolving credit lines total US$120.0 million (equivalent to Ps. 2,202.1 million at the September 30th, 2025 FX rate).
5. All drawn debt is U.S. dollar-denominated, unsecured, and predominantly fixed rate. The average maturity is 3.0 years, with the next significant maturity scheduled for October 2027. The Trust is currently evaluating strategies to extend its debt maturity profile.
6. All financial covenants are fully met, with significant headroom. Fibra Mty proactively monitors its covenants to anticipate potential changes and to maintain compliance.

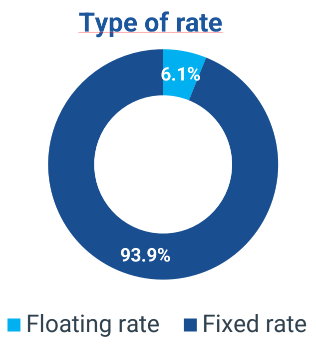
7. Development commitments over the next 12 months total Ps. 379.6 million (VAT included), corresponding to estimated capital expenditures for industrial property expansions within Fibra Mty's portfolio.

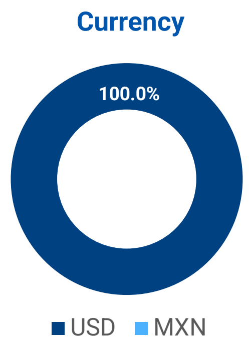
As of September 30th, 2025, Fibra Mty's weighted average interest rate stood at 4.9%. Both the Banorte ("2024") and BBVA ("2024") bilateral credit lines currently drawn carry variable spreads that increase if the LTV ratio exceeds 40%, above the Trust's internal leverage target. Therefore, current spreads are expected to remain at the lower end of the applicable range.

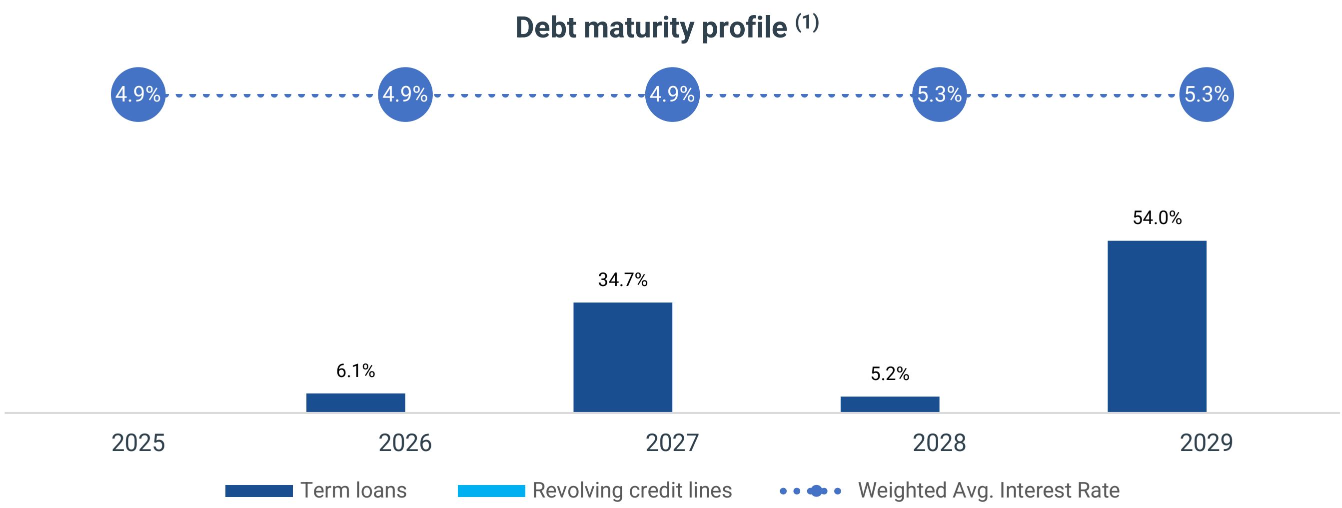
Millions of U.S. dollars	3Q25	Currency	Rate	Floating Rate 30Sep25	Fixed Rate Hedge	Maturity	2Q25	Δ% 3Q25 vs 2Q25
Term loans								
CEBURE FMTY20D[1]	215.0	US$	4.13%	-	-	Oct-27	215.0	-
Scotiabank Bilateral (long-term)	32.0	US$	SOFR 1M+ 1.75%	5.88%	5.38%	Jun-28	32.0	-
Scotiabank Bilateral (shot-term)	8.0	US$	SOFR 3M+ 1.44%	5.42%	-	Jan-26[4]	8.0	-
BBVA Bilateral ("2024")	175.0	US$	SOFR 1M+ 1.75%[2]	5.88%	4.94%[5]	Sep-29	175.0	-
Banorte Bilateral ("2024")	160.0	US$	SOFR 1M+ 1.80%[3]	5.93%	5.69%[6]	Jul-29	160.0	-
Santander Bilateral	30.0	US$	SOFR 1M+ 1.44%	5.57%	-	Jul-26[7]	-	**100.0%**
Revolving								
BBVA	0.0	US$	SOFR1M+ 1.33%	5.46%	-	Jun-28	10.0	**(100.0%)**
TOTAL	**620.0** [8]						**600.0** [9]	**3.3%**

