

The logo for FIBRAINN, with 'FIBRA' in white and 'INN' in a bright green color, followed by a registered trademark symbol.

FIBRAINN[®]

**EARNINGS
RELEASE
1Q26**

**INVESTOR
RELATIONS**

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Monterrey, Mexico, April 24, 2026 – Banco Multiva, S.A., Institución de Banca Múltiple, Grupo Financiero Multiva, División Fiduciaria, 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) and specialized in the hotel industry serving the traveler with global brands, today announces its unaudited First Quarter results for the period ended March 31, 2026 (1Q26). These results were prepared in accordance with International Financial Reporting Standards (IFRS) and are stated in nominal Mexican pesos (Ps.).

1Q26 Highlights:

- Fibra Inn **owns 33 hotels with a total of 5,760 rooms**. Additionally, it participates in the investment of a Hotel Factory property, which will add 218 rooms.
- The main hotel indicators for the quarter were: total **Occupancy** of 53.6%, compared to 58.3% in 1Q25; **ADR** was Ps. 1,969.7, 1.0% lower than in 1Q25; while **RevPAR** was Ps. 1,056.2, an 8.9% decrease compared to 1Q25.
- **Total Income** decreased by 8.7% compared to 1Q25, reaching Ps. 607.5 million.
- **NOI¹** was Ps. 163.8 million, a 21.0% decrease compared to 1Q25, with a **margin** of 27.0%, compared to 31.1% in 1Q25.
- **Adjusted EBITDA²** totaled Ps. 132.6 million, 24.9% lower than in 1Q25, with a **margin** of 21.8%, compared to 26.5% in 1Q25.
- **FFO³** was Ps. 69.6 million, a 47.2% decrease compared to 1Q25, with a **margin** of 11.5%, 8.3 percentage points lower than in 1Q25.
- **Distribution to Holders** Ps. 65.3 million, which represents Ps. 0.0900 per CBFI, based on 725,407,921 certificates.
- The **weighted average net cost of debt** was 9.5% for peso-denominated financing (93.0% of the total), and 4.7% for dollar-denominated financing (7.0% of the total).

¹NOI is the calculation of the Fibra’s revenue (hotel revenues and other revenues) minus operating expenses for administration, maintenance, lodging, utilities, fees, royalties, incentives, marketing, and promotion, as well as property tax and insurance.

²Adjusted EBITDA excludes acquisition and organization expenses and extraordinary maintenance CAPEX that were already registered in results.

³FFO is calculated as the Adjusted EBITDA plus interest gain minus interest expense minus executed foreign exchange fluctuations.

Key Highlights					
Financial Results					
	1Q26		1Q25		Var
<i>(Figures in millions of pesos)</i>					
Room Revenue	527.2	86.8%	589.6	88.6%	(10.6%)
Food and Beverage Revenue	60.5	10.0%	59.5	8.9%	1.7%
Other Hotel Revenues	17.3	2.8%	13.5	2.0%	28.1%
Property Leases Revenue	2.4	0.4%	3.1	0.5%	(22.6%)
Total Revenues	607.5	100.0%	665.7	100.0%	(8.7%)
NOI	163.8	27.0%	207.3	31.1%	(21.0%)
Adjusted EBITDA	132.6	21.8%	176.6	26.5%	(24.9%)
FFO	69.6	11.5%	132.0	19.8%	(47.2%)
AFFO	39.3	6.5%	98.7	14.8%	(60.2%)
Distribution and Dividend Yield	1Q26		1Q25		Var
Distribution per CBFi (Ps.)	0.0900		0.0900		(0.0%)
Distribution per CBFi (LMT) (Ps.)	0.3600		0.3600		33.3%
Total Distribution (Ps. millions)	65.3		66.2		(1.4%)
CBFi Price (December 31, 2025)	5.2		4.8		7.3%
CBFis in Repurchase Fund (millions)	10.4		13.2		(21.6%)
CBFis with distribution rights (millions)	725.4		735.8		(1.4%)
<i>Float</i>	98.6%		98.2%		0.4%
Market Cap (Ps. millions)	3,789.2		3,595.2		5.4%
Total Assets (Ps. million)	13,171.9		13,484.6		(2.3%)
Debt	1Q26		1Q25		Var
	Ps. 3.2 Bn		Ps. 3.2 Bn		-
BMV: FINN 18	@fija 9.93%		@fija 9.93%		-
	02-Feb-28		02-Feb-28		-
Weighted Avg Net Cost of Total Debt	9.2%		9.5%		-
LTV	28.6%		28.0%		0.6 pp
Fitch	A-		A-		
HR Ratings	A+		A+		
Operating Results	1Q26		1Q25		Var
Hotels in operation	32		33		(1)
Total Rooms	5,546		6,048		(502)
Closed Hotels	1		2		(1)
Occupancy (Total Sales)	53.6%		58.3%		(4.7 pp)
ADR (Total Sales) (Ps.)	1,969.7		1,989.1		(1.0%)
RevPAR (Total Sales) (Ps.)	1,056.2		1,158.7		(8.9%)
Land Lots	1		1		-
Properties at the end of the quarter	33		36		(3)
Footprint	11		11		-
Hotel Factory	1Q26		1Q25		Var
Number of properties	1		1		-
Number of rooms	218		218		-

CEO Message

“During the first quarter of 2026, we faced a challenging international environment, which impacted sector dynamics and was reflected in an occupancy rate of 53.6% and an average daily rate of Ps. 1,969.7. In this context, we maintained our focus on the variables within our control, prioritizing operational discipline and portfolio profitability, which allowed us to sustain healthy margins.

We continued with the internalization of our hotel operations, strengthening the direct management of our assets and consolidating a more robust operating model. This process has allowed us to identify opportunities for improvement in costs, processes, and operational performance.

At the same time, we advanced initiatives aimed at increasing hotel profitability, through the optimization of the operating structure and the reinforcement of financial discipline across the portfolio.

We are confident that this approach will gradually strengthen results and continue generating sustainable value for our investors and stakeholders.”

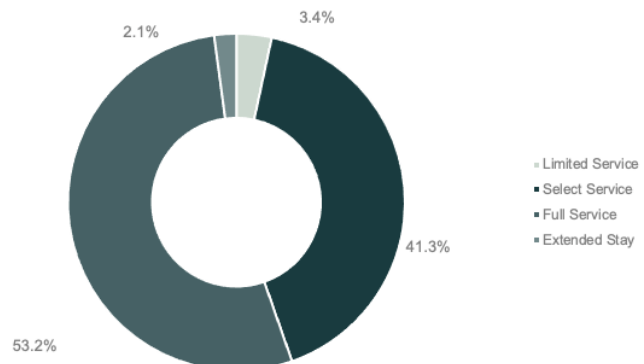
Jaime Cohen Bistre
CEO

Operating Results

(Figures in millions of pesos)

Total Revenue per Segment				
	1Q26		1Q25	
	Revenue	% revenue	Revenue	% revenue
Limited Service	20.5	3.4%	22.1	3.3%
Select Service	250.7	41.3%	280.1	42.1%
Full Service	323.4	53.2%	351.3	52.8%
Extended Stay	12.9	2.1%	12.2	1.8%
Total	607.5	100.0%	665.7	100.0%

The **hotel portfolio** as of the end of 1Q26 was comprised of 32 properties in operation: 3 Limited Service, 16 Select Service, 12 Full Service, and 1 Extended Stay.



