

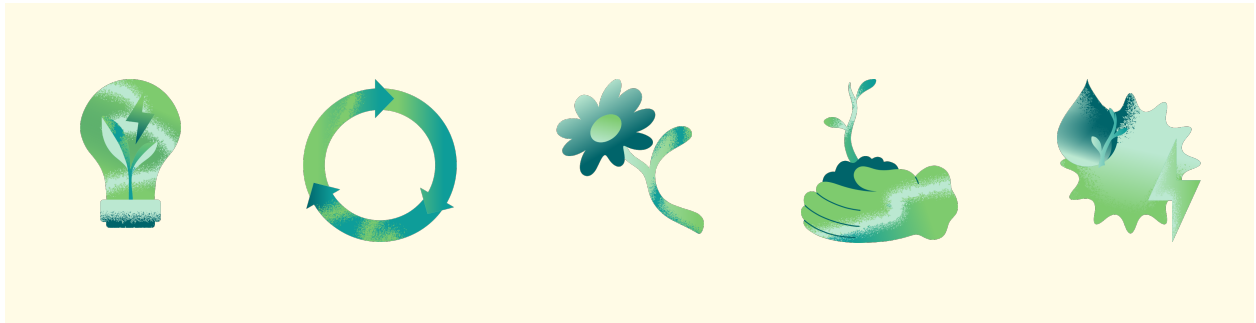
ENVIRONMENTAL POLICY

-FIBRA INN

Policy Title:	Environmental Policy
Policy Code:	PA-FINN-001-V1
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Prepared by:	Carolina Rodríguez Sánchez Head of ESG Dafne Galván Valadez Head of ESG
Scope:	Technical Committee, Audit, Practices, and ESG Committee, employees, suppliers, clients, subsidiaries, and related companies.

Introduction




At Fibra Inn, we are firmly committed to operating sustainably, minimizing our environmental impact, and promoting practices that actively contribute to the well-being of the environment and the communities in which we operate. This policy defines the framework for our environmental initiatives, aligned with the principles of good governance, process standardization, and data-driven management, in order to ensure a comprehensive and measurable approach to our contribution to sustainable development.



1.Scope

Fibra Inn's Environmental Policy (hereinafter referred to as the "Policy") applies to the activities of Administradora de Activos Fibra Inn (hereinafter "Fibra Inn"), responsible for managing Irrevocable Trust DB/1616 (hereinafter the "Trust"), Trust CIB/3096, Trust CIB/3097, Trust CIB/3058, Servicios Hoteleros Finn, S.C., and TREGNOR, S.A.P.I. de C.V., related parties of the Trust, as well as any activity carried out within the assets owned by the Trust. In addition to complying with applicable regulations, these entities must adhere to the guidelines established in this Policy.

Therefore, it applies to:

All properties under Fibra Inn's management	All employees, suppliers, and contractors associated with our operations	All stages of projects, from design and construction to operation and maintenance
		

2.General Objective

To lead the shift toward sustainability in the industry by implementing innovative practices that minimize environmental impacts and maximize benefits for the environment. We are committed to adopting policies focused on climate change adaptation, energy efficiency, emissions reduction, the use of renewable energy, waste management, and water consumption optimization. We aim to integrate advanced environmental criteria across all our operations, projects, and relationships with suppliers, strategic partners, and employees, promoting sustainable development aligned with the challenges of climate change.

Specific objectives:

1. **Define a comprehensive framework** that prioritizes climate change adaptation, energy efficiency, greenhouse gas emissions reduction, the

incorporation of renewable energy, efficient waste management, and water consumption optimization—ensuring strict compliance with applicable regulations and adopting global best practices in the sector to promote a positive impact on the environment and the communities in which we operate.

2. **Establish mandatory environmental guidelines** for every supplier, strategic partner, company, and employee to align with Fibra Inn’s sustainability principles in all operations carried out under the Trust and the Asset Manager.
3. **Promote a tangible commitment to sustainable development**, ensuring that all Fibra Inn activities and projects incorporate advanced environmental criteria that drive a transition toward responsible and climate-resilient operations.

3. Fibra Inn’s Commitment

3.1 Highest Governing Body

- Integrate sustainability into the decision-making process of the Technical Committee.
- Establish a direct communication channel between the ESG team and the Technical Committee to ensure that strategic decisions take environmental, social, and governance factors into account.
- Include ESG metrics in executive performance evaluations so that the organization’s leaders are aligned with environmental objectives.

3.2 Regulatory Compliance

- Ensure compliance with applicable local, national, and international environmental laws and regulations.

3.3 Responsibilities

- Establish an ESG team responsible for overseeing and monitoring environmental performance.
- Promote active participation at all levels of the organization in environmental initiatives.
- Ensure transparency through regular reporting on environmental impact and compliance with this policy.

3.4 Climate Change Adaptation

- Implement measures to reduce energy, water, and material consumption across all properties.
- Promote investment in clean technologies and innovative solutions for energy and water efficiency.
- Encourage green certifications in hotels (LEED, BREEAM, or EDGE).
- Assess environmental threats such as water scarcity, extreme weather events, and regulatory changes.
- Incorporate environmental cost-benefit analysis into decision-making to ensure that every investment considers environmental impact.
- Establish an emergency response protocol for environmental incidents to ensure quick and effective action in the event of disruptions to operations or the surrounding environment.

