



Fibra Inn Announces Hotel Indicators for December, 4Q22 and Annual 2022

Monterrey, Mexico, January 11, 2023 – CIBanco, S.A., Institución de Banca Múltiple, as final and universal beneficiary of Deutsche Bank México, Institución de Banca Múltiple, Fiduciary Division DB/1616 or Fibra Inn (BMV: FINN13) (“Fibra Inn” or the “Company”), an internally-managed Mexican real estate investment trust specialized in the hotel industry serving the traveler with international brands, today announced its operating results for its hotel indicators for **December, the fourth quarter, and the year 2022**.

MONTHLY SAME-STORE SALES						
	Dec 2022	Dec 2021	Change %	Dec 2022	Dec 2019	Change %
	33 hotels			31 hotels		
Room Revenue (Ps. millions)	154.7	121.0	27.9%	101.2	104.1	-2.8%
Occupancy	55.1%	47.3%	7.8 pp	48.2%	50.6%	-2.4 pp
ADR (Ps.)	1,601.9	1,458.8	9.8%	1,295.6	1,277.7	1.4%
RevPar (Ps.)	882.9	690.4	27.9%	624.3	646.2	-3.4%

TOTAL MONTHLY SALES					
	Dec 2022	Dec 2021	Change %	Dec 2019	Change %
Number of hotels	33	33		39	
Room Revenue (Ps. millions)	154.7	121.0	27.9%	121.3	27.5%
Occupancy	55.1%	47.3%	7.8 pp	48.3%	6.8 pp
ADR (Ps.)	1,601.9	1,458.8	9.8%	1,253.9	27.8%
RevPar	882.8	690.4	27.9%	606.0	45.7%

QUARTERLY SAME-STORE SALES						
	4Q22	4Q21	Change %	4Q22	4Q19	Change %
	33 hotels			31 hotels		
Room Revenue (Ps. millions)	524.9	381.3	37.7%	402.6	379.6	6.1%
Occupancy	62.6%	50.5%	12.1 pp	60.9%	61.0%	-0.1 pp
ADR (Ps.)	1,611.7	1,454.2	10.8%	1,374.8	1,300.5	5.7%
RevPar (Ps.)	1009.4	734.6	37.4%	837.1	793.7	5.5%

TOTAL QUARTERLY SALES					
	4Q22	4Q21	Change %	4Q19	Change %
Number of hotels	33	33		39	
Room Revenue (Ps. millions)	524.9	381.3	37.7%	444.1	18.2%
Occupancy	62.6%	50.5%	12.1 pp	58.3%	4.3 pp
ADR (Ps.)	1,611.7	1,454.2	10.8%	1,280.1	25.9%
RevPar	1,009.4	734.7	37.4%	746.8	35.2%

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ANNUAL SAME-STORE SALES						
	2022	2021	Change %	2022	2019	Change %
	33 hotels			31 hotels		
Room Revenue (Ps. millions)	1,792.2	1,132.9	58.2%	1,500.8	1,531.0	-2.0%
Occupancy	57.6%	41.5%	16.2 pp	57.6%	61.8%	-4.2 pp
ADR (Ps.)	1,529.3	1,349.9	13.3%	1,365.5	1,311.1	4.2%
RevPar (Ps.)	881.5	559.8	57.5%	786.5	810.3	-2.9%

ANNUAL TOTAL SALES					
	2022	2021	Change %	2019	Change %
Number of hotels	33	34		42	
Room Revenue (Ps. millions)	1,838.8	1,150.6	59.8%	1,822.3	0.9%
Occupancy	57.3%	41.4%	15.9 pp	58.9%	-1.6 pp
ADR (Ps.)	1,557.0	1,346.7	15.6%	1,278.9	21.7%
RevPar	891.4	557.0	60.0%	752.6	18.4%

Same-store sales calculation in December 2022 vs. December 2021 includes 33 hotels in operation out of the 35 properties, considering two hotels closed in Coatzacoalcas and the Holiday Inn Coyoacan.

As of December 31, 2022, Fibra Inn had a total portfolio of 35 properties with 6,047 rooms, 5,833 in operation and 394 rooms in two hotels remained closed. Fibra Inn participates with a minority investment in one project under the Hotel Factory model, representing 218 rooms.

About the Company

Fibra Inn is a Mexican trust formed primarily to acquire, develop, and rent a broad range of hotel properties in Mexico for the business and leisure traveler. The Company has signed franchise, license and brand usage agreements with international hotel brands for the operation of global brands as well as the operation of national brands. These hotels enjoy some of the industry's top loyalty programs. Fibra Inn trades its Real Estate Certificates "CBFIs" on the Mexican Stock Exchange under the ticker symbol "FINN13.

www.fibrainn.mx

Note on Forward-Looking Statements

This press release may contain forward-looking statements. These statements are statements that are not historical facts, and are based on management's current view and estimates of future economic circumstances, industry conditions, Company performance and financial results. Also, certain reclassifications have been made to make figures comparable for the periods. The words "anticipates", "believes", "estimates", "expects", "plans" and similar expressions, as they relate to the Company, are intended to identify forward-looking statements. Statements regarding the declaration or payment of dividends, the implementation of principal operating and financing strategies and capital expenditure plans, the direction of future operations and the factors or trends affecting financial condition, liquidity or results of operations are examples of forward-looking statements. Such statements reflect the current views of management and are subject to a number of risks and uncertainties. There is no guarantee that the expected events, trends or results will actually occur. The statements are based on many assumptions and factors, including general economic and market conditions, industry conditions, and operating factors. Any changes in such assumptions or factors could cause actual results to differ materially from current expectations.