Hotel Operational Indicators

Quarterly Total Sales

Quarterly Total Sales			
	1Q26	1Q25	%
Number of Hotels	32.0	33.0	-
Room Revenue (Ps. Millions)	527.2	589.6	(10.6%)
Food and Beverage Revenue (Ps. Millions)	60.5	59.5	1.7%
Other Hotel Revenues (Ps. Millions)	17.3	13.5	28.1%
Property Leases Revenues (Ps. Millions)	2.4	3.1	(22.6%)
Occupancy	53.6%	58.3%	(4.7 pp)
ADR (Ps.)	1,969.7	1,989.1	(1.0%)
RevPar (Ps.)	1,056.2	1,158.7	(8.9%)

Quarterly Same-store Sales

Quarterly Same-store Sales			
	1Q26	1Q25	%
Number of Hotels	32.0	32.0	-
Room Revenue (Ps. Millions)	527.2	585.0	(9.9%)
Food and Beverage Revenue (Ps. Millions)	60.5	59.5	1.7%
Other Hotel Revenues (Ps. Millions)	17.3	13.5	28.1%
Property Leases Revenues (Ps. Millions)	2.4	3.1	(22.6%)
Occupancy	53.6%	58.7%	(5.1 pp)
ADR (Ps.)	1,969.7	2,003.7	(1.7%)
RevPar (Ps.)	1,056.2	1,176.4	(10.2%)

As of March 31, 2026, Fibra Inn had a **total portfolio** of 33 properties with 5,760 rooms; of which 32 are in operation, representing 5,546 rooms, and one hotel with 214 rooms remained closed. Fibra Inn holds a minority investment in a project under the Hotel Factory model, which represents 218 rooms.

Hotel Operation

	Hotel Operation			
	Hotels	Room	% Total Rooms	% Total NOI
By Segment				
Limited Service	3	242	4.4%	4.1%
Select Service	16	2,862	51.6%	45.0%
Full Service	12	2,325	41.9%	48.3%
Extended Stay	1	117	2.1%	2.6%
Total	32	5,546	100.0%	100.0%
By Region				
North	8	1,187	21.4%	25.1%
Northeast	13	2,377	42.9%	65.3%
South and Center	8	1,499	27.0%	4.9%
West	3	483	8.7%	4.6%
Total	32	5,546	100.0%	100.0%
By Operator				
Fibra Inn	30	5,122	92.4%	68.2%
Ambridge LATAM	2	424	7.6%	31.8%
Total	32	5,546	100.0%	100.0%

During 1Q26, the **segment** with the largest share was Select Service, with 51.6% of the total rooms, representing 45.0% of the NOI. The **region** with the largest share was the Northeast, with 42.9% of the rooms and 65.3% of the NOI.

Information by Segment, Hotel Chain, and Region

Quarterly Same-stores Sales							
	1Q26			1Q25			
	Occupancy	ADR (Ps.)	RevPAR (Ps.)	Occupancy	ADR (Ps.)	RevPAR (Ps.)	%RevPAR
By Segment							
Limited Service	70.9%	1,310.8	929.8	62.2%	1,515.3	942.8	(1.4%)
Select Service	54.6%	1,675.4	914.1	60.7%	1,724.6	1,047.2	(12.7%)
Full Service	49.7%	2,489.2	1,237.5	54.5%	2,567.9	1,399.4	(11.6%)
Extended Stay	72.4%	1,641.9	1,188.8	73.0%	1,582.2	1,154.8	2.9%
Total	53.6%	1,969.7	1,056.2	58.7%	2,003.7	1,176.4	(10.2%)
By Region							
North ¹	66.5%	1,716.7	1,142.5	62.9%	1,709.0	1,074.5	6.3%
Northeast ²	52.5%	2,542.7	1,334.5	62.0%	2,565.2	1,590.3	(16.1%)
Center and South ³	46.3%	1,334.4	618.3	50.6%	1,327.6	672.0	(8.0%)
West ⁴	50.0%	1,664.6	833.1	57.6%	1,690.4	973.1	(14.4%)
Total	53.6%	1,969.7	1,056.2	58.7%	2,003.7	1,176.4	(10.2%)
By Hotel Chain							
IHG ⁵	61.0%	1,827.1	1,114.8	68.9%	1,800.0	1,239.3	(10.1%)
Wyndham Hotel Group	66.3%	1,297.8	860.0	67.4%	1,414.3	952.8	(9.7%)
Hilton Worldwide	46.5%	1,535.7	714.4	49.3%	1,568.2	772.7	(7.5%)
Marriot International	47.2%	3,073.0	1,451.8	51.9%	3,418.6	1,774.2	(18.2%)
Local Brands	38.5%	1,274.2	489.9	34.5%	1,293.3	446.5	9.7%
Total	53.6%	1,969.7	1,056.2	58.7%	2,003.7	1,176.4	(10.2%)

¹Chihuahua and Sonora.

²Nuevo Leon, Coahuila and Tamaulipas.

³Queretaro, Estado de Mexico, Puebla, Guanajuato, Quintana Roo, CDMX and Campeche.

⁴Jalisco.

⁵Intercontinental Hotels Group.

During 1Q26, **occupancy** was 53.6%, a reduction of 4.7 percentage points compared to 1Q25. This was due to weaker demand in some destinations, mainly in the northwest and west regions, particularly affecting the full-service and select-service segments.

The **total ADR** was Ps. 1,969.7, a 1.0% decrease compared to the same period last year, driven by an unfavorable client mix, with higher demand for lower-margin stays.

The **total RevPAR** reached Ps. 1,056.2, an 8.9% decrease compared to 1Q25. This was the result of lower demand, coupled with a slight decline in the rate.

