FIBRAMTY

Redefines **real estate profitability in Mexico**

EARNING **REALEASE**

1Q2026

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Investment Model

FIBRA MTY

FIBRA MTY ANNOUNCES RESULTS FOR THE FIRST QUARTER 2026

Monterrey, Nuevo Leon, Mexico – April 30th, 2026 – 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 first quarter 2026 ("1Q26"). 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 begins 2026 with an equity issuance and increases its growth capacity to approximately US$1,000 million

Quarterly Highlights

- With the objective of continuing its orderly growth strategy while maintaining a balanced capital structure, on March 11th, 2026, Fibra Mty completed a follow-on offering totaling US$488.1 million, calculated using the FIX exchange rate of Ps. 17.6543 as of March 11th, 2026, at a price of Ps. 13.50 per CBFI. The offering was 2.1x subscribed over the base amount and included approximately 30% participation from international investors.
- After quarter-end, on April 1st, 2026, the over-allotment option was exercised early, concluding the stabilization period. As a result, the total number of Fibra Mty CBFIs outstanding was 3,083,551,286.
- As a result of the equity issuance, as of the close of 1Q26, the loan-to-vale ("LTV") ratio stood at 22.7%, below the 26.4% reported as of the close of 2025. Considering cash on hand and debt capacity as of the close of 1Q26, Fibra Mty has the ability to invest between US$750 million and US$990 million in the industrial sector, positioning LTV ratio between 30% and 35%.
- On April 27th, 2026, the Technical Committee approved the 2026 guidance. The high end of AFFO per CBFI stands at Ps. 1.001, considering the same average exchange rate as in 2025 of Ps. 19.2061.
- On March 17th, 2026, Fibra Mty completed the sale and leaseback of the "Michigan" industrial portfolio for a total amount of US$99.7 million. The portfolio consists of two Class A industrial logistics buildings located in Coahuila and Guanajuato, with a gross leasable area ("GLA") of 88,197 m². The lease agreement is denominated in U.S. dollars, with annual increases linked to inflation, under an Absolute Triple Net ("NNN") lease structure and an initial mandatory term of 15 years, with extension options.
- As of the close of 1Q26, Fibra Mty has executed agreements for the subsequent sale of properties valued at Ps. 2,724.5 million (calculated using an exchange rate of Ps. 18.1033 per dollar as of March 31st, 2026) plus VAT, including office and retail properties. These agreements are subject to the fulfillment of certain conditions.
- As of March 31st, 2026, Fibra Mty had total assets of Ps. 51,187.2 million, consisting mainly of Ps. 8,536.0 million in cash and cash equivalents, Ps. 1,123.9 million in accounts receivable related to the over-allotment process of the aforementioned equity offering, and Ps. 40,717.4 million in properties (including Ps. 37,992.9 million in investment properties and Ps. 2,724.5 million in assets held for sale).
- Fibra Mty closed 1Q26 with 120 properties in its portfolio, including 97 industrial, 17 office, and 6 retail assets. GLA totaled 2,138,593 m², with an occupancy rate of 96.6% on GLA basis. Additionally, the land bank increased to a total of 1,149,757 m².
- Average rent per square meter, considering rates denominated in both Mexican pesos and U.S. dollars, was US$6.4 for industrial buildings, US$21.1 for corporate offices, US$16.7 for operational offices, and US$9.3 for retail properties.
- The average billing exchange rate during 1Q26 was Ps. 17.5310 per U.S. dollar, reflecting an appreciation of the Mexican peso against the U.S. dollar of 14.7% compared to the average billing exchange rate in 1Q25 of Ps. 20.5567. Due to the high weighting of U.S. dollar-denominated revenues in Fibra Mty's portfolio, this appreciation had a significant effect on the period's operating and financial metrics detailed in the corresponding sections.
- Accordingly, total revenue, NOI, and Adjusted EBITDA in 1Q26 reached Ps. 812.3 million, Ps. 748.8 million, and Ps. 680.9 million, respectively, and were (3.8%), (3.9%), and (4.3%) below 1Q25. The decrease resulting from the exchange-rate effect was partially offset by the acquisitions of the "MeLi", "Batach II", and "Michigan" properties, inflation-related increases in certain lease agreements, expansions, and net occupancy.
- NOI and Adjusted EBITDA margins for 1Q26 were 92.2% and 83.8%, respectively, 220 and 80 basis points above the target margins of 90% and 83%, respectively.
- 1Q26 funds from operations ("FFO") and adjusted funds from operations ("AFFO") stood at Ps. 619.4 million and Ps. 613.0 million, respectively, (7.6%) and (5.3%) below 1Q25. The decrease was driven by the exchange-rate effect and was partially offset by inflation-related increases in certain lease agreements, expansions, and net occupancy, as well as by the stabilizing effect of the equity offering described in the following paragraph. At the AFFO level, income from acquisitions was fully offset by the reduction in financial income due to the use of cash for property acquisitions.
- Fibra Mty's total distribution corresponding to 1Q26 results will amount to Ps. 613.0 million, equivalent to Ps. 0.232 per CBFI and representing 100% of AFFO generated during the quarter. The 1Q26 distribution represents an annualized yield of 6.0% based on the price of Ps. 15.35 per CBFI at the beginning of the quarter. This yield is in line with the weighted yield of the 10-year government bonds issued in Mexico and the United States (M10 and UMS, respectively) at the beginning of the quarter, due to the increase in the market price of the CBFI, which recorded an appreciation of 42.1% during 2025.

Message from the Chief Executive Officer

"In any moment of decision, the best thing you can do is the right thing, and the worst thing you can do is nothing."
— Theodore Roosevelt.

Dear investors, I would like to begin by mentioning that last week we launched a tender offer for 100% of Fibra Macquarie's CBFIs. This initiative reflects our long-term vision: to build a more efficient platform, with greater scale, higher trading liquidity, and better structural conditions to create value. The strategic rationale is supported by the high complementarity of both portfolios, the ability to capture operating and administrative synergies, and the extension of our corporate governance and internalized management model, which has positioned Fibra Mty as a benchmark in the capital markets.

In this context, we reaffirm the strength and focus of our execution: during 1Q26, we consistently advanced on our main strategic priorities, reinforcing our business model through discipline capital allocation and prudent balance sheet management.

In line with the above, we successfully completed a follow-on equity offering for approximately US$490 million, with demand 2.1x the base amount and participation from local and international investors. Since then, demand has remained solid, as reflected in the appreciation of the CBFI price. This offering reduced LTV ratio to around 23%, providing us with investment capacity of approximately US$1 billion to continue executing our growth strategy, excluding proceeds from asset recycling.

In parallel, we advanced in the deployment of capital through the acquisition of an industrial portfolio for approximately US$100 million, which includes U.S. dollar-denominated rent, a mandatory 15-year term with annual adjustments linked to inflation, and a land bank of more than 200 thousand m², increasing its cash flow generation capacity over time. In this regard, we continue to evaluate other investment alternatives that comprise a potential acquisition pipeline of approximately US$700 million, as well as several non-speculative development projects for existing clients in the country's primary markets.

At the same time, we continued optimizing the portfolio. During 1Q26, we signed an agreement, subject to certain conditions, for the future divestment of an office and retail portfolio for US$46.8 million. With this transaction, Fibra Mty has sold or executed sale agreements for approximately 46% of the office portfolio and the entirety of the retail portfolio.

Likewise, we strengthened our financial flexibility through an unsecured syndicated credit facility for up to US$265 million, under terms that represent the lowest financial cost for comparable facilities in the Trust's history. This result directly reflects the strength of our credit profile and our global-scale investment-grade rating, as recently affirmed by S&P and Fitch with international ratings of BBB- and stable outlooks.

Additionally, as a result of the increase in liquidity and demand for the CBFI, we were included in the MSCI Small Cap indexes, which continues to strengthen our trading liquidity and broaden our institutional investor base. During 1Q26, our daily trading volume exceeded US$4 million and, as of the close of March, Fibra Mty ranked among the 30 most traded issuers on the Mexican Stock Exchange.

Lastly, in terms of sustainability, this year we achieved, for the first time, our inclusion in S&P Global's Sustainability Yearbook 2026, one of the most relevant global reference publications on corporate sustainability, recognizing Fibra Mty as one of the companies with the strongest ESG performance internationally based on the results of S&P Global's 2025 Corporate Sustainability Assessment ("CSA"). This recognition reaffirms the consistency of our ESG strategy and the discipline with which we manage our assets, creating long-term value and seeking to meet our investors' expectations.

Altogether, these advances reflect the consistent execution of our strategy: efficient access to capital, disciplined allocation, balance sheet strengthening, and a focus on assets that generate stable and predictable cash flows with a sustainable approach, supported by corporate governance aligned with our investors.

We will remain focused on maintaining this discipline and capitalizing on opportunities that allow us to increase value per certificate over the long term.

Jorge Avalos Carpinteyro
CEO

Summary of Key Trust Metrics

Financial Highlights

Thousands of Mexican pesos	1Q26	1Q25	Δ%/p.p. (1)	4Q25	Δ%/p.p. (1)
Total Revenue	812,252	844,078	***(3.8%)***	831,347	***(2.3%)***
NOI	748,825	779,319	***(3.9%)***	768,562	***(2.6%)***
Adjusted EBITDA	680,888	711,489	***(4.3%)***	705,727	***(3.5%)***
FFO	619,402	670,567	***(7.6%)***	626,953	***(1.2%)***
AFFO	613,018	647,590	***(5.3%)***	597,207	***2.6%***

(1) Refer to the "Financial Performance" section for detailed explanations of year-over-year variations.

Financial Highlights per CBFI (1)

	1Q26 (2)	1Q25	Δ%/p.p. (3)	4Q25	Δ%/p.p. (4)
NOI	0.285	0.322	***(11.5%)***	0.315	***(9.5%)***
Adjusted EBITDA	0.259	0.294	***(11.9%)***	0.289	***(10.4%)***
FFO	0.234	0.277	***(15.5%)***	0.257	***(8.9%)***
AFFO	0.232	0.268	***(13.4%)***	0.245	***(5.3%)***
Cash distribution	0.232	0.268	***(13.4%)***	0.245	***(5.3%)***
CBFIs outstanding (thousands) (5)	3,083,867.335	2,420,694.057	***27.4%***	2,438,674.664	***26.5%***

(1) Financial indicators per CBFI decreased more than the corresponding indicators in absolute terms due to the deleveraging of Fibra Mty's financial position following the capital placement carried out in March 2026.
(2) Calculated based on 2,445,617.335 CBFIs outstanding for the advance distributions in January and February 2026 and 3,083,867.335 CBFIs outstanding as of March 31st, 2026, for the distribution corresponding to that month.
(3) Refer to the "Financial Performance" section for detailed explanations of year-over-year variations.
(4) See footnote #3 in the prior table.
(5) CBFIs outstanding as of the reporting date.

Margins

	1Q26	1Q25	Δ%/p.p. (1)	4Q25	Δ%/p.p. (2)
Total Revenue	812,252	844,078	***(3.8%)***	831,347	***(2.3%)***
NOI	92.2%	92.3%	***(0.1 p.p.)***	92.4%	***(0.2 p.p.)***
Adjusted EBITDA	83.8%	84.3%	***(0.5 p.p.)***	84.9%	***(1.1 p.p.)***
FFO	76.3%	79.4%	***(3.1 p.p.)***	75.4%	***0.9 p.p.***
AFFO	75.5%	76.7%	***(1.2 p.p.)***	71.8%	***3.7 p.p.***

(1) Refer to the "Financial Performance" section for detailed explanations of year-over-year variations.
(2) See footnote #3 from the "Financial Highlights" table.

*Financial Highlights (USD)**

Thousands of U.S. dollars	1Q26	1Q25	Δ%/p.p.	4Q25	Δ%/p.p.
Total Revenue	46,234	41,331	***11.9%***	45,395	***1.8%***
NOI	42,624	38,160	***11.7%***	41,966	***1.6%***
Adjusted EBITDA	38,757	34,839	***11.2%***	38,535	***0.6%***
FFO	35,257	32,835	***7.4%***	34,234	***3.0%***
AFFO	34,893	31,710	***10.0%***	32,610	***7.0%***

*Financial Highlights per CBFI (USD)**

	1Q26 (2)	1Q25	Δ%/p.p.	4Q25	Δ%/p.p.
NOI	0.0162	0.0158	***2.5%***	0.0172	***(5.8%)***
Adjusted EBITDA	0.0147	0.0144	***2.1%***	0.0158	***(7.0%)***
FFO	0.0133	0.0136	***(2.2%)***	0.0140	***(5.0%)***
AFFO	0.0132	0.0131	***0.8%***	0.0134	***(1.5%)***
Cash distribution	0.0132	0.0131	***0.8%***	0.0134	***(1.5%)***
CBFIs outstanding (thousands) (1)	3,083,867.335	2,420,694.057	***27.4%***	2,438,674.664	***26.5%***

**Average FX rates used were Ps. 17.5683 for 1Q26, Ps. 20.4223 for 1Q25, and Ps. 18.3138 for 4Q25.*

(1) CBFIs outstanding as of the respective reporting date.

(2) Calculated based on 2,445,617.335 CBFIs outstanding for the advance distributions in January and February 2026 and 3,083,867.335 CBFIs outstanding as of March 31st, 2026, for the distribution corresponding to that month.

Financial Position Summary*

	Figures in thousands of Mexican pesos			Figures in thousands of U.S. dollars**		
	1Q26	4Q25	Δ%/p.p.	1Q26	4Q25	Δ%/p.p.
Cash and cash equivalents	8,536,014	3,377,070	***152.8%***	471,517	188,108	150.7%
Assets held for sale	2,724,547	1,892,743	***43.9%***	150,500	105,429	42.8%
Investment properties	37,992,914	36,837,817	***3.1%***	2,098,673	2,051,926	2.3%
Other assets	1,933,759	487,461	***296.7%***	106,818	27,152	293.4%
Total assets	**51,187,234**	**42,595,091**	***20.2%***	**2,827,508**	**2,372,615**	**19.2%**
Debt	11,453,349	11,087,619	***3.3%***	632,666	617,598	2.4%
Other liabilities	971,212	796,035	***22.0%***	53,648	44,340	21.0%
Total liabilities	**12,424,561**	**11,883,654**	***4.6%***	**686,314**	**661,938**	**3.7%**
Total Trustors' equity	**38,762,673**	**30,711,437**	***26.2%***	**2,141,194**	**1,710,677**	**25.2%**

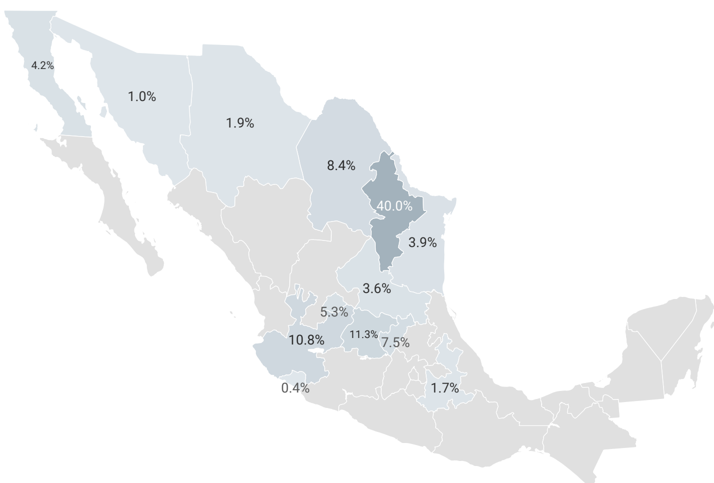
** Refer to the "Financial Performance" section for detailed explanations.*
***The closing exchange rates of Ps. 18.1033 and Ps. 17.9528 per U.S. dollar as of March 31, 2026, and December 31, 2025, respectively, were used for business purposes, without considering a regulatory exchange rate.*

Operational Highlights

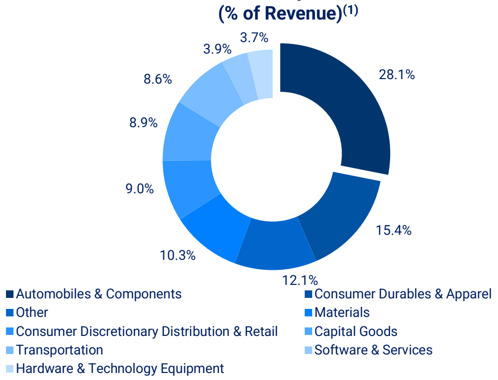
	1Q26	1Q25	Δ%/p.p.	4Q25	Δ%/p.p.
Number of properties	120	117	**2.6%**	118	**1.7%**
Industrial	97	93	**4.3%** (2,3,4)	95	**2.1%**(3)
Offices	17	18	**(5.6%)**(1)	17	**-**
Retail	6	6	**-**	6	**-**
GLA (m^2)	2,138,593	1,889,801	**13.2%** (1,2,3,4,5)	2,050,396	**4.3%** (3)
Occupancy (GLA)	96.6%	95.3%	**1.3 p.p**(6)	96.6%	**-**

(1) Divestment of the "Fortaleza" property (15,259 m² of GLA) in 3Q25.
(2) Incorporation of the "MeLi Leon" property in 2Q25 (82,251 m² GLA) and the two remaining assets from the "Batach" portfolio in 3Q25 (74,821 m² GLA).
(3) Addition of two properties from the "Michigan" portfolio during 1Q26, with GLA of 88,197 m².
(4) Divestment of the "Catacha" property (5,431 m² GLA) in 4Q25.
(5) Total expansions added 24,213 m² across: "Providencia 5" in 2Q25 (18,214 m²) and "Aguascalientes–Finsa 02" in 3Q25 (5,999 m²).
(6) For additional details, refer to the "Industrial Portfolio Indicators" and "Office and Retail Portfolio Indicators" sections.

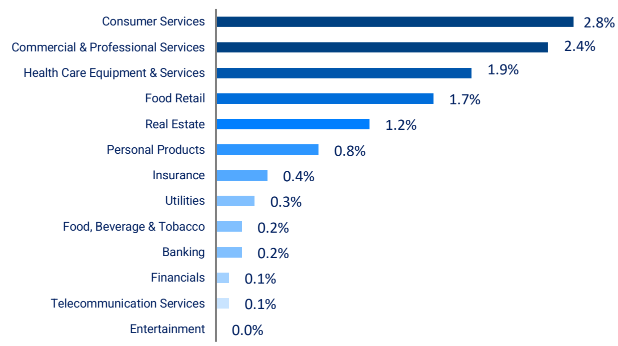
Revenue by Location



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



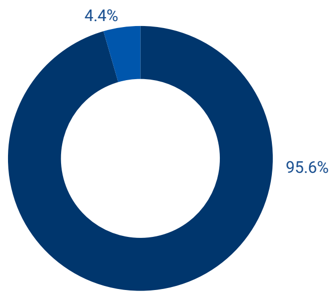
Other Sectors (12.1%)



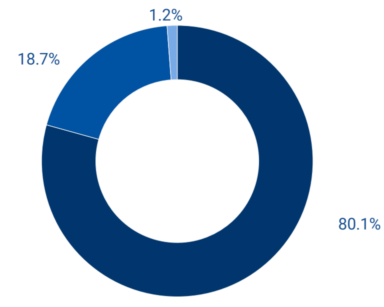
(1) Tenant classification according to the Global Industry Classification Standard (GICS).

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

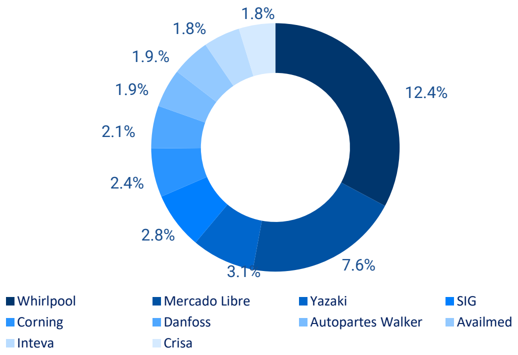
Occupancy



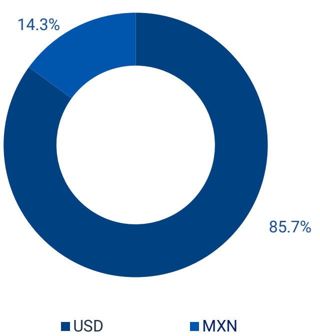
By Asset Class



Main Tenants *(37.8%)*

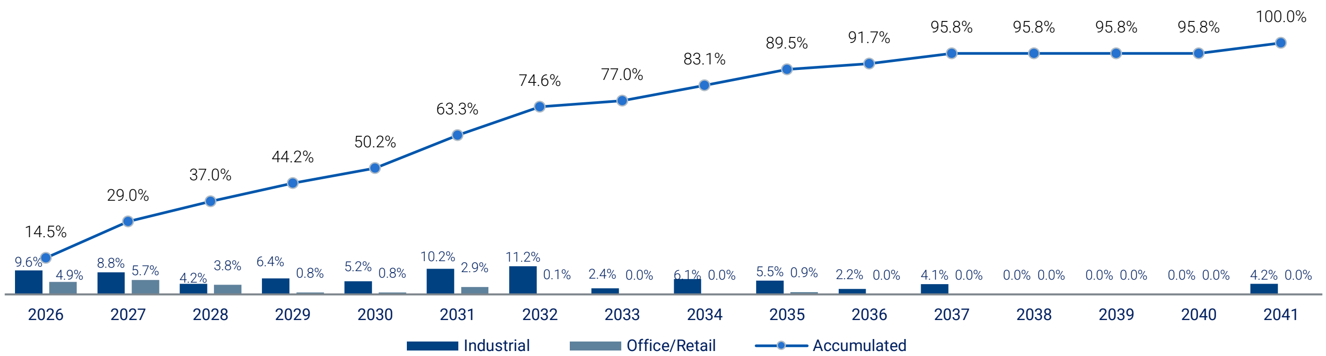


By Currency



As of March 31st, 2026, the weighted average lease term ("WALT") for contracts in the full portfolio stood at 5.0 years. If existing contracts are not renewed and no new leases are executed, at least 49.8% of rental income would be secured through early 2031.

Lease Maturities



Rent Adjustments as of March 31st, 2026

	1Q	2Q	3Q	4Q	Total
U.S. CPI	29.0%	10.0%	9.9%	14.6%	***63.5%***
Mexican CPI	4.1%	4.0%	3.5%	2.6%	***14.2%***
Capped Inflation	1.2%	1.8%	1.1%	5.0%	***9.1%***
Fixed	8.2%	1.5%	0.0%	3.3%	***13.0%***
Flat Leases	-	-	-	-	***0.2%***
Total	**42.5%**	**17.3%**	**14.5%**	**25.5%**	***100.0%***

Summary of Acquisitions

Thousands of Mexican pesos	1Q26 (1)	1Q25	Δ%/p.p.	4Q25	Δ%/p.p.
Number of new properties	2	-	-	-	-
Acquisition price	1,778,329	-	-	-	-
Annualized NOI	135,432	-	-	-	-
GLA (m^2)	88,197	-	-	-	-
Cap rate (1)	7.6%	-	-	-	-
Weighted average remaining lease term to revenue at the acquisition date (years)	15	-	-	-	-

(1) The cap rate is calculated by dividing the 12-month post-settlement NOI by the property's acquisition price.
(2) Includes the industrial properties of the "Michigan" portfolio.

Summary of Divestments

Miles de pesos	1Q26	1Q25	Δ%/p.p.	4Q25 (1)	Δ%/p.p.
Number of properties sold	-	-	-	1	***(100.0%)***
Sale price	-	-	-	70,000	***(100.0%)***
Annualized NOI (2)	-	-	-	3,613	***(100.0%)***
GLA (m^2)	-	-	-	5,431	***(100.0%)***

(1) Refers to the "Catacha" industrial asset.
(2) Reflects the NOI generated during the last 12 months prior to the divestment.

Operational Performance

Fibra Mty's property portfolio comprises 120 properties located across 13 states in Mexico, with an average age of 13.7 years and and an occupancy rate of 96.6%, based on GLA.

Total Revenue

Figures in thousands of Mexican pesos

Segment	Location	GLA (m²)	1Q26 Total Revenue	1Q25 Total Revenue	Δ% 1Q26 vs 1Q25	4Q25 Total Revenue	Δ% 1Q26 vs 4Q25
Industrial		**1,941,661**	**626,447**	**623,960**	***0.4%*** (10)	**640,151**	***(2.1%)***
	Northeast*	995,428	318,768	320,588	***(0.6%)*** (2,3,11,13)	324,631	***(1.8%)***
	Bajio**	619,128	213,842	196,308	***8.9%*** (1,3,4,12)	218,310	***(2.0%)***
	Other markets***	160,923	41,634	46,885	***(11.2%)***	43,173	***(3.6%)***
	Northwest****	106,781	34,846	39,166	***(11.0%)***	35,564	***(2.0%)***
	Guadalajara	59,401	17,357	21,013	***(17.4%)*** (14)	18,473	***(6.0%)*** (14)
Corporate Offices		**115,217**	**133,266**	**145,793**	***(8.6%)***	**137,310**	***(2.9%)***
	Guadalajara	61,449	81,217	81,498	***(0.3%)*** (6)	85,851	***(5.4%)*** (10)
	Monterrey	53,768	52,049	52,875	***(1.6%)*** (7,10)	51,459	***1.1%***
	Mexico City Metropolitan Area	-	-	11,420	***(100.0%)*** (9)	-	-
Back-Offices	**Multiple**	**62,365**	**42,713**	**64,695**	***(34.0%)*** (5,8,10)	**44,267**	***(3.5%)***
Retail	**Multiple**	**19,350**	**9,826**	**9,630**	***2.0%***	**9,619**	***2.2%***
Total		**2,138,593**	**812,252**	**844,078**	***(3.8%)***	**831,347**	***(2.3%)***

** 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) Addition of the "MeLi Leon" property (82,251 m² of GLA) in 2Q25.
(2) Acquisition of two remaining "Batach" buildings (74,821 m² of GLA) in 3Q25.
(3) Addition of two properties from the "Michigan" portfolio in 1Q26 (88,197 m² of GLA): Guanajuato (37,618 m² of GLA), and Coahuila (50,579 m² of GLA).
(4) Scheduled vacancy of 11,391 m² in Queretaro.
(5) Vacancy of 2,200 m² in Nuevo Leon during 1Q25.
(6) Scheduled vacancy of 4,303 m² in Guadalajara office space at the end of 4Q24, which was re-leased at the end of 3Q25 and began generating income in 4Q25.
(7) Scheduled vacancy of 2,164 m² in Monterrey offices.
(8) Negative lease spread at "Cuadrante" building.
(9) Divestment of the "Fortaleza" property.
(10) Revenue decline due to FX movements.
(11) Sale of the "Catacha" property in 4Q25.
(12) Addition of 5,999 m² from "Aguascalientes–Finsa 02" expansion in 3Q25.
(13) Addition of 18,214 m² from "Providencia 5" expansion in 2Q25.
(14) Scheduled vacancy of 3,149 m² in Guadalajara during 1Q26.

Same-Property Performance

The same-property analysis excludes the following assets:

i) The "MeLi Leon" property, which was acquired on April 9th, 2025,
ii) The "Fortaleza" property, which was divested on July 16th, 2025,
iii) The two remaining properties of the "Batach" portfolio, acquired on July 15th, 2025,
iv) The "Catacha" property, which was divested on December 3rd, 2025,
v) The two properties acquired from the "Michigan" portfolio on March 17th, 2026.

