

Fibra Inn publishes the Contents of the Annual Ordinary Shareholders' Meeting on April 30, 2025

Monterrey, Mexico, April 08, 2025 – 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, announces the details of the items to be discussed in its Annual Ordinary Shareholders' Meeting (the “Shareholders' Meeting” or the “Meeting”), to be held on April 30, 2025. The purpose of this announcement 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 in the Meeting, can be found at: <https://www.fibrainn.mx/inversionistas/avisos-atenedores>:

FINN13 CBFH Holders Ordinary Shareholders' Meeting

Fibra Inn hereby shares the items on the agenda to be addressed at the Ordinary Shareholders' Meeting, to be held at 10:30 a.m. on April 30, 2025:

1. Presentation, discussion, and, if applicable, approval of the annual report on the activities carried out by the Trust in fiscal year 2024.

Under this item, the activities carried out by Fibra Inn during 2024 will be presented: (i) the Environmental, Social, and Governance (“ESG”) Performance Report corresponding to the 2023 period was published; (ii) the Company repurchased 200,000 securities with ticker symbol FINN18 in the secondary market at a dirty price of Ps. 91.54132903 per security, which includes accrued interest since the last coupon payment made on August 7, 2024. The clean price, excluding accrued interest, was Ps. 91.51374603; (iii) the retransmission of the 2022 and 2023 annual reports was carried out; (iv) Deloitte was ratified as the Trust’s External Auditor; (v) in terms of 2024 operating indicators for same-store sales, occupancy stood at 61.6%, representing a decrease of 1.0 percentage point compared to 2023; the average daily rate (ADR) was Ps. 1,833.1, representing an increase of 9.5%; and RevPAR stood at Ps. 1,129.2, reflecting a 7.6% increase. The Trust’s revenues grew by 7.4%; the total NOI margin was 31.6%, and the Adjusted EBITDA margin was 26.5%.

The Company recommends voting **IN FAVOR** on this item.

2. Presentation, discussion, and, if applicable, approval of the annual report on ESG-related activities carried out by the Trust in fiscal year 2024.

Under this item, Fibra Inn will present the ESG-related activities carried out during 2024, which include:

- (i) The publication, on July 22, 2024, of the fourth annual ESG report for fiscal year 2023, available at:

<https://fibrainn.mx/storage/docs/fibra-inn-publica-su-informe-de-sustentabilidad-de-2023.pdf>

- (ii) The update of its recruitment and selection process by eliminating unconscious biases through the exclusion of data such as gender, age, and disabilities from evaluation reports.
- (iii) The implementation of a riparian reforestation project in Parque Urbano Tenochtitlán, promoting the restoration of urban ecosystems with the participation of the Trust Administrator's employees.
- (iv) Participation in the Corporate Sustainability Assessment ("CSA"), achieving a 3-point improvement compared to the previous year.
- (v) Plans to publish the annual ESG report for fiscal year 2024 in May 2025.

The Company recommends voting **IN FAVOR** on this item.

3. Presentation, discussion, and, if applicable, approval of the annual reports on the activities carried out by the Trust's Technical Committee and auxiliary committees in fiscal year 2024.

Technical Committee

Committee presided over by Diego Andrés Cisneros.

- (i) Seven meetings were held.
- (ii) The merger of the Audit Committee with the Practices Committee and the ESG Committee was approved, with the understanding that the responsibilities previously assigned to each of the merged committees would be assumed by the resulting committee, named the "Audit, Practices, and ESG Committee."
- (iii) The merger of the Finance Committee with the Investment Committee was approved, with the understanding that the responsibilities previously