Income Statement Analysis

(Figures in millions of pesos)

Income Statement Analysis			
	1Q26	1Q25	Var%
Total Revenue	607.5	665.7	(8.7%)
Operating Expenses	443.6	458.4	(3.2%)
NOI	163.8	207.3	(21.0%)
<i>NOI margin</i>	<i>27.0%</i>	<i>31.1%</i>	<i>(4.1 pp)</i>
Non-Operating Expenses	71.0	46.1	54.0%
EBITDA	92.8	161.2	(42.4%)
<i>EBITDA margin</i>	<i>15.3%</i>	<i>24.2%</i>	<i>(8.9 pp)</i>
Adjusted EBITDA	132.6	176.7	(24.9%)
<i>Adjusted EBITDA margin</i>	<i>21.8%</i>	<i>26.5%</i>	<i>(4.7 pp)</i>
Other Costs and Expenses	100.0	111.5	(10.3%)
Operating Profit (Loss) (EBIT)	(7.4)	49.5	(114.8%)
<i>EBIT margin</i>	<i>(1.2%)</i>	<i>7.4%</i>	<i>(8.6 pp)</i>
Net Financial Result	(62.1)	(61.0)	1.8%
Net Consolidated Income (loss)	(69.3)	(11.3)	N.A.
<i>Net margin</i>	<i>(11.4%)</i>	<i>(1.7%)</i>	<i>(9.7 pp)</i>
FFO	69.6	132.0	(47.2%)
<i>FFO margin</i>	<i>11.5%</i>	<i>19.8%</i>	<i>(8.3 pp)</i>
Non-Controlling Interest	2.0	6.2	(68.0%)
Comprehensive Income	(66.7)	(33.6)	98.4%

*Starting in 1Q25, the concepts of Food and Beverage Revenue and Other Hotel Revenues are integrated into the consolidated results, reflecting the incorporation of Tregnor. To facilitate comparative analysis, the pro forma Income Statement is included in the appendix.

Total **revenues** during 1Q26 were Ps. 607.5 million, a decrease of 8.7%, or Ps. 58.2 million compared to 1Q25, due to a 20.8% decrease in property leasing revenues.

Revenue for the quarter is broken down as follows:

- Ps. 527.2 million were **room revenues**, which decreased by 10.6% compared to 1Q25 and represent 86.8% of total revenue.
- Ps. 60.5 million were from **food and beverage revenue**, representing 10.0% of total revenue, which, starting in the first quarter of 2025, consolidates the results of Tregnor (a company that is a related party).
- Ps. 17.3 million came from **other hotel revenues**, representing 2.9% of total revenue, also consolidating the results of Tregnor.
- Ps. 2.4 million was from **property leasing revenue**, which decreased by 20.8% compared to 1Q25 and represents 0.4% of total revenue. In this category, the rental income from *Operadora México* are eliminated until December 2024, as the lease and sublease agreements with this entity were terminated early, and new contracts were signed for this purpose starting January 1, 2025, with Tregnor.

During 1Q26, **total operating expenses** amounted to Ps. 443.6 million, equivalent to 73.0% of revenues, compared to 68.9% in 1Q25. Expenses decreased by 3.2% during the quarter, mainly driven by a 12.4% decrease in administrative expenses.

Net Operating Income (NOI) during 1Q26 was Ps. 163.8 million, 21.0% lower than in 1Q25. The **NOI margin** was 27.0% vs. 31.1% in 1Q25.

Non-operating expenses amounted Ps. 71.0 million in 1Q26, compared to Ps. 46.1 million in 1Q25, representing 11.7% of total revenues versus 7.0% in 1Q25. **Corporate administrative expenses** were impacted by Ps. 29.5 million, mainly due to an organizational restructuring. This effect is non-recurring.

EBITDA closed at Ps. 92.8 million in 1Q26, a decrease of Ps. 68.4 million compared to 1Q25. **EBITDA margin** was 15.3%, compared to 24.2% in 1Q25.

Adjusted EBITDA was Ps. 132.6 million, a decrease of 24.9% compared to 1Q25. **Adjusted EBITDA margin** was 21.8%, 4.7 percentage points lower than the 26.5% in 1Q25. Adjusted EBITDA in this

quarter includes the **non-recurring effect associated with the organizational restructuring** mentioned above.

Total other costs and expenses amounted to Ps. 100.0 million, a decrease of 10.3% compared to 1Q25.

Operating Loss (EBIT) was Ps. 7.2 million, compared to an operating profit of Ps. 49.5 million in 1Q25. **EBIT margin** was (1.2%) in 1Q26, compared to 7.5% in 1Q25.

Net Financial Result was an expense of Ps. 62.1 million, compared to Ps. 61.0 million in 1Q25. This includes Ps. 89.3 million in interest expenses, Ps. 17.6 million in interest income, and Ps. 9.6 million in foreign exchange gain.

Net Consolidated Loss for 1Q26 was Ps. 69.4 million, representing an increase of Ps. 58.0 million compared to the net loss of Ps. 11.5 million recorded in 1Q25. **Net margin** in 1Q26 was (11.4%), compared to (1.7%) in 1Q25.

Non-controlling interest recorded Ps. 2.0 million, a decrease of 68.0% compared to Ps. 6.2 million in 1Q25.

Regarding **other comprehensive items**, Ps. 2.8 million were reported at the end of 1Q26, mainly due to the reserve for the effect of the valuation of derivative financial instruments, compared to Ps. 22.1 million reported in 1Q25.

Comprehensive loss was Ps. 66.5 million, compared to a comprehensive loss of Ps. 33.6 million in 1Q25.

FFO Reconciliation			
	1Q26	1Q25	Var
FFO	69.6	132.0	(47.2%)
(-) CapEx ¹	30.4	50.7	(40.1%)
Adjusted FFO	39.3	98.7	(60.2%)
(-) Minority Interest	11.1	15.1	100.0%
Distribution ²	65.3	66.2	(1.4%)
FFO per CBF ³	0.0960	0.1794	(46.5%)
Adjusted FFO per CBF	0.0541	0.1341	(59.7%)

*All figures are in million pesos, except for calculations per CBF.

¹ Includes maintenance CapEx, PIPS, renovations, and excess over distribution

² The distribution amount includes the adjustment for the CAPEX reserve, and the Minority Interest.

³ Calculations per CBF based on 725,407,921 CBFs in the 1Q26 and 735,760,773 CBFs in the 1Q25 respectively, which are securities with distribution rights.

FFO reached Ps. 69.6 million in 1Q26, a decrease of 47.2% or Ps. 62.3 million compared to 1Q25. **FFO margin** was 11.5%, compared to 19.8% in 1Q25.

Adjusted FFO for 1Q26 was Ps. 39.3 million, representing a 6.5% **margin** compared to Ps. 98.7 million in 1Q25, which accounted for 14.8% relative to revenue.

The FFO calculation used by Fibra Inn since its Initial Public Offering corresponds to that presented by the Mexican Association of Fibras (AMEFIBRA), this is a voluntary adoption for the calculation of this financial metric. This calculation excludes unrealized exchange rate fluctuation, whether it be a gain or a loss. The exchange rate fluctuation in 1Q26 was positive by Ps. 8.7 million.

Distribution to CBFH Holders

(Figures in millions of pesos)

Distribution to Holders				
	1Q26		1Q25	
	<i>per CBFH</i>	<i>Total</i>	<i>per CBFH</i>	<i>Total</i>
Taxable Income	-	-	-	-
Return of Capital	0.0900	65.29	0.0900	66.23
Cash Distribution	0.0900	65.29	0.0900	66.23

*Total figures are in million pesos, except calculations per CBFH.

