

BMV/Press Release

FIBRA MACQUARIE MÉXICO ANNOUNCES NEW US\$90M REVOLVING CREDIT FACILITY

MÉXICO CITY, June 29, 2022 – FIBRA Macquarie México (FIBRA Macquarie) (BMV: FIBRAMQ) announced the successful completion of new US\$90.0 million unsecured revolving credit facility with BBVA México. The credit facility bears interest at a variable rate of 30-day SOFR plus a margin of 140 basis points. The new credit facility has a five-year term expiring on June 28, 2027.

FIBRAMQ will draw down US\$50.0 million at closing with the proceeds from the new facility being used to repay the amounts drawn under the unsecured revolving facility and for general corporate purposes. As a result of the transaction, FIBRAMQ's indebtedness was 88% fixed rate and the weighted average annual cost of debt was 5.2%. FIBRAMQ intends to add sustainability-linked targets to the facility, demonstrating its ongoing commitment to ESG as part of its corporate strategy.

Andrew McDonald-Hughes, FIBRA Macquarie's Chief Financial Officer stated, "We are very pleased with the execution of this new credit facility which strengthens our capital structure while providing additional financial flexibility to continue to execute on our strategic initiatives. The repayment of the amount drawn on our unsecured revolving facility leaves us with more than US\$275.0 million of available liquidity. FIBRAMQ has a solid track record of disciplined capital management, and this facility is the latest step in our proactive approach to balance sheet management which positions us to pursue attractive growth opportunities."

About FIBRA Macquarie

FIBRA Macquarie México ("FIBRA Macquarie") (BMV:FIBRAMQ) is a real estate investment trust (fideicomiso de inversión en bienes raíces), or FIBRA, listed on the Mexican Stock Exchange (Bolsa Mexicana de Valores) targeting industrial, retail and office real estate opportunities in Mexico, with a primary focus on stabilized income-producing properties. FIBRA Macquarie's portfolio consists of 236 industrial properties and 17 retail properties, located in 20 cities across 16 Mexican states as of March 31, 2022. Nine of the retail properties are held through a 50/50 joint venture. For additional information about FIBRA Macquarie, please visit www.fibramacquarie.com.

Cautionary Note Regarding Forward-looking Statements

This release may contain forward-looking statements. Forward-looking statements involve inherent risks and uncertainties.

We caution you that a number of important factors could cause actual results to differ significantly from these forward-looking statements and we undertake no obligation to update any forward-looking statements.

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Contacts

Investor relations contact:

Tel: +52 (55) 9178 7763

Nikki Sacks

Tel: +1 203 682 8263

Email: nikki.sacks@icrinc.com

For press queries, please contact:

FleishmanHillard México

Contact: Arturo García Arellano

Tel: +52 55 8664 0910

Email: arturo.garcia@fleishman.com