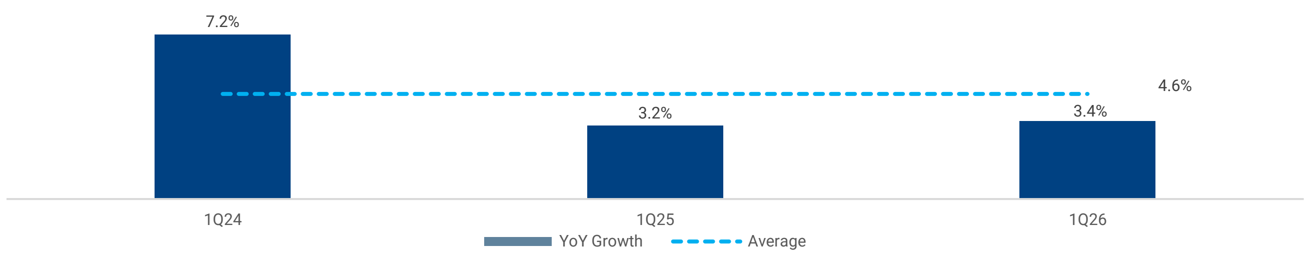
Same-property NOI

Same-property NOI decreased by Ps. 84,897 thousand compared with the amount reported in 1Q25, mainly due to an unfavorable foreign exchange effect, which represented a decrease of Ps. 99,784 thousand, as the exchange rate moved from Ps. 20.5567 per U.S. dollar in 1Q25 to Ps. 17.5310 per U.S. dollar in 1Q26. In turn, non-recurring revenues, together with rent increases from inflation adjustments and commercial activity related to renewals, delivered expansions, and new lease agreements, net of vacancies and expenses, had a positive effect of Ps. 14,887 thousand.

	Thousands of Mexican pesos			Thousands of U.S. dollars*		
	1Q26	**1Q25**	**Δ%/p.p.**	**1Q26**	**1Q25**	**Δ%/p.p.**
Industrial Segment	*561,556*	*622,896*	*(9.8%)*	*31,964*	*30,501*	*4.8%*
Office/Retail Segment	*185,804*	*208,698*	*(11.0%)*	*10,576*	*10,219*	*3.5%*
Total Revenue	**747,360**	**831,594**	**(10.1%)**	**42,540**	**40,720**	**4.5%**
Industrial Segment	*(27,550)*	*(28,575)*	*(3.6%)*	*(1,568)*	*(1,399)*	*12.1%*
Office/Retail Segment	*(33,979)*	*(32,291)*	*5.2%*	*(1,934)*	*(1,581)*	*22.3%*
Operating expenses	**(61,529)**	**(60,866)**	**1.1%**	**(3,502)**	**(2,980)**	**17.5%**
Industrial Segment	*534,006*	*594,321*	*(10.1%)*	*30,396*	*28,902*	*4.5%*
Office/Retail Segment	*151,825*	*176,407*	*(13.9%)*	*8,642*	*8,638*	*0.0%*
Same-property NOI	**685,831**	**770,728**	**(11.0%)**	**39,038**	**37,740**	**3.4%**
Industrial Segment	*95.1%*	*95.4%*	*(0.3 p.p)*	*95.1%*	*95.4%*	*(0.3 p.p)*
Office/Retail Segment	*81.7%*	*84.5%*	*(2.8 p.p)*	*81.7%*	*84.5%*	*(2.8 p.p)*
Same-property NOI margin	**91.8%**	**92.7%**	**(0.9 p.p)**	**91.8%**	**92.7%**	**(0.9 p.p)**

**Average FX rate used: Ps. 17.5683/USD in 1Q26 and Ps. 20.4223/USD in 1Q25.*

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



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

Occupancy

Occupancy (based on GLA)	1Q26	1Q25	Δ%/p.p.	4Q25	Δ%/p.p.
Industrial	97.7%	97.8%	***(0.1 p.p)*** *(1,2)*	97.9%	***(0.2 p.p)*** *(2)*
Office	80.9%	74.5%	***6.4 p.p*** *(3,4,5)*	80.9%	-
Retail	99.2%	99.4%	***(0.2 p.p)***	99.4%	***(0.2 p.p)***

(1) Net vacancies of 7,846 m² in Nuevo Leon, scheduled vacancy of 6,245 m² in Guanajuato, occupancy of 11,391 m² in Queretaro, and occupancy of 2,572 m² in Coahuila.
(2) Vacancy of 3,150 m² in Jalisco during 1Q26.
(3) Occupancy of 6,767 m² in Monterrey back-offices and 806 m² in Chihuahua.
(4) Occupancy of 4,303 m² in Guadalajara corporate offices.
(5) Scheduled vacancy of 433 m² in Monterrey corporate offices.

Leases that expired during the last 12 months represented 9.3% of revenue calculated as of the close of 1Q25. Through lease renewals, Fibra Mty achieved a retention rate equivalent to 85.9% of expiring revenue streams.

It is worth noting that total leasing activity, which includes renewals and new lease agreements, represented approximately 120% of revenue that expired during the last 12 months.

	% of lease revenue
Expiring leases (LTM)	9.3%
Leases from divestments	(0.1%)
Expiring leases (LTM) **adjusted for divestments**	**9.2%**
Early expirations	0.4%
Expired leases	**9.6%**
Renewed leases	7.9%
New lease contracts	3.6%
Total leasing	**11.5%**
Non-renewed leases	1.3%
Retention rate*	**85.9%**
Total leasing / Expired leases	**119.8%**

**Renewed leases divided by expiring leases (LTM) adjusted for divestments.*

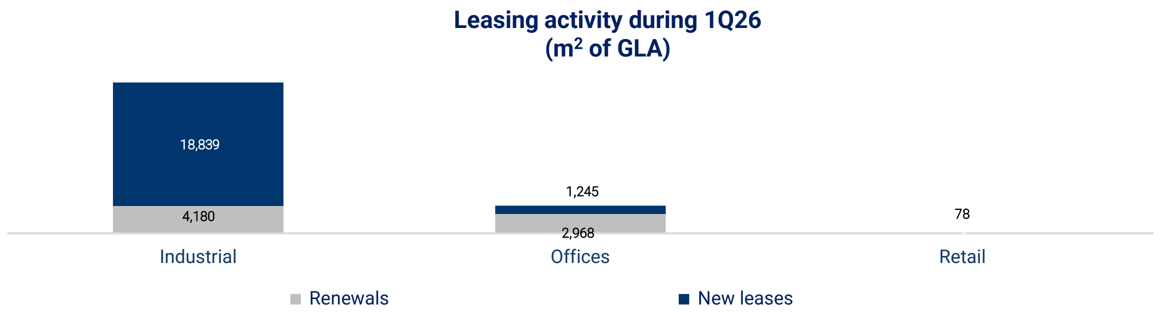
Significant Leasing Transactions in 1Q26

During 1Q26, leasing activity, consisting of renewals and new occupancies, totaled approximately 27,310 m² of GLA, of which approximately 84.3% was concentrated in the industrial portfolio and was primarily denominated in U.S. dollars.

Notable transactions during the period included the occupancy of 11,177 m² of industrial GLA in Coahuila and the occupancy of 7,662 m² of industrial GLA in Queretaro.

In the office segment, a lease agreement in Nuevo Leon was renewed for 2,754 m², with a mandatory term of 5 years.

Type of Transaction	Segment	Location	GLA	Currency	Term (months)
New lease	Industrial	Coahuila	11,177	USD	27
New lease	Industrial	Queretaro	7,662	MXN	36
Renewal	Industrial	Nuevo Leon	4,180	USD	60
Renewal	Offices	Nuevo Leon	2,754	MXN	60
New lease	Offices	Nuevo Leon	1,245	USD	120
Renewal	Offices	San Luis Potosi	63	MXN	24
Renewal	Offices	San Luis Potosi	56	MXN	12
Renewal	Retail	San Luis Potosi	55	MXN	48
Renewal	Offices	San Luis Potosi	48	MXN	24
Renewal	Offices	San Luis Potosi	47	MXN	24
Renewal	Retail	San Luis Potosi	23	MXN	12
Total			**27,310**		



Expansions

As of 1Q26, expansions investments totaled an estimated US$170.5 million, with a capitalization rate above 9.5%, consisting of US$88.3 million[1] under construction or delivered, and approximately US$82.2 million in the negotiation phase.

Delivered expansions totaled 78,091 m² GLA, which has already been included in the overall portfolio. Including the expansion currently under construction and those under negotiation, the portfolio could increase by approximately 83,990 m².

The following table presents the status of the different expansion projects as of the close of 1Q26:

(Figures in millions of U.S. dollars)

Property	Location	Signing Date	GLA (m²)	Estimated Investment	Investment as of 1Q26	Final Investment*	Estimated Annual NOI	Yield-on-cost*	Delivery Date	Lease Start Date
Under Construction			**~18,370**	**20.2**	**14.9**		**1.7**	**8.6%**		
Garibaldi 1- Section 1	Nuevo Leon	Jul-25	~10,700	12.7	8.9		1.1	8.6%	3Q26	3Q26
Garibaldi 1- Section 2	Nuevo Leon	-	~7,670	7.5	6.0		0.6	8.6%	3Q26	-
Entregada			**78,091**	**68.1**	**62.4**	**62.4**	**6.5**	**10.2%**		
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	9.8	1.0	9.9%	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	11.0	11.0	1.1	9.9%	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)**	**77.3**	**62.4**	**8.2**	**9.8%**		

**Yield-on-cost is calculated based on final investment for delivered projects and projected investment for projects under construction. Values 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) As of the close of 2Q24, a section of the expansion was completed for an amount equivalent to US$0.9 million. As of the close of 1Q25, the remaining portion of the expansion was delivered.
(3) As of the close of 4Q24, the expansion was substantially delivered and reflected in GLA during the quarter, while the building was definitively delivered and rent payments began during 1Q25.
(4) The agreement established that Fagor's tenant would begin paying rent as of April 2023, even though final delivery of the expansion would occur subsequently; therefore, income and GLA are already included in the operating indicators.
(5) As of the close of 3Q24, the expansion was delivered, along with the investment commitments related to property improvements. .
(6) As of the close of 2Q25, the "Providencia 5" expansion was substantially delivered and reflected in GLA during the quarter; rent commencement was reflected during 3Q25.

Acquisitions

Michigan

On March 17th, 2026, Fibra Mty completed a sale and leaseback transaction for the “Michigan” industrial portfolio for US$99.7 million, plus value-added tax applicable to the buildings and other acquisition-related taxes, costs, and expenses.

The portfolio comprises two Class A industrial buildings located in Coahuila and Guanajuato. The properties are fully leased and represent a strategic part of the seller’s logistics network in Mexico, supporting adjacent manufacturing operations and international distribution. Together, the properties account for 88,197 sqm GLA, developed on a total land plot of approximately 440,000 sqm. More than half of the land area corresponds to land bank for the tenant’s potential expansion.

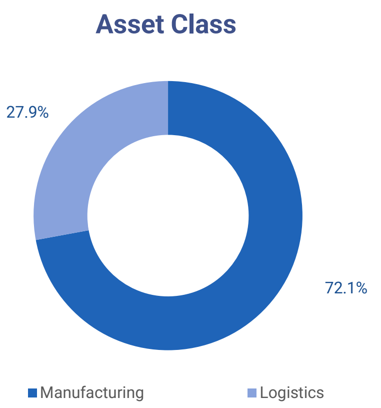
The lease agreement is denominated in U.S. dollars, includes annual increases linked to the CPI, and has an initial mandatory term of 15 years, with extension options. The lease is structured as an absolute NNN lease, under which the tenant will cover, in addition to rent, all operating expenses, insurance, property tax, and maintenance and preservation costs for the properties. The portfolio is estimated to generate annual NOI of approximately US$7.6 million during the first twelve months after closing.

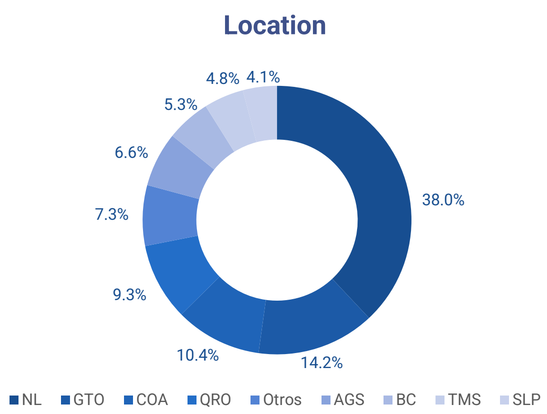
Industrial Portfolio Indicators

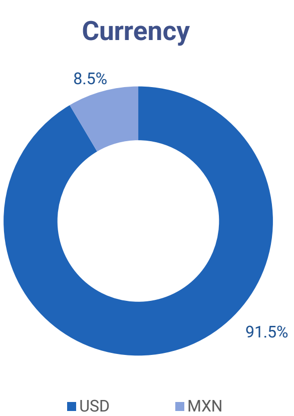
	1Q26	1Q25	Δ%/p.p.	4Q25	Δ%/p.p.
Number of properties	97	93	***4.3%***(1,2,4)	95	***2.1%***(4)
GLA (m²)	1,941,661	1,677,610	***15.7%***(1,2,3,4)	1,853,464	***4.8%***(4)
Weighted average remaining lease term to revenue (years)	5.5	5.5	-	5.2	***5.8%***
Occupancy	98.0%	97.8%	***0.2 p.p.*** (5,6)	98.0%	-
Average age (in years)	13.1	13.1	-	12.7	***3.1%***

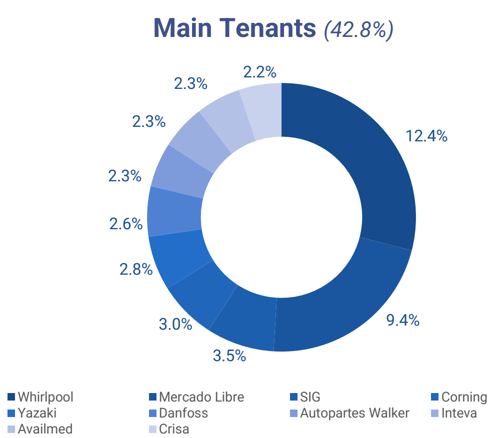
(1) Incorporation of the remaining two properties from the "Batach" portfolio in 3Q25, totaling 74,821 m², and the "MeLi Leon" property, totaling 82,251 m². All three assets reported 100% occupancy.
(2) Divestment of the "Catacha" property (5,431 m² of GLA) in 4Q25.
(3) Total expansions added 24,213 m² across: "Providencia 5" in 2Q25 (18,214 m²), and "Aguascalientes–Finsa 02" in 3Q25 (5,999 m²).
(4) Acquisition of two properties from the "Michigan" portfolio (88,197 m²) in 1Q26.
(5) Occupancy of 11,391 m² in Queretaro, 5,574 m² in Nuevo Leon, and 2,572 m² in Coahuila.
(6) Vacancy of 3,150 m² in Jalisco.

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



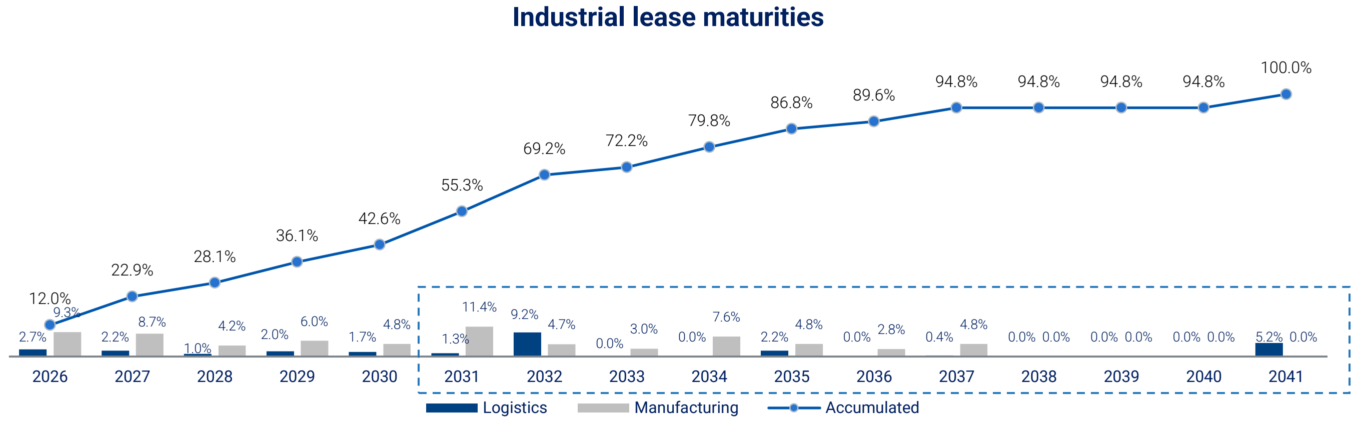




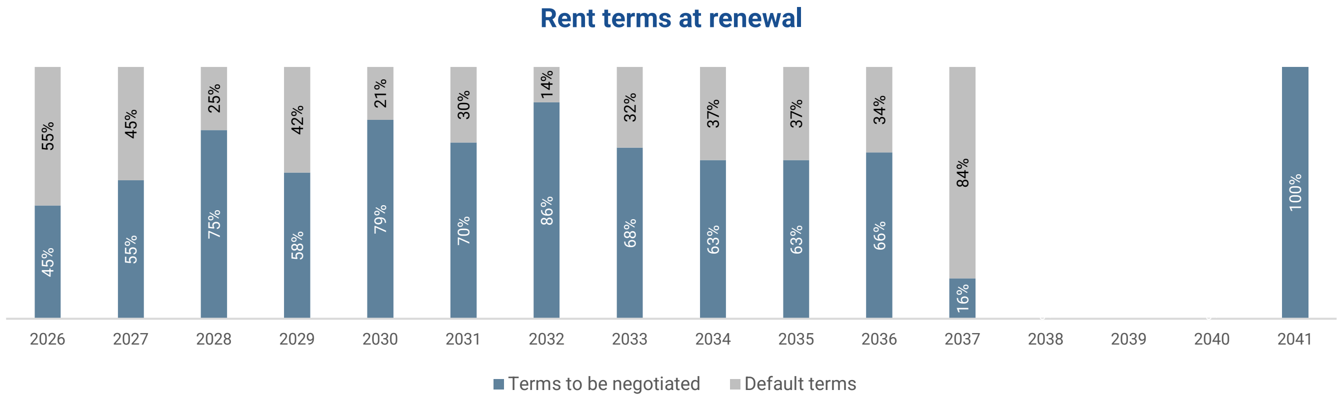


As of March 31st, 2026, WALT remained in line with 4Q25, at an average term of 5.5 years. As of the close of 1Q26, the portfolio had 86* tenants. If existing leases are not renewed and no new leases are entered into, at least 57.4% of rental income would be secured through early 2031.

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



As of the close of 1Q26, 65.1% of rental income from the industrial segment could be negotiated at market rates, while for the remaining 34.9%, tenants have the option to renew under default conditions.



Monthly Rent per m² in the Industrial Portfolio

	1Q26		1Q25		Δ%/p.p.		4Q25		Δ%/p.p.	
	US$	Ps.	US$	Ps.	US$	Ps.	US$	Ps.	US$	Ps.
Northeast (1)	$6.3	$120.4	$6.0	$116.0	***5.0%***(5)	***3.8%***	$6.1	$120.4	***3.3%***(5)	-
Bajio (2)	$6.9	$97.0	$6.7	$93.5	***3.0%***(6,7)	***3.7%***	$6.9	$95.0	-	***2.1%***
Northwest (3)	$5.9	$168.9	$5.7	$162.7	***3.5%***	***3.8%***	$5.7	$168.9	***3.5%***	-
Jalisco	$5.9	-	$5.7	-	***3.5%***(8)	-	$5.7	-	***3.5%***(8)	-
Other markets (4)	$5.4	$77.3	$5.2	$74.3	***3.8%***	***4.0%***	$5.3	$77.3	***1.9%***	-
Total	**$6.4**	**$111.8**	**$6.1**	**$108.0**	***4.9%***	***3.5%***	**$6.3**	**$111.1**	***1.6%***	***0.6%***

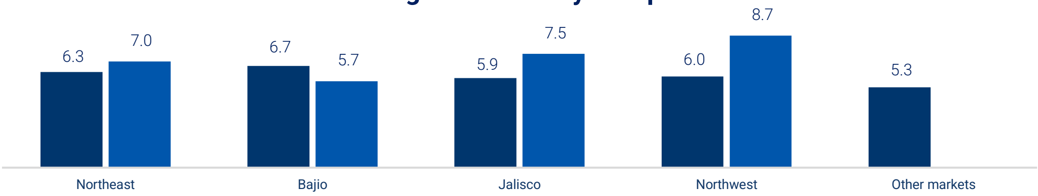
% of Revenue	1Q26		1Q25		Δ%/p.p.		4Q25		Δ%/p.p.	
	US$	Ps.	US$	Ps.	US$	Ps.	US$	Ps.	US$	Ps.
Northeast (1)	*46.1%*	*5.4%*	*45.6%*	*5.9%*	***0.5***(5)	***(0.5)***	*44.7%*	*5.8%*	***1.4***(5)	***(0.4)***
Bajio (2)	*31.7%*	*2.5%*	*28.8%*	*2.6%*	***2.9*** (6,7)	***(0.1)***	*31.7%*	*2.6%*	-	***(0.1)***
Northwest (3)	*5.0%*	*0.3%*	*5.9%*	*0.4%*	***(0.9)***	***(0.1)***	*5.1%*	*0.4%*	***(0.1)***	***(0.1)***
Jalisco	*2.7%*	-	*3.4%*	-	***(0.7)***(8)	-	*3.0%*	-	***(0.3)*** (8)	-
Other markets (4)	*6.0%*	*0.3%*	*7.1%*	*0.3%*	***(1.1)***	-	*6.4%*	*0.3%*	***(0.4)***	-
Total	***91.5%***	***8.5%***	***90.8%***	***9.2%***	***0.7***	***(0.7)***	***90.9%***	***9.1%***	***0.6***	***(0.6)***

(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) Incorporation of one property from the "Michigan" portfolio, with 50,579 m² of GLA and U.S. dollar-denominated revenue at a rate of US$8.5 per m².
(6) Incorporation of the "MeLi Leon" property, with 82,251 m² of GLA and U.S. dollar-denominated income at a rate of US$7.9 per m².
(7) Incorporation of one property from the "Michigan" portfolio, with 37,618 m² of GLA and U.S. dollar-denominated income at a rate of US$5.4 per m².
(8) Vacancy of 3,150 m² at a rate of US$5.6 per m².

Fibra Mty's industrial properties recorded rental rate appreciation over the past year, driven by inflation adjustments in both currencies, as well as acquisitions and expansions completed at higher rents per square meter.

With respect to annualized revenue from the industrial portfolio, as of March 31st, 2026, 65.4% of leases provide for rent increases based on the CPI, 15.1% apply fixed-rate increases, 10.8% have increases capped at a maximum percentage, 8.5% are adjusted based on the INPC (Mexican National Consumer Price Index), and only 0.2% do not include rent increases.

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



Northeast = Source: CBRE Industrial MarketView 1Q26 (includes Nuevo Leon, Saltillo, and Reynosa)
Bajio = Source: CBRE Industrial MarketView 1Q26 (includes Aguascalientes, Guanajuato, Queretaro, and San Luis Potosi)

Guadalajara = Source: CBRE Industrial MarketView 1Q26
Northwest = Source: CBRE Industrial MarketView 1Q26
Other markets accounted for 5.1% of annualized cash flow in 1Q26 and include Chihuahua, Colima, Matamoros, Sonora, and Puebla markets.

Industrial Land Bank

As part of the “Zeus”, “Aerotech”, and “Michigan” portfolio acquisitions, Fibra Mty acquired land banks with the intention of developing expansions and/or BTS properties. As of March 31st, 2026, the land bank totaled 1,149,757 m².

Except for the land banks in Nuevo Leon, Puebla, and Queretaro, all sites are adjacent to stabilized properties within Fibra Mty’s portfolio and, therefore, provide a competitive advantage by enabling the Trust to offer expansion solutions to current tenants in an environment of strong demand in the industrial segment.

Location	Land Bank (m²)
Jalisco	2,100
Baja California	3,900
Sonora	18,209
Queretaro	20,600
Nuevo Leon	26,351
Guanajuato	128,949
Coahuila	157,708
Puebla	791,940
TOTAL	**1,149,757**

It is worth noting that, in line with its business model, Fibra Mty continues to evaluate different alternatives to generate additional cash flow from this land bank, including, without limitation, expansions for existing tenants and/or land divestments for development under the terms permitted by the Mexican Income Tax Law.

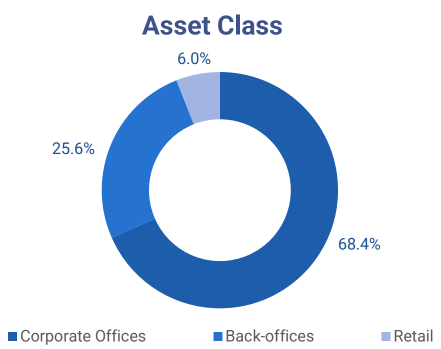
Office and Retail Portfolio Indicators

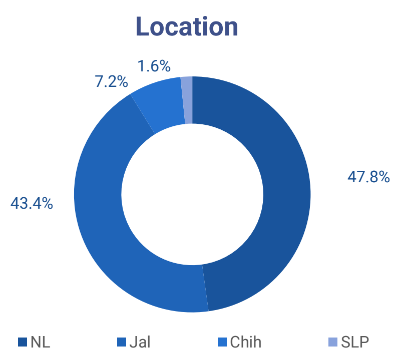
Office	1Q26	1Q25	Δ%/p.p.	4Q25	Δ%/p.p.
Number of properties	17	18	***(5.6%)***[1]	17	-
GLA (m^2)	177,582	192,841	***(7.9%)***[1]	177,582	-
Weighted average remaining lease term to revenue (years)	2.6	2.9	***(10.3 %)***	2.6	-
Occupancy	80.9%	73.0%	***7.9 p.p.***[2,3]	80.9%	-
Average age (in years)	20.5	19.5	***5.1%***	20.2	***1.5%***

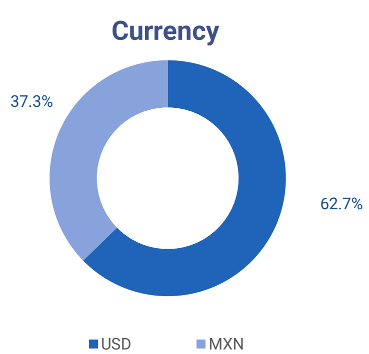
(1) Divestment of the "Fortaleza" office property in Mexico City (15,259 m² GLA).
(2) Primarily due to the occupation of 6,767 m² of back-offices in Nuevo Leon.
(3) Net occupancy of 4,303 m² of corporate offices in Jalisco.

