FIDEICOMISO IRREVOCABLE NO. DB/1616 (CIBANCO, S.A., INSTITUCIÓN DE BANCA MÚLTIPLE AS FINAL AND UNIVERSAL BENEFICIARY OF DEUTSCHE BANK MÉXICO, S.A. INSTITUCIÓN DE BANCA MÚLTIPLE, DIVISIÓN FIDUCIARIA) AND SUBSIDIARIES

Notes to the Unaudited Condensed Consolidated Financial Statements

As of June 30, 2023, and for the six-month period ended June 30, 2023, and 2022

(In Thousands of Mexican pesos, except where indicated otherwise)

(1) COMPANY'S ACTIVITY-

Trust DB/1616 (CIBANCO, S.A., Institución de Banca Múltiple as final and universal beneficiary of Deutsche Bank México, S.A. Institución de Banca Múltiple, División Fiduciaria) and Subsidiaries ("Fibra Inn" or the "Trust DB/1616") was established on October 23, 2012, as a Real Estate Investment Trust by Asesor de Activos Prisma, S.A.P.I de C.V. (the "Trustor"), and Deutsche Bank México, S.A. Institución de Banca Múltiple, División Fiduciaria ("Predecessor Trustee") and as of October 16, 2020, CIBANCO, S.A., Institución de Banca Múltiple (the "Trustee"). The Trust DB/1616 started operations on March 12, 2013. It was created mainly to acquire and own real estate, for the purpose of leasing commercial properties earmarked for the hospitality industry and providing related services.

Fibra Inn, as a real estate investment trust ("FIBRA" for its Spanish acronym), meets the requirements to be treated as a transparent entity in Mexico in accordance with the Mexican Income Tax Law (Ley del Impuesto Sobre la Renta). Therefore, all proceeds from the Trust's operations are attributed to holders of its Real Estate Fiduciary Stock Certificates (Certificados Bursátiles Fiduciarios Inmobiliarios – "CBFIs") and the Trust DB/1616 is not subject to income taxes in Mexico. In order to maintain its FIBRA status, the Tax Administration Service (Servicio de Administración Tributaria - SAT) established, in Articles 187 and 188 of the Mexican Income Tax Law, that the Trust DB/1616 must annually distribute at least 95% of its net tax result to CBFIs holders.

Administradora de Activos Fibra Inn, S.C. ("AAFI") is a subsidiary of Fibra Inn, in which it holds a 99.9% ownership interest and has control, as defined in Note 2, numeral 4. (a. below. This entity provides management services and support functions necessary to conduct the businesses of the Trust DB/1616.

Beginning September 2018, The Trusts CIBANCO, Sociedad Anónima, Institución de Banca Múltiple Trust CIB/3058 ("Trust CIB/3058"), CIBANCO, Sociedad Anónima, Institución de Banca Múltiple Trust CIB/3096 ("Trust CIB/3096") and CIBANCO, Sociedad Anónima Institución de Banca Múltiple Trust CIB/3097 ("Trust CIB/3097") are co-investment vehicles, each one with regard to a specific real estate Project, in which Fibra Inn holds a percentage of ownership of the equity and the remaining percentage is held by one or more partners. These trusts were established under a co-investment model (denominated "*Hotel Factory*" scheme) as a vehicle to carry out development activities and acquisition of new hotels and, based on the analysis of management, it was concluded that Fibra Inn exerts control over them.

Trust DB/1616's legal address is located in avenue Belisario Dominguez No. #2725 Pte., Colonia Obispado, in Monterrey, Nuevo León.

(2) BASIS OF PREPARATION AND PRESENTATION-

1. Statement of compliance

The condensed consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS"), as issued by the International Accounting Standards Board ("IASB") and Accounting Standard ("IAS") 34, Interim Financial Reporting. The accompanying notes were selected to explain events and transactions that are relevant to understanding the changes in Fibra Inn's financial position and results of operations as of its annual audited consolidated financial statements as of December 31, 2022.

The aforementioned unaudited condensed consolidated financial statements as of June 30, 2023, and for the six-month period ended June 30, 2023 have not been audited. Based on the opinion of management of Fibra Inn, all necessary adjustments have been included in order to achieve a fair view presentation of the accompanying unaudited condensed consolidated financial statements. The results of the interim periods are not necessarily indicative of the projected year results.

