3Q26 Quarterly Results Update

Trust F/2157 – FMTY14

FIBRAMTY

September 2026

Advancing towards a more integrated platform with grater access to capital

FIBRAMTY

FIRST TENDER OFFER COMPLETED + SECONDARY MARKET PURCHASES

81.4%

Of Fibra Macquarie's outstanding CBFIs acquired, positioning Fibra Mty as the second-largest publicly traded industrial real estate company on the Mexican Stock Exchange.

PORTFOLIO OPTIMIZATION DURING 3Q26

Ps. 941.6m

Office divestments *in Nuevo León and Jalisco*

US$24.1m

Industrial acquisition *in Guanajuato*



GREATER MARKET VISIBILITY

>US$50m

In demand driven by Fibra Mty's inclusion in the FTSE Standard index, *moving up from the Small Cap segment.*

SECOND TENDER OFFER & INTERNALIZATION

18.6%

Of Fibra Macquarie's outstanding CBFIs *(same terms per CBFI as in the first tender offer).*

Management Internalization

Upon closing, Administrador Fibra Mty will fully assume the management of Fibra Macquarie, *unlocking synergies through the elimination of external advisory fees.*

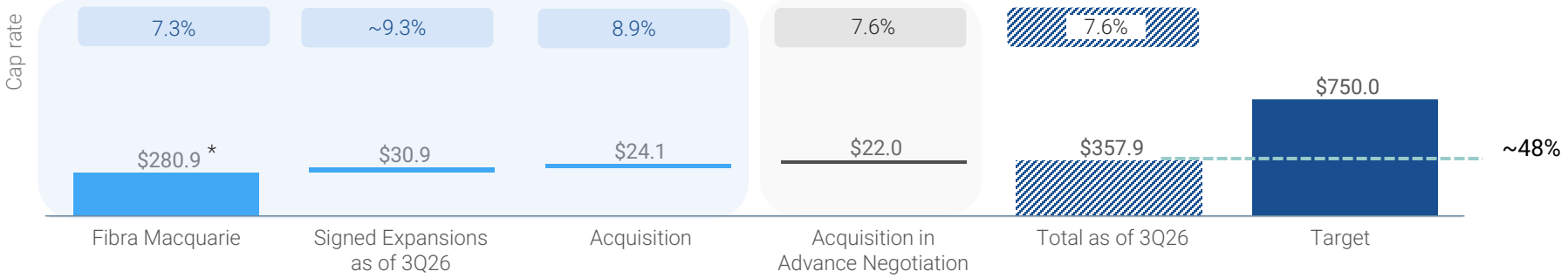
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2026 Follow-on Commitments

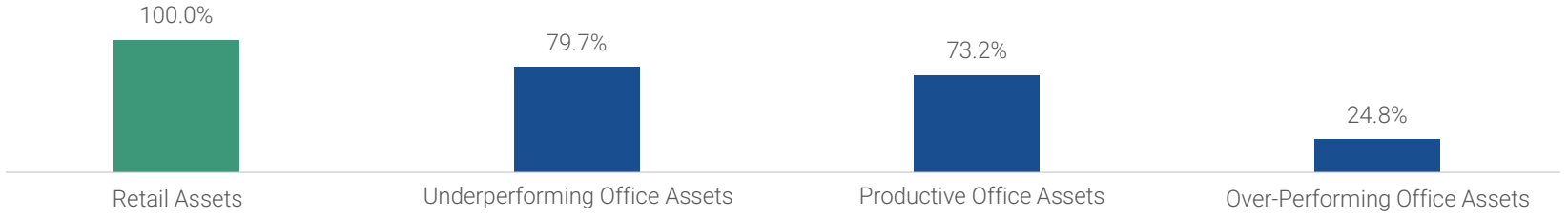
(US$ Million)

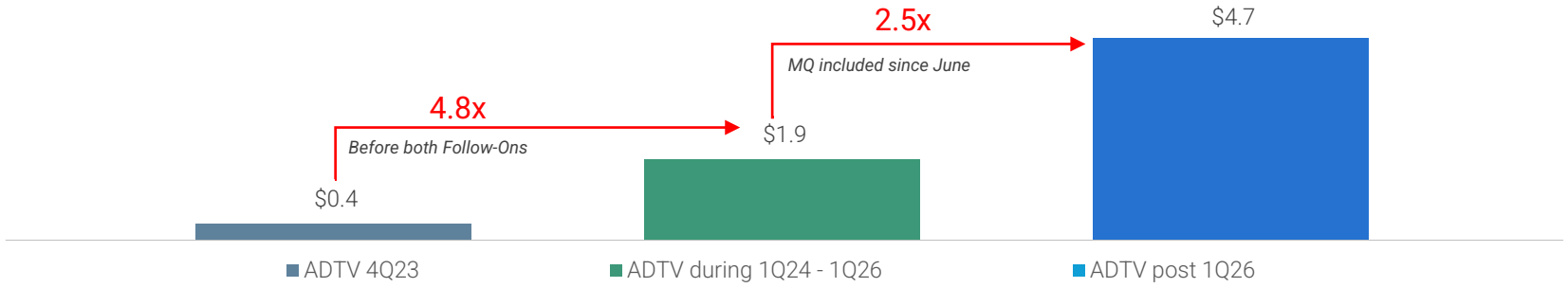
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Commitments	Status
US$750 M Investment in Industrial Assets	
Portfolio Repositioning	
Increase Liquidity	