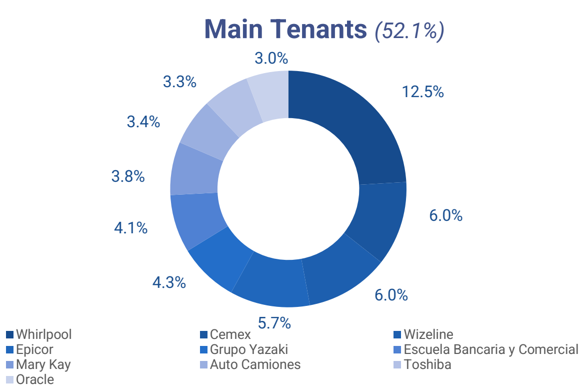
Retail	1Q26	1Q25	Δ%/p.p.	4Q25	Δ%/p.p.
Number of properties	6	6	-	6	-
GLA (m^2)	19,350	19,350	-	19,350	-
Weighted average remaining lease term to revenue (years)	3.2	4.2	***(23.8%)***	3.5	***(8.6 %)***
Occupancy	99.2%	99.4%	***(0.2 p.p.)***	99.4%	***(0.2 p.p.)***
Average age (in years)	18.3	17.3	***5.8%***	18.1	***1.1%***

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



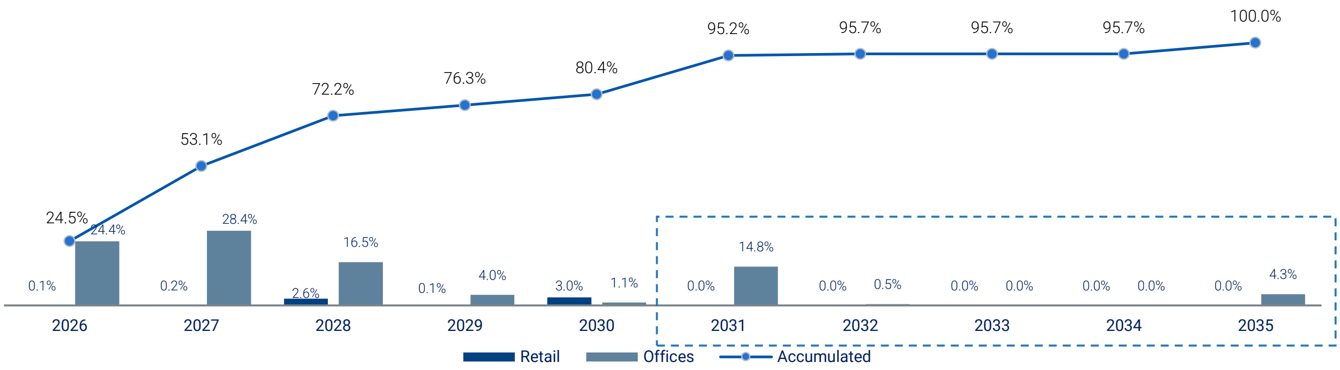






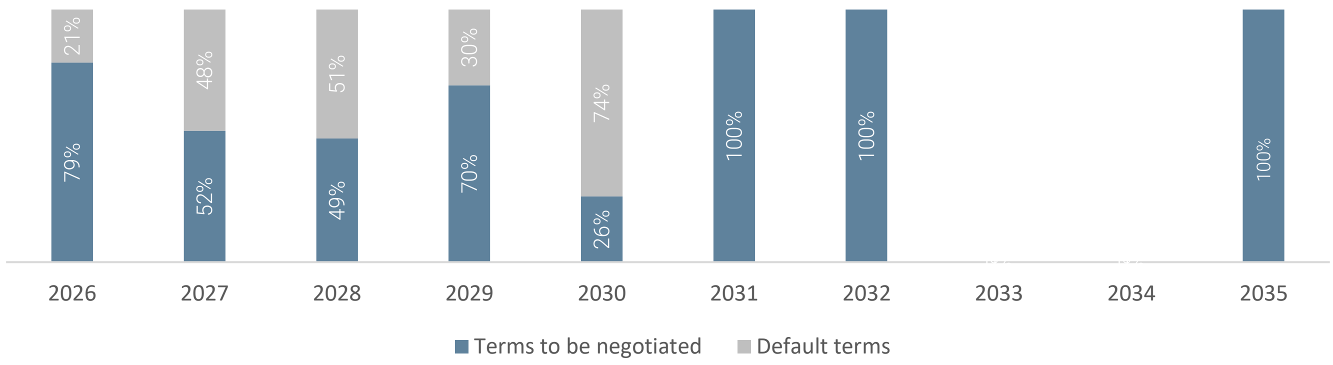
As of March 31st, 2026, WALT remained practically in line with 4Q25, at 2.6 years in the office segment and 3.2 years in the retail segment, with 88 tenants across these two asset classes.

Office and retail lease maturities



As of the close of 1Q26, 67.3% of rental income from the office and retail segments could be negotiated at market rates, while for the remaining 32.7%, tenants have the option to renew under default contractual terms.

Rent terms at renewal



Monthly Rent per m² in the Office and Retail Portfolio

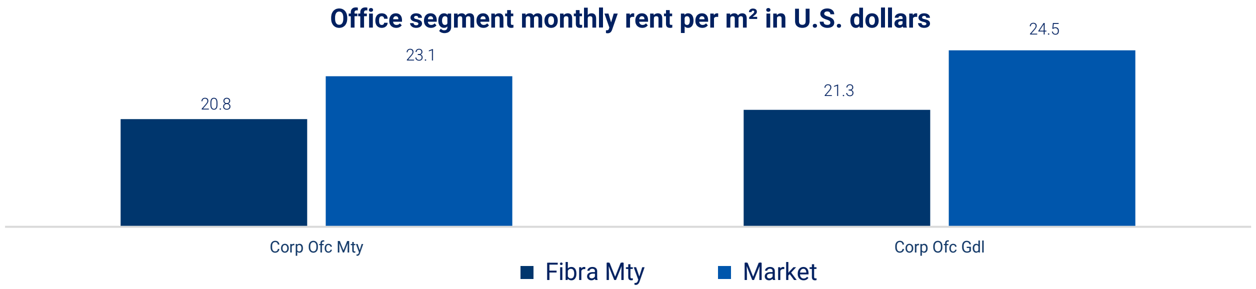
	1Q26		1Q25		Δ%/p.p.		4Q25		Δ%/p.p.	
	US$	Ps.	US$	Ps.	US$	Ps.	US$	Ps.	US$	Ps.
Corporate Offices	$21.3	$377.9	$20.8	$358.1	***2.4%***(3)	***5.5%***(1,3)	$21.0	$373.1	***1.4%***	***1.3%***
Back-offices	$16.7	$301.6	$16.6	$284.6	***0.6%***	***6.0%***(2,3)	$16.5	$299.7	***1.2%***	***0.6%***
Retail	-	$169.3	-	$163.0	-	***3.9%***(3)	-	$164.6	-	***2.9%***
Total	**$19.2**	**$313.8**	**$19.0**	**$305.4**	***1.1%***	***2.8%***	**$18.9**	**$309.1**	***1.6%***	***1.5%***

% of Revenue	1Q26		1Q25		Δ%/p.p.		4Q25		Δ%/p.p.	
	US$	Ps.	US$	Ps.	US$	Ps.	US$	Ps.	US$	Ps.
Corporate Offices	*38.1%*	*30.3%*	*37.1%*	*34.0%*	***1.0***	***(3.7)***	*37.9%*	*30.5%*	***0.2***	***(0.2)***
Back-offices	*24.6%*	*1.0%*	*22.3%*	*1.0%*	***2.3*** (3)	-	*24.6%*	*1.1%*	-	***(0.1)***
Retail	-	*6.0%*	-	*5.6%*	-	***0.4***	-	*5.9%*	-	***0.1***
Total	***62.7%***	***37.3%***	***59.4%***	***40.6%***	***3.3***	***(3.3)***	***62.5%***	***37.5%***	***0.2***	***0.2***

(1) Divestment of the “Fortaleza” property (8,370 m² of GLA) at an average rent of Ps. 334.5 per m² in 1Q25.
(2) Net vacancy of 99.4 m².
(3) Increase due to inflation adjustments.

Fibra Mty’s Mexican peso-denominated office and retail properties recorded rent increases over the past year, driven by inflation adjustments. In contrast, U.S. dollar-denominated rents, after considering inflation adjustments and net of renewal-related rent decreases, remained unchanged. With respect to annualized income from the office and retail portfolio, as of the end of 1Q26, 56.2% of leases provide for rent increases based on the CPI, 37.2% based on the INPC, 2.1% of rents are capped at a certain percentage, and 4.5% increase at a fixed rate.

Fibra Mty has continued to close commercial negotiations at rental rates close to market levels. Based on the information available, the Trust does not foresee a material impact on rent per square meter from office segment renewals.



Market price considers monthly prices per m² in USD.
Corporate Offices Monterrey = Source: CBRE MarketView Mexico 1Q26.
Corporate Offices Guadalajara = Source: CBRE MarketView Mexico 1Q26.

Property Portfolio Rationalization

Fibra Mty continues advancing its responsible strategy to optimize its property portfolio. As of the close of 1Q26, the Trust had offers for approximately Ps. 3,771 million in potential divestments, mainly office buildings, of which Ps. 2,725 million have a signed agreement and are in the process of divestment, subject to the fulfillment of certain conditions, with the remainder under negotiation.

Management continuously evaluates the portfolio with the objective of generating value through repositioning, conversion, and/or streamlining, considering market conditions and the characteristics of each property and lease agreement.

As of the date of this release, and based on the portfolio as of March 31st, 2024, prior to the start of the rationalization strategy, Fibra Mty has sold or signed sale agreements, subject to certain conditions, for an amount close to 46% of the office portfolio and the entirety of the retail portfolio, broken down as follows:

	Fair Value as of 1Q24(1) (millions of Mexican pesos)	% of Portfolio Sold or Under Sale Agreement
Underperforming Offices	1,188.0	80%
Productive Offices	2,407.7	73%
Over-performing Offices	3,541.5	16%
Total Offices	**7,137.2**	**46%**
Total Retail	**358.0**	**100%**

(1) Includes the fair value of the "Axtel" property, which was classified as held for sale as of 1Q24.

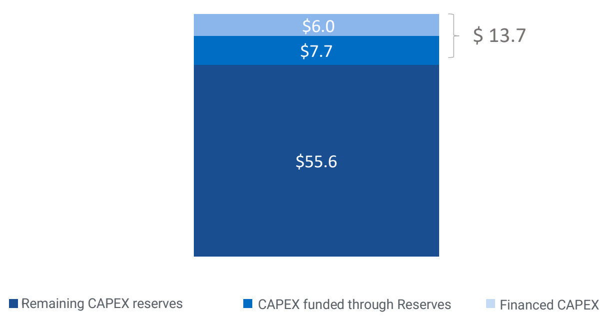
CAPEX

For the three-month period ended March 31st, 2026, CAPEX related to investment properties totaled Ps. 13.7 million.

Of this amount, Ps. 7.7 million was paid with resources from lease revenue, and Ps. 6.0 million was settled using resources from financing sources.

As of the close of 1Q26, the available reserved CAPEX funded from lease revenue totaled Ps. 55.6 million.

CAPEX for investment properties
For the three-month period ended March 31st, 2026
(Millions of Mexican pesos)



Financial Performance

1Q26 Financial Metrics

- 1Q26 AFFO stood at Ps. 613.0 million, down Ps. 34.6 million, or 5.3%, compared with the same period of the previous year. The adverse foreign exchange effect was partially offset by inflation-driven increases in certain lease agreements, expansions, and net occupancies, as well as by the AFFO per CBFI stabilization adjustment related to the equity issuance carried out in March 2026. Income from acquisitions, net of divestments, was fully offset, mainly by lower financial income due to the use of cash for property acquisitions.

The following table presents a detailed analysis of the changes in 1Q26 AFFO compared with 1Q25.

Thousands of Mexican pesos	1Q26	1Q25	Ch. Ps.	Ch.%
Same-property revenue	747,360	831,594	*(84,234)*	*(10.1%)*
Revenue from acquisitions	64,892	-	*64,892*	-
Revenue from divestments	-	12,484	*(12,484)*	*(100.0%)*
Fibra Mty revenue	**812,252**	**844,078**	***(31,826)***	***(3.8%)***
Same-property operating expenses	(61,529)	(60,866)	*(663)*	*1.1%*
Acquisitions operation expenses	(1,898)	-	*(1,898)*	-
Divestments operation expenses	-	(3,893)	*3,893*	*(100.0%)*
Fibra Mty operating expenses	**(63,427)**	**(64,759)**	***1,332***	***(2.1%)***
Same-property NOI	685,831	770,728	*(84,897)*	*(11.0%)*
NOI from acquisitions	62,994	-	*62,994*	-
NOI from divestments	-	8,591	*(8,591)*	*(100.0%)*
Fibra Mty NOI	**748,825**	**779,319**	***(30,494)***	***(3.9%)***
Administrative expenses	(68,911)	(68,813)	*(98)*	*0.1%*
Excluding depreciation, amortization, and accrued leasing commissions [1]	974	983	*(9)*	*(0.9%)*
Adjusted EBITDA	**680,888**	**711,489**	***(30,601)***	***(4.3%)***
Non-monetary straight-line amortization income	2,825	1,971	*854*	*43.3%*
Reversal of CAPEX reserve [*]	-	(1,455)	*1,455*	*(100.0%)*
Financial income, net of valuation	65,098	122,365	*(57,267)*	*(46.8%)*
Financial expenses, net of depreciation and valuation	(133,018)	(154,272)	*21,254*	*(13.8%)*
Realized gain due to exchange fluctuation, net	5,744	(286)	*6,030*	*(2,108.4%)*
Loss from subsidiary before unrealized result due to exchange fluctuation	-	(634)	*634*	*100.0%*
Income tax	(1,709)	(7,160)	*5,451*	*(76.1%)*
Research expenses to maximize property value	-	197	*(197)*	*(100.0%)*
Disbursement for right-of-use assets [*] [1]	-	(1,039)	*1,039*	*(100.0%)*
Finance lease collections [*] [1]	-	1,671	*(1,671)*	*(100.0%)*
Subsidiary reimbursements [*] [2]	-	14,740	*(14,740)*	*(100.0%)*

Straight-line lease termination income (*) (3)	-	(17,020)	*17,020*	*(100.0%)*
Financial result and subsidiary tax	(426)	-	*(426)*	-
FFO	**619,402**	**670,567**	***(51,165)***	***(7.6%)***
CAPEX reserve (4)	(20,000)	(20,000)	-	*0.0%*
Reversal of CAPEX reserve (*)	(576)	-	*(576)*	-
Disbursement for right-of-use assets (*) (1)	(1,094)	-	*(1,094)*	-
Finance lease collections (*) (1)	842	-	*842*	-
Subsidiary reimbursements (*) (2)	8,750	-	*8,750*	-
Income from subsidiary (*) (2)	(8,607)	-	*(8,607)*	-
Lease commissions	(4,235)	(2,977)	*(1,258)*	*42.3%*
Equity Issuance stabilization adjustment (5)	18,536	-	*18,536*	-
AFFO and cash distribution	**613,018**	**647,590**	***(34,572)***	***(5.3%)***

(*) Beginning in 4Q25, these items were reconciled within AFFO as part of the preparation activities for the adoption of IFRS 18 “Presentation and Disclosure in Financial Statements”. Fibra Mty intends to incorporate the FFO metric into the notes to the financial statements and, for that purpose, FFO must reconcile only items derived from the statement of income. As part of the notes to the financial statements, FFO will be reviewed by the external auditor, thereby strengthening the transparency of this metric, which serves as the basis for Fibra Mty’s cash distributions.

(1) Finance lease of parking spaces at the “Danfoss” and “Prometeo” properties. At “Danfoss”, Fibra Mty pays a finance lease for land to a third party and collects a finance sublease from the tenant; therefore, the project’s return impacts AFFO through NOI, while the recovery of the investment is reconciled to AFFO. At “Prometeo”, Fibra Mty pays a finance lease for a parking facility to a third party.

(2) 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 cash distributions.

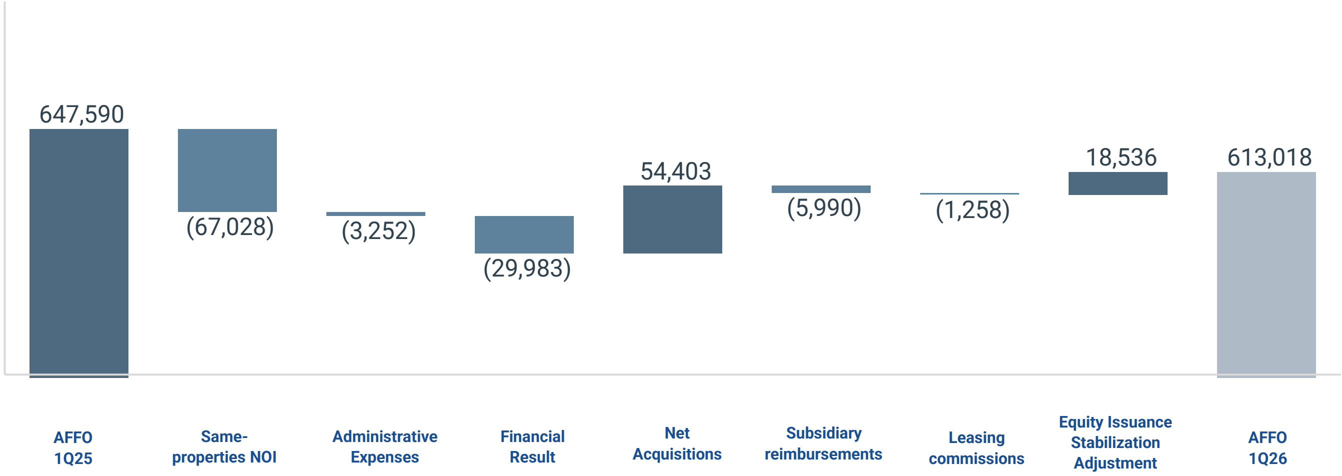
(3) Penalties collected for early contract termination are distributed on a straight-line basis over the 12 months of the year in which they occurred.

(4) Provision booked to cover replacement CAPEX commitments and/or any capitalizable additions or major maintenance across Fibra Mty’s portfolio.

(5) For tax compliance purposes, cash distributions are made with a three-month deferral. Accordingly, Ps. 18.5 million from the CBFI placement carried out in March 2026 was used to maintain 1Q26 AFFO per CBFI at the same level as if the CBFIs outstanding prior to the issuance had been considered.

Variations affecting cash flow 1Q26 vs 1Q25

The change in the Trust's cash flow in 1Q26 compared with 1Q25 and its main drivers are explained below:



For further detail, please refer to the cash flow variance reconciliation included in the "Annexes" section, under "Accounting-to-Cash Flow Variance Reconciliation."

Same-property Cash Flow

The decrease was driven by: i) a foreign exchange loss of Ps. (99.8) million due to a lower average billing exchange rate of Ps. 17.5310 in 1Q26, compared with Ps. 20.5567 in 1Q25; partially offset by ii) rent increases from inflation adjustments and leasing activity related to renewals, delivered expansions, and new lease agreements, which, net of vacancies, totaled Ps. 26.9 million; and iii) other minor movements totaling Ps. 5.9 million.

Administrative Expenses

Corporate expense had a negative AFFO impact of Ps. (3.3) million, mainly due to salary and benefits inflation, higher payroll tax, and increased travel expenses related to the equity issuance completed in March 2026.

Financial Result

The financial result had a negative AFFO impact of Ps. (30.0) million due to the combined effect of: i) a Ps. (57.3) million decrease in financial income, mainly reflecting a lower average invested balance following the acquisitions of the "Batach II" and "Michigan" portfolios and the "MeLi Leon" property. This reduction in the average balance was partially offset by proceeds received from the equity issuance carried out on March 12th, 2026. Financial income was further reduced by the decrease in the reference interest rate, from 10.0% in 1Q25 to 7.0% in 1Q26; and ii) a Ps. 21.3 million reduction in financial expense, together with a favorable foreign exchange effect of Ps. 6.0 million, both associated with the appreciation of the Mexican peso against the U.S. dollar.

Net Acquisitions

The "MeLi Leon" property and the "Batach II" and "Michigan" portfolios, acquired in 2Q25, 3Q25, and 1Q26, respectively, increased 1Q26 NOI by Ps. 34.4 million, Ps. 23.2 million, and Ps. 5.4 million, respectively. In contrast, the divestments of "Fortaleza" and "Catacha", completed in 3Q25 and 4Q25, reduced NOI by Ps. (8.6) million.

Subsidiary Reimbursements

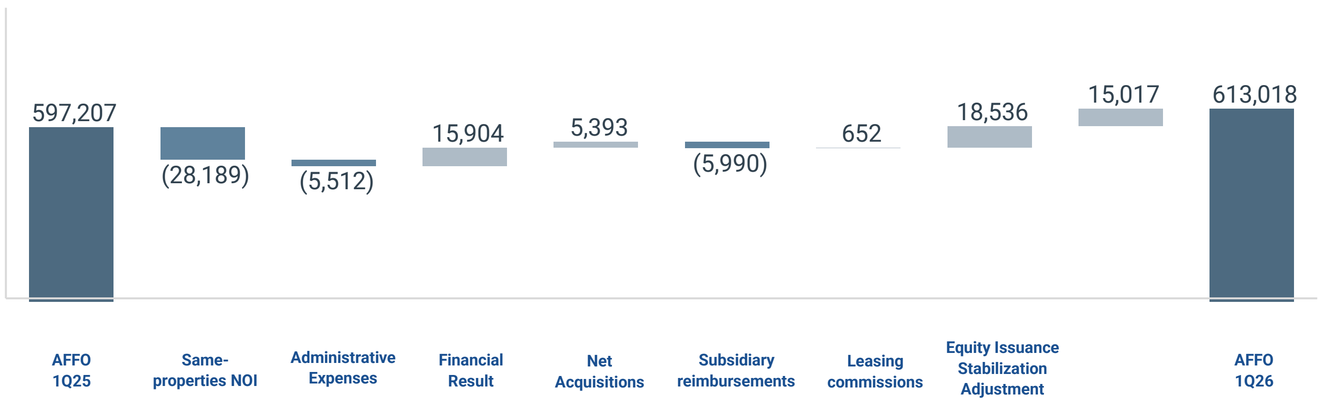
For tax compliance purposes, Administrador Fibra MTY, S.C. charges a 10% markup on operating expenses to Fibra MTY F/2157. After paying taxes on this markup, the remainder is reimbursed to Fibra Mty and distributed to investors via monthly cash distributions. The negative AFFO impact of Ps. (6.0) million was due to a higher dividend declaration in 1Q25 compared with 1Q26.

Equity Issuance stabilization adjustment

For tax compliance purposes, cash distributions are made with a three-month deferral. Accordingly, Ps. 18.5 million from the CBFI placement carried out in March 2026 was used to maintain 1Q26 AFFO per CBFI at the same level generated by leasing operations prior to the placement.

Variations affecting cash flow 1Q26 vs 4Q25

The change in the Trust's cash flow in 1Q26 compared with 4Q25 and its main drivers are explained below:



For further detail, please refer to the cash flow variance reconciliation included in the "Annexes" section, under "Accounting-to-Cash Flow Variance Reconciliation."

Same-property Cash Flow

The decrease was driven by: i) a foreign exchange loss of Ps. (33.3) million due to a lower average billing exchange rate of Ps. 17.5270 in 1Q26, compared with Ps. 18.4159 in 4Q25; partially offset by ii) rent increases from inflation adjustments and new lease agreements, which, net of vacancies, totaled Ps. 3.8 million; and iii) other movements totaling Ps. 1.3 million.

Administrative Expenses

Corporate expense had a negative impact driven by: i) salary and benefits inflation and higher payroll tax associated with the payment of the executive plan based on CBFIs, for Ps. (9.3) million; offset by ii) ESG projects and technology expenses related to document digitalization incurred in 4Q25, for Ps. 2.5 million and Ps. 0.9 million, respectively; and iii) other movements totaling Ps. 0.4 million.

Financial Result

The financial result had a positive AFFO impact due to: i) lower financial expense of Ps. 11.7 million; ii) Ps. 5.5 million from favorable foreign exchange fluctuation in working capital; partially offset by iii) a Ps. (1.3) million decrease in financial income.

Net Acquisitions

Net acquisitions had a positive impact from the acquisition of the “Michigan” portfolio in March 2026, net of the divestment of the “Catacha” property in December 2025.

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 cash distributions. The negative AFFO impact of Ps. (6.0) million was due to a higher dividend declaration in 4Q25 compared with 1Q26.

Lease Commissions

Leasing commissions had a positive effect from the divestment of the Fortaleza property.

Equity Issuance Stabilization Adjustment

For tax compliance purposes, cash distributions are made with a three-month deferral. Accordingly, Ps. 18.5 million from the CBFI placement carried out in March 2026 was used to maintain 1Q26 AFFO per CBFI at the same level generated by operations prior to the placement.

CAPEX

CAPEX had a positive impact, driven by a lower reserve for properties classified as assets held for sale and the sale of the Catacha property in December 2025.

Follow-on

To continue advancing its disciplined growth strategy while maintaining a balanced capital structure, Fibra Mty completed a follow-on offering of 638,250,000 CBFIs (555,000,000 under the base offering and 83,250,000 overallotment CBFIs) at a price of Ps. 13.50 per CBFI, equivalent to Ps. 8,616.4 million, or approximately US$488.1 million (based on the Ps. 17.6543 FIX exchange rate as of March 11th, 2026). The offering was 2.1 times oversubscribed relative to the base amount and included approximately 30% participation from international investors.

As of 1Q26, and as a result of the equity issuance, Fibra Mty had investment capacity of approximately US$990 million while maintaining LTV ratio at or below its 35% target.

This marks the eighth time Fibra Mty has successfully accessed the equity capital markets, including its IPO, making the Trust the issuer with the highest number of equity issuances in Mexico since 2014. This also marks the second time Fibra Mty has carried out, in parallel with a public offering of CBFIs in Mexico, a simultaneous international primary private offering in the United States of America to qualified investors pursuant to Rule 144A of the U.S. Securities Act of 1933, and in other countries pursuant to Regulation S under such Securities Act and/or any applicable federal and/or state laws of the United States of America.

Goldman Sachs, BTG Pactual, BBVA, and Bank of America acted as lead underwriters for the offering, while Actinver, Banorte, Citigroup, GBM, J.P. Morgan, Santander, and Scotiabank acted as co-underwriters.

Following the offering, there was a stabilization period during which BTG Pactual, on behalf of the underwriters, fully exercised the overallotment option for 83,250,000 CBFIs after repurchasing a total of 316,049 CBFIs through stabilization transactions. The stabilization period concluded on April 1st, 2026.

As a result, the follow-on offering described above comprised a total of 637,933,951 CBFIs, net of repurchased CBFIs. Once the overallotment settlement process was completed, Fibra Mty have a total of 3,083,551,286 CBFIs outstanding.

The follow-on offering was carried out under Fibra Mty's placement program for CBFIs and long-term revolving fiduciary certificates (*Certificados Bursátiles Fiduciarios*, or "CEBUREs", by their Spanish acronym) as a recurring issuer, authorized by the Mexican National Banking and Securities Commission (Comisión Nacional Bancaria y de Valores, or "CNBV", by its Spanish acronym) for an amount of up to Ps. 20,000,000,000.00 (twenty billion Mexican pesos).

Distribution per CBFI

The 1Q26 distribution will be equivalent to 100% of AFFO, which stood at Ps. 613.0 million, or Ps. 0.2321 per CBFI, 5.3% below 1Q25. The decrease was driven by the foreign exchange effect and was partially offset by inflation-driven increases in certain lease agreements, expansions, net occupancy, and the Equity Issuance stabilization adjustment described above. At the AFFO level, income from acquisitions was fully offset by lower financial income due to the use of cash for property acquisitions.

