



Fibra Inn Opens Ps. 90 million Credit Loan

Monterrey, Mexico, February 1, 2022 – CIBanco, S.A., Institución de Banca Múltiple, as final and universal beneficiary of Deutsche Bank México, Institución de Banca Múltiple, Fiduciary Division, Trust DB/1616 or Fibra Inn (BMV: FINN13) (“Fibra Inn” or “the Company”), a Mexican real estate investment trust internally managed specializing in the hotel industry serving the traveler with global brands, today announced regarding the opening of an agreement for a long-term credit loan with Banorte, for up to Ps. 90 million, to finance the VAT refund related to the acquisition of the Westin Monterrey Valle hotel.

On December 22, 2021, the Trust DB/1616 signed a contract for a Simple Credit Loan with a Real Estate Guarantee with Banco Mercantil del Norte, S.A., Institución de Banca Múltiple, Grupo Financiero Banorte, for up to Ps. 90 million. These resources will finance the VAT reimbursement that is currently in a legal process with the tax authorities, an application that began during the fourth quarter of 2019. Trust CIB/3096 acts as the collateral and the guarantor, as it was the entity that shall, in the future, receive the VAT refund from the tax authorities. This amount will be applied to pay the credit and the balance will stay in this trust. Once the VAT is refunded, the corresponding part of the bridge loan that Fibra Inn granted to the Trust CIB/3096 shall be cancelled.

The credit loan is for a 5-year term, and the agreed upon interest rate was at TIIE 91 days, plus an applicable margin of between 325 and 365 basis points, paid quarterly. The guarantees for this credit loan are as follows: (i) the Holiday Inn Express Monterrey Aeropuerto; and (ii) the pledge of the receivable VAT.

On January 6, 2022, the first disbursement of Ps. 72.9 million took place. The credit contract is for Ps. 90 million, however, the maximum authorized amount is Ps. 88.5 million, which represents 70% of the total pending VAT reimbursement; the maximum percentage of financing established in the credit loan agreement with the Trust DB/1616 acting as beneficiary.

As of the date of this announcement, the total VAT amount filed as a tax refund reached Ps. 126.4 million.

“The Company strengthens its cash position with this loan, while achieving a resolution of this matter and does not distract resources required for liability obligations”, stated Miguel Aliaga, CFO at Fibra Inn.



About the Company

Fibra Inn is a Mexican trust formed primarily to acquire, develop and rent a broad range of hotel properties in Mexico aimed at the business 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. 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 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.