



## Fibra Inn Announces a Subscription Notice for FINN13 CBFIs Holders

**Monterrey, Mexico, June 7, 2023** – CIBanco, S.A., Institución de Banca Múltiple (as the final and universal beneficiary of Deutsche Bank México, S.A. Institución de Banca Múltiple, Fiduciary Division DB/1616 or Fibra Inn (BMV: FINN13) (“Fibra Inn” or the “Company”), an internally managed Mexican hotel real estate investment trust serving travelers with international hotel brands, announces a subscription notice for real estate investment trust certificate holders with the ticker symbol FINN13.

In accordance with the agreements reached at the Ordinary Real Estate Investment Trust Certificate Holders Meeting (the “CBFI Holders Meeting”) for the irrevocable trust identified by number DB/1616 (the “Trust”), in a meeting held on April 27, 2023, holders of Real Estate Investment Trust Certificates with ticker symbol FINN13 (the “Holders,” and the “CBFIs,” respectively) issued by CIBanco, S.A., Institución de Banca Múltiple, as fiduciary of the Trust (the “Issuer”), the publication of the Subscription Notice was held today informing the following:

- a) That, in accordance with the decision reached at the CBFI Holders Meeting, 260,000,000 (two hundred and sixty million) CBFIs will be offered for subscription. These CBFIs have been duly registered in the National Securities Registry under number 3239-1.81-2023-026, as established in official release number 153/5142/2023 issued by the National Banking and Securities Commission on May 11, 2023.
- b) That, the CBFIs being offered for subscription will be offered exclusively to CBFI Holders on the Closing Date (as that term is defined in the section entitled “Key Dates” below) for subscription and payment, in accordance with the following:
  1. There will be 2 (two) rounds in the subscription process.
  2. The subscription price for each CBFI will be Ps.5.80 (five and 80/100 Mexican pesos).
  3. During the first round, the CBFIs may be subscribed by the Holders starting on June 15, 2023 (the “Starting Date of the First Round”) and until 11:59 PM (Mexico City time) on June 20, 2023. The payment will be on June 22, 2023 (“Termination Date of the First Round”) (the “First Round”).
  4. Holders wishing to subscribe CBFIs in the First Round may do so for an amount of up to 0.516259138784527 new CBFIs for each CBFI they own on the Record Date (as that term is defined in the section “Key Dates” below), with the understanding that the number of new CBFIs to be acquired must be rounded down to the nearest whole number.
  5. Holders wishing to subscribe in the First Round must send written notice to the brokerage house or institution acting as custodian for their CBFIs, so that the brokerage house or institution can, in turn, notify S.D. Indeval Institución para el Depósito de Valores, S.A.



de C.V. (“Indeval”) in writing, with a copy to: (i) the Issuer, (ii) Masari Casa de Bolsa S.A., in its capacity as common representative of the CBFH Holders (the “Common Representative”), and (iii) Administradora de Activos Fibra Inn S.C. in its capacity as administrator of the Trust’s patrimony (the “Administrator”).

Each custodian must send an e-mail containing the consolidated evidence of the position in the First Round of the Holders whose CBFHs it has in custody, to the Issuer, the Common Representative, and the Administrator, at the following e-mail addresses: arojas@cibanco.com; instruccionesmexico@cibanco.com, irais.lopez@masari.mx; gerardo.raymundo@masari.mx; estela.perez@masari.mx; rnosti@actinver.com.mx, tsantoyo@actinver.com.mx; mariel.pedraza@fibrainn.mx; alejandro.leal-  
isla@fibrainn.mx, miguel.aliaga@fibrainn.mx; jagomez@investia.mx and fperez@investia.mx.

6. Once the period to exercise the right to subscription has expired in the First Round, the unsubscribed CBFHs may be subscribed in a Second Round (as that term is defined below), exclusively by the Holders that have fully (at one hundred percent) exercised their right to subscription in the First Round, that is, for those Holders that subscribed 100% (one hundred percent) in the First Round of the CBFHs to which they have the right to subscribe.

