



Fibra Inn Announces Hotel Indicators for December, Fourth Quarter, and Annual 2023

Monterrey, Mexico, January 11, 2024 – CIBanco, S.A., Institución de Banca Múltiple, as the final and universal beneficiary of Deutsche Bank México, Institución de Banca Múltiple, Fiduciary Division DB/1616 or Fibra Inn (BMV: FINN13) ("Fibra Inn" or the "Company"), an internally-managed Mexican real estate investment trust specializing in the hotel industry serving the traveler with international brands, today announced its operating results for its hotel indicators for **November, Fourth Quarter and Annual 2023**.

MONTHLY SAME-STORE SALES			
	Dec 2023	Dec 2022	Change %
	33 hotels		
Room Revenue (Ps. millions)	155.9	154.7	0.8%
Occupancy	54.9%	55.1%	-0.2 pp
ADR (Ps.)	1,643.8	1,601.9	2.6%
RevPar (Ps.)	902.5	882.8	2.2%

TOTAL MONTHLY SALES			
	Dec 2023	Dec 2022	Change %
Number of hotels	33	33	
Room Revenue (Ps. millions)	155.9	154.7	0.8%
Occupancy	54.9%	55.1%	-0.2 pp
ADR (Ps.)	1,643.8	1,601.9	2.6%
RevPar	902.5	882.8	2.2%

QUARTERLY SAME-STORE SALES			
	4Q23	4Q22	Change %
	33 hotels		
Room Revenue (Ps. millions)	555.8	524.9	5.9%
Occupancy	63.5%	62.6%	0.9 pp
ADR (Ps.)	1,708.8	1,611.7	6.0%
RevPar (Ps.)	1,084.3	1,009.4	7.4%

TOTAL QUARTERLY SALES			
	4Q23	4Q22	Change %
Number of hotels	33	33	
Room Revenue (Ps. millions)	555.8	524.9	5.9%
Occupancy	63.5%	62.6%	0.9 pp
ADR (Ps.)	1,708.8	1,611.7	6.0%
RevPar	1,084.3	1,009.4	7.4%

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ANNUAL SAME-STORE SALES			
	2023	2022	Change %
33 hotels			
Room Revenue (Ps. millions)	2,146.4	1,838.8	16.7%
Occupancy	62.6%	57.3%	5.3 pp
ADR (Ps.)	1,674.8	1,557.0	7.6%
RevPar (Ps.)	1,049.0	891.4	17.7%

ANNUAL TOTAL SALES			
	2023	2022	Change %
Number of hotels	33	33	
Room Revenue (Ps. millions)	2,146.4	1,838.8	16.7%
Occupancy	62.6%	57.3%	5.3 pp
ADR (Ps.)	1,674.8	1,557.0	7.6%
RevPar	1,049.0	891.4	17.7%

Same-store sales calculation in December 2023 vs. December 2022 includes 33 hotels in operation out of the 35 properties, considering two hotels closed in Coatzacoalcos and the Holiday Inn Coyoacan.

As of December 31, 2023, Fibra Inn had a total portfolio of 35 properties with 6,048 rooms, 5,654 in operation, and 394 rooms in two hotels that remained closed. Fibra Inn participates with a minority investment in one project under the Hotel Factory model, representing 218 rooms.

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."

www.fibrainn.mx

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.