

FIBRA MTY ANNOUNCES DISTRIBUTION PAYMENT CORRESPONDING TO FIRST QUARTER OF 2017

Monterrey, Mexico, May 10, 2017 – Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, Fiduciario, as Trustee identified by the number F/2157 (“Trust 2157”), or Fibra Mty (BMV: FMTY14), (“Fibra Mty” or “the Company”), the first real estate investment trust 100% internally advised and managed, announced today that it will execute a taxable distribution for the period between January 1st and March 31st 2017 of Ps. 0.27391693635175900 for each of its 483,398,368 Real Estate Trust Certificates (*Certificados Bursátiles Fiduciarios Inmobiliarios* or “CBFIs”) outstanding, for a total of Ps. 132,411,000.00 (one hundred thirty two million four hundred eleven thousand Mexican pesos), on May 18, 2017.

The following are the important dates for this distribution:

| | Date |
|----------------------|---------------------|
| Ex-date: | May 15, 2017 |
| Record date: | May 17, 2017 |
| Payment date: | May 18, 2017 |

For reference purposes, following is a summary of the distribution per CBFi:

| <i>Taxable Distribution</i> | Date |
|--|--------------------|
| Total distribution (thousands of pesos) | 132,411 |
| Number of CBFIs outstanding (thousands) | 483,398.368 |
| Peso amount to be distributed per CBFi | 0.2739 |

Additionally, the book value of Fibra Mty is Ps. 13.66587154055100 per CBFi.

The following is the detail behind the calculation of the book value, based on the Fibra Mty’s unaudited financial results on March 31st, 2017:

| <i>Implied Value (thousands of pesos except Book value)</i> | As of March 31st 2017 |
|--|-----------------------|
| Equity contributed | 5,743,343 |
| (+) Accumulated results | 838,348 |
| (+) Fair value adjustment on derivative financial instruments | 24,369 |
| (=) Total Shareholders’ Equity | 6,606,060 |
| (/) Number of CBFIs outstanding (thousands) | 483,398.368 |
| (=) Book value | 13.67 |

About Fibra Mty:

Fibra Mty is a real estate investment trust (“FIBRA”) that initiated operations on December 11, 2014 identified by the number F/2157 (“Trust 2157”), and also as “Fibra Mty” or “FMTY”. Fibra Mty’s strategy is based mainly on the acquisition, administration, development and operation of corporate properties in Mexico, predominantly office properties. Fibra Mty is a FIBRA qualified as a transparent entity under Mexican Income Tax laws; therefore, all revenues derived from Fibra Mty’s operation are attributable to the holders of its CBFIs, given that Trust 2157 is not subject to Income Tax in Mexico. In order to maintain FIBRA status articles 187 and 188 of Mexican Income Tax Law establish that FIBRA such as Trust 2157 must distribute annually at least 95% of their net income to holders of CBFIs and invest at least 70% of their assets in real estate rental properties, among other requirements. Fibra Mty is internally-managed by Administrador Fibra Mty, S.C., making Fibra Mty the first investment vehicle of its kind within the FIBRAS sector in Mexico, supported by an innovative corporate governance structure, aligned with investor interests, generating economies of scale and taking advantage of the opportunities offered by the real estate market.

Note on Forward-Looking Statements

This press release may contain forward-looking statements or guidance related to Fibra Mty which includes estimates or considerations about the Company’s operations, business and future events. Statements about future events may include, without limitation, any statement that may predict, forecast, indicate or imply future results, operations or achievements, and may include words such as “anticipates”, “believes”, “estimates”, “expects”, “plans” and similar expressions, as they relate to the Company. Such statements reflect the current views of management and are subject to a number of risks and uncertainties and results may be materially different from the expressed in this report. There is no guarantee that the expected events, trends or results will actually occur. The statements are based on many assumptions and factors, including general economic and market conditions, industry conditions, and operating factors. Any changes in such assumptions or factors could cause actual results to differ materially from current expectations.

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