



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\$2.3b**
- Market capitalization of **~US\$924m**
- 3-star rating in **GRESB's** Standing Investments and Development benchmarks

Key operating metrics (3Q21)

	Industrial	Retail	Consolidated
GLA ('000 sqm.)	2,783	425	3,208
Properties	236	17	253
Customers	281	637	918
Occupancy	95.5%	90.0%	94.8%
WALT (years)	3.2	3.4	3.3
USD Rents (PC ⁵)	92.2%	0.0%	79.3%

Key debt metrics

	3Q21
Regulatory LTV	35.3%
Regulatory DSCR	5.4x
Net Debt to EBITDA (Annualized 3Q21)	5.1x
% Fixed Rate Debt	99%
Debt Tenor Remaining	4.3 years
Weighted Avg. Cost of Debt	5.5% p.a.
Liquidity Reserves	~US\$257.6m

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

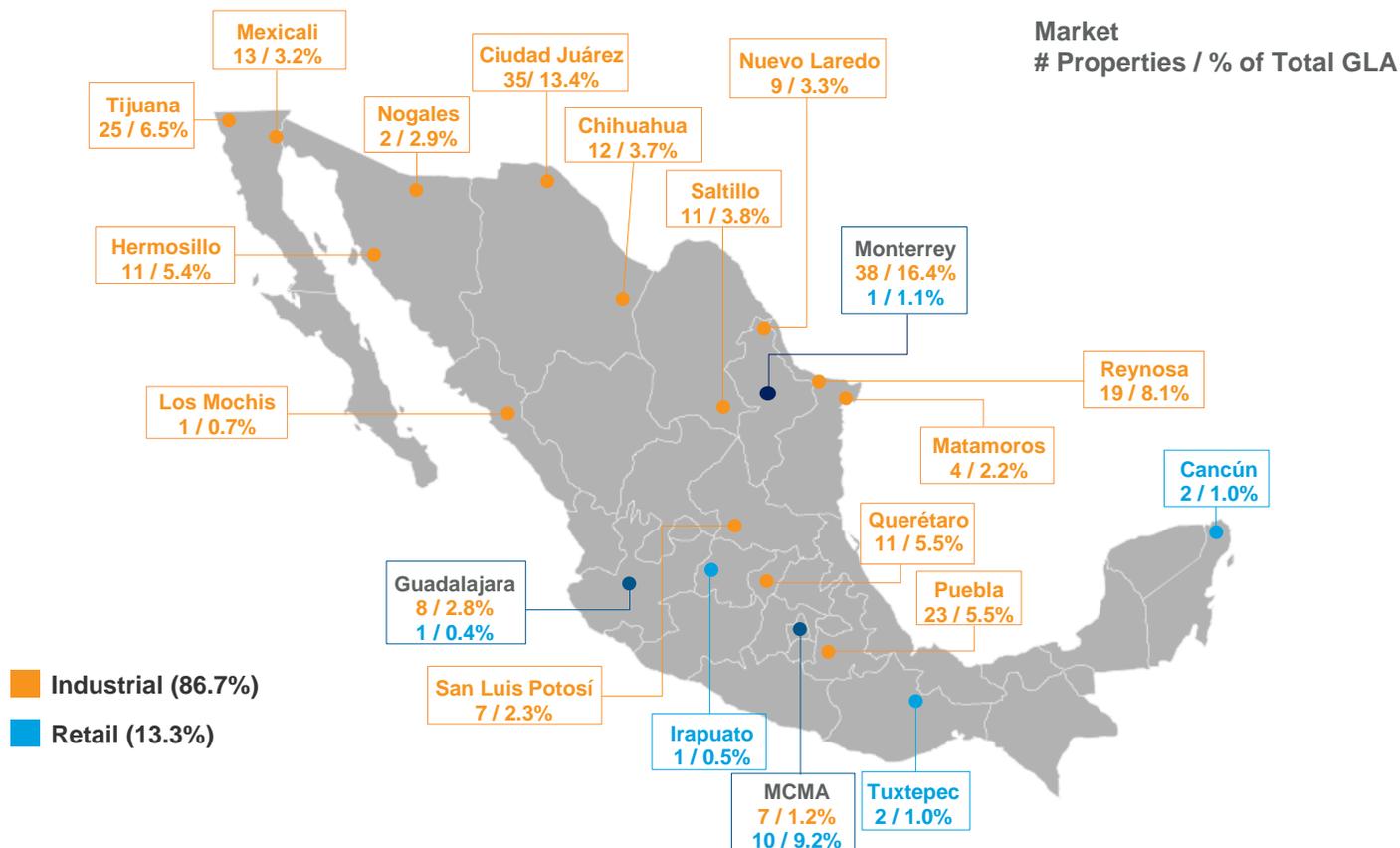
	Industrial	Retail	Consolidated
Revenue	Ps. 849.6m	Ps. 151.0m	Ps. 1,000.6m
NOI	Ps. 776.1m	Ps. 98.7m	Ps. 874.7m
AFFO	Ps. 472.6m	Ps. 54.4m	Ps. 454.7m
NOI Margin	91.3%	65.3%	87.4%
AFFO Margin	55.6%	36.0%	45.4%
Asset Value (PC ⁵)	Ps. 39,704.6m	Ps. 6,684.2m	Ps. 46,754.8m