*Calculations per CBFH are based on 725,407,921 CBFHs in the 1Q26 and 735,760,773 CBFHs in 1Q25, respectively, which are securities with distribution rights.

On April 22, 2026, the Technical Committee of Fibra Inn approved a **cash distribution** of Ps. 65.3 million for CBFH holders. This amount is equivalent to Ps. 0.0900 per CBFH based on 725,407,921 CBFHs entitled to distribution as of the end of 1Q26. The distribution corresponds exclusively to a capital reimbursement, based on Fibra Inn's operations and results from January 1 to March 31, 2026.

The amount to be distributed per certificate will be paid no later than May 30, 2026. The capital reimbursement will not be subject to tax withholding for Fibra Inn's investors.

Repurchase and Cancellation of CBFIs						
	<i>Repurchase Fund</i>	<i>Outstanding CBFIs</i>	<i>CBFIs with distribution rights</i>	<i>CBFIs price at the end of the quarter</i>	<i>Market Cap</i>	<i>FINN Revaluation vs. Last year</i>
As of 1Q25 closing	13,240,053	749,000,826	735,760,773	4.80	3,595,203,965	(12.7%)
Repurchase Apr-Jun 2025	3,207,596					
Canceled CBFIs						
As of 2Q25 closing	16,447,649	749,000,826	732,553,177	4.80	3,595,203,965	0.0%
Repurchase Jul-Sep 2025	947,160					
Canceled CBFIs	13,240,053					
As of 3Q25 closing	4,154,756	735,760,773	731,606,017	4.69	3,450,718,025	(2.3%)
Repurchase Oct-Dec 2025	6,178,096					
Canceled CBFIs						
As of 4Q25 closing	10,332,852	735,760,773	725,427,921	5.70	4,193,836,406	21.5%
Repurchase Jan - Mar 2025	20,000					
Canceled CBFIs						
As of 1Q26 closing	10,352,852	735,760,773	725,407,921	5.15	3,789,167,981	(9.6%)

Repurchase Fund

As of March 31, 2026, the Company has 10,352,852 CBFIs in the Repurchase Fund and has a total of 735,760,773 CBFIs subscribed and outstanding, with a total of 1,591,523,899 FINN13 certificates issued.

Fibra Inn's Market Value				
	<i>Issued and Subscribed as of December 31, 2026</i>	%	<i>Issued and Unsubscribed</i>	<i>Total CBFIs</i>
Repurchase Fund	10,352,852	1.4%		
Founders Trust	5	0.0%		
Investing Public	725,407,916	98.6%		
Total Outstanding	735,760,773	100.0%		
Total with Distribution Rights	725,407,921			
CBFIs issued for the Capital Program			805,763,126	
CBFIs issued for the payment of internalization			-	
CBFIs in Treasury			50,000,000	
Total CBFIs in Treasury	-		855,763,126	
Total CBFIs	735,760,773		855,763,126	1,591,523,899

Use of CapEx Reserve

The capital expenditure reserve for hotel maintenance is provisioned based on the investment requirements for each period, plus a reasonable reserve for future needs; as of March 31, 2026, this reserve amounted to Ps. 43.94 million, compared to Ps. 56.06 million as of December 31, 2025. The total amount spent on maintenance capex during 1Q26 was Ps. 45.99 million, of which Ps. 3.92 million was recorded in the income statement.

Balance Sheet Analysis

(Figures in millions of pesos)

Balance Sheet Analysis			
	March 2026	December 2025	Var %
Assets			
Cash, cash equivalents and restricted cash	1,070.7	1,472.6	(27.3%)
Accounts receivable and other receivables	104.8	79.7	31.5%
Remaining Recoverable VAT	144.8	120.6	20.1%
Liabilities			
Suppliers	206.3	339.8	(39.3%)
Accounts payables to related parties	46.6	45.5	2.4%
Interests Payable	56.4	134.2	(58.0%)
Financial Debt from Debt Certificates	3,155.8	3,154.7	0.0%
Long-Term Bank Debt	549.6	562.6	(2.3%)

As of March 31, 2026, **cash** amounted to Ps. 1,070.7 million, a 27.3% decrease compared to December 2025. This variation reflects the interest payment of the FINN 18 Bond in February, as well as the distributions to holders made during the year and the effect of the exchange rate on the U.S. dollar position.

Accounts receivable and other receivables registered Ps. 104.8 million, showing an increase of 31.5% compared to the balance as of December 31, 2025.

The **remaining recoverable VAT** balance was Ps. 144.8 million at the end of 1Q26, compared to Ps. 120.6 million at the end of December 2025. The VAT refund process is ongoing to recover the outstanding balance.

In **current liabilities**, payments to **suppliers** maintain their normal payment cycle, amounting to Ps. 206.3 million, a decrease of 39.3% vs. the balance as of December 31, 2025, due to the normal course of operations.

Accounts payable to related parties totaled Ps. 46.6 million, reflecting an increase of 2.4% vs. December 2025. This balance corresponds to the outstanding balance with the strategic partner FFLatam for the temporary financing provided —together with Fibra Inn— to the trusts that own the

Westin Monterrey Valle and JW Marriott Monterrey Valle hotels, which has been amortized as the cash flows of these hotels are generated and the recovery of the VAT balance is taking place.

The **accrued interest payable** provision is recorded as a liability under **debt obligations** for Ps. 56.4 million, related to the FINN18 debt issuance, as interest payments are made semiannually in February and August, respectively; as well as the accrued interest from the loans of the trusts that own the Westin Monterrey Valle and JW Marriott Monterrey Valle hotels, which are settled quarterly.

In the long-term liabilities, **financial obligations** are recorded at Ps. 3,155.8 million (Ps. 3,165.2 million before amortizable expenses), corresponding to the outstanding balance of the FINN18 debt issuance.

The **total bank debt** (short and long-term) closed 1Q26 with a balance of Ps. 610.3 million (Ps. 616.1 million before amortizable expenses), of which 94.8% is hedged with interest rate swaps. This includes: (i) **Long-term bank debt** as of March 2026 amounted to Ps. 549.6 million, decreasing by Ps. 13.3 million compared to December 2025; (ii) **Short-term debt** closed with a balance of Ps. 60.6 million.

As of March 31, 2026, the debt composition and cost was:

- (i) 83.7% (FINN18) MXN at a fixed rate of 9.93% (weighted effective rate of 9.53% due to a rate of 8.87% in the January 2019 reopening).
- (ii) 5.7% (BBVA) MXN at a fixed rate of 9.19%.
- (iii) 5.2% (BBVA) USD at a fixed rate of 4.46%.
- (iv) 2.6% (Banorte) MXN at a fixed rate of 9.09%.
- (v) 1.3% (Sabadell) MXN at a fixed rate of 8.56%.
- (vi) 0.9% (Sabadell) USD at a fixed rate of 4.72%.
- (vii) 0.6% (Sabadell) USD at a variable rate of 3M SOFR plus a spread of 3.76%.

