



Fibra Inn Announces Inauguration of the JW Marriott Monterrey Valle Hotel

Monterrey, Mexico, May 3, 2021 – 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, informs that the **JW Marriott Monterrey Valle**, a flagship brand of Marriott International Inc., initiated operations today.

The JW Marriott Monterrey Valle and The Westin Monterrey Valle, where Fibra Inn is also a co-proprietor, are the highest-category hotels located in the metropolitan area of Monterrey, Nuevo Leon. They are also the most emblematic properties, not only in terms of our portfolio and in the city, but also of the country.

Fibra Inn invested Ps. 1,374 million in the JW Marriott Monterrey Valle as a strategic co-investment with an institutional investor, through its Hotel Factory model. The property is located inside the most exclusive financial and residential district in Latin America, within the *Parque Arboleda* mixed-use development, in the heart of San Pedro Garza García, which has the highest socioeconomic levels in Mexico. It will generate more than 200 direct jobs once it reaches stable occupancy levels.

The JW Marriott Monterrey Valle has 250 rooms and suites that include all amenities and technologies, including a spectacular Presidential Suite with panoramic mountain views, the *Orfebre Cocina Artesana* restaurant, which is a creation of renowned Chef Sergi Arola. Guest services are complemented by an outdoor climatized pool with a deck and pool cabins, *SPA by JW*, state-of-the-art gym and grand ballrooms for events for up to 600 persons. This is the fifth property of this brand in Mexico and the most modern.

Fibra Inn expects a stabilization period of 18 to 24 months and estimates that the average daily rate will be in the US\$230 to US\$255 range this year. The property initiated hotel operations with the luxury standard of the JW Marriott brand carried out by Grupo Hotelero Prisma, Fibra Inn’s related party and includes the hygiene, safety, and cleaning protocols of its corporate program *Marriott Commitment to Clean*.

“The JW Marriott Monterrey Valle is the leading property in the luxury segment with the top hotel service in the country, located within the region with highest income in Mexico with proven industrial and economic growth. We are certain that despite the impact of the COVID-19 pandemic, we have the correct strategy in place at Fibra Inn focusing on the luxury hotels segment. Today we have the top property in the northern portion of the country, that is one of the most luxurious and modern in Mexico,” stated Oscar Calvillo, CEO.

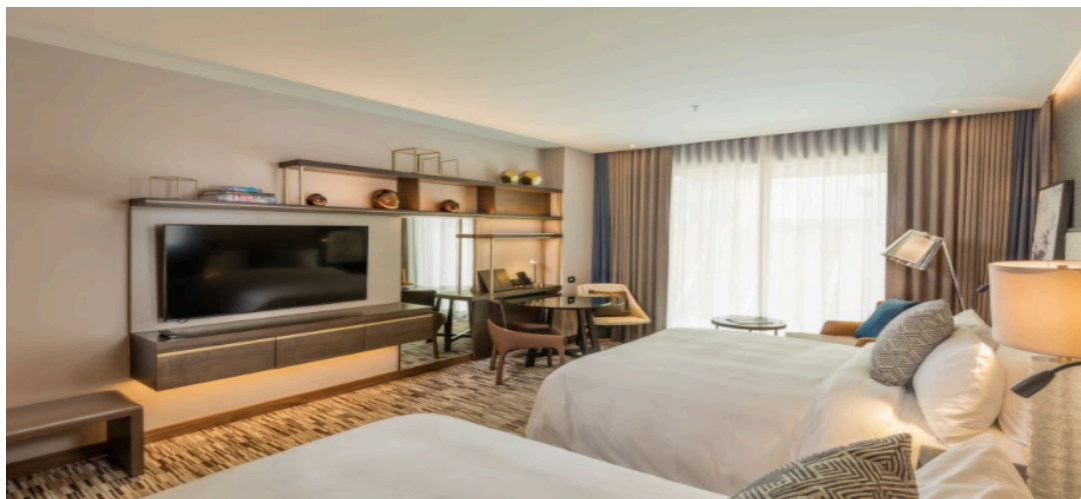
In Mexico:
Sergio Martínez, IR
Fibra Inn
Tel. 52-81-5000-0200
ir@fibrainn.mx

