

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

Monterrey, Mexico, August 06, 2025 – CIBanco, S.A., Multiple Banking Institution (as final and universal successor of Deutsche Bank Mexico, S.A., Multiple Banking Institution, Fiduciary Division) (“CIBanco”), acting solely and exclusively as trustee of irrevocable trust DB/1616 (BMV: FINN13) (“Fibra Inn” or the “Issuing Trust”), the internally managed Mexican real estate investment trust (FIBRA) specialized in serving travelers through international hotel brands, announces that the Company will execute a cash distribution from the Trust’s capital reimbursement for the period of April 1, 2025, to June 30, 2025, totaling Ps. 65,929,785.93 (Sixty-five million nine hundred twenty-nine thousand seven hundred eighty-five 93/100 M.N.).

The following are the important dates for this distribution:

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| • Ex-dividend date | August 13, 2025 |
| • Record date | August 13, 2025 |
| • Payment date | August 14, 2025 |

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

Total amount to be distributed:	Ps. 65,929,785.93
Number of CBFI with distribution rights:	732,082,712
Total amount to be distributed per CBFI:	Ps. 0.0900578375220531
Implied Value of the CBFI:	Ps. 10.8281808463195000

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.