

Fibra Inn Announces Cash Distribution Payment Corresponding to the First Quarter 2025

Monterrey, Mexico, May 14, 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 announced that the Company will execute a cash distribution from the Trust’s capital reimbursement for the period of January 1, 2025, to March 31, 2025, totaling Ps. 66,231,969.57 (Sixty-six million two hundred thirty-one thousand nine hundred sixty-nine 57/100 M.N.).

The following are the important dates for this distribution:

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| • Ex-dividend date | May 21, 2025 |
| • Record date | May 21, 2025 |
| • Payment date | May 22, 2025 |

The CBFi distribution fully stems from the capital reimbursement, as follows:

Total amount to be distributed:	Ps. 66,231,969.57
Number of CBFIs with distribution rights:	733,129,201
Total amount to be distributed per CBFi:	Ps. 0.0903414697977635
Implied Value of the CBFi:	Ps. 10.8375467641481000

In accordance to current tax laws applicable to Fibra Inn, when the fiduciary delivers CBFi holders an amount greater than the taxable income for the period generated by the trustee assets, the difference shall be considered a capital reimbursement and will lower the proven acquisition cost of the certificates held by those receiving it. The capital reimbursement will not generate a tax withholding for Fibra Inn’s 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.