



# Information Regarding Agenda Items for Ordinary Shareholders' Meeting for CBFH Holders to be Held on April 28, 2022

**Monterrey, Mexico, April 12, 2022** – CIBanco, S.A. Institución de Banca Múltiple (as final and universal beneficiary of Deutsche Bank México, S.A. Institución de Banca Múltiple, Fiduciary Division) or Fibra Inn (BMV: FINN13) ("Fibra Inn" or "the Company"), a Mexican real estate investment trust internally managed and specialized in the hotel industry serving the traveler with global brands, informs regarding each of the discussion items for the General Ordinary Shareholders' Meeting for CBFH holders ("the Shareholders' Meeting" or "the Meeting") that will take place on April 28, 2022. The purpose is to ensure that shareholders receive timely and transparent information prior to the Meeting. These items, as well as all the information that will be presented at the Meeting, may be found at: <https://www.fibrainn.mx/en/investors/cbfh-holder-information>

## Ordinary Shareholders' Meeting of CBFH Holders FINN13

Fibra Inn shares its opinion regarding the agenda items of the Ordinary Shareholders' Meeting to be held at 10:00am on April 28, 2022:

### 1. **Presentation, discussion and, as applicable, submission for approval of the Annual Report regarding the Trust's activities for the 2021 fiscal year.**

This item discusses the activities carried out by Fibra Inn during 2021: (i) the certification of by-laws was carried out due to the modification of the Trust Fiduciary as a final universal beneficiary of Deutsche Bank México, S.A., Institución de Banca Múltiple, Fiduciary Division in favor of CIBanco, S.A., Institución de Banca Múltiple, as well as the change to Trust DB/1616; (ii) the inauguration and opening of the JW Marriott Monterrey Valle; (iii) the strategic partnership with Aimbridge Hospitality, the multinational leader and the biggest hotel operator in the world, which acquired Grupo Hotelero Prisma having most of the hotel operation of Fibra Inn's properties and ceasing to be Fibra Inn's related party; (iv) the sale of the Holiday Inn Guadalajara Autonoma hotel for Ps. 259 million; (v) the creation of an Environmental, Social and Governance Committee ("ESG") and the issuance of the first ESG annual report; (vi) the cancellation of 2,773,080 CBFHs of the internalization payment and 223,000 CBFHs of the repurchased fund; (vii) Fitch Ratings revised the long-term debt issuance FINN18 to 'BBB+(mex)' and HR Ratings rated to HR A-; (viii) the ratification of Deloitte as the external auditor of the Trust; (ix) the same-store sales indicators registered 43.6% occupancy, an increase of 12.9pp; an ADR of Ps. 1,287.8, representing an increase of 1.2%; and a RevPar of Ps. 561.2, an increase of 43.9%; (x) the total income increased by 67.6%; and (xi) the Company achieved an NOI margin of 22.5% and an Adjusted EBITDA margin of 15.8%.

The Company recommends voting **FOR** this item.

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**2. Presentation, discussion and, as applicable, submission for approval of the Annual Report in reference to the activities of the Trust's ESG Committee during the 2021 fiscal year.**

This point will include reports for the activities carried out during the year by Fibra Inn in ESG affairs:

- (i) Fibra Inn published the first ESG annual report on July 15, 2021, corresponding to the year 2020.
- (ii) Creation of the ESG Committee, where the CEO is the President, reiterating the commitment of the Senior Management to Fibra Inn's ESG performance.
- (iii) Identification of material issues impacting the business, the global trends, the international standards, and the sector's best practices.
- (iv) Research and identification of possible climate risk at Fibra Inn's properties under the recommendations of the Task Force on Climate-Related Financial Disclosures ("TCFD") targeting the climate change risks for the patrimony and the business model at Fibra Inn; in order to generate risk management strategies in the medium and long-term.
- (v) The ESG Annual Report 2021 is expected to be published in July 2022.

The Company recommends voting **FOR** this item.

