



Fibra Nova announces new lease agreement in Juarez city

Chihuahua, Mexico, February 8, 2021 – 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, signed a ten years lease agreement with Lear Corporation for a building in Juarez City. The lessee is a publicly traded company listed in the New York Stock Exchange with headquarters in Southfield, Michigan, is one of the largest manufacturers of the automotive industry with presence in 39 countries around the world with over 161,000 employees.

The facility will be a manufacturing BTS in a premium location in one of the border cities with more dynamism in Mexico in which Fibra Nova continue consolidating its industrial portfolio, with this transaction the portfolio annualized income in US dollars increase from 39% to 42%.

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 their CBFIs holders and investing at least 70% of their assets in real estate 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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