- assigned to each of the merged committees would be assumed by the resulting committee, named the “Finance and Investment Committee.”
- (iv) The Secretary informed the Technical Committee members of their obligations, responsibilities, and recommendations under the Securities Market Law, the Code of Professional Ethics of the Mexican Securities Community, the Code of Best Corporate Practices, the Internal Regulations of the Mexican Stock Exchange, and other applicable regulations.
 - (v) The audited financial statements for fiscal year 2023 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 Holders’ Meeting for approval.
 - (vi) The External Auditor’s Report for fiscal year 2023 was validated, for recommendation of approval to the Holders’ Meeting.
 - (vii) The quarterly financial statements for fiscal year 2024 were approved, subject to prior recommendation by the Audit, Practices, and ESG Committee.
 - (viii) The ratification of the External Auditor for fiscal year 2024 was approved, subject to prior recommendation by the Audit, Practices, and ESG Committee.
 - (ix) The fees of the External Auditor for fiscal year 2024 were approved, subject to prior recommendation by the Audit, Practices, and ESG Committee.
 - (x) 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 such services did not represent a conflict of interest.
 - (xi) The cancellation of CBFIs acquired through the Repurchase Fund was approved.
 - (xii) The payment of distributions to Holders for the four quarters of fiscal year 2024 was approved, for a total amount of Ps. \$199.8 million, subject to prior recommendation by the Audit, Practices, and ESG Committee.
 - (xiii) The quarterly reports of the Finance and Investment Committee for fiscal year 2024 were approved.
 - (xiv) The contracting of a credit facility for up to USD \$400,000 was approved to comply with agreements reached with Marriott arising from the negotiation of three unused franchise agreements: Marriott Monterrey Aeropuerto, JW San Miguel Allende, and Fairfield Ciudad del Carmen.
 - (xv) A credit was approved to the irrevocable administrative trust with reversion rights identified under number CIB/3096, a co-investment trust in which Trust DB/1616 participates, to settle the peso-denominated portion not covered by

- bank credit swaps, based on the financial benefit for both parties, subject to prior recommendation by the Finance and Investment Committee.
- (xvi) The authority delegated to Management was amended to set an approval threshold for investment amounts in existing assets of up to Ps. \$12 million, along with the establishment of an additional threshold of up to Ps. \$120 million to be exercised by an auxiliary committee of the Trust, subject to prior recommendation by the Finance and Investment Committee.
 - (xvii) The early termination of the franchise agreement for the Holiday Inn Coyoacán hotel (MEXCI) was approved, as well as the initiation of steps for the divestment of said asset.
 - (xviii) The divestment of the Microtel Inn & Suites by Wyndham Chihuahua hotel (CUUMI) was approved, subject to prior recommendation by the Finance and Investment Committee and a fairness opinion from the Audit, Practices, and ESG Committee.
 - (xix) The Investment Approval Policy was approved, along with the granting of powers to the auxiliary committees derived therefrom.
 - (xx) Management was delegated the authority to approve the independent expert who will determine the value of the assets subject to divestment.
 - (xxi) The establishment and implementation of an operational structure was approved, involving the engagement of Servicios Hoteleros FINN, S.C. (a subsidiary of the Trust) for hotel services and Tregnor, S.A.P.I. de C.V. (a related party of the Trust) for non-lodging services, subject to prior recommendation by the Audit, Practices, and ESG Committee; as well as the engagement of specialized third parties to provide legal opinions related to the adoption of said structure.
 - (xxii) The execution of various contracts and transactions to be entered into by the Trust with Servicios Hoteleros FINN, S.C. (a subsidiary of the Trust) and 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.
 - (xxiii) Information was provided regarding the termination of the hotel management agreement for the Holiday Inn Puebla la Noria hotel (PUELN), followed by the approval of the termination of the current lease agreement and the incorporation of this hotel into the existing operational structure, subject to prior recommendation by the Audit, Practices, and ESG Committee.
 - (xxiv) The appointment of Jaime Cohen Bistre as Chief Executive Officer was approved, along with the amount and structure of the corresponding compensation, incentives, and/or remuneration, subject to prior recommendation by the Nominations and Compensation Committee.
 - (xxv) The annual budget for fiscal year 2025 was approved.

- (xxvi) The results of the Chief Executive Officer for fiscal year 2024 were approved, as well as the payment of his annual bonus, subject to prior recommendation by the Nominations and Compensation Committee.
- (xxvii) It was authorized that the objectives for fiscal year 2025 be approved retroactively, once they are presented at the next quarterly meeting, subject to prior recommendation by the Nominations and Compensation Committee.