As such, the **weighted average cost of debt** was 9.5% for the peso-denominated financing (93% of total debt), and 4.7% for dollar-denominated financing USCY (7% of total debt). As of the reporting date, the yield for the Mexico 5-Year Government Bond (MBond) was 8.34%. 99.4% of the debt is at a fixed rate or hedged with swaps, and 0.6% is at a variable rate. The 50-basis-point reduction in the margin on both the peso- and dollar-denominated tranches of the JW Marriott Monterrey Valle hotel loan became effective in July.

The **long-term debt** FINN18 debt maintains a rating of 'A-(mex)' by Fitch Ratings and HR A+(mex) by HR Ratings, both with a stable outlook.

The FINN18 debt issuance financial covenants are as follows:

Financial Covenants – FINN18 Debt Issuance		
	<i>Covenants</i>	<i>As of March 31, 2026</i>
Loan to Value	Equal or lower than 50%	28.6%
Debt Service Coverage	Equal or higher than 1.0	2.6
Debt Service	Equal or higher than 1.5	1.6
Total Assets no taxable	Equal or higher than 150%	328%
Secured Debt	Equal or lower than 15%	4.6%

Fibra Inn reported a total **loan-to-value** of 28.6% as of March 31, 2026. This leverage level is in full compliance with the requirements of the Mexican Banking and Securities Commission (“CNBV”) to regulate the maximum leverage levels for FIBRAs of up to 50%, which in the case of Fibra Inn was set at 50% by its Holders’ Assembly.

As of March 31, 2026, the **debt service coverage** was 2.6 times, well above the required “equal to or greater than 1.0 times”. Both figures are calculated according to the methodology in Appendix AA of the “Circular Única de Emisoras Aplicable a Certificados Bursátiles Fiduciarios Inmobiliarios y de Inversión”, applicable to CBFIs.

Leverage Ratio	
Total Assets	13,171.9
Total Patrimony	8,858.4
Leverage	1.5

The **leverage ratio** (total assets to shareholders’ equity or total patrimony) was 1.5 times in 1Q26.

A breakdown of the items used in the calculation of these financial ratios is shown below:

Debt Ratios (CNBV)	
<i>Loan-to-value</i>	<i>As of March 31, 2026</i>
	<i>(less than or equal to 50%)</i>
Financing	610.3
Market Debt	3,155.8
Total Assets	13,171.9
Loan-to-value	28.6%
<i>Debt Service Coverage Ratio</i>	<i>As of March 31, 2026</i>
	<i>(equal or higher than 1.0)</i>
Liquid Assets	1,070.7
VAT refunds	144.8
Operating Profit	768.8
<i>Sub-Total Numerator</i>	1,984.3
Amortization of Interests	354.0
Principal Repayments	60.7
Capital Expenditure	153.7
Development Expenditure	195.6
<i>Sub-Total Denominator</i>	764.0
Índice de Cobertura de Servicio de Deuda	2.6 veces

First Quarter 2026 Relevant Events

- **January 14, 2025** – Fibra Inn Announces its Hotel Indicators for December, Fourth Quarter and Full Year 2025.
- **January 15, 2025** – Fibra Inn Completes the Internalization Process of Operations in 28 Hotels.
- **February 19, 2026** – Fibra Inn Announces its Hotel Indicators for January 2026.
- **February 26, 2026** – Fibra Inn Announces Fourth Quarter 2025 Results.
- **March 18, 2026** – Fibra Inn Announces the Cash Distribution Corresponding to the Fourth Quarter of 2025.
- **March 27, 2026** – Fibra Inn Publishes the Call Notice for an Ordinary General Holders’ Meeting to be held on April 24, 2026.

Subsequent Relevant Events to the First Quarter of 2026

- **April 7** – Fibra Inn publishes the content of the Ordinary Annual Holders’ Meeting to be held on April 24, 2026.
- **April 17** – Fibra Inn announces the termination of the market making agreement.

For more information, please visit <https://fibrainn.mx/en/investors/press-releases>

ESG

During the first quarter of 2026, Fibra Inn continued strengthening the integration of Environmental, Social, and Governance (ESG) factors into its strategic management, consolidating progress in risk management, regulatory compliance, and operational performance. As part of this commitment, the Company will publish its Annual ESG Report in April, detailing its main advancements, initiatives, and sustainability metrics.

Fibra Inn continues to reaffirm its commitment to sustainable development and a positive impact on the communities where it operates, consolidating its position as a benchmark in responsible management and sustainability.

Analyst Coverage

Analyst Coverage	
Martín Lara	Vector Casa de Bolsa
Carlos Alcaraz	CI Casa de Bolsa
Antonio Hernández	Actinver

About the Company

Fibra Inn is a Mexican trust formed primarily to acquire, develop, and rent a broad range of hotel properties for lodging in Mexico aimed at the business traveler. Fibra Inn is internally managed through a subsidiary which does not charge any fee for the asset management services. The Company has signed franchise, license, and brand usage agreements with international hotel brands for the operation of global brands as well as the operation of national brands. Additionally, the Company has development agreements. These hotels enjoy some of the industry's top loyalty programs. Fibra Inn trades its Real Estate Certificates ("CBFIs") on the Mexican Stock Exchange under the ticker symbol "FINN13".

For more information, please visit our website www.fibrainn.mx

Notes on Forward-Looking Statements

This press release may contain forward-looking statements. These are not historical facts and 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 "anticipate", "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.

Appendix

1Q26 Hotel Portfolio

PORTFOLIO DETAILS			
<i>Brand</i>	<i>City</i>	<i>Status</i>	<i>Rooms</i>
Limited-Service Hotels			
Microtel Inn & Suites by Wyndham	Toluca	Operating	129
Microtel Inn & Suites by Wyndham	Cd. Juárez	Operating	113
			242
Select Service Hotels			
Hampton Inn by Hilton	Monterrey	Operating	223
Hampton Inn by Hilton	Saltillo	Operating	227
Hampton Inn by Hilton	Reynosa	Operating	145
Hampton Inn by Hilton	Querétaro	Operating	178
Hampton Inn by Hilton	Hermosillo	Operating	151
Hampton Inn by Hilton	Chihuahua	Operating	190
Holiday Inn Express	Saltillo	Operating	180
Holiday Inn Express	Toluca	Operating	268
Holiday Inn Express	Monterrey	Operating	198
Holiday Inn Express	Toluca	Operating	127
Holiday Inn Express & Suites	Cd. Juárez	Operating	182
Courtyard by Marriott	Saltillo	Operating	180
Courtyard by Marriott	Chihuahua	Operating	152
Wyndham Garden	Playa del Carmen	Operating	196
Wyndham Garden	Monterrey	Operating	85
AC Hotels by Marriott	Guadalajara	Operating	180
Courtyard Andares	Guadalajara Andares	Operating	186
			3,048
Full-Service Hotels			
Holiday Inn	Monterrey	Operating	198
Holiday Inn	Puebla	Operating	150
Exhacienda San Xavier	Guanajuato	Operating	155
Marriott	Puebla	Operating	296
Sin Marca Hotelera	Ciudad de México	Operating	214
Holiday Inn	Altamira	Operating	203
Casa Grande	Chihuahua	Operating	115
Casa Grande	Delicias	Operating	88
Crowne Plaza	Monterrey	Operating	219
Holiday Inn	Reynosa	Operating	95
Holiday Inn	Cd. Juárez	Operating	196
The Westin	Monterrey	Operating	174
JW Marriott	Monterrey	Operating	250
			2,353
Extended Stay Hotels			
Staybridge Suites	Guadalajara	Operating	117
Total Fibra Inn's Portfolio as of December 31, 2025			5,760