Progress of divested assets and agreements to sell, based on 1Q24 Fair Market Value





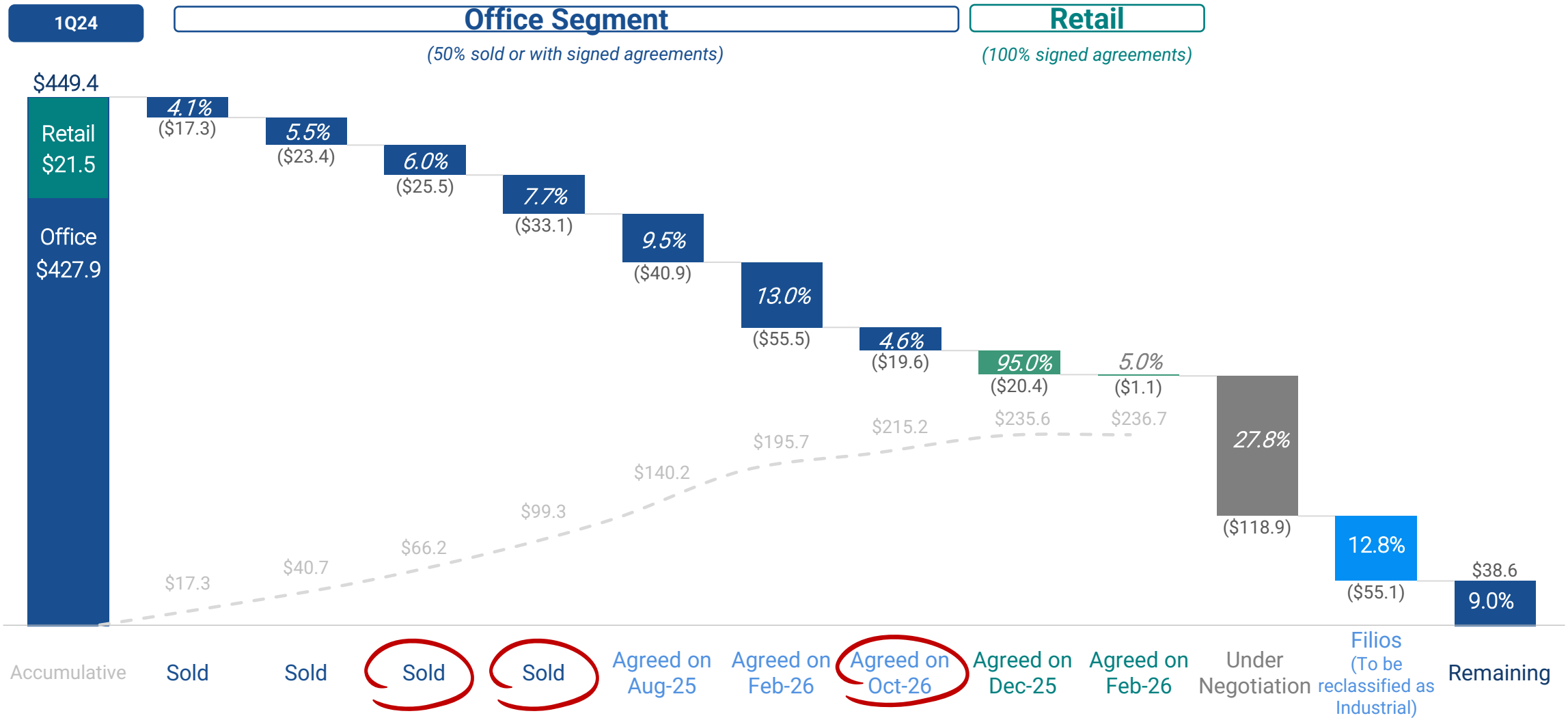
ADTV: Average Daily Trading Volume, Source: Bloomberg, includes transactions operated by BMV and BIVA and considers the average FX rate of each period.
**105,475.061 Fibra MQ shares paid in cash @44.00 per share and FX of $17.3505 as of May 29th 2026. Additionally, 5,458,008 CBFIs were acquired in the secondary market.*

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Portfolio Repositioning – Non-Industrial Asset Dispositions and Agreements

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Fair Market Value as of 1Q24 (US$ million)

