

Fibra Inn Announces Hotel Indicators for March and First Quarter of 2025

Monterrey, Mexico, April 10, 2025 – 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 hotel real estate investment trust specializing in serving the traveler with international brands, today announced its operating results for its hotel indicators for **March and First Quarter of 2025**.

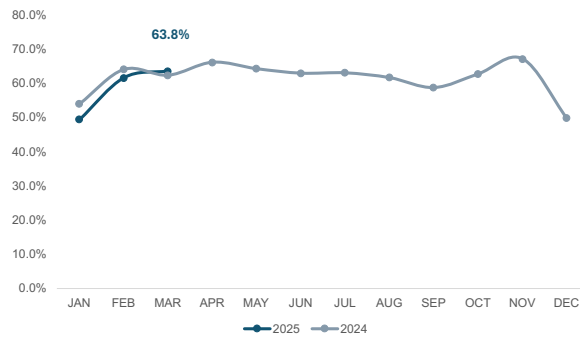
TOTAL MONTHLY SALES			
MARCH			
	2025	2024	Change %
Number of Hotels	33	33	-
Room Revenue (Ps.millions)	228.4	202.6	12.7%
Occupancy	63.8%	62.6%	1.2 p.p
ADR (Ps.)	2,042.9	1,872.5	9.1%
RevPAR (Ps.)	1,303.0	1,172.9	11.1%
Food & Beverage Income (Ps.millions)	28.4	26.2	8.4%
Other income (Ps.millions)	7.0	4.2	67.6%

TOTAL QUARTERLY SALES			
FIRST QUARTER			
	2025	2024	Change %
Number of Hotels	33	33	-
Room Revenue (Ps.millions)	589.6	554.2	6.4%
Occupancy	58.3%	60.3%	(2.0 p.p)
ADR (Ps.)	1,989.1	1,813.1	9.7%
RevPAR (Ps.)	1,158.7	1,093.6	6.0%
Food & Beverage Income (Ps.millions)	74.0	74.0	0.0%
Other income (Ps.millions)	17.7	12.7	39.4%

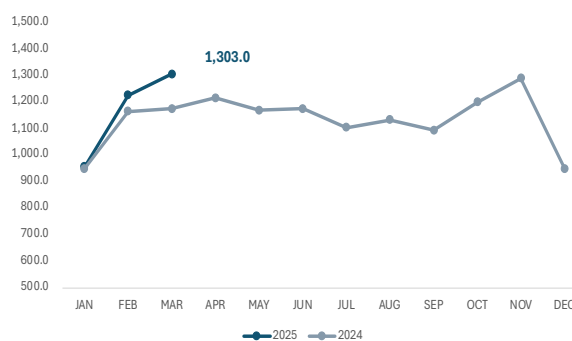
Starting in 2025, the categories of other income will be included, which comprise phones, dry cleaning, laundry, equipment rental, parking, coffee break, snack bar, and suite shop.

As of March 31, 2025, Fibra Inn had a total portfolio of 35 properties with 6,048 rooms, of which 33 were in operation, representing 5,645 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.

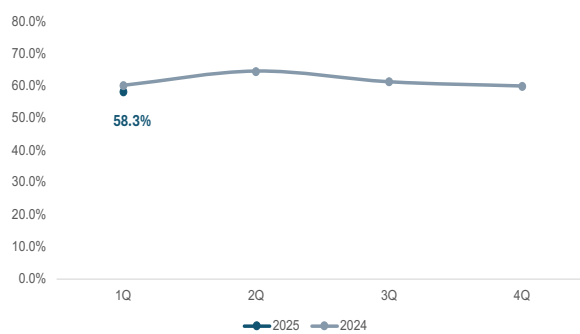
OCCUPANCY EVOLUTION



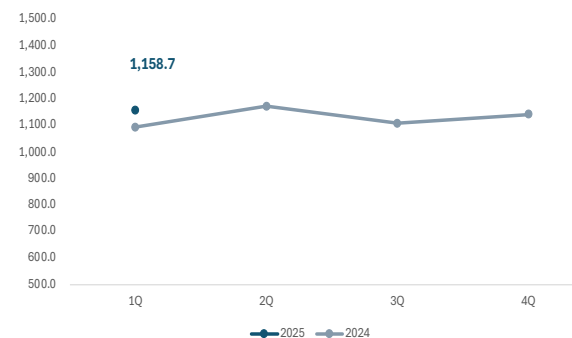
REVPAR EVOLUTION



QUARTERLY OCCUPANCY EVOLUTION



QUARTERLY REVPAR EVOLUTION



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.