Eventos Relevantes

MATERIALES PARA LA CONFERENCIA TELEFÓNICA DEL 24 DE JULIO DE 2013

CIUDAD DE MÉXICO, 23 DE JULIO DE 2013 — FIBRA Macquarie México (BMV: FIBRAMQ) hace publico los materiales de la conferencia telefónica con analistas e inversionistas para discutir las transacciones recientemente anunciadas el miércoles, 24 de julio a las 7:30 a.m. hora del centro / 8:30 a.m. hora del Este. La teleconferencia, que se transmitirá también vía webcast, se puede acceder en línea en www.macquarie.com/mmreit o llamando al número gratuito +1-877-303-6152. Las personas que llamen desde fuera de los Estados Unidos pueden marcar al +1-678-809-1066.

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.

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Relevant Events

MATERIALS FOR THE JULY 24, 2013 CONFERENCE CALL

MEXICO CITY, JULY 23, 2013 — Macquarie Mexican REIT (MMREIT) (BMV: FIBRAMQ) hereby discloses the materials for the conference call with analysts and investors to discuss the recently announced transactions, on Wednesday, July 24 at 7:30 a.m. CDT / 8: 30 a.m. EDT. The conference call, which will also be webcast, can be accessed online at www.macquarie.com/mmreit or by dialing toll free +1-877-303-6152. Callers from outside the United States may dial +1-678-809-1066. A link to the materials will be available on the MMREIT website the morning of July 24, 2013 prior to the conference call/webcast.

About Macquarie Mexican REIT

Macquarie Mexican REIT (MMREIT) (BMV: FIBRAMQ) is a real estate investment trust (*fideicomiso de inversíon en bienes raices*), 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.

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Presentation and Conference Call: Acquisition of Two Portfolios

July 24, 2013


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Acquisition of Six Property Retail & Office Portfolio
1

Acquisition Overview

MMREIT has agreed to acquire a six property portfolio from Grupo Inmobiliario Carr and its partners

Properties (#)	• 6 properties: 4 retail[1], 1 mixed-use (retail with office), 1 office
Gross Leasable Area[2]	• 115,606 sqm (1.2 million sqft)
Geographic Distribution	• Mexico City Metropolitan Area & Irapuato
Occupancy[2]	• 95.0%
Avg. Age of Properties	• 2.5 years
Avg. Remaining Lease Term	• 9.2 years[3]

Selected Tenants

- Wal-mart Supercenter / Sam's / Superama
- Sanborns
- Sports World / Sportium
- Cinemex

1. One property (City Shops del Valle) under construction; expected completion 1Q14.
2. As of May 31, 2013.
3. Weighted average based on GLA.

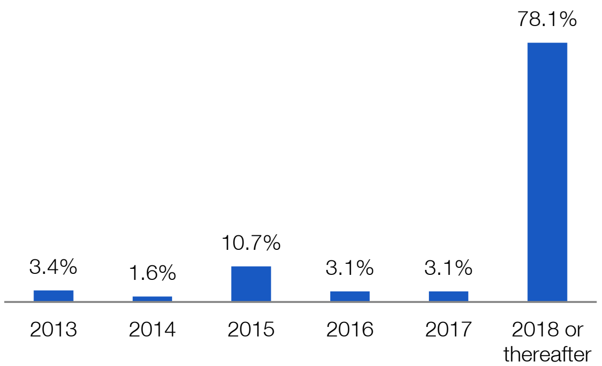
Property Overview

MACQUARIE

Property Summary

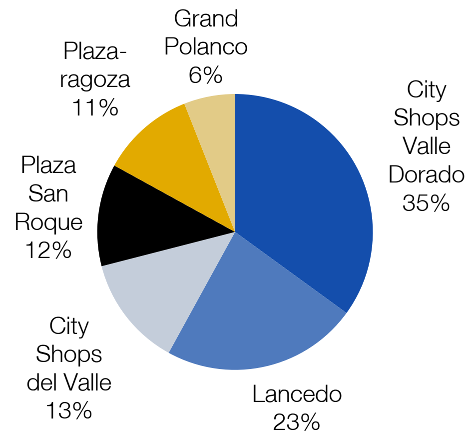
Property	Location	Product Type	Gross Leasable Area (m2)[1]	Occupancy [1]
City Shops del Valle	MCMA	Retail	15,971	Under Construction
Plazaragoza	MCMA	Retail	13,321	89.1%
Superama Grand Polanco	MCMA	Retail	3,800	100.0%
Plaza San Roque	Irapuato	Retail	14,333	93.6%
City Shops Valle Dorado	MCMA	Mixed-use	41,182	93.3%
Lancedo (SSP)	MCMA	Office	27,000	100.0%
Total			**115,606**	**95.0%**