(1) Includes the CEBURE FMTY20D reopening (not considering premium) carried out on July 13th, 2021, at a 3.73% rate.
(2) Floating surcharge ranging between 1.75% and 1.95%, depending on the Trust's LTV ratio.
(3) Floating surcharge ranging between 1.80% and 2.00%, depending on the Trust's LTV ratio.
(4) Each drawdown made under the Scotiabank bilateral credit has a maturity of up to 11 months from the date of drawdown or until February 15th, 2026, whichever comes first.
(5) Considers a fixed rate of 4.79% for a notional of US$150.0 million and a fixed rate of 5.87% for a notional of US$25 million.
(6) Considers a fixed rate of 5.03% for a notional of US$70.0 million and a fixed rate of 6.20% for a notional of US$90 million.
(7) Each drawdown made under the Santander bilateral facility matures within 12 months or by December 30th, 2026, whichever occurs first.
(8) Equivalent to Ps. 11,377,434.0 thousand, using an exchange rate of Ps. 18.3507 as of September 30th, 2025.
(9) Equivalent to Ps. 11,308,980.0 thousand, using an exchange rate of Ps. 18.8483 as of June 30th, 2025.









(1) Assumes a fixed rate of 4.94% for the BBVA bilateral facility, 5.69% for the Banorte bilateral facility, and 5.38% for the Scotiabank long-term bilateral facility. Meanwhile, the Scotiabank short-term and Santander bilateral facilities carry variable rates, with each drawdown maturing within 11 months and 12 months, respectively, from the drawdown date or by the facility's final maturity date, whichever occurs first.

Key Debt Metrics as of September 30th, 2025

27.1% LTV ratio	**2.7 x** Net Debt to EBITDA (1)	**4.9 %** Weighted average interest rate
3.0 years Average debt maturity	Credit ratings: FitchRatings **AA+ (MEX)**	HR Ratings Credit Rating Agency **AAA (MEX)**

(1) The ratio is calculated as follows: (Bank loans and debt securities + debt costs + interest payable - Cash and cash equivalents) / LTM EBITDA. This calculation includes the annualized NOI from the "Batach" and "MeLi" portfolios.

Leverage Level and Debt Service Coverage Ratio

The following tables outlines Fibra Mty's financial leverage and debt service coverage ratios based on actual results as of September 30th, 2025, along with forward-looking expectations for the next four quarters. These figures are calculated in accordance with the methodologies established in Annex AA of the general provisions applicable to issuers and other stock market participants ("Circular Única de Emisoras"):

Financial Leverage (thousands of Mexican pesos)	September 30th, 2025
Total debt and interest payable(1)	11,520,260
Total assets	42,587,180
Financial Leverage*	**27.1%**

(1) This figure includes outstanding balances of debt securities (including premium), the bilateral loans with Banorte, BBVA, Scotiabank, and Santander, plus accrued interest.

**Defined by the National Banking and Securities Commission as Gross Debt and interest payable divided by Total Assets.*

Debt Service Coverage Ratio Assets:	Period	Thousands of Mexican Pesos
Current assets*	30/09/2025	3,453,815
Recoverable VAT	Next four quarters	300,022
Estimated operating income after distributions **	Next four quarters	673,525
Available credit lines	30/09/2025	8,331,218
Liabilities:		
Interest payments	Next four quarters	593,525
Principal payments	Next four quarters	697,327
Recurring CAPEX	Next four quarters	297,787
Non-discretionary acquisition and/or development expenses***	Next four quarters	379,613
Debt Service Coverage Ratio****		**6.48**

** Cash & cash equivalents + accounts receivable.*

***Estimated income before financial expenses and taxes and after distributions.*

**** Includes acquisition and development commitments. For more details, refer to the "Acquisitions" section.*

*****(Current assets + Recoverable value-added tax + Estimated operating income after distributions + available lines of credit)/(Interest payments + Principal payments + Recurring CAPEX + Non-discretionary acquisition and/or development expenses).*

Assuming the full drawdown of the bilateral BBVA credit facility, the Banorte bilateral acquisition facility, the Scotiabank bilateral loans, and the Santander bilateral facility for expansions, the ratio stands at 2.73x.

Compliance with FMTY20D Covenants

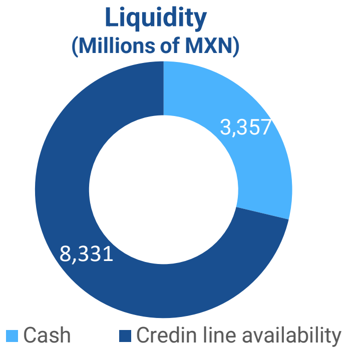
As of September 30th, 2025, Fibra Mty remains in full compliance with all financial covenants established under "FMTY20D" issuance, maintaining ample headroom across all metrics:

Metrics	FMTY	Covenant
Leverage level ceiling (1)	28.6%	≤ 50.0%
Secured debt to assets ceiling (2)	0.00%	≤ 40.0%
Debt service coverage ratio (3)	5.0	≥ 1.5x
Unencumbered assets to unsecured debt ceiling (4)	374.3%	≥ 150.0%

(1) Total liabilities / Total assets
(2) Secured debt / Total assets
(3) (LTM EBITDA + LTM interest income) / (LTM interest paid + LTM amortizations paid)
(4) Unencumbered total assets / Unsecured debt

Cash

As of 3Q25, Fibra Mty held Ps. 3,357.5 million in cash and cash equivalents, representing a 45.8% decrease (Ps. 2,840.7 million) compared to 4Q24. The reduction is explained in detail in the Statement of Cash Flows attached to this earnings release and corresponds to the net effect of: 1) acquisitions of the industrial properties MeLi and Batach 2, as well as the land for Garibaldi 1 and certain expansions and replacement CAPEX investments totaling Ps. 4,272 million. 2) Cash distributions to CBFI holders of Ps. 1,899 million. 3) Operating cash flow generation of Ps. 2,215 million. 4) Net debt service of Ps. 637 million. 5) Sale of the Fortaleza office property for Ps. 330 million and 6) other minor effects totaling Ps. 148 million.