**3. Presentation, discussion and, as applicable, submission for approval of the Annual Report in reference to the activities of the Technical Committee, the Auditing Committee, the Practices Committee, the Nominations and Compensations Committee, the Financial Committee, the Investment Committee, and the Trust's ESG Committee during the 2021 fiscal year.**

This point will include reports for the activities carried out during the year by each of Fibra Inn's corporate governance committees. Following is a summary of each:

**Technical Committee**

Victor Zorrilla Vargas, President of the Technical Committee, announced that during the 2021 period, the following activities took place:

- (i) Eight sessions took place in April (2 sessions), June, July, October, November, and December 2021, as well as in February 2022.
- (ii) Approval of the consolidated financial statements for March, June, September, and December 2021, upon recommendation of the Auditing Committee.
- (iii) Approval of no shareholder distributions in the first, second, third and fourth quarter 2021, upon recommendation of the Auditing Committee.
- (iv) Approval of the audited Financial Statements for the year 2021 with the corresponding Opinion Report, without comments from the external auditor, upon the opinion of the Auditing Committee.
- (v) Approval of reports from the Financial Committee for March, June, September, and December 2021.
- (vi) Approval of Ps. 400 million in financing, delegating the Financial Committee to authorize the terms and conditions of each loan.



- (vii) Approval of the information and activities corresponding to the Ordinary Shareholders' Meetings for CBFH holders that took place on April 30, 2021.
- (viii) The Secretary informed the Committee regarding the obligations, responsibilities, and recommendations of the members of the Technical Committee, derived from the Mexican Securities Market Law, Code of Best Corporate Practices and Mexican Stock Exchange regulations.
- (ix) Approval to carry out the adjustment of the rental revenues and/or working capital related to contracts concluded with *Operadora México Servicios y Restaurantes, S.A.P.I. de C.V.*, which was a related party at that date (February 2021), upon recommendation of the Practices Committee.
- (x) Approval of the annual budget.
- (xi) Recommendation to the Shareholders' Meeting of the long-term incentive program for executives of the Trust's Management.
- (xii) Recommendation to the Shareholders' Meeting for the Nomination, Designation and Compensation policy of the members comprising the governance committees at Fibra Inn.
- (xiii) Approval of the Technical Committee's annual calendar of meetings.
- (xiv) Approval of the terms in the Leasing Contract with Operadora México, Servicios y Restaurantes, SAPI de C.V. for the JW Marriott Monterrey Valle hotel, upon recommendation of the Practices Committee.
- (xv) Approval of the disinvestment of the Holiday Inn Express Guadalajara Autonoma hotel at a price of Ps. 269 million plus VAT related to construction, furniture and equipment.
- (xvi) Authorization of the disinvestment of properties through a bidding process of the closed hotels located at the Bajío region (Silao, Celaya, and Irapuato) and Coahuila.
- (xvii) Authorization of priority investments in the Holiday Inn Mexico Coyoacan.
- (xviii) Analysis and approval of the development partnership and its terms with Aimbridge Hospitality, upon the recommendation of the Practices Committee.
- (xix) Approval of the contracts regarding the hotel operation, leasing, subleasing due to the acquisition of Grupo Hotelero Prisma by Aimbridge Hospitality, upon recommendation of the Practices Committee.
- (xx) Analysis and approval of the changes to the fee structure for future hotel contracts due to the acquisition of Grupo Hotelero Prisma by Aimbridge Hospitality, upon recommendation of the Practices Committee.
- (xxi) Ratification of the investments in current assets, authorized by the Trust Management through the CEO.
- (xxii) Analysis of the strategic plan for value generation presented by the Trust Management.
- (xxiii) Analysis of the financial projections for the 2022-2025 period presented by the Trust Management.
- (xxiv) Approval of the ESG Committee creation.
- (xxv) Approval of the changes in the composition of the Auxiliary Committees.
- (xxvi) Ratification of Deloitte as the External Auditor and approval of fees related to the external auditing for 2021.
- (xxvii) Approval of the Auditing Committee reports.
- (xxviii) Presentation of the activities and responsibilities of the Nomination, Designation, and Compensation policy of the governance committee members at Fibra Inn ("Board Members Policy"), as well as due dates.



