

BMV/Press Release

NOTICE REGARDING PUBLIC ANNOUNCEMENT BY FIBRA MTY

MEXICO CITY, June 29, 2026 - FIBRA Macquarie México (BMV: FIBRAMQ) has been informed that Macquarie Asset Management México, S.A. de C.V. (“Macquarie”) and FIBRA Monterrey (BMV: FMTY14, “FIBRA MTY”) have entered into an Internalization Agreement under which, subject to the satisfaction of certain conditions, Macquarie has agreed to the termination of the management agreement entered into between Macquarie and FIBRA Macquarie, in order to internalize the management of FIBRA Macquarie. FIBRA MTY shall pay the corresponding internalization consideration to Macquarie.

FIBRA Macquarie makes reference to the public announcement issued today by FIBRA MTY regarding such agreement, and FIBRA MTY’s intention to launch a tender offer for up to 100% of the outstanding FIBRAMQ CBFIs, subject to obtaining the required regulatory approvals.

FIBRA Macquarie will inform the market of any developments related to the Internalization Agreement or the tender offer to be launched by FIBRA MTY, to the extent required under applicable law.

This communication is for information purposes only and does not constitute an offer, invitation, or solicitation with respect to any securities of FIBRAMQ.

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 245 industrial properties and 17 retail properties, located in 20 cities across 16 Mexican states as of March 31, 2026. 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.

Other than Macquarie Bank Limited ABN 46 008 583 542 ("Macquarie Bank"), any Macquarie Group entity noted in this document is not an authorized deposit-taking institution for the purposes of the Banking Act 1959 (Commonwealth of Australia). The obligations of these other Macquarie Group entities do not represent deposits or other liabilities of Macquarie Bank. Macquarie Bank does not guarantee or otherwise provide assurance in respect of the obligations of these other Macquarie Group entities. In addition, if this document relates to an investment, (a) the investor is subject to investment risk including possible delays in repayment and loss of income and principal invested and (b) none of Macquarie Bank or any other Macquarie Group entity guarantees any particular rate of return on or the performance of the investment, nor do they guarantee repayment of capital in respect of the investment.

THIS RELEASE IS NOT AN OFFER FOR SALE OF SECURITIES IN THE UNITED STATES, AND SECURITIES MAY NOT BE OFFERED OR SOLD IN THE UNITED STATES ABSENT REGISTRATION OR AN EXEMPTION FROM REGISTRATION UNDER THE U.S. SECURITIES ACT OF 1933, AS AMENDED.

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FIBRA MTY ENTERS INTO AGREEMENT TO INTERNALIZE THE MANAGEMENT OF FIBRA MACQUARIE

Monterrey, Nuevo Leon, June 29, 2026 – Fibra Mty (BMV: FMTY14), Mexico’s first real estate investment trust to be 100% internally advised and managed, informs the investing public that it has entered into an agreement with Macquarie Asset Management (“MAM”) and Macquarie Infrastructure And Real Assets Holdings Pty Limited (“MIRAH”), subject to the satisfaction of certain conditions, to internalize the management of Fibra Macquarie México (BMV: FIBRAMQ12, “Fibra Macquarie”).

This agreement represents an important milestone in the combination of both platforms and was designed to prioritize business continuity. To that end, MAM and Fibra Mty have agreed upon a structured transition plan aimed at preserving management and operational stability of Fibra Macquarie through an orderly transition.

Until the conditions precedent to closing have been satisfied, MAM will continue providing management services to Fibra Macquarie in the ordinary course of business under its existing management agreement. Following transaction close, Fibra Mty will fully assume the management responsibilities of Fibra Macquarie. During a transition period, MAM will remain available to provide support and assistance in accordance with the terms of the internalization agreement.

“We appreciate Macquarie and its management team’s willingness, collaboration and professionalism throughout the process to reach this agreement and ensure an orderly transition”, said Jorge Ávalos Carpinteyro, Chief Executive Officer of Fibra Mty. “We are excited to take this step toward the combination of both platforms, particularly through the incorporation of Fibra Macquarie’s MPA property management platform and its team, whose experience will strengthen the operational and administrative capabilities of the organization, preserve business continuity and further strengthen value creation for our investors”.

