



Fibra Inn Announces Third Quarter 2023 Results

Monterrey, Mexico, October 25, 2023 — CIBanco, S.A., Institución de Banca Múltiple, as the 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”), the Mexican real estate investment trust internally managed and specialized in the hotel industry serving the traveler with global brands, today announced its unaudited Third Quarter results for the period ended September 30, 2023 (3Q23). These results were prepared in accordance with International Financial Reporting Standards (IFRS) and are stated in nominal Mexican pesos (Ps.).

3Q23 Highlights:

- Fibra Inn owns **35 hotels with 6,048 rooms** in total, and participates in the investment of a Hotel Factory property, which will add 218 rooms.
- The Company presents the following hotel indicators: total **3Q23 Occupancy** was 63.7%, compared to 60.6% in 3Q22. **ADR** was Ps. 1,663.7, an increase of 7.5% vs 3Q22. **RevPar** was Ps. 1,060.0, a 13.1% increase versus 3Q22, in terms of same store sales.
- Total Income** was Ps. 568.9 million, 12.3% higher than in 3Q22.
- NOI¹** was Ps. 186.7 million, 13.5% higher than in 3Q22; **NOI margin** was 32.8% vs. 32.5% in 3Q22.
- Adjusted EBITDA²**: was Ps. 149.3 million, 12.6% higher than in 3Q22, with a 26.3% margin compared with a 26.2% margin in 3Q22.
- FFO³** was Ps. 93.3 million, representing an 16.4% margin, compared to Ps. 7.5% in 3Q22.
- Distribution to Holders** will be Ps. 21.1 million, representing Ps. 0.0276 per CBFi among 765,892,798 certificates.
- The weighted average net cost of debt was 9.53%.

Fibra Inn 3Q23	
Equity	
BMV: FINN13	
3Q23 Distribution per CBFi	0.0276
Distribution per CBFi (LTM)	0.1398
CBFi Price (Sep 30, 2023):	5.40
CBFis in Repurchase Fund:	3,622,638
CBFis with distribution rights:	765,892,798
Float:	99.5%
Mkt Cap (Ps. million)	4,135.8
Total Assets	13,637.7
Debt	
BMV: FINN18	Ps. 3.2 Bn @ fixed 2 Feb 2028
Weighted Avg Net Cost of Total Debt:	9.53%
LTV:	29.3%
Fitch:	A-
HR Ratings:	A+
3Q23 Highlights	
Number of hotels in operation	33
Number of rooms	6,048
Occupancy (Total Sales)	63.7%
ADR (Total Sales) Ps.	1,663.7
RevPar (Total Sales) Ps.	1,060.0
Hotel Factory	
Number of properties	1
Number of rooms	218



- ¹ NOI is the calculation of Fibra's revenue (hotel revenues and other revenues) minus operating expenses for administration, maintenance, lodging, utilities, fees, royalties, incentives, marketing, and promotion, as well as property tax and insurance.
- ² Adjusted EBITDA excludes acquisition and organization expenses and extraordinary maintenance CAPEX that were already registered in results.
- ³ FFO is calculated as the Adjusted EBITDA plus interest gain minus interest expense minus executed foreign exchange fluctuations.

Oscar Calvillo, Fibra Inn's Chief Executive Officer, stated, "During the third quarter, the Company reported hotel revenue growth of 11.5%, and average daily rate increase of 7.5%, resulting in a 12.3% total revenue increase when compared to the same period of last year. This, despite the existing challenges of hotel rates due to the depreciation of the dollar given the current inflationary environment. We continue to work with hotel operators to achieve the best operational efficiency levels and conclude the year in a satisfactory manner.

On the financial side, the Company demonstrated prudent debt management. This implies that 97% of the debt is at a fixed rate, with a leverage of 29.3% and complies with all pertinent covenants, without restriction. Fibra Inn's debt rating improved to A-(mex,) per Fitch Ratings, and A+(mex), per HR Ratings; both with a stable outlook, supported by income, NOI and EBITDA growth, as well as liquidity levels, considering the recent capital subscription, which is reflected in a FFO per CBF1 increase of 56.2% vs. the 3Q22.

In terms of distribution, we continue to follow a conservative policy and this quarter we will distribute the same amount of Ps. 21.1 million as in previous quarters. We are working on a distribution policy for 2024 through which we can offer investors more clarity, while at the same time allow us to have sufficient reserves for the gradual investments required by the hotels. While these investments lagged during the pandemic, they are important to keep our properties up to date. This reserve totaled Ps. 43.8 million at the end of the quarter," concluded Mr. Calvillo.

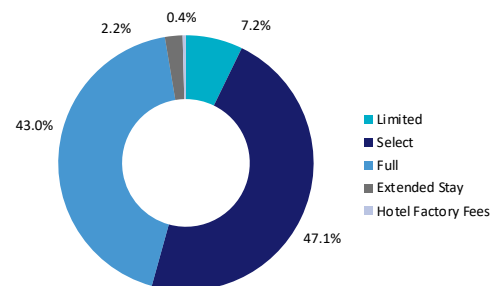

Third Quarter 2023 Results

Financial Highlights					
	3Q23		3Q22		Var
Lodging Revenues	543.4	95.5%	487.5	96.2%	11.5%
Rental Revenues	23.1	4.1%	18.0	3.5%	28.6%
Hotel Factory	2.3	0.4%	1.2	0.2%	93.0%
Total Fibra Revenues	568.9	100.0%	505.5	99.8%	12.3%
NOI	186.7	32.8%	164.4	32.5%	13.5%
Adjusted EBITDA	149.3	26.3%	132.7	26.2%	12.6%
FFO	93.3	16.4%	38.1	7.5%	145.2%
Distribution and Dividend Yield					
CBFI Price	5.40		3.50		54.3%
Total Distribution	21.1		21.60		-2.2%
Total Distribution per CBFI	0.0276		0.0428		-35.6%
CBFIs with distribution rights	765.9		503.6		52.1%
Hotels and Rooms					
Hotels in operation	33		33		0
Land Lots	1		1		0
Closed hotels	2		5		-3
Properties at the end of the quarter	36		39		-3
Footprint (States)	13		13		0
Total Rooms	6,048		6,442		-394

The hotel portfolio at the close of 3Q23 was comprised of 35 hotels: 4 limited service, 17 select service, 13 full service, and one extended-stay. At the date of this report, 33 hotels were in operation and 2 remain closed.

The two closed hotels include the property in Coatzacoalcos, and the Holiday Inn Coyoacan, which remains closed following the Mexico City earthquakes and is pending major repairs.

Total Revenue per Segment				
	3Q23	%	3Q22	%
(Ps. million)				
Limited Service	41.0	7.2%	37.0	7.3%
Select Service	267.9	47.1%	232.4	45.9%
Full Service	244.8	43.0%	224.2	44.2%
Extended Stay	12.7	2.2%	11.8	2.3%
Hotel Factory Fees	2.3	0.4%	1.2	0.2%
Total	568.9	100.0%	506.7	100.0%





Total revenues during 3Q23 were Ps. 568.9 million, an increase of 12.3%, or Ps. 62.1 million compared to 3Q22. Revenues were comprised as follows:

- Ps. 543.4 million were lodging revenues generated from the 33 operating properties during 3Q23, which rose by 11.5% compared to 3Q22. This increase reflected the recovery of hotel activity. Occupancy continued to improve during 3Q23, reaching 63.7% in terms of total hotel income. ADR increased by 7.5% vs. 3Q22 reaching Ps. 1,663.7, reflecting the higher and more efficient average daily rate, due to the inclusion of luxury and higher-scale hotels in the Fibra Inn portfolio, and the closure of limited-service properties in the Bajío region. RevPAR was Ps. 1,060.0, an increase of 13.1% vs. 3Q22.
- Ps. 23.1 million were from rental spaces and services other than lodging, such as rental of meeting rooms, coffee breaks, conference rooms, and restaurants and rental of certain commercial outlets, which did not represent a significant increase.
- And lastly, Ps. 2.3 million in asset management revenues from the administration of Hotel Factory hotels; these are the JW Marriott Monterrey Valle and the Westin Monterrey Valle.

