



## Fibra Inn Announces that Two Independent Investors Intend to Acquire CBFIs

**Monterrey, Mexico, December 19, 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, today announced regarding the notifications received related to the intention to trade Fibra Inn’s securities by two groups of investors that could have a significant influence and could modify the Company’s capital structure, as follows:

### 1. Through public investors and/or the Founders’ Trust Control

The group of investors at Origin Patrimonial, S.A. de C.V and/or Factoring Azteca, S.A. de C.V, individually or through its shareholders and/or legal representatives led by José Carlos Laviada Ocejo, Laura Renee Diez Barroso Azcárraga and Diego Andrés Cisneros Salas requested authorization from Fibra Inn’s Technical Committee to acquire, through the capital markets and/or through the Founders’ Trust ownership, up to 30% of the Company’s CBFIs outstanding.

In the event that this acquisition is carried out, fully or partially, through the ownership of the Founders’ Trust, these investors would acquire the potential to exercise the following rights:

- 1) potential designation of two Technical Committee proprietary members (non-independent) and their respective alternates, including the President of this committee with the casting vote in the event of a voting tie (ninth clause, sections 9.1.2 and 9.1.9 of Fibra Inn’s Trust contract);
- 2) potential designation of two Investment Committee proprietary members, including the President of this committee (ninth clause, sections 9.7.1 and 9.7.2 of Fibra Inn’s Trust contract); and
- 3) potential exclusion of the Technical Committee’s authorization procedure for CBFIs transactions equal to or greater than 10% of the CBFIs outstanding (thirteenth clause, section 30.10, of Fibra Inn’s Trust contract.

In the event that this acquisition is carried out through the Founders’ Trust, the Adhering Trustors or current founders would no longer have ownership over such mechanism.

Fibra Inn’s Technical Committee met on December 15, 2022, at 6:00pm, and approved this request. This group of investors must now inform Fibra Inn regarding the total number of CBFIs acquired through the Founders’ Trust and, in turn, Fibra Inn shall inform the market in the event that the Founders’ Trust should change ownership as a result of this potential transaction.

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## 2. Through a Mandatory Public Tender Offer

On the other hand, another group of investors (Comercial Hotelera Mexicana de Occidente, S.A. de C.V., Hotel Financing Found LLC and Ernesto Fernando Echavarría Salazar) requested Technical Committee approval for the acquisition of a 40% minimum and a 49% maximum, individually or as a group, of the CBFIs outstanding and/or its corporate or economic rights of Fibra Inn through a mandatory public tender offer, as per Article 98 of the *Ley del Mercado de Valores*.

This group of investors is comprised directly or indirectly by various persons, among them Gabriel Ruiz Huerta, Ernesto Fernando Echavarría Salazar, María Lorenza Cuzin Javelly, Ibela García Jasso Cuzin, Fabián García Jasso Cuzin, Rosa Luz Gómez Morales, Daniela Ruiz Morales and Gabriela Ruiz Morales. Fibra Inn's Technical Committee approved this request during the same session on December 15, 2022 at 6:00pm. In order to carry out this acquisition, the solicitors must adhere to the procedures outlined in Article 98 of the *Ley del Mercado de Valores* related to the mandatory public tender offer.

In both cases, and for transparency purposes, the Technical Committee established that if a third party, not related to the abovementioned applicants, were to acquire or acquired for any reason 10% or more of the CBFIS related to the approved notifications, or its rights inherent, this third party would have to carry out the corresponding procedures in accordance with the thirteen clause of the Trust, which states that this third party must have the corresponding Technical Committee approval to validate the transaction and would make possible the exercising of the respective corporate rights.

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### 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.

[www.fibrainn.mx](http://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.