	1Q26	4Q25	3Q25	2Q25	1Q25
Total CBFIs outstanding (thousands)	3,083,867.335	2,438,674.664	2,437,674.664	2,432,245.350	2,420,694.057
CBFI price (beginning of the year)	15.35	10.80	10.80	10.80	10.80
CBFI price (beginning of the quarter)	15.35	13.98	13.11	11.77	10.80
Distributions (thousands of Mexican pesos)	Ps. 613,018	Ps. 597,207	Ps. 615,112	Ps. 629,734	Ps. 647,590
Quarterly distributions per CBFI	Ps. 0.2321(1)	Ps. 0.2449(3)	Ps. 0.2523(3)	Ps. 0.2589(3)	Ps.0.2675(3)
Monthly distributions per CBFI	Ps. 0.0774(2)	Ps. 0.0816(3)	Ps. 0.0841(3)	Ps. 0.0863(3)	Ps.0.0892(3)
Annualized distribution yield (beginning of the year)	6.1%	9.1%	9.3%	9.6%	9.9%
Annualized distribution yield (beginning of the quarter)	6.1%	7.0%	7.7%	8.8%	9.9%

(1) Due to the CBFI placement carried out in March 2026, cash distributions for the first two months were paid in advance. As a result, the CBFIs outstanding at the time of the January and February 2026 distributions were 2,445,617,335, while the CBFIs considered for the scheduled March 2026 distribution were the CBFIs outstanding as of March 31st, 2026, totaling 3,083,867,335, which may vary due to the operation of the repurchase fund and the overallotment activities in process as of the close of 1Q26.

(2) Corresponds to the monthly average for 1Q26.

(3) Calculated based on the number of CBFIs outstanding at the reporting date of the corresponding period.

As a result of the March 2026 follow-on offering, and to prevent cash distributions from being diluted by the increase in CBFIs resulting from the follow-on offering, on February 26th, 2026, Fibra Mty announced that it would make an early cash distribution for the months of December 2025 through February 2026, payable on March 5th, 2026, before the increase in CBFIs resulting from the follow-on offering.

For tax purposes, cash distributions are generally generated and paid with a three-month lag. Therefore, advancing the cash distributions prevented the amount from being divided among a larger number of certificates and allowed the same per-CBFI amount to be maintained for investors who held CBFIs prior to the follow-on offering.

In June 2026, Fibra Mty will resume its monthly cash distribution payments.

For greater clarity, the months to be distributed from 2025 and 2026 are shown below, together with the regular payment calendar and the new payment calendar resulting from the follow-on offering:

Month to be distributed	Regular payment calendar	Payment calendar resulting from the follow-on offering	CBFIs receiving distributions
December25	March 26	March 26	CBFIs outstanding prior to the Follow-On
January 26	April 26		
February 26	May 26		
March 26	June 26	June 26	CBFIs outstanding after the Follow-On
April 26	July 26	July 26	
May 26	August 26	August 26	
June 26	September 26	September 26	
July 26	October 26	October 26	
August 26	November 26	November 26	
September 26	December 26	December 26	
October 26	January 27	January 27	
November 26	February 27	February 27	
December 26	March 27	March 27	

2026 Guidance

After completing the equity issuance, the Technical Committee approved the per-CBFI guidance on April 27th, 2026. For comparison purposes, using the 2025 average exchange rate of Ps. 19.2061 per U.S. dollar, the high end of 2026 AFFO per CBFI guidance stands at Ps. 1.001.

Ps. 19.00 – Ps. 19.25			
	2025 Guidance	**2026 Guidance**	**Ch.**
AFFO /CBFI	Ps. 1.022	Ps. 1.001	*(2.2%)*

The variation compared with 2025 is mainly explained by the reduction in LTV ratio, from 26.4% as of 4Q25 to 22.7% as of 1Q26, following the equity issuance. Excluding this deleveraging effect, AFFO per CBFI would have increased between 3% and 5%, which could materialize as proceeds are deployed and the Trust returns to the LTV ratio observed prior to the issuance.

In addition, the guidance considers the following challenges:

Operating Environment

a) In 2026, the portfolio has lease expirations equivalent to 16.3% of total income, comprising 10.6% from the industrial segment and 5.7% from the office segment. Of total expiring income, 41.4% could be renegotiated at market terms, while the remainder is subject to default terms that could limit adjustments above inflation.

Real Estate Market

a) Capitalization rates for industrial assets aligned with Fibra Mty's strategy remain competitive.
b) Projects such as expansions and BTS developments involve a lag between investment and cash flow generation.
c) Execution of the portfolio optimization strategy could temporarily pressure AFFO per CBFI. In this context, the Trust seeks to (i) maximize value upon sale and (ii) reinvest proceeds in the industrial segment in a disciplined manner.

Financial Considerations

a) Lower interest rates compared with 2025 reduce financial income on available cash.
b) The U.S. dollar-denominated yield curve suggests that incremental debt would carry a higher cost than the 4.8% weighted average rate observed as of year-end 2025.

Given the relevance of Mexican peso-U.S. dollar exchange rate movements to Fibra Mty's results, the following guidance scenarios are presented:

Exchange rate scenario (Ps.)	Distribution target (Ps.)	Distribution yield (1)	Benchmark rate (2,3)	Premium vs. benchmark rate
17.00 - 17.24	0.884 – 0.897	~5.8%	~6.1%	(~0.3%)
17.25 - 17.49	0.897 – 0.910	~5.9%	~6.2%	(~0.3%)
17.50 - 17.74	0.910 – 0.923	~6.0%	~6.3%	(~0.3%)
17.75 - 17.99	0.923 – 0.936	~6.1%	~6.4%	(~0.3%)
18.00 - 18.24	0.936 – 0.949	~6.2%	~6.5%	(~0.3%)
18.25 - 18.49	0.949 – 0.962	~6.3%	~6.6%	(~0.3%)
18.50 - 18.74	0.962 – 0.975	~6.4%	~6.7%	(~0.3%)
18.75 - 18.99	0.975 – 0.988	~6.4%	~6.7%	(~0.3%)
19.00 – 19.24	0.988 – 1.001	~6.5%	~6.8%	(~0.3%)
19.25 – 19.50	1.001 – 1.014	~6.6%	~6.9%	(~0.3%)

(1) *Considers the price of Ps. 15.35 per CBFI as of December 31st, 2025, which appreciated 42.1% during 2025.*
(2) *Considers the weighted yield of the 10-year Mexican government bond in the local market (M10) and the United States (UMS10), of 9.11% and 5.84%, respectively, as of December 31st, 2025, multiplied by the percentage of Mexican peso- and U.S. dollar-denominated revenue as of 4Q25.*
(3) *For comparison purposes, in addition to the calculation described in footnote #2, it considers an adjustment for foreign exchange fluctuation.*

Financial Position

	Thousands of Mexican pesos			Thousands of U.S. dollars*		
	1Q26	4Q25	Δ%/p.p.	1Q26	4Q25	Δ%/p.p.
Cash, cash equivalents, and financial investments	8,536,014	3,377,070	***152.8%***	471,517	188,108	150.7%
Assets held for sale	2,724,547	1,892,743	***43.9%***	150,500	105,429	42.8%
Investment properties	37,992,914	36,837,817	***3.1%***	2,098,673	2,051,926	2.3%
Other assets	1,933,759	487,461	***296.7%***	106,818	27,152	293.4%
Total assets	**51,187,234**	**42,595,091**	***20.2%***	**2,827,508**	**2,372,615**	**19.2%**
Debt	11,453,349	11,087,619	***3.3%***	632,666	617,598	2.4%
Other liabilities	971,212	796,035	***22.0%***	53,648	44,340	21.0%
Total liabilities	**12,424,561**	**11,883,654**	***4.6%***	**686,314**	**661,938**	**3.7%**
Total Trustors' equity	**38,762,673**	**30,711,437**	***26.2%***	**2,141,194**	**1,710,677**	**25.2%**

** The closing exchange rates of Ps. 18.1033 and Ps. 17.9528 per U.S. dollar as of March 31st, 2026 and December 31st, 2025, respectively, were used for convenience purposes and should not be considered statutory exchange rates.*

Cash & Cash Equivalents

The 152.8%, or Ps. 5,159 million, increase was mainly due to the net effect of: i) the issuance of 555,000,000 CBFIs, excluding the overallotment option, at a price of Ps. 13.50, completed in March 2026, equivalent to Ps. 7,493 million; ii) cash-paid CBFI placement costs of Ps. (195) million; iii) the acquisition of the "Michigan" portfolio, considering the cash-funded portion of US$76.7 million, equivalent to Ps. (1,368) million; iv) cash distributions of Ps. (992) million; and v) other impacts. A detailed breakdown of movements in cash and cash equivalents is available in the Statement of Cash Flows for the period ended March 31st, 2026, attached to this earnings release.

Assets Held for Sale

The Ps. 832 million, or 43.9%, increase was mainly due to the reclassification of the "Atento", "Cuadrante", "Huasteco Alfa", "Huasteco ZC", and "Neoris" properties from investment properties to assets held for sale in connection with their potential divestment.

Investment Properties

The Ps. 1,155 million, or 3.1%, increase mainly reflects: i) Ps. 1,883 million in additions related to the acquisition of the "Michigan" portfolio, expansions, and replacement CAPEX; ii) a Ps. 157 million fair value adjustment, mainly due to the Ps. 0.1505 depreciation of the peso against the dollar as of the close of 1Q26 compared with 4Q25; partially offset by iii) a Ps. 885 million reduction from the reclassification of the properties described in the preceding paragraph from investment properties to assets held for sale, based on their fair value as of the reclassification date.

Other Assets

The Ps. 1,446 million, or 296.7%, increase was mainly explained by: i) a Ps. 1,124 million receivable from the underwriters related to the settlement of 83,250,000 overallotment CBFIs at a price of Ps. 13.50 per CBFI; ii) a Ps. 139 million increase in recoverable taxes attributable to VAT credits generated by the acquisition of investment properties; iii) a Ps. 79 million increase in derivative financial instruments; iv) a Ps. 49 million increase in accounts receivable; and v) other minor impacts.

Debt

The Ps. 366 million, or 3.3%, increase mainly reflects the combined effect of: i) a US$23 million debt drawdown to fund a portion of the acquisition price of the "Michigan" portfolio, and the repayment of an industrial expansion loan for US$8 million, together equivalent to Ps. 261 million; and ii) a foreign exchange loss of Ps. 105 million due to the Ps. 0.1505 depreciation of the Mexican peso against the U.S. dollar, from Ps. 17.9528 in December 2025 to Ps. 18.1033 in March 2026.

Other Liabilities

The Ps. 175 million, or 22.0%, increase mainly comprised: i) Ps. 149 million in advances received under contractual agreements related to the potential sale of certain investment properties, which will be applied as the conditions established in those agreements are met; ii) a Ps. 45 million payable related to the equity issuance completed in March 2026; and iii) other impacts of Ps. (19) million.

Equity

The Ps. 8,051 million, or 26.2%, increase was due to the combined effect of: i) the CBFI placement of Ps. 8,375 million, net of issuance costs, completed on March 12th, 2026; ii) consolidated net income of Ps. 573 million for the January–March 2026 period; iii) distributions to CBFI holders of Ps. (992) million; and iv) the Ps. 95 million valuation effect of derivative financial instruments.

As of March 31st, 2026, book value per CBFI, calculated by dividing equity by the CBFIs outstanding as of the close of 1Q26, was Ps. 12.57, equivalent to US$0.69 using the closing exchange rate as of 1Q26 of Ps. 18.1033 per U.S. dollar.

Debt & Cash Equivalents

As of March 31st, 2026, the outstanding debt balance increased compared with year-end 2025, reaching US$635.0 million, equivalent to Ps. 11,495.6million at the exchange rate in effect on March 31st, 2026.

Consistent with Fibra Mty's objective of maintaining a prudent capital structure, preserving financial flexibility, and maintaining a competitive cost of debt, during the quarter the Trust entered into a new syndicated credit facility for a total amount of up to US$215 million, with Banorte acting as lead bank and Scotiabank acting as agent. The facility includes an option to increase the amount by US$50 million, for a total potential amount of up to US$265 million.

The facility is unsecured, with a single principal payment at maturity and a five-year term from the date the agreement was executed, with the option to extend the term up to two times for additional one-year periods, for a total term of up to seven years, subject to banks' approval. The facility bears interest at one-month SOFR plus a variable spread of 1.55% to 1.65%, depending on Fibra Mty's LTV ratio.

The spread would only increase from 155 to 165 basis points if the LTV ratio exceeds 40%, equivalent to a leverage level above Fibra Mty's internal target of 35%. Accordingly, Management expects the spread to remain at 155 basis points on an ongoing basis.

Additionally, on March 12th, 2026, Fibra Mty drew US$23 million under the Scotiabank long-term bilateral facility to partially finance the acquisition of the "Michigan" portfolio. The Trust also amended the same credit facility to extend the availability period by an additional 12 months. As of the date of this earnings release, the facility had an outstanding balance of US$55.0 million and US$8.0 million available.

During the quarter, Fibra Mty also fully repaid the 2024 Scotiabank short-term bilateral facility, which was intended to fund expansions, for an amount of US$8.0 million.

These actions reflect prudent liability management and financial discipline, aimed at strengthening the Trust's capital structure and supporting organic growth within the industrial segment.

Key Debt Indicators

1. As a result of the equity issuance Fibra Mty reduced its LTV ration, based on outstanding balances, from 26.4% as of December 31st, 2025 to 22.7% as of March 31st, 2026, 27.3 percentage points below the maximum leverage level of 50% authorized by the CBFI Holders' Meeting.
2. Cash and cash equivalents represented 16.7% of total assets. Net debt, after deducting cash on hand, represented 7.2% of total assets.
3. Fibra Mty has up to US$526.0 million available, equivalent to Ps. 9,522.3 million as of March 31st, 2026, under credit facilities comprised of:
   i. US$215.0 million under the Banorte syndicated facility,
   ii. US$140.0 million under the Banorte bilateral facility,
   iii. US$75.0 million under the BBVA bilateral facility,
   iv. US$63.0 million under the Scotiabank short-term bilateral facility,
   v. US$25.0 million under the Santander bilateral facility, and
   vi. US$8.0 million under the Scotiabank long-term bilateral facility,

   which may be used for future acquisitions, additional capital investments, and expansions without compromising a balanced capital structure.
4. Fibra Mty has access to undrawn revolving credit facilities totaling US$120.0 million, equivalent to Ps. 2,172.4 million as of March 31st, 2026.

5. All of Fibra Mty's drawn debt is U.S. dollar-denominated, unsecured, and mostly fixed-rate. The average debt term is 2.9 years, with the first relevant maturity occurring in October 2027. As of the close of 1Q26, the Trust is evaluating various strategies to extend its maturity profile.
6. Fibra Mty remains fully compliant with the financial covenants under its debt agreements, with reasonable headroom to continue doing so. The Trust continuously and proactively monitors these covenants to take early action as needed and maintain compliance.
7. Fibra Mty has binding agreements for the sale of certain properties in its portfolio, which would increase available cash upon execution.
8. Fibra Mty has development commitments of Ps. 111.5 million (including VAT) for the next 12 months, corresponding to estimated investments in expansions of properties within its portfolio

As of March 31st, 2026, the Trust had a weighted average debt rate of 4.8%. The Banorte bilateral facility and the BBVA bilateral facility currently drawn by Fibra Mty have a variable spread that increases when the LTV ratio exceeds 40%, equivalent to a leverage level above Fibra Mty's internal target. For this reason, the Trust expects the spread to remain at the lower end of the range.

Millions of U.S. dollars	1Q26	Currency	Rate	Floating rate 31Mar26	Fixed rate hedge	Maturity	4Q25	Δ% 1Q26 vs 4Q25
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%	5.41%	5.38%	Jun-28	32.0	-
	23.0				-[4]		-	**100.0%**
Scotiabank Bilateral (shot-term)	-	US$	SOFR 3M+ 1.44%	5.12%	-	Jan-26[5]	8.0	**(100.0%)**
BBVA Bilateral ("2024")	175.0	US$	SOFR 1M+ 1.75%[2]	5.41%	4.95%[6]	Sep-29	175.0	-
Banorte Bilateral ("2024")	160.0	US$	SOFR 1M+ 1.70%[3]	5.36%	5.40%[7]	Ene-31[8]	160.0	-
Santander Bilateral	30.0	US$	SOFR 1M + 1.44%	5.10%	-	Jul-26[9]	30.0	-
TOTAL	**635.0** [10]						**620.0** [11]	**2.4%**

(1) Includes the CEBURE FMTY20D reopening, excluding 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 1.70% and 1.90%, depending on the Trust's LTV ratio.

(4) After quarter-end, Fibra Mty fixed the rate on the facility through a swap derivative instrument at 5.25% for the US$23.0 million notional amount.

(5) 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.

(6) Considers a fixed rate of 4.93% for a notional of US$150.0 million and a fixed rate of 5.10% for a notional of US$25 million.

(7) Considers a fixed rate of 5.01% for a notional of US$70.0 million and a fixed rate of 5.70% for a notional of US$90 million.

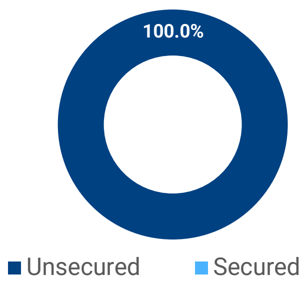
(8) On December 10th, Fibra Mty executed an amendment agreement to extend the maturity to January 10th, 2031 and reduce the spread on the Banorte bilateral facility from 1.80% to 1.70%.

(9) Each drawdown made under the Santander bilateral facility matures within 12 months or by December 31th, 2026, whichever occurs first.

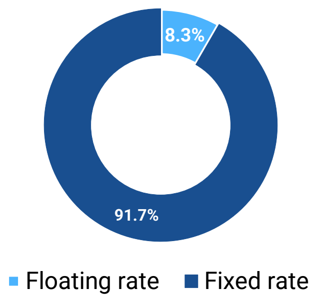
(10) Equivalent to Ps. 11,495,595.5 thousand, using an exchange rate of Ps. 18.1033 as of March 31st, 2026.

(11) Equivalent to Ps. 11,130,736.0 thousand, using an exchange rate of Ps. 17.9528 as of December 31st, 2025.

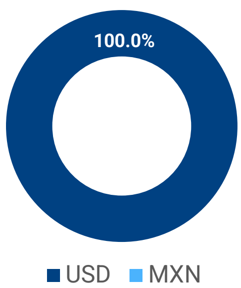
Type of Debt



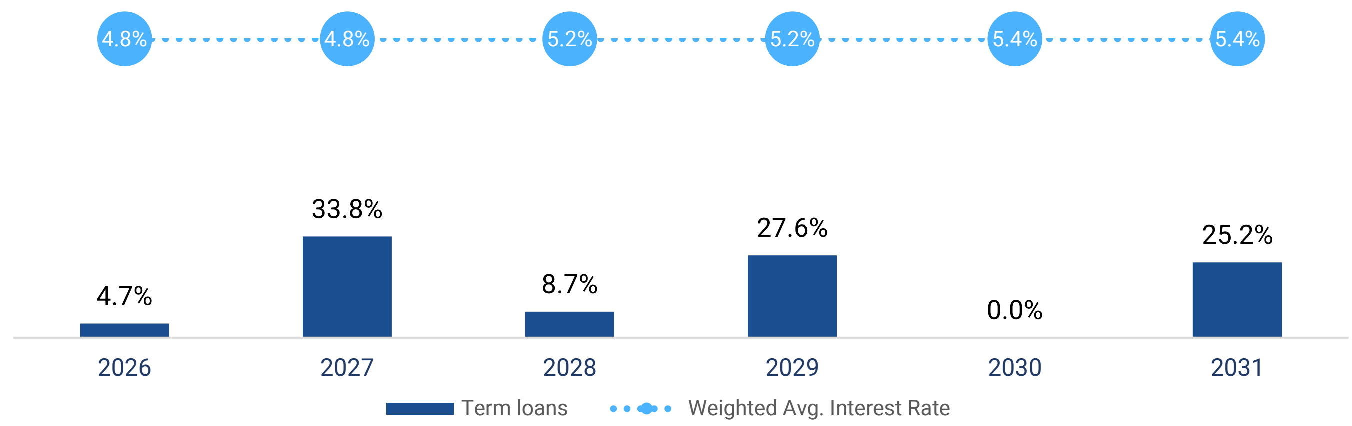
Type of Rate



Currency



Debt maturity profile (1)



(1) Assumes a fixed rate of 4.95% for the 2024 BBVA bilateral facility, a fixed rate of 5.40% for the 2024 Banorte bilateral facility, and a weighted average rate of 5.40% for the two drawdowns under the Scotiabank long-term bilateral facility. Meanwhile, the Santander bilateral facility carries variable rates, with each drawdown maturing up to 12 months from the drawdown date or by the facility's final maturity date, whichever occurs first.

Key Debt Metrics as of March 31st, 2026

22.7%
LTV ratio

1.0 x
Net debt to EBITDA (1)

4.8 %
Weighted average interest rate

2.9 years
Average debt maturity

FitchRatings S&P Global
AA+ (MEX)

HR Ratings Credit Rating Agency
AAA (MEX)

Credit ratings

(1) The ratio is calculated as follows: (Bank loans and debt securities + debt costs + interest payable - Cash and cash equivalents and financial investments)) / LTM EBITDA. This calculation includes the annualized NOI from the "Batach", "MeLi" and "Michigan" 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 March 31st, 2026, 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)	March 31st, 2026
Total debt and interest payable[(1)]	11,623,356
Total assets	51,187,234
Financial Leverage*	**22.7%**

(1) *This figure includes outstanding balances of debt securities (including premium), the 2024 Banorte bilateral, the 2024 BBVA bilateral, the Scotiabank long-term bilateral, and the Santander bilateral facilities, plus accrued interest payable.*

**Defined by the CNBV as gross debt and interest payable divided by total assets.*

Debt Service Coverage Ratio Assets:	Period	Thousands of Mexican pesos
Current assets*	31/03/2026	9,762,529
Recoverable VAT	Next 4 quarters	313,035
Estimated operating income after distributions **	Next 4 quarters	646,377
Available credit lines	31/03/2026	11,694,732
Liabilities:		
Interest payments	Next 4 quarters	566,377
Principal payments	Next 4 quarters	543,099
Recurring CAPEX	Next 4 quarters	337,058
Non-discretionary acquisition and/or development expenses***	Next 4 quarters	111,507
Debt Service Coverage Ratio******		**14.39**

** Cash & cash equivalents + accounts receivable.*

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

**** Includes development and expansion commitments. For more details, refer to the "Expansions" section.*

*****(Liquid assets + recoverable value-added tax + estimated operating income after distributions + available credit facilities) / (interest payments + principal payments + Recurring CAPEX + non-discretionary acquisition and/or development expenses). Assuming full drawdown of the 2024 BBVA, the 2024 Banorte, the Banorte syndicated, the Scotiabank bilateral, and the Santander bilateral facilities for expansions, the ratio would be 6.41x.*

Compliance with FMTY20D Covenants

As of March 31st, 2026, Fibra Mty remains fully compliant with financial covenants established under "FMTY20D" issuance, with reasonable headroom to remain in compliance:

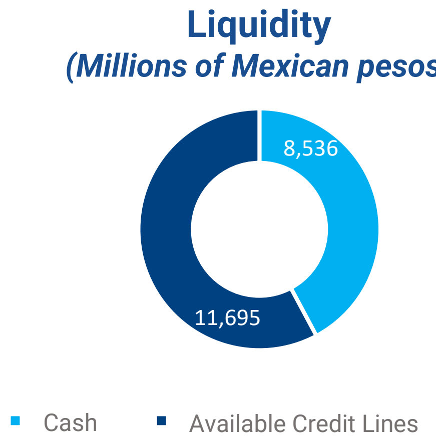
Metrics	FMTY	Covenant
Leverage level ceiling (1)	24.3%	≤ 50.0%
Secured debt to assets ceiling (2)	0.00%	≤ 40.0%
Debt service coverage ratio (3)	5.0x	≥ 1.5x
Unencumbered assets to unsecured debt ceiling (4)	445.3%	≥ 150.0%

(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

Fibra Mty had Ps. 8,536.0 million in cash and cash equivalents at the close of 1Q26, an increase of 152.8%, or Ps. 5,158.9 million, compared with the close of 4Q25. The increase is explained in detail in the Statement of Cash Flows attached to this earnings release.

In addition, LTV ratio stood at 22.7% as of the close of 1Q26, compared with 26.2% as of the close of 1Q25. After deducting cash on hand, net leverage stood at 7.2% and 14.7% as of the close of 1Q26 and 1Q25, respectively.



Implicit Cap Rate

During 1Q26, the average CBFI trading price of Ps. 14.86 represented a premium of approximately 18.0% in Mexican pesos compared to the average book value for 4Q25 and 1Q26.

In addition, the implicit capitalization rate, using the averages of the investment property value and enterprise value, stood at 7.7% and 6.6%, respectively. The calculation breakdowns are presented below:

Book value calculation (Average)	
(+)Investment properties (excl. land bank, incl. properties held for sale)	*39,113*
(+) Land bank	*611*
(+) Other assets	*7,167*
(=) Assets	46,891
(-) Liabilities	*12,154*
(=) Book value	**34,737**
(/) CBFIs (millions of certificates)	*2,761*
(=) Book value per CBFI	**12.58**

Premium or discount calculation	
1Q26 average trading price	14.86
Book value price	12.58
Premium (discount)	**18.1%**

Premium or discount calculation in USD	
1Q26 average trading price in USD (1)	0.8458
Book value in USD (2)	0.6978
Premium (discount)	**21.2%**

Enterprise value Calculation (Average)	
1Q26 average trading price	*14.86*
(x) CBFIs (millions of certificates)	*2,761*
(=) Market cap	**41,028**
(+) Liabilities	12,154
(-) Cash and financial investments	5,957
(=) Enterprise value	**47,225**

Implicit cap rate to book value	
Net operating income (NOI) (1Q26x4)	**2,995**
(+) Investment properties (incl. properties held for sale)	*39,113*
(-) Investment properties to pay	*2*
(=) Investment properties, net	**39,111**
Implicit cap rate	***7.7%***

Implicit cap rate to enterprise value	
Net operating income (NOI) (1Q26x4)	**2,995**
(=) Enterprise value	47,225
(-) Land bank	611
(-) Other non-cash assets	1,211
(-) Investment properties to pay	2
(=) Investment properties, net	**45,401**
Implicit cap rate	**6.6%**

(1) The average exchange rate of Ps. 17.5683 per U.S. dollar during 1Q26 was used.
(2) The average closing exchange rate for 4Q25 and 1Q26 was used, equivalent to Ps. 18.0281 per U.S. dollar.

