Eventos Relevantes

MATERIALES PARA LA CONFERENCIA TELEFÓNICA DEL 4 DE SEPTIEMBRE DE 2013

CIUDAD DE MÉXICO, 3 DE SEPTIEMBRE DE 2013 — FIBRA Macquarie México (BMV: FIBRAMQ) hace públicos los materiales de la conferencia telefónica con analistas e inversionistas para discutir la transacción recientemente anunciada el miércoles, 4 de septiembre a las 7:30 a.m. hora del centro / 8:30 a.m. hora del Este.

Se podrá acceder a la conferencia telefónica llamando al número gratuito +1-877-304-8957. Las personas que llamen desde fuera de los Estados Unidos pueden marcar al +1-973-638-3235. Favor de solicitar la teleconferencia Macquarie Mexican REIT Conference Call.

Acerca de FIBRA Macquarie México
FIBRA Macquarie México (FIBRAMM) (BMV: FIBRAMQ) es un fideicomiso de inversión en bienes raíces, o FIBRA, listado en la Bolsa Mexicana de Valores, especializado en oportunidades industriales, comerciales y de oficinas en México, con un enfoque principal en propiedades estables generadoras de ingresos. El portafolio de FIBRAMM consiste en 244 propiedades industriales ubicadas en 21 ciudades en 15 estados de la República Mexicana (al 30 de junio de 2013). Para información adicional, por favor visite www.macquarie.com/mmreit.

Acerca de Macquarie Group
Macquarie Group (Macquarie) es un proveedor global de servicios de gestión de fondos e inversión, banca, finanzas y consultoría. El enfoque principal de Macquarie es obtener retornos al proporcionar una gama diversificada de servicios a sus clientes.
Macquarie opera en representación de clientes institucionales, comerciales y corporaciones y sus contrapartes en todo el mundo. Fundado en 1969, Macquarie opera en más de 70 oficinas en 28 países. Macquarie emplea a aproximadamente 13,660 personas y cuenta con activos bajo administración por más de US$362 mil millones (al 31 de marzo de 2013).

Macquarie Infrastructure and Real Assets, una division de Macquarie, es un administrador líder de activos alternativos a nivel global especializado en inversiones en infraestructura, bienes raíces, agricultura y energía. Macquarie Infrastructure and

Real Assets administra 49 fondos con US$101 mil millones en activos bajo administración en 25 países (al 31 de diciembre de 2012).

Nota precautoria con respecto a proyecciones o pronósticos: El presente comunicado puede contener predicciones o pronósticos. Dichos pronósticos conllevan riesgos inherentes e incertidumbre. Advertimos que múltiples factores importantes pueden ocasionar que los resultados reales difieran significativamente de estas proyecciones.

ESTE COMUNICADO NO CONSTITUYE UNA OFERTA DE VENTA DE VALORES EN LOS ESTADOS UNIDOS, Y LOS VALORES NO PODRÁN SER OFERTADOS O VENDIDOS EN LOS ESTADOS UNIDOS SIN REGISTRO O EXENCIÓN DEL REGISTRO BAJO LA LEY DE VALORES DE E.U. DE 1933, SEGUN ENMENDADA.

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Relevant Events

MATERIALS FOR THE SEPTEMBER 4, 2013 CONFERENCE CALL

MEXICO CITY, SEPTEMBER 3, 2013 — Macquarie Mexican REIT (MMREIT) (BMV: FIBRAMQ) hereby disclosed the materials for the conference call with analysts and investors to discuss the recently announced transaction on Wednesday, September 4 at 7:30 a.m. CDT / 8:30 a.m. EDT.

The conference call can be accessed by dialing toll free +1-877-304-8957. Callers from outside the United States may dial +1-973-638-3235. Please ask for the Macquarie Mexican REIT Conference Call.

About Macquarie Mexican REIT
Macquarie Mexican REIT (MMREIT) (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. MMREIT's portfolio consists of 244 industrial properties located in 21 cities across 15 Mexican states (as of June 30, 2013). For additional information about MMREIT, please visit www.macquarie.com/mmreit.