The Company continues its monthly trend of positive occupancy levels, reflecting an imminent recovery following its lowest level of 12.7% during April 2020. Occupancy was 64.1% in July, 63.9% in August, and 63.1% in September 2023. The Company expects that this positive trend will continue for the remainder of 2023.

During 3Q23, total operating expenses were Ps. 382.2 million or 67.2% as a percentage of income, which are slightly lower than the 67.5% during 3Q22.

- A 60-basis points decrease in administrative expenses, resulting in 16.6% as a percentage of income compared to 17.2% in 3Q22, due to expense dilution based on higher hotel income and, to a lesser degree, to an expense reimbursement to the hotel operator for contributing to the transition to ERP systems.
- A 70-basis points decrease in advertising expenses, representing 3.4% of total income in 3Q23, compared to 4.1% in the 3Q22. This decrease is an arithmetic result of higher income.
- A 20-basis decrease in royalties represents 7.1% as a percentage of income in 3Q23, compared to 7.3% in 3Q22, similar quarter over quarter.

The abovementioned offset by:

- The 60-basis points increase in lodging expenses, reaching 27.1% as a percentage of income and demonstrated a direct relation to an average higher occupancy compared to 26.5% or Ps. 128.3 million in 3Q23.
- The 30-basis point increase in preventive maintenance of hotels, which represents 4.4% of revenue.
- The slight increase of 10 basis points in insurance expenses due to inflation.



Overall, some of the costs and expenses experienced pricing pressures. We are working to generate efficiencies, together with Aimbridge Latam and Grupo Presidente, the hotel operators, by creating economies of scale with procedures and globally utilized technologies applied to Fibra Inn's management of assets.

The containment of expenses related to operational hotel services has been satisfactory, reflecting a total increase of 11.7% this 3Q23, in line with the 11.5% increase of the total revenue.

Net Operating Income (NOI) for 3Q23 was Ps. 186.7 million, compared with Ps. 164.4 million in 3Q22, representing 13.5% growth. NOI margin was 32.8% vs. 32.5% in 3Q22.

Non-operating expenses were Ps. 44.6 million in 3Q23, which represented a Ps. 3.4 million increase versus 3Q22, when this figure was Ps. 41.3 million. Non-operating expenses represented 7.8% of total income during 3Q23, 30 basis points lower than in 3Q22 when they were 8.1%.

This nominal expense increase was primarily the net effect of:

- A Ps. 7.7 million increase in corporate administrative expenses, reaching Ps. 35.1 million, a 28.1% increase vs. Ps. 27.4 million in 3Q22. This was due to: (i) payroll adjustments related to inflation; (ii) the stabilization of the labor force; and (iii) valuation services for the properties and legal advisory.
- A Ps. 2.0 million increase in other income representing Ps. 2.4 million in 3Q23, compared to Ps. 0.4 million last year. This income was related to non-identified deposits of previous quarters that were not claimed by clients.
- A Ps. 1.1 million decrease in non-capitalizable major maintenance to the properties, registering Ps. 2.4 million expenses compared to Ps. 3.6 million in 3Q22, reflecting hotel repairs that have been authorized to maintain them in optimal condition.
- A Ps. 1.1 million decrease in acquisition costs related to business and organization expenses of Ps. 4.9 million or 18.5% lower vs. Ps. 6.0 million in 3Q22. This expense corresponds to the renewal of environmental licenses at the Monterrey properties.
- A slight Ps. 0.1 million decrease in corporate administrative costs related to the Hotel Factory trusts, corresponding to the asset management fees of the Westin Monterrey Valle and the JW Marriott Monterrey.

EBITDA was Ps. 142.0 million in 3Q23, representing an increase of 15.3%, or Ps. 18.9 million compared to Ps. 123.2 million in 3Q22. EBITDA margin was 25.0% in 3Q23 and was 70 basis points higher than in 3Q22 when it was 24.3%.

Adjusted EBITDA was Ps. 149.3 million excluding the previously mentioned acquisition and corporate-related expenses, as well as any extraordinary maintenance expenses, and represented a 12.6%, or Ps. 16.7 million increase, compared to the Ps. 132.7 million in 3Q22. Adjusted EBITDA margin was 26.3% in 3Q23, 10 basis points higher compared to 26.2% in 3Q22.



Total other costs and expenses of the Fibra represented Ps. 97.2 million for 3Q23, which was a savings of Ps. 58.6 million, or 37.6% lower than in 3Q22 when it was Ps. 155.8 million. This expense decrease was mainly due to:

- Ps. 53.8 million of lower loss of asset write-offs; since in 3Q22 Ps. 53.1 million were registered related to the cancellation of the Marriott Monterrey Aeropuerto hotel project.
- A decrease of Ps. 10.5 million in depreciation and amortization, registering Ps. 89.0 million in 3Q23, or 10.5% lower than the Ps. 99.5 million in 3Q22. This decline was related to the equipment write-off at the JW Marriott Monterrey Valle and The Westin Monterrey Valle that already depreciated. Fixed assets, including properties, plant, and equipment, were calculated on the straight-line method, and are based on the estimated useful life of the net assets' residual value.
- A Ps. 5.7 million increase in executive compensation based upon patrimony instruments, registering Ps. 8.9 million for the provision of the proportional part of the long-term executive compensation related to the annual results.

Operating Profit (EBIT) was Ps. 44.8 million, a Ps. 77.4 million increase vs 3Q22 when it was a loss of Ps. 32.6 million. EBIT margin was a positive 7.9% in 3Q23, compared to the negative 6.4% in 3Q22.

The net financial result was an expense of Ps. 64.4 million in 3Q23, Ps. 31.1 million or 32.6% lower than the Ps. 95.4 million expenses in 3Q22, resulting in:

- Ps. 47.1 million more in interest income registered in 3Q23, registering Ps. 53.0 million in line with the higher average cash balance invested in treasury, as well as the improved weighted average rate.
- Ps. 7.3 million more in interest expense, which were Ps. 106.4 million, equal to 7.3% more than the Ps. 99.1 million reported for the third quarter of last year. Interest paid corresponded to the public debt, which had a balance of Ps. 3,180.5 million (Ps. 3,200.0 million prior to amortized expenses), and bank debt related to interest generated by:
 - The preferred credit of the Trust CIB/3096 of the Westin Monterrey Valle hotel, as well as the preferred credit of the Trust CIB/3097 for the development of the JW Marriott Monterrey Valle hotel, with a balance of Ps. 811.4 million (Ps. 819.5 million prior to amortized expenses).

This positive effect was related to substantially higher interest rates, both in pesos and dollars, due to Fibra Inn's debt structure, where 97.4% of the total debt is at a fixed rate or covered by interest rate swaps.

- Ps. 8.8 million higher exchange rate loss of Ps. 11.0 million during 3Q23, compared to the Ps. 2.2 million loss in 3Q22, due to the exchange rate fluctuation for the dollar-denominated loans related to the Hotel Factory trusts.



Net Consolidated Loss for 3Q23 was Ps. 19.5 million, which represented 84.8%, or Ps. 108.5 million lower than the loss obtained in 3Q22, at Ps. 128.0 million. Net Margin was a negative 3.4% in 3Q23 vs a negative 25.3% in 3Q22.

Non-controlling interest participation experienced a Ps. 11.5 million loss, corresponding to the partners' participation in the Hotel Factory trusts. In 3Q22, this represented losses of Ps. 9.5 million.

Regarding the other comprehensive loss items attributable to controlling interest:

- The reserve for the valuation effect of derivative financial instruments was Ps. 24.0 million in 3Q23, compared with the positive Ps. 15.9 million reserves for 3Q22.

The Integral Net Profit was Ps. 4.5 million, 104.0% higher compared to 3Q22 when it was Ps. 112.1 million loss.

A positive FFO of Ps. 93.3 million, an increase of Ps. 55.2 million compared to Ps. 38.1 million in 3Q22. FFO margin was 16.4% during 3Q23 vs. 7.5% of 3Q22.

