

FIBRA MTY ANNOUNCES THE SIGNING OF AN AGREEMENT FOR THE SUBSEQUENT SALE OF A COMMERCIAL PORTFOLIO FOR UP TO Ps. 280 MILLION

Monterrey, Nuevo Leon, December 23rd, 2025 – Fibra MTY (BMV: FMTY14), Mexico's first real estate investment trust to be 100% internally advised and managed, informs the investing public that it has entered into an agreement, subject to customary closing conditions, to sell a commercial portfolio comprising five properties located in the state of Chihuahua.

The transaction amounts to Ps. 280.0 million, plus VAT on the buildings. This transaction forms part of the Trust's ongoing active asset management strategy and its efforts to optimize its property portfolio.

Consistent with prior portfolio optimization transactions, the net proceeds from the sale may be used to invest in industrial properties and/or to execute the CFBFI repurchase program, without exceeding the maximum amount authorized by the CFBFI Holders' Meeting held on April 29th, 2025, and subject to market conditions.

It should be noted that the transaction covers five of the six properties that make up Fibra Mty's commercial portfolio, representing approximately 95% of the fair value of that portfolio as of March 31st, 2024, prior to the commencement of the optimization transactions.

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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. 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.

Forward-looking statements and legal disclaimers:

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. 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. Fibra Mty undertakes no obligation to update any forward-looking statement contained in this press release.