About Macquarie Group
Macquarie Group (Macquarie) is a global provider of banking, financial, advisory, investment and funds management services. Macquarie's main business focus is making returns by providing a diversified range of services to clients. Macquarie acts on behalf of institutional, corporate and retail clients and counterparties around the world. Founded in 1969, Macquarie operates in more than 70 office locations in 28 countries. Macquarie employs approximately 13,660 people and has assets under management of over US$362 billion (as of March 31, 2013).

Macquarie Infrastructure and Real Assets, a division of Macquarie, is a leading global alternative asset manager specializing in investments across infrastructure, real estate, agriculture and energy. Macquarie Infrastructure and Real Assets manages 49 funds with US$101 billion of assets under management across 25 countries (as of December 31, 2012).

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.

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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Presentation and Conference Call: Acquisition of Retail Portfolio

September 4, 2013

Acquisition Overview

MACQUARIE

MMREIT has agreed to acquire a two property portfolio from companies controlled by Fondo Comercial Mexicano

Properties (#)	• 2 retail properties
Gross Leasable Area	• 134,246 sqm (1.45 million sqft)
Geographic Distribution	• Mexico City Metropolitan Area
Occupancy[1]	• 98.7%
Avg. Age of Properties	• 5.8 years
Avg. Remaining Lease Term[2]	• 7.7 years

Selected Tenants

Walmart, Suburbia, Sam's Club, Cinépolis, The Home Depot, Sports World

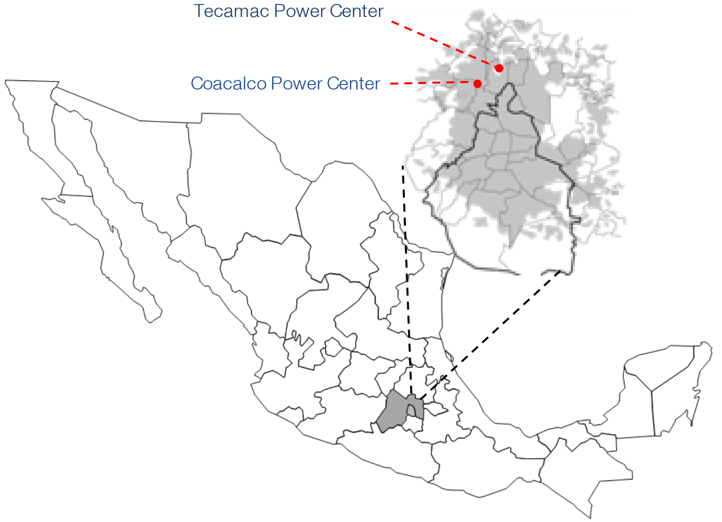
1. As of June 30, 2013.
2. Weighted average based on GLA.

Property Overview

MACQUARIE

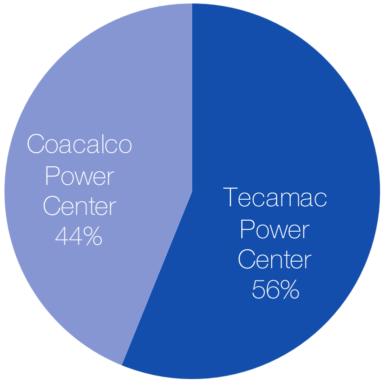
Property Summary

#Property	Location	Gross Leasable Area (m2)	Occupancy
Tecamac Power Center	MCMA	75,357	98.7%
Coacalco Power Center	MCMA	58,889	98.6%
Total		**134,246**	**98.7%**