Audit, Practices, and ESG Committee

Committee presided over by Lorena Margarita Cárdenas Costas.

- (i) Six meetings were held.
- (ii) The audited financial statements for fiscal year 2023 were reviewed and validated for recommendation of approval to the Technical Committee.
- (iii) The External Auditor's Report for fiscal year 2023 was reviewed and validated for recommendation of approval to the Technical Committee.
- (iv) The quarterly financial statements for fiscal year 2024 were analyzed and recommended for approval to the Technical Committee.
- (v) The consolidated quarterly financial statements for fiscal year 2024 were analyzed and recommended for approval to the Technical Committee.
- (vi) The payment of distributions to Holders for the four quarters of fiscal year 2024, for a total accumulated amount of Ps. \$199.8 million, was recommended for approval to the Technical Committee.
- (vii) The ratification of the External Auditor for fiscal year 2024 was evaluated and recommended for approval to the Technical Committee.
- (viii) The approval of the External Auditor's fees for fiscal year 2024 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 does not represent a conflict of interest.
- (x) The External Auditor's quarterly progress on the audit for fiscal year 2024 was monitored.
- (xi) The Internal Audit area's quarterly reports were reviewed, actions were recommended, and follow-up was given to these activities and their outcomes.
- (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 ESG report for fiscal year 2023 was validated.

- (xiv) A fairness opinion was issued regarding the valuation by the independent expert of the Microtel Inn & Suites by Wyndham Chihuahua hotel (CUUMI), to be considered by the Technical Committee for its potential divestment.
- (xv) The implementation of an operating structure through the engagement of Servicios Hoteleros FINN, S.C. (a subsidiary of the Trust) for hotel services and Tregnor, S.A.P.I. de C.V. (a related party of the Trust) for non-lodging services was analyzed and recommended for approval to the Technical Committee.
- (xvi) The execution of various contracts and transactions between the Trust and Servicios Hoteleros FINN, S.C. (a subsidiary of the Trust) and Tregnor, S.A.P.I. de C.V. (a related party of the Trust) was analyzed and recommended for approval to the Technical Committee.
- (xvii) Information was provided regarding the termination of the hotel management agreement for the Holiday Inn Puebla la Noria hotel (PUELN), along with the subsequent recommendation to the Technical Committee to terminate the current lease agreement and integrate this hotel into the existing operating structure.

Nominations and Compensation Committee

Committee presided over by Santiago Pinson Correa.

- (i) Three meetings were held.
- (ii) The merger of various auxiliary committees was recommended to the Technical Committee.
- (iii) The appointment of Jaime Cohen Bistre as Chief Executive Officer was recommended to the Technical Committee, along with the amount and structure of the corresponding compensation, incentives, and/or remuneration for his appointment.
- (iv) Subject to the appointment of Jaime Cohen Bistre, Miguel Aliaga Gargollo was appointed as Chief Financial and Administrative Officer.
- (v) The appointment and/or ratification of the Independent Members of the Technical Committee for fiscal year 2025 was recommended to the Holders' Meeting.
- (vi) The approval of the emoluments for independent board members, as well as for the members appointed by the Founders' Trust, for fiscal year 2025, was recommended to the Holders' Meeting.
- (vii) The results of the Chief Executive Officer for fiscal year 2024 were analyzed in order to issue a recommendation to the Technical Committee regarding

the approval of such results and the corresponding allocation of his annual bonus.

- (viii) The update of the fees of the headhunter originally hired for the search of the Director of Acquisitions and Development was approved, in consideration of additional services provided related to the search for an Independent Member of the Technical Committee and the Administrator's Chief Executive Officer.
- (ix) The Technical Committee was recommended to approve the objectives for fiscal year 2025 retroactively, once they are presented at the next quarterly meeting.

Financial and Investment Committee

Committee presided over by José María Garza de Silva.

