



Fibra Inn Announces Sale of Holiday Inn Express Guadalajara Autonoma Hotel

Monterrey, Mexico, June 28, 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”), a Mexican real estate investment trust internally managed and specialized in the hotel industry serving the traveler with global brands, announced today the sale of the Holiday Inn Express Guadalajara Autonoma hotel as part of the capital recycling strategy of selling non-strategic assets.

The transaction is a binding agreement at a price of Ps. 259 million plus VAT, that will be paid as follows:

- a. Ps. 50 million received today as initial payment,
- b. Ps. 70 million to be received at the latest on July 10; and
- c. Ps. 139 million to be paid at the latest on August 15, 2021.

This transaction represents Ps. 250 million of net resources for Fibra Inn, considering VAT compensation, the corresponding commissions to be paid for the early termination of contracts to the brand and the hotel operator, as well as the corresponding commission to the real estate agent.

“This transaction is strategic to Fibra Inn, as it allows us to maintain healthy cash levels, sufficient to cover our obligations and maintain full liquidity, while occupancy and income levels recover. We estimate that our cash levels will be higher than Ps. 210 million at the end of July, which will be maintained for the rest of the year without increasing the Company’s leverage,” stated Oscar Calvillo, Chief Executive Officer.

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”.

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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.