

## Fibra Inn Announces Hotel Indicators for July of 2025

**Monterrey, Mexico, August 11, 2025** – CIBanco, S.A., Multiple Banking Institution (as final and universal successor of Deutsche Bank México, S.A., Multiple Banking Institution, Fiduciary Division), acting solely and exclusively as trustee of 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 hotel brands, today announced its operating results for its hotel indicators for **July of 2025**.

TOTAL MONTHLY SALES			
JULY			
	2025	2024	Change %
Number of Hotels	32	33	-
Room Revenue (Ps.millions)	193.3	191.0	1.2%
Occupancy	59.3%	63.3%	(4.0 pp)
ADR (Ps.)	1,897.3	1,740.2	9.0%
RevPAR (Ps.)	1,124.6	1,102.1	2.0%
Food & Beverage Income (Ps.millions)	25.5	23.0	10.7%
Other income (Ps.millions)	5.7	6.8	(15.9%)

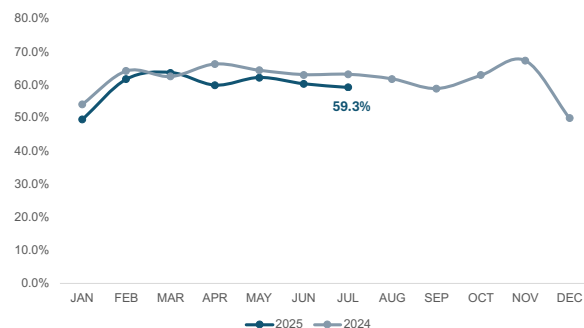
MONTHLY SAME-STORE SALES			
JULY			
	2025	2024	Change %
Number of Hotels	32	32	-
Room Revenue (Ps.millions)	193.3	189.0	2.3%
Occupancy	59.3%	63.3%	(4.1 pp)
ADR (Ps.)	1,897.3	1,755.3	8.1%
RevPAR (Ps.)	1,124.6	1,111.8	1.1%
Food & Beverage Income (Ps.millions)	25.5	23.0	10.7%
Other income (Ps.millions)	5.7	6.8	(15.8%)

Starting in 2025, the categories of other income will be included, which comprise phones, dry cleaning, laundry, equipment rental, parking, coffee break, snack bar, and suite shop.

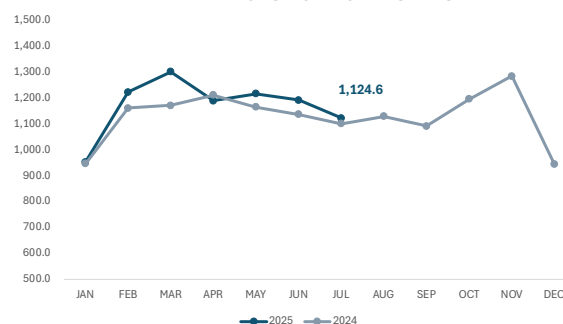
\*The Same-Store Sales tables were included following the sale of the Microtel Chihuahua.

As of July 31, 2025, Fibra Inn had a total portfolio of 34 properties with 5,940 rooms, of which 32 were in operation, representing 5,546 rooms, and two hotels with 394 rooms remained closed. Fibra Inn holds a minority investment in a project under the Hotel Factory model, representing 218 rooms.

OCCUPANCY EVOLUTION TOTAL SALES



REVPAR EVOLUTION TOTAL SALES



### 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.