- (i) Eight 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 2024 were approved.
- (iii) Actual and projected 12-month cash flows for all four quarters of fiscal year 2024 were analyzed.
- (iv) The composition of the debt and the evolution of financial ratios related to the credit rating for all four quarters of fiscal year 2024 were reviewed.
- (v) Information was analyzed regarding the market valuation of the Trust compared to other FIBRAS and issuers in the hospitality sector.
- (vi) The performance of the FINN13 CBFi Repurchase Fund was analyzed, and operations related to the fund, as well as the cancellation of repurchased CBFIs, were approved.
- (vii) The partial repurchase of the FINN18 bond was approved.
- (viii) Information regarding the yield on treasury investments in both pesos and U.S. dollars was evaluated.
- (ix) The Technical Committee was recommended to approve the contracting of a credit facility for up to USD \$400,000 to comply with agreements reached with Marriott arising from the negotiation of three unused franchise agreements: Marriott Monterrey Aeropuerto, JW San Miguel de Allende, and Fairfield Ciudad del Carmen.
- (x) The Technical Committee was recommended to approve a loan to the irrevocable administrative trust with reversion rights identified under number CIB/3096—a co-investment trust in which Trust DB/1616 participates—for

the settlement of the peso-denominated portion not covered by bank credit swaps, based on the financial benefit to both parties.

- (xi) The budget for the execution of PIPs at the Holiday Inn Express Aeropuerto (MTYZO), Holiday Inn Express Saltillo (SLWZO), and Holiday Inn Express Toluca (TLUZO) hotels was approved.
- (xii) The Technical Committee was recommended to modify the authority delegated to Management in order to establish a threshold of up to Ps. \$12 million for investment approvals in existing assets, along with the creation of an additional approval level of up to Ps. \$120 million to be exercised by an auxiliary committee of the Trust.
- (xiii) Information regarding investments intended for the implementation of clean energy initiatives was evaluated.
- (xiv) The Technical Committee was recommended to approve the divestment of the Microtel Inn & Suites by Wyndham Chihuahua hotel (CUUMI).

The Company recommends voting **IN FAVOR** on this item.

4. Presentation, discussion, and, if applicable, approval of the External Auditor's annual report on the Trust for fiscal year 2024, as well as the opinion of the Technical Committee on said report.

Under this item, the annual report of the Trust's External Auditor, Galaz, Yamazaki, Ruiz Urquiza, S.C. ("Deloitte"), will be presented, regarding the consolidated financial statements, results, and cash flows of Fibra Inn for the years ended December 31, 2024, and 2023. This report will include a favorable opinion issued by the External Auditor in accordance with International Financial Reporting Standards ("IFRS"). In addition, the favorable opinion of the Trust's Technical Committee regarding said report will also be presented.

The Company recommends voting **IN FAVOR** on this item.

5. Presentation, discussion, and, if applicable, approval of the Administrator's annual report on the Trust's compliance with tax obligations as of December 31, 2024.

Under this item, a report will be presented on compliance with the tax obligations in force in Mexico, in accordance with the provisions of Article 86, Section XX, of the Income Tax Law, corresponding to fiscal year 2024. The report, issued by the

Trust Administrator (Administradora de Activos Fibra Inn, S.C.), states that no omissions were observed in the fulfillment of said obligations.

The Company recommends voting **IN FAVOR** on this item.

6. Presentation, discussion, and, if applicable, approval of the Trust’s financial statements for the fiscal year ended December 31, 2024, and application of the results for said year.

Under this item, the financial statements of Fibra Inn for fiscal year 2024 will be presented in detail. These statements are prepared in accordance with International Financial Reporting Standards (“IFRS”) and include the consolidated statements of financial position, consolidated statements of income, consolidated statements of comprehensive income, consolidated statements of changes in trustors’ equity, consolidated statements of cash flows, and notes to the consolidated financial statements. This information will be submitted to the National Banking and Securities Commission (“CNBV”) and can be accessed at the following link: <https://fibrainn.mx/en/investors/cbfi-holder-information>.

The Company recommends voting **IN FAVOR** on this item.