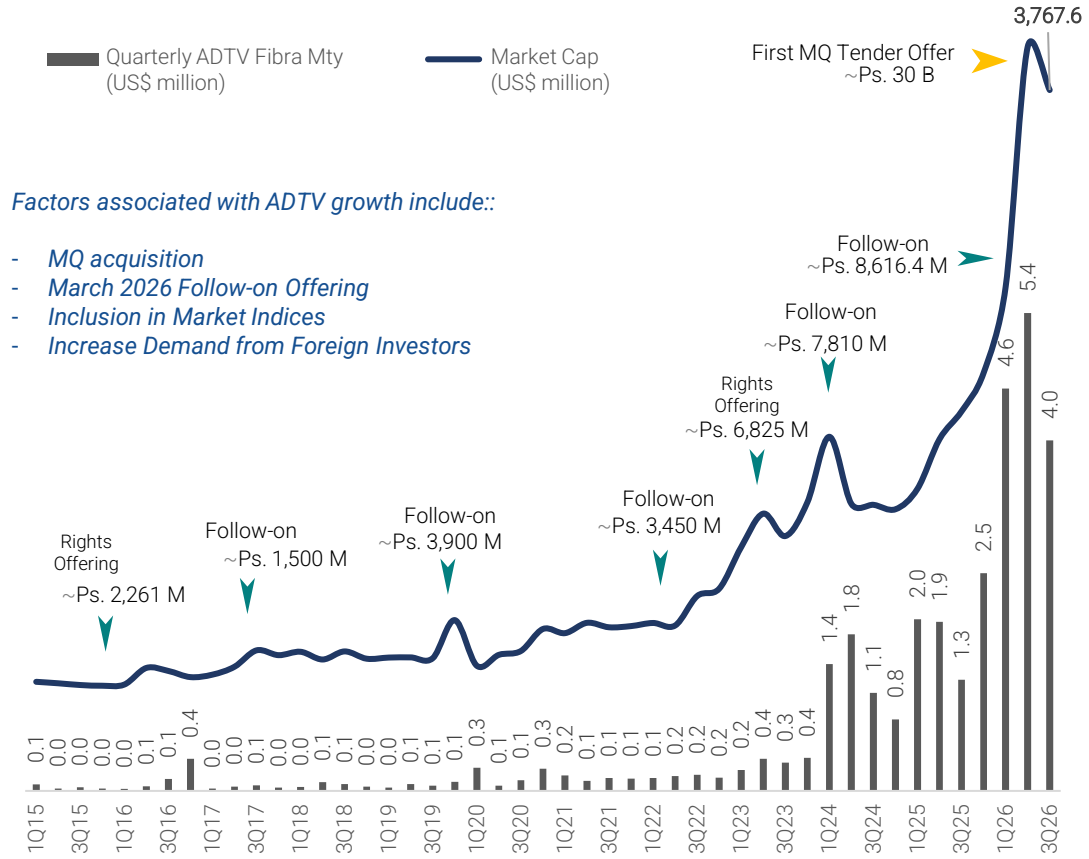


Closing FX 1Q24 $16.6780

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ADTV Growth and Capital Markets Liquidity

FMTY's Average Daily Trading Volume – Since 1Q15



Factors associated with ADTV growth include::

- *MQ acquisition*
- *March 2026 Follow-on Offering*
- *Inclusion in Market Indices*
- *Increase Demand from Foreign Investors*

Fibra MTY's position - BMV's Liquidity Index



#16 FUNO
#22 Fibra PL
#28 INBURSA
#29 FIBRAMTY
#30 MEGA
#31 Alsea
#32 Genomma Lab. Internacional
#45 Danhos

ADTV: Average Daily Trading Value
Source: Bloomberg, includes transactions operated by BMV and BIVA
Considers the average FX rate of each period.

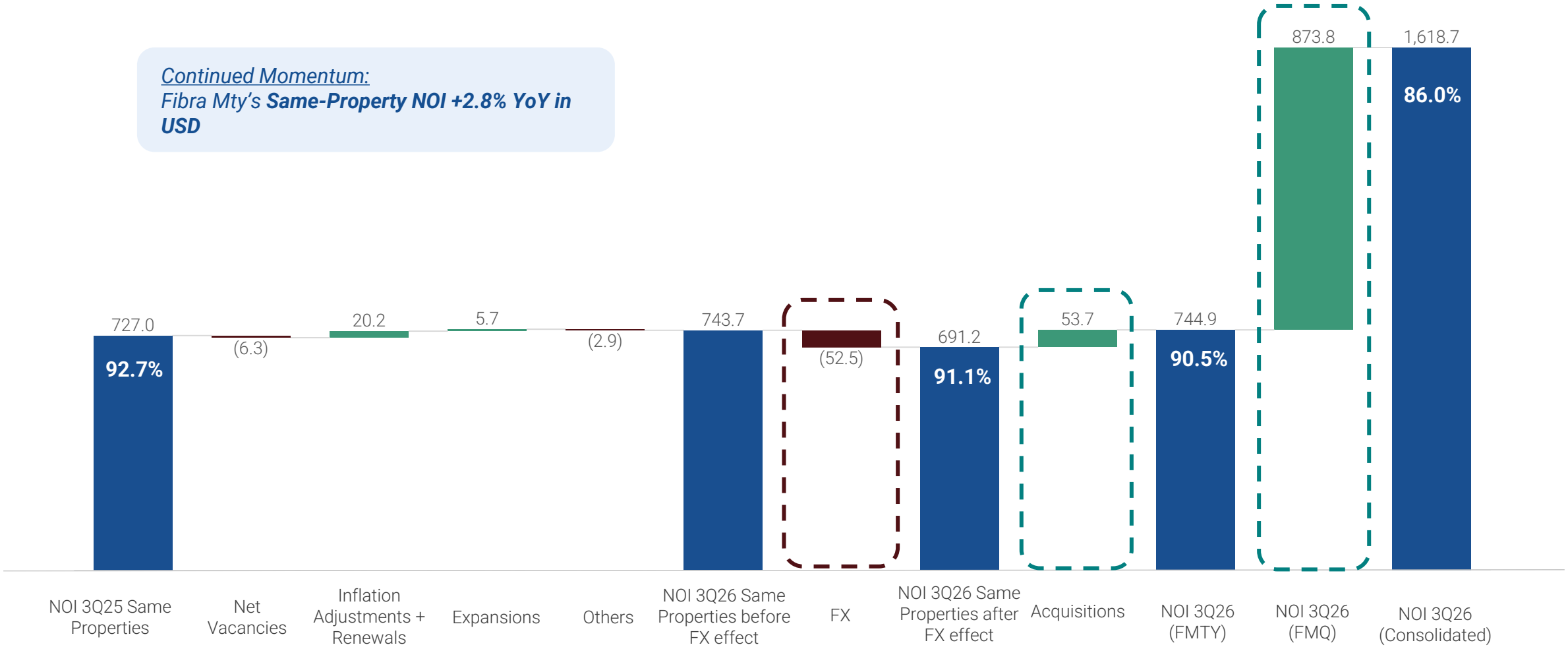
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Property performance 3Q26 vs 3Q25