The Technical Committee members expressed their condolences regarding the passing Mr. Hector Medina Aguiar, acting as an independent member of the Technical Committee at Fibra Inn since March 2013. He was recognized for his valuable contributions, as well as his human values. He will be remembered as an exceptional human being and an unvaluable board member.

### **Auditing Committee**

Rafael Gómez Eng, President of the Auditing Committee informed about the following activities carried out by Fibra Inn during the 2021 period:

- (i) Four sessions took place in April, July, October 2021, as well as in February 2022.
- (ii) Analysis and recommendation for the Technical Committee of the consolidated financial statements corresponding to March, June, September, and December 2021.
- (iii) Analysis and recommendation for the Technical Committee to suspend shareholder distributions for the first, second, third and fourth quarters of 2021.
- (iv) Review of all external auditors' activities.
- (v) Review of the fulfillment of the external auditor's recommendations based on the 2020 audit.
- (vi) Analysis and recommendation for the Technical Committee of the 2021 Audited Financial Statements with the corresponding opinion by the External Auditor.
- (vii) Review of the quarterly reports of the internal audit department, proposed actions and follow-up on the results of these activities.

### **Practices Committee**

Santiago Pinson Correa and Adrián Enrique Garza de la Garza, former and current President of the Practices Committee informed about the following activities carried out during the 2021 period:

- (i) Two sessions took place in February and April 2021.
- (ii) Recommendation for the Technical Committee of the Rental Contract terms with Operadora México, Servicios y Restaurantes, SAPI de C.V. related to the JW Marriott Monterrey Valle hotel.
- (iii) Analysis and recommendation for the Technical Committee to carry out a semiannual revision of the rental revenues and working capital related to spaces used by Operadora México, Servicios y Restaurantes, S.A.P.I de C.V., which was a related party at that date (February 2021).
- (iv) Analysis and recommendation for the Technical Committee of the development partnership terms with Aimbridge Hospitality.
- (v) Analysis and recommendation for the Technical Committee of the changes of the various contracts related to the hotel operation, leasing, subleasing due to the acquisition of Grupo Hotelero Prisma by Aimbridge Hospitality.
- (vi) Analysis and recommendation for the Technical Committee the approval of the modifications to the fee structure for future hotel contracts due to the acquisition of Grupo Hotelero Prisma by Aimbridge Hospitality.

### **Nominations and Compensations Committee**

Adrián Enrique Garza de la Garza and Santiago Pinson Correa, former and current President of the Nominations and Compensations Committee informed about the following activities carried out during the 2021 period,



- (i) Five sessions took place in February, March, October and December 2021; as well as March 2022.
- (ii) Convenience analysis to obtain an independent review of the Trust corporate governance, in order to obtain recommendations for the creation and implementation of a board member policy to adopt the best practices of corporate governance for validation in the Technical Committee and approval at the Shareholders' Meeting; such policy was approved by the Shareholders' Meeting on April 2021.
- (iii) Proposal for the ratification of the Independent Members of the Technical Committee for the 2021 period.
- (iv) Proposal of the compensation to the Independent Members of the Technical Committee for the 2021 period.
- (v) Proposal of the compensation to the patrimonial members of the Technical Committee for the 2021 period.
- (vi) Recommendation to the Technical Committee for the analysis, validation and voting at the Shareholders' Meeting of a long-term incentive plan for executives of the Trust Management.
- (vii) Search for candidates to fill the vacancy for an independent member of the Technical Committee of the Trust and the recommendation to designate Lorena Margarita Cárdenas Costas in such position, substituting Héctor Medina Aguiar (+).
- (viii) Recommendation and ratification of the independent members for the year 2022, as well as the updating of their fees and for the patrimonial members designated by the Founders Trust.
- (ix) Determination of the process to implement the evaluation for independent members.