To participate in the Second Round, the Holders that have the right to participate through their respective custodian, in conformance with the foregoing, must sign a statement of interest according to the form attached to the subscription notice published on the same date (the “Statement of Interest”). <https://fibrainn.mx/storage/docs/capital-2023-anexo-a-aviso-de-suscripcion.pdf>

This Statement of Interest must be filled in, signed, and delivered to the Issuer, the Common Representative, the Administrator, and Indeval, with a copy to Actinver Casa de Bolsa S.A. de C.V., Grupo Financiero Actinver (“Actinver Brokerage”), which must include a binding, unconditional, and irrevocable offer to purchase the number of CBFHs they wish to subscribe in the Second Round.

At the end of the First Round, each custodian will be responsible for the corresponding calculation to determine if the Holders that subscribed CBFHs in the First Round have the right to subscribe in the Second Round, with the understanding that those Holders that subscribe CBFHs in the Second Round without a right to do so, will not be recognized as Holders by the Issuer.

7. The Holders referenced in the previous number may subscribe the CBFHs pending subscription as of June 23, 2023 (“Starting Date of the Second Round”) and until 11:59 PM (Mexico City time) on June 26, 2023 by means of the respective Statement of Interest; with the understanding that on June 27, 2023 (“Termination Date of the Second Round”), the notice of termination of this round would be published, and this will be the date of delivery and payment for the CBFHs subscribed in this round (the “Second Round”). For more information on the key dates to consider for each round, please refer to the table entitled “Key Dates” below.



8. The CBFIs to be offered in the Second Round for subscription and payment by the Holders who have fully (one hundred percent) exercised their right to subscription in the First Round, will be assigned pro rata in relation to the bids received by the Common Representative and the Administrator in the Second Round, whenever the sum of the requested CBFIs is greater than the number of CBFIs available for subscription in the Second Round.
9. The CBFIs subscribed in the First Round or in the Second Round will have the right to receive the corresponding Distribution payments as of the ex-dividend date corresponding to the next distribution, as of the delivery and payment date of each corresponding round.

The Holders are advised that exercising their right to subscription in the First Round will be carried out through S.D. Indeval Institución para el Depósito de Valores S.A. de C.V., and for the Second Round, the process of delivering and settling the CBFIs will be through Actinver Casa de Bolsa S.A. de C.V., Grupo Financiero Actinver, in accordance with the delivery versus payment mechanism with each participating custodian.

Therefore, each Statement of Interest to participate in the Second Round sent to the Issuer, the Common Representative, the Administrator, and Indeval, with a copy to Casa de Bolsa Actinver, as indicated in the notice, must be sent to the following, respectively:

**Issuer**

CIBanco, S.A., Institución de Banca Múltiple

Attention: Alonso Rojas Dingler

Domicile: Mariano Escobedo 595, Plaza Campos Elíseos Uno, Colonia Polanco V Sección, C.P. 11560, Alcaldía Miguel Hidalgo, Ciudad de México

Telephone: (55) 1103-1103

Email: arojas@cibanco.com and instruccionesmexico@cibanco.com

**Common Representative**

Masari, Casa de Bolsa, S.A.

Attention: Irais L. López Rodríguez, Gerardo Raymundo Velez and Estela Pérez Cortés

Domicile: Prado Norte No. 125 – 201, Col. Lomas de Chapultepec, Alcaldía Miguel Hidalgo, C.P. 11000, Ciudad de México

Telephone: (55) 5350-5050 / (55) 5279-7700 ext. 7715

Email: irais.lopez@masari.mx, gerardo.raymundo@masari.mx and estela.perez@masari.mx

**Administrator**

Administradora de Activos Fibra Inn, S.C.