Conference Call

Analyst Coverage	
Actinver	Helena Ruiz
Bank of America	Carlos Peyrelongue
Banorte	Hugo Armando Gómez
Barclays	Pablo Monsivais
BBVA	Francisco Chavez
BTG Pactual	Gordon Lee
Citi	André Mazini
GBM	Anton Mortenkotter
Goldman Sachs	Jorel Guilloty
Intercam	Alejandra Marcos
Itaú	Pablo Ricalde
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	1Q26	1Q25	Ch.%	4Q25	Ch.%
Total revenue	**812,252**	**844,078**	***(3.8%)***	**831,347**	***(2.3%)***
Operating expenses	63,427	64,759	*(2.1%)*	62,785	*1.0%*
Administrative expenses	68,911	68,813	*0.1%*	63,810	*8.0%*
Executive plan based on CBFIs	15,813	(3,222)	*(590.8%)*	53,894	*(70.7%)*
Gain from fair value of investment properties	100,737	520,021	*(80.6%)*	98,523	*2.2%*
(Loss) gain on disposal of long-lived assets, net	(513)	-	-	270	*(290.0%)*
Financial income	65,098	122,365	*(46.8%)*	85,440	*(23.8%)*
Financial expenses	146,656	169,042	*(13.2%)*	161,789	*(9.4%)*
(Loss) gain due exchange fluctuation, net	(108,281)	46,442	*(333.2%)*	190,428	*(156.9%)*
Income before income taxes	**574,486**	**1,233,514**	***(53.4%)***	**863,730**	***(33.5%)***
Income taxes	1,709	7,160	*(76.1%)*	1,932	*(11.5%)*
Consolidated net income	**572,777**	**1,226,354**	***(53.3%)***	**861,798**	***(33.5%)***
Valuation effect of derivative financial instruments	95,279	(143,949)	*(166.2%)*	8,848	*976.8%*
Consolidated comprehensive income	**668,056**	**1,082,405**	***(38.3%)***	**870,646**	***(23.3%)***

Reconciliation of NOI and Adjusted EBITDA to Consolidated Comprehensive Income

Figures in thousands of Mexican pesos	1Q26	1Q25	Ch.%	4Q25	Ch.%
Consolidated comprehensive income	**668,056**	**1,082,405**	***(38.3%)***	**870,646**	***(23.3%)***
Valuation effect of derivative financial instruments	(95,279)	143,949	*(166.2%)*	(8,848)	***976.8%***
Consolidated net income	**572,777**	**1,226,354**	***(53.3%)***	**861,798**	***(33.5%)***
Income taxes	1,709	7,160	*(76.1%)*	1,932	*(11.5%)*
Financial income	(65,098)	(122,365)	*(46.8%)*	(85,440)	*(23.8%)*
Financial expenses	146,656	169,042	*(13.2%)*	161,789	*(9.4%)*
Loss (gain) due to exchange fluctuation, net	108,281	(46,442)	*(333.2%)*	(190,428)	*(156.9%)*
Loss (gain) on disposal of long-lived assets, net	513	-	-	(270)	*(290.0%)*
Gain from fair value of investment properties	(100,737)	(520,021)	*(80.6%)*	(98,523)	*2.2%*
Executive plan based on CBFIs	15,813	(3,222)	*(590.8%)*	53,894	*(70.7%)*
Depreciation and amortization	974	983	*(0.9%)*	975	*(0.1%)*
Adjusted EBITDA	**680,888**	**711,489**	***(4.3%)***	**705,727**	***(3.5%)***

Administrative fees	46,861	44,304	*5.8%*	37,518	*24.9%*
Trust services and general expenses	22,050	24,509	*(10.0%)*	26,292	*(16.1%)*
Depreciation and amortization	(974)	(983)	*(0.9%)*	(975)	*(0.1%)*
NOI	**748,825**	**779,319**	***(3.9%)***	**768,562**	***(2.6%)***

Reconciliation of FFO and AFFO to Consolidated Comprehensive Income

Figures in thousands of Mexican pesos	1Q26	1Q25	Ch.%	4Q25	Ch.%
Consolidated comprehensive income	**668,056**	**1,082,405**	***(38.3%)***	**870,646**	***(23.3%)***
Valuation effect of derivative financial instruments	(95,279)	143,949	*(166.2%)*	(8,848)	*976.8%*
Gain from fair value of investment properties	(100,737)	(520,021)	*(80.6%)*	(98,523)	*2.2%*
Unrealized exchange (gain) loss, net	128,960	(43,623)	*(395.6%)*	(231,479)	*(155.7%)*
Amortization	967	967	*0.0%*	967	*0.0%*
Lease liabilities financial (income) expense	(39)	62	*(162.9%)*	(14)	*178.6%*
Valuation effects due to debt variations	1,064	-	-	(19,027)	*(105.6%)*
Executive plan based on CBFIs	15,813	(3,222)	*(590.8%)*	53,894	*(70.7%)*
Loss (Gain) on disposal of long-lived assets, net	513	-	-	(270)	*(290.0%)*
Income from subsidiary (*)	-	(634)	*(100.0%)*	-	-
Disbursements for rights-of-use assets (*) (1)	-	(1,039)	*(100.0%)*	-	-
Collections from financial leases (*) (1)	-	1,671	*(100.0%)*	-	-
Financial result and subsidiary tax	(426)	-	-	702	*(160.7%)*
AMEFIBRA FFO	**618,892**	**660,515**	***(6.3%)***	**568,048**	***9.0%***
Non-monetary straight-line income	2,825	1,971	*43.3%*	536	*427.1%*
Research expenses to maximize the value of properties	-	197	*(100.0%)*	-	-
Office equipment depreciation	7	16	*(56.3%)*	8	*(12.5%)*
Amortization of debt costs	4,200	6,888	*(39.0%)*	5,666	*(25.9%)*
Realized exchange gain, net	(34)	(84)	*(59.5%)*	(63)	*(46.0%)*
Exchange gain from financing and investment transactions, net	(14,901)	(3,021)	*393.2%*	41,355	*(136.0%)*
Reversal of CAPEX reserve (*)	-	(1,455)	*(100.0%)*	-	-
Debt cost of expansions	8,413	7,820	*7.6%*	11,403	*(26.2%)*
Straight-line lease termination income (*) (3)	-	(17,020)	*(100.0%)*	-	-
Subsidiary reimbursements (*) (2)	-	14,740	*(100.0%)*	-	-
AMEFIBRA FFO adjusted by FMTY	**619,402**	**670,567**	***(7.6%)***	**626,953**	***(1.2%)***
CAPEX reserve (4)	(20,000)	(20,000)	*0.0%*	(35,017)	*(42.9%)*
Reversal of CAPEX reserve (*)	(576)	-	-	(931)	*(38.1%)*
Disbursement for right-of-use assets (*) (1)	(1,094)	-	-	(1,095)	*(0.1%)*

Finance lease collections (*) (1)	842	-	-	872	*(3.4%)*
Straight-line lease termination income (*) (3)	-	-	-	5,673	*(100.0%)*
Subsidiary reimbursements (*) (2)	8,750	-	-	14,740	*(40.6%)*
Income from subsidiary (*)	(8,607)	-	-	(9,102)	*(5.4%)*
Lease commissions	(4,235)	(2,977)	*42.3%*	(4,886)	*(13.3%)*
Equity Issuance stabilization adjustment (5)	18,536	-	-	-	-
AFFO	**613,018**	**647,590**	***(5.3%)***	**597,207**	***2.6%***

(*) Beginning in 4Q25, these items were reconciled within AFFO as part of the preparation activities for the adoption of IFRS 18 "Presentation and Disclosure in Financial Statements". Fibra Mty intends to incorporate the FFO metric into the notes to the financial statements and, for that purpose, FFO must reconcile only items derived from the statement of income. As part of the notes to the financial statements, FFO will be reviewed by the external auditor, thereby strengthening the transparency of this metric, which serves as the basis for Fibra Mty's cash distributions.

(1) Finance lease of parking spaces at the "Danfoss" and "Prometeo" properties. At "Danfoss", Fibra Mty pays a finance lease for land to a third party and collects a finance sublease from the tenant; therefore, the project's return impacts AFFO through NOI, while the recovery of the investment is reconciled to AFFO. At "Prometeo", Fibra Mty pays a finance lease for a parking facility to a third party.

(2) 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 cash distributions.

(3) Penalties collected for early contract termination are distributed on a straight-line basis over the 12 months of the year in which they occurred.

(4) Provision booked to cover replacement CAPEX commitments and/or any capitalizable additions or major maintenance across Fibra Mty's portfolio.

(5) For tax compliance purposes, cash distributions are made with a three-month deferral. Accordingly, Ps. 18.5 million from the CBFI placement carried out in March 2026 was used to maintain 1Q26 AFFO per CBFI at the same level as if the CBFIs outstanding prior to the issuance had been considered.

Accounting-to-Cash Flow Variance Reconciliation

To facilitate the reader's analysis and understanding of the behavior of the Trust's key financial indicators and their impact on AFFO, the following reconciliations bridge accounting variances to cash flow variances.

Figures in thousands of Mexican pesos

Accounting same-properties NOI	(84,897)
Non-monetary straight-line income	854
Refund of provision for CAPEX	879
Rights-of-use payments, net	(55)
Finance lease collections	(829)
Straight-line lease termination income	17,020
Same-properties NOI (cash flow)	**(67,028)**

Accounting administrative expenses	(98)
Property research expenses	(197)
Income from subsidiary	(2,948)
Depreciation and amortization	(9)
Administrative expenses (cash flow)	**(3,252)**

Accounting financial result	(189,604)
Debt-related financial expense	(2,688)
Financial expenses on lease liabilities	(101)
Valuation effects due to debt variations	1,064
Debt cost of expansions	593
FX result with no impact on distributions	160,753
Financial result (cash flow)	**(29,983)**

Accounting NOI from acquisitions	62,994
Divestments	(8,591)
	-
	-
	-
Cash flow from acquisitions	**54,403**

Non-cash Items

Executive Plan Based on CBFIs

During 1Q26, Fibra Mty did not recognize an accrual for the incentive plan because the 2026 guidance, which is used to estimate target achievement and determine the related accrual, was approved by the Technical Committee in April 2026, after the follow-on offering, which included an international tranche, was completed. Fibra Mty also recognized a Ps. 15.8 million charge related to a shortfall in the accrual recorded for 2025, driven by the difference between the grant price accrued as of December 31st, 2025 and the settlement price of the CBFIs on the delivery date. Accordingly, in 2Q26, Fibra Mty will recognize the accrual corresponding to the first half of 2026.

For the three months ended March 31st, 2025, the provision for the executive plan based on CBFIs totaled 375,335 CBFIs, which, based on the CBFI price of Ps. 10.67 as of the grant date, was equivalent to Ps. 4.0 million. In addition, Fibra Mty recognized a Ps. (7.2) million reversal in results from the cancellation of an excess provision from the prior year, representing a net effect of Ps. (3.2) million in the condensed consolidated statement of comprehensive income.

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.

The fair value gain in 1Q26 was Ps. 100.7 million, mainly explained by:

i) A Ps. 157.1 million change in investment property appraisals, resulting from the combination of:

1. A Ps. 296.1 million increase due to the depreciation of the Mexican peso against the U.S. dollar, from Ps. 17.9528 as of December 31st, 2025 to Ps. 18.1033 as of March 31st, 2026.

2. A Ps. (78.8) million decrease from ordinary property operations, as follows:
    - i) Offices: Ps. (97.8) million, mainly due to updated expense budgets and contractual terms.
    - ii) Ps. 19.0 million, driven by occupancy improvements and lease extensions.

3. Acquisition costs and taxes of Ps. (47.3) million generated by the "Michigan" acquisition, comprising two properties, as well as other minor impacts of Ps. (12.9) million.

ii) A Ps. (56.4) million decrease related to properties held for sale. The decrease is explained by ordinary operations of Ps. (62.6) million in the office segment, driven by updated expenses and contractual terms, partially offset by a positive foreign exchange effect of Ps. 10.7 million on U.S. dollar-denominated assets, including "Redwood", "Neoris", and "Cuadrante", and other impacts of Ps. (4.5) million.

Compared with 1Q25, the fair value gain was Ps. 520.0 million, resulting from the combined effect of:

- i) A Ps. 512.7 million change, comprised of:
    - a. A Ps. (177.3) million decrease due to the appreciation of the Mexican peso against the U.S. dollar, from Ps. 20.5103 as of December 31st, 2024 to Ps. 20.4003 as of March 31st, 2025.
    - b. A Ps. 489.6 million increase from ordinary property operations, due to: i) the impact of a new operating strategy aimed at generating savings in management fees, with an effect of Ps. 466.6 million; ii) Ps. 185.3 million from longer lease terms, occupancy of vacant space in industrial buildings, and the effect of revaluing completed expansions against construction cost; partially offset by iii) Ps. (105.7) million due to tenant move-outs in office properties and other minor impacts of Ps. (56.6) million.

    c. Mainly in industrial buildings, a Ps. 200.4 million increase in portfolio value due to market conditions, reflecting the following effects: i) a Ps. 718.9 million increase from lower discount rates and higher market rent; offset by ii) a Ps. (518.5) million decrease from a higher systematic vacancy rate and a lower projected inflation adjustment.

ii) A Ps. 7.3 million change related to the "Fortaleza" property, which, in accordance with IFRS 5, is classified and presented as an asset held for sale in the consolidated statements of financial position.

Consolidated Net Income

Consolidated net income for 1Q26 stood at Ps. 572.8 million, down Ps. 653.6 million compared with 1Q25.

Excluding the effects of changes in the fair value of properties, foreign exchange result, and the executive plan based on CBFIs, Fibra Mty's consolidated net income decreased by Ps. 60.5 million, or 9.2%, to Ps. 596.1 million as of the close of 1Q26.

The decrease was mainly attributable to: i) foreign exchange effects, with an unfavorable impact of Ps. (99.8) million on same-property NOI and a favorable impact of Ps. 22.4 million on financial expense; ii) rent increases from inflation adjustments and leasing activity related to renewals, delivered expansions, and new lease agreements, which, net of vacancies, totaled Ps. 26.9 million; and iii) other minor movements totaling Ps. (10.0) million. NOI from acquisitions, net of divestments, was fully offset by lower financial income due to the use of cash for property acquisitions.

Derivative Financial Instruments

Fibra Mty, as an issuer listed on the Mexican Stock Exchange, carries out equity offerings denominated in Mexican pesos. However, in line with its business model, a significant portion of those proceeds is allocated to investments in U.S. dollar-denominated properties. In this context, depreciation of the Mexican peso against the U.S. dollar could reduce the U.S. dollar value of the proceeds available to meet the Trust's investment objectives.

To mitigate foreign exchange exposure and preserve the U.S. dollar value of proceeds from the equity offering completed in 1Q26, Fibra Mty entered into eight FX forward derivative instruments for a total notional amount of US$400 million, which were formally designated as cash flow hedges for accounting purposes.

Of the total amount, US$200 million was arranged with Scotiabank, US$150 million with BBVA, and US$50 million with Banco Monex. The instruments have an initial settlement date of March 12th, 2027.

Additionally, during 1Q26, to align the term and conditions of the derivative financial instruments with the structure of the underlying debt, the Trust extended the maturity of the hedge corresponding to the US$70.0 million drawdown under the Banorte bilateral facility to January 10th, 2031, fixing the interest rate at 3.3075%.

As of the close of 1Q26, outstanding financial instruments presented in the statement of financial position reflected a net asset position of Ps. 69.2 million, representing a Ps. 327.7 million decrease compared with 1Q25. This change was driven by a Ps. 341.7 million decrease in financial instrument assets, partially offset by a Ps. 14.0 million decrease in financial instrument liabilities.

Of the total variation for the period: i) Ps. (347.6) million was mainly due to the maturity of the notional amount hedged through foreign exchange forwards; and ii) Ps. 19.9 million reflected the positive net valuation effect of interest rate swap hedges, mainly associated with movements in the interest rate curve.

The Ps. 86.4 million variation in 1Q26 compared with 1Q25 in the statement of comprehensive income was explained by the change in the valuation of foreign exchange forward instruments, mainly driven by the addition of US$400 million in hedged notional amount and, to a lesser extent, by the impact of the Mexican peso's appreciation against the U.S. dollar and movements in the interest rate curve.

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 close of 1Q26, Fitch Ratings assigned the issuance ratings of "AA+" on a local scale and "BBB-" on the global scale, with a Stable Outlook, while HR Ratings assigned it "AAA" on the local scale and "BBB+" on the global scale, confirming Fibra Mty's investment-grade credit profile.

Banorte Bilateral Unsecured Credit Facility (2024)

Fibra Mty executed the original facility for an amount of up to US$245.3 million. During 2Q25, Fibra Mty executed a first amendment agreement that increased the committed amount to US$300.0 million and extended the availability period by an additional 12 months. Subsequently, on December 10th, 2025, Fibra Mty executed a second amendment agreement that extended the maturity to January 10th, 2031 and modified the variable spread from a 1.80%–2.00% range to 1.70%–1.90%, based on the LTV ratio. The facility provides for monthly interest payments, a single principal payment at maturity, and a five-year term as of the execution date of the second amendment.

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.

As of March 31st, 2026, Fibra Mty had two interest rate swaps outstanding that hedge 100% of the US$160.0 million outstanding balance, equivalent to Ps. 2,896.5 million as of March 31st, 2026. Together, the hedges establish a weighted average fixed base rate of 3.70%; including the applicable 1.70% spread, the total weighted average fixed rate is 5.40%.

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.

The facility was entered into to replace prior credit facilities at a lower financial cost, continue extending the debt maturity profile, and maintain available resources to fund additional investments and/or for general corporate purposes.

Fibra Mty has entered into two interest rate swaps for the full US$175 million outstanding balance, equivalent to Ps. 3,168.1 million as of March 31st, 2026, fixing the base rate at 3.20%. Including the applicable 1.75% spread, the fixed rate was 4.95%.

Scotiabank Short-Term Bilateral Credit (2024)

The facility had a principal amount of US$63.0 million, equivalent to Ps. 1,140.5 million as of March 31st, 2026, and bore interest at three-month SOFR plus a 1.44% spread to finance industrial expansions. The drawdowns had an 11-month term.

This facility included interest-only payments, with principal due at maturity for each drawdown, allowing interest allocated to those expansions to be tracked separately and thereby avoiding the use of cash flow from leasing operations to service the debt.

As of year-end 2025, the outstanding balance corresponded to the final US$8.0 million drawdown under this facility. However, because the facility matured in February 2026, the financing was fully repaid in January 2026 with proceeds from the 2025 Santander short-term bilateral facility. As a result, no outstanding balance remained as of the close of 1Q26.

Scotiabank Long-Term Bilateral Credit (2025)

On March 27th, 2025, Fibra Mty entered into a bilateral facility with Scotiabank for a principal amount of US$63.0 million, equivalent to Ps. 1,140.5 million as of March 31st, 2026. The facility bears interest at one-month SOFR plus a 1.75% spread, is unsecured, includes monthly interest payments, a single principal payment at maturity, and has a three-year term from the first drawdown, with the option to extend it for an additional two years. The main purpose of this facility is to refinance the short-term Scotiabank loan used for industrial expansions.

As of the close of 1Q26, the total outstanding amount was US$55.0 million, equivalent to Ps. 995.7 million as of March 31st, 2026. Of this amount: i) US$32.0 million was used to prepay US$30.0 million under the short-term bilateral facility with Scotiabank during 4Q25. This tranche is fully hedged through an interest rate swap that fixes the base rate at 3.63%; and ii) US$23.0 million was used for the acquisition of the “Michigan” portfolio during 1Q26. After quarter-end, Fibra Mty entered into an interest rate swap to fix the base rate at 3.50%.

Santander Short-Term Bilateral Loan (2025)

On June 30th, 2025, Fibra Mty entered into a bilateral facility with Santander for a principal amount of US$55.0 million, equivalent to Ps. 995.7 million as of March 31st, 2026, bearing interest at one-month SOFR plus a 1.44% spread to finance industrial expansions. The drawdowns have a 12-month term.

This facility includes semiannual interest payments, with principal due at maturity for each drawdown, allowing interest allocated to those expansions to be tracked separately and thereby avoiding the use of cash flow from leasing operations to service the debt.

As of the close of 1Q26, the total outstanding amount was US$30.0 million, equivalent to Ps. 543.1 million as of March 31st, 2026, which was used to repay the 2024 Scotiabank short-term bilateral facility. Because each drawdown has a maturity of less than one year from its drawdown date, Fibra Mty opted to keep the facility at a variable rate.

Available Undrawn Credit Lines

Figures in millions of U.S. dollars	Available balance	Currency	Rate	Maturity
Term loans	**526.0**			
Banorte Bilateral ("2024")	140.0	US$	SOFR 1M + (1.70% - 1.90%)	Jan-31
BBVA Bilateral ("2024")	75.0[1]	US$	SOFR 1M + (1.75% - 1.95%)	Sep-29
Scotiabank Long-Term Bilateral	8.0	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]
Banorte Syndicated	215.0[4]	US$	SOFR 1M +(1.55%-1.65%)[4]	Feb-31[4]
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	**646.0**			

(1) *The 2024 BBVA bilateral 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 1Q26, it remained undrawn.*
(4) *The Banorte syndicated facility has a five-year term from the date the agreement was executed, with the option to extend the term for up to two additional one-year periods, for a total term of up to seven years, subject to lender approval. The facility includes an option to increase the amount by US$50 million, for a total potential amount of up to US$265 million.*

Financial Statements

Unaudited consolidated statements of financial position

Figures in thousands of Mexican pesos ($)

	As of March 31st, 2026	As of December 31st, 2025
Assets		
Current assets:		
Cash and cash equivalents	$8,536,014	$3,377,070
Accounts receivable, net	99,041	49,856
Receivable from equity issuance	1,123,875	-
Accounts receivables of financial lease	3,599	3,472
Receivables from investment property sales	-	11,120
Recoverable taxes	252,741	113,434
Derivative financial instruments	45,972	-
Assets held for sale	2,724,547	1,892,743
Other current assets	119,491	39,652
Total current assets	**12,905,280**	**5,487,347**
Investment properties	37,992,914	36,837,817
Advance payments for the acquisition of investment properties	1,022	4,338
Non-current accounts receivables of financial lease	94,293	94,462
Receivables from investment property sales	-	11,120
Deferred income taxes	-	734
Right-of-use assets, net	375	750
Derivative financial instruments	51,201	18,582
Other non-current assets	142,149	139,941
Total non-current assets	**38,281,954**	**37,107,744**
Total assets	**$51,187,234**	**$42,595,091**
Liabilities and Trustors' equity		
Current liabilities:		
Short-term bank loans	$543,099	$682,206
Interest payable	96,765	65,714
Accounts payable	101,768	111,185
Employee benefits	16,649	31,525
Payable from equity issuance	45,583	-
Accounts payable for the acquisition of investment properties	4,305	-
Advance payments for the acquisition of investment properties	200,833	51,734
Taxes payable	13,372	65,520
Lease liability	3,415	3,776
Deferred liabilities of lease agreements	42,639	18,234
Lessees' deposits	61,557	59,048
Total current liabilities	**1,129,985**	**1,088,942**
Long-term bank and securities loans	10,910,250	10,405,413
Long-term lease liabilities	74,848	75,621
Derivative financial instruments	27,987	44,675
Lessees' deposits	279,560	267,200
Deferred income taxes	5	-
Employee benefits	1,926	1,803
Total non-current liabilities	**11,294,576**	**10,794,712**
Total liabilities	**12,424,561**	**11,883,654**
Trustors' equity:		
Contributed equity	37,070,970	28,695,643
Retained earnings	1,622,517	2,041,887
Other components of comprehensive income	69,186	(26,093)
Total Trustors' equity	**38,762,673**	**30,711,437**
Total liabilities and Trustors' equity	**$51,187,234**	**$42,595,091**

Unaudited consolidated statements of comprehensive income

For the three months ended March 31st, 2026 and 2025
Figures in thousands of Mexican pesos ($)

	March 2026	March 2025
Total revenue	**$812,252**	**$844,078**
Property maintenance and operating fees	40,770	42,731
Property management fees	7,327	8,704
Property tax	10,186	9,390
Insurance	5,144	3,934
Administrative fees	46,861	44,304
Trust services and general expenses	22,050	24,509
Executive plan based on CBFIs	15,813	(3,222)
Gain from fair value of investment properties	100,737	520,021
Loss on disposal of long-lived assets	(513)	-
Financial income	65,098	122,365
Financial expenses	146,656	169,042
(Loss) gain due to exchange fluctuation, net	(108,281)	46,442
Income before income taxes	**$574,486**	**$1,233,514**
Income taxes	1,709	7,160
Consolidated net income	**$572,777**	**$1,226,354**
Other comprehensive income items:		
Items that may be reclassified to net consolidated income:		
Valuation effect of derivative financial instruments	95,279	(143,949)
Total other comprehensive income items	95,279	(143,949)
Consolidated comprehensive income	**$668,056**	**$1,082,405**

Unaudited consolidated statements of changes in Trustors' equity

For the three months ended March 31st, 2026 and 2025
Figures in thousands of Mexican pesos ($)

	Equity	Retained earnings	Other comprehensive income items	Total Trustors' equity
Balances as of December 31st, 2024	**$28,471,694**	**$4,366,139**	**$540,884**	**$33,378,717**
Contributed equity by replacement of CBFIs	37,939	-	-	37,939
Repurchase of CBFIs	(129,646)	-	-	(129,646)
Distributions to holders of CBFIs	-	(622,120)	-	(622,120)
Executive plan based on CBFIs	4,005	-	-	4,005
Consolidated comprehensive income:				
Net consolidated income	-	1,226,354	-	1,226,354
Valuation effect of derivative financial instruments	-	-	(143,949)	(143,949)
Consolidated comprehensive income	-	1,226,354	(143,949)	1,082,405
Balances as of March 31st, 2025	**$28,383,992**	**$4,970,373**	**$396,935**	**$33,751,300**
Balances as of December 31st, 2025	**$28,695,643**	**$2,041,887**	**$(26,093)**	**$30,711,437**
Contributed equity, net of issuance costs	8,375,327	-	-	8,375,327
Distributions to holders of CBFIs	-	(992,147)	-	(992,147)
Consolidated comprehensive income:				
Net consolidated income	-	572,777	-	572,777
Valuation effect of derivative financial instruments	-	-	95,279	95,279
Consolidated comprehensive income	-	572,777	95,279	668,056
Balances as of March 31st, 2026	**$37,070,970**	**$1,622,517**	**$69,186**	**$38,762,673**

Unaudited consolidated Statements of Cash Flow

For the three months ended March 31st, 2026 and 2025
Figures in thousands of Mexican pesos ($)

	March 2026	March 2025
Cash flow from operating activities:		
Income before income taxes	**$574,486**	**$1,233,514**
Items not representing cash flows:		
Straight-line adjustment for lease revenue	2,825	1,972
Amortization for deferred liabilities of lease agreement	(3,306)	(3,307)
Depreciation and amortization	1,756	1,773
Expense of impairment on financial assets	2,132	2,994
Cost related to employee benefits	10,988	14,024
Executive plan based on CBFIs	15,813	(3,222)
Gain from fair valuation of investment properties	(100,737)	(520,021)
Loss on disposal of long-lived assets, net	513	-
Financial income	(65,098)	(122,365)
Financial expenses	146,656	169,042
Unrealized exchange loss (gain), net	108,281	(46,442)
	$694,309	**$727,962**
Accounts receivable	(47,316)	(38,466)
Accounts receivable for financial lease	841	540
Recoverable taxes	(136,214)	180,895
Other assets	(45,832)	(73,584)
Deferred lease liabilities of lease agreements	27,711	21,532
Accounts payable	(1,222)	1,666
Accounts payable for financial lease	(690)	(565)
Taxes payable	(60,580)	(75,952)
Employee benefits	(25,741)	(23,101)
Deposits from lessees	12,343	591
Cash flow generated in operating activities	**$417,609**	**$721,518**
Income taxes paid	(9,837)	(8,183)
Net cash flow generated in operating activities	**$407,772**	**$713,335**
Cash flow from investment activities:		
Interest collected	65,401	97,495
Collection of financial investments	-	888,394
Acquisition of investment properties	(1,880,606)	(179,695)
Proceeds from disposal of long-lived assets	20,162	-
Advance payments for acquisition of investment properties	(279)	(1,831)
Advance payments received from sale of investment properties	149,099	-
Other assets	(809)	(486)
Net cash flow (used in) from investing activities	**$(1,647,032)**	**$803,877**
Cash flow from financing activities:		
Bank and debt securities borrowings	402,585	303,506
Repayment of bank loans	(142,832)	-
Interest paid	(114,187)	(111,833)
Debt issuance costs	(46,137)	(24,681)
Payment of lease liabilities	(405)	(474)
Distributions paid to holders of CBFIs	(992,147)	(622,120)
Proceeds from issuance and replacement of CBFIs	7,492,500	37,939
Repurchase of CBFIs	-	(129,646)
Issuance costs of CBFIs	(195,465)	-
Net cash flow from (used in) financing activities	**$6,403,912**	**$(547,309)**
Net increase in cash and cash equivalents	5,164,653	969,903
Cash and cash equivalents at the beginning of the period	3,377,070	5,335,177
Effect of changes in exchange rates on cash and cash equivalent	(5,709)	(13,947)
Cash and cash equivalents at the end of the period	**$8,536,014**	**$6,291,133**

Irrevocable Trust No. F/2157 (Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, Fiduciario) and Subsidiary

Unaudited Interim Condensed Consolidated Financial Statements as of March 31, 2026 and December 31, 2025 and for the three-month periods ended March 31, 2026 and 2025.

