Fibra Inn Publishes the Agenda for the Ordinary Shareholders' Meeting to Be Held on October 26, 2026

Monterrey, Mexico, September 17, 2026 – Banco Multiva, S.A., Institución de Banca Múltiple, Grupo Financiero Multiva, Fiduciary Division, in its capacity as trustee of the Irrevocable Trust DB/1616 (BMV: FINN13) ("Fibra Inn" or the "Issuer Trust"), the internally managed Mexican real estate investment trust (FIBRA) specialized in serving travelers through international brands, announces the details of each item to be addressed at its Ordinary Shareholders' Meeting (the "Shareholders' Meeting" or the "Meeting"), to be held on October 26, 2026. The purpose of this announcement is to provide investors with timely and accurate information for informed decision-making. This material, as well as all information to be presented at the Meeting, can be found at: https://fibrainn.mx/inversionistas/avisos-a-tenedores.html.

FINN13 CBFIs
Ordinary Shareholders' Meeting

In this regard, the Trust Administrator (Administradora de Activos Fibra Inn, S.C., hereinafter the "Administrator" or "Management") issues its opinion on the items to be addressed at the Meeting:

1. **Presentation, discussion, and, if applicable, approval of the acquisition of the hotel property known as the Hotel Secrets Puerto Los Cabos Golf & Spa Resort, located in San José del Cabo, Baja California Sur.**

   Under this item, the Meeting will be asked to approve the acquisition of the hotel property known as the Hotel Secrets Puerto Los Cabos Golf & Spa Resort, located in San José del Cabo, Baja California Sur (the "Acquisition"); the foregoing, pursuant to Section 8.4(a) of the Trust's bylaws, as it is a transaction representing more than 20% of the Trust Estate.

   The Acquisition forms part of Fibra Inn's growth strategy, which is focused on increasing the quality, diversification, and profitability of its portfolio by incorporating hotel assets with strong operating fundamentals, located in high-growth tourism markets and supported by internationally recognized brands. The property subject to the Acquisition operates under one of the leading brands in the all-inclusive luxury segment and is located in one of Mexico's most dynamic tourism destinations, with strong growth prospects.

Management believes that the Acquisition represents an attractive opportunity to strengthen Fibra Inn's presence in the luxury resort segment, increase the Trust's operating cash flow generation, diversify its revenue sources, and expand its exposure to tourism markets with favorable supply-and-demand dynamics and a growing number of domestic and international travelers.

Management also believes that adding this property to Fibra Inn's portfolio will contribute to value creation for holders by strengthening the Trust's operating and financial indicators, while maintaining investment discipline aligned with profitability, value-creation, and financial sustainability criteria.

The Acquisition has been reviewed and recommended by Fibra Inn's corporate governance bodies in accordance with the Trust Agreement and the legislation applicable to this type of transaction.

The information memorandum applicable to this type of transaction, which describes the terms and conditions of the Acquisition in accordance with Article 35 of the General Provisions Applicable to Securities Issuers and Other Securities Market Participants, can be found at:

The information memorandum related to the Acquisition can be found at:
https://fibrainn.mx/inversionistas/avisos-a-tenedores.html

Management recommends voting **IN FAVOR** on this item.

2. Proposal, discussion, and, if applicable, approval to grant authority to the Special Delegates in connection with the implementation, completion, and consummation of the Acquisition.

Under this item, the Meeting will be asked to appoint certain Special Delegates who will be authorized, if necessary, to carry out any actions, proceedings, filings, negotiations, execution of documents, amendments, clarifications, or ancillary acts required for the implementation, completion, formalization, and consummation of the Acquisition.

The purpose of the foregoing is to provide the flexibility necessary to address any operational, corporate, legal, financial, contractual, or regulatory adjustments that may arise during the transaction closing and formalization process, in all cases within the limits approved by the Shareholders' Meeting.

Fibra Inn has been and will continue to be advised by specialized legal, financial, and tax advisors in connection with the review, negotiation, and formalization of the documentation related to the Acquisition, in order to safeguard the Trust's interests and ensure that the transaction is carried out in accordance with applicable corporate and regulatory best practices.

Management recommends voting IN FAVOR on this item.

3. Presentation, discussion, and, if applicable, approval of the use of CBFIs held in the Trust's treasury to be delivered as full or partial payment of the consideration for the Acquisition referred to in item one above.

Under this item, the Meeting will be asked to authorize the Trust to use CBFIs currently held in treasury as full or partial payment of the consideration related to the Acquisition.

The use of treasury CBFIs to pay the consideration for the Acquisition forms part of a capital optimization strategy designed to preserve liquidity, maintain financial flexibility, and align the interests of the parties involved with the Trust's long-term value creation.

Furthermore, the delivery of CBFIs held in treasury does not entail an additional issuance of certificates, but rather the use of instruments previously authorized by the Shareholders' Meeting held on May 11, 2018, to be used, among other purposes, '(…) as consideration for the acquisition and/or contribution to the Trust Estate of Real Property or Leasehold Rights that meet the Eligibility Criteria.' Accordingly, because these CBFIs already exist within the Trust Estate, their use contributes to a more efficient execution of the transaction.

<u>The specific terms regarding the number of CBFIs to be used and their effects will be those described in the Information Memorandum.</u>

Management recommends voting IN FAVOR on this item.

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

Without prejudice to the appointments referred to in item 2, under this item the Meeting will be asked to appoint Jaime Cohen Bistre, Héctor Rodrigo Vázquez Montoya, 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 the Meeting.

Management recommends voting IN FAVOR on this item.

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

Under this item, all resolutions adopted by the Meeting will be recorded in the minutes.

Management recommends voting IN FAVOR on this item.

Fibra Inn reiterates its commitment to providing investors with timely and transparent information ahead of the upcoming Shareholders' Meeting, thereby promoting a voting process aligned with corporate governance best 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 the Trust'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.

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