Balance Sheet

Fideicomiso Irrevocable DB/1616
Unaudited Condensed Consolidated Statements of Financial Position
 As of March 31, 2026, and December 31, 2025
 Thousands of Mexican Pesos

	<i>As of March 31, 2026</i>	<i>%</i>	<i>As of December 31, 2025</i>	<i>%</i>
ASSETS				
<i>Current Assets</i>				
Cash, cash equivalents and restricted cash	1,070,735	8.1%	1,472,634	10.9%
Trade and other accounts receivable, net	104,812	0.8%	79,693	0.6%
Inventory	8,034	0.1%	8,757	0.1%
Advanced payments	43,100	0.3%	24,982	0.2%
Recoverable value-added tax	32,551	0.2%	27,622	0.2%
Recoverable taxes and others	144,789	1.1%	120,567	0.9%
<i>Total current assets</i>	1,404,021	10.7%	1,734,255	12.9%
<i>Non-current assets</i>				
Property, furniture and equipment, net	11,575,651	87.9%	11,578,849	85.9%
Right-of-use assets, net	47,523	0.4%	7,562	0.1%
Accounts receivable	9,210	0.1%	9,210	0.1%
Derivative financial instruments	34,710	0.3%	32,398	0.2%
Restricted cash	72,207	0.5%	93,438	0.7%
Intangible assets, net and warranty deposits	28,609	0.2%	28,897	0.2%
<i>Total non-current assets</i>	11,767,910	89.3%	11,750,354	87.1%
Total Assets	13,171,931	100%	13,484,609	100%
LIABILITIES				
<i>Current liabilities</i>				
Suppliers	206,262	4.8%	339,787	7.6%
Accounts payable to related parties	46,604	1.1%	45,509	1.0%
Short-term bank debt	60,665	1.4%	57,972	1.3%
Other payables	59,391	1.4%	35,889	0.8%
Tax payable	85,728	2.0%	92,686	2.1%
Interest payable	56,369	1.3%	134,202	3.0%
Lease liabilities	11,302	0.3%	4,705	0.1%
Cash settled executive share-based compensation	3,818	0.1%	20,163	0.4%
Advances from clients	8,982	0.2%	7,775	0.2%
<i>Total current liabilities</i>	539,121	12.5%	738,688	16.4%
<i>Non-current liabilities</i>				
Debt securities	3,155,817	73.2%	3,154,709	70.2%
Bank debt	8,721	0.2%	13,082	0.3%
Premium for issuance of debt securities	549,636	12.7%	562,626	12.5%
Employee benefits	37,735	0.9%	3,395	0.1%
Liability	19,202	0.4%	19,202	0.4%
Lease improvement guarantee	3,304	0.1%	3,304	0.1%
<i>Total non-current liabilities</i>	3,774,415	87.5%	3,756,318	83.6%
Total Liabilities	4,313,536	100%	4,495,006	100%
EQUITY				
<i>Trustors' equity</i>				
Contributed capital	6,616,727	74.7%	6,682,045	74.3%
Equity Instruments-Based Payment Reserve	6,543	0.1%	5,761	0.1%
Reserve for repurchase of CBFIs	134,469	1.5%	134,580	1.5%
Property revaluation surplus	4,432,832	50.0%	4,432,832	49.3%
Reserve for valuation effect of derivative financial instruments	16,535	0.2%	15,152	0.2%
Actuarial loss from remeasurement of the defined benefit plan.	(7,062)	(0.1%)	(7,062)	(0.1%)
Retained earnings	(3,867,390)	(43.7%)	(3,796,064)	(42.2%)
<i>Total trustors' equity from controlling interest</i>	7,332,654	82.8%	7,467,244	83.1%
Non-controlling interest	1,525,741	17.2%	1,522,359	16.9%
Total trustors' equity	8,858,395	100%	8,989,603	100%
Total liabilities and trustors' equity	13,171,931	100%	13,484,609	100%