(Ps. million)

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Continued Momentum:
Fibra Mty's ***Same-Property NOI +2.8% YoY in USD***



Figures may differ with earnings report due to rounding.
* The average exchange rate of Ps. 17.2506 and Ps. 18.6469 per dollar was used during 2Q26 and 2Q25, respectively.

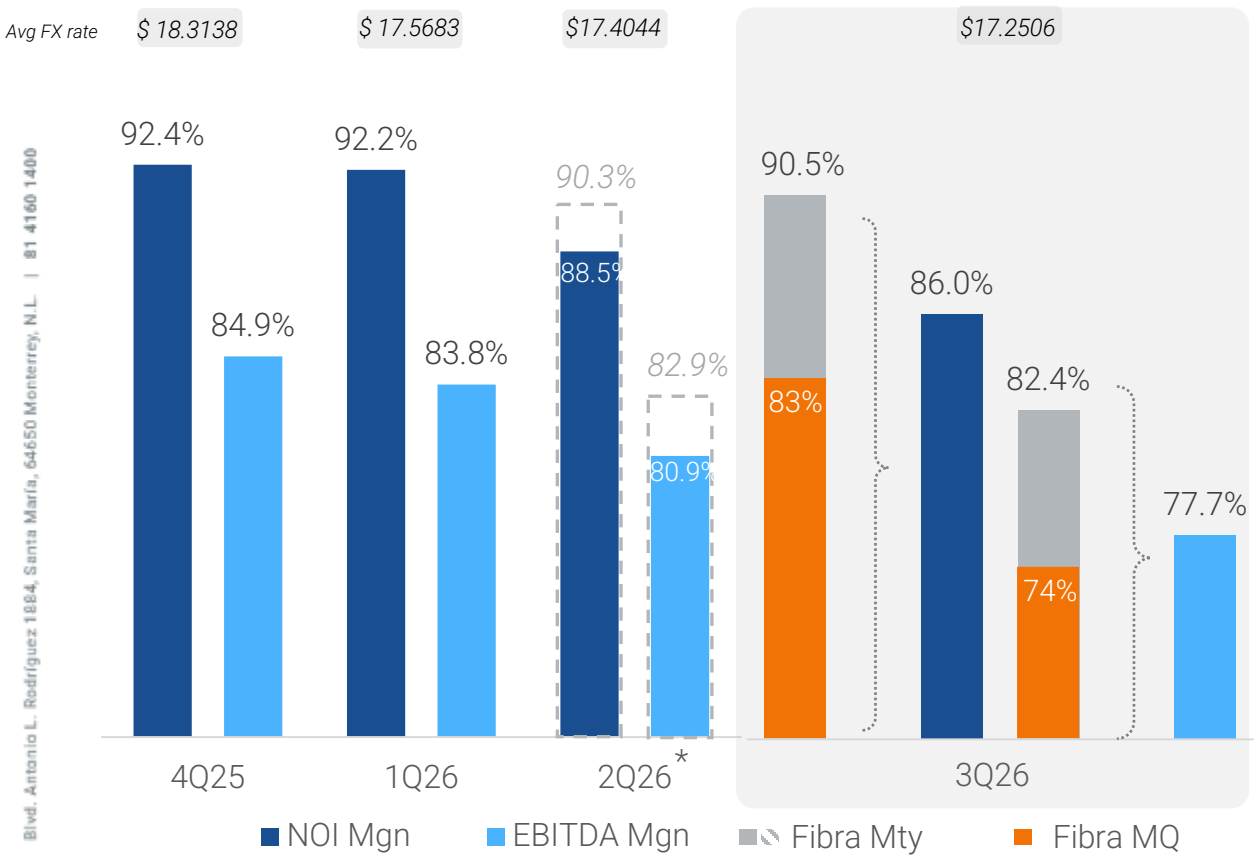
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Margin Resilience Through Early Consolidation

(US$ thousands)

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FMTY's L12M Margins



	3Q26	2Q26	3Q25	3Q26 vs 2Q26	3Q26 vs 3Q25
	USD(3)	*USD(2)*	*USD(1)*	*Var.*	*Var.*
NOI	93,833	60,905	41,305	*54.1%*	*127.2%*
EBITDA	84,744	55,692	38,044	*52.2%*	*122.8%*
FFO	68,148	51,246	34,233	*33.0%*	*99.1%*
AFFO	59,489	47,946	32,987	*24.1%*	*80.3%*
Cash Distribution	59,170	62,880(4)	32,987	*(5.9%)*	*79.4%*

**Fibra Mty acquired control of Fibra MQ on May 29, 2026, and began consolidating its results as of June 1, 2026. Margins include Fibra MQ's results for June only.*
(1) 3Q25 Average FX (18.6469)
(2) 2Q26 average FX (17.4044)
(3) 3Q26 average FX (17.2506)
(4) Includes cash flows received from Fibra MQ that were generated in periods prior to the acquisition in the amount of Ps. 267,482, and excludes a retention of Ps. 7,570 from the AFFO generated by Fibra MQ in June 2026.

