
**ANNUAL REPORT OF ACTIVITIES
TECHNICAL COMMITTEE OF TRUST DB/1616**

The undersigned, Diego Andrés Cisneros, Chairman of the Technical Committee of the Irrevocable Trust identified under number DB/1616 (the "Trust"), informed the Holders' Meeting that, with respect to fiscal year 2025, the following activities, among others, were carried out:

- (i) Five meetings and three unanimous resolutions adopted outside of session were held.
- (ii) The objectives for fiscal year 2025 were approved, subject to prior recommendation by the Nominations and Compensation Committee.
- (iii) The audited financial statements for fiscal year 2024 were approved, including the corresponding unqualified opinion issued by the Trust's External Auditor, subject to prior recommendation by the Audit, Practices, and ESG Committee, for submission to the 2025 Annual Holders' Meeting for approval.
- (iv) The External Auditor's Report for fiscal year 2024 was validated, for recommendation of approval to the 2025 Annual Holders' Meeting.
- (v) The quarterly financial statements corresponding to fiscal year 2025 were approved, subject to prior recommendation by the Audit, Practices, and ESG Committee.
- (vi) The ratification of the External Auditor for fiscal year 2025 was approved, subject to prior recommendation by the Audit, Practices, and ESG Committee.
- (vii) The fees of the External Auditor for fiscal year 2025 were approved, subject to prior recommendation by the Audit, Practices, and ESG Committee.
- (viii) The hiring of the External Auditor for non-audit services was approved, subject to prior recommendation by the Audit, Practices, and ESG Committee, and with the understanding that this did not represent a conflict of interest.
- (ix) The payment of distributions to Holders for the four quarters of fiscal year 2025 was approved, for a total accumulated amount of Ps. \$263.1 million, subject to prior recommendation by the Audit, Practices, and ESG Committee.
- (x) The cancellation of CBFIs acquired through the Repurchase Fund was approved.
- (xi) The quarterly reports of the Finance and Investment Committee corresponding to fiscal year 2025 were approved.
- (xii) The execution of various contracts and transactions with Tregnor, S.A.P.I. de C.V. (a related party of the Trust) was approved, subject to prior recommendation by the Audit, Practices, and ESG Committee.
- (xiii) The execution of a new franchise agreement for the use of the Holiday Inn brand for the Holiday Inn Monterrey Valle hotel (MTYZV) was approved, following the expiration of the previously existing agreement.
- (xiv) The removal of CIBanco as trustee of the Trust was approved, and subsequently the continuation of Banco Multiva as trustee, as successor entity of CIBanco's fiduciary business, was approved.
- (xv) Management was delegated the authority to analyze, negotiate, and enter into lease agreements for various spaces located within the properties that comprise the Trust's assets.
- (xvi) The conversion of the "Wyndham Garden Guadalajara Acueducto" (GDLAN) hotel to "Courtyard by Marriott" (GDLCA) was approved.
- (xvii) The conversion of the "Wyndham Garden Playa del Carmen" (CUNPL) hotel to "Courtyard by Marriott" (CUNPY) was approved.
- (xviii) Servicios Hoteleros FINN, S.C. (a subsidiary of the Trust) was designated as authorized Hotel Operator, subject to prior recommendation by the Audit, Practices, and ESG Committee.
- (xix) It was approved, subject to prior recommendation by the Audit, Practices, and ESG Committee, that upon the expiration of existing hotel management agreements with third-party operators for the hotels within the Trust's portfolio, such hotels will be incorporated into the internal operating structure.
- (xx) The early termination of the hotel management advisory services agreements with Aimbridge Latam, S.A.P.I. de C.V. related to all hotels 100% (one hundred percent) owned by the Trust was authorized.
- (xxi) The results of the Chief Executive Officer for fiscal year 2025 were approved, subject to prior recommendation by the Nominations and Compensation Committee.

Monterrey, Nuevo León, April 2026.

Diego Andrés Cisneros

Chairman of the Technical Committee

Trust DB/1616

This signature page corresponds to the Annual Report of Activities of the Technical Committee of Trust DB/1616 and does not contain additional text below this legend.