IFRS Income Statement

Fideicomiso Irrevocable DB/1616						
Unaudited Condensed Consolidated Income Statements and of Other Comprehensive Income						
For the period from January 1 to March 31, 2026 and 2025						
Thousands of Mexican pesos						
	1Q26	%	1Q25	%	Var. Ps.	Var. %
Rooms	527,173	86.8%	589,602	88.6%	(62,429)	(10.6%)
Food and beverages	60,519	10.0%	59,498	8.9%	1,021	1.7%
Other hotel revenues	17,337	2.9%	13,487	2.0%	3,850	28.5%
Property leases	2,445	0.4%	3,086	0.5%	(641)	(20.8%)
Total Revenue	607,474	100%	665,673	100%	(58,199)	(8.7%)
<i>Costs and expenses from hotel services</i>						
Rooms	155,014	25.5%	159,094	23.9%	(4,080)	(2.6%)
Food and beverages	45,517	7.5%	45,258	6.8%	259	0.6%
Other operating costs	8,944	1.5%	6,169	0.9%	2,775	45.0%
Administrative	101,154	16.7%	115,223	17.3%	(14,069)	(12.2%)
Advertising and promotion	25,646	4.2%	21,685	3.3%	3,961	18.3%
Energy resources	33,021	5.4%	33,302	5.0%	(281)	(0.8%)
Preventive maintenance	29,072	4.8%	27,306	4.1%	1,766	6.5%
Impairment of financial assets	(1,964)	(0.3%)	(1,988)	(0.3%)	24	(1.2%)
Royalties	39,268	6.5%	44,110	6.6%	(4,842)	(11.0%)
Total costs and expenses of hotel services	435,672	71.7%	450,159	67.6%	(14,487)	(3.2%)
Gross Profit	171,802	28.3%	215,514	32.4%	(43,712)	(20.3%)
<i>Other costs and expenses:</i>						
Property tax	5,211	0.9%	5,018	0.8%	193	3.8%
Insurance	2,832	0.5%	3,205	0.5%	(373)	(11.6%)
Corporate administrative expenses	59,233	9.8%	29,626	4.5%	29,607	99.9%
Join Venture's corporate administration expenses	1,825	0.3%	2,014	0.3%	(189)	(9.4%)
Depreciation and amortization	95,092	15.7%	109,656	16.5%	(14,564)	(13.3%)
Accounting gain and disposal of assets	4,107	0.7%	1,826	0.3%	2,281	124.9%
Net impairment of properties	-	0.0%	-	0.0%	-	0%
Non-capitalizable major maintenance	3,929	0.6%	950	0.1%	2,979	N.A.
Equity-based executive compensation	782	0.1%	-	0.0%	782	100.0%
Acquisition and organization expenses	6,568	1.1%	14,567	2.2%	(7,999)	(54.9%)
Other income, net	(426)	(0.1%)	(866)	(0.1%)	440	(50.8%)
Total other costs and expenses	179,153	29.5%	165,996	24.9%	13,157	7.9%
Operating income	(7,351)	(1.2%)	49,518	7.4%	(56,869)	(114.8%)
Interest expense	89,300	14.7%	93,353	14.0%	(4,053)	(4.3%)
Interest income	(17,625)	(2.9%)	(32,970)	(5.0%)	15,345	(46.5%)
Foreign exchange rate (gain) loss, net	(9,588)	(1.6%)	622	0.1%	(10,210)	N.A.
Total financial expense, net	62,087	10.2%	61,005	9.2%	1,082	1.8%
Consolidated net loss	(69,438)	(11.4%)	(11,487)	(1.7%)	(57,951)	N.A.
Non-controlling interest	1,999	0.3%	6,241	0.9%	(4,242)	(68.0%)
Controlling interest	(71,437)	(11.8%)	(17,728)	(2.7%)	(53,709)	N.A.
<i>Other comprehensive income (loss)</i>						
Revaluation surplus on properties	-	0.0%	(56)	(0.0%)	56	(100.0%)
Reserve for valuation effect of derivative financial instruments	2,766	0.5%	(22,070)	(3.3%)	24,836	(112.5%)
Comprehensive income (loss)	(66,672)	(11.0%)	(33,613)	(5.0%)	(33,059)	98.4%
Non-controlling interest in comprehensive income (loss)	3,382	0.6%	(4,794)	(0.7%)	8,176	(170.5%)
Controlling interest in comprehensive income (loss)	(70,054)	(11.5%)	(28,819)	(4.3%)	(41,235)	143.1%

NOI Income Statement

Fideicomiso Irrevocable DB/1616						
Unaudited Condensed Consolidated Income Statements and of Other Comprehensive Income						
For the period from January 1 to December 31, 2026 and 2025						
Thousands of Mexican pesos						
	1Q26	%	1Q25	%	Var. Ps.	Var. %
Rooms	527,173	86.8%	589,602	88.6%	(62,429)	(10.6%)
Food and beverages	60,519	10.0%	59,498	8.9%	1,021	1.7%
Other hotel revenues	17,337	2.9%	13,487	2.0%	3,850	28.5%
Property leases	2,445	0.4%	3,086	0.5%	(641)	(20.8%)
Total Revenue	607,474	100%	665,673	100%	(58,199)	(8.7%)
Costs and expenses from hotel services:						
Room	155,014	25.5%	159,094	23.9%	(4,080)	(2.6%)
Food and beverages	45,517	7.5%	45,258	6.8%	259	0.6%
Other operating costs	8,944	1.5%	6,169	0.9%	2,775	45.0%
Administrative	99,190	16.3%	113,235	17.0%	(14,045)	(12.4%)
Advertising and promotion	25,646	4.2%	21,685	3.3%	3,961	18.3%
Energy resources	33,021	5.4%	33,302	5.0%	(281)	(0.8%)
Preventive maintenance	29,072	4.8%	27,306	4.1%	1,766	6.5%
Property lease	39,268	6.5%	44,110	6.6%	(4,842)	(11.0%)
Royalties	5,211	0.9%	5,018	0.8%	193	3.8%
Insurance	2,832	0.5%	3,205	0.5%	(373)	(11.6%)
Total costs and expenses of hotel services	443,715	73.0%	458,382	68.9%	(14,667)	(3.2%)
NOI	163,759	27.0%	207,291	31.1%	(43,532)	(21.0%)
Other costs and expenses						
Corporate administrative expenses	59,233	9.8%	29,626	4.5%	29,607	99.9%
Join Venture's corporate administration expenses	1,825	0.3%	2,014	0.3%	(189)	(9.4%)
Acquisition and organization expenses	6,568	1.1%	14,567	2.2%	(7,999)	(54.9%)
Non-capitalizable major maintenance	3,929	0.6%	950	0.1%	2,979	N.A.
Other income, net	(426)	(0.1%)	(866)	(0.1%)	440	(50.8%)
	71,129	11.7%	46,291	7.0%	24,838	53.7%
EBITDA	92,630	15.2%	161,000	24.2%	(68,370)	(42.5%)
Plus: Acquisition and organization expenses and maintenance expenses	10,497	1.7%	15,517	2.3%	(5,020)	(32.4%)
Plus: Expenses related to organizational restructuring	29,465	4.9%	-	0.0%	29,465	100.0%
Adjusted EBITDA	132,592	21.8%	176,517	26.5%	(43,925)	(24.9%)
Depreciation and amortization	95,092	15.7%	109,656	16.5%	(14,564)	(13.3%)
Accounting gain on disposal of assets	4,107	0.7%	1,826	0.3%	2,281	124.9%
Equity-based executive compensation	782	0.1%	-	0.0%	782	100.0%
Total other costs and expenses	99,981	16.5%	111,482	16.7%	(11,501)	(10.3%)
Operating Income (EBIT)	(7,351)	(1.2%)	49,518	7.4%	(56,869)	(114.8%)
Interest expense	89,300	14.7%	93,353	14.0%	(4,053)	(4.3%)
Interest income	(17,625)	(2.9%)	(32,970)	(5.0%)	15,345	(46.5%)
Foreign exchange rate gain (loss), net	(9,588)	(1.6%)	622	0.1%	(10,210)	N.A.
Total financial expense, net	62,087	10.2%	61,005	9.2%	1,082	1.8%
Net consolidated income	(69,438)	(11.4%)	(11,487)	(1.7%)	(57,951)	N.A.
Non-controlling interest	1,999	0.3%	6,241	0.9%	(4,242)	(68.0%)
Controlling interest	(71,437)	(11.8%)	(17,728)	(2.7%)	(53,709)	N.A.
Other comprehensive income (gain/loss)						
Actuarial loss from remeasurement of the defined benefit plan	-	0.0%	(56)	(0.0%)	56	(100.0%)
Reserve for valuation effect of derivative financial instruments	2,766	0.5%	(22,070)	(3.3%)	24,836	(112.5%)
Comprehensive income	(66,672)	(11.0%)	(33,613)	(5.0%)	(33,059)	98.4%
Non-controlling interest in comprehensive income.	3,382	0.6%	(4,794)	(0.7%)	8,176	(170.5%)
Controlling interest in comprehensive income	(70,054)	(11.5%)	(28,819)	(4.3%)	(41,235)	143.1%
FFO	69,638	11.5%	131,951	19.8%	(62,313)	(47.2%)

