



## Fibra Inn Announces the Start of the First Round of Subscription for FINN13 CBFi Holders

**Monterrey, Mexico, June 14, 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), an irrevocable trust identified under the number DB/1616 or Fibra Inn (BMV: FINN13) (“Fibra Inn,” the “Trust”, or the “Company”), an internally managed Mexican hotel real estate investment trust serving travelers with international hotel brands, informs the investing public that tomorrow, June 15, 2023, the first round of the subscription program will begin for real estate investment trust certificate holders with the ticker symbol FINN13 (the “Holders” and the “CBFi,” respectively), as approved in the Shareholders Meeting held on April 27, 2023.

In accordance with that approval, up to 260,000,000 (two hundred and sixty million) CBFi will be offered for subscription. These CBFi have been duly issued and 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.

The CBFi in this subscription may be acquired in a first round exclusively by the Holders who owned those certificates as of yesterday, June 13, 2023. Therefore, today, June 14, 2023, is the ex-rights date, as mentioned in the subscription notice published on June 7, 2023 (the “Subscription Notice”).

The subscription price for each CBFi will be Ps.5.80 (five and 80/100 Mexican pesos), which may be acquired starting tomorrow, June 15, 2023, and until June 20, 2023 at 11:59 PM (Mexico City Time). The end of this First Round, its liquidation, and payment will be on June 22, 2023.

During this First Round (as defined in the Subscription Notice), each Holder may subscribe up to 0.516259138784527 new CBFi for each CBFi they owned as described in the previous third paragraph, with the understanding that the number of new CBFi to be acquired must be rounded down to the nearest whole number (example: ownership of 1,000 CBFi, subscription at 100% = 516.259138784527 CBFi, round to 516 CBFi. Payment: Ps. 5.80 x 516 CBFi = Ps 2,992.80).

Holders wishing to subscribe in the First Round must send a written notice to the brokerage house or institution acting as custodian for their CBFi, 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) CIBanco, S.A., Institución de Banca Múltiple (the “Issuer”), (ii) Masari Casa de Bolsa, S.A., in its capacity as common representative of the CBFi Holders (the “Common Representative”), and (iii) Administradora de Activos Fibra Inn S.C., in its capacity as administrator of the Trust’s properties (the “Administrator”).

Each custodian must send an e-mail containing the consolidated evidence of the stake in the First Round to the Issuer, the Common Representative, and the Trust 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;

In Mexico:  
Sergio Martínez, RI  
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Once the period to exercise the right to subscription has expired in the First Round, the unsubscribed CBFIs may be subscribed in a Second Round (as that term is defined in the Subscription Notice), exclusively by the Holders who 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 CBFIs to which they have the right to subscribe and who are interested in increasing their ownership. The Second Round will begin on June 23, 2023.

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 they may exercise their right to subscription in the First Round through S.D. Indeval Institución para el Depósito de Valores S.A. de C.V.

The terms and conditions of this subscription are included in the Subscription Notice.

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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 service 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 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.