**ANNUAL REPORT OF ACTIVITIES
AUDIT, PRACTICES, AND ESG COMMITTEE OF TRUST DB/1616**

The undersigned, Lorena Margarita Cárdenas Costas, Chairwoman of the Audit, Practices, and ESG Committee of the Irrevocable Trust identified under number DB/1616 (the "Trust"), informed the Holders' Meeting that, with respect to fiscal year 2025, the following activities, among others, were carried out:

- (i) Five meetings were held.
- (ii) The audited financial statements for fiscal year 2024 were validated, for recommendation of approval to the Technical Committee.
- (iii) The External Auditor's Report for fiscal year 2024 was validated, for recommendation of approval to the Technical Committee.
- (iv) The consolidated quarterly financial statements corresponding to fiscal year 2025 were analyzed and recommended for approval to the Technical Committee.
- (v) The memorandum prepared by the Internal Auditor was reviewed, through which it was confirmed that the processes related to the function of the Trust's External Auditor, as provided in the Sole Circular for External Auditors (CUAE), were completed during fiscal year 2024.
- (vi) The payment of distributions to Holders for the four quarters of fiscal year 2025, for a total accumulated amount of Ps. \$263.1 million, was recommended for approval to the Technical Committee.
- (vii) The ratification of the External Auditor for fiscal year 2025 was evaluated and recommended for approval to the Technical Committee.
- (viii) The approval of the External Auditor's fees corresponding to fiscal year 2025 was recommended to the Technical Committee.
- (ix) The hiring of the External Auditor to provide non-audit services was evaluated and recommended to the Technical Committee, with the understanding that this did not represent a conflict of interest.
- (x) The External Auditor's quarterly progress regarding the audit corresponding to fiscal year 2025 was monitored.
- (xi) The Internal Audit area's quarterly reports were reviewed, actions were recommended, and follow-up was given to such activities and their results.
- (xii) Compliance with various legal provisions applicable to FIBRAs was supervised.
- (xiii) ESG-related information on the Trust's activities was reviewed, and the annual report in such matter for fiscal year 2024 was validated.
- (xiv) The designation of Servicios Hoteleros FINN, S.C. (a subsidiary of the Trust) as authorized Hotel Operator was recommended for approval to the Technical Committee.
- (xv) It was recommended to the Technical Committee that, upon the expiration of existing hotel management agreements with third-party operators for the hotels within the Trust's portfolio, such hotels be incorporated into the internal operating structure.
- (xvi) A fairness opinion was issued regarding those assets to be considered by the Technical Committee for their potential divestment.

Monterrey, Nuevo León, April 2026.

Lorena Margarita Cárdenas Costas
Chairwoman of the Audit, Practices, and ESG Committee
Trust DB/1616

This signature page corresponds to the Annual Report of Activities of the Audit, Practices, and ESG Committee of Trust DB/1616 and does not contain additional text below this legend.

**ANNUAL REPORT OF ACTIVITIES
NOMINATIONS AND COMPENSATION COMMITTEE OF TRUST DB/1616**

The undersigned, Santiago Pinson Correa, Chairman of the Nominations and Compensation Committee of the Irrevocable Trust identified under number DB/1616 (the "Trust"), informed the Holders' Meeting that, with respect to fiscal year 2025, the following activities, among others, were carried out:

- (i) Three meetings were held.
- (ii) The approval of the objectives for fiscal year 2025 was recommended to the Technical Committee.
- (iii) The appointment and/or ratification of the Independent Members of the Technical Committee for fiscal year 2026 was recommended to the Holders' Meeting.
- (iv) The approval of the emoluments for independent and proprietary board members for fiscal year 2026 was recommended to the Holders' Meeting.
- (v) The results of the Chief Executive Officer for fiscal year 2025 were analyzed and recommended for approval to the Technical Committee.
- (vi) The termination of the Chief Financial and Administrative Officer of the Trust was approved.

Monterrey, Nuevo León, April 2026.

Santiago Pinson Correa
Chairman of the Nominations and Compensation Committee
Trust DB/1616

This signature page corresponds to the Annual Report of Activities of the Nominations and Compensation Committee of Trust DB/1616 and does not contain additional text below this legend.

