

# BMV/Press Release

## **FIBRA MACQUARIE CELEBRATES GROUNDBREAKING OF NEW INDUSTRIAL DEVELOPMENT PROJECT IN CIUDAD JUAREZ**

### **► Second industrial development project for FIBRA Macquarie in the state of Chihuahua**

**MEXICO CITY, March 23, 2023** – FIBRA Macquarie México (FIBRA Macquarie) (BMV: FIBRAMQ) announced today that it held a groundbreaking ceremony for its previously announced industrial development project in Ciudad Juárez, Chihuahua.

The project is part of FIBRAMQ's development program and involves the construction of up to ten buildings totaling approximately 2.5 million square feet (230,000 square meters). The development project will be completed in various stages with an expected total investment of approximately US\$185.0 million (3,500 million pesos).

"This strategic project represents an important step in the execution of our development program and demonstrates meaningful commitment by FIBRA Macquarie to the state of Chihuahua. We are confident in the state of Chihuahua's long-term fundamentals, reflected by the current leasing environment, which has facilitated our record occupancy rate in Ciudad Juárez. These favorable conditions provide an opportunity for FIBRA Macquarie to support the growth of the industrial sector and to benefit from the accelerating nearshoring activity into Mexico, which we consider to be a long-term, structural demand driver for industrial real estate," said Simon Hanna, FIBRA Macquarie's chief executive officer.

With an expected investment of approximately US\$48.4 million (900 million pesos), the first stage of the development includes the construction of a class A industrial building with a gross leasable area of 267,000 square feet (24,800 square meters) to be completed on the second half of 2023 along with the necessary infrastructure for the industrial park to commence operations. The building is being constructed in accordance with our commitment to sustainable building practices, making sustainability a priority by reducing the environmental impact through the LEED methodology developed by the US Green Building Council as an energy efficiency standard of construction processes and building operation.

Attendees at the groundbreaking ceremony included Lic. José de Jesús Granillo Vázquez, Treasury Secretary of the State of Chihuahua; Lic. Alejandro Jaschack Jáquez from PRODECH, Chihuahua's Economic Promotion Agency; Dr. Andrés Morales, Director of Industrial and Economic Development of the Municipality of Ciudad Juárez; Lic. Claudia Verónica Morales Medina, Director of Urban Development of Ciudad Juárez; and Simon Hanna, FIBRA Macquarie's chief executive officer.

## 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 238 industrial properties and 17 retail properties, located in 20 cities across 16 Mexican states as of December 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](http://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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