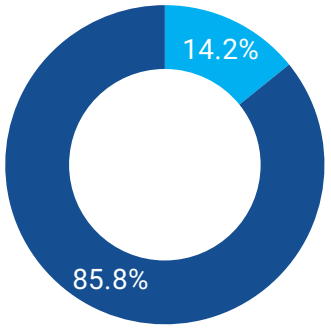
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Capital Structure with Investment grade credit ratings

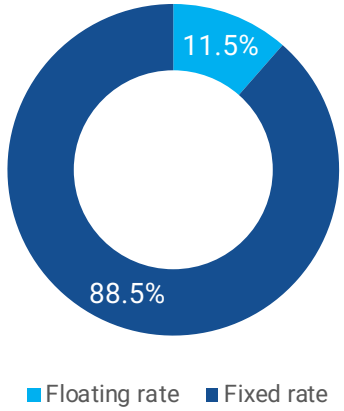
As of September 30, 2026

Fibra MTY + Fibra MQ (2)

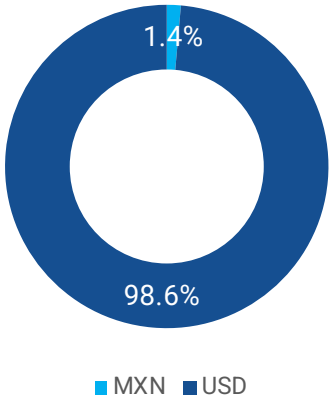
Type of debt



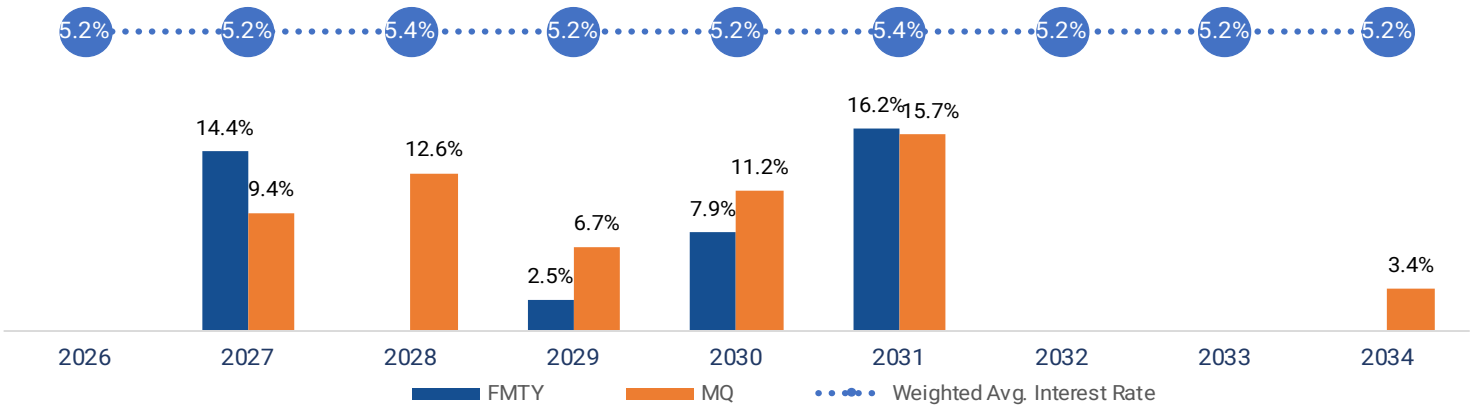
Type of rate



Type of currency



Debt maturity profile



33.4%
Loan To Value

25.9%
Net Loan To Value

10.1%
Cash / Assets

4.1x
Net Debt to Adjusted EBITDA (1)

15.5%
Available Credit Lines /Assets

3.2 years
Average Debt Maturity

5.2%
Weighted Avg. Interest Rate

FitchRatings **BBB- / BBB**
Global Rating(3)
S&P Global HR Ratings Credit Rating Agency

(1) *Includes the annualized NOI of the, Michigan, Silao-Puerto Interior 02 and Fibra Macquarie portfolios.*
(2) *Includes Fibra Macquarie's proportionate share of the peso-denominated debt associated with jointly owned properties, equivalent to US$31.1 million, as debt payable at maturity in 2028.*
(3) *Credit ratings do not constitute a recommendation to buy, sell, or hold the securities offered herein. Such ratings may be subject to revision or withdrawal at any time by Fitch Ratings , S&P and HR Ratings. Each rating should be evaluated independently of any other securities rating. The credit ratings refer exclusively to Fibra Mty.*

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CBRE's Industrial Class A Outlook: Construction Eases, Vacancy Tightens