Meanwhile, the LTV ratio remained practically unchanged, standing at 27.1% as of 3Q25, compared to 25.9% at 4Q24. Net LTV ratio, excluding cash and cash equivalents, was 20.8% at the end of 3Q25, up from 14.3% at 4Q24.

Implicit Cap Rate

During 3Q25, the average market price of Fibra Mty's CBFI traded at 13.53, translating in a premium of approximately 6.3% compared to the average book value per CBFI in 2Q25 and 3Q25, and 8.4% above the book value as of September 30th, 2025 (Ps. 12.48 per CBFI).

Additionally, the implied capitalization rate, calculated based on the average value of investment properties and enterprise value, was 8.1% and 7.7%, respectively. The detailed breakdown of each calculation is presented below:

Book value calculation (Average)	
(+) Investment properties (excl. land bank, incl. properties held for sale)	*38,075*
(+) Land bank	*577*
(+) Other assets	*4,549*
(=) Assets	43,201
(-) Liabilities	*12,209*
(=) Book value	**30,992**
(/) CBFIs (millions of certificates)	*2,435*
(=) Book value per CBFI	**12.73**

Premium or discount calculation	
3Q25 average trading price	13.53
Book value price	12.73
Premium (discount)	**6.3%**

Premium or discount calculation in USD	
3Q25 average trading price in USD(1)	0.7256
Book value price in USD(2)	0.6844
Premium (discount)	**6.0%**

Enterprise value calculation	
3Q25 average trading price	*13.53*
(x) CBFIs (millions of certificates)	*2,435*
(=) Market cap	**32,946**
(+) Liabilities	12,209
(-) Cash and financial investments	3,747
(=) Enterprise value	**41,408**

Implicit cap rate to book value	
Net operating income (NOI) (3Q25x4)	**3,081**
(+) Investment properties (incl. properties held for sale)	*38,075*
(-) Investment properties to pay	-
(=) Investment properties, net	**38,075**
Implicit cap rate	***8.1%***

Implicit cap rate to enterprise value	
Net operating income (NOI) (3Q25x4)	**3,081**
(=) Enterprise value	41,408
(-) Land bank	577
(-) Other non-cash assets	803
(-) Investment properties to pay	-
(=) Investment properties, net	**40,028**
Implicit cap rate	**7.7%**

(1) The average exchange rate of Ps. 18.6469/USD was used during 3Q25.
(2) The average exchange rates at the close of 2Q25 and 3Q25 of Ps. 18.5995/USD was used.

Conference Call

Analyst Coverage	
Actinver	Antonio Hernández
Bank of America	Carlos Peyrelongue
Banorte	Hugo Armando Gómez
BBVA	Francisco Chavez
BTG Pactual	Gordon Lee
Citi	André Mazini
GBM	Anton Mortenkotter
Goldman Sachs	Jorel Guilloty
Intercam	Alejandra Marcos
JP Morgan	Adrian E Huerta
Monex	Jose Roberto Solano
Santander	Abraham Fuentes
Scotiabank	Francisco Suarez

About Fibra Mty

Fibra Mty is a Mexican real estate investment trust ("FIBRA") that initiated operations on December 11th, 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 FIBRAs sus 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 real estate market.

Forward-looking Statements

This earnings 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 several 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 occur. The statements are based on many assumptions and factors, including general economic and market conditions, industry conditions, and operating factors. Any chances in such assumptions or factors could cause actual results to differ materially from current expectations.

Annexes

Complementary Information on Financial Performance

Consolidated Statements of Comprehensive Income

Figures in thousands of Mexican pesos	3Q25	3Q24	Ch.%	2Q25	Ch.%
Total revenue	**839,423**	**726,288**	**15.6%**	**845,236**	**(0.7%)**
Operating expenses	69,204	70,060	(1.2%)	78,224	(11.5%)
Administrative expenses	61,806	54,096	14.3%	65,306	(5.4%)
Executive plan based on CBFIs	36,045	39,993	(9.9%)	20,023	80.0%
(Loss) gain from fair value of investment properties	(1,407,499)	3,179,502	(144.3%)	(2,913,899)	(51.7%)
Gain on disposal of long-lived assets, net	4,152	-	-	685	506.1%
Financial income	75,110	236,212	(68.2%)	92,159	(18.5%)
Financial expenses	169,935	216,198	(21.4%)	171,972	(1.2%)
Gain (loss) due exchange fluctuation, net	329,314	(659,850)	(149.9%)	914,292	(64.0%)
(Loss) income before income taxes	**(496,490)**	**3,101,805**	**(116.0%)**	**(1,397,052)**	**(64.5%)**
Income taxes	1,917	3,425	(44.0%)	2,390	(19.8%)
Consolidated net (loss) income	**(498,407)**	**3,098,380**	**(116.1%)**	**(1,399,442)**	**(64.4%)**
Valuation effect of derivative financial instruments	(111,541)	192,190	(158.0%)	(320,335)	(65.2%)
Consolidated comprehensive (loss) income	**(609,948)**	**3,290,570**	**(118.5%)**	**(1,719,777)**	**(64.5%)**