Attention: Lizeth Mariel Pedraza Nava, Alejandro Leal Isla Garza, Miguel Aliaga Gargollo, José Antonio Gómez Aguado y Fernando Pérez Montoya

Domicile: Belisario Domínguez 2725, Piso 4, Col. Obispado, C.P. 64060, Monterrey, Nuevo León

Telephone: 81 50 00 02 00

Email: mariel.pedraza@fibrainn.mx, alejandro.leal-isla@fibrainn.mx, miguel.aliaga@fibrainn.mx, jagomez@investia.mx, and fperez@investia.mx

### Indeval

S.D. Indeval Institución para el Depósito de Valores, S.A. de C.V.

Attention: Luis Enrique Flores (Corporate Events Manager)

Domicile: Av. Paseo de la Reforma número 255, piso 3, Colonia Cuauhtémoc, Alcaldía Cuauhtémoc, C. P. 06500, Ciudad de México

Telephone: 55 5342 9712

Email: [administraciondevalore@grupobmv.com.mx](mailto:administraciondevalore@grupobmv.com.mx)

### Casa de Bolsa Actinver

Actinver Casa de Bolsa, S.A. de C.V., Grupo Financiero Actinver

Attention: Tania Santoyo Greene and/or René Nosti Traver

Domicile: Montes Urales 620, piso 3, Lomas de Chapultepec, C.P. 11000, Ciudad de México

Telephone: 55 5263 1036 and/or 55 1103 6688

Email: [tsantoyo@actinver.com.mx](mailto:tsantoyo@actinver.com.mx) and [rnosti@actinver.com.mx](mailto:rnosti@actinver.com.mx)

The dates the Holders must consider relevant in the subscription process are the following:

KEY DATES	
Item	Date
Date the Subscription Notice is published in Emisnet	June 7, 2023
Closing Date for CBFIs purchase or sale transactions to exercise or lose the right, respectively (the "Closing Date")	June 13, 2023
Ex-Rights Date	June 14, 2023
Record Date (occurs on the settlement day of the CFBI transaction on June 13, 2023)	June 15, 2023
Starting Date for the First Round	June 15, 2023
Deadline for each custodian to notify Indeval to participate in the First Round	June 20, 2023
Termination Date of the First Round	June 22, 2023
Publication date of the First Round Termination Notice	June 22, 2023
Delivery and payment date for the CBFIs subscribed in the First Round	June 22, 2023
Publication date of the Second Round Starting Notice	June 23, 2023

Starting Date for the Second Round	June 23, 2023
Deadline to provide notification of a Statement of Interest to participate in the Second Round	June 26, 2023
Second Round Termination Date	June 27, 2023
Publication date of the Second Round Termination Notice	June 27, 2023
Delivery and payment date for the CBFIs subscribed in the Second Round	June 27, 2023

## RIGHTS

TYPE OF RIGHT	PAYMENT DATE	PAYMENT COUPON	CURRENT COUPON
SUBSCRIPTION WITH CBFIs IN THE SAME SERIES	June 22, 2023 for the First Round, and June 27, 2023 for the Second Round	0	0

## PROPORTION

0.516259138784527 NEW X 1 PRIOR AT PS.5.80 (five and 80/100 Mexican pesos) WITH THE UNDERSTANDING THAT THE NUMBER OF NEW CBFIs TO BE ACQUIRED MUST BE ROUNDED DOWN TO THE NEAREST WHOLE NUMBER.

## PAYMENT LOCATION

INDEVAL

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## Who we are

Fibra Inn is a Mexican trust formed primarily to acquire, develop, and rent a broad range of hotel properties for lodging in Mexico aimed at the business traveler. Fibra Inn is internally managed through its subsidiary, therefore it does not charge any asset management services fees. Fibra Inn has entered into franchise, license, and brand usage agreements with international hotel chains to operate their global brands; it also has domestic-brand properties. These brands have some of the hotel industry's top loyalty programs. Fibra Inn trades its Real Estate Investment Trust Certificates (Certificados Bursátiles Fiduciarios Inmobiliarios or "CBFIs") on the Mexican Stock Exchange under the ticker symbol "FINN13."

[www.fibrainn.mx](http://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 payment of dividends or distributions, the implementation of the 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 conditions. Any changes in such assumptions or factors could cause actual results to differ materially from current expectations.