Lease Expiration Profile



Property Distribution

Based on GLA



Geographic Footprint

1. As of May 31, 2013.

Financial Overview

Acquisition Details

Acquisition Value[1]	• Ps. 2,819.5 million
Projected Net Operating Income[2]	• Ps. 244.2 million (Est.)
Avg. Rent	• Ps. 210 / sqm per month
Potential Earn-Out	• Ps. 84.4 million (additional NOI of Ps. 7.3 million)

Details of Equity Consideration

New Equity Issuance

- 37.6 million CBFIs at Ps. 27.57 per CBFI (Ps. 1,036.2 million in aggregate)
- Issue price was calculated by reference to the average closing price of MMREIT CBFIs for the 30 calendar-day-period up to and including the signing date (July 15, 2013)
- Equity issuance is subject to approval of MMREIT CBFI holders

1. Excludes VAT, transaction costs and property tax (ISAI).
2. Estimated projected NOI; includes forecast rental income plus maintenance recoveries plus parking income minus property operating expenses (including property management fee) for the period January 2013 to December 2013, except for City Shops del Valle which is based on the first twelve months as of the expected date of completion of the acquisition given the property is currently under construction (expected to be 1Q14).

Macquarie Mexican REIT

MACQUARIE

Acquisition of Fifteen Industrial Properties

2

Acquisition Overview

MACQUARIE

MMREIT has agreed to acquire a 15 property portfolio from affiliates of DCT Industrial Trust Inc.

Properties (#)
- 15 industrial properties

Gross Leasable Area
- 1.65 million sqft (153,355 sqm)

Geographic Distribution
- Across 5 states in Mexico

Occupancy[1]
- 100%

Avg. Age of Properties
- 9.1 years

Avg. Remaining Lease Term
- 2.8 years[2]

Acquisition Value[3]
- USD$ 82.7 million

Projected Net Operating Income[4]
- USD$6.95 million (Est.)

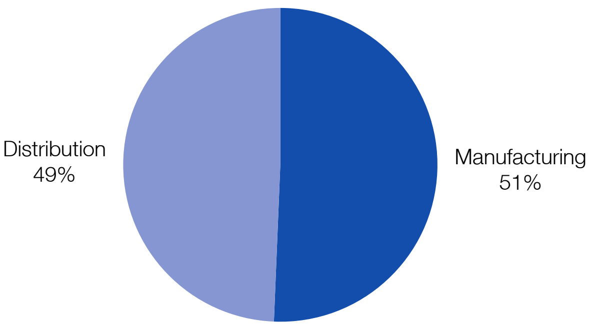
1. As of July 15, 2013.
2. Weighted average based on GLA.
3. Excludes VAT, transaction costs and property tax (ISAI).
4. Estimated projected NOI; includes forecast rental income plus maintenance recoveries minus property operating expenses (including estimated property administration fee) for the period (August 2013 – July 2014)

Property Overview

Property Summary

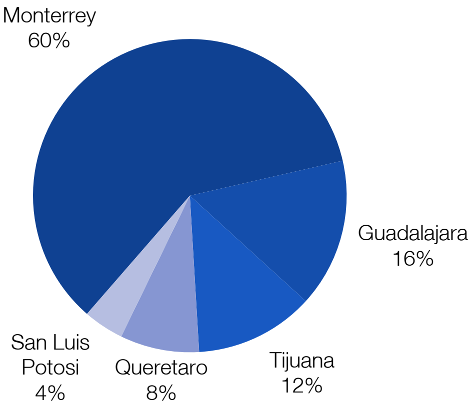
#	Property	Location	Gross Leasable Area (sqft)	Occupancy[1]
1	San Luis Potosi	San Luis Potosi	69,076	100.0%
2	Guadalajara 1	Guadalajara	104,734	100.0%
3	Guadalajara 2	Guadalajara	64,545	100.0%
4	Guadalajara 3	Guadalajara	84,213	100.0%
5	Monterrey 1	Monterrey	189,679	100.0%
6	Monterrey 2	Monterrey	218,577	100.0%
7	Monterrey 3	Monterrey	102,082	100.0%
8	Monterrey 5	Monterrey	127,521	100.0%
9	Monterrey 6	Monterrey	109,960	100.0%
10	Monterrey 7	Monterrey	117,328	100.0%
11	Monterrey 8	Monterrey	127,051	100.0%
12	Tijuana 1	Tijuana	30,505	100.0%
13	Tijuana 2	Tijuana	117,543	100.0%
14	Tijuana 3	Tijuana	55,200	100.0%
15	Queretaro	Queretaro	134,833	100.0%
	Total		**1,652,847**	**100.0%**

Tenant Type



Property Distribution

Based on GLA



Geographic Footprint

1. As of July 15, 2013.

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