Reconciliation of NOI and Adjusted EBITDA with Consolidated Comprehensive Income

Figures in thousands of Mexican pesos	3Q25	3Q24	Ch.%	2Q25	Ch.%
Consolidated comprehensive (loss) income	**(609,948)**	**3,290,570**	***(118.5%)***	**(1,719,777)**	***(64.5%)***
Valuation effect of derivative financial instruments	111,541	(192,190)	*(158.0%)*	320,335	*(65.2%)*
Consolidated net (loss) income	**(498,407)**	**3,098,380**	***(116.1%)***	**(1,399,442)**	***(64.4%)***
Income taxes	1,917	3,425	*(44.0%)*	2,390	*(19.8%)*
Financial income	(75,110)	(236,212)	*(68.2%)*	(92,159)	*(18.5%)*
Financial expenses	169,935	216,198	*(21.4%)*	171,972	*(1.2%)*
Gain (loss) due to exchange fluctuation, net	(329,314)	659,850	*(149.9%)*	(914,292)	*(64.0%)*
Gain on disposal of long-lived assets, net	(4,152)	-	-	(685)	*506.1%*
Loss (gain) from fair value of investment properties	1,407,499	(3,179,502)	*(144.3%)*	2,913,899	*(51.7%)*
Executive plan based on CBFIs	36,045	39,993	*(9.9%)*	20,023	*80.0%*
Depreciation and amortization	983	980	*0.3%*	983	-
Lease commissions accrual (1)	-	3,000	*(100.0%)*	-	-
Adjusted EBITDA	**709,396**	**606,112**	***17.0%***	**702,689**	***1.0%***
Administrative fees	36,560	31,882	*14.7%*	40,387	*(9.5%)*
Trust services and general expenses	25,246	22,214	*13.6%*	24,919	*1.3%*
Depreciation and amortization	(983)	(980)	*0.3%*	(983)	-
Lease commissions	-	(3,000)	*(100.0%)*	-	-
NOI	**770,219**	**656,228**	***17.4%***	**767,012**	***0.4%***

(1) As of January 1st, 2025, leasing commissions are deducted directly from AFFO, rather than NOI, in alignment with market practice.

Reconciliation of FFO and AFFO with Consolidated Comprehensive Income

Figures in thousands of Mexican pesos	3Q25	3Q24	Ch.%	2Q25	Ch.%
Consolidated comprehensive (loss) income	**(609,948)**	**3,290,570**	**(118.5%)**	**(1,719,777)**	**(64.5%)**
Valuation effect of derivative financial instruments	111,541	(192,190)	(158.0 %)	320,335	(65.2%)
Loss (gain) from fair value of investment properties	1,407,499	(3,179,502)	(144.3%)	2,913,899	(51.7%)
Unrealized exchange (gain) loss, net	(270,674)	220,239	(222.9%)	(893,211)	(69.7%)
Amortization	968	963	0.5%	967	0.1%
Lease commissions accrual (1)	-	3,000	(100.0%)	-	-
Lease liabilities financial expense	2	-	-	28	(92.9%)
Executive plan based on CBFIs	36,045	39,993	(9.9%)	20,023	80.0%
Gain on disposal of long-lived assets, net	(4,152)	-	-	(685)	506.1%
Income from subsidiary (*)	(6,489)	(5,179)	25.3%	(5,336)	21.6%
Disbursements for rights-of-use assets (*) (2)	(1,086)	-	-	(1,681)	(35.4%)
Collections from financial leases (*) (2)	846	5,015	(83.1%)	850	(0.5%)
Remeasurement of accounts receivable and accounts payable related to finance lease (3)	-	-	-	4,576	(100.0%)
AMEFIBRA FFO	**664,552**	**182,909**	**263.3%**	**639,988**	**3.8%**
Non-monetary straight-line income	(3,356)	(4,536)	(26.0%)	(3,634)	(7.6%)
Research expenses to maximize the value of properties	-	779	(100.0%)	-	-
Office equipment depreciation	15	17	(11.8%)	16	(6.3%)
Amortization of debt costs	8,448	49,533	(82.9%)	9,321	(9.4%)
Realized exchange gain, net	(152)	-	-	(483)	(68.5%)
Exchange (gain) loss from financing and investment transactions, net	(59,443)	446,285	(113.3%)	(18,974)	213.3%
Refund of provision for CAPEX (*)	(988)	(421)	134.7%	(895)	10.4%
Lease commissions accrual (1)	-	(3,000)	(100.0%)	-	-
Debt cost of expansions	8,845	10,923	(19.0%)	7,614	16.2%
Straight-line lease termination income (*) (4)	5,673	-	-	5,673	-
Subsidiary reimbursements (*) (5)	14,740	-	-	14,740	-
AMEFIBRA FFO adjusted by FMTY	**638,334**	**682,489**	**(6.5%)**	**653,366**	**(2.3%)**
CAPEX(6)	(20,000)	(17,000)	17.6%	(20,000)	-
Lease commissions (1)	(3,222)	-	-	(3,632)	(11.3%)
AFFO	**615,112**	**665,489**	**(7.6%)**	**629,734**	**(2.3%)**

** Starting in 4Q25, these items will be included in the AFFO reconciliation as part of Fibra Mty's transition to IFRS 18 – Presentation and Disclosure in Financial Statements. This update reflects Fibra Mty's intent to include the FFO metric in the notes to its financial statements. From that point onward, only items from the income statement will be reconciled to FFO. FFO will become part of the audited financial statements, thereby enhancing transparency for the metric that underpins monthly cash distributions.*

(1) As of January 1st, 2025, leasing commissions are deducted directly from AFFO, rather than NOI, in alignment with market practice.