Contents

Unaudited Interim Condensed Consolidated Statements of Financial Position.

Amounts expressed in thousands of Mexican pesos ($).	Note	As of March 31, 2026	As of December 31, 2025
Asset			
Current assets:			
Cash and cash equivalents	4	$8,536,014	$3,377,070
Accounts receivable, net	5	99,041	49,856
Accounts receivable from equity issuance	2b	1,123,875	-
Accounts receivable of finance lease	6	3,599	3,472
Accounts receivable from sale of investment properties		-	11,120
Recoverable taxes	7	252,741	113,434
Derivative financial instruments	11	45,972	-
Assets held for sale	1	2,724,547	1,892,743
Other currents assets	8	119,491	39,652
Total current assets		**12,905,280**	**5,487,347**
Investment properties	9	37,992,914	36,837,817
Advance payments for acquisition of investment properties		1,022	4,338
Non-current finance lease accounts receivable	6	94,293	94,462
Accounts receivable from sale of investment properties		-	11,120
Deferred income taxes		-	734
Right-of-use assets, net		375	750
Derivative financial instruments	11	51,201	18,582
Other non-current assets	8	142,149	139,941
Total non-current assets		**38,281,954**	**37,107,744**
Total assets		**$51,187,234**	**$42,595,091**
Liabilities and Trustors' equity			
Current liabilities:			
Short-term bank loans	10	$543,099	$682,206
Interest payable	10	96,765	65,714
Accounts payable		101,768	111,185
Employee benefits		16,649	31,525
Accounts payable from equity issuance	2b	45,583	-
Accounts payable for acquisition of investment properties		4,305	-
Advance payments for sale of investment properties	1	200,833	51,734
Taxes payable		13,372	65,520
Lease liabilities	6	3,415	3,776
Deferred liabilities of lease agreements		42,639	18,234
Lessees' deposits		61,557	59,048
Total current liabilities		**1,129,985**	**1,088,942**
Long-term bank and securities loans	10	10,910,250	10,405,413
Long-term lease liabilities	6	74,848	75,621
Derivative financial instruments	11	27,987	44,675
Lessees' deposits		279,560	267,200
Deferred income taxes		5	-
Employee retirement benefits		1,926	1,803
Total non-current liabilities		**11,294,576**	**10,794,712**
Total liabilities		**12,424,561**	**11,883,654**
Trustors' equity:	13		
Contributed equity		37,070,970	28,695,643
Retained earnings		1,622,517	2,041,887
Other comprehensive income ítems	11	69,186	(26,093)
Total Trustors' equity		**38,762,673**	**30,711,437**
Total liabilities and Trustors' equity		**$51,187,234**	**$42,595,091**

See accompanying notes to the unaudited interim condensed consolidated financial statements.

Unaudited Interim Condensed Consolidated Statements of Comprehensive Income.

Amounts expressed in thousands of Mexican pesos ($), except for earnings per CBFI.

	Note	March 2026	March 2025
Total Revenue	**15**	**$812,252**	**$844,078**
Property maintenance and operating fees		40,770	42,731
Property management fees		7,327	8,704
Property tax		10,186	9,390
Insurance		5,144	3,934
Administrative services		46,861	44,304
Trust services and general expenses		22,050	24,509
Executive plan based on CBFIs	13	15,813	(3,222)
Gain from fair value of investment properties	1 and 9	100,737	520,021
Loss on disposal of long-lived assets, net		(513)	-
Financial income		65,098	122,365
Financial expenses		146,656	169,042
(Loss) gain due to exchange fluctuation, net		(108,281)	46,442
Income before income taxes		**$574,486**	**$1,233,514**
Income taxes		1,709	7,160
Consolidated net income		**$572,777**	**$1,226,354**
Other comprehensive income items:			
Items that may be reclassified to net consolidated income:			
Valuation effect of derivative financial instruments	11	95,279	(143,949)
Total other comprehensive income items		95,279	(143,949)
Consolidated comprehensive income		**$668,056**	**$1,082,405**
Consolidated net basic earnings per CBFI**	14	$0.22	$0.51
Consolidated net diluted earnings per CBFI**	14	$0.22	$0.51

*** Real Estate Trust Certificates ("CBFIs" for its acronym in Spanish).*

See accompanying notes to the unaudited interim condensed consolidated financial statements.

Unaudited Interim Condensed Consolidated Statements of Changes in Trustors' Equity.

Amounts expressed in thousands of Mexican pesos ($).

	Note	Contributed equity	Retained earnings	Other comprehensive income items	Total trustors' equity
Balances as of December 31, 2024		**$28,471,694**	**$4,366,139**	**$540,884**	**$33,378,717**
Contributed equity by replacement of CBFIs	13ih	37,939			37,939
Repurchase of CBFIs	13ih	(129,646)	-	-	(129,646)
Distributions to holders of CBFIs	13ii	-	(622,120)	-	(622,120)
Executive plan based on CBFIs		4,005	-	-	4,005
Consolidated comprehensive income:					
Net consolidated income		-	1,226,354	-	1,226,354
Valuation effect of derivative financial instruments		-	-	(143,949)	(143,949)
Consolidated comprehensive income		-	1,226,354	(143,949)	1,082,405
Balances as of March 31, 2025		**$28,383,992**	**$4,970,373**	**$396,935**	**$33,751,300**
Balances as of December 31, 2025		**$28,695,643**	**$2,041,887**	**$(26,093)**	**$30,711,437**
Contributed equity, net of issuance costs	2b	8,375,327	-	-	8,375,327
Distributions to holders of CBFIs	13ii	-	(992,147)	-	(992,147)
Consolidated comprehensive income:					
Net consolidated income		-	572,777	-	572,777
Valuation effect of derivative financial instruments		-	-	95,279	95,279
Consolidated comprehensive income		-	572,777	95,279	668,056
Balances as of March 31, 2026		**$37,070,970**	**$1,622,517**	**$69,186**	**$38,762,673**

See accompanying notes to the unaudited interim condensed consolidated financial statements.

Unaudited Interim Condensed Consolidated Statements of Cash Flows.

Amounts expressed in thousands of Mexican pesos ($).	Note	March 2026	March 2025
Cash flows from operating activities:			
Income before income taxes		**$574,486**	**$1,233,514**
Items not representing cash flows:			
Straight-line adjustment for lease income		2,825	1,972
Amortization for deferred liabilities of lease agreement		(3,306)	(3,307)
Depreciation and amortization		1,756	1,773
Expense of impairment on financial assets	5	2,132	2,994
Cost related to employee benefits		10,988	14,024
Executive plan based on CBFI	13ia	15,813	(3,222)
Gain from fair value of investment properties	1 and 9	(100,737)	(520,021)
Loss on disposal of long-lived assets, net		513	-
Financial income		(65,098)	(122,365)
Financial expenses		146,656	169,042
Loss (gain) due to exchange fluctuation, net		108,281	(46,442)
		$694,309	**$727,962**
Accounts receivable		(47,316)	(38,466)
Accounts receivable of finance lease		841	540
Recoverable taxes		(136,214)	180,895
Other assets		(45,832)	(73,584)
Deferred liabilities of lease agreements		27,711	21,532
Accounts payable		(1,222)	1,666
Finance lease accounts payable		(690)	(565)
Taxes payable		(60,580)	(75,952)
Employee benefits		(25,741)	(23,101)
Lessees' deposits		12,343	591
Cash flows generated in operating activities		**$417,609**	**$721,518**
Income taxes paid		(9,837)	(8,183)
Net cash flows generated in operating activities		**$407,772**	**$713,335**
Cash flows from investing activities:			
Interest collected		65,401	97,495
Collection of financial investments		-	888,394
Acquisition of investment properties		(1,880,606)	(179,695)
Disposal of long-lived assets		20,162	-
Advance payments for acquisition of investment properties		(279)	(1,831)
Advance received from sale of investment properties		149,099	-
Other assets		(809)	(486)
Net cash flows (used) generated in investing activities		**$(1,647,032)**	**$803,877**
Cash flows from financing activities:			
Bank debt borrowings	10	402,585	303,506
Payment of bank loans	10	(142,832)	-
Interest paid		(114,187)	(111,833)
Debt issuance costs paid		(46,137)	(24,681)
Payment of lease liabilities		(405)	(474)
Distributions paid to holders of CBFIs	13ii	(992,147)	(622,120)
Proceeds from issuance and replacement of CBFIs	13ic	7,492,500	37,939
Repurchase of CBFIs	13id	-	(129,646)
Equity issuance costs	2b	(195,465)	-
Net cash flows generated (used) in financing activities		**$6,403,912**	**$(547,309)**
Net increase in cash and cash equivalents		5,164,653	969,903
Cash and cash equivalents at the beginning of the period		3,377,070	5,335,177
Effect of changes in exchange rates on cash and cash equivalent		(5,709)	(13,947)
Cash and cash equivalents at the end of the period		**$8,536,014**	**$6,291,133**

See accompanying notes to the unaudited interim condensed consolidated financial statements.

Notes to the Unaudited Interim Condensed Consolidated Financial Statements.

Amounts expressed in thousands of Mexican pesos ($), except earnings and prices per CBFI, unless other currency is stated.

1. General information

Irrevocable Trust No. F/2157 (Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, Fiduciario) and Subsidiaries ("Fibra MTY" or the "Trust") was incorporated through an agreement between Fibra Mty, S.A.P.I. de C.V., asTrustor, Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero Fiduciario, as Trustee, and Monex Casa de Bolsa, S.A. de C.V., Monex Grupo Financiero, as the Common Representative, dated July 25, 2014, primarily for the acquisition, management, development and operation of a corporate real estate portfolio in Mexico.

Fibra MTY's address is at Boulevard Antonio L. Rodríguez 1884 floor PB, Col. Santa María in Monterrey, Nuevo León, Mexico, C.P. 64650.

Fibra MTY is a real estate investment trust ("REIT" or "FIBRA" for its acronym in Spanish) that is qualified to be treated as a transparent entity in Mexico for the purposes of the Income Tax Law ("LISR" for its acronym in Spanish).
Therefore, all income from conducting the transactions of the Trust is attributed to the holders of its CBFIs and the Trust is not subject to Income Tax in Mexico, consequently the Trust as an individual entity does not recognize current income tax or deferred income tax in its unaudited interim condensed consolidated financial statements. To maintain the status as a REIT, Articles 187 and 188 of LISR set forth that the Trust must annually distribute at least 95% of its net tax income to the holders of its CBFIs.

The Trust maintains two subsidiaries over which it exercises control and holds 99.9% of the shareholding: Administrador Fibra Mty, S.C. (the "Administrator") and Fibra Mty, S.A.P.I. de C.V. (the "Trustor").

The Trustee has consulting and advisory agreement with the Administrator. The foregoing implies that all acquisition, operation, finance, investors relations, accounting, fiscal and legal functions operate on a fixed budget basis, rather than on commissions paid for the acquisition of properties. The Administrator does not qualify to be treated as a transparent entity in Mexico for LISR purposes, so it generates current and deferred income tax in the unaudited interim condensed consolidated financial statements.

Fibra MTY is managed by a Technical Committee, which is responsible for supervising the implementation and development of the Trust's strategy, as approved by the CBFI Holders' Meeting.

Fibra MTY Portfolio

As of March 31, 2026 and December 31, 2025, the investment property portfolio was comprised of 120 and 118 properties, located in 13 states in Mexico, with an average life of 13.7 and 13.4 years and occupancy of 96.6% in terms of gross leasable area ("GLA"), in both periods; the fair value of the portfolio presented in the investment property category was $37,992,914 and $36,837,817, respectively (see Note 9), while the fair value presented under assets held for sale was $2,724,547 and $1,892,743, respectively, and corresponds to:

Property/Portfolio	Location	Agreement date	Balance as of December 31, 2025 in Assets held for sale	Transfer to assets held for sale (see Note 9)	Balance as of March 31, 2026
Atento [1]	Nuevo León	Feb-28- 26	$ -	$ 68,524	$ 66,735
Cuadrante [1]	Chihuahua	Feb-28- 26	-	84,860	80,076
Huasteco Alfa [1]	San Luis Potosí	Feb-28- 26	-	60,954	62,088
Neoris [1]	Nuevo León	Feb-28- 26	-	651,176	643,021
Prometeo	Nuevo León	Oct-21- 25	393,475	-	370,246
Redwood [1]	Jalisco	Nov-19- 25	564,070	-	561,061
Torres Moradas 1 and 2 [1]	Nuevo León	Aug-20- 25	655,137	-	644,990
Offices Segment [3]			**$ 1,612,682**	**$ 865,514**	**$ 2,428,217**
Huasteco ZC [1]	San Luis Potosí	Feb-28- 26	$ -	$ 19,728	$ 17,100
Monza 2 [1]	Chihuahua	Dec-23-25	82,342	-	81,498
Monzas Portfolio [1] [2]	Chihuahua	Dec-23- 25	197,719	-	197,732
Commercial Segment [3]			**$ 280,061**	**$ 19,728**	**$ 296,330**
Total assets held for sale			**$ 1,892,743**	**$ 885,242**	**$ 2,724,547**

(1) *For the three-month period ended March 31, 2026, Fibra MTY received advances of $149,099, in accordance with the signed contractual agreements, for the potential sale of the properties held for sale, which will be applied as the conditions set forth in such contracts are met.*
(2) *Comprises of the Monza Delicias, Monza Cuauhtémoc, Monza Chihuahua 1, and Monza Chihuahua 2 properties.*
(3) *For the three-month period ended March 31, 2026, the fair value effects and net investments amounted to ($56,362) and $2,924, respectively.*

For the three-month period ended March 31, 2026, the properties acquisitions made by Fibra MTY were as follows:

Investment properties	Acquisition date	Location	Land	Construction	Acquisition value
2026					
Celaya-Panamericana 01 [1]	March 17, 2026	Guanajuato	$ 156,055	$ 354,077	$ 510,132
Ramos-Santa María 01 [2]	March 17, 2026	Coahuila	397,171	871,026	1,268,197
			$ 553,226	$ 1,225,103	$ 1,778,329

(1) *Acquisition of a stabilized industrial building located in Celaya, Guanajuato. As of March 31, 2026, the purchase has generated acquisition costs and taxes of $5,333 (see Note 2c).*
(2) *Acquisition of a stabilized industrial building located in Ramos Arizpe, Coahuila. As of March 31, 2026, the purchase has generated acquisition costs and taxes of $42,005 (see Note 2c).*

For the three-month period ended March 31, 2026, the Trust did not carry out any property disposals.

For the three-month period ended March 31, 2025, the Trust did not carry out any acquisition or disposals.

2. Significant events

2026

a. On February 27, 2026, the Trust entered into an agreement, subject to the fulfillment of certain conditions, for the sale of a portfolio of five investment properties, consisting of four office buildings and one commercial building located in the states of Nuevo León, San Luis Potosí, and Chihuahua.

   The agreed sale price amounts to US$46.8 million, plus the corresponding value-added tax on the buildings. This amount is consistent with the fair value of the assets.

   As of March 31, 2026, the fair value of this portfolio is $869,020 (see Note 1) and, in accordance with IFRS 5 Non-current Assets Held for Sale and Discontinued Operations, it is presented as a current asset under assets held for sale in the consolidated statement of financial position as of that date.

   The net proceeds from the transaction may be allocated, subject to market conditions and the corresponding approvals, to the acquisition of industrial properties and/or the execution of the CBFIs repurchase program. This transaction is part of the Trust's strategy aimed at optimizing its investment property portfolio.

b. On March 12, 2026, the Trust carried out a follow-on equity offering of 555,000,000 base CBFIs and 83,250,000 CBFIs related to the over-allotment option, at a price of $13.50 per CBFI. Net proceeds amounted to $8,375,327, after issuance costs of $241,048 incurred during 2026 and $31 in 2025, which are presented in the consolidated statement of changes in equity under contributed equity, net of issuance costs. As of March 31, 2026, CBFIs outstanding totaled 3,083,867,335.

   The issuance was carried out under Fibra MTY's program for the placement of CBFIs and long-term trust certificates (CEBUREs) as a recurrent issuer, authorized by the National Banking and Securities Commission on September 12, 2022, for an amount of up to $20'000,000.

   As of March 31, 2026, over-allotment proceeds of $1,123,875 were pending collection and recorded under accounts receivable from equity issuance, and issuance costs attributable to the over-allotment and other related expenses of ($45,583) were pending payment under accounts payable from equity issuance; both accounts are subject to variation depending on the final results of the over-allotment (see Note 16i).

   Net proceeds from the issuance will be primarily used for the acquisition of industrial properties and for other general corporate purposes.

c. On March 17, 2026, the Trust successfully completed the acquisition of an industrial portfolio through a sale and leaseback transaction. The portfolio consists of two Class A industrial buildings, 100% occupied, located in Coahuila and Guanajuato, with approximately 88,197 m^2 of GLA, built on a total land area of approximately 439,697 m^2. 237,211 m^2 correspond to land reserves for potential tenant expansion.

   Simultaneously with the closing of the acquisition, the Trust entered into a lease agreement with the seller. The lease is denominated in U.S. dollars, with annual increases linked to the U.S. Consumer Price Index ("CPI"), under an Absolute Triple Net (NNN) lease structure, whereby the tenant is responsible, in addition to rent, for all operating expenses, insurance, property taxes, and maintenance and upkeep costs of the properties. The lease provides for an initial mandatory term of 15 years, with extension options.

   The total purchase price was US$99.7 million, equivalent to $1,778,329, plus the corresponding value-added tax on the buildings and other taxes, costs, and acquisition expenses (see Note 1). The transaction was settled through a combination of resources from the 2024 equity issuance, assets sale, and debt.

3. Basis of preparation and presentation

a. ***Statement of compliance*** – The unaudited interim condensed consolidated financial statements of Fibra MTY have been prepared in accordance with IAS 34 Interim Financial Reporting, as issued by the International Accounting Standards Board ("IASB").

b. ***Basis of measurement***– The unaudited interim condensed consolidated financial statements of the Trust have been prepared on a historical cost basis, except for assets held for sale, investment properties and derivative financial instruments that are measured at fair value.

Historical cost is generally based on the fair value of the consideration given in exchange for assets.

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is observable or estimated directly using other valuation technique.

In estimating the fair value of an asset or liability, Fibra MTY considers the characteristics of the asset or liability, if the market participant would take these characteristics when setting the price of the asset or liability at the measurement date. In addition, for financial reporting purposes, fair value measurements are categorized into Level 1, 2 or 3 based on the degree at which the inputs are observable in the measurements and the significance of the fair value measurement in its entirety, which are described as follows:

- Level 1. Quoted prices are considered in active markets for identical assets or liabilities that the entity can obtain at the measurement date;
- Level 2. Observable input data other than Level 1 quoted prices, that are directly or indirectly observable; and
- Level 3. Considers unobservable input data.

The aforementioned unaudited interim condensed consolidated financial statements as of March 31, 2026 and for the three-months ended on that date have not been audited. In the opinion of Fibra MTY's management, all adjustments necessary for a fair presentation of the accompanying unaudited interim condensed consolidated financial statements are included. Results for interim periods are not necessarily indicative of projected results for the full year.

These unaudited interim condensed consolidated financial statements should be read in conjunction with the audited consolidated financial statements of the Trusts and their respective notes for the period from January 1 to December 31, 2025.

The accounting policies, critical judgments and key sources of estimation uncertainty applied to the recognition and measurement of assets, liabilities, revenues and expenses in the accompanying unaudited interim condensed consolidated financial statements are consistent with those used in the audited consolidated financial statements for the period from January 1 to December 31, 2025, except for the adoption of the following amendments, effective January 1, 2026, which impacts on Fibra MTY are described as follows:

- Amendments to IFRS 9 and IFRS 7, Classification and Measurement of Financial Instruments

The amendments to IFRS 9 and IFRS 7 focus on the classification and measurement of financial instruments, introducing significant changes in the way financial assets are categorized. These amendments clarify the accounting treatment of hybrid financial instruments and specify additional guidelines on the classification of debt and equity instruments.

These changes aim to provide users of financial statements with greater clarity and consistency in the presentation and disclosure of financial assets and liabilities. The amendments include expanded disclosure requirements to ensure that the information provided is sufficient to assess the risk and quality of the entity's financial assets.

The amendments are applied prospectively for annual reporting periods beginning on or after January 1, 2026, with early application permitted.

Fibra MTY's Management is currently assessing these amendments and does not anticipate changes in the current classification and measurement of the Trust's financial instruments, nor in its disclosures, as it does not currently hold financial instruments with the specific characteristics addressed by such amendments.

- Amendments to IFRS 9 and IFRS 7, Electricity Contracts Dependent on Nature

The amendments specify the application of the "own use" exemption and hedge accounting for electricity contracts, particularly in power purchase agreements (PPAs) from renewal sources. Additionally, they establish disclosure requirements to enhance transparency and provide clear information on financial risk management associated with these contracts.

The amendment clarifies that an entity may designate a variable volume of forecast electricity transactions as a hedged item in hedged accounting, provided that certain criteria are met.

It also allows the measurement of the hedged item to use the same volume assumptions as those applied in the hedging instrument.

Regarding disclosures, entities must report details on the proportion of renewal electricity covered by contracts relative to the total volume acquired, the total net volume of electricity purchased and the average market price in the markets where electricity purchases are made.

The amendments apply prospectively for annual reporting periods beginning on or after January 1, 2026, with early application permitted.

Since Fibra MTY has not entered into power purchase agreements under financial hedging schemes or renewable energy agreements subject to the modified regulations, there are no impact on its unaudited interim condensed consolidated financial statements.

- Annual improvements to IFRS- Volume 11

The IASB issued a document titled "Annual Improvements to IFRS- Volume 11" as part of its process to implement non-urgent but necessary amendments to the IFRS. These improvements aim to clarify guidance, eliminate inconsistencies, and enhance consistency across the standards. The main amendments are as follows:

i. IFRS 1- First-time Adoption of IFRS:
    - Enhance consistency with the requirements of IFRS 9.
    - Add cross-references to facilitate understanding of the standard.

ii. IFRS 7- Financial Instruments: Disclosures:

- Paragraph B38 is amended to update obsolete references related to fair value measurement and to replace technical terms to align the language with IFRS 13.
- Guidance IG14 is updated to align its wording with the requirements of paragraph 28 of IFRS 7 and the concepts of IFRS 9 and IFRS 13.
- The introduction and disclosures related to credit risk are clarified through amendments to paragraphs IG1 and IG20B, without substantive changes to the requirements.

iii. IFRS 9- Financial Instruments

- Clarifies that when a lease liability is extinguished, the lessee should apply paragraph 3.3.3, recognizing any resulting gain or loss in profit or loss.
- Aligns the term “transaction price” with the definition in IFRS 15, correcting standard inconsistencies.

iv. IFRS 10- Consolidated Financial Statements

- Paragraph B74 is amended to use less conclusive language when assessing whether a party acts as a de facto agent, clarifying that professional judgment remains necessary.

v. IAS 7- Statement of Cash Flows:

- The term “cost method” is replaced with “at cost” to harmonize terminology across standards.

These amendments apply retrospectively for annual reporting periods beginning on or after January 1, 2026, with early application permitted.

Fibra MTY’s Management concluded that there are no impacts arising from this adoption because: i. The Trust´s not a first-time adopter of IFRS; ii. The amendments involve internal references and do not trigger new disclosures or accounting changes; iii. The Trust’s lease policy established that lease terminations directly impact profit or loss; iv. It does not consolidate any de facto agents; and v. The terminology changes do not result in significant disclosures or changes to the presentation of the statement of cash flows.

c. ***Basis of consolidation –*** The unaudited interim condensed consolidated financial statements incorporate those of the Trust, of the Trustor and of the Administrator over which it has control and holds 99.9% of the shareholding. Control is achieved when the Trust has power over the investee; is exposed, or has rights, to variable returns from its involvement with an investee, and has the ability to affect those returns through its power over the investee. Balances and transactions between the Trust, the Trustor and the Administrator have been eliminated in the unaudited interim condensed consolidated financial statements.

d. ***Authorization of the consolidated financial statement***: The accompanying unaudited interim condensed consolidated financial statements were authorized for issuance by C.P. Jorge Ávalos Carpinteyro, Chief Executive Officer and Lic. Jaime Martínez Trigueros, Chief Finance Officer, on April 30, 2026, with prior approval from the Technical Committee.

e. ***Recording, functional and reporting currency*** – The Trust’s recording and reporting currency is the Mexican peso, in compliance with the requirements of the Mexican tax authorities, since it is the practice of the environment and market in which it operates. In addition, using professional judgment and based on the analysis of the factors of the economic and regulatory environment in which the Trust operates as a FIBRA, the management of Fibra MTY has determined that its functional currency is also the Mexican peso. Therefore, there are no translation requirements applicable to the accounting of Fibra MTY.

f. ***Classification of costs and expenses*** – Costs and expenses presented in the unaudited interim condensed consolidated statement of comprehensive income were classified according to their nature.

g. ***Presentation of consolidated statement of cash flows*** – The unaudited interim condensed consolidated statement of cash flows have been prepared using the indirect method.

h. **Seasonality –** Due to Fibra MTY's line of business, the Trust's results are not subject to significant seasonal fluctuations. However, operating results for one quarter are not necessarily indicative of operating results for a full year, and historical operating results are not necessarily indicative of future operating results, primarily due to acquisitions and disposals of properties that could be realized in each period.

i. ***Going concern*** – Based on the analysis described in Note 11 of the accompanying unaudited interim condensed consolidated financial statements, Fibra MTY's management has concluded that the financial information as of and for the three-month period ended March 31, 2026, is presented as a going concern basis. This assessment, required by international standards, will be updated every 3 months over the next 12 months from the reporting date, in line with Fibra MTY's financial and operational risk management strategy implemented by Management.

j. ***Climate and Sustainability-Related Matters*** – Fibra MTY incorporates climate and sustainability-related considerations into its accounting estimates and judgments when appropriate. This assessment encompasses a broad range of potential impacts on the Trust arising from both physical and transition risks. Although Trust management believes that its business model will remain viable throughout the transition toward a sustainable and low-carbon economy, climate- and sustainability-related matters may increase the level of uncertainty associated with the estimates and judgments supporting certain items in the unaudited interim condensed consolidated financial statements. Furthermore, while such risks may not currently have a material impact for consolidated financial reporting purposes, Fibra MTY continues to monitor them, along with the strategy implemented to manage these risks, in alignment with the achievement of its business objectives.

k. ***Explanation for translation into English***– The accompanying unaudited interim condensed consolidated financial statements have been translated from Spanish into English for the convenience of readers.