Other key metrics

	3Q21	LTM
AFFO per certificate	Ps. 0.5972	Ps. 2.3578
Distribution per certificate	Ps. 0.4750	Ps. 1.9000
NAV per certificate	Ps. 35.24	-
Discount to NAV	30.2%	-
Implied NOI Cap Rate	-	10.2%
AFFO Yield (Annualized 3Q21)	9.7%	-
Distribution Yield (Annualized 3Q21)	7.7%	-



Portfolio by location



Contact Information

Investor Relations

Tel: +52 (55) 9178 7751
 Email: fibramq@macquarie.com
 Nikki Sacks
 Tel: +1 203 682 8263
 Email: nikki.sacks@icrinc.com

Corporate Communications

Lee Lubarsky
 +1 347 302 3000
lee.lubarsky@macquarie.com

Corporate Address

Pedregal 24, Piso 21, Torre Virreyes
 Lomas – Virreyes, Molino del Rey
 11040 Ciudad de México, México

Notes and Important Information

1. All financial and operational metrics are as of September 30, 2021.
2. 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
3. Nine of the retail properties in the portfolio are held through a 50/50 joint venture
4. MCMA means Mexico City Metropolitan Area
5. PC means Proportionally Combined

This fact sheet is being distributed on behalf of Macquarie Asset Management México, S.A. de C.V. (“MAM Mexico”), as manager, acting in the name and on behalf of CIBanco, S.A., Institución de Banca Múltiple (“CIBanco”), as trustee, of FIBRA Macquarie. As used herein, the name “Macquarie” or “Macquarie Group” refers to Macquarie Group Limited and its worldwide subsidiaries, affiliates and the funds that they manage. Unless otherwise noted, references to “we”, “us”, “our” and similar expressions are to MAM Mexico, as manager, acting in the name and on behalf of CIBanco, as trustee, of FIBRA Macquarie. This fact sheet is proprietary, and all rights are reserved. Any reproduction, in whole or in part, without the prior written consent of FIBRA Macquarie is prohibited. This fact sheet is based on information generally available to the public and does not contain any material, nonpublic information. The fact sheet has been prepared solely for informational purposes; it is not a solicitation of any offer to buy or sell any security or instrument. This document is not for release in any member state of the European Economic Area.

This fact sheet contains forward-looking statements. FIBRA Macquarie’s actual results, performance, prospects or opportunities could differ materially from those expressed in or implied by the forward-looking statements. Additional risks of which we are not currently aware could also cause FIBRA Macquarie’s actual results to differ. In light of these risks, uncertainties and assumptions, you should not place undue reliance on any forward-looking statements. The forward-looking events discussed in this fact sheet may not occur. We undertake no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise, except as required by law.

None of the entities named herein is an authorized deposit-taking institution for the purposes of the Banking Act 1959 (Commonwealth of Australia) and its obligations do not represent deposits or other liabilities of Macquarie Bank Limited ABN 46 008 583 542 (MBL). MBL does not guarantee or otherwise provide assurance in respect of the obligations of FIBRA Macquarie.