(2) Finance leases refer to parking lots at "Danfoss" and "Prometeo" properties. At "Danfoss", Fibra Mty pays a ground lease to a third party and, beginning in 3Q24, recognizes lease income from subleasing to the tenant. Hence, project returns impact AFFO through NOI, while the recovery of investment is captured through the FFO reconciliation. At "Prometeo", lease payments are made toa third-party lessor.

(3) In connection with the finance lease at "Danfoss" (see footnote #2), lease-related receivables and payables were remeasured to account for the annual inflation-indexed adjustments impacting future lease payments and collections.

(4) Early termination penalties are recognized on a straight-line basis over 12 months following the contract's termination.

(5) For tax compliance purposes, Administrador Fibra MTY, S.C. charges a 10% markup on operating expenses to Fibra MTY F/2157. After paying taxes on this markup, the remainder is reimbursed to Fibra Mty and distributed to investors via monthly payments.

(6) This provision covers replacement CAPEX, capitalizable additions, and/or major maintenance across Fibra Mty's portfolio.

Non-Cash Items

Executive Plan Based on CBFIs

Based on results accumulated through 3Q25 and the anticipated execution of transactions during the remainder of the year, the Trust booked a provision of Ps. 52.8 million for the executive plan based on CBFIs, representing a Ps. (66.6) million decrease compared to the Ps. 119.4 million provision recorded as of September 2024. This decline was mainly attributable to the updated expectation of achieving 100% of the short-term goal, which accounts for 47% of the total incentive plan as of September 2025, compared to the 100% achievement of both short- and long-term goals considered in 3Q24.

For the nine months ended September 30th, 2025, the provision under the plan amounted 5,630,004 CBFIs, equivalent to Ps. 60.0 million based on a grant-date CBFI price of Ps. 10.67. Additionally, a reversal of excess provision from the prior year of Ps. (7.2) million was recognized, resulting in a net impact of Ps. 52.8 million on the unaudited condensed consolidated statement of comprehensive income.

It is worth noting that, since the session held in February 2025, the Practices Committee has been reviewing the possibility of modifying the long-term metric with the intention of incorporating an indicator linked to the CBFI's value.

In comparison, the provision for the nine months ended September 30th, 2024, amounted 9,738,711 CBFIs, equivalent to Ps. 120.0 million at a grant-date CBFI price of Ps. 12.32. A Ps. (0.6) million reversal was also recognized for excess provision related to full-year 2023, resulting in a net impact of Ps. 119.4 million on the same statement.

In accordance with IFRS, the executive plan provision is recognized in the income statement of the period it is incurred and will be settled in CBFIs, net of applicable taxes, once achievement levels are reviewed and approved by the Trust's Technical Committee.

Fair Value of Investments Properties

The fair value of Fibra Mty's investment properties is determined with the assistance of an independent, qualified valuation firm not affiliated with the Trust.

For 3Q25, a fair value loss of Ps. (1,407.5) million was recorded compared to the 2Q25 balance, attributable to the following:

a) A Ps. (1,340.5) million variations in investment properties, resulting from the combination of:

   1. A Ps. (889.3) million FX loss due to the Mexican peso's appreciation, from Ps. 18.8483/USD as of June 30th, 2025, to Ps. 18.3507/USD as of September 30th, 2025;
   2. A variation of Ps. (10.3) million related to standard property operations.
   3. Market conditions impact of Ps. (461.5) million, mainly due to higher projected vacancy levels in the industrial market.

b) Other minor impacts, including properties under construction, replacement CAPEX, and broker commissions, totaling Ps. (67.0) million.

In contrast, the fair value gain recorded in 3Q24 amounted to Ps. 3,179.5 million, driven by:

1. A Ps. 1,922.2 million FX gain from the depreciation of the Mexican peso against the U.S. dollar, from Ps. 18.3773/USD at the end of 2Q24 to Ps. 19.6697/USD at the end of 3Q24;
2. A Ps. 9.4 million gain from standard property operations, driven by lease extensions and reduced vacancy, primarily in industrial assets;
3. A Ps. 1,248.8 million market-driven gain, primarily reflecting higher industrial market rents;
4. Remaining acquisition costs from the "Aerotech" portfolio totaling Ps. (0.9) million.

Consolidated Net (Loss) Income

Fibra Mty reported a net consolidated loss of Ps. (498.4) million for 3Q25, a decrease of Ps. 3,596.8 million year-over-year.

However, when excluding the effects of investment property fair value changes, FX impacts, and the executive plan provision, net consolidated profit was largely stable, decreasing just Ps. (2.9) million or 0.5%, reaching Ps. 615.8 million at quarter-end.

This performance reflects the net impact of:

i) A Ps. 113 million increase in rental income, driven by the acquisitions of industrial properties ("MeLi León" and "Batach") and start-up of expansion projects;
ii) A Ps. (161) million decrease in financial income, due to the deployment of cash for the aforementioned acquisitions and a reduction in the benchmark interest rate, from 10.90% in 3Q24 to 7.83% in 3Q25;
iii) A Ps. 46 million reduction in financial expenses, mainly from early recognition of debt cost savings following the 2024 prepayment of the 2023 syndicated and bilateral loans;
iv) Other minor impacts totaling Ps. (0.9) million.