4. Cash and cash equivalents

	March 31, 2026	December 31, 2025
Cash in banks	$ 347,570	$ 2,152,055
Cash equivalents	8,188,444	1,225,015
Total	$ 8,536,014	$ 3,377,070

Article 187, Section III of the Income Tax Law sets forth that the remaining equity of the Trust not invested in properties must be invested in Mexican Federal Government securities registered with the National Securities Registry, or in shares of investment companies' debt instruments. As of March 31, 2026 and December 31, 2025, the Trust invested in government instruments such as development bonds, savings protection bonds, Udibono, and Federal Treasury Certificates ("CETES" for its Spanish initials).

5. Accounts receivable, net

	March 31, 2026	December 31, 2025
Trade accounts receivable	$ 105,120	$ 55,301
Interest receivable (1)	782	1,085
Other accounts receivable	3,463	1,403
Other accounts receivable from related parties (Note 12)	841	1,100
Allowance for impairment of accounts receivable	(11,165)	(9,033)
Total	$ 99,041	$ 49,856

(1) Represent the recognition of accrued interest from financial instruments (see Note 11). Fibra MTY has concluded that these financial assets are not impaired as of March 31, 2026 and December 31, 2025.

Accounts receivable and allowance for impairment

The movement in the allowance for impairment of accounts receivable is presented below:

	March 31, 2026	December 31, 2025
Opening balance	$ 9,033	$ 6,550
Impairment loss recognized	2,132	2,483
Ending balance	$ 11,165	$ 9,033

The nature of Fibra MTY's business allows the Trust to maintain its accounts receivable primarily with an aging of less than 30 days.

As of March 31, 2026 and December 31, 2025, the aging of trade receivables is detailed as follows:

	March 31, 2026	December 31, 2025
No past due	$ 80,561	$ 37,940
61 to 90 days	5,414	725
More than 90 days	7,980	7,603
	$ 93,955	$ 46,268

6. Accounts receivable of finance lease and lease liability

Fibra MTY holds a parking sublease agreement with tenant Danfoss, which qualified as a finance lease. Additionally, the Trust, in its capacity as lessee, maintains a lease agreement with a third party for the land on which the subleased parking structure was built. Both agreements grant rights of use over the assets in exchange for periodic payments. As lessee, the Trust has a 12-year lease term with the option to extend for two additional 5-year periods. As lessor, it entered into a 10-year lease agreement with the option to extend it for an additional 5 years. In line with the lessor agreement, the Trust expects to extend the lease term as lessee by 3 years. The implicit interest rates in the sublease and the underlying lease agreements were 11.52%.

As of March 31, 2026 and December 31, 2025, the receivable balances derived from the sublease are as follows:

	March 31, 2026	December 31, 2025
Nominal receivables	$ 182,261	$ 184,243
Non-accrued interest receivables	(84,369)	(86,309)
Receivable from finance lease	$ 97,892	$ 97,934

For the three-month periods ended March 31, 2026 and 2025, the Trust recognized interest income from finance sublease receivables of $2,596 and $3,016, respectively, which are presented under the total revenue line item in the unaudited interim condensed consolidated statement of comprehensive income.

As of March 31, 2026, and December 31, 2025, the lease liability balances are as follows:

	March 31, 2026	December 31, 2025
Nominal obligations payable	$ 147,589	$ 150,987
Non-accrued interest expense	(69,326)	(71,590)
Lease liability (1)	$ 78,263	$ 79,397

(1) As of March 31, 2026 and December 31, 2025, the lease liability amounts generated by the land rental agreement with a third party of $77,813 and $78,503, respectively, are complemented by the amounts generated by a parking lease for the Prometeo property, which amounted to $450 and $894, respectively.

During the three-month periods ended March 31, 2026 and 2025, the Trust recognized interest expense on the lease liability of $2,254 and $2,141, respectively, which are presented under the property maintenance and operating fees line item, in the unaudited interim condensed consolidated statement of comprehensive income.

As of March 31, 2026, the maturities per year of the accounts receivable of finance lease and the lease liabilities are as follows:

	Accounts receivable from finance lease	Lease liability
Year:		
Less than 1 year	$ 10,584	$ 9,282
2027	14,110	11,771
2028	14,110	11,771
2029	14,110	11,771
2030	14,110	11,771
More than 5 years	115,237	91,223
Total nominal collected/payable	$ 182,261	$ 147,589
Less: unaccrued interests	(84,369)	(69,326)
Accounts receivable of finance lease and lease liability	$ 97,892	$ 78,263
Impairment estimate	-	NA
Accounts receivable of finance lease, net and lease liability	$ 97,892	$ 78,263

7. Recoverable taxes

	March 31, 2026	December 31, 2025
Value Added Tax (VAT)	$ 251,154	$ 113,333
Other	1,587	101
Total	$ 252,741	$ 113,434

(1) On March 17, 2026, Fibra MTY acquired the properties "Celaya-Panamericana 01" and "Ramos-Santa Catarina 01", which generated recoverable VAT of $188,257 (see Note 2c). During the three-month period ended March 31, 2026, the Trust recovered a portion of the VAT generated from the acquisition of the Batach portfolio, completed on July 15, 2025, through monthly tax credits in the amount of ($50,862), and recorded other minor impacts of $426.

8. Other assets

	March 31, 2026	December 31, 2025
Current assets		
Straight-line adjustment for lease revenue (1)	$ 19,126	$ 19,252
Financing cost(2)	40,746	-
Prepayments(3)	59,619	20,400
Total	$ 119,491	$ 39,652
Non-current assets		
Straight-line adjustment for lease revenue (1)	$ 38,594	$ 41,293
Non-redeemable insurance and bonds (4)	84,507	78,341
Guarantee deposits	3,683	3,683
Furniture and office fixtures	11,399	12,046
Intangible assets	3,353	3,945
Other	613	633
Total	$ 142,149	$ 139,941

(1) The Trust grants to certain tenant's grace periods which are recognized on a straight-line basis based on the contractual terms of the lease and are classified according to their maturity in the unaudited interim condensed consolidated statement of financial position.

(2) Fibra MTY maintains a 2026 syndicated bank loan agreement, which has a one-year drawdown period. Financing costs associated with this loan are initially recognized as a deferred asset and, as logs as no drawdowns are made, such costs are not amortized. The amortization of these costs will begin as drawdowns are made. Once drawdowns under this agreement occur, the associated costs will be reclassified as a non-current asset and presented in the statement of financial position netted against the drawn debt, in line with the amortized cost treatment applicable to financial liabilities, and recognized in profit or loss using the effective interest rate method over the life of the financing.

(3) As of March 31, 2026, current prepaid expenses are mainly comprised of insurance, property taxes, dues and subscriptions, and trustee fees.

(4) Title insurances for properties, which are not amortizable because their term is equal to the term in which the property remains owned by Fibra MTY.

9. Investment properties

Investment properties acquired by Fibra MTY were valued at fair value as of March 31, 2026, and December 31, 2025, by independent qualified appraisers and amount to:

2026

Investment properties	Acquisition date	Balance as of December 31, 2025	Acquisitions, net	Capital investments, net	Constructions, net	Lease commissions	Fair value effect (4)	Transfer to assets held for sale	Balance as of March 31, 2026
Danfoss	Dec 11, 2014	$ 935,971	$ -	$ 779	$ -	$ -	$ (5,769)	$ -	$ 930,981
Casona	May 28, 2015	383,537	-	-	-	-	1,255	-	384,792
Santiago	Sep 21, 2015	462,987	-	-	-	-	5,982	-	468,969
Nico 1	May 19, 2016	720,979	-	-	-	-	4,319	-	725,298
Providencia	May 25, 2016	1,610,537	-	-	-	-	5,839	-	1,616,376
Ciénega	Nov 8, 2016	443,232	-	-	-	-	(7,374)	-	435,858
Catacha 2	Dec 8, 2016	108,443	-		-	-	(7,705)	-	100,738
Huasteco	May 25, 2017	1,280,097	-	1,372	-	-	4,710	-	1,286,179
Zinc	Sep 14, 2018	266,562	-	-	-	-	(217)	-	266,345
Filios	Dec 18, 2018	2,522,866		-	-	-	(16,057)	-	2,506,809
Garibaldi (1)	Nov 27, 2019 Jan 29, 2020	987,104	-	-	43,630	-	1,772	-	1,032,506
Ciénega 2	Nov 19, 2021	486,241	-	-	-	-	8,055	-	494,296
Ciénega 3	Dec 8, 2021	455,701	-	-	-	-	(4,084)	-	451,617
Zeus	Mar 29, 2023 Sep 20, 2023	13,755,282	-	8,506	-	-	155,342	-	13,919,130
Aerotech	May 30, 2024 Jun 13, 2024	1,604,013	-	165	-	-	20,459	-	1,624,637
Batach	Dec 10, 2024 Jul 15, 2025	3,777,400	-	-	-	-	51,194	-	3,828,594
León-Pilba 01	Apr 9, 2025	1,842,215	-	-	-	-	49,540	-	1,891,755
Celaya-Panamericana 01 (2)	Mar 17, 2026	-	515,465	-	-	-	23,650	-	539,115
Ramos-Santa María 01 (2)	Mar 17, 2026	-	1,310,202	-	-	-	(43,112)	-	1,267,090
Industrial Segment		**$ 31,643,167**	**$ 1,825,667**	**$ 10,822**	**$ 43,630**	**$ -**	**$ 247,799**	**$ -**	**$ 33,771,085**
Plaza Central	Dec 11, 2014	669,375	-	626	-	-	(4,727)	-	665,274
Neoris (3)	Dec 11, 2014	649,866	-	1,309	-	-	-	(651,175)	-
Atento (3)	Dec 11, 2014	68,503	-	22	-	-	-	(68,525)	-
Cuadrante (3)	Dec 11, 2014	84,631	-	229	-	-	-	(84,860)	-
Huasteco (3)	May 25, 2017	60,954	-	-	-	-	-	(60,954)	-
Cuauhtémoc	Aug 16, 2017	202,255	-	-	-	-	(4,001)	-	198,254
Patria	Oct 3, 2018	368,122	-	836	-	-	(6,119)	-	362,839
Filios	Dec 18, 2018	1,105,344	-	-	-	-	(7,032)	-	1,098,312
La Perla	Jun 8, 2021	1,965,872	-	99	-	-	(68,821)	-	1,897,150
Office Segment		**$ 5,174,922**	**$ -**	**$ 3,121**	**$ -**	**$ -**	**$ (90,700)**	**$ (865,514)**	**$ 4,221,829**
Huasteco (3)	May 25, 2017	19,728	-	-	-	-	-	(19,728)	-
Commercial Segment		**$ 19,728**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (19,728)**	**$ -**
Total Investment Properties		**$ 36,837,817**	**$ 1,825,667**	**$ 13,943**	**$ 43,630**	**$ -**	**$ 157,099**	**$ (885,242)**	**$ 37,992,914**

(1) *Property in process of construction in accordance with the contractual conditions agreed upon with tenants occupying such properties, see section Commitments of this same note.*

(2) *On March 17, 2026, the acquisition of the two industrial buildings located in Guanajuato and Coahuila was successfully completed, with a total GLA of 37,618 and 50,579 m^2, respectively, built on land areas of approximately 165,724 and 273,973 m^2, respectively.*

(3) *Properties classified as assets held for sale. As of March 31, 2026, the effects of fair value adjustments of ($16,429) and net investments of $207 resulted in assets held for sale totaling $869,020, see Notes 1 and 2a.*

(4) *As of March 31, 2026 the fair value gain of Fibra MTY's portfolio amounted to $100,737 and includes $157,099 generated by investment properties, and ($56,362) related to properties classified as assets held for sale, see Note 1. Fibra MTY recognized the increase in the fair value of its portfolio in the unaudited interim condensed consolidated statement of comprehensive income.*

Capital investments in progress

	March 31, 2026	December 31, 2025
Opening balance	$ 45,590	$ 88,656
Capital investment additions	13,943	80,250
Completed and/or transferred investments	(52,990)	(123,316)
Ending balance	$ 6,543	$ 45,590

Commitments for expansions and capital investments

There are the following contractual commitments with the tenants that occupy some of the investment properties of the Fibra MTY portfolio. These commitments consist of carrying out constructions and capital investments that are recognized as an increase in investment properties and accounts payable as the projects progress:

Constructions

2026

Property	Location	Signature date	Capitalization date	(1) GLA m2	Commitments in million of dollars			Construction in thousands of pesos		
					Contractual commitment	Completed construction	Remaining commitment to execute	Balances as of December 31, 2025	Constructions in 2026	Balance as of March 31, 2026
Constructions										
Industrial Segment										
Garibaldi 1	Nuevo León	Aug-27-25	in process	10,709	9.4	5.7	3.7	76,190	27,111	103,301
Garibaldi 1	Nuevo León	Aug 27-25	in process	7,668	5.2	3.6	1.6	50,700	16,519	67,219
				Total constructions	**US$14.6**	**US$9.3**	**US$5.3**	**$ 126,890**	**$ 43,630**	**$ 170,520**

(1) In the case of properties under construction, it refers to the GLA approved in the initial project, and for completed constructions, it refers to the GLA added.

Capital Investments

2026

During the three-month period ended March 31, 2026, Fibra MTY did not enter into any contractual commitments.

As of March 31, 2026, and December 31, 2025, the capital investments and constructions in progress held by Fibra MTY are not considered qualifying assets for the capitalization of borrowing costs, as they relate to constructions or improvements on properties that do not require a substantial period to be completed. According to the Trust's accounting policy, a period of one year from the start date of construction is considered substantial.

Contingencies

On November 21, 2024, the National Antimonopoly Commission ("CNA" for its acronym in Spanish) issued a resolution imposing a fine of $40,838 on Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, in its capacity as trustee of the Trust, due to the alleged failure to notify a concentration at the time of acquiring the Garibaldi Portfolio on January 29, 2020, which required CNA's authorization under the Federal Economic Competition Law ("LFCE" for its acronym in Spanish). Fibra MTY filed an indirect constitutional lawsuit on December 26, 2024, which was admitted and is currently pending resolution. The constitutional hearing took place on December 8, 2025; therefore, the injunction case file has now been fully compiled, and the drafting of a proposed ruling will proceed.

On March 9, 2026, the judgment granting Fibra MTY constitutional lawsuit and the protection of the federal courts was published. Pursuant to this ruling, the CNA was ordered to set aside its resolution dated November 21, 2024, and instead issue a new determination considering that the acquisition of the Garibaldi Portfolio did not require CNA authorization and, therefore, did not need to be notified.

Subsequently, on March 24, 2026, the CNA filed an appeal from review against the constitutional judgment, which, as of March 31, 2026, remains in process.

Based on technical elements provided by Fibra MTY's Legal department and its external advisors, and considering the criteria established by IAS 37 *Provisions, Contingent Liabilities and Contingent Assets*, Management believes that disbursement is not probable. Therefore, no provision has been recorded in the unaudited interim condensed consolidated financial statements as of March 31, 2026.

Fair value of investment properties

The fair value of investment properties for the interim period ended March 31, 2026, was determined with the assistance of qualified independent appraisers.

The estimation of the fair value of the properties considered that their current use represents their highest and best use. Based on the type of properties that are part of the portfolio, management selected the discounted cash flow methodology within the income approach as the most appropriate method to determine their fair value. This methodology determines the present value of the future cash flow expected to be generated through the leasing properties.

In the determination of fair value, different elements and assumptions are used, such as (i) the composition of the cash flow, which includes the conditions of the current leases of each property, potential rental revenue, current market conditions (such as the rental price per square meter, the absorption rate, vacancy rate, among others); (ii) financial variables such as the discount rate, terminal capitalization rate, inflation rate and exchange rate, which will be in accordance with prevailing economic conditions; and (iii) market comparables.

According to this approach:

i. Discount rates as of March 31, 2026, ranged from 10.50% to 12.50% in office properties, from 8.50% to 11.00% in industrial properties; and from 11.00% to 12.25% in commercial properties; remaining in the same range with respect to December 31, 2025.

ii. Discount rates as of March 31, 2025 ranged from 10.50% to 12.50% in office properties, from 8.50% to 11.00% in industrial properties; and from 11.00% to 11.50% in commercial properties; remaining the same range with respect to December 31, 2024, except for the industrial portfolio decreased its lower range by 25 basis points, due to a reduction in the risk premium.

Explanation on the effects of changes in fair value of investment properties

For the three months ended March 31, 2026 and 2025 the effects on the fair value of Fibra MTY's portfolio were integrated as follows:

2026

The favorable effect on the fair value of Fibra MTY's investment property portfolio and assets held for sale, amounting to $100,737 was caused by the combined effect of:

An increase in investment properties of $157,099 comprised by:

1. An increase of $296,149 for the depreciation of the peso against the dollar from $17.9528 as of December 31, 2025, to $18.1033 as of March 31, 2026.
2. A decrease of ($78,848) from the standard operation of properties, mainly due to:
   i) Office ($97,870): decrease primarily driven by the update of expense budgets and contractual terms,
   ii) Industrial $19,022: increase driven by improvements in occupancy and lease extensions.
3. Acquisition costs and taxes of ($47,338), generated from the acquisition of two industrial buildings, Celaya-Panamericana 01 and Ramos-Santa Maria 01 (see Notes 1 and 2c), as well as other minor impacts of ($12,864).

And a decrease of ($56,362) related to the portfolio of assets held for sale (see Note 1). This decrease is explained by standard operations ($62,554) in the office segment due to updates in expense budgets and contractual conditions, partially offset by a positive foreign exchange effect of $10,676 on dollar-denominated assets (Redwood, Neoris and Cuadrante), and other minor impacts of ($4,484).

2025

The favorable effect on the fair value of Fibra MTY's portfolio of $520,021 was caused by the combined effect of:

A variation of $512,701 composed of the combination of:

1. A decrease of ($177,306) for the appreciation of the peso against the dollar from $20.5103 as of December 31, 2024, to $20.4003 as of March 31, 2025.
2. An increase of $489,642, due to the standard property operations due to: i) the implementation of a new operating strategy aimed at reducing management fees, with an effect amounting to $466,594; ii) $185,309 due to increases in lease terms and occupancy of vacant spaces for industrial warehouses, and the impact of the revaluation of the finished expansions compared to construction costs; partially offset by ii) ($105,685) due to tenant move-outs in office spaces, and other minor impacts of ($56,576).
3. Increase in the portfolio value due to market conditions by $200,365, mainly related to industrial facilities, because of the following effects: i) an increase of $718,783 due to a reduction in discount rates and an increase in market rents, offset by ii) a decrease of ($518,418) resulting from a higher structural vacancy rate and a lower projected inflation adjustment.

And a variation of $7,320 corresponding to the Fortaleza property, which, in accordance with IFRS 5, is classified and presented as an asset held for sale in the unaudited interim condensed consolidated statements of financial position as of March 31, 2025.

The above is subject to variations derived from regional, national and international economic conditions, which could result in changes in the fair value of the investment properties of Fibra MTY.

The fair value measurement of all of Fibra MTY's properties is within Level 3 of the fair value hierarchy. There have been no significant changes in the valuation technique during the period, nor have there been transfers between levels of the fair value hierarchy.

10. Banks and securities loans

Bank and securities loans under the loan agreements as of March 31, 2026 and December 31, 2025, are as follows:

	March 31, 2026	December 31, 2025
Short term:		
2025 Bilateral Bank Loan- Expansions of US$30 million, with a variable interest rate based on 1-month SOFR plus a 1.44% spread, unsecured, with semiannual interest payments and a principal payment due at maturity on July 28, 2026.	$543,099	$538,584
Bilateral bank loan 2024 for expansions of US$8 million, as of December 31, 2025, with variable interest rate based on SOFR 3 months plus a 1.44% spread, unsecured, with interest and principal payments up to 11 months after each disbursement and maturity until February 15, 2026. (1)	-	143,622
Total short-term bank loans	$543,099	$682,206

	March 31, 2026	December 31, 2025
Long term:		
CEBURE FMTY20D US$215 million security loan (includes US$115 million reopening carried out on July 15, 2021) with a fixed interest rate of 4.60%, maturing in 182 days and payment of principal on October 26, 2027.(2)	$ 3,923,206	$ 3,895,577
2024 BBVA Bilateral loan US$175 million, with a variable interest rate based on 1-month SOFR plus an initial spread of 1.75% to 1.95%, depending on the ratio of liabilities to assets, unsecured, with monthly interest payments and principal payments due on September 4, 2029.	3,168,078	3,141,740
2024 Banorte Bilateral Bank Loan of US$160 million, with a variable interest rate based on 1-month SOFR plus a 1.70% to 1.90% spread, that adjusts depending on the ratio of total liabilities to total assets, unsecured, with monthly interest and principal payments on January 10, 2031.	2,878,563	2,853,421
2025 Scotiabank Bilateral Bank Loan of US$55 million as of March 31, 2026 and US$32 million as of December 31, 2025, with a variable interest rate based on 1-month SOFR plus a 1.75% spread unsecured, monthly interest and one principal payment due on June 16, 2028, with an option to extend for an additional 2 years. (3)	995,682	574,490
Debt issuance costs	(55,279)	(59,815)
Total long-term banks and securities loans	$ 10,910,250	$ 10,405,413

Short-term

(1) On January 15, 2026, the Trust made a payment of US$8 million, equivalent to $142,832 as of the payment date.

Long-term

(2) Includes US$100 million at a fixed coupon rate of 4.60% (original issuance), US$115 million at a fixed coupon rate of 3.73% (reopening), and a placement premium of US$5.6 million due to the rate differential between the original issuance and the reopening, which, net of amortizations, amounted to US$1.5 million as of March 31, 2026, equivalent to $30,995, based on an exchange rate of $19.9988 in effect on the date the placement premium was received.

(3) On March 12, 2026, the Trust dew US$23 million, equivalent to $402,585 as of the drawdown date. A portion of these funds was used to pay for the properties acquired in March 2026 (see Notes 1 and 2c).

As of March 31, 2026, and December 31, 2025, unpaid accrued interest amounted to $96,765 and $65,714, respectively, and are presented under interest payable in the unaudited interim condensed consolidated statement of financial position. The weighted average interest rates for the three-months period ended March 31, 2026 was 4.8%.

As of March 31, 2026, and December 31, 2025, all debts by Fibra MTY are unsecured, so there is no obligation to maintain a restricted cash balance or mortgage guarantees on the investment properties in Fibra MTY´s portfolio.

Debt issuance costs net of amortization as of March 31, 2026 and December 31, 2025, consist of the following:

	March 31, 2026	December 31, 2025
Long-term		
CEBURE securities loan	$ 11,045	$ 12,550
2024 BBVA bilateral bank loan	16,174	17,226
2024 Banorte bilateral bank loan	20,810	22,019
2025 Scotiabank bilateral bank loan	7,250	8,020
Total	$ 55,279	$ 59,815

As of March 31, 2026 and December 31, 2025, changes in liabilities arising from financing activities for bank and securities loans according to the cash flow are summarized as follows:

	March 31, 2026	December 31, 2025
Opening balance	$ 11,087,619	$11,787,606
Obtaining bank loans	402,585	1,616,392
Payment of bank loans	(142,832)	(754,846)
Amortization of reopening CEBURE premium	(4,729)	(18,484)
Costs paid to obtain/modify debt [(1)]	-	(24,277)
Unpaid costs to obtain/modify debt	-	(5,834)
Amortization of debt issuance costs	4,536	30,324
Accrual (fair value gain) of amortized cost from refinancing	1,064	(19,027)
Exchange rate loss (gain), net	105,106	(1,524,235)
Ending Blance	$ 11,453,349	$11,087,619

(1) *Borrowing debt costs paid (see unaudited interim condensed consolidated statement of cash flows) during the three-month period ended March 31, 2026 amounted to $46,137, consisting of $40,639 related to the structuring cost of an undrawn 2026 syndicate financing agreement, recorded as a deferred asset until it is drawn (see Note 8), and $5,498 payable from 2025.*

11. Capital Management and financial risks

Capital management

The Trust manages its capital (financing sources) to ensure that it will continue as a going concern while maximizing the return to investors through the optimization of its debt and equity balances. As of March 31, 2026 and December 31, 2025, the Trust's capital mainly consists of the equity of trustors and bank debt, as shown in the unaudited interim condensed consolidated statement of financial position, which represents the primary financing sources for the investments of Fibra MTY.

The objectives of capital management are to maintain sufficient and available operating funds and an adequate mix of financing sources to achieve the following purposes:

- Optimum level of distributions to CBFI investors based on the level of risk assumed;
- Making capital investments to maintain the quality of the properties in operation;
- Provide the necessary resources to acquire new properties and cover debt service costs.

In accordance with the Trust's objectives, considering the level of indebtedness previously approved by the General CBFI Holders' Meeting, and consistent with the Issuers' Unique Circular, Fibra MTY's policy is to maintain a level of indebtedness that does not exceed 50% of the book value of its assets and a debt service coverage ratio equal to or greater than 1.0. As a result, the Trust's management evaluates the financial debt level ratio, defined by the CNBV as total debt divided by total assets; and the Debt Service Coverage Ratio (DSCR) calculated for purposes of compliance with the provisions of the CNBV, applying the following formula:

(Liquid assets + Recoverable VAT + Estimated operating income after distributions + available credit lines) divided by (Interest payment + Principal payment + Recurring capital expenditures + Non-discretionary acquisition and/or development expenses). The balances used in calculating this formula are those maintained at the end of the corresponding reporting period; the income items and committed disbursements consider an expectation for the following four quarters from the reporting date.

Management constantly assesses its leverage needs and/or issuance of CBFIs through financial projections, which include current operating properties and those to be acquired, and are subject to the approval of the Technical Committee, and prior authorization of the Borrowing Committee.

As of March 31, 2026 and December 31, 2025, Fibra MTY's level of indebtedness was 22.7% and 26.4%, respectively.

Categories of financial instruments

As of March 31, 2026 and December 31, 2025, Fibra MTY maintains the following financial instruments by category:

	March 31, 2026	December 31, 2025
Financial assets:		
Cash and cash equivalents	$8,536,014	$3,377,070
Measured at amortized cost:		
Accounts receivable, net	99,041	49,856
Accounts receivable from equity issuance	1,123,875	-
Accounts receivable of finance lease	97,892	97,934
Account receivable from sale of investment properties	-	22,240
Other financial assets	3,683	3,683
Measured at fair value through profit or loss:		
Derivative financial instruments	97,173	18,582
Financial liabilities:		
Measured at amortized cost:		
Accounts payable	101,768	111,185
Accounts payable from equity issuance	45,583	-
Accounts payable for acquisition of investment properties	4,305	-
Bank and securities loans	11,453,349	11,087,619
Interest payable	96,765	65,714
Lessees' deposits	341,117	326,248
Lease liabilities	78,263	79,397
Measured at fair value through profit or loss:		
Derivative financial instruments	27,987	44,675

Fair value of financial instruments

The amounts of cash and cash equivalents, accounts receivable, other financial assets, accounts payable, accounts payable from equity issuance, accounts payable for the acquisition of investments properties, interest payable, and lessees' deposits approximate to their fair value because they have short-term maturities or because the discount effects at present value are not significant.

Fibra MTY's short-term and long-term debt are recorded at amortized cost and consist of debt that pay interest at fixed and variable rates that are related to market indicators. Various sources and methodologies are used to obtain and disclose the fair value of short-term and long-term debt, such as: quoted market prices or dealer quotes for similar instruments; other valuation techniques for those liabilities that are not quoted in the market and it is not feasible to find dealer quotes for similar instruments.