#### **Financial Committee**

Lorena Margarita Cárdenas Costas, President of the Financial Committee informed about the activities carried during the 2021 period:

- (i) Four sessions took place during April, July, and October 2021, as well as in February 2022.
- (ii) Analysis and approval of reports for the Technical Committee regarding compliance with CNBV financial indices and the FINN18 debt issuances corresponding to March, June, September, and December 2021.
- (iii) Analysis of the projections for the upcoming quarters regarding the financial ratios of the CNBV and the debt issuance FINN18.
- (iv) Approval of terms and conditions of a possible financing up to Ps. 125 million with Banregio, according to the previous authorization given by the Technical Committee.
- (v) Analysis of results and cash flow corresponding to each of the four quarters of 2021.
- (vi) Revision of the projections and cash flow scenarios for 2021 and 2022.

#### **Investments Committee**

Marcelo Zambrano Lozano, President of the Trust's Investments Committee informs that no activities were carried out during the 2021 period.

#### **ESG Committee**

Oscar Eduardo Calvillo Amaya, President of the Trust's ESG Committee informed about the activities carried out during the 2021 period:

- (i) One session was celebrated in March 2022.



- (ii) Analysis of background, progress, and next steps with regards to ESG.

The Company recommends voting **FOR** this item.

- 4. Presentation, discussion and, as applicable, submission for approval of the annual information in reference to the Trust’s External Auditor report with respect to the fiscal 2021 period, as well as the Technical Committee’s opinion regarding the content of this report.**

At this point, the annual report from the Trust’s External Auditor Galaz, Yamazaki, Ruiz Urquiza, S.C. (“Deloitte”) related to Fibra Inn’s financial statements, results and consolidated cash flow, corresponding to the years ended December 31, 2021, and 2020, which includes the favorable opinion of this External Auditor, in accordance with International Financial Reporting Standards (IFRS), will be presented. Likewise, the favorable opinion of the Trust’s Technical Committee related to this report will be presented.

The Company recommends voting **FOR** this item.

- 5. Presentation, discussion and, as applicable, submission for approval of the report in reference to the fulfillment of tax obligations through the period ended December 31, 2021.**

At this point, the report regarding compliance with the Mexican fiscal obligations will be presented, under the terms established in accordance with Article 76, Section XIX, of the Income Tax Law corresponding to the 2021 period, issued by the Trust Management Subsidiary (Administradora de Activos Fibra Inn, S.C.), in which it informed that there was no omission in the compliance of any of these obligations.

The Company recommends voting **FOR** this item.

- 6. Presentation, discussion and, as applicable, submission for approval of the Trust’s financial statements corresponding to the period ended December 31, 2021 and the application of the results for the period.**

At this point, Fibra Inn’s detailed financial statements shall be presented in accordance with IFRS and corresponding to fiscal year 2021, which include the consolidated statement of financial position, consolidated income statements, consolidated statements of comprehensive income, consolidated statement of changes in Trustees’ equity, consolidated statements of cash flows and notes to the consolidated financial statements. This information will be delivered to the National Banking and Securities Commission (“CNBV”) and can be consulted in the following link:

[https://fibrainn.mx/assets/docs/efes21-fibra-inn-consolidados-31mar22-final\\_6250518ea478d.pdf](https://fibrainn.mx/assets/docs/efes21-fibra-inn-consolidados-31mar22-final_6250518ea478d.pdf)

The Company recommends voting **FOR** this item.



**7. Proposal, discussion, independent qualification, and ratification of Adrián Enrique Garza de la Garza as Independent Member of the Technical Committee, as well as his performance evaluation.**

At this point, upon recommendation of the Nominations and Compensations Committee (the proposed candidate has abstained from voting), the proposal consists in the ratification of Adrián Enrique Garza de la Garza as an Independent Member of the Technical Committee for the year 2022, as a professional expert and high-level executive in Mexico. His resume is available at: <https://www.fibrainn.mx/en/corporate/corporate-governance>

Regarding the Board Member policy, the proposed independent member underwent an evaluation process. The objective of this evaluation was to understand the performance levels perceived by each of the Technical Committee members with regards to his or her responsibilities and responsibilities as a board member, in order to identify strengths and opportunities for improvement. As such, an external consultant developed a questionnaire and analysis, comprised of the following sections: participation before, during and after the sessions, member duties, personal competence, and leadership. The result by the proposed candidate was favorable, therefore the ratification is recommended. Individual grade: 4.47, from a score of 1 to 5.