Derivative Financial Instruments

As of September 30th, 2025, the Trust held two forward-type derivative financial instruments totaling US$87.2 million, which were classified and documented as cash flow hedges. These instruments were executed to mitigate the risk of a potential depreciation of:

1. The proceeds from the CBFI offering conducted in 1Q24, with a notional amount of US$72.5 million, hedged through a contract with Scotiabank at an exchange rate of Ps. 18.2245/USD; and
2. The recovery in Mexican pesos of the VAT paid on the acquisition of the "MeLi Leon" industrial property, with a notional amount of US$14.8 million, hedged through a contract with BBVA at an exchange rate of Ps. 19.8280/USD. The covered VAT amount was reimbursed during 3Q25; therefore, the forward will be settled upon its maturity on November 26.

The net valuation of these outstanding derivative financial instruments reported in the statement of financial position as of 3Q25 stood at Ps. 34.9 million, representing a Ps. 575.8 million decrease versus 4Q24. This variation reflects a Ps. 528.8 million decrease in assets and a Ps. 47.0 million increase in liabilities.

Of the total change i) Ps. (488.7) million was primarily attributable to the reduction in the notional amount hedged and the appreciation of the Mexican peso against the U.S. dollar in the FX forward contracts, and ii) a net effect of Ps. (87.1) million stemmed from the valuation of interest rate swaps, driven mainly by the downward shift in the interest rate curve.

The 3Q25 year-over-year variation in the statement of comprehensive income amounted to Ps. 303.7 million, mainly explained by the valuation change in FX forwards, reflecting a reduction of more than US$200 million in notional exposure combined with the appreciation of the Mexican peso.

Complementary Debt Information

Debt Securities ("FMTY20D")

Fibra Mty's long-term debt certificates (*Certificados Bursátiles Fiduciarios de Largo Plazo*, or "CEBURES", by its Spanish acronym), with ticker symbol FMTY20D, had a total outstanding balance of US$215 million (excluding premium). These notes carry a fixed annual interest rate of 4.13%, a 7-year term, and pay interest semi-annually every 182 days. The bond matures in October 2027.

As of the end of 3Q25, the rating assigned by Fitch Ratings was “AA+” on a global scale and “BBB-“ on a global scale with a Stable Outlook, while HR Ratings was “AAA” on a local scale and “BBB+” on a global scale, endorsing Fibra Mty as an investment grade issuer.

Banorte Bilateral Unsecured Credit Facility (2024)

The original loan amount was up to US$245.3 million. During 3Q25, an amendment was signed to increase the facility to US$300 million and extend the availability period by an additional 12 months. The loan is unsecured and carries a variable spread ranging from 1.80% to 2.00%, depending on the LTV ratio. Interest is payable monthly, with a single principal repayment at maturity. The loan has a 5-year term from the original signing date.

This facility was signed to refinance existing loans at a lower financial cost, extend the debt maturity profile, and preserve liquidity for further investments and/or general corporate purposes.

Fibra Mty has two interest rate swaps in place covering the full drawn amount of US$160 million (equivalent to Ps. 2,936.1 million), effectively fixing the rate at 3.9%.

BBVA Bilateral Unsecured Credit Facility (2024)

This bilateral credit facility offers up to US$250.0 million, with an option to increase by US$30.0 million, bringing the total potential facility to US$280.0 million. It features a floating spread between 1.75% and 1.95%, based on the Trust’s LTV ratio. The facility is unsecured, includes monthly interest payments, and requires a single principal repayment at maturity. The term is five years from execution.

Similar to the Banorte facility, the BBVA loan was designed to replace higher-cost debt, extend the debt maturity profile, and support future investments and general corporate activities.

Fibra Mty executed two interest rate swaps to hedge the entire drawn balance of US$175 million (equivalent to Ps. 3,211.4 million), effectively locking in the floating rate at 3.2%.

Scotiabank Short-Term Bilateral Credit (2024)

On August 6th, 2024, Fibra Mty entered into a short-term bilateral credit agreement with Scotiabank for a principal amount of US$63.0 million (equivalent to Ps. 1,156.1 million as of September 30th, 2025), at a variable rate of 3-month SOFR plus a 1.44% spread. The proceeds are designated to finance industrial expansion projects. The drawdown availability period is 11 months.

Each drawdown requires a single principal and interest payment at maturity, allowing Fibra Mty to isolate expansion-related interest and avoid using operating cash flow from leases to service this debt.

As of September 30th, 2025, the total drawn amount stood at US$8.0 million (equivalent to Ps. 146.8 million). Given that each drawdown matures in less than one year, the Trust opted to maintain the facility at a variable rate.

Scotiabank Long-Term Bilateral Credit (2025)

On March 27th, 2025, Fibra Mty entered into a long-term bilateral loan agreement with Scotiabank for US$63.0 million (equivalent to Ps. 1,156.1 million as of September 30th, 2025), at a variable rate of 1-month SOFR plus a 1.75% spread. The loan is unsecured, with monthly interest payments, a single principal payment at maturity, and a 3-year term from the first drawdown, with an option to extend for an additional 2 years.

The primary purpose of this facility is to refinance the short-term Scotiabank loan used for industrial expansions.

During 3Q25, the Trust drew US$32.0 million (equivalent to Ps. 587.2 million), which was used to prepay US$30.0 million from the aforementioned short-term facility. Fibra Mty has an interest rate swap in place covering the full notional amount, fixing the rate at 3.6%.

Santander Short-Term Bilateral Loan (2025)

On June 30th, 2025, Fibra Mty entered into a short-term bilateral loan agreement with Santander for US$55.0 million (Ps. 1,009.3 million as of September 30th, 2025), bearing interest at a variable one-month SOFR rate plus a 1.44% spread. This facility, designed to fund industrial expansions, offers a 12-month drawdown period.

