



Fibra Nova announces continuity of the rent payment of its tenants in the event of health emergency

Chihuahua, Mexico, May 20th, 2020 – Banco Actinver, S.A. Multiple Banking Institution, Grupo Financiero Actinver Trust Fiduciary F/2870 or Fibra Nova (BMV: FNOVA), a Mexican infrastructure and real estate trust, informs to the investor community about the status of the collection of income due as of May 2020.

Derived from the challenges posed by the COVID 19 pandemic, our highest priority has been the health, safety and well-being of our team, our customers and suppliers. We have implemented measures designed to maintain business continuity or to try to reduce any adverse impact it may have on it. Our collaborators, to the extent that their functions allow, are working continuously but remotely. Furthermore, we have implemented strict hygiene protocols in all of our work areas. We are working together with those clients whose businesses have been adversely affected and we have monitored the recommendations of the authorities on the different phases of reopening in each of the sectors and industries in which we participate.

Some of our tenants in the industrial and logistics sector had to partially stop their activities; but the majority of the industrial and logistics portfolio, as well as those of the office and retail sector, continued to operate given their important role, either as an essential business or as supplier of essential businesses. These tenants represent more than 83.5% of our portfolio and rents are 100% charged as of May 2020.

In the case of the educational portfolio that represents 16.5% of the total, they have been affected due to the suspension of classes decreed in agreement number 02/03/20 by which classes in preschool, primary education schools are suspended, secondary, normal, as well as those of the upper secondary and upper classes, dependent on the public education secretariat, and whose suspension period has been extended until May 30th as a measure to attend to the health emergency generated by COVID-19. Given this situation, we have agreed with our tenants regarding the campus in Chihuahua, Guadalajara and Querétaro, the deferral of 25% of the rents for the months of April and May, which will be paid in equal parts in the following three months. Accumulated deferred income as of May 2020 represents 1.4% of the total collection of the portfolio for the first 5 months of the year.

Given the above, Fibra Nova has a solid business model capable of facing the challenges of the environment, with a financial position and adequate levels of leverage, and the healthy performance in the recovery of our accounts receivable allow us to continue fulfilling our commitments to our investors in the delivery of the agreed dividends without compromising the liquidity of the company.

About Fibra Nova

Fibra Nova is a real estate investment trust (FIBRA) that started operations on August 3, 2017, identified as No. F/2870. Fibra Nova's strategy is mainly based on the acquisition, lease, operation and development of buildings destined for sectors with economic dynamism and that capture the benefit of the demographic bonus such as the industrial, retail and educational sectors.

To maintain FIBRA status, articles 187 and 188 of the Income Tax Law establish that FIBRAS, such as Fibra Nova, are not subject to the payment of Income Tax in Mexico and must distribute annually at least 95% of their net fiscal result to the holders of their CBFIs and investing at least 70% of their assets in real estate destined for leasing, among other requirements. Fibra Nova is internally managed by "Administradora Fibra Norte, S.C.", supported by solid corporate governance and a competitive structure aligned to the interests of investors, making Fibra Nova an unprecedented investment vehicle for the FIBRAS market in Mexico.

Statements about future events

The information contained in this document includes certain statements regarding the expected financial and operating performance, which are based on financial information, operating levels, and current market conditions, as well as on estimates made by management. Therefore, future estimates are subject to uncertainties that may cause changes based on various factors that are not under the control of Fibra Nova.

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