“We are pleased to have reached this agreement with Fibra Mty, whose management team has demonstrated professionalism and a collaborative spirit throughout this process. This transaction reflects our focus on being a responsible fiduciary of Fibra Macquarie, delivering an orderly handover and maintaining continuity of operations, ensuring its business remains well-positioned under Fibra Mty”, said Eric Wurtzebach, Head of Real Estate for Macquarie Asset Management. “We are proud of our track record in helping to grow Mexico’s listed real estate sector, having built the MPA property management platform and delivering a strong outcome for investors. Macquarie Group remains firmly committed to Mexico with over fifteen years of local presence and strong conviction in its long-term real estate fundamentals.”

Additionally, to expedite platform combination, the parties agreed that, subject to the satisfaction of certain conditions precedent, MIRAH will participate in Fibra Mty’s next public tender offer (the “Tender Offer”), by tendering all Fibra Macquarie certificates that it holds, representing 4.8% of outstanding certificates. The Tender Offer will be launched for up to 100% of outstanding certificates not already owned by Fibra Mty, representing approximately 19% of Fibra Macquarie certificates, including those held by MIRAH, and remains subject to Fibra Mty obtaining certain approvals, including authorization from the Mexican National Banking and Securities Commission (*Comisión Nacional Bancaria y de Valores or CNBV by its Spanish acronym*).

Upon satisfaction of the agreed closing conditions, Fibra Mty will pay MAM an internalization consideration of US\$172.4 million, which comprises compensation for the termination of the management agreement and all other fees derived from such termination.



Fibra Mty reaffirms its commitment to transparency and will continue to keep the investing public informed on a timely basis regarding the progress of the internalization process and the next Tender Offer.



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About Fibra Mty:

Fibra Mty is a real estate investment trust ("FIBRA") that initiated operations on December 11, 2014 identified by the number F/2157 ("Trust 2157"), and also as "Fibra Mty" or "FMTY". Fibra Mty's strategy is based mainly on the acquisition, administration, development, and operation of corporate properties in Mexico. Fibra Mty is a FIBRA qualified as a transparent entity under Mexican Income Tax laws; therefore, all revenues derived from Fibra Mty's operation are attributable to the holders of its CBFIs, given that Trust 2157 is not subject to Income Tax in Mexico. In order to maintain FIBRA status articles 187 and 188 of Mexican Income Tax Law establish that FIBRA such as Trust 2157 must distribute annually at least 95% of their net income to holders of CBFIs and invest at least 70% of their assets in real estate rental properties, among other requirements. Fibra Mty is internally managed by Administrador Fibra Mty, S.C., making Fibra Mty the first investment vehicle of its kind within the FIBRAS sector in Mexico, supported by an innovative corporate governance structure, aligned with investor interests, generating economies of scale and taking advantage of the opportunities offered by the real estate market.

About Macquarie Asset Management:

Macquarie Asset Management (MAM) is a leading global asset manager, trusted by institutions, individuals and communities to responsibly manage \$US498 billion in assets. MAM provides clients with a diverse range of investment solutions that seek to deliver superior risk-adjusted returns.

Macquarie Asset Management is part of Macquarie Group, a diversified global financial services group operating in asset management, retail and business banking, wealth management, as well as advisory, risk and capital solutions across debt, equity, financial markets and commodities. Founded in 1969, Macquarie Group employs over 19,100 people in 30 markets and is listed on the Australian Securities Exchange.

Macquarie Asset Management's Real Estate division has approximately \$US18 billion of assets under management, and a team of more than 45 investment specialists across seven locations with experience in investing in and building specialist operators. With a track record of identifying and investing in sectors backed by global megatrends, the Real Estate team's deep network, cultivated over 18 years, and differentiated approach, enables MAM to create investment opportunities in hard-to-reach sectors, enhancing access and returns.

MIRAH is a wholly-owned subsidiary of Macquarie Group Limited.

All figures as at 31 March 2026.

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Forward-looking statements:

This press release may contain forward-looking statements or guidance related to Fibra Mty which includes estimates or considerations about the Company's operations, business, and future events. Statements about future events may include, without limitation, any statement that may predict, forecast, indicate or imply future results, operations or achievements, and may include words such as "anticipates", "believes", "estimates", "expects", "plans" and similar expressions, as they relate to the Company. Such statements reflect the current views of management and are subject to a number of risks and uncertainties. Results may be materially different from the expressed in this report. There is no guarantee that the expected events, trends, or results will actually occur. The statements are based on many assumptions and factors, including general economic and market conditions, industry conditions, and operating factors. Any changes in such assumptions or factors could cause actual results to differ materially from current expectations.