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Market	CBRE					
	Stock [M sf]	Vacancy Rate [%]	Net Absorption [M sf]	Asking Rent [US$/sf/Yr]	Under Construction [M sf]	% Under Construction *vs Stock*
Monterrey	194.9	6.1%	5.9	$7.70	7.2	3.7%
CDMX	145.1	4.8%	9.4	$12.26	5.3	3.7%
Guadalajara	65.0	4.8%	4.1	$8.33	3.9	6.0%
Juárez	64.4	7.7%	1.4	$8.09	0.9	1.4%
Saltillo	58.8	2.5%	1.6	$7.83	0.8	1.4%
Guanajuato	58.6	2.2%	0.4	$5.73	0.5	0.9%
Queretaro	57.3	5.2%	1.2	$6.77	3.7	6.4%
Tijuana	51.8	20.7%	-1.0	$9.70	1.9	3.7%
Reynosa	38.3	6.4%	0.1	$7.46	0.0	0.0%
San Luis Potosi	29.3	4.0%	0.4	$6.34	0.2	0.8%
Toluca	29.2	4.6%	0.8	$9.43	2.6	8.9%
Puebla/ Tlaxcala	17.8	2.2%	0.0	$7.47	0.0	0.0%
Aguascalientes	14.0	2.3%	0.0	$7.11	0.3	2.3%
Total	**824.3**	**6.0%**	**24.3**	**$8.76**	**27.3**	**3.3%**

2.7 years $\frac{Vacant\ sf}{Absorption\ sf}$ + ***1.5 years*** $\frac{Under\ construction\ sf}{Absorption\ sf}$ = ***4.2 years*** $\frac{Vacant\ sf + Under\ construction\ sf}{Absorption\ sf}$

Source: CBRE Outlook Commercial Real Estate Mexico January - September 2026. Years of Inventory absorption considers the annualized Net Absorption sf. Figures may differ with earnings report due to rounding.

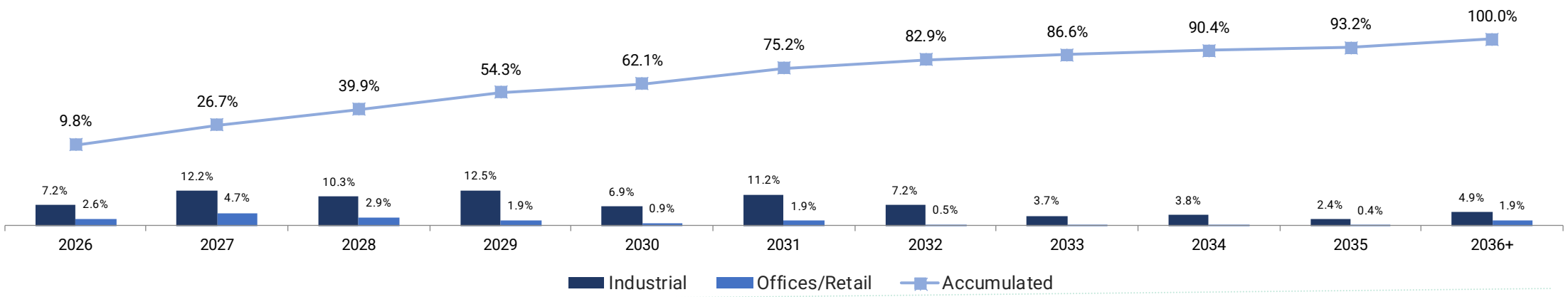
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Portfolio with an Established Tenant Base and Staggered Maturity Schedule

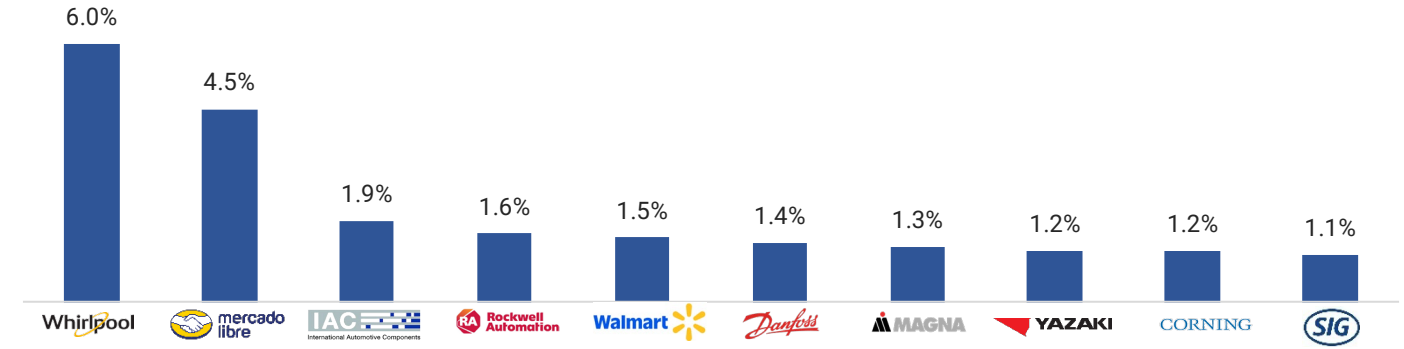
As of September 30, 2026 (as % of revenue from leases)

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Lease Maturity Schedule



Top 10 Tenants



Years in Mexico									
38	26	25	68	35	30	33	44	60	3

Inflation-linked leases across the portfolio

Weighted average lease term (WALT) of 3.9 years

LTM* 84.1% Retention rate and 85.5% absorption to maturity ratio**

*Renewed Revenue divided by revenues maturing on L12M, adjusted for divestment.
** Total Leasing/Matured Revenue