The Company recommends voting **FOR** this item.

**8. Proposal, discussion, independent qualification, and ratification of Alberto Rafael Gómez Eng as Independent Member of the Technical Committee, as well as his performance evaluation.**

At this point, upon recommendation of the Nominations and Compensations Committee and having the proposed candidate abstained from voting, the proposal consists in the ratification of Alberto Rafael Gómez Eng as an Independent Member of the Technical Committee for the year 2022, as a professional expert and high-level executive in Mexico. His resume is available at: <https://www.fibrainn.mx/en/corporate/corporate-governance>

Regarding the Board Member policy, the proposed independent member underwent an evaluation process. The objective of this evaluation was to understand the performance levels perceived by each of the Technical Committee members with regards to his or her responsibilities and responsibilities as a board member, in order to identify strengths and opportunities for improvement. As such, an external consultant developed a questionnaire and analysis, comprised of the following sections: participation before, during and after the sessions, member duties, personal competence, and leadership. The result by the proposed candidate was favorable, therefore the ratification is recommended. Individual grade: 4.63, from a score of 1 to 5.

The Company recommends voting **FOR** this item.

**9. Proposal, discussion, independent qualification, and ratification of Lorena Margarita Cárdenas Costas as Independent Member of the Technical Committee, as well as his performance evaluation.**



At this point, upon recommendation of the Nominations and Compensations Committee and having the proposed candidate abstained from voting, the proposal consists in the ratification of Lorena Margarita Cárdenas Costas as an Independent Member of the Technical Committee for the year 2022, as a professional expert and high-level executive in Mexico. His resume is available at: <https://www.fibrainn.mx/en/corporate/corporate-governance>

Regarding the Board Member policy, the proposed independent member underwent an evaluation process. The objective of this evaluation was to understand the performance levels perceived by each of the Technical Committee members with regards to his or her responsibilities and responsibilities as a board member, in order to identify strengths and opportunities for improvement. As such, an external consultant developed a questionnaire and analysis, comprised of the following sections: participation before, during and after the sessions, member duties, personal competence, and leadership. The result by the proposed candidate was favorable, therefore the ratification is recommended. Individual grade: 4.83, from a score of 1 to 5.

The Company recommends voting **FOR** this item.

**10. Proposal, discussion, independent qualification, and ratification of Marcelo Zambrano Lozano as Independent Member of the Technical Committee, as well as his performance evaluation.**

At this point, upon recommendation of the Nominations and Compensations Committee and having the proposed candidate abstained from voting, the proposal consists in the ratification of Marcelo Zambrano Lozano as an Independent Member of the Technical Committee for the year 2022, as a professional expert and high-level executive in Mexico. His resume is available at: <https://www.fibrainn.mx/en/corporate/corporate-governance>

Regarding the Board Member policy, the proposed independent member underwent an evaluation process. The objective of this evaluation was to understand the performance levels perceived by each of the Technical Committee members with regards to his or her responsibilities and responsibilities as a board member, in order to identify strengths and opportunities for improvement. As such, an external consultant developed a questionnaire and analysis, comprised of the following sections: participation before, during and after the sessions, member duties, personal competence, and leadership. The result by the proposed candidate was favorable, therefore the ratification is recommended. Individual grade: 4.52, from a score of 1 to 5.

The Company recommends voting **FOR** this item.