Adjusted FFO was Ps. 21.1 million in 3Q23, the same amount distributed in 2Q23.

The FFO calculation used by Fibra Inn since its Initial Public Offering corresponded to that presented by the Mexican Association of Fibras (AMEFIBRA); this is a voluntary adoption for the calculation of this financial metric. This calculation excludes unrealized exchange rate fluctuation, whether it be a gain or a loss.

Reconciliation to FFO			
	3Q23	3Q22	Var %
(Ps. million, except calculations per CBF1)			
FFO	93.3	39.3	137.6%
(-) Maintenance CAPEX	18.0	17.7	1.5%
(-) PIPs Reserve	46.7	0.0	0.0%
(-) Minority participation	7.5	0.0	0.0%
Adjusted FFO	21.1	21.6	-2.0%
FFO per CBF1	0.1218	0.0780	56.2%
Adjusted FFO per CBF1	0.0276	0.0428	-35.6%

*Calculations per CBF1 based on 765,892,798 and 503,623,046 CBF1s for 3Q23 and 3Q22, respectively, which are securities with distribution rights.



Distribution to CBFH Holders

On October 24, 2023, the Technical Committee authorized the cash distribution of Ps. 21.1 million for the CBFH holders. This distribution equals Ps. 0.0276 per CBFH based on 765,892,798 CBFHs outstanding at the close of 3Q23, for capital reimbursement based on the operations and results of Fibra Inn between July 1 and September 30, 2023.

The distribution amount authorized for 3Q23 is the same amount of the distribution amounts for previous quarters.

The distribution per certificate will occur by November 30, 2023. The capital reimbursement will not generate a tax retention for Fibra Inn investors.

Distribution to Holders				
	3Q23		3Q22	
	per CBFH*	Total	per CBFH*	Total
	Ps. \$	Ps. million	Ps. \$	Ps. million
Taxable income	-	-	-	-
Return of capital	0.0276	21.1	0.0428	21.6
Total	0.0276	21.1	0.0428	21.6

*Calculations per CBFH based on 765,892,798 and 503,623,046 CBFHs respectively, which are securities with distribution rights.

As of September 30, 2023, the Company's market cap has been revalued by 135.7% versus the close of 3Q22, reaching Ps. 4,155.4 million mainly due to the subscription of 260,000,000 CBFHs in June 2023, as well as a price increase registering Ps. 5.40 as of September 30, 2023, vs. Ps. 3.50 during the same quarter of the prior year.



Repurchase and CBFIs Cancellation de CBFIs						
	Repurchase Fund	Outstanding CBFIs	CBFIs with distribution rights	CBFI Price at the end of quarter	Market Cap	FINN Revaluation vs. last year
Closing of 3Q22	-	503,623,046	503,623,046	3.50	1,762,680,661	-7.7%
Repurchase Oct-Dec 2022						
Cancellation of CBFIs	-					
Closing of 4Q22	-	503,623,046	503,623,046	5.88	2,961,303,510	87.3%
Repurchase Jan-Mar 2022						
Cancellation of CBFIs	-					
Closing of 1Q23	-	503,623,046	503,623,046	5.97	3,006,629,585	61.4%
Repurchase Apr-June 2022						
Cancellation of CBFIs	-					
Closing of 2Q23	-	503,623,046	503,623,046	5.97	3,006,629,585	62.7%
Suscription & Executive Compensation	-	265,892,390				
Closing of 1Q23	-	769,515,436	769,515,436	5.73	4,409,323,448	-4.0%
Repurchase Jul-Sep 2023	3,622,638					
Cancellation of CBFIs						
Closing of 3Q23	3,622,638	769,515,436	765,892,798	5.40	4,155,383,354	135.7%

Repurchase Fund

As of September 30, 2023, the Company has 3,622,638 CBFIs in the Repurchase Fund and has a total of 769,515,436 CBFIs subscribed and outstanding; following the recent subscription, the Company has a total FINN13 certificates issued of 1,634,386,172.

CBFIs Position				
	Issued and subscribed September 30, 2023	%	Issued and non subscribed	Total CBFIs
Repurchase Fund	3,622,638	0.5%		
Founders Trust	5	0.00%		
Investors	765,892,793	99.5%		
Total Outstanding	769,515,436	100.0%		
Total with Distribution Rights	765,892,798			
CBFIs issued for the Equity Program	-		805,763,126	
CBFIs issued for the Internalization	-		-	
CBFIs in Treasury	-		59,107,610	
CBFIs total in Treasury	-		864,870,736	
Total CBFIs	769,515,436		864,870,736	1,634,386,172

Use of the CAPEX Reserve

Under normal conditions, the capital expenditure reserve for hotel maintenance is provisioned based on the investment requirements per line item for each period, plus a reasonable reserve for future requirements. As of September 30, 2023, this reserve reached Ps. 43.8 million, compared to Ps. 60.2 million as of June 30, 2023. The total capital expense reached Ps. 41.1 million during 3Q23, of which Ps. 2.4 million was reported in the



Company's income statement. As of the 2Q23, an additional reserve for future PIPs (*Property Improvement Programs*) was created, in order to remodel the hotels as of the date of the franchise renewal and according to the requirements of the international hotel brands. The balance of this reserve is Ps. 57.1 million as of the 3Q23.

Balance Sheet

As of September 30, 2023, Fibra Inn held Ps. 1,936.5 million in cash and cash equivalents, 2.2 times higher than the Ps. 613.9 million at December 31, 2022; this increase corresponds to the resources obtained from the 260 million CBFi capital subscription.

The portfolio of clients reached Ps. 104.5 million, a 78.9% increase, corresponding to the hotel occupancy increase due to credit sales to hotel guests and the revolving credit for the working capital of the operation.

Anticipated payments were Ps. 25.0 million, increasing 18.0% due to the expenses paid for the operation, which will be amortized throughout the year.

Ps. 28.9 million were reported in assets available for sale, which are related to the hotel in Coatzacoalcos.

The remaining recoverable VAT balance reached Ps. 134.9 million at the close of September 30, 2023, compared to Ps. 141.7 million at the close of December 2022. The Company continues the recovery process for the VAT balance.

In current liabilities, the normal cycle payments to suppliers continued, registering Ps. 226.8 million reflecting a 20.6% increase vs December 2022, in accordance with normal business operations.

Ps. 103.3 million were accounts payable to related parties. This figure decreased by 1.7% vs the figure at the end of 2022 and corresponded to the debt balance with the strategic partner, FFLatam, for the temporary financing, jointly with Fibra Inn, of the Westin Monterrey Valle and the JW Marriott Monterrey Valle, that will be amortized according to its cash flow generation and the balance recovery of the VAT tax.

Ps. 74.6 million were registered in liabilities from debt obligations, as a provision for the interest payments related to the FINN18 public debt, which must be paid every six months, in February and August; as well as the interest provision of the credits for the trusts related to the Westin Monterrey Valle and JW Marriott Monterrey Valle hotels.

In the long-term, as of September 30, 2023, Fibra Inn registered debt securities for Ps. 3,180.5 million (Ps. 3,200.0 million prior to amortized expenses) corresponding to the net balance of the public debt from FINN18.



The long- and short-term bank debt balance concluding in 3Q23 was Ps. 811.4 million, of which 87.1% was covered with interest rate swaps (Ps. 819.5 million prior to amortized expenses). The bank loan decreased Ps. 160.7 million as an advanced debt payment of the credit line was paid off which was used to finance the VAT.

As of September 30, 2023, the gross debt cost was:

- (i) 79.8% (FINN18) MXN at a fixed rate of 9.93% (effective weighted 9.53% rate with an 8.87% rate in the Reopening of October 2019).
- (ii) 5.9% (BBVA) USD at a fixed rate of 4.70%.
- (iii) 6.4% (BBVA) MXN at a fixed rate of 9.69%
- (iv) 0.7% (BBVA) MXN at a variable TIIE 91 rate + 2.85% spread.
- (v) 2.7% (Banorte) MXN at a fixed rate of 9.73%.
- (vi) 1.4% (Sabadell) MXN at a fixed rate of 9.73%.
- (vii) 1.0% (Sabadell) USD at a fixed rate of 4.97%.
- (viii) 0.4 % (Sabadell) USD at a variable fixed rate SOFR 3M + 4.56% *spread*.
- (ix) 0.6% (Sabadell) USD at a variable rate of TIIE 91 + 3.25% spread.
- (x) 1.1% (Banorte) MXN at a variable rate of TIIE 91 + 3.25% spread.

