

Fibra Inn Announces Hotel Indicators for December, 4Q21, and Annual 2021

Monterrey, Mexico, January 12, 2022 – 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 2021.**

MONTHLY SAME-STORE SALES						
	Dec 2021	Dec 2020	Change %	Dec 2021	Dec 2019	Change %
	32 hotels			31 hotels		
Room Revenue (Ps. millions)	110.2	49.5	122.8%	101.2	104.1	-2.8%
Occupancy	48.2%	24.8%	23.4 pp	48.2%	50.6%	-2.4 pp
ADR (Ps.)	1,365.0	1,203.7	13.4%	1,295.6	1,277.7	1.4%
RevPar (Ps.)	657.9	298.6	120.4%	624.3	646.2	-3.4%

TOTAL MONTHLY SALES					
	Dec 2021	Dec 2020	Change %	Dec 2019	Change %
Number of hotels	33	33		39	
Room Revenue (Ps. millions)	121.0	51.4	135.3%	121.3	-0.3%
Occupancy	47.3%	24.9%	22.4 pp	48.3%	-1 pp
ADR (Ps.)	1,458.8	1,203.8	21.2%	1,253.9	16.3%
RevPar	690.4	299.4	130.6%	606.0	13.9%

QUARTERLY SAME-STORE SALES						
	4Q21	4Q20	Change %	4Q21	4Q19	Change %
	32 hotels			31 hotels		
Room Revenue (Ps. millions)	346.8	164.1	111.3%	322.5	379.6	-15.1%
Occupancy	51.5%	26.8%	24.7 pp	51.8%	61.0%	-9.3 pp
ADR (Ps.)	1,358.1	1,244.9	9.1%	1,297.4	1,300.5	-0.2%
RevPar (Ps.)	699.1	333.9	109.3%	671.7	793.7	-15.4%

TOTAL QUARTERLY SALES					
	4Q21	4Q20	Change %	4Q19	Change %
Number of hotels	33	33		39	
Room Revenue (Ps. millions)	381.3	169.8	124.6%	444.1	-14.1%
Occupancy	50.5%	26.8%	23.7 pp	58.3%	-7.8 pp
ADR (Ps.)	1,454.2	1,243.3	17.0%	1,280.1	13.6%
RevPar	734.7	333.0	120.6%	746.8	-1.6%

ANNUAL SAME-STORE SALES						
	2021	2020	Change %	2021	2019	Change %
	33 hotels			32 hotels		
Room Revenue (Ps. millions)	927.1	639.2	45.0%	1,032.7	1,561.0	-33.8%
Occupancy	43.6%	30.7%	12.9 pp	42.6%	61.8%	-19.3 pp
ADR (Ps.)	1,287.8	1,271.9	1.2%	1,254.6	1,311.7	-4.4%
RevPar (Ps.)	561.2	390.0	43.9%	533.8	810.7	-34.1%

ANNUAL TOTAL SALES					
	2021	2020	Change %	2019	Change %
Number of hotels	34	33		42	
Room Revenue (Ps. millions)	1,150.6	688.5	67.1%	1,822.3	-36.9%
Occupancy	41.4%	29.9%	11.5 pp	58.9%	-17.5 pp
ADR (Ps.)	1,346.7	1,268.0	6.2%	1,278.9	5.3%
RevPar	557.0	378.6	47.1%	752.6	-26.0%

Same-store sales calculation in December 2021 vs. December 2020 includes 32 hotels in operation out of the 38 properties, considering that:

- a. Five hotels remained closed temporarily: Wyndham Garden Silao, Wyndham Garden Irapuato, Wyndham Garden Celaya, Holiday Inn Coyoacan, and the one located in Coatzacoalcos;
- b. The Holiday Inn Express Guadalajara Autonoma is excluded from the calculation as it was sold in July 2021; as well as
- c. The JW Marriott Monterrey Valle is excluded, as it was not operating last year.

As of December 31, 2021, Fibra Inn had a total portfolio of 38 properties with 6,442 rooms and participates in two properties as external developments under the Hotel Factory model, that represent 426 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.