2. Basis of measurement

Trust DB/1616's unaudited condensed consolidated financial statements have been prepared on the basis of historical cost, except for the following items of the condensed consolidated statement of financial position, which were measured at fair value:

a) expected credit losses;
b) derivative financial instruments;
c) property, furniture and equipment;
d) assets held for sale when their fair value less disposal costs is lower than their carrying amount;
e) the net defined benefits liability is recognized as the present value of the defined benefit obligation.

The historical cost is generally based on the fair value of the consideration granted in exchange of the assets;

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the valuation date, regardless of whether that price is observable or estimated using another valuation technique directly. When estimating the fair value of an asset or liability, Fibra Inn considers the characteristics of the asset or liability, if market participants would take those characteristics into account when pricing the asset or liability at the measurement date.

Adoption of new and revised International Financial Reporting Standards

Application of new and revised International Financing Reporting Standards ("IFRS" or "IAS") that are mandatorily effective for the current year

Interest Rate Benchmark Reform—Phase 2 (Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16)

Interbank offered rates (IBORs) are interest reference rates, such as LIBOR, EURIBOR and TIBOR, that represent the cost of obtaining unsecured funding, have been questioned for their long-term viability as benchmarks. The Interest Rate Benchmark Reform on its phase 2, refers to the modification of financial assets, financial liabilities and lease liabilities, hedge accounting requirements and disclosure of financial instruments.

With respect to the modification of financial assets, financial liabilities and lease liabilities, the IASB introduced a practical expedient which implies updating the effective interest rate. On the other hand, regarding the hedge accounting, the hedging relationships and related documentations, must reflect modifications to the hedged item, hedging instrument and hedged risk. Hedging relationships should meet all qualifying criteria to apply hedge accounting, including effectiveness requirements.

As of June 30, 2023, Fibra Inn substituted the LIBOR reference interest rate, to which Trust CIB/3097 was exposed to for debt in U.S. dollars, considering the Secured Overnight Financing Rate ("SOFR").The respective interest rate risk management committee carried out the process of transition impacts of the new reference rate derived from the application of this amendment, therefore no significant impacts on financial expense were visualized.

In the current year, the Trust DB/1616 has applied the following modified interpretation issued by the International Accounting Standards Board ("IASB") that is mandatorily effective for an accounting period that begins on January 1, 2023. The conclusions related to their adoption are described as follows:

- IFRS 17 – Insurance Contracts
- Amendment to IAS 1 and Practice Statements 2 – Disclosure of accounting policies
- Amendment to IAS 8 – Definition of accounting estimates

These amendments are effective for annual reporting periods beginning on January 1, 2023, with retrospective application, without the need to restate the comparative periods.

Fibra Inn evaluated the aforementioned amendments and determined that the implementation of these amendments had no effect on its financial information.

New standards and interpretation issued, not yet effective in the reporting period

Additionally, Fibra Inn has reviewed the following modified interpretations not effective in the reporting period, and in its evaluation process, it does not visualize potential impacts due to their adoption, considering that they are not of significant applicability:

- Amendment to IFRS 16 - Lease liability in a sale and leaseback [1]
- Amendment to IAS 1 – Classification of liabilities as current or non-current [1]
- Amendment to IAS 1 – Classification of debt with covenants [1]
- Amendment to IFRS 10 and IAS 28 – Sale or contribution of assets between an investor and its associate or joint venture [2]

(1) Effective for annual periods beginning January 1, 2024

(2) Effective date of the amendments has yet to be set by the IASB

3. *Going concern*

As of the authorization date of these condensed consolidated financial statements, Fibra Inn's management has a reasonable expectation that Fibra Inn has adequate resources to continue operating in the future. The application of the going concern principle being valid, the condensed consolidated financial statements were prepared and presented on that basis.

4. *Basis of consolidation*

a) Subsidiaries

The condensed consolidated financial statements include those of Trust DB/1616 and the entities in which the Parent exercises control, as of June 30, 2023 and December 31, 2022, as follows:

- Administradora de Activos Fibra Inn, S.C., of which it holds a 99.9% of the capital,
- Trust CIB/3096 Trust, in which it holds 50% of the equity, and where there is a non-controlling interest as described in section b) below,
- Trust CIB/3097 Trust, in which it holds 50% of the equity, and where there is a non-controlling interest as described in section b) below,
- Trust CIB/3058 Trust, in which it holds 29% of the equity, and, where there is a non-controlling interest, as described in section b) below.