The loan features semi-annual interest payments and a single principal payment upon maturity of each disbursement. This structure enables the segregation of expansion-related interest expenses, helping preserve lease-operating cash flows for other uses.

As of 3Q25, the drawn amount was US$30.0 million (Ps. 550.5 million). Given that each disbursement matures within one year of its drawdown date, the Company opted to maintain the facility at a floating rate.

Undrawn Credit Lines Available

Figures in millions of U.S. dollars	Available Balance	Currency	Rate	Maturity
Term loans	**334.0**			
Banorte Bilateral (“2024”)	140.0	US$	SOFR 1M + (1.80% - 2.00%)	Jul-29
BBVA Bilateral (“2024”)	75.0[1]	US$	SOFR 1M + (1.75% - 1.95%)	Sep-29
Scotiabank Long-Term Bilateral	31.0	US$	SOFR 1M +1.75%	Jun-28[2]
Santander Short-Term Bilateral	25.0	US$	SOFR 1M +1.44%	Dec-26
Scotiabank Short-Term Bilateral II	63.0	US$	SOFR 3M +1.44%	-[3]
Revolving	**120.0**			
BBVA	75.0	US$	SOFR 1M + floating spread	Jun-28
Actinver	20.0	US$	SOFR 1M + 3.00%	Jun-27
Banorte	25.0	US$	SOFR 1M + floating spread	Jul-27
TOTAL	**454.0**			

(1) The BBVA Bilateral 2024 facility includes an option to increase the credit line by US$30.0 million.
(2) The Scotiabank Long-Term Bilateral Facility has a three-year term from the date of first drawdown, with an option to extend for an additional two years, subject to lender approval and compliance with financial covenants.
(3) The Scotiabank Short-Term Bilateral Loan II has an 18-month term from the first disbursement. As of 3Q25, it remained undrawn.

Financial Statements

Unaudited Consolidated Statements of Financial Position

As of September 30th, 2025, and December 31st, 2024
Figures in thousands of Mexican pesos ($)

	As of September 30th, 2025	As of December 31st, 2024
Assets		
Current assets:		
Cash and cash equivalents	$3,357,479	$5,335,177
Financial investments	-	863,033
Accounts receivable, net	81,763	77,866
Accounts receivables of financial lease	3,453	3,579
Receivables from investment property sales	11,120	-
Recoverable taxes	206,688	371,531
Derivative financial instruments	31,366	486,881
Assets held for sale	1,693,772	360,683
Other current assets	41,879	56,390
Total current assets	**5,427,520**	**7,555,140**
Investment properties	36,901,574	38,115,359
Advance payments for the acquisition of investment properties	-	741
Non-current accounts receivables of financial lease	97,504	109,274
Receivables from investment property sales	11,120	-
Right-of-use assets, net	1,126	2,251
Derivative financial instruments	3,799	77,116
Other non-current assets	144,537	153,453
Total non-current assets	**37,159,660**	**38,458,194**
Total assets	**$42,587,180**	**$46,013,334**
Liabilities and Trustors' equity		
Current liabilities:		
Short-term bank loans	$697,327	$512,758
Interest payable	102,415	56,600
Accounts payable	121,039	117,324
Employee benefits	28,393	27,010
Accounts payable for the acquisition of investment properties	-	72,494
Taxes payable	18,575	91,163
Derivative financial instruments	21,335	-
Lease liability	4,409	4,071
Deferred liabilities of lease agreements	44,504	33,074
Lessees' deposits	29,686	33,713
Total current liabilities	**1,067,683**	**948,207**
Long-term bank and securities loans	10,662,292	11,274,848
Long-term lease liabilities	76,096	73,067
Deferred liabilities of lease agreements	-	6,613
Derivative financial instruments	48,771	23,113
Lessees' deposits	302,616	303,521
Deferred income taxes	407	3,795
Employee benefits	1,767	1,453
Total non-current liabilities	**11,091,949**	**11,686,410**
Total liabilities	**12,159,632**	**12,634,617**
Trustors' equity:		
Contributed equity	28,667,288	28,471,694
Retained earnings	1,795,201	4,366,139
Other components of comprehensive income	(34,941)	540,884
Total Trustors' equity	**30,427,548**	**33,378,717**
Total liabilities and Trustors' equity	**$42,587,180**	**$46,013,334**

Unaudited Consolidated Statements of Comprehensive Income

For the nine-month periods ended September 30th, 2025 and 2024
Figures in thousands of Mexican pesos ($)

	September 2025	September 2024
Total revenue	**$2,528,737**	**$1,957,738**
Property maintenance and operating fees	145,756	128,047
Property management fees	25,773	26,698
Property tax	29,897	25,727
Insurance	10,761	7,980
Administrative fees	121,251	96,686
Trust services and general expenses	74,674	57,846
Executive plan based on CBFIs	52,846	119,433
(Loss) gain from fair value of investment properties	(3,801,377)	5,179,785
Gain on disposal of long-lived assets, net	4,837	85
Financial income	289,634	518,119
Financial expenses	510,949	472,120
Gain (loss) due to exchange fluctuation, net	1,290,048	(1,268,790)
(Loss) income before income taxes	**$(660,028)**	**$5,452,400**
Income taxes	11,467	6,876
Consolidated net (loss) income	**$(671,495)**	**$5,445,524**
Other comprehensive income items:		
Items that may be reclassified to net consolidated income:		
Valuation effect of derivative financial instruments	(575,825)	600,074
Total other comprehensive income items	(575,825)	600,074
Consolidated comprehensive (loss) income	**$(1,247,320)**	**$6,045,598**

