

Fibra Inn Announces Call Notice to a General Ordinary Shareholders' Meeting on October 10, 2025

Monterrey, Mexico, September 22, 2025 – Banco Multiva, S.A., Institución de Banca Múltiple, Grupo Financiero Multiva, 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:

NOTICE OF THE GENERAL ANNUAL ORDINARY MEETING OF HOLDERS OF THE REAL ESTATE TRUST CERTIFICATES WITH TICKER "FINN13", ISSUED BY THE IRREVOCABLE TRUST IDENTIFIED WITH NUMBER DB/1616 (FORMERLY F/1616), OF WHICH BANCO MULTIVA, S.A., INSTITUCIÓN DE BANCA MÚLTIPLE, GRUPO FINANCIERO MULTIVA IS THE TRUSTEE; TO BE HELD ON OCTOBER 10, 2025.

In accordance with the provisions of Articles 68 of the Securities Market Law, 217, 218, 219, 220, and 221 of the General Law of Credit Instruments and Operations, and Clause Eight, section 8.1 of the irrevocable trust identified with number DB/1616 ("the **Trust**"), this document announces the convocation for all holders (the "**Holders**") of the **CBFIs**, for ticker symbol "FINN13", issued by the Trust, to the **GENERAL ORDINARY SHAREHOLDERS' MEETING** to be held as follows:

Date	Friday, October 10, 2025.
Time	10:00 a.m.
Location	Masari, Casa de Bolsa, S.A., located at Prado Norte No. 125, second floor, Colonia Lomas de Chapultepec, Mexico City, 11000.

The aforementioned to discuss and approve the following:

MEETING AGENDA

1. Presentation, discussion, and, if applicable, approval for: (i) the Trustor to assign its rights and obligations under the Trust in favor of Administradora de Activos Fibra Inn, S.C., in accordance with Clause Twenty-Seven of the Trust, thereby consolidating the status of Trustor and Administrator in said company; and (ii) as a consequence of the foregoing, the update of the Trust's clauses.

2. Appointment of Special Delegates to carry out the resolutions adopted at the Meeting.
3. Drafting, reading, and, if applicable, approval of the Minutes of the Meeting.

Based on Article 221 of the General Law of Credit Instruments and Operations, in order to attend the Meeting, the Holders must present the admission cards corresponding to their CBFIs, issued by the Common Representative. Therefore, prior to the Meeting, the Holders must present at the offices of Masari, Casa de Bolsa, S.A., located at Prado Norte No. 125, 2nd floor, Lomas de Chapultepec, Mexico City, postal code 11000, to the attention of Irais L. López Rodríguez (email: irais.lopez@masari.mx, phone: 55-5279-7700 ext. 7715), Gerardo Raymundo Vélez (email: gerardo.raymundo@masari.mx, phone: 55-5350-5058), and/or Estela Pérez Cortés (email: estela.perez@masari.mx, phone: 55-5279-7700 ext. 02236), the certificates or respective deposit statements issued by S.D. Indeval Institución para el Depósito de Valores, S.A. de C.V., in accordance with the applicable provisions of the Securities Market Law, during office hours from 8:30 a.m. to 4:30 p.m., Monday through Friday, starting from the publication date of this notice and at least one business day prior to the date set for the Holders' Meeting.

Holders may be represented at the Meeting by proxy holders who demonstrate their authority by means of a proxy letter or any other form of power of attorney granted in accordance with the law, meeting the requirements set forth in Article 49, Section III, of the Securities Market Law.

The information and documents related to each item on the agenda of the **GENERAL ORDINARY HOLDERS' MEETING** will be available to the Holders at least 10 (ten) days prior to the date of the Meeting, at the offices of the Common Representative, at the venue of the Meeting, and may also be consulted on the Trust's website: www.fibrainn.mx.

Mexico City, September 22, 2025.

Cristina Reus Medina y Rodolfo Isaias Osuna Escobedo

Trust Delegates

Banco Multiva, S.A., Institución de Banca Múltiple, Grupo Financiero Multiva
as Trustee of the Trust

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.