Changes in Shareholders' Equity Statement

Fideicomiso Irrevocable DB/1616

Consolidated Statements of Changes in Trustors' Equity – Unaudited

As of March 31, 2026 and December 31, 2025

Thousands of pesos

	<i>Contributed Capital</i>	<i>Share-based compensation reserve</i>	<i>Reserve for repurchase CBFIs</i>	<i>Property Revaluation Surplus</i>	<i>Reserve for valuation effect of derivative financial instruments</i>	<i>Actuarial loss from remeasurement of the defined benefit plan</i>	<i>Retained earnings</i>	<i>Controlling Interest</i>	<i>Non-controlling interest</i>	<i>Total trustors' Equity</i>
As of December 31, 2024	6,996,913	-	183,808	4,380,166	34,304	(1,498)	(3,552,620)	8,041,073	1,423,036	9,464,109
Distribution to holders of CBFIs	(264,057)	-	-	-	-	-	-	(264,057)	-	(264,057)
Cancellation of CBFIs	(883)	-	883	-	-	-	-	-	-	-
Shareholders contributions	50	-	-	-	-	-	-	50	853	903
Cancellation of repurchase fund	-	-	(250,000)	-	-	-	250,000	-	-	-
Reserve for repurchase CBFIs	-	-	250,000	-	-	-	(250,000)	-	-	-
Equity-settled share-based payments	-	5,761	-	-	-	-	-	5,761	-	5,761
Repurchase of CBFIs through the repurchase fund reserve	(49,978)	-	(49,978)	-	-	-	49,978	(49,978)	-	(49,978)
Other change in equity	-	-	(133)	-	-	-	-	(133)	-	(133)
Comprehensive income (loss)	-	-	-	52,666	(19,152)	(5,564)	(293,422)	(265,472)	98,470	(167,002)
As of December 31, 2025	6,682,045	5,761	134,580	4,432,832	15,152	(7,062)	(3,796,064)	7,467,244	1,522,359	8,989,603
As of December 31, 2025	6,682,045	5,761	134,580	4,432,832	15,152	(7,062)	(3,796,064)	7,467,244	1,522,359	8,989,603
Distribution to holders of CBFIs	(65,293)	-	-	-	-	-	-	(65,293)	-	(65,293)
Cancellation of repurchase fund	-	-	(111)	-	-	-	111	-	-	-
Equity-settled share-based payment	-	782	-	-	-	-	-	782	-	782
Other equity movements	(25)	-	-	-	-	-	-	(25)	-	(25)
Comprehensive income (loss)	-	-	-	-	1,383	-	(71,437)	(70,054)	3,382	(66,672)
As of March 31, 2026	6,616,727	6,543	134,469	4,432,832	16,535	(7,062)	(3,867,390)	7,332,654	1,525,741	8,858,395

Cash Flow Statement

Fideicomiso Irrevocable DB/1616		
Unaudited Condensed Consolidated Statements of Cash Flows		
For the period of January 1 to March 31, 2026 and 2025		
Thousands of Mexican pesos		
	2026	2025
OPERATING ACTIVITIES		
Income before income taxes	(69,438)	(11,487)
Adjustments:		
Depreciation and amortization	95,092	109,656
Accounting gain on disposal of assets	4,107	1,826
Allowance for impairment of financial assets	(1,964)	(1,988)
Amortization and cancellation of capitalized debt costs	1,457	1,408
Debt interests	87,843	91,945
Interest Income	(17,625)	(32,970)
Unrealized foreign exchange gain	898	530
Executive compensation based on CBFIs	782	-
	101,152	158,920
Receivables and other accounts receivable	(28,084)	(14,691)
Invent	723	(8,812)
Related parties, net	(18,118)	(24,788)
Advanced payments	(24,222)	140
Recoverable taxes	(119,914)	45,791
Suppliers and other payables	(6,958)	17,653
Payable taxes	-	1,915
Employee benefits	(28,084)	(14,691)
Net cash flows generated by operating activities	(95,421)	176,128
INVESTING ACTIVITIES		
Acquisition of property, furniture and equipment	(95,262)	(55,138)
Revenue for sale property, furniture and equipment	1,778	502
Acquisition of intangible assets and warranty deposits	(471)	-
Interest income	17,625	32,970
Cash inflow from obtaining control of subsidiary Tregnor	-	40,000
Net cash flows used in investing activities	(76,330)	18,334
FINANCING ACTIVITIES		
Settlement of bank debt	(12,709)	(11,010)
Restricted cash	21,231	18,558
Settlement of derivative financial instruments	2,371	6,397
Interest paid	(174,787)	(179,867)
Interest paid to related parties	-	(20,000)
Lease liability payments	(2,240)	(1,624)
Refunds paid to certificate holders	(65,293)	(66,232)
New shareholders contributions	-	853
CBFI repurchase through the repurchase fund reserve	22	(750)
Net cash flows (used in) generated by financing activities	(231,405)	(253,675)
(Decrease) Increase of cash and cash equivalents of the period	(403,156)	(59,213)
Cash and cash equivalents at the beginning of the year	1,472,634	1,713,148
Foreign exchange fluctuation in cash	1,257	(2,695)
Cash and cash equivalents at the end of the period	1,070,735	1,651,240

Glossary

RevPar

Revenue per Available Room is a metric used in the hotel industry to measure a hotel's financial performance. It is calculated by dividing the total room revenue by the total number of available rooms or by multiplying the average daily rate by the occupancy rate.

NOI

Net Operating Income is calculated by subtracting total hotel service expenses and costs (rooms, administration, advertising and promotion, utilities, preventive maintenance, royalties, property taxes, and insurance) from total revenue.

FFO

Funds From Operations is a financial metric that measures the cash flow generated from the company's core operations, excluding non-recurring or non-operational items..

AFFO

Adjusted FFO refines the FFO calculation to better reflect the cash flow available for distribution to shareholders. This adjustment includes deductions for recurring capital expenditures.

Limited-Service Hotels

These hotels offer a more limited range of services, focusing on providing accommodations and basic amenities at more affordable prices, without the additional facilities or services offered by full-service or luxury hotels. They are designed to attract both business travelers and tourists seeking something basic but refined.

Select Service Hotels

These establishments offer a more personalized and enhanced experience compared to limited-service hotels, but they are not considered luxury. They are designed to attract both business travelers and tourists seeking something basic but refined.

Full-Service Hotels

These hotels provide a comprehensive range of services and amenities, designed to offer a complete and high-quality lodging experience. They typically go beyond basic services and facilities.

Extended Stay Hotels

These hotels are designed for guests staying for longer periods, typically a week or more. They offer amenities and services focused on comfort and functionality for extended stays.