Control is achieved when Fibra Inn:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with an investee; and
- has the ability to affect those returns through its power over the investee.

Balances and transactions with the subsidiary entities have been eliminated in the condensed consolidated financial statements.

Fibra Inn assessed, under IFRS 10, *"Consolidated Financial Statements"* that it has control over all its subsidiaries as of June 30, 2023.

b) Non-Controlling Interest.

The non-controlling interest is initially measured at the proportionate share of the net identifiable assets of the aforementioned Trusts.

Changes in the interest of Fibra Inn that do not result in a loss of control are accounted for in equity.

c) Loss of control.

When Fibra Inn loses control, it writes off the assets and liabilities of the subsidiaries, any non-controlling interest, and other equity items. The resulting gain or loss will be recognized in profit or loss. If Fibra Inn maintains its interest, this is prospectively measured at fair value at the date control is lost.

5. Local, functional and reporting currency

The functional currency of Fibra Inn is the Mexican peso, which is the same to its local and reporting currencies. All the information has been rounded in thousands of pesos and has been rounded to the nearest unit, unless otherwise indicated. Financial information denominated and presented in dollars of the United States of America (US dollars) has been rounded to thousands of US dollars and rounded to the nearest unit.

6. Authorization of the financial statements

The accompanying condensed consolidated financial statements were authorized for issuance by Ing. Oscar Eduardo Calvillo Amaya, Chief Executive Officer, and Ing. Miguel Aliaga Gargollo, Director of Administration and Finance, and approved by the Technical Committee on July 25, 2023, represented by Diego Andrés Cisneros as its President and are subject to the approval of its Holders' Meeting, who may modify such condensed consolidated financial statements.

7. Profit and loss statement and comprehensive income statement

Costs and expenses presented in the unaudited condensed consolidated income statement were classified according to their nature.

Fibra Inn shows line items of gross profit and operating income since they are considered important performance indicators for the users of financial information. Income and expenses are presented based on their operating nature are presented in this line item.

The Trust DB/1616 presents in the statement of comprehensive income those accounting items that were already accrued but are still pending to be realized.

8. Statement of cash flows

Fibra Inn presents its statement of cash flows using the indirect method. In addition, Fibra Inn has chosen to present the cash received from interests as part of the investing activities and the cash from interest payments as part of the financing activities.

9. Seasonality

The hotel sector in which Fibra Inn operates is not exposed to seasonal fluctuations in the demand of travelers.

10. Significant accounting policies

The accounting policies applied by Fibra Inn in these condensed consolidated financial statements as of June 30, 2023, are the same as those applied by Fibra Inn in its consolidated financial statements as of and for the year ended December 31, 2022.

(3) BUSINESS SEGMENT INFORMATION-

The operating segments represent the components of Fibra Inn, directed to the business activities for which it can obtain income and incur expenses, whose operating results are regularly evaluated by the Technical Committee and the managers in charge to evaluate the performance of each business to decision making on these bases. Following this approach in day-to-day operations, economic resources are allocated on an operating basis for each operating segment.

Fibra Inn discloses segment information in accordance with IFRS 8, Operating Segments, in four operating business segments according to the type of services provided by the portfolio:

i. *Limited Service.*
Hotels which mainly provide accommodation, Internet, complimentary breakfast, business center, meeting room, fitness center and parking lot, at a reduced rate.

ii. *Select Service.*
Hotels that mainly provide accommodation, Internet, complimentary breakfast, business center, meeting room, fitness center and parking lot.

iii. *Full Service.*
Hotels providing Select Services plus food and beverages, and events and banquet room services.

iv. *Long Stay.*
Hotels providing the same services as Select Service hotels, but with an average stay of 5 days or more, offering the comforts typical of an apartment.