As such, the gross weighted average debt cost was 9.38%, and the net weighted average cost (with the amortization of issuance and contracting costs, as well as the rate of the Reopening of FINN18) was 9.53%. As of the date of this report, the yield for the Mexico 5-Year Government Bond (M Bono) was 10.0%. 97.4% of Fibra Inn’s debt is set at a fixed rate or covered with swaps, while 2.6% is at a variable rate.

Domestic ratings of the FINN18 long-term debt continue to be ‘A-(mex)’ by Fitch Ratings and HR A+(mex) by HR Ratings, both currently with a stable outlook. This was due to an improved view related to the occupancy recovery, the strengthening income and EBITDA, the continued short-term liquidity driven by the internal cash generation coming from the operation, as well as the recent capital subscription.

The FINN18 debt issuance financial covenants are as follows:

Financial Covenants - FINN18 Debt Issuance		
	Covenants	As of September 30, 2023
Loan to Value	Equal or lower than 50%	29.3%
Debt Service Coverage	Equal or higher than 1.0	4.1 veces
Debt Service	Equal or higher than 1.5	1.7 veces
Total Assets no taxable	Equal or higher than 150%	339.0%
Debt to Total Assets	Equal or lower than 15%	6.0%

Fibra Inn has a total loan-to-value of 29.3% as of September 30, 2023. This leverage level is in full compliance with the requirements of the Mexican Banking and Securities Commission (“CNBV”) to regulate the maximum leverage levels for the Fibras of up to 50%.



As of September 30, 2023, the debt service coverage was 4.1; the ratio established must be 1.0x or greater. Both these figures are calculated in accordance with the methodology in Appendix AA of the *Circular Única de Emisoras* applicable to CBFIs.

Fibra Inn had a restriction in the previous quarters for contracting additional financing until reaching compliance with the required ratio of equal or higher than 1.5 times debt service. At the conclusion of 3Q23 Fibra Inn registered 1.7x and fully complies with this covenant, stabilizing and exceeding its financial position.

The Company maintains its liquidity levels and has always met its financial obligations.

The leverage ratio will be added as of this quarterly report (total assets / shareholders' equity or total patrimony), which was 1.5 times in 3Q23.

Following is a breakdown of the items used in the calculation of these two financial ratios:

Debt Ratios (CNBV)	
Loan-to-value	At September 30, 2023
(equal or lower than 50%)	
Financing	811.5
Market Debt	3,180.5
Total Assets	13,637.5
Loan-to-value	29.3%
Debt Service Coverage Ratio	
(equal or higher than 1.0)	
Liquid Assets	1,936.5
VAT refunds	134.9
Operating Profit	769.3
Credit lines	-
<i>Sub-Total Numerator</i>	<i>2,840.7</i>
Amortization of Interests	364.7
Principal Repayments	42.0
Capital Expenditure	87.3
Development Expenditure	197.3
<i>Sub-Total Denominator</i>	<i>691.3</i>
Debt Service Coverage Ratio	4.1 times
Leverage Ratio	
Total Assets	13,637.5
Total Patrimony	9,137.1
Leverage	1.5 times



Third Quarter 2023 Highlights

- 1. Fibra Inn's corporate and the debt ratings improved to A-(mex), with a stable outlook.**
On July 28, 2023, Fitch Ratings issued an opinion with respect to the credit quality of Fibra Inn's long-term debt and the corresponding certificates (CBF's) with ticker symbol FINN18 to 'A-(mex)' from 'BBB+(mex)' with a stable outlook. The improved debt rating is based on Fibra Inn's positive operational performance and profitability due to the increases in hotel occupancy and average daily rate, which are reflected in the income recovery and the loan-to-value. Additionally, Fitch Ratings considered the recent capital subscription positive, and a move that will support the Company's growth strategy.
- 2. Fibra Inn announced the ratification of the External Auditor**
Fibra Inn ratified *Deloitte Touche Tohmatsu Limited*, as Fibra Inn's External Auditor to issue an opinion over the consolidated financial situation of the Company and its subsidiaries as of December 31, 2023 and 2022. Additionally, Deloitte will offer additional services related to price transfer, review of IFRS 9 compliance for financial instruments, IFRS 2 for plans based on stock, various tax services and the VAT recovery.
- 3. Fibra Inn announces the resignation of the Director of Acquisitions & Development**
The Company informed that the Director of Acquisitions and Development, Fernando Rocha Huerta, decided to take a new path in his professional career, seeking new challenges outside of Fibra Inn. The activities related to the development of projects, acquisition and divestment/sale of hotels will be carried out by the Company management team while this key position is filled.

Relevant Events after the Closing of the Third Quarter 2023

- 1. Fibra Inn improved the corporate and debt rating to 'A+(mex)' with a stable outlook.**
On October 24, 2023 HR Ratings issued an opinion with respect to the credit quality of Fibra Inn's long-term debt and its debt certificates (CBF's), ticker symbol FINN18 to 'A+(mex)' with stable outlook. This increase is supported by the sustained improvement of operating results in the past twelve months, reflecting an increase in free cash flow and the decrease of years in debt payment, as well as the loan-to-value ratio also supported by the capital subscription.
- 2. Fibra Inn announced appointment of the new Chief Executive Officer**
Fibra Inn's Technical Committee was notified of the resignation of current Chief Executive Officer, Mr. Oscar Eduardo Calvillo Amaya. November 6, 2023 will be his official last day at the Company; and he will remain at Fibra Inn to support in the transition process. The Technical Committee appointed Mr. Miguel Aliaga Gargollo, as the new Chief Executive Officer and the Finance Department will be headed by Mr. Alejandro Javier Leal Isla Garza.



Relevant ESG Information for 3Q23

Fibra Inn is committed to sustainability and responsibility in ESG matters and is in the process of adhering to international standards. The Company carried out the following activities during the 3Q23 related to its strategy:

- In July 2023, the CDP Climate Change Questionnaire 2023 of Carbon Disclosure Project (CDP) was completed given investor interest in the climate change performance of the business. It can be found at <https://www.cdp.net/es/responses/921987/Fibra-Inn> upon registration.
- Fibra Inn participated in the S&P Corporate Sustainability Assessment, for which the results are expected to be received during the month of November. This result provides management with key points to improve the ESG strategy by 2024.
- In August 2023, Fibra Inn was recognized by Great Place to Work, as one of the top five best companies in the Northeast region to work for in Mexico, in the category of less than 50 employees. This recognition has been possible due to the social responsibility efforts towards employees, who are a fundamental part of the business strategy.
- In September 2023, a study of risks and opportunities related to climate change was concluded in alignment with the recommendations of the Task Force on Climate-Related Financial Disclosures (TCFD), which are now included in the IFRS-S2 Climate-Related Disclosures. During the study, the physical risks derived from climate change were assessed for 28 properties in operation under various scenarios. This included low-emission scenarios (RCP2.6), moderate emissions (RCP4.5) and high-emission scenarios (RCP8.5) set by the Intergovernmental Panel on Climate Change (IPPC) for the years 2030, 2050 and 2070. In addition, risks and opportunities were analyzed in transition scenarios of the Network for Greening the Financial System (NGFS) considering current policies, late transition and net-zero emissions in time horizons to 2035 and 2050.

In addition, the potential financial impacts related to water stress were evaluated for five properties in Monterrey, given that this is the highest priority physical risk in almost all regions analyzed. The financial impact of three transition risks was also assessed for these five properties in Monterrey plus one in Playa del Carmen.