**ANNUAL REPORT OF ACTIVITIES
FINANCE AND INVESTMENT COMMITTEE OF TRUST DB/1616**

The undersigned, José María Garza de Silva, Chairman of the Finance and Investment Committee of the Irrevocable Trust identified under number DB/1616 (the "Trust"), informed the Holders' Meeting that, with respect to fiscal year 2025, the following activities, among others, were carried out:

- (i) Five meetings were held.
- (ii) The quarterly reports to be presented to the Technical Committee regarding compliance with and 12-month projections of the CNBV financial ratios and those related to the FINN18 debt issuance for all four quarters of fiscal year 2025 were approved.
- (iii) Actual and projected 12-month cash flows corresponding to the four quarters of fiscal year 2025 were analyzed.
- (iv) The composition of the debt and the evolution of financial ratios related to the credit rating, corresponding to the four quarters of fiscal year 2025, were reviewed.
- (v) Information regarding the market valuation of the Trust compared to other FIBRAS and issuers in the hospitality sector was analyzed.
- (vi) The performance of the FINN13 CBFi Repurchase Fund was analyzed, and the execution of transactions related thereto was approved.
- (vii) Follow-up was given to the use of approval authorities of various committees for investments in fixed assets.
- (viii) Information regarding the yield on treasury investments in both pesos and U.S. dollars was evaluated.
- (ix) The cap rate of the Trust's portfolio was analyzed.
- (x) Follow-up was given to the Project Investment Plans (PIPs) corresponding to various hotels within the portfolio.
- (xi) The potential divestment of various assets of the Trust's portfolio was analyzed in order to issue the corresponding recommendations to the Technical Committee, and follow-up was given to the status of divestments previously approved by such body.
- (xii) Various acquisition projects were analyzed.

Monterrey, Nuevo León, April 2026.

José María Garza de Silva
Chairman of the Finance and Investment Committee
Trust DB/1616

This signature page corresponds to the Annual Report of Activities of the Finance and Investment Committee of Trust DB/1616 and does not contain additional text below this legend.

ANNUAL REPORT OF THE ADMINISTRATOR OF THE IRREVOCABLE TRUST IDENTIFIED UNDER NUMBER DB/1616 (THE “TRUST”), ENTERED INTO BY, ON THE ONE HAND, ADMINISTRADORA DE ACTIVOS FIBRA INN, S.C., AS TRUSTOR; ON THE OTHER HAND, BANCO MULTIVA, S.A., INSTITUCIÓN DE BANCA MÚLTIPLE, GRUPO FINANCIERO MULTIVA, AS TRUSTEE; AND, FINALLY, MASARI CASA DE BOLSA, S.A., AS COMMON REPRESENTATIVE; REGARDING COMPLIANCE WITH TAX OBLIGATIONS, IN ACCORDANCE WITH ARTICLE 76, SECTION XIX, OF THE INCOME TAX LAW.

Monterrey, Nuevo León, April 2026.

In compliance with the provisions set forth in Article 76, Section XIX, of the Income Tax Law, Administradora de Activos Fibra Inn, S.C., in its capacity as Administrator of the Trust, hereby presents the report reflecting compliance with the Trust’s tax obligations during the period from January 1 to December 31, 2025 (the “Review Period”), so that, in due course, such report may be submitted for consideration at the Annual Ordinary Holders’ Meeting of Real Estate Trust Certificates (Certificados Bursátiles Fiduciarios Inmobiliarios) with ticker symbol “FINN13” (“CBFIs”), to be held on April 24, 2026.

It is hereby stated that the tax status of the Trust’s trustee was examined for the Review Period covered by the audited financial statements and, with respect to compliance with tax obligations as a direct taxpayer, withholding agent and/or collector, it is reported that no omissions were observed in the fulfillment of the Trust’s tax obligations.

It is reported that the calculation and payment of federal taxes incurred during the Review Period were verified, and it is confirmed that there are no assessed differences or omitted payments.

With respect to the determination and payment of employee profit sharing, it is reported that the Trust has no employees and, therefore, during the Review Period it was not subject to labor-related obligations.

This report is issued solely for the knowledge of the Holders of the Trust’s CBFIs and to be submitted for their approval at the Annual Ordinary Holders’ Meeting of the Trust’s CBFIs, in compliance with the provisions set forth in applicable legislation, and must not be used for any other purpose.

Administradora de Activos Fibra Inn, S.C.,
in its capacity as Administrator of the Trust,
through its legal representative,
Jaime Cohen Bistre

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