7. Proposal, discussion, and, if applicable, assessment of independence and ratification of Santiago Pinson Correa as Independent Member of the Trust’s Technical Committee.

Under this item, and upon recommendation by the Nominations and Compensation Committee (with the proposed candidate abstaining from the vote as a member of said committee), the ratification of Santiago Pinson Correa as an Independent Member of the Technical Committee for fiscal year 2025 will be proposed, subject to the independence qualification to be issued, as applicable, by the Holders’ Meeting. The candidate has declared, under oath, that he is not subject to any of the conditions outlined in the Securities Market Law that would prevent an individual from serving as an independent director of an issuer. His professional profile and declaration of independence are available at:

<https://fibrainn.mx/en/corporate/corporate-governance>
<https://fibrainn.mx/en/investors/cbfi-holder-information>

The Company recommends voting **IN FAVOR** on this item.

8. Proposal, discussion, and, if applicable, assessment of independence and ratification of Lorena Margarita Cárdenas Costas as Independent Member of the Trust's Technical Committee.

Under this item, and upon recommendation by the Nominations and Compensation Committee, the ratification of Lorena Margarita Cárdenas Costas as an Independent Member of the Technical Committee for fiscal year 2025 will be proposed, subject to the independence qualification to be issued, as applicable, by the Holders' Meeting. The candidate has declared, under oath, that she is not subject to any of the conditions outlined in the Securities Market Law that would prevent an individual from serving as an independent director of an issuer. Her professional profile and declaration of independence are available at: <https://fibrainn.mx/en/corporate/corporate-governance>
<https://fibrainn.mx/en/investors/cbfi-holder-information>

The Company recommends voting **IN FAVOR** on this item.

9. Proposal, discussion, and, if applicable, assessment of independence and ratification of José María Garza de Silva as Independent Member of the Trust's Technical Committee.

Under this item, and upon recommendation by the Nominations and Compensation Committee (with the proposed candidate abstaining from the vote as a member of said committee), the ratification of José María Garza de Silva as an Independent Member of the Technical Committee for fiscal year 2025 will be proposed, subject to the independence qualification to be issued, as applicable, by the Holders' Meeting. The candidate has declared, under oath, that he is not subject to any of the conditions outlined in the Securities Market Law that would prevent an individual from serving as an independent director of an issuer. His professional profile and declaration of independence are available at: <https://fibrainn.mx/en/corporate/corporate-governance>
<https://fibrainn.mx/en/investors/cbfi-holder-information>

The Company recommends voting **IN FAVOR** on this item.

10. Proposal, discussion, and, if applicable, assessment of independence and ratification of Federico Castillo Arce as Independent Member of the Trust's Technical Committee.

Under this item, and upon recommendation by the Nominations and Compensation Committee (with the proposed candidate abstaining from the vote as a member of said committee), the ratification of Federico Castillo Arce as an Independent Member of the Technical Committee for fiscal year 2025 will be proposed, subject to the independence qualification to be issued, as applicable, by the Holders' Meeting. The candidate has declared, under oath, that he is not subject to any of the conditions outlined in the Securities Market Law that would prevent an individual from serving as an independent director of an issuer. His professional profile and declaration of independence are available at:

<https://fibrainn.mx/en/corporate/corporate-governance>

<https://fibrainn.mx/en/investors/cbfi-holder-information>

The Company recommends voting **IN FAVOR** on this item.

11. Proposal, discussion, and, if applicable, assessment of independence of Abelardo Hernández Juliá to be eligible for ratification as Independent Member of the Technical Committee by a holder or group of holders who individually or collectively hold at least 10% of the outstanding CBFIs, pursuant to the Securities Market Law.