Work is underway to update the materiality with the support of a third party. For this update, one of the main inputs has been considered the approved ESG questionnaire of the Mexican Association of Afores (AMAFORE). The materiality methodology is based on standards from the Global Reporting Initiative (GRI), the Sustainability Accounting Standards Board (SASB) and the Corporate Sustainability Reporting (CSRD).


Hotel Portfolio at 3Q23

	Brand	City		Rooms
Limited Service Hotels				
1	Microtel Inn & Suites by Wyndham	Chihuahua	Operating	108
2	Microtel Inn & Suites by Wyndham	Toluca	Operating	129
3	Microtel Inn & Suites by Wyndham	Cd. Juárez	Operating	113
4	Wyndham Garden	Guadalajara Andares	Operating	186
				536
Select Service Hotels				
1	Hampton Inn	Monterrey	Operating	223
2	Hampton Inn	Saltillo	Operating	227
3	Hampton Inn	Reynosa	Operating	145
4	Hampton Inn	Querétaro	Operating	178
5	Hampton Inn by Hilton	Hermosillo	Operating	151
6	Hampton Inn by Hilton	Chihuahua	Operating	190
7	Holiday Inn Express	Saltillo	Operating	180
8	Holiday Inn Express	Toluca	Operating	268
9	Holiday Inn Express	Monterrey	Operating	198
10	Holiday Inn Express	Toluca	Operating	127
11	Holiday Inn Express & Suites	Juárez	Operating	182
12	Courtyard by Marriott	Saltillo	Operating	180
13	Courtyard by Marriott	Chihuahua	Operating	152
14	No Hotel Brand	Coahuila	Closed	180
15	Wyndham Garden	Playa del Carmen	Operating	196
16	Wyndham Garden	Monterrey	Operating	85
17	AC Hotels by Marriott	Guadalajara	Operating	180
				3,042
Full Service Hotels				
1	Holiday Inn	Monterrey	Operating	198
2	Holiday Inn	Puebla	Operating	150
3	Ex-hacienda San Xavier	Guanajuato	Operating	155
4	Marriott	Puebla	Operating	296
5	Holiday Inn	México City	Closed	214
6	Holiday Inn	Altamira	Operating	203
7	Casa Grande	Chihuahua	Operating	115
8	Casa Grande	Delicias	Operating	88
9	Crowne Plaza	Monterrey	Operating	219
10	Holiday Inn	Reynosa	Operating	95
11	Holiday Inn	Cd. Juárez	Operating	196
12	The Westin	Monterrey	Operating	174
13	JW Marriott	Monterrey	Operating	250
				2,353
Extended Stay Hotels				
1	Staybridge Suites	Guadalajara	Operating	117
Total Fibra Inn's Portfolio as of September 30, 2023				6,048



Information Regarding the Tenant

Rental revenue of the Tenant (Operadora México) for food, beverage, and other services reached Ps. 96.7 million in 3Q23, 10.3% higher than the Ps. 87.6 million reached in 3Q22. Adjusted EBITDA reached a positive Ps. 7.9 million for 3Q23, compared to Ps. 6.3 million in 3Q22.

Operadora México Servicios y Restaurantes, SAPI de CV				
(Ps. million)	3Q23		3Q22	
Revenue	96.7	100.0%	87.6	100.0%
Sales Cost	63.7	65.8%	55.1	62.9%
Operating Profit	33.0	34.2%	32.5	37.1%
Operating Expenses	7.2	7.5%	6.2	7.0%
NOI	25.8	26.7%	26.4	30.1%
Lease paid to Trust F/1616	16.3	16.8%	17.7	20.1%
Other Indirect Expenses	1.6	1.7%	2.4	2.7%
EBITDA	7.9	8.2%	6.3	7.2%
Plus: Other Non-Operating Expenses	-	0.0%	-	0.0%
Adjusted EBITDA	7.9	8.2%	6.3	7.2%

Hotel Operating Indicators

a) Quarterly Total Sales

Quarterly Total Sales			
	3Q23	3Q22	%
Number of hotels	33	33	
Lodging Income	543.4	487.5	11.5%
Occupancy	63.7%	60.6%	3.1 pp
ADR	1,663.7	1,548.3	7.5%
RevPar	1,060.0	937.5	13.1%

b) Quarterly Same-Store Sales

Quarterly Same Stores Sales			
	3Q23	3Q22	Variation
(33 hotels)			
Room Revenue	543.4	487.5	11.5%
Occupancy	63.7%	60.6%	3.1 pp
ADR	1,663.7	1,548.3	7.5%
RevPAR	1,060.0	937.5	13.1%



The 3Q23 vs 3Q22 same-store calculation included the 33 hotels in operation, excluding the hotel located in Coatzacoalcos, and the Holiday Inn Coyoacan.

As of September 30, 2023, Fibra Inn had a total portfolio of 35 properties with 6,048 rooms, of which 5,654 are in operation and two hotels with 394 rooms remain closed. Fibra Inn participates with a minority investment in a property with external development under the Hotel Factory model that represents 218 rooms.

Information by Segment, Hotel Chain, and Region

Same Store Sales by Segment							
	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR	% RevPAR
	3Q23			3Q22			
Limited Service	65.1%	1,267.7	825.6	65.5%	1,142.9	748.9	10.2%
Select Service	68.6%	1,494.5	1,025.8	63.8%	1,367.6	872.1	17.6%
Full Service	55.9%	2,067.6	1,156.7	53.3%	1,993.3	1,063.4	8.8%
Extended Stay	82.2%	1,433.5	1,178.1	90.8%	1,210.6	1,099.5	7.2%
TOTAL	63.7%	1,663.7	1,060.0	60.6%	1,548.3	937.5	13.1%

Same Store Sales by Region							
	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR	% RevPAR
	3Q23			3Q22			
North	73.7%	1,528.8	1,127.4	71.5%	1,416.1	1,012.8	11.3%
Northeast	65.0%	2,030.5	1,320.2	62.4%	1,883.1	1,174.6	12.4%
South and center	52.4%	1,203.5	631.1	45.3%	1,130.0	511.5	23.4%
West	65.6%	1,484.7	974.4	69.6%	1,281.4	892.0	9.2%
TOTAL	63.7%	1,663.7	1,060.0	60.6%	1,548.3	937.5	13.1%

North: Chihuahua, Sonora

North-East: Nuevo León, Coahuila y Tamaulipas.

West: Jalisco

Mid - Southern: Querétaro, Estado de México, Puebla, Guanajuato, Quintana Roo, Cd México, Campeche.

Same Store Sales by Hotel Chain							
	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR	% RevPAR
	3Q23			3Q22			
IHG Intercontinental Hotels Group	71.0%	1,533.2	1,088.9	63.8%	1,436.6	915.9	18.9%
Wyndham Hotel Group	62.4%	1,225.1	764.8	64.0%	1,119.6	716.4	6.8%
Hilton Worldwide	65.5%	1,361.4	892.3	62.8%	1,215.7	763.7	16.8%
Marriott International	54.3%	2,713.7	1,474.5	53.0%	2,591.6	1,374.8	7.3%
Local Brands	50.1%	1,234.6	618.1	52.4%	1,157.0	606.8	1.9%
Total	63.7%	1,663.7	1,060.0	60.6%	1,548.3	937.5	13.1%



Hotel Operation				
Region	Hotels	Rooms	% Total of Rooms	% Total of NOI
North	9	1,295	21%	26%
Northeast	13	2,377	39%	56%
South and Center	10	1,893	31%	10%
West	3	483	8%	8%
TOTAL	35	6,048	100%	100%
-				
Segment	Hotels	Rooms	% Total of Rooms	% Total of NOI
Limited Service	4	536	9%	7%
Select Service	17	3,042	50%	49%
Full Service	13	2,353	39%	42%
Extended Service	1	117	2%	2%
TOTAL	35	6,048	100%	100%
-				
Operator	Hotels	Rooms	% Total of Rooms	% Total of NOI
Aimbridge Latam	34	5,898	98%	99%
Grupo Presidente	1	150	2%	1%
TOTAL	35	6,048	100%	100%

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 as well as the operation of 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".