The selected information of the condensed consolidated statement of income for the six and three months ended June 30, 2023, and 2022 and of the condensed consolidated statement of financial position as of June 30, 2023, and December 31, 2022, by reportable segments are as follows:

For the six months ended June 30, 2023	**Limited Service**	**Select Service**	**Full Service**	**Long Stay**	**Consolidated**
Lodging revenue	80,209	506,552	435,325	25,148	1,047,234
Property leases revenue	263	7,208	26,083	49	33,603

Gross margin	26,937	181,266	151,047	7,088	366,338
Depreciation	6,457	62,825	117,514	4,357	191,153

For the six months ended June 30, 2022	**Limited Service**	**Select Service**	**Full Service**	**Long Stay**	**Consolidated**
Lodging revenue	63,319	394,560	347,388	21,108	826,375
Property leases revenue	339	6,764	29,681	26	36,810
Gross margin	17,634	138,942	123,593	5,910	286,079
Depreciation expense	6,471	64,199	125,304	4,390	200,364

For the three months ended June 30, 2023	**Limited Service**	**Select Service**	**Full Service**	**Long Stay**	**Consolidated**
Lodging revenue	42,087	256,372	221,012	12,490	531,961
Property leases revenue	125	3,360	13,385	25	16,895
Gross margin	14,613	90,192	74,912	3,390	183,107
Depreciation	3,192	31,319	57,216	2,176	93,903

For the three months ended June 30, 2022	**Limited Service**	**Select Service**	**Full Service**	**Long Stay**	**Consolidated**
Lodging revenue	33,835	218,348	202,136	11,114	465,433
Property leases revenue	200	3,644	16,297	13	20,154
Gross margin	9,755	78,321	75,191	3,147	166,414
Depreciation expense	3,234	32,095	60,625	2,207	98,161

As of June 30, 2023	**Limited Service**	**Select Service**	**Full Service**	**Long Stay**	**Consolidated**
Property, plant, and equipment, net	$639,706	$4,334,252	$6,022,360	$182,842	$11,179,160

As of December 31, 2022	**Limited Service**	**Select Service**	**Full Service**	**Long Stay**	**Consolidated**
Property, plant, and equipment, net	$645,804	$4,356,800	$6,106,030	$185,804	$11,294,438

(4) CASH, CASH EQUIVALENTS AND RESTRICTED CASH-

	As of June 30, 2023	**As of December 31, 2022**
Current assets		
Cash in banks	$ 575,533	$ 346,832
Cash equivalents (government bonds)	1,424,610	265,832
	2,000,143	612,664
Restricted cash	1,315	1,263

Total current cash, cash equivalents and restricted cash	$	2,001,458	$	613,927

Non-current assets

Non-current restricted cash [1]	$	96,924	$	145,334

(1) Refers to the following Trusts: Guarantee, Administration and Means of Payment Trust No. 007 Westin and Guarantee, Administration and Means of Payment Trust No. 410971-6 BBVA México. Trusts constituted to guarantee the obligations derived from the Simple Credit Opening Agreements signed by Trust CIB/3096 with Banorte and Sabadell and CIB/3097 with BBVA México. These Reserve Funds will be returned to Trusts CIB/3096 and CIB/3097 as soon as the bank debt is settled and/or the conditions are met.

On June 30, 2023, the requirements for the release of the reserve of the Guarantee, Administration and Means of Payment Trust No. 007 Westin of the CIB/3096 were met, going from having 18 to 3 months of the reserve fund.

In terms of article 187 of the LISR, in its section III, it establishes that at least 70% of the assets of the Trust DB/1616 must be invested in real estate located in Mexico and the rest must be invested in securities under the responsibility of the Federal Government. registered in the National Securities Registry or in shares of investment companies in debt instruments. During the years 2022 and 2021, the Trust DB/1616 complied with said article and invested surplus equity in government bonds, whose maturity is 1 day.

(5) PROPERTY, FURNITURE AND EQUIPMENT, NET-

Property, furniture and equipment as of June 30, 2023 and December 31, 2022, are integrated as follows:

		As of June 30, 2023		**As of December 31, 2022**
Land	$	2,436,215	$	2,436,215
Buildings		8,303,333		8,334,691
Components of buildings		347,255		395,444
Machinery and equipment		370,106		387,403
Furniture and equipment		471,023		523,534
Leasehold improvements		5,470	$	5,470
		11,933,402		12,082,757
Constructions in progress		418,738		383,284
Subtotal		12,352,140		12,466,041
Less accumulated depreciation [1]		(8,340)		(6,963)
Less accumulated impairment of properties		(1,164,640)		(1,164,640)

Total	$	11,179,160	11,294,438

(1) Corresponds to the accumulated depreciation of furniture and equipment; the other items are presented net of accumulated depreciation.