Unaudited Consolidated Statements of Changes in Trustors' Equity

For the nine-month periods ended September 30th, 2025 and 2024
Figures in thousands of Mexican pesos ($)

	Equity	Retained earnings	Other comprehensive income items	Total Trustors' equity
Balances as of December 31st, 2023	**$21,636,177**	**$(924,531)**	**$66,386**	**$20,778,032**
Contributed equity, net of issuance costs	7,123,681	-	-	7,123,681
Repurchase of CBFIs	(214,968)	-	-	(214,968)
Distributions to holders of CBFIs	-	(1,453,749)	-	(1,453,749)
Executive plan based on CBFIs	119,981	-	-	119,981
Consolidated comprehensive loss:				
Net consolidated loss	-	5,445,524	-	5,445,524
Valuation effect of derivative financial instruments	-	-	600,074	600,074
Consolidated comprehensive income	-	5,445,524	600,074	6,045,598
Balances as of September 30th, 2024	**$28,664,871**	**$3,067,244**	**$666,460**	**$32,398,575**
Balances as of December 31st, 2024	**$28,471,694**	**$4,366,139**	**$540,884**	**$33,378,717**
Contributed equity by replacement of CBFIs	271,950	-	-	271,950
Repurchase of CBFIs	(136,428)	-	-	(136,428)
Distributions to holders of CBFIs	-	(1,899,443)	-	(1,899,443)
Executive plan based on CBFIs	60,072	-	-	60,072
Consolidated comprehensive loss:				
Net consolidated loss	-	(671,495)	-	(671,495)
Valuation effect of derivative financial instruments	-	-	(575,825)	(575,825)
Consolidated comprehensive loss	-	(671,495)	(575,825)	(1,247,320)
Balances as of September 30th, 2025	**$28,667,288**	**$1,795,201**	**$(34,941)**	**$30,427,548**

Unaudited Consolidated Statements of Cash Flow

For the nine-month periods ended September 30th, 2025 and 2024
Figures in thousands of Mexican pesos ($)

	September 2025	September 2024
Cash flow from operating activities:		
(Loss) income before income taxes	**$(660,028)**	**$5,452,400**
Items not representing cash flows:		
Straight-line adjustment for lease revenue	(5,019)	(5,901)
Amortization for deferred liabilities of lease agreement	(9,919)	(9,919)
Lease commissions	-	8,423
Depreciation and amortization	5,308	6,976
Expense of impairment on financial assets	9,609	3,570
Cost related to employee benefits	33,871	27,353
Executive plan based on CBFIs	52,846	119,433
Loss (gain) from fair valuation of investment properties	3,801,377	(5,179,785)
Gain on disposal of long-lived assets, net	(4,837)	(85)
Financial income	(289,634)	(518,119)
Financial expenses	510,949	472,120
Unrealized exchange (gain) loss, net	(1,290,048)	1,273,004
Remeasurement effects of accounts receivable and accounts payable related to finance lease	4,576	-
	$2,159,051	**$1,649,470**
Accounts receivable	(36,446)	(58,581)
Accounts receivable for financial lease	3,388	1,773
Recoverable taxes	167,099	(70,196)
Other assets	(16,654)	(68,815)
Deferred lease liabilities of lease agreements	14,736	24,519
Accounts payable	14,231	1,251
Accounts payable for financial lease	(2,443)	(1,556)
Taxes payable	(69,559)	(11,575)
Employee benefits	(32,174)	(24,649)
Deposits from lessees	24,646	25,096
Cash flow generated in operating activities	**$2,225,875**	**$1,466,737**
Income taxes paid	(10,659)	(8,826)
Net cash flow generated in operating activities	**$2,215,216**	**$1,457,911**
Cash flow from investment activities:		
Interest collected	264,891	414,570
Acquisition of financial investments	-	(1,800,000)
Investment income	888,394	1,056,311
Acquisition of investment properties	(4,272,373)	(2,118,027)
Proceeds from disposal of long-lived assets	330,073	362
Construction on right-of-use assets	-	(15,363)
Advance payments for acquisition of investment properties	-	(3,499)
Other assets	(6,658)	(1,407)
Net cash flow used in investment activities	**$(2,795,673)**	**$(2,467,053)**
Cash flow from financing activities:		
Bank and debt securities borrowings	1,616,392	8,494,889
Repayment of bank loans	(754,846)	(6,348,882)
Interest paid	(444,847)	(356,367)
Settlement of derivative financial instruments	34,181	-
Debt issuance costs	(44,252)	(24,123)
Payment of lease liabilities	(1,364)	(1,217)
Distributions paid to holders of CBFIs	(1,899,443)	(1,453,749)
Proceeds from issuance and replacement of CBFIs	271,950	7,412,751
Repurchase of CBFIs	(136,428)	(214,968)
Issuance costs of CBFIs	-	(289,070)
Net cash flow (used in) provided by financing activities	**$(1,358,657)**	**$7,219,264**
Net (decrease) increase in cash and cash equivalents	(1,939,117)	6,210,122
Cash and cash equivalents at the beginning of the period	5,335,177	1,038,859
Effect of changes in exchange rates on cash and cash equivalent	(38,584)	290,742
Cash and cash equivalents at the end of the period	**$3,357,479**	**$7,539,723**