Under this item, the independence qualification of Abelardo Hernández Juliá will be submitted for consideration by the Holders' Meeting. This is due to the fact that a Holder or group of Holders holding at least 10% of the outstanding CBFIs (Afore Sura), as duly evidenced by the corresponding Indeval certificate, has expressed its interest in proceeding with his ratification as a member of the Technical Committee, based on its holding and in accordance with the provisions of the Securities Market Law. The independence of this candidate is being submitted for validation by the Holders' Meeting pursuant to the independence criteria set forth in said Law. The candidate has declared, under oath, that he is not subject to any of the conditions outlined in the Securities Market Law that would prevent an individual from serving as an independent director of an issuer. His professional profile and declaration of independence are available at:

<https://fibrainn.mx/en/corporate/corporate-governance>

<https://fibrainn.mx/en/investors/cbfi-holder-information>

The Company recommends voting **IN FAVOR** on this item.

- 12. Information regarding the ratification of Abelardo Hernández Juliá as Member of the Trust's Technical Committee (Independent, subject to the independence assessment in the previous item or, if not applicable, Proprietary), proposed by a holder or group of holders who individually or collectively hold at least 10% of the outstanding CBFIs, in accordance with the Securities Market Law.**

In connection with the immediately preceding item, and subject to the validation of independence by the Holders' Meeting, information will be provided regarding the appointment of Abelardo Hernández Juliá as an Independent Member of the Technical Committee, pursuant to the provisions of the Trust and applicable law regarding the right of a Holder or group of Holders whose holdings represent at least 10% of the total outstanding CBFIs (Afore Sura), as duly evidenced by the corresponding Indeval certificate.

This item is for **INFORMATIONAL PURPOSES ONLY.**

- 13. Information regarding the ratification of Diego Andrés Cisneros and Santiago Riveroll Mendoza as Proprietary Members of the Technical Committee, and their respective alternates, appointed through the Founders' Trust, pursuant to the provisions of the Trust.**

Under this item, information will be provided regarding the ratification of the current Proprietary Members of the Technical Committee appointed by the Founders' Trust: Diego Andrés Cisneros and Santiago Riveroll Mendoza, along with their respective alternates, Carlos Rohm and Pablo Zaldívar Orue, pursuant to the provisions of the Trust regarding the right to be appointed through the Founders' Trust.

This item is for **INFORMATIONAL PURPOSES ONLY.**

- 14. Information regarding the ratification of the Chief Executive Officer, Jaime Cohen Bistre, as Non-Independent Member of the Technical Committee.**

Under this item, information will be provided regarding the ratification of the Administrator's Chief Executive Officer, Jaime Cohen Bistre, as a Non-Independent Member of the Technical Committee for fiscal year 2025.

This item is for **INFORMATIONAL PURPOSES ONLY.**

15. Proposal, discussion, and, if applicable, appointment of the Chief Financial and Administrative Officer as Non-Independent Member of the Technical Committee, subject to the favorable resolution of item 2 of the agenda of the Extraordinary Holders' Meeting convened for April 30, 2025.

Under this item, and subject to the approval and, as applicable, formalization of item 2 of the agenda of the Extraordinary Holders' Meeting convened for the same date, the Nominations and Compensation Committee recommends to the Holders' Meeting the appointment of the current Chief Financial and Administrative Officer of the Trust, Miguel Aliaga Gargollo, as a Non-Independent Member of the Technical Committee for fiscal year 2025.

The Company recommends voting **IN FAVOR** on this item.

16. Proposal, discussion, and, if applicable, approval of the update of fees for Independent Members of the Trust's Technical Committee.

Under this item, and upon recommendation by the Nominations and Compensation Committee, the proposal will be made to update the emoluments for Independent Members for fiscal year 2025 as follows: (i) Ps. 46,400 for participation in each Technical Committee meeting; and (ii) Ps. 38,200 for participation in each meeting of any other auxiliary committee of which they are a member, regardless of whether such participation is in person or by phone.

This update will apply retroactively as of April 1, 2025.

The Company recommends voting **IN FAVOR** on this item.

17. Proposal, discussion, and, if applicable, approval of the update of fees for Proprietary Members of the Trust's Technical Committee, appointed by the Founders' Trust.

Under this item, and upon recommendation by the Nominations and Compensation Committee, the proposal will be made to update the emoluments for Proprietary Members for fiscal year 2025 as follows: (i) Ps. 46,400 for participation in each Technical Committee meeting; and (ii) Ps. 38,200 for participation in each meeting of any other auxiliary committee of which they are a member, regardless of whether such participation is in person or by phone.