As a result of measuring property, furniture and equipment at their fair value on the years ended June 30, 2023, and 2022, the Trust DB/1616 recognized a revaluation surplus of $695,866. Additionally, for the six-month periods ended on June 30, 2023, and 2022, a surplus of $0 and $5,418, respectively, was recognized.

(6) TRUSTORS' EQUITY-

Benefits, contributions and repurchases-

a) Trust DB/1616´s equity consists of a contribution of $20 and of the proceeds of the issue of CBFIs.

b) By the Ordinary General Holders Meeting to be held on April 27, 2023, was approved to carry out the issuance of 260,000,000 of CBFIs for an equivalent quantity of $1,500,000, which will be preferentially subscribed by current Holders consisting of two rounds, in the understanding that: (i) CBFIs that are not preferentially acquired by current Holders in accordance with the procedure authorized by the Holders Meeting may be acquired by potential strategic investors and (ii) the acquisition of CBFIs that represent more than 10% of the CBFIs in circulation, will require the authorization of the Technical Committee, with the exception of those acquisitions made by Specialized Investment Companies in Funds for the Retirement independently, in accordance with the provisions of the thirtieth clause of the Trust.

c) Additionally, on the same date, Fibra Inn approved the cancellation of the CBFIs repurchase fund not exercised and approved on April 28, 2022, for the amount of $250,000, and announced the creation of a new CBFIs repurchase fund. Own CBFIs of the DB/1616 Trust up to a maximum amount of resources of $250,000 for the period of twelve months after April 30, 2023, provided that it does not exceed 5% of the total CBFIs of the DB/1616 Trust in circulation and, that they are still in the treasury.

d) On June 22, 2023, Trust DB/1616 informed the termination of the First Round of the subscription for CBFIs holders, as approved by the Holders' Meeting on April 27, 2023, and in which a total of 143,428,370 CBFIs were subscribed, equivalent to $831,884, with a subscription price of Ps$5.80 per outstanding CBFI.

e) On June 26, 2023, 5,892,390 CBFIS were issued corresponding to the advance payment based on shares settled in equity instruments, which were transferred to eligible executives in accordance with the long-term incentive scheme approved on June 30, 2023. April 2021 by the Fibra Inn Ordinary Holders Meeting, the capitalized effect corresponds to the fair value of the plan date for an amount of $23,864.

   On June 27, 2023, Trust DB/1616 informed the CBFIs holders about the conclusion of the Second Round of exclusive subscription for Holders, in which a total of 116,571,630 CBFIs were subscribed, equivalent to the total available for said round, with a subscription price of Ps$5.80 per outstanding CBFI.

For the allocation of CBFIs in the Second Round, a pro rata of 89.15% was applied due to the overdemand by the Holders that participated in said round.

The total number of CBFIs subscribed for the First and Second Round was 260,000,000, this being the maximum number of CBFIs available to subscribe as approved by the Holders' Meeting on April 27, 2023.

With the liquidation of the CBFIs subscribed exclusively by the Holders, the Trust received net of commissions and fees $1,501,283 in liquid resources, which will be used to finance the expansion plan of Fibra Inn.

Distributions-

f) On February 22, 2023, Fibra Inn's Technical Committee unanimously approved, with a favorable vote of all its participating independent members, a capital reimbursement for an amount of $21,578 with a factor of Ps$0.0428 per outstanding CBFI. The amount distributed by certificate was made on March 30, 2023.

g) On April 24, 2023, Fibra Inn's Technical Committee unanimously approved, with a favorable vote of all its participating independent members, a capital reimbursement for an amount of $21,125 with a factor of Ps$0.0419 per outstanding CBFI . The amount distributed by certificate was made on May 31, 2023.

