

Fibra Inn Announces Hotel Indicators for June 2021

Monterrey, Mexico, July 8, 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, today announced its operating results for its hotel indicators for **June 2021**.

MONTHLY SAME-STORE SALES			
19 hotels	Jun 2021	Jun 2020	Change %
Room Revenue (Ps. millions)	62.9	22.5	179.4%
Occupancy	53.3%	19.3%	34 pp
ADR (Ps.)	1,249.2	1,246.7	0.2%
RevPar (Ps.)	665.8	240.6	176.8%

TOTAL MONTHLY SALES			
	Jun 2021	Jun 2020	Change %
Number of hotels	34	19	
Room Revenue (Ps. millions)	101.2	22.5	349.6%
Occupancy	44.1%	19.3%	24.8 pp
ADR (Ps.)	1,313.0	1,246.7	5.3%
RevPar	579.2	240.6	140.7%

For the **2Q21**, the hotel indicators were as follow:

QUARTERLY SAME-STORE SALES			
15 hotels	2Q21	2Q20	Change %
Room Revenue (Ps. millions)	132.9	46.8	184.2%
Occupancy	49.6%	18.2%	31.4 pp
ADR (Ps.)	1,187.9	1,156.8	2.7%
RevPar (Ps.)	589.3	210.5	179.9%

TOTAL QUARTERLY SALES			
	2Q21	2Q20	Change %
Number of hotels	34	15	
Room Revenue (Ps. millions)	272.9	50.5	440.4%
Occupancy	40.6%	16.7%	23.9 pp
ADR (Ps.)	1,288.3	1,174.8	9.7%
RevPar	523.0	195.7	167.2%



Same-store sales calculation in June includes 19 hotels in operation, as 19 properties were closed due to the COVID-19 pandemic during June 2020. In the other hand, the total sales figure includes 34 hotels in operation out of 39 properties of the total portfolio during June 2021:

- a. Includes the JW Marriott Monterrey Valle, that opened in May 2021; and
- b. Excludes the five hotels that were closed temporarily: Wyndham Garden Silao, Wyndham Garden Irapuato, Wyndham Garden Celaya, Holiday Inn Coyoacan and the one located in Coatzacoalcos.

As of June 30, 2021, Fibra Inn had a total portfolio of 39 properties with 6,641 rooms and participates in 2 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 (Certificados Bursátiles Fiduciarios Inmobiliarios or "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.