**11. Proposal, discussion, independent qualification, and ratification of Santiago Pinson Correa as Independent Member of the Technical Committee, as well as his performance evaluation.**

At this point, upon recommendation of the Nominations and Compensations Committee and having the proposed candidate abstained from voting, the proposal consists in the ratification of Santiago Pinson Correa as an Independent Member of the Technical Committee for the year 2022, as a professional expert and high-level executive in Mexico. His resume is available at: <https://www.fibrainn.mx/en/corporate/corporate-governance>





Regarding the Board Member policy, the proposed independent member underwent an evaluation process. The objective of this evaluation was to understand the performance levels perceived by each of the Technical Committee members with regards to his or her responsibilities and responsibilities as a board member, in order to identify strengths and opportunities for improvement. As such, an external consultant developed a questionnaire and analysis, comprised of the following sections: participation before, during and after the sessions, member duties, personal competence, and leadership. The result by the proposed candidate was favorable, therefore the ratification is recommended. Individual grade: 4.76, from a score of 1 to 5.

The Company recommends voting **FOR** this item.

**12. Information related to the appointment and/or ratification of each Proprietary Member of the Technical Committee and their respective alternates, named through the Founders' Trust; and through a Holder or group of Holders with shareholder positions that are equal to or greater than 10% of the outstanding CBFIs, in accordance with the laws established in the Trust.**

At this point, the ratification of the actual Proprietary Members of the Technical Committee designated by the Founders' Trust will be informed. These are: Victor Zorrilla Vargas and Joel Zorrilla Vargas with their respective alternate members Robert Jaime Dotson Castrejón and Juan Carlos Hernáiz Vigil, respectively. The above are all expert professionals and high-level executives in Mexico. Their resumes are available at: <https://www.fibrainn.mx/en/corporate/corporate-governance>

At this point, the designation of Alejandro Wassiliu as a Patrimonial Member and Edgar Patricio Sosa Silva as his respective alternate member continue active and without change, which was voted on at the Shareholders' Meeting on April 2021, in accordance with those laws established in the Trust related to the right of a Holder or group of Holders, whose shareholder position represents more than 10% of total outstanding CBFIs.

This item is **for informational purposes only**.

**13. Proposal, discussion and, as applicable, approval for the updating of compensation corresponding to the Independent Members of the Technical Committee.**

At this point, upon recommendation by the Nominations and Compensations Committee of the Trust, the proposal for the independent members for the year 2022, is as follows: (i) Ps. 41,260 for participation at each Technical Committee session; and (ii) Ps. 33,980 for participation at each session of any other auxiliary Committee of Fibra Inn's attendance. This is limited to 8 annual sessions per committee and effective April 1, 2022. This update represents a 5.52% increase and is 75% of annual inflation.

The Company recommends voting **FOR** this item.

**14. Proposal, discussion and, as applicable, approval for the fees of the Patrimonial Members of the Technical Committee designated by the Founders' Trust.**



At this point, upon recommendation by the Nominations and Compensations Committee of the Trust, the proposal for the patrimonial members designated by the Founders' Trust for the year 2022, is as follows: (i) Ps. 41,260 for participation at each Technical Committee session; and (ii) Ps. 33,980 for participation at each session of any other auxiliary Committee of Fibra Inn's attendance. This is limited to 8 annual sessions per committee and effective April 1, 2022. This update represents 5.52% increase and is 75% of annual inflation.

The Company recommends voting **FOR** this item.

**15. Proposal, discussion, and submission for approval of the loan to value and liquidity ratio of the Trust, for the twelve-month period following April 30, 2022, in accordance with the National Banking and Securities Commission.**

According to the *Circular Unica de Emisoras* modifications in the Fibras section, it states that the Shareholders' Meeting should approve the expected debt service coverage ratio and the maximum loan to value ratio limit, which will be voted as follows:

Debt Service Coverage Ratio:

1. The expected debt service ratio according to the proposed regulation of the CNBV has resulted appropriate for volatile markets, as it has obligated most of the FIBRAs to maintain ordered debt maturities, resulting in no negative events during the market volatility of the last two years resulting from the COVID-19 crisis and its negative effects on the world's economies.
2. According to current conditions and the debt maturity of Fibra Inn, the proposal to the Shareholders' Meeting will be to ratify the DSCR limit for the year 2022 at the same level proposed by the Authorities and that has been ruling Fibra Inn up to 2021. This limit maintains a ratio equal or greater than 1.0 times.