(7) ACQUISITION AND DISPOSAL OF HOTELS-

Fibra Inn determines the classification of the acquired hotels based on the fact that such hotels will be used in the normal course of business. The transactions related to the acquisition of hotels are accounted as business acquisitions. Such transactions are performed to continue with the expansion of operating activities related to the hotel industry in Mexico, in accordance with the established growth and expansion plans.

As of June 30, 2023, the Trust DB/1616 has an active sale plan for the hotel in Coatzacoalcos; however, as of the date of issuance of these condensed consolidated financial statements, their sale has not been completed, management continues to implement an active sale plan as required by IFRS for the classification of these hotels as held for sale.

(8) OTHER RELEVANT EVENTS-

a) Going concern

The Trust DB/1616 evaluates the performance of each of its hotels based on their cash flow ("funds from operations" or "FFO"), which is calculated by adjusting from the earnings before interest, taxes, depreciation and amortization ("EBITDA"), the acquisition and organization expenses and certain financial items that directly impact the operating flow to be evaluated, considering that such indicator represents a good measure to evaluate the operating performance and the capacity to meet principal and interest obligations with respect to Fibra Inn's debt, as well as the ability to fund capital investments and working capital requirements. Notwithstanding, the foregoing, the FFO is not a measure of financial performance under IFRS and should not be considered as an alternative to net income as a measure of operating performance, or cash flow as a measure of liquidity. The FFO of Trust DB/1616 for the six-month period ended June 30, 2023, and 2022 represented positive flows of $99,688 and $30,077, respectively

- Liquidity. Management took the following measures to address the risk of default on its financial obligations:

    i. In the year 2022, income was obtained from the sale of property, furniture and equipment for $127,820, which provided flexibility in the compliance of obligations and investments in the portfolio hotels.

Additionally, as of June 30, 2023, Fibra Inn has $2,001,458 of cash and cash equivalents to meet its obligations and operating expenses, and estimates that it will have additional resources mainly from the following processes:

i. As of June 30, 2023, there is Value-Added Tax (“VAT”) in favor of $135,768, which has been processed for its return before the authorities.

ii. Fibra Inn has a plan for the divestment of non-strategic assets, approved by the Technical Committee on July 24, 2018, through which it expects to obtain cash flows that will contribute to continue operating the the business. The hotels within the plan that have not yet been disposed have a carrying amount of $2,612,061 as of June 30, 2023.

As of June 30, 2023, Fibra Inn maintains interest payment obligations related to the issuance of securities, with the next coupon payment in the month of February 2023 and the simple credit loans contracted with BBVA, Banorte and Sabadell, whose contractual amount interest payment in the short term is equivalent to $424,122.

As a result of the liability management strategy, Fibra Inn has a comfortable maturity profile, since the most of the total debt is long-term, the capital of the issuance of debt securities must be paid in 2028 which were issued at a fixed rate, while the principal of the current portion of bank debt as of $40,193. As of June 30, 2023, Fibra Inn's long-term debt rating by HR Ratings has been ratified from A-.

In addition, management has assessed that, with regards to financial indicators, if the interest hedge ratio was to be impacted downwards, due to a decrease in operating flows generated by the business to cover the payment of interests and, in the event of default, the restrictions stipulated in the agreement with the creditors do not imply the enforceability of the payment of principal in the short term. The Debt Service Coverage Ratio was 3.7 as of June 30, 2023.

The Trust DB/1616 evaluates on a quarterly basis, the compliance with the covenants of the bank and stock exchange debt and as of June 30, 2023 complies with such obligations.

Continuity as a going concern. Taking into account all the aforementioned factors, in addition to the actions to manage the operational and financial risks identified so far, the administration considers that the conclusion on the application of the going concern principle as of December 31, 2022, remains valid as of June 30, 2023, therefore the condensed consolidated financial statements are presented on that basis.

b) On February 3, 2023, Fibra Inn reported on the acquisition of all trust rights of the Founders Trust by Origin Patrimonial, S.A. de C.V., as well as on the consequent substitution of members in the Technical Committee, including its president and in the Investment Committee, appointed by the Founders Trust.

   Given the acquisition, the signing of an agreement for the assignment of all trust rights of the Founders Trust was carried out by Víctor Zorrilla Vargas, Joel Zorrilla Vargas, Oscar Eduardo Calvillo Amaya, Robert Jaime Dotson Castrejón and Juan Carlos Hernáiz Vigil as assignor and Origin as assignee.