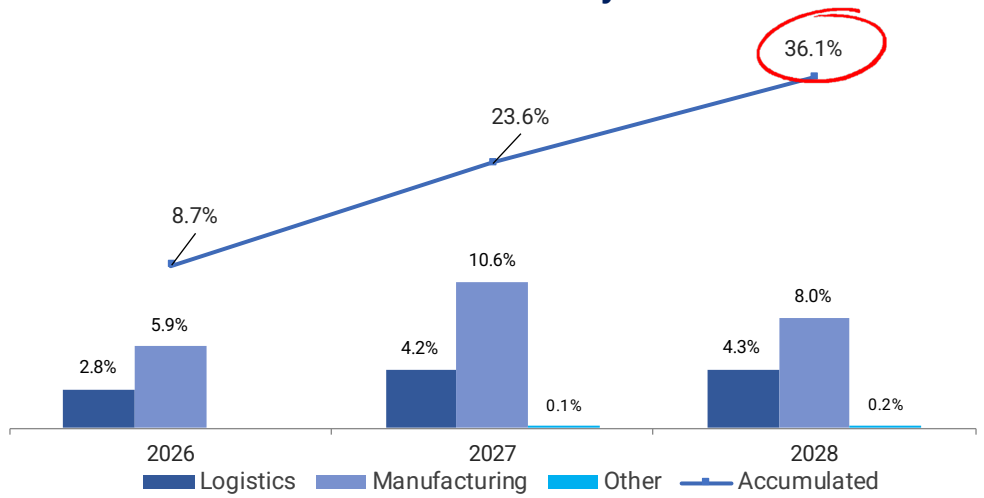
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Industrial 2026-2028 maturities

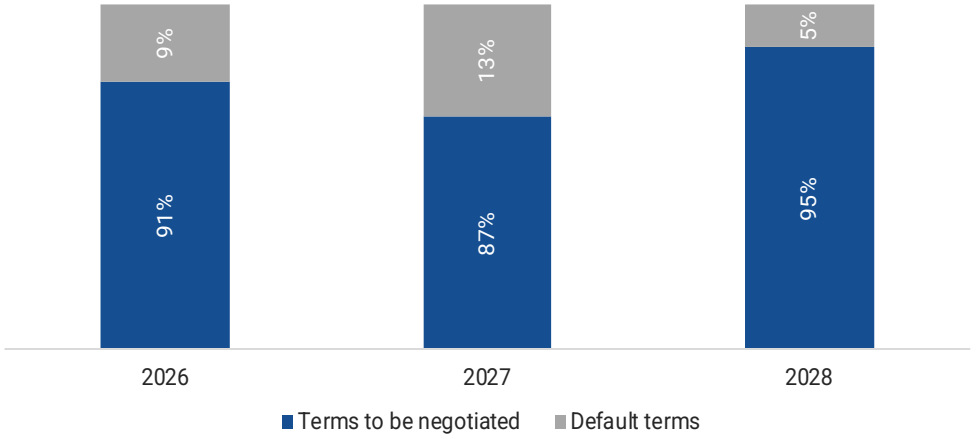
As of September 30, 2026 (as % of revenue from leases)

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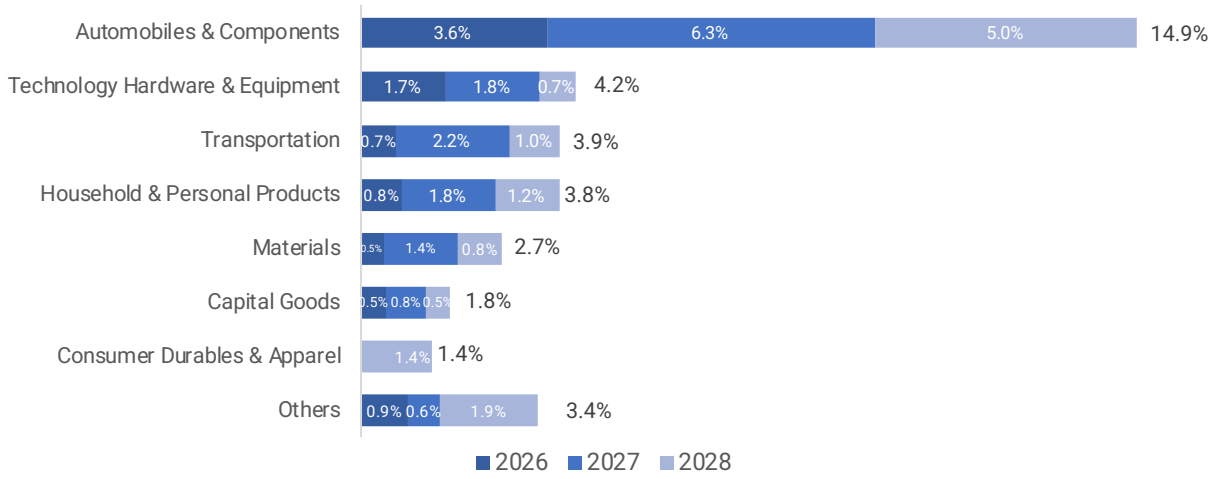
Industrial Lease Maturity Schedule



