



Fibra Inn Announces Cash Distribution Payment Corresponding to the Third Quarter 2023

Monterrey, Mexico, November 17, 2023 – 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 announced that the Company will execute a cash distribution from the Trust’s capital reimbursement for the period of July 1, 2023, to September 30, 2023, totaling Ps. 21’125,138.83 (twenty-one million one hundred and twenty-five thousand one hundred and thirty-eight pesos 83/100 M.N.).

The following are the important dates for this distribution:

- Ex-dividend date November 23, 2023
- Record date November 24, 2023
- Payment date November 27, 2023

The CBFi distribution fully stems from the capital reimbursement, as follows:

Total amount to be distributed:	Ps. 21’125,138.83
Number of CBFIs with distribution rights:	763,522,591
Total amount to be distributed per CBFi:	Ps. 0.0276679944758832000
Implied Value of the CBFi	Ps. 10.3334453924494000

In accordance to current tax laws applicable to Fibra Inn, when the fiduciary delivers CBFi holders an amount greater than the taxable income for the period generated by the trustee assets, the difference shall be considered a capital reimbursement and will lower the proven acquisition cost of the certificates held by those receiving it. The capital reimbursement will not generate a tax withholding for Fibra Inn’s investors.

About the Company

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 which does not charge any fee for the asset management services. The Company has signed franchise, license, and brand usage agreements with international hotel brands for the operation of global brands and national brands. Additionally, the Company has development agreements. 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 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.