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 "anticipate", "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.



Fideicomiso Irrevocable No. DB/1616
 Unaudited Condensed Consolidated Statements of Financial Position
 As of September 30, 2023 and December 31, 2022
 (Thousands of pesos)

	As of September 30, 2023	%	As of December 31, 2022	%
ASSETS				
<i>Current assets:</i>				
Cash, cash equivalents and restricted cash	1,936,547	14.2%	613,927	4.9%
Trade and other accounts receivable, net	104,485	0.8%	58,412	0.5%
Advanced payments	25,044	0.2%	21,223	0.2%
Assets held for sale	28,946	0.2%	28,946	0.2%
Recoverable value-added tax	134,912	1.0%	141,717	1.1%
Recoverable taxes and others	26,469	0.2%	20,333	0.2%
<i>Total current assets</i>	<u>2,256,403</u>	<u>16.5%</u>	<u>884,558</u>	<u>7.1%</u>
<i>Non-current assets:</i>				
Property, furniture and equipment - net	11,138,632	81.7%	11,294,438	90.4%
Right-of-use asset, net	8,740	0.1%	9,730	0.1%
Long-term accounts receivable	16,278	0.1%	25,498	0.2%
Derivative financial instruments	93,491	0.7%	83,841	0.7%
Restricted cash	82,529	0.6%	145,334	1.2%
Intangible assets, net and warranty deposits	41,629	0.3%	49,706	0.4%
<i>Total non-current assets</i>	<u>11,381,299</u>	<u>83.5%</u>	<u>11,608,547</u>	<u>92.9%</u>
Total assets	13,637,702	100%	12,493,105	100%
LIABILITIES				
<i>Current liabilities:</i>				
Suppliers	226,805	5.0%	187,997	4.0%
Accounts payable to related parties	103,261	2.3%	105,016	2.2%
Short-term bank debt	41,954	0.9%	48,805	1.0%
Other payables	10,354	0.2%	5,675	0.1%
Tax payable	22,727	0.5%	26,508	0.6%
Interest payable	74,553	1.7%	151,235	3.2%
Short-term lease liability	4,009	0.1%	3,520	0.1%
Cash settled executive share-based compensation	13,718	0.3%	9,759	0.2%
Advances from clients	5,384	0.1%	3,463	0.1%
<i>Total current liabilities</i>	<u>502,765</u>	<u>11.2%</u>	<u>541,978</u>	<u>11.5%</u>
<i>Non-current liabilities:</i>				
Debt securities	3,180,492	70.7%	3,177,132	67.7%
Bank debt	769,494	17.1%	923,361	19.7%
Premium for issuance of debt securities	30,525	0.7%	37,376	0.8%
Employee benefits	645	0.0%	645	0.0%
Deferred income taxes	7,886	0.2%	3,439	0.1%
Long-term lease liability	6,148	0.1%	7,653	0.2%
Other long-term liabilities	2,600	0.1%	2,900	0.1%
Derivative financial instruments	-	0.0%	378	0.0%
<i>Total non-current liabilities</i>	<u>3,997,790</u>	<u>88.8%</u>	<u>4,152,884</u>	<u>88.5%</u>
Total liabilities	4,500,555	100%	4,694,862	100%
EQUITY				
<i>Trustors' equity:</i>				
Contributed capital	7,371,209	80.7%	5,909,890	75.8%
Share-based compensation reserve	47,500	0.5%	25,652	0.3%
Reserve for repurchase of CBFIs	229,886	2.5%	250,000	3.2%
Property revaluation surplus	3,477,329	38.1%	3,477,329	44.6%
Reserve for valuation effect of derivative financial instruments	43,680	0.5%	39,406	0.5%
Retained earnings	(3,279,785)	(35.9%)	(3,153,769)	(40.4%)
<i>Total trustors' equity from controlling interest</i>	<u>7,889,819</u>	<u>86.3%</u>	<u>6,548,508</u>	<u>84.0%</u>
Non-controlling interest	1,247,328	13.7%	1,249,735	16.0%
Total trustors' equity	9,137,147	100%	7,798,243	100%
Total liabilities and equity	13,637,702	100%	12,493,105	100%



Fideicomiso Irrevocable No. DB/1616
 Unaudited Condensed Consolidated Income Statements and of Other Comprehensive Income
 For the three and nine-month period ended on September 30, 2023 and 2022
 (Thousands of pesos)

Revenue from:	3T23	%	3T22	%	Var. Ps.	Var. %	Accumulated 2023	%	Accumulated 2022	%	Var. Ps.	Var. %
Lodging	543,378	95.9%	487,506	96.4%	55,872	11.5%	1,590,612	96.6%	1,313,881	96.0%	276,731	21.1%
Property leases	23,132	4.1%	17,987	3.6%	5,145	28.6%	56,734	3.4%	54,797	4.0%	1,937	3.5%
Total revenue	566,510	100%	505,493	100%	61,017	12.1%	1,647,346	100%	1,368,678	100%	278,668	20.4%
<i>Costs and expenses from hotel services:</i>												
Lodging	154,444	27.3%	134,480	26.6%	19,964	14.8%	448,596	27.2%	366,382	26.8%	82,214	22.4%
Administrative	94,484	16.7%	87,100	17.2%	7,384	8.5%	282,202	17.1%	243,208	17.8%	38,994	16.0%
Advertising and promotion	19,460	3.4%	20,862	4.1%	(1,402)	(6.7%)	60,127	3.6%	55,627	4.1%	4,500	8.1%
Energy resources	41,169	7.3%	36,349	7.2%	4,820	13.3%	107,771	6.5%	95,993	7.0%	11,778	12.3%
Preventive maintenance	25,069	4.4%	20,672	4.1%	4,397	21.3%	71,784	4.4%	54,642	4.0%	17,142	31.4%
Royalties	40,661	7.2%	36,953	7.3%	3,708	10.0%	119,306	7.2%	97,670	7.1%	21,636	22.2%
Total costs and expenses of hotel services	375,287	66.2%	336,416	66.6%	38,871	11.6%	1,089,786	66.2%	913,522	66.7%	176,264	19.3%
Gross profit	191,223	33.8%	169,077	33.4%	22,146	13.1%	557,560	33.8%	455,156	33.3%	102,404	22.5%
<i>Other costs and expenses:</i>												
Property tax	4,105	0.7%	3,679	0.7%	426	11.6%	12,641	0.8%	10,676	0.8%	1,965	18.4%
Insurance	2,773	0.5%	2,173	0.4%	600	27.6%	7,684	0.5%	6,215	0.5%	1,469	23.6%
Corporate administrative expenses	35,133	6.2%	27,419	5.4%	7,714	28.1%	103,469	6.3%	83,719	6.1%	19,750	23.6%
Joint Venture's corporate administration expenses	2,322	0.4%	3,564	0.7%	(1,242)	(34.8%)	7,165	0.4%	8,305	0.6%	(1,140)	(13.7%)
Depreciation and amortization	89,003	15.7%	99,473	19.7%	(10,470)	(10.5%)	285,830	17.4%	305,602	22.3%	(19,772)	(6.5%)
Accounting (gain) loss on disposal of assets	(737)	(0.1%)	53,062	10.5%	(53,799)	(101.4%)	(978)	(0.1%)	52,947	3.9%	(53,925)	(101.8%)
Impairment of property, net	-	0.0%	-	0.0%	-	0.0%	-	0.0%	(5,418)	(0.4%)	5,418	(100.0%)
Pre-operating expenditures	-	0.0%	-	0.0%	-	0.0%	-	0.0%	2	0.0%	(2)	(100.0%)
Non-capitalizable major maintenance	2,444	0.4%	3,551	0.7%	(1,107)	(31.2%)	10,640	0.6%	6,887	0.5%	3,753	54.5%
Equity share-based compensation to executives	8,936	1.6%	3,245	0.6%	5,691	175.4%	49,040	3.0%	9,886	0.7%	39,154	N.A.
Acquisition and organization expenses	4,858	0.9%	5,963	1.2%	(1,105)	(18.5%)	7,575	0.5%	7,472	0.5%	103	1.4%
Other (income) expenses, net	(2,457)	(0.4%)	(447)	(0.1%)	(2,010)	N.A.	(2,231)	(0.1%)	(3,280)	(0.2%)	1,049	(32.0%)
Total other costs and expenses	146,380	25.8%	201,682	39.9%	(55,302)	(27.4%)	480,835	29.2%	483,013	35.3%	(2,178)	(0.5%)
Operating gain	44,843	7.9%	(32,605)	(6.5%)	77,448	(237.5%)	76,725	4.7%	(27,857)	(2.0%)	104,582	N.A.
Interest expense	106,404	18.8%	99,128	19.6%	7,276	7.3%	312,285	19.0%	296,049	21.6%	16,236	5.5%
Interest income	(53,045)	(9.4%)	(5,934)	(1.2%)	(47,111)	N.A.	(83,082)	(5.0%)	(13,501)	(1.0%)	(69,581)	N.A.
Effective portion of derivative financial instruments	(3)	(0.0%)	-	0.0%	(3)	100.0%	(3)	(0.0%)	-	0.0%	(3)	100.0%
Foreign exchange rate (gain) loss	10,994	1.9%	2,230	0.4%	8,764	N.A.	(22,980)	(1.4%)	(6,413)	(0.5%)	(16,567)	258.3%
Total financial expense, net	64,350	11.4%	95,424	18.9%	(31,074)	(32.6%)	206,220	12.5%	276,135	20.2%	(69,915)	(25.3%)
Loss before taxes	(19,507)	(3.4%)	(128,029)	(25.3%)	108,522	(84.8%)	(129,495)	(7.9%)	(303,992)	(22.2%)	174,497	(57.4%)
Income taxes	-	0.0%	-	0.0%	-	0.0%	4,446	0.0%	-	0.0%	4,446	100.0%
Net consolidated loss	(19,507)	(3.4%)	(128,029)	(25.3%)	108,522	(84.8%)	(133,941)	(8.1%)	(303,992)	(22.2%)	170,051	(55.9%)
Non-controlling interest	(11,509)	(2.0%)	(9,539)	(1.9%)	(1,970)	20.7%	(7,925)	(0.5%)	(35,790)	(2.6%)	27,865	(77.9%)
Controlling interest	(7,998)	(1.4%)	(118,490)	(23.4%)	110,492	(93.3%)	(126,016)	(7.6%)	(268,202)	(19.6%)	142,186	(53.0%)
<i>Other comprehensive (loss) income:</i>												
Reserve for valuation effect of derivative financial instruments	23,966	4.2%	15,893	3.1%	8,073	50.8%	8,548	0.5%	70,466	5.1%	(61,918)	(87.9%)
Comprehensive loss	4,459	0.8%	(112,136)	(22.2%)	116,595	(104.0%)	(125,393)	(7.6%)	(233,526)	(17.1%)	108,133	(46.3%)
Controlling interest in comprehensive loss	11,983	2.1%	7,947	1.6%	4,036	50.8%	4,274	0.3%	35,233	2.6%	(30,959)	(87.9%)
Controlling interest in comprehensive loss	3,985	0.7%	(110,544)	(21.9%)	114,529	(103.6%)	(121,742)	(7.4%)	(232,969)	(17.0%)	111,227	(47.7%)



