

FIBRA Macquarie México

Fact sheet



FIBRA Macquarie México (FIBRA Macquarie) (BMV: FIBRAMQ12) is a real estate investment trust (*fideicomiso de inversión en bienes raíces* or FIBRA) listed on the Mexican stock exchange (*Bolsa Mexicana de Valores*). FIBRA Macquarie focuses on the acquisition, ownership, leasing and management of industrial and retail real estate properties in Mexico.

FIBRA Macquarie seeks to provide investors with attractive risk-adjusted total returns based on robust cash flow generation, superior capital allocation and operational excellence.

At a glance

- Focus on ownership of **stabilized properties** with development capability to access growth opportunities
- Portfolio of **236 industrial properties and 17 retail properties**, located in 20 cities across 16 Mexican states
- Gross leasable area (GLA) of **3.2m square meters**
- Total asset value of **US\$2.5b**
- Market capitalization of **~US\$907m**
- 3-star rating in **GRESB's** Standing Investments and Development benchmarks

Key operating metrics (1Q22)

	Industrial	Retail	Consolidated
GLA ('000 sqm)	2,776.4	425.2	3,201.5
Properties	236	17	253
Customers	278	655	933
Occupancy (EoP)	97.1%	89.8%	96.1%
WALT (years)	3.3	3.2	3.3
USD Rents (PC ⁵)	92.4%	0.0%	79.4%

Key debt metrics

	1Q22
Regulatory LTV	32.2%
Regulatory DSCR	5.8x
Net Debt to EBITDA (Annualized 1Q22)	5.0x
% Fixed Rate Debt	99%
Debt Tenor Remaining	3.8 years
Weighted Avg. Cost of Debt	5.4% p.a.
Liquidity Reserves	~US\$253.5m

Highlights

- **High-quality** portfolio in prime industrial and consumer markets
- **Scalable** internal property administration platform
- Strong track record of **disciplined capital deployment**
- Consistently solid operational and financial **performance**
- **Flexible balance sheet & strong cash flow** supporting future growth
- **Experienced management** supported by quality institutional platform

Key financial metrics

	Industrial	Retail	Consolidated
Revenue	Ps. 896.2m	Ps. 157.6m	Ps. 1,053.8m
NOI	Ps. 821.9m	Ps. 107.7m	Ps. 929.6m
AFFO	Ps. 494.2m	Ps. 74.7m	Ps. 499.2m
NOI Margin	91.7%	68.4%	88.2%
AFFO Margin	55.1%	47.4%	47.4%
Asset Value (PC ⁵)	Ps. 43,130.0m	Ps. 7,087.3m	Ps. 50,418.6m

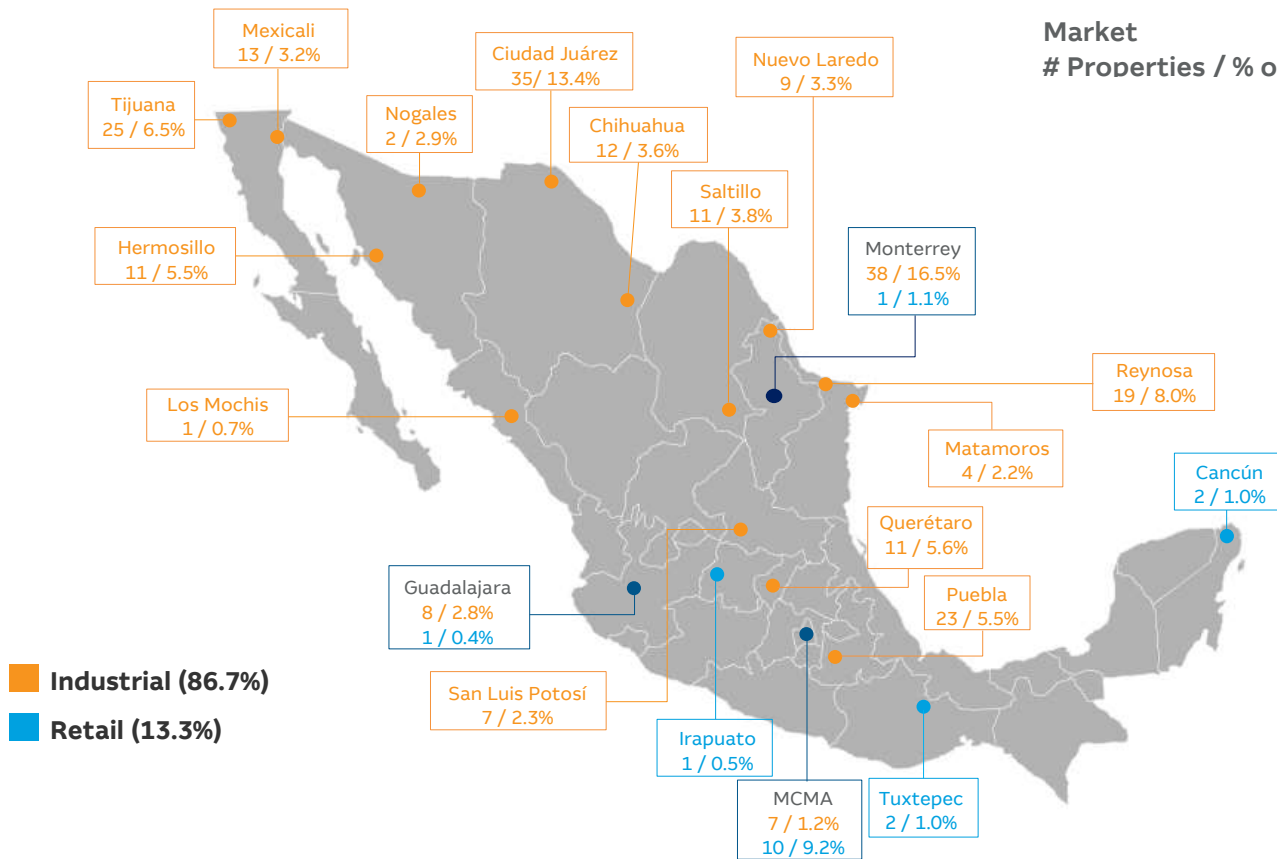
Other key metrics

	1Q22	LTM
AFFO per certificate	Ps. 0.6558	Ps. 2.4785
Distribution per certificate	Ps. 0.5000	Ps. 1.9250
NAV per certificate	Ps. 40.51	-
Discount to NAV	41.2%	-
Implied NOI Cap Rate	-	10.6%
AFFO Yield	-	10.4%
Distribution Yield	-	8.1%



Portfolio by location

Market
Properties / % of Total GLA



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Notes and Important Information

- All financial and operational metrics are as of March 31, 2022.
- For definitions of NOI, AFFO, DSCR, WALT, GLA, NAV and other key metrics, please consult the Supplementary Information pack available on FIBRAMQ's website at www.fibramacquarie.com
- Nine of the retail properties in the portfolio are held through a 50/50 joint venture
- MCMA means Mexico City Metropolitan Area
- PC means Proportionally Combined

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