3.5 Reduction of Energy Consumption and Greenhouse Gas Emissions

- Prioritize the purchase, installation, and replacement of ENERGY STAR–certified equipment, ensuring the highest standards of energy efficiency in

HVAC systems, lighting, and appliances.

- Install photovoltaic solar panels in our hotels to promote self-consumption, reduce reliance on the conventional power grid, and minimize demand during peak hours.
- Enter into green energy contracts through Power Purchase Agreements (PPAs), ensuring that electricity supply comes exclusively from renewable sources.
- Implement periodic preventive maintenance programs, including HVAC filter cleaning, sensor calibration, and performance inspections to ensure maximum operational efficiency.

3.6 Reduction of Water Consumption

- Prioritize the purchase, installation, and replacement of WaterSense-certified equipment, ensuring the highest standards of efficiency in faucets, toilets, and irrigation systems.
- Promote the use of drip and micro-sprinkler irrigation systems in green areas to minimize water waste.
- Encourage the installation of on-site wastewater treatment plants, allowing water reuse for irrigation, cleaning of common areas, and other non-potable uses.
- Promote the exclusive use of native or drought-tolerant plants.
- Install clear signage in guest rooms and common areas to encourage responsible water use among guests and staff.
- Implement incentive programs, such as discounts or benefits for guests who participate in our towel and linen reuse initiatives.

3.7 Comprehensive Waste Management

- Establish procedures for the separation, reduction, reuse, and recycling of waste.
- Implement tracking logs to monitor waste generation and disposal at each hotel.
- Minimize final disposal in landfills by promoting partnerships with authorized recyclers and waste management providers.

3.8 Biodiversity and Habitat

- Avoid practices that may harm biodiversity and local ecosystems.
- Promote reforestation and community environmental conservation projects in areas near our properties.

3.9 Environmental Education and Awareness

- Train employees, suppliers, and contractors on sustainable practices and their role in complying with this policy.
- Raise awareness among guests about their environmental impact and encourage their participation in conservation and sustainability initiatives.

3.10 Monitoring and Continuous Improvement

- Establish key performance indicators (KPIs) to assess the environmental impact of our operations.
- Implement data collection and analysis systems to monitor consumption and emissions in real time.
- Periodically review and update this policy to ensure its relevance and

effectiveness.

3.11 Responsible Investment

- Integrate environmental, social, and governance (ESG) factors into the investment decision-making process, in alignment with the six principles established by the Principles for Responsible Investment (PRI). This policy aims to ensure that investments not only generate financial returns but also contribute to the positive development of the environment.

4. Specific Implementation Strategies

4.1 Control

- Maintain digital records to track energy, water, and waste consumption.
- Document preventive and corrective maintenance activities for equipment and facilities.
- Use tools designed for traceability and efficient management of consumption (such as electricity, water, gas, and waste) at monitored sites.

4.2 Standard Projects

- Design and implement model projects for energy efficiency.
- Develop policies, guidelines, and operational manuals to standardize environmental practices across all hotels.

4.3 Audits and Reporting

- Conduct periodic internal audits to verify compliance with this policy.
- Annually monitor the external verification system to validate the accuracy of reported environmental data.
- Generate quarterly environmental performance reports for the ESG team and stakeholders.
- Prepare an Annual Sustainability Report aligned with international standards: Global Reporting Initiative (GRI), Sustainability Accounting Standards Board (SASB), Taskforce on Climate-Related Financial Disclosures (TCFD), and IFRS S1 and S2.

5.Goals

The ESG objectives are aligned with the vision of being profitable in the investment and management of hotel assets through efficiency, sustainability, and corporate social responsibility. Fibra Inn seeks to maximize the performance of its assets not only from a financial perspective but also in environmental, social, and governance terms, integrating sustainability principles into its business, operational, and investment strategies.

The definition of ESG objectives was based on an update of material topics and aimed at setting ambitious goals that drive Fibra Inn to focus its efforts on reducing its negative environmental impacts and promoting diversity, equity, and inclusion as key pillars of the business.

Fibra Inn's ESG Objectives are available in its ESG Report, which can be consulted at the following link: <https://fibrainn.mx/asg/home>. This document details the company's goals, strategies, and progress in terms of sustainability and corporate responsibility.

6.Roles and Responsibilities

6.1 ESG Team

- Oversee the implementation of the policy and evaluate its effectiveness.
- Approve proposed environmental projects and monitor their execution.

6.2 Operations Managers

- Implement the practices established in this policy at the hotel level.
- Ensure that operational staff receive training on environmental matters.

6.3 Employees

- Adopt sustainability practices in their daily activities.
- Report any incident or deviation related to this policy.

7.Review and Update

This policy will be reviewed annually by the ESG team to assess its relevance, incorporate improvements, and ensure alignment with Fibra Inn's strategic objectives and current regulations.

8.Approval

With this policy, Fibra Inn reaffirms its commitment to sustainable development, operating responsibly to ensure a cleaner and more sustainable future for generations to come.

9. Signatures Section

Autoriza/Revisado por:	Puesto:	Firma:
Jaime Cohen	CEO	
Miguel Aliaga	CFO	
Sergio Martínez	ESG Director	
Carolina Rodríguez	Head of ESG	
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