This update will apply retroactively as of April 1, 2025.

The Company recommends voting **IN FAVOR** on this item.

18. Proposal, discussion, and, if applicable, approval of the leverage and liquidity ratios of the Trust for the 12-month period following April 30, 2025, in accordance with the provisions of the National Banking and Securities Commission.

As a result of the regulations established in the Sole Issuers' Circular regarding FIBRAs, which require the Holders' Meeting to approve the debt service coverage ratio and the maximum leverage ratio, the following will be submitted for consideration by the Meeting:

Debt Service Coverage: In line with current conditions and Fibra Inn's current debt maturity profile, it will be proposed that the Holders' Meeting ratify the debt service coverage limit for 2025 at the same level established by the authorities and currently applicable to Fibra Inn. This limit consists of maintaining a value equal to or greater than 1.0.

Leverage Limit: The leverage limit applicable to FIBRAs consists of maintaining a debt ratio no higher than 50%. Based on future operating projections for Fibra Inn, it will be proposed that the Holders' Meeting ratify the leverage limit for 2025 at a value not exceeding 50%, using as a reference the valuation of assets resulting from the immediately preceding fiscal year.

The Company recommends voting **IN FAVOR** on this item.

19. Information regarding the cancellation of the current Repurchase Fund and proposal, discussion, and, if applicable, approval of the maximum amount to be allocated to the repurchase of own CBFIs, up to \$250,000,000.00 MXN (two hundred fifty million pesos 00/100 Mexican Currency), for the 12-month period following April 30, 2025, in compliance with Article 56, Section IV of the Securities Market Law.

It will be proposed to the Holders' Meeting to cancel the previously approved amount and authorize Ps. 250 million for the 12-month period following April 30, 2025, with the understanding that such funds will be used at the Trust's discretion and in a prudent manner, always aiming to maintain a healthy level of non-

operating cash. At no time will the repurchase exceed more than 5% of the CBFIs in circulation. This proposal considers that, over the next 12 months, it will be a priority for the Trust to continue certain hotel asset renovations resulting from contractual commitments, as well as any strategic investments aimed at improving returns, which in some cases may represent significant capital expenditures.

The Company recommends voting **IN FAVOR** on this item.

20. Appointment of Special Delegates to carry out the resolutions adopted at the Meeting.

Under this item, it will be proposed to appoint Jaime Cohen Bistre, Miguel Aliaga Gargollo, Alejandro Javier Leal Isla Garza, and Lizeth Mariel Pedraza Nava as Special Delegates so that, individually or jointly, they may instruct the Trustee of the Trust to carry out any actions necessary to implement the resolutions approved by this Meeting.

The Company recommends voting **IN FAVOR** on this item.

21. Drafting, reading, and, if applicable, approval of the Minutes of the Meeting.

This item requires that all resolutions adopted by the Meeting be recorded in the minutes.

The Company recommends voting **IN FAVOR** on this item.

The Company is committed to providing investors with timely and transparent information ahead of the upcoming Holders' Meeting, thereby promoting a voting process aligned with best corporate governance practices. Fibra Inn firmly believes that by sharing this detailed information, each CBFi holder will be able to make an informed decision, for the individual and collective benefit of all Fibra Inn investors.

About the Company

Fibra Inn is a Mexican trust formed primarily to acquire, develop, and rent hotel properties in Mexico. Fibra Inn is internally managed through its subsidiary, therefore it does not charge any asset management services fees. Fibra Inn has entered into franchise, license, and brand usage agreements with international hotel chains to operate their global brands; it also has domestic-brand properties. These brands have some of the hotel industry's top loyalty programs. Fibra Inn trades its Real Estate Investment Trust Certificates (Certificados Bursátiles Fiduciarios Inmobiliarios or "CBFIs") on the Mexican Stock Exchange under the ticker symbol "FINN13."

Note on Forward-Looking Statements

This press release may contain forward-looking statements. These 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.