Loan to Value:

1. The loan to value limit of 50% rules the Fibras sector, and since this limit was established most of the FIBRAs have maintained lower levels and permitted to absorb the impact in the asset values caused by the COVID-19 pandemic without exceeding such value according to the regulation issued by the CNBV.
2. Derived from the recent experience and future projections in the operation of Fibra Inn, the proposal to the Shareholders' Meeting is to ratify the loan-to-value limit for 2022 no greater than 50% based on the valuation of assets of the previous fiscal year.

In that sense, the Company is looking forward to maintaining the current levels of LTV and DSCR ratios. Regarding the loan-to-value, 40% has been exceeded and it could happen again in case of a decrease in hotel valuation due to adverse economic scenario. In the case of the DSCR, the Company has complied even during the most critical moments of the pandemic, furthermore that the financial projections are considering that level according to Fibra Inn's debt maturity.

The Company recommends voting **FOR** this item.



16. **Information related to the cancellation of the current and proposed Repurchase Fund, as well as the proposal, discussion and, as applicable, submission for approval of the maximum amount to be allocated for the repurchase of the Company's own CBFIs for Ps. 250 million (two hundred and fifty million pesos 00/100), for the twelve-month period following April 30, 2022, in accordance with Article 56, Section IV of Mexican Securities Market Law.**

Fibra Inn will propose the cancellation of the amount previously approved and will propose the authorization of Ps. 250 million for the twelve-month period following April 30, 2022. The resources will be used in a manner that is discretionary and prudent, always considering the maintenance of a healthy non-operating cash level and the repurchase will never exceed 5% of the total of CBFIs outstanding, including the ones in the treasury. This considers that in the next 12 months, the remodeling of hotels per the contract will remain a priority for the Trust, as well as other strategic investments in those properties seeking higher profitability, and in some cases could represent relevant capital investments.

The Company recommends voting **FOR** this item.

17. **Information related to the long-term compensation plan evaluated by the Nomination and Compensation Committee over the results of 2021 authorized by the Shareholders' Meeting held on April 30, 2021; proposal, discussion and, if applicable, approval of the elimination of a criterion that opposes the main formula.**

The Company will inform regarding the results of the year 2021 related to the long-term compensation plan authorized by the Shareholders' Meeting in April 2021, validated by the Nominations and Compensation Committee.

This compensation plan aims to align the interests between the senior management and the CBFIs Holders, in order to promote value generation per CBFI, improving the price and the AFFO.

Likewise, considering that the criteria to determine the compensation plan is based in the "Funding" (0.65% of the market capitalization at the end of each calendar year) and that is the main criteria to align interests between the senior management and the CBFIs Holders, the proposal consists in removing the only item where the number of CBFIs per executive is stated. This number was used as an example for the calculation of the year 2021, when it was approved, but does not apply for the future. Such elimination will be proposed as: i) it may not be compatible with the result of the Funding as of the execution date; and ii) it may oppose to the aligning of interests and the value generation.

The Company recommends voting **FOR** this item.

18. **Appointment of Special Delegates to fulfill the resolutions approved during the Meeting.**

At this point, Oscar Eduardo Calvillo Amaya, Miguel Aliaga Gargollo y Lizeth Mariel Pedraza Nava will be proposed as a Special Delegates to instruct the Trust's Fiduciary to take any necessary action to meet the approved resolutions at the Shareholders' Meeting.



The Company recommends voting **FOR** this item.

**19. Transcription, drafting and, as applicable, submission for approval of the Meeting Minutes.**

At this point, all of the approvals of the Meeting must be presented in the minutes of the Meeting.

The Company recommends voting **FOR** this item.

The Company is committed to providing shareholders with sufficient timeliness and transparency in anticipation of the next Shareholders' Meeting, to promote a voting process that is aligned with best corporate practices. Fibra Inn is certain that by sharing this level of information, each CBFi holder shall be able to make decisions using the best information available for the individual and collective benefit of Fibra Inn's shareholders.

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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 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](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.