   By virtue of the foregoing, the Founders Trust has notified Fibra Inn of the replacement of members of the Technical Committee, including its president, as well as the replacement of members of the Investment Committee, designated by the Founders Trust.

c) On March 6, 2023, Fibra Inn made the prepayment of the bank debt with mortgage guarantee with Banorte for an amount of $10,000 that it intends to advance to achieve greater financial efficiency that allows improving the level of indebtedness, service coverage of debt and credit ratings.

d) On March 13, 2023, the CIB/3097 Trust signed the Third Amendment Agreement with BBVA México, S.A., Institución de Banca Múltiple, Grupo Financiero BBVA México ("BBVA") related to the substitution adjustment of the LIBOR 3M rate for the SOFOR 3M reference rate plus an adjustment margin of 0.26161 percentage points on the ordinary interest on the principal of the preferred credit Tranche 1 and 2 in US dollars payable quarterly.

e) On March 14, 2023, in Trust CIB/3097 signed the amending agreement to the framework contract for derivative financial operations with BBVA in which the fixed interest rate was agreed for 1.43839 percentage points, this represents an adjustment for the differential of rates for 0.26161 percentage points for the replacement of the LIBOR rate of the tranche in US dollars, both replacement contracts took effect on the date of the next quarterly payment on April 17, 2023.

f) On June 28, 2023, Fibra Inn made the prepayment of the entire simple loan with mortgage guarantee of the DB/1616 Trust with Banorte for an amount of $77,403 that contributes to greater financial efficiency that allows improving the level of indebtedness, debt service coverage and credit ratings, as well as greater leverage capacity and better future indebtedness conditions.

(9) CONTINGENCIES AND COMMITMENTS-

a. Franchises

Fibra Inn has entered into a franchise, license and use of brand agreements to operate hotels with different brands, these agreements are entered into with Intercontinental Hotel Group, Hilton Worldwide, Wyndham Hotel Group International, Marriott International Inc., and Asset Advisor Prisma, S.A.P.I de C.V. which have validity of between 10 and 20 years, respectively. Derived from said contracts, Fibra Inn has the obligation to pay royalties of between 1% and 10% on the income generated by lodging, marketing expenses, loyalty program commissions, among others. The total payments for these concepts were of $131,380 and $104,740 as of June 30, 2023 and 2022, respectively. For their part, franchise agreements include certain commitments regarding the opening date or start of operations, as well as dates for making physical investments in the properties to guarantee the franchisor the preservation or improvement of the guest service, which, in in case of non-compliance, they could generate monetary penalties and/or the loss of the franchise, for this concept, as of June 30, 2023, provisions for $20,539 have been recognized for the cancellation of certain franchises.

b. Litigation

Fibra Inn is involved in various lawsuits and claims arising from the normal course of business and other contractual obligations, which are not expected to have a significant effect on its financial position and future results of operations.

c. Tax contingencies

Under current tax law, the authorities are entitled to examine the five fiscal years prior to the last tax return filed.

In accordance with the Income Tax Law, companies that conduct transactions with related parties are subject to certain limitations and tax requirements, regarding the determination of the agreed-upon prices, because they must be equivalent to those that would be used in arm's-length transactions.

In case the tax authorities review the prices and reject the agreed amounts, they may require, in addition to charging the corresponding tax and complementary charges (restatement and surcharges), penalties on unpaid taxes, which could be up to a 100% of the inflation adjusted amounts.

d. Earn out hotel The Westin Monterrey Valle

In accordance with the agreement signed for the purchase and sale of The Westin Monterrey Valle hotel, the agreed-upon consideration includes a Contingent Price in addition to the Fixed Price, as mentioned in Note 8. This Contingent Price is conditioned to the performance of the hotel, this additional price is based on the net operating income (NOI) from the opening of the hotel over any period of 12 consecutive months that is part of the total period of 48 months beginning on May 1, 2019.

In accordance with the agreement signed on January 10, 2019 for the purchase and sale of The Westin Monterrey Valle hotel, Trust CIB/3096 does not consider the payment of the variable consideration to be probable based on the projections made by Management as of June 30, 2023.