Fideicomiso Irrevocable No. DB/1616												
Unaudited Condensed Consolidated Statements of Income and of Other Comprehensive Income												
For the three and nine-month period ended on September 30, 2023 and 2022												
(Thousands of pesos)												
Revenue from:	3T23	%	3T22	%	Var. Ps.	Var. %	Accumulated 2023	%	Accumulated 2022	%	Var. Ps.	Var. %
Lodging	543,378	95.5%	487,506	96.2%	55,872	11.5%	1,590,612	96.2%	1,313,881	95.7%	276,731	21.1%
Property leases	23,132	4.1%	17,987	3.5%	5,145	28.6%	56,734	3.4%	54,797	4.0%	1,937	3.5%
Hotel factory	2,347	0.4%	1,216	0.2%	1,131	93.0%	6,896	0.4%	3,650	0.3%	3,246	88.9%
Total revenue	568,857	100%	506,709	100%	62,148	12.3%	1,654,242	100%	1,372,328	100%	281,914	20.5%
<i>Costs and expenses from hotel services:</i>												
Lodging	154,444	27.1%	134,480	26.5%	19,964	14.8%	448,596	27.1%	366,382	26.7%	82,214	22.4%
Administrative	94,484	16.6%	87,100	17.2%	7,384	8.5%	282,202	17.1%	243,208	17.7%	38,994	16.0%
Advertising and promotion	19,460	3.4%	20,862	4.1%	(1,402)	(6.7%)	60,127	3.6%	55,627	4.1%	4,500	8.1%
Energy resources	41,169	7.2%	36,349	7.2%	4,820	13.3%	107,771	6.5%	95,993	7.0%	11,778	12.3%
Preventive maintenance	25,069	4.4%	20,672	4.1%	4,397	21.3%	71,784	4.3%	54,642	4.0%	17,142	31.4%
Royalties	40,661	7.1%	36,953	7.3%	3,708	10.0%	119,306	7.2%	97,670	7.1%	21,636	22.2%
Property tax	4,105	0.7%	3,679	0.7%	426	11.6%	12,641	0.8%	10,676	0.8%	1,965	18.4%
Insurance	2,773	0.5%	2,173	0.4%	600	27.6%	7,684	0.5%	6,215	0.5%	1,469	23.6%
Total costs and expenses of hotel services	382,165	67.2%	342,268	67.5%	39,897	11.7%	1,110,111	67.1%	930,413	67.8%	179,698	19.3%
NOI	186,692	32.8%	164,441	32.5%	22,251	13.5%	544,131	32.9%	441,915	32.2%	102,216	23.1%
<i>Other costs and expenses:</i>												
Corporate administrative expenses	35,133	6.2%	27,419	5.4%	7,714	28.1%	103,469	6.3%	83,719	6.1%	19,750	23.6%
Joint Venture's corporate administration expenses	4,669	0.8%	4,780	0.9%	(111)	(2.3%)	14,061	0.8%	11,955	0.9%	2,106	17.6%
Acquisition and organization expenses	4,858	0.9%	5,963	1.2%	(1,105)	(18.5%)	7,575	0.5%	7,472	0.5%	103	1.4%
Non-capitalizable major maintenance	2,444	0.4%	3,551	0.7%	(1,107)	(31.2%)	10,640	0.6%	6,887	0.5%	3,753	54.5%
Other (income) expenses, net	(2,457)	(0.4%)	(447)	(0.1%)	(2,010)	N.A.	(2,231)	(0.1%)	(3,280)	(0.2%)	1,049	(32.0%)
	44,647	7.8%	41,266	8.1%	3,381	8.2%	133,514	8.1%	106,753	7.8%	26,761	25.1%
EBITDA	142,045	25.0%	123,175	24.3%	18,870	15.3%	410,617	24.8%	335,162	24.4%	75,455	22.5%
Plus: Acquisition and organization expenses and maintenance expenses	7,302	1.3%	9,514	1.9%	(2,212)	(23.2%)	18,215	1.1%	14,359	1.0%	3,856	26.9%
Adjusted EBITDA	149,347	26.3%	132,689	26.2%	16,658	12.6%	428,832	25.9%	349,521	25.5%	79,311	22.7%
Depreciation and amortization	89,003	15.6%	99,473	19.6%	(10,470)	(10.5%)	285,830	17.3%	305,602	22.3%	(19,772)	(6.5%)
Accounting (gain) loss on disposal of assets	(737)	(0.1%)	53,062	10.5%	(53,799)	(101.4%)	(978)	(0.1%)	52,947	3.9%	(53,925)	(101.8%)
Surplus of property, net	-	0.0%	-	0.0%	-	0.0%	-	0.0%	(5,418)	(0.4%)	5,418	(100.0%)
Pre-operating expenditures	-	0.0%	-	0.0%	-	0.0%	-	0.0%	2	0.0%	(2)	(100.0%)
Equity share-based compensation to executives	8,936	1.6%	3,245	0.6%	5,691	175.4%	49,040	3.0%	9,886	0.7%	39,154	N.A.
Total other costs and expenses	97,202	17.1%	155,780	30.7%	(58,578)	(37.6%)	333,892	20.2%	363,019	26.5%	(29,127)	(8.0%)
EBIT (Operating gain)	44,843	7.9%	(32,605)	(6.4%)	77,448	(237.5%)	76,725	4.6%	(27,857)	(2.0%)	104,582	N.A.
Interest expense	106,404	18.7%	99,128	19.6%	7,276	7.3%	312,285	18.9%	296,049	21.6%	16,236	5.5%
Interest income	(53,045)	(9.3%)	(5,934)	(1.2%)	(47,111)	N.A.	(83,082)	(5.0%)	(13,501)	(1.0%)	(69,581)	N.A.
Effective portion of derivative financial instruments	(3)	(0.0%)	-	0.0%	(3)	100.0%	(3)	(0.0%)	-	0.0%	(3)	100.0%
Foreign exchange rate (gain) loss	10,994	1.9%	2,230	0.4%	8,764	N.A.	(22,980)	(1.4%)	(6,413)	(0.5%)	(16,567)	258.3%
Total financial expense, net	64,350	11.3%	95,424	18.8%	(31,074)	(32.6%)	206,220	12.5%	276,135	20.1%	(69,915)	(25.3%)
Loss before taxes	(19,507)	(3.4%)	(128,029)	(25.3%)	108,522	(84.8%)	(129,495)	(7.8%)	(303,992)	(22.2%)	174,497	(57.4%)
Income taxes	-	0.0%	-	0.0%	-	0.0%	4,446	0.3%	-	0.0%	4,446	100.0%
Net consolidated loss	(19,507)	(3.4%)	(128,029)	(25.3%)	108,522	(84.8%)	(133,941)	(8.1%)	(303,992)	(22.2%)	170,051	(55.9%)
Non-controlling interest	(11,509)	(2.0%)	(9,539)	(1.9%)	(1,970)	20.7%	(7,925)	(0.5%)	(35,790)	(2.6%)	27,865	(77.9%)
Controlling interest	(7,998)	(1.4%)	(118,490)	(23.4%)	110,492	(93.3%)	(126,016)	(7.6%)	(268,202)	(19.5%)	142,186	(53.0%)
<i>Other comprehensive (loss) income:</i>												
Reserve for valuation effect of derivative financial instruments	23,966	4.2%	15,893	3.1%	8,073	50.8%	8,548	0.5%	70,466	5.1%	(61,918)	(87.9%)
Comprehensive loss	4,459	0.8%	(112,136)	(22.1%)	116,595	(104.0%)	(125,393)	(7.6%)	(233,526)	(17.0%)	108,133	(46.3%)
Non-controlling interest in comprehensive income	11,983	2.1%	7,947	1.6%	4,036	50.8%	4,274	0.3%	35,233	2.6%	(30,959)	(87.9%)
Controlling interest in comprehensive income	3,985	0.7%	(110,544)	(21.8%)	114,529	(103.6%)	(121,742)	(7.4%)	(232,969)	(17.0%)	111,227	(47.7%)
FFO	93,301	16.4%	38,054	7.5%	55,247	145.2%	192,853	11.7%	68,131	5.0%	124,722	183.1%



