

FIBRA MTY ANNOUNCES ANTICIPATED DISTRIBUTION PAYMENT CORRESPONDING TO APRIL AND MAY 2017

Monterrey, Mexico, May 19, 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 an anticipated taxable distribution for the months of April and May 2017 of Ps. 0. 1669223674333960 for each of the 483,398,368 Real Estate Trust Certificates (*Certificados Bursátiles Fiduciarios Inmobiliarios* or “CBFIs”) outstanding at the Record date, for a total of Ps. 80,690,000.00 (eighty million six hundred and ninety thousand Mexican pesos), on May 31, 2017. The anticipated distribution was calculated based on a projected taxable income using an exchange rate of Ps. 18.87 per USD with the objective to avoid dilution in the distribution of the corresponding months due to de acquisition of the Huasteco Portfolio which is intended to be carried out soon and will be partially paid with CBFIs at a price of Ps. 12.70 per CBFi.

The following are the important dates for this distribution:

	Date
Ex-date:	May 23, 2017
Record date:	May 25, 2017
Payment date:	May 31, 2017

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

<i>Taxable Distribution</i>	Date
Total distribution (thousands of pesos)	80,690
Number of CBFIs outstanding (thousands)	483,398.368
Peso amount to be distributed per CBFi	0.1669

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.

Investor Relations Contact:

Jaime Martínez Trigueros, CFO

Tel: (81) 41-60-14-03

jmartinez@fibramty.com

Monterrey, N.L., México.