



Fibra Inn Announces the Sale of Three Hotels in Silao, Celaya and Irapuato

Monterrey, Mexico, December 14, 2022 – 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 today that it completed the sale of three properties, that previously operated under the Wyndham Garden brand, located in the cities of Silao, Celaya and Irapuato.

Fibra Inn received a payment of Ps. 100 million plus value added tax (IVA); these proceeds will be allocated towards investments in the current portfolio or for projects that yield higher profitability.

The transaction is part of the Company’s plan for the disinvesting of non-strategic assets. The operations of these hotels were interrupted in 2020, as one of the measures to counteract the effects of the coronavirus pandemic and due to its low performance, the Company kept them closed and marketed them for sale.

“Fibra Inn has concentrated its strategy on high performing properties, as well as in luxury segment hotels that have higher barriers to entry and more attractive returns. We focused our efforts to a hotel income mix with higher average daily rates and RevPar; reaching 8.8% and 32.1%, respectively. We will continue to analyze additional investment projects to keep a portfolio of properties with the best expected returns,” added Oscar Calvillo, CEO.

At this time, Fibra Inn has a total portfolio of 35 properties with 6,047 rooms; 5,833 are in operation and 394 remained closed at two hotels. Fibra Inn participates with a minority investment in one project under the Hotel Factory model, representing 218 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 “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.