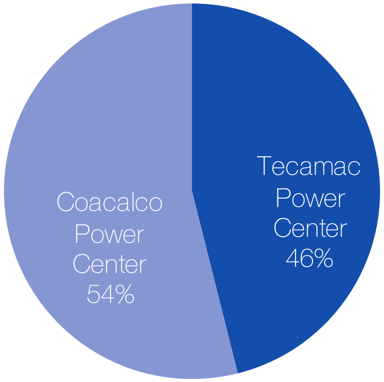


Property Distribution

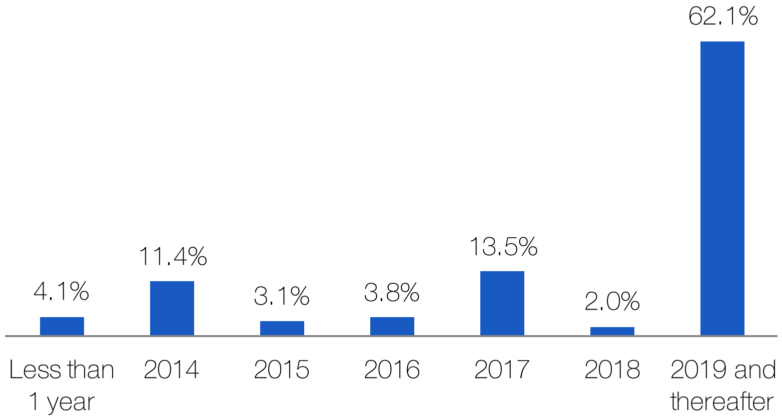
Based on GLA



Based on Rent



Lease Expiration Profile (% GLA)



Investment Rationale

MACQUARIE

Acquisition further delivers on stated strategy of building a national retail platform by adding high quality properties in the MCMA market.

1	**Expand Retail Portfolio in Key MCMA Market**	• The Acquisition will further expand our existing retail portfolio in the MCMA, the country's key retail market
2	**High Quality Properties**	• The properties are stabilized and have an attractive occupancy rate and property age
3	**Strong Tenant Base**	• Approximately 59% of rental revenue derives from high-quality tenants including Walmart Supercenter, Sam's, Suburbia, The Home Depot, Cinepolis, Sports World, Office Max and Sanborns, among others
4	**Efficient use of cash**	• Transaction can be funded with available cash, effectively increasing dividends for CBFI holders

Financial Overview

MACQUARIE

Acquisition Details

Acquisition Value[1]	• Ps. 2.0 billion
Projected Net Operating Income[2]	• Ps. 166.8 million (Est.)
Avg. Rent	• Ps. 85 / sqm per month
FFO Yield (2014 / Year 3)[3]	• 8.8% / 10.3%

Additional Considerations

Funding and Closing

- The acquisition can be funded with existing capital; intention to part fund with new debt capacity
- The transaction is expected to close early in the fourth quarter of 2013

1. Excludes VAT, transaction costs and property tax (ISAI).
2. 2014 Estimated projected NOI; includes forecast rental income plus maintenance recoveries plus parking income minus property operating expenses (including property management fee) for the full year of 2014.
3. Funds from operations / Equity (excluding transaction costs).

Important Information

This document is being distributed on behalf of Macquarie México Real Estate Management, S.A. de C.V. ("MMREM"), as manager, acting in the name and on behalf of Deutsche Bank México, S.A., Institución de Banca Múltiple, División Fiduciaria ("Deutsche Bank"), as trustee, of Macquarie Mexican REIT ("MMREIT").

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 MMREM, as manager, acting in the name and on behalf of Deutsche Bank, as trustee, of MMREIT.

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This document includes forward-looking statements that represent our opinions, expectations, beliefs, intentions, estimates or strategies regarding the future, which may not be realized. These statements may be identified by the use of words like "anticipate," "believe," "estimate," "expect," "intend," "may," "plan," "will," "should," "seek," and similar expressions. The forward-looking statements reflect our views and assumptions with respect to future events as of the date of this document and are subject to risks and uncertainties.

Actual and future results and trends could differ materially from those described by such statements due to various factors, including those beyond our ability to control or predict. Given these uncertainties, you should not place undue reliance on the forward-looking statements. We do not undertake any obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

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