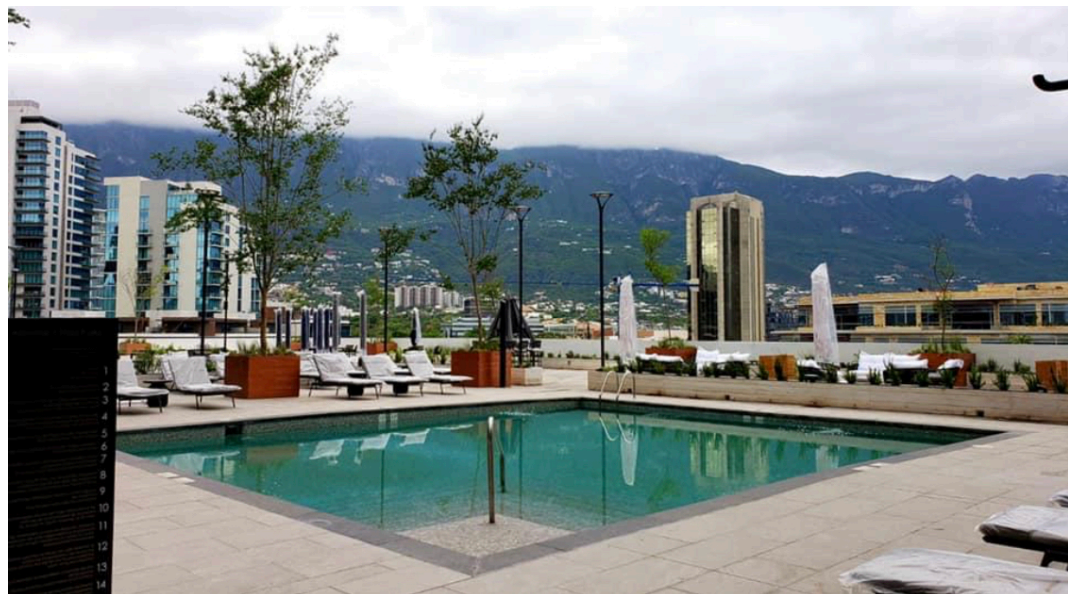




JW Marriott Monterrey Valle

Avenida del Roble 670, Valle del Campestre, San Pedro Garza García, 66265, N.L. México





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 (Certificados Bursátiles Fiduciarios Inmobiliarios or "CBFIs") on the Mexican Stock Exchange under the ticker symbol "FINN13.

www.fibrainn.mx

**About JW Marriott Hotels**

JW Marriott is part of Marriott International's luxury portfolio of brands and consists of beautiful properties and distinctive resort locations around the world. Inspired by the principles of mindfulness, JW Marriott is a haven designed to allow guests to focus on feeling whole – present in mind, nourished in body, and revitalized in spirit – through programs and offerings that encourage them to come together and experience every moment to the fullest. Today there are more than 100 JW Marriott hotels in over 30 countries and territories worldwide that cater to sophisticated, mindful travelers who come seeking experiences that help them be fully present, foster meaningful connections and feed the soul. Visit JW Marriott online, and on Instagram and Facebook. JW Marriott is proud to participate in Marriott Bonvoy, the global travel program from Marriott International. The program offers members an extraordinary portfolio of global brands, exclusive experiences on Marriott Bonvoy Moments and unparalleled benefits including free nights and Elite status recognition. To enroll for free or for more information about the program, visit MarriottBonvoy.marriott.com.

About Marriott International, Inc.

Marriott International, Inc. (NASDAQ: MAR) is based in Bethesda, Maryland, USA, and encompasses a portfolio of more than 7,200 properties under 30 leading brands spanning 134 countries and territories. Marriott operates and franchises hotels and licenses vacation ownership resorts all around the world. The company now offers one travel program, Marriott Bonvoy™, replacing Marriott Rewards®, The Ritz-Carlton Rewards®, and Starwood Preferred Guest®(SPG). For more information, please visit our website at www.marriott.com, and for the latest company news, visit www.marriottnewscenter.com. In addition, connect with us on Facebook and @MarriottIntl on Twitter and Instagram.

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.