Below are the fair values of the short and long-term debt and the amounts disclosed in the unaudited interim condensed consolidated statement of financial position:

	March 31, 2026		December 31, 2025	
	Carrying amount	Fair value	Carrying amount	Fair value
CEBURE securities loan [1]	$ 3,923,206	$ 3,771,292	$3,895,577	$3,778,817
2024 BBVA bilateral bank loan [2]	3,168,078	3,165,303	3,141,740	3,140,106
2024 Banorte bilateral bank loan [2]	2,878,563	2,893,419	2,853,421	2,870,481
2025 Scotiabank bilateral loan [2]	995,682	995,106	574,490	574,295
2025 bilateral bank loan expansions [2]	543,099	543,102	538,584	538,685
2024 Bilateral bank loan expansions [2]	-	-	143,622	143,624
	$ 11,508,628	$ 11,368,222	$11,147,434	$11,046,008

(1) The fair value of the long-term securities loan was calculated based on Level 1 of the fair value hierarchy.

(2) The fair value of short-term and long-term bank loans was calculated based on Level 2 of the fair value hierarchy.

As of March 31, 2026 and December 31, 2025, there were no transfers between Level 1 and 2 of the fair value hierarchy.

Objectives of financial risk management

The objective of financial risk management is to meet financial expectations, operating results, and cash flows that improve the share price of the CBFIs; ensure the ability to make distributions to the holders of CBFIs; and satisfy any present or future debt obligation.

Fibra MTY's management coordinates access to financial markets, monitors and manages financial risks related to the Trust's operations through internal risk reports that analyze exposures by degree and magnitude and are submitted to the Technical committee for approval after authorization by the Borrowing Committee. These risks include credit risk, liquidity risk and market risk, mainly determined by foreign exchange risk and interest rate risk.

Credit risk

Credit risk refers to the risk that a counterparty fails to fulfill its contractual obligations resulting in a financial loss for Fibra MTY. The maximum exposure of the Trust to credit risk is determined by cash equivalents and accounts receivables as presented in Notes 4, 5 and 6, in addition to the financial instruments as shown in the unaudited interim condensed consolidated statement of financial position.

Virtually, all income from the Trust is derived from leasing services. As a result, its performance depends on its ability to charge tenants and the ability of the latter to make payments. Income and resources available for distribution would be negatively affected if a significant number of tenants do not make rental payments at deadlines or close their businesses or file for bankruptcy.

Concentration of credit risk

The properties that are part of the Trust's portfolio may be individually subject to concentrations of credit risk, since this portfolio is characterized by having several institutional clients occupying important spaces of the GLA; therefore, this influences the levels of income concentration. However, these lease contracts are long-term in nature.

As of March 31, 2026 and December 31, 2025, the percentage of concentration of credit risk in terms of revenue of the Trust amounts to 37.8% and 34.9% composed of 10 major clients in the different properties, respectively.

Liquidity risk

Liquidity risk represents the risk that Fibra MTY experiences difficulties to comply with its obligations associated with financial liabilities that are settled by delivering cash or another financial asset. The Trust manages liquidity risk maintaining adequate reserves, monitoring revenue projected and actual cash flows, and reconciling maturity profiles of financial assets and liabilities. The Treasury Department monitors the maturities of liabilities to establish the respective payments.

Based on the above, as of March 31, 2026, Fibra MTY:

1. As a result of the equity issuance (see Note 2b), the Trust decrease its debt on outstanding balances from 26.4% as of December 31, 2025, to 22.7% as of March 31, 2026, which is 27.3% below the maximum leverage limit of 50% authorized by the CBFI Holders' Meeting.

2. Held a level of cash and cash equivalents representing 16.7% of total assets. Net leverage, discounting cash on hand, represented 7.2% of total assets.

3. Had up to US$526.0 million available (equivalent to $9,522,335 million as of March 31, 2026) in undrawn simple credit lines composed of:

    a. US$215.0 million from the 2026 Banorte long-term syndicated loan,
    b. US$140.0 million from the 2024 Banorte long-term bilateral loan,
    c. US$75.0 million from the 2024 BBVA long- term bilateral loan,
    d. US$63.0 million from the 2025 Scotiabank short-term bilateral loan for expansions,
    e. US$25.0 million from the 2024 Santander short-term bilateral loan for expansions,
    f. US$8.0 million from the 2025 Scotiabank long-term bilateral loan.

    Which could be used for future acquisitions or additional capital investments and expansions, without compromising a balance capital structure.

4. Has access to undrawn revolving credit lines amounting to US$120.0 million (equivalent to $2,172,396 as of March 31, 2026).

5. Maintained all its drawn debt denominated in U.S. dollars, unsecured, and mostly at a fixed rate. Furthermore, the average maturity of the debt was 2.9 years, with the first significant maturity until October 2027. As of March 31, 2026, the Fibra MTY is analyzing various strategies to extend its debt maturity profile.

6. Fully complied with the financial covenants stipulated for its debt, with reasonable headroom to continue doing so. Fibra MTY closely and proactively monitors its financial ratios to take early action and ensure ongoing compliance.

7. Has signed binding agreements for the sale of certain properties in the portfolio (see Notes 1 and 2a), which would increase the amount of available cash upon completion.

8. Has signed commitment for expansion and capital investment, (see Note 9).

The maturities of short-term and long-term loans, including nominal interest, as of March 31, 2026, are as follows:

Year	Principal	Interest
2026	$ 543,099	$ 473,779
2027 (1)	3,892,210	553,040
2028	995,682	345,692
2029	3,168,078	274,767
2030	-	153,184
2031 (2)	2,896,528	10,492
	$ 11,495,597	$ 1,810,954

(1) *Excludes premium on issuance due to rate differential between the original CEBURE issue and the reopening of US$5.6 million, which, net of amortizations, as of March 31, 2026, amounts to $30,995, see Note 10.*

(2) *Excludes $17,963, net of amortization, corresponding to the change in valuation of amortized cost from the refinancing of the Banorte 2024 bilateral bank loan.*

Therefore, there is no foreseeable risks that Fibra MTY will encounter difficulties in complying with its obligations associated with financial liabilities and other binding commitments.

Foreign exchange risk

Most of the lease agreements are agreed upon in U.S. dollars. However, the economic environment in which the Trust operates is mostly based on the Mexican peso, which represents its functional currency and has an impact on the future cash flows that it may collect if the exchange rates changed significantly in subsequent periods. If this circumstance prevailed and all other variables were constant, an appreciation/depreciation of the Mexican peso against the U.S. dollar would generate a decrease/increase in income in the same proportion as the exchange rate variation.

Exchange rate hedges

Classified and documented as accounting hedges:

In connection with the International Offering carried out in March 2026, Fibra MTY executed eight foreign exchange transactions through forward-type derivative financial instruments for a total notional amount of US$400 million, which were designated and documented as cash flow hedges, in compliance with the requirements established under the applicable regulations.

These hedging instruments are intended to preserve the U.S. dollar purchasing power of the proceeds obtained in pesos, which will be used for the acquisition of investment properties, thereby mitigating exposure to foreign exchange risk arising fluctuations in the peso-dollar exchange rate.

Of the total amount contracted, US$200 million were entered into with Scotiabank Inverlat, S.A., Institución de Banca Múltiple, Grupo Financiero Scotiabank Inverlat ("Scotiabank"), US$150 million with BBVA México, S.A., Institución de Banca Múltiple, Grupo Financiero BBVA México ("BBVA"), and US$50 million with Banco Monex, S.A., Institución de Banca Múltiple, Monex Grupo Financiero ("Monex").

The initial settlement dates of these instruments are scheduled for March 12, 2027, for an amount equivalent to $7,350,329.

As of March 31, 2026, and 2025, the terms of the current foreign exchange derivative financial instruments, as well as their valuation considerations as hedging instruments, are mentioned below:

Currency	Total notional	Counterparty	Initial Exchange rate	Exchange rate at maturity	Beginning of heding	Hedging maturity	Fair value as of December 31, 2025	Reclassification from OCI to profit or loss	Recognized in OCI	Recognized in profit or loss	Fair value as of March 31, 2026
USD	$20,000,000	BBVA	17.6500	18.2965	Mar-18- 26	Mar-12- 27	$ -	$ -	$ 3,809	$ -	$ 3,809
USD	30,000,000	BBVA	17.6500	18.2920	Mar-17- 26	Mar-12- 27	-	-	5,841	-	5,841
USD	50,000,000	Scotiabank	17.6500	18.2965	Mar-17- 26	Mar-12- 27	-	-	9,477	-	9,477
USD	50,000,000	Scotiabank	17.7000	18.3465	Mar-17- 26	Mar-12- 27	-	-	7,114	-	7,114
USD	50,000,000	Monex	17.7500	18.3930	Mar-17- 26	Mar-12- 27	-	-	4,896	-	4,896
USD	30,000,000	BBVA	17.7750	18.4068	Mar-13- 26	Mar-12- 27	-	-	2,594	-	2,594
USD	70,000,000	BBVA	17.7950	18.4205	Mar-12- 26	Mar-12- 27	-	-	5,148	-	5,148
USD	100,000,000	Scotiabank	17.7900	18.4220	Mar-13- 26	Mar-12- 27	-	-	7,093	-	7,093
	$400,000,000						$ -	$ -	$ 45,972	$ -	$ 45,972

Currency	Total notional	Counterparty	Initial Exchange rate	Exchange rate at maturity	Beginning of heding	Hedging maturity[1]	Fair value as of December 31, 2024	Reclassification from OCI to profit or loss	Recognized in OCI	Recognized in profit or loss	Fair value as of March 31, 2025
USD	$72,500,000	Scotiabank	16.7000	17.8740	Mar-15-24	Jun-30-25	$ 244,548	$ -	$ (44,695)	$ -	$ 199,853
USD	72,500,000	BBVA	16.7100	17.9600	Mar-15-24	Jun-30-25	242,333	-	(48,554)	-	193,779
	$145,000,000						$ 486,881	$ -	$ (93,249)	$ -	$ 393,632

(1) *On March 6,2025, the Trust extended the maturity of its two hedging instruments, originally set to mature on March 20,2025, to June 30, 2025, however, in line with its business objective of using the funds for the acquisition of investment properties, these instruments may be settled in advance to the extent that a transaction is finalized.*

According to the notional amounts hedged, and the way in which the cash flows for the exchange rate derivative financial instruments were agreed to, the average hedging ratio was 100%. For the three-months ended March 31, 2026 and 2025, no hedge ineffectiveness was recognized in profit or loss.

Interest rate risk

Fibra MTY may obtain financing under different conditions, which may expose it to a risk of changes in interest rates. To hedge the risk, Fibra MTY contracted interest rate swaps (IRS) and designated the interest payments as a hedged item.

Interest rate hedge

The Trust has a policy of maintaining at least 80% of its permanent debt at fixed rates in order to provide certainty in interest payments and to remain aligned with its strategy of guaranteed cash flows.

As of March 31, 2026, the Trust had a short-term loan that bears a variable interest rate and long-term loans (see Note 10). The loan corresponding to the CEBURE bond issuance was agreed at a fixed interest rate. For the remaining long-term loans, the Trust has entered into interest rate swap derivative instruments to mitigate exposure to interest rate fluctuations; however, a portion equivalent to 5.9% of the total balance of long-term bank loans, corresponding to the 2025 Scotiabank bilateral loan, is not hedged by such instruments, as there was significant increase in volatility in financial markets at the time of the drawdown, driven by macroeconomics events. Fibra MTY chose to monitor the evolution of these events before entering into the hedge (see Note 16).

As of March 31, 2026 and 2025, the conditions of the interest rate derivative financial instruments and the considerations for their valuation as hedging instruments are described below:

Currency	Total notional	Counterparty	Fixed rate	Total rate (including spread as of March 31, 2026)	Hedged instrument	Beginning of hedging	Heding maturity	Fair value as of December 31, 2025	Reclassifications from OCI to profit or loss	Recognized in OCI	Fair value as of March 31, 2026
USD	$150,000,000	BBVA	3.175%	4.925%	CME 1-Month Term SOFR	Apr-18-22	Aug-15-29	$ 16,645	$ 3,354	$ 16,353	$ 32,998
USD	70,000,000	Scotiabank	3.308%	5.008%	CME 1-Month Term SOFR	Mar-27-23	Jan-10-31	1,882	1,367	13,362	15,244
USD	90,000,000	BBVA	4.000%	5.700%	CME 1-Month Term SOFR	May-29-24	Jan-15-30	(39,058)	(1,250)	12,734	(26,324)
USD	25,000,000	BBVA	3.348%	5.098%	CME 1-Month Term SOFR	Dec-16-24	Aug-15-29	55	370	2,904	2,959
USD	32,000,000	Scotiabank	3.633%	5.383%	CME 1-Month Term SOFR	Jun-16-25	Jun-18-29	(5,617)	70	3,954	(1,663)
	$367,000,000							$(26,093)	$ 3,911	$ 49,307	$ 23,214

Currency	Total notional	Counterparty	Fixed rate	Total rate (including spread as of March 31, 2025)	Hedged instrument	Beginning of hedging	Heding maturity	Fair value as of December 31, 2024	Reclassifications from OCI to profit or loss	Recognized in OCI	Fair value as of March 31, 2025
USD	$ 150,000,000	BBVA	3.035%	4.785%	CME 1-Month Term SOFR	Apr-18- 22	Apr-15-26	$ 42,078	$ 10,114	$ (13,135)	$ 28,943
USD	70,000,000	Scotiabank	3.227%	5.027%	CME 1-Month Term SOFR	Mar-27- 23	Mar-15-28	35,038	3,911	(18,673)	16,365
USD	90,000,000	BBVA	4.402%	6.202%	CME 1-Month Term SOFR	May-29-24	Mar-15-28	(22,872)	(352)	(18,075)	(40,947)
USD	25,000,000	BBVA	4.115%	5.865%	CME 1-Month Term SOFR	Dec-16-24	Apr-15-26	(241)	-	(817)	(1,058)
	$ 335,000,000							$ 54,003	$ 13,673	$ (50,700)	$ 3,303

As of March 31, 2026 and 2025, the interest rate hedges were effective, as the characteristics of the derivatives and the credit disbursements were aligned, confirming the existence of an economic relationship. In addition, both the Trust's credit profile and the counterparty are good and are not expected to change in the medium term; therefore, the credit risk component is not considered to impact the hedging relationship. The method used to assess effectiveness is through a qualitative assessment comparing the critical terms between the hedging instrument and the hedged instrument.

Based on the notional amounts described above and how the cash flows of the derivative financial instruments are exchanged, the average hedge ratio for the interest rate relationship is 100%. If necessary, a rebalancing will be performed to maintain this ratio as determined by the Trust’s financing strategy. In this hedging relationship, the source of ineffectiveness is mainly due to credit risk; for the three-months periods ended March 31, 2026 and 2025, no ineffectiveness was recognized in income.

12. Transactions and balances with related parties

Transactions with related parties, which are performed by Fibra MTY under market conditions, were as follows:

	From January 1, through March 31, 2026	From January 1, through March 31, 2025
Lease revenue and maintenance[1]:		
Escala Administración Profesional de Proyectos, S.A.P.I. de C.V.	$ 470	$ 451
Promotora Ambiental, S.A.B. de C.V.	-	1,195
	$ 470	$ 1,646
Financial income:		
Other related parties [2]	$ 28	$ 5
Maintenance and administrative property services and general expenses[1]:		
Escala Administración Profesional de Proyectos, S.A.P.I. de C.V.	$ 10	$ -
Servicios de Operadora de Centros Comerciales, S.A. de C.V.	-	7,634
Arvo Capital, S. de R.L. de C.V.	-	75
	$ 10	$ 7,709

Balances receivable from and payable to related parties are as follows:

	March 31, 2026	December 31, 2025
Accounts receivable:		
Other related parties [2]	$ 841	1,100
Accounts payable[1]:		
Escala Administración Profesional de Proyectos, S.A.P.I. de C.V. [3]	$ 132	$ 132
Promotora Ambiental, S. A. B. de C. V. [3]	247	245
	$ 379	$ 377

(1) *Related party arising from the control relationship maintained by Fibra MTY's key management personnel over the corresponding entity.*

(2) *Individual that is part of the key personnel of Fibra MTY management.*

(3) *These balances are related to lessees' deposits arising from lease agreements of the Trust.*

Capital investments with related parties

During the three-months period ended March 31, 2026, Fibra MTY entered transactions for $490 with Escala Administración Profesional de Proyectos, S.A.P.I. de C.V., under the concept of "Project Management", which are part of the cost of certain constructions at the Garibaldi 1 properties.

13. Trustors' equity

i. Contributions

Three-month period ended March 31, 2026

a. On February 9, 2026, the Trust's Practices Committee approved the executive plan based on CBFIs applicable to the 2026 fiscal year. The maximum number of CBFIs allocated to the plan for distribution among its participants is 16,592,367. As of March 31, 2026, Fibra MTY did not recognize a provision for the executive plan based on CBFIs, as the 2026 guidance, an input necessary to estimate the level of achievement of the financial performance metrics, was approved by the Technical Committee on April 27, 2026, after the completion of the CBFI price stabilization process during the over-allotment stage of the equity issuance carried out in March 2026 (see Notes 2b and 16i).

   Notwithstanding the above, the performance condition related to growth in book value per CBFI ("NAV/CBFI") and its correlation with the market price could be measured based on observable information as of March 31, 2026; however, such target was not achieved as of that date.

   For the three months ended March 31, 2026, $15,813 was recognized in profit or loss due to the recognition of an under-provision from fiscal year 2025, which is presented in the unaudited interim condensed consolidated statement of comprehensive income.

b. On February 16, 2026, Fibra MTY increased its outstanding CBFIs by 6,942,671 titles, which were reissued from treasury CBFIs to settle the executive plan based on CBFIs corresponding to the 2025 fiscal year. With this increase, as of February 16, 2026, the number of outstanding CBFIs was 2,445,617,335.

c. On March 12, 2026, Fibra MTY placed 638,250,000 CBFIs at a price of $13.50 per CBFI, equivalent to $8,616,375. On March 13, 2026, $7,492,500 from the base offering corresponding to 555,000,000 CBFIs was received, while over-allotment proceeds of $1,123,875, equivalent to 83,250,000 CBFIs, remained pending collection (see Note 2b).

d. For the three-month period ended March 31, 2026, Fibra MTY did not operate the repurchase program and therefore did not carry out any repurchases or reissuances of CBFIs.

e. As of March 31, 2026, the outstanding CBFIs and held in treasury were 3,083,867,335 and 446,188,912, respectively.

Three-month period ended March 31, 2025

f. On February 11, 2025, the Trust's Practices Committee approved the executive plan based on CBFIs applicable to the 2025 fiscal year. The maximum number of CBFIs allocated to the plan for distribution among its participants is 15,971,636. For the three-month period ended March 31, 2025, the provision under the executive plan based on CBFIs amounted to 375,333 CBFIs, which, considering the CBFI price of $10.67 pesos at the grant date, is equivalent to $4,005. In addition, a ($7,227) reversal was recognized in earnings due to the cancellation of the excess provision from fiscal year 2024, resulting in a net effect of ($3,222) in the consolidated statement of comprehensive income.

g. On February 18, 2025, Fibra MTY increased its outstanding CBFIs by 8,440,200 titles, which were reissued from treasury CBFIs to settle the executive plan based on CBFIs corresponding to the 2024 fiscal year. With this increase, as of February 18, 2025, the number of outstanding CBFIs was 2,419,218,167.

h. For the three-month period ended March 31, 2025, Fibra MTY repurchased 11,964,770 CBFIs equivalent to ($129,646) and reissued 3,150,600 CBFIs equivalent to $37,939.

i. As of March 31, 2025, the outstanding CBFIs and held in treasury were 2,420,694,057 and 419,362,190, respectively.

ii. Distributions

The following table shows the cash distributions declared and paid in amount and per CBFI for each indicated month of the Trust's three-month periods ended March 31, 2026, and 2025, and their respective payment dates:

Period in which the distribution was generated	Total amount of the cash distribution	Outstanding CBFIs expressed in thousands of CBFIs	Csah distribution declared in Pesos per CBFI	Date of Technical Committee's approval	Payment dates
feb-26	$197,470	2,445,617.335	$0.081	Feb-10- 2026	Mar-06 -2026
jan-26	$197,470	2,445,617.335	$0.081	Feb-10- 2026	Mar-06 -2026
dec-25	$199,069	2,445,617.335	$0.081	Feb-10- 2026	Mar-06 -2026
nov-25	$199,069	2,445,617.335	$0.081	Feb-10- 2026	Feb- 27- 2026
oct-25	$199,069	2,438,674.664	$0.082	Jan-14- 2026	Jan-30- 2026
2026 declared and paid distributions	**$992,147**		**$0.406**		
dec-24	$207,374	2,419,218.167	$0.086	Feb-11-2025	Mar-12-2025
nov-24	$207,373	2,419,218.167	$0.086	Feb-11-2025	Feb-28-2025
oct-24	$207,373	2,417,686.574	$0.086	Jan-14-2025	Jan-31-2025
2025 declared and paid distributions	**$622,120**		**$0.258**		

14. Earnings per CBFI

The consolidated net basic earnings per CBFI is calculated by dividing the consolidated net income of the period by the weighted average number of outstanding CBFIs.

The consolidated net diluted earnings by CBFI is calculated by dividing the consolidated net income of the period by the sum of the weighted average of outstanding CBFIs and the weighted average number of CBFIs for the effects of potential diluted CBFIs arising from the CBFI-based payment program of Fibra MTY.

.	From January 1, through March 31, 2026	From January 1, through March 31, 2025
Consolidated net income	$572,777	$1,226,354
CBFIs expressed in thousands:		
Number of weighted average outstanding certificates	2,581,763.187	2,417,696.767
Dilutive effect associated with CBFIs based payment plans(1)	0.000	4,879.335
Number of weighted average CBFIs adjusted for dilutive effect	2,581,763.187	2,422,576.102
Consolidated net basic earnings per CBFI	$0.22	$0.51
Consolidated net diluted earnings per CBFI	$0.22	$0.51

(1) As of March 31, 2026, Fibra MTY did not recognize a provision for the executive plan based on CBFIs (see Note 13ia).

15. Segment information

Fibra MTY discloses the selected financial information by type of lease revenue generated by its investment properties and certain accounts of the financial position, in the same manner they are regularly informed and reviewed by the executives responsible for taking decisions (CEO, CFO, and COO). The reportable segments by type of lease of Fibra MTY include the following properties since their corresponding acquisition date:

- **Offices.** Oficinas en el Parque, Neoris/General Electric, Atento, Cuadrante, Prometeo, Redwood, Huasteco (one property), Cuauhtémoc, Patria, Filios (five properties) and La Perla.

- **Industrial.** Casona, Danfoss, Ciénega, Ciénega 2, Ciénega 3, Nico 1, Providencia (eight properties), Santiago, Catacha 2, Huasteco (five properties), Zinc, Filios (five properties), Garibaldi (four properties), Zeus (forty-six properties), Aerotech (six properties), Batach (eight properties), León Pilba 01, Celaya-Panamericana 01 and Ramos-Santa María 01.

- **Commercial.** Monza, Monza 2 and Huasteco (one property).

No transactions between segments were recorded for the interim period ended March 31, 2026. The accounting basis of the reported segments are the same as the accounting policies of the Trust. Income by segment represents the income obtained after subtracting from the total revenue the property operation expenses, property management fees, property taxes and insurance.

The following information is reviewed by Fibra MTY's decision makers and reported to the Technical Committee that makes operating decisions for purposes of allocating resources and evaluating segment performance. As of March 31, 2026 and December 31, 2025 and for the Trust operation periods, ended March 31, 2026 and 2025, the segment information on the financial position and income, is as follows:

As of March 31, 2026	Industrial	Offices	Commercial	Corporate	Consolidated
Assets held for sale	$ -	$ 2,428,217	$ 296,330	$ -	$ 2,724,547
Investment properties	33,771,085	4,221,829	-	-	37,992,914
Total assets	-	-	-	51,187,234	51,187,234
Total short-term financial debt	-	-	-	543,099	543,099
Total long-term financial debt	-	-	-	10,910,250	10,910,250

As of December 31, 2025	Industrial	Offices	Commercial	Corporate	Consolidated
Assets held for sale	$ -	$ 1,612,682	$ 280,061	$ -	$ 1,892,743
Investment properties	31,643,167	5,174,922	19,728	-	36,837,817
Total assets	-	-	-	42,595,091	42,595,091
Total short-term financial debt	-	-	-	682,206	682,206
Total long-term financial debt	-	-	-	10,405,413	10,405,413

From January 1, through March 31, 2026	Industrial	Offices	Commercial	Corporate	Consolidated
Total revenue	$ 626,447	$ 175,979	$ 9,826	-	812,252
Operating expenses	29,448	32,762	1,217	-	63,427
Administrative, trust and general expenses	-	-	-	68,911	68,911
Executive plan based on CBFIS	-	-	-	15,813	15,813
Gain (loss) from fair value of investment properties and assets held for sale	247,799	(143,601)	(3,461)	-	100,737
Loss on disposal of long-lived assets				(513)	(513)
Financial result	-	-	-	(189,839)	(189,839)
Income before income taxes	-	-	-	-	574,486
Net operating income [1]	596,999	143,217	8,609	-	748,825
Acquisitions[2]	1,778,329	-	-	-	1,778,329

From January 1, through March 31, 2025	Industrial	Offices	Commercial	Corporate	Consolidated
Total revenue	623,960	210,488	9,630	-	844,078
Operating expenses	28,610	35,157	992	-	64,759
Administrative, trust and general expenses	-	-	-	68,813	68,813
Executive plan based on CBFIS	-	-	-	(3,222)	(3,222)
Gain (loss) from fair value of investment properties and assets held for sale	520,219	(6,662)	6,464	-	520,021
Financial result	-	-	-	(235)	(235)
Income before income taxes	-	-	-	-	1,233,514
Net operating income [1]	595,350	175,331	8,638	-	779,319

[1] *Result of subtracting operating expenses from total revenues.*

[2] *Purchase price, which does not include tax and acquisition costs, see Note 1.*

16. Subsequent events

In preparing the unaudited interim condensed consolidated financial statements, Fibra MTY, has evaluated events and transactions for subsequent recognition or disclosure as of March 31, 2026 and through April 30, 2026 (date of issuance and authorization of the unaudited interim condensed consolidated financial statements), and except as mentioned below, has not identified significant subsequent events:

i. On April 1, 2026, the Trust announced that BTG Pactual Casa de Bolsa, S.A. de C.V., acting on behalf of the underwriters, early exercised in full the over-allotment option, thereby concluding the stabilization period of the third public equity issuance mentioned in Note 2b. In this process, 83,250,000 optional CBFIs were exercised and 316,049 CBFIs were repurchased in stabilization transactions.

   As a result, the total offering amounted to 555,000,000 CBFIs from the base offering and 637,933,951 CBFIs considering the optional CBFIs effectively placed, net of the repurchased securities. Net proceeds from the over-allotment were $1,119,608, while the associated costs were adjusted to $45,476 (see Note 2b). Upon completion of the settlement process, the total number of CBFIs outstanding of Fibra MTY amounted to 3,083,551,286.

ii. On April 17, 2026, the Trust entered into an interest rate swap derivative instrument with the objective of fixing the interest rate of the US$23 million drawdown of the 2025 Scotiabank bilateral loan, which was not hedged as of March 31, 2026 due to a significant increase in volatility in financial markets at the time of the drawdown (see Note 11). The derivative instrument has a term through June 16, 2029, fixing the 1-month SOFR rate at 3.5%.

iii. On April 27, 2026, the Technical Committee approved one cash distribution of $218,078 corresponding to the month of March 2026. Based on the number of CBFIs outstanding as of the date of these unaudited condensed consolidated interim financial statements, the monthly distributions are equivalent to $0.0707 per CBFI and will be settled on June 26, 2026.