

Fibra Inn Announces Hotel Indicators for March 2023 and the First Quarter of 2023

Monterrey, Mexico, April 13, 2023 – CIBanco, S.A., Institución de Banca Múltiple, as the 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 its operating results for its hotel indicators for **March 2023 and the First Quarter of 2023**.

MONTHLY SAME-STORE SALES			
	Mar 2023	Mar 2022	Change %
	33 hotels		
Room Revenue (Ps. millions)	200.8	157.6	27.4%
Occupancy	67.4%	58.2%	9.2 pp
ADR (Ps.)	1,700.7	1,545.9	10.0%
RevPar (Ps.)	1145.6	899.8	27.3%

TOTAL MONTHLY SALES			
	Mar 2023	Mar 2022	Change %
Number of hotels	33	33	
Room Revenue (Ps. millions)	200.8	157.6	27.4%
Occupancy	67.4%	58.2%	9.2 pp
ADR (Ps.)	1,700.7	1,545.9	10.0%
RevPar	1,145.6	899.7	27.3%

QUARTERLY SAME-STORE SALES			
	1Q23	1Q22	Change %
	33 hotels		
Room Revenue (Ps. millions)	515.3	360.9	42.8%
Occupancy	60.5%	47.7%	12.8 pp
ADR (Ps.)	1,672.7	1,486.2	12.5%
RevPar (Ps.)	1012.6	709.6	42.7%

TOTAL QUARTERLY SALES			
	1Q23	1Q22	Change %
Number of hotels	33	33	
Room Revenue (Ps. millions)	515.3	360.9	42.8%
Occupancy	60.5%	47.7%	12.8 pp
ADR (Ps.)	1,672.7	1,486.2	12.5%
RevPar	1,012.6	709.5	42.7%

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Same-store sales calculation in March 2023 vs. March 2022 includes 33 hotels in operation out of the 35 properties, considering two hotels closed in Coatzacoalcos and the Holiday Inn Coyoacan.

As of March 31, 2023, Fibra Inn had a total portfolio of 35 properties with 6,047 rooms, 5,833 in operation, and 394 rooms in two hotels that remained closed. 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 range of hotel properties in Mexico for business and leisure travelers. The Company has signed franchise, license, and brand usage agreements with international hotel brands for the operation of global brands and 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

Note on Forward-Looking Statements

This press release may contain forward-looking statements. These statements are not historical facts but 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.