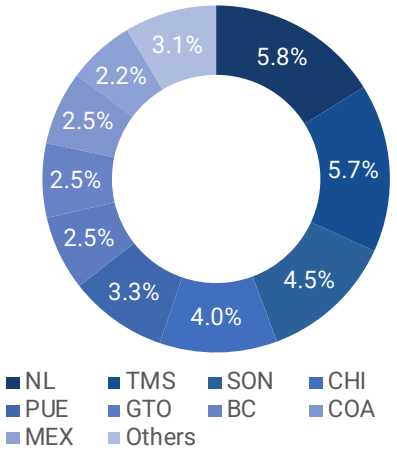
Rent terms at renewal



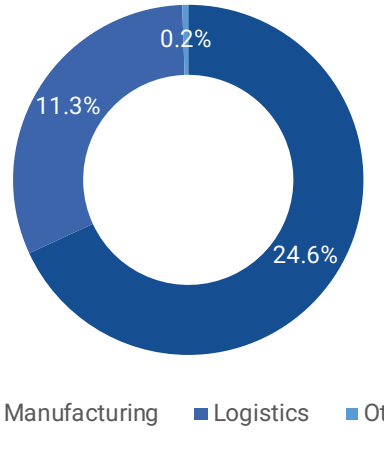
Economic Sector



Location



Asset Class



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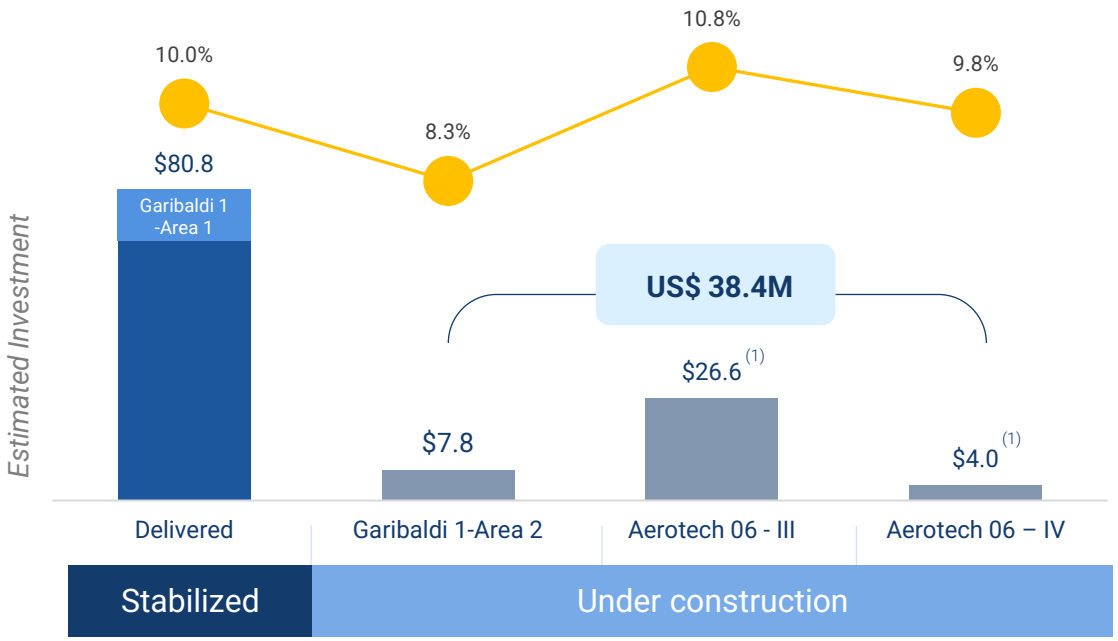
Embedded NAV and AFFO Upside from Development

('000s sf)

FIBRAMTY

FMTY

Avg Yield on Cost 10.2%



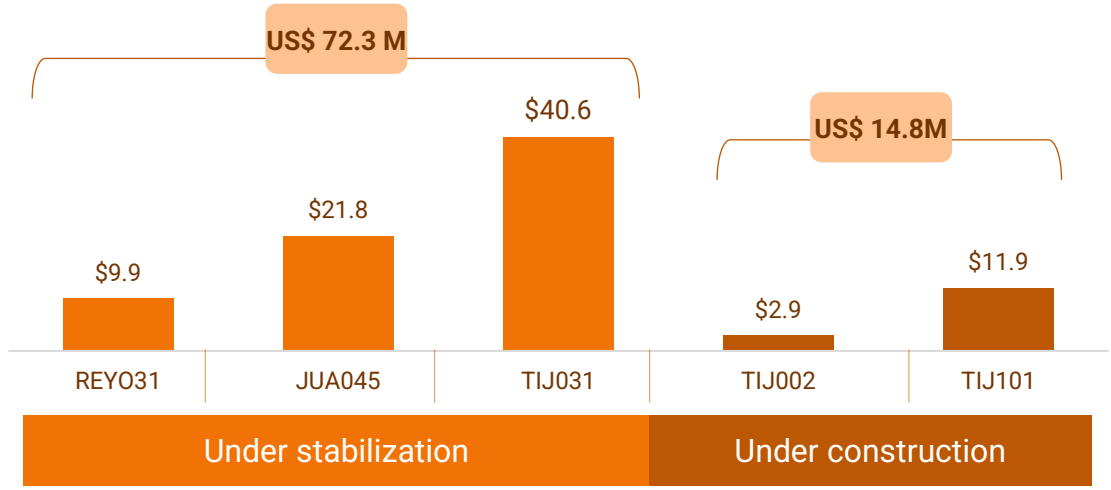
US$ 80.8M delivered expansions

US$ 38.4M Under construction

US$ 305.7M Expansion Pipeline

MQ

Target Yield On Cost 9 – 11%



Under stabilization: **US$ 72.3 M** ***(~796 sf GLA)***

Under construction: **US$ 14.8 M** ***(~239 sf GLA)***

Expansion Pipeline: **US$ 64.8 M** ***(~648 sf GLA)***

Additional potential GLA: ***~8,237 sf***

(1) Includes additional construction-related costs.

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Garibaldi 1 & Aerotech- Expansions under construction







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