Fideicomiso Irrevocable No. DB/1616
 Unaudited Condensed Consolidated Statements of Changes in Shareholders' Equity
 For the nine-month period ended on September 30, 2023 and for the year ended on December 31, 2022
 (Thousands of pesos)

	<i>Contributed capital</i>	<i>Share-based compensation reserve</i>	<i>Reserve for repurchase CBFIs</i>	<i>Property Revaluation Surplus</i>	<i>Reserve for valuation effect of derivative financial instruments</i>	<i>Retained earnings</i>	<i>Controlling Interest</i>	<i>Non-controlling interest</i>	<i>Total trustors' equity</i>
As of December 31, 2021	5,932,847	11,069	250,000	3,007,164	10,312	(3,006,580)	6,204,812	1,202,818	7,407,630
Distribution to holders of CBFIs	(21,578)						(21,578)	-	21,578
Cancellation of repurchase fund			(250,000)			250,000	-	-	-
Reserve for repurchase CBFIs			250,000			(250,000)	-	-	-
Equity-settled share-based payments	(1,379)	14,583					13,204		13,204
Comprehensive income (loss)				470,165	29,094	(147,189)	352,070	46,917	398,987
As of December 31, 2022	5,909,890	25,652	250,000	3,477,329	39,406	(3,153,769)	6,548,508	1,249,735	7,798,243
As of December 31, 2022	5,909,890	25,652	250,000	3,477,329	39,406	(3,153,769)	6,548,508	1,249,735	7,798,243
Distribution to holders of CBFIs	(63,828)						(63,828)	-	63,828
New member contributions	1,501,283						1,501,283	1,244	1,502,527
Cancellation of repurchase fund			(250,000)			250,000	-	-	-
Reserve for repurchase CBFIs			250,000			(250,000)	-	-	-
Equity-settled share-based payments	23,864	21,848				0	45,712		45,712
Repurchase of CBFIs for payment of equity ins	-		(20,114)			0	(20,114)	-	20,114
Comprehensive loss				-	4,274	(126,016)	(121,742)	(3,651)	125,393
As of September 30, 2023	7,371,209	47,500	229,886	3,477,329	43,680	(3,279,785)	7,889,819	1,247,328	9,137,147

Fideicomiso Irrevocable No. DB/1616
 Unaudited Condensed Consolidated Statements of Cash Flows
 For the nine-month period ended on September 30, 2023 and 2022
 (Thousands of pesos)

	2023	2022
OPERATING ACTIVITIES		
Net loss before taxes	(129,495)	(303,992)
Adjustments:		
Depreciation and amortization	285,830	305,602
Accounting (gain) on disposal of assets	(978)	52,947
Impairment of property, net	-	(5,418)
Allowance for impairment of financial assets	4,094	(3,434)
Amortization and cancellation of capitalized costs	5,532	4,155
Debt interests	306,756	292,344
Interest Income	(83,082)	(13,501)
Effective portion of derivative financial instruments	(3)	(450)
Unrealized foreign exchange gain	(30,294)	(5,190)
Equity share-based compensation to executives	47,822	9,886
	406,182	332,949
Receivables and other accounts receivable	(47,083)	(8,309)
Related parties, net	(7,962)	(4,420)
Advanced payments	(3,821)	(6,769)
Recoverable taxes	6,805	16,010
Suppliers and other payables	54,750	3,197
Payable taxes	(3,781)	(10,376)
Net cash flows generated by operating activities	405,090	322,282
INVESTING ACTIVITIES		
Acquisition of property, furniture and equipment	(92,379)	(26,049)
Revenue for sale of property, furniture and equipment	1,241	27,798
Acquisition of intangible assets and warranty deposits	(419)	(1,293)
Interest income	83,082	13,501
Net cash flows used in investing activities	(8,475)	13,957
FINANCING ACTIVITIES		
Loans received, net of disposition costs	-	88,509
Settlement of bank debt	(131,756)	-
Restricted cash	64,143	(69,037)
Settlement of derivative financial instruments	21,208	(3,815)
Funds raised by issuing CBFIs	1,501,283	-
Interest paid	(405,826)	(371,153)
Lease liability payments	(3,520)	(3,193)
Refunds paid to certificate holders	(63,828)	-
New member contributions	1,244	-
Equity-settled share-based payments	(35,566)	150
Repurchase of CBFIs with repurchase fund reserve	(20,114)	-
Net cash flows generated by (used in) financing activities	927,268	(358,539)
Net cash flows of the period	1,323,883	(22,300)
Cash and cash equivalents at the beginning of the year	612,664	304,600
Cash and cash equivalents at the end of the period	1,936,547	282,300