FIBRA INN®

EARNINGS RELEASE 2Q26

INVESTOR RELATIONS

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FIBRA INN ® FIBRA DE INVERSIÓN HOTELERA

INDEX

Monterrey, Mexico, July 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 Second Quarter results for the period ended June 30, 2026 (2Q26). These results were prepared in accordance with International Financial Reporting Standards (IFRS) and are stated in nominal Mexican pesos (Ps.).

2Q26 Highlights:

- Fibra Inn **owns 31 hotels with a total of 5,431 rooms.**
- The main hotel indicators for the quarter were: **Occupancy** was 58.7%, compared to 60.9% in 2Q25; **ADR** was Ps. 2,099.2, 6.4% higher than in 2Q25; while **RevPAR** was Ps. 1,231.4, 2.5% higher than in 2Q25.
- **Total Income** increased 1.3% compared to 2Q25, reaching Ps. 706.5 million.
- **NOI**[1] was Ps. 221.1 million, 1.1% higher than in 2Q25; the **margin** held at 31.3%, similar to 2Q25.
- **Adjusted EBITDA**[2] totaled Ps. 183.4 million, 0.2% lower than in 2Q25, with a **margin** of 26.0%, compared to 26.4% in the same period of the prior year.
- **FFO**[3] was Ps. 104.0 million, 22.7% lower than in 2Q25, with a **margin** of 14.7%, 4.6 percentage points below 2Q25.
- **Distribution to Holders** will be Ps. 65.3 million, which represents Ps. 0.0900 per CBFI, across 725,309,783 certificates.
- The **weighted average net cost of debt** was 9.5% for peso-denominated financing (94.0% of the total), and 4.7% for dollar-denominated financing (6.0% of the total).

[1] NOI 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.
[2] Adjusted EBITDA excludes acquisition and organization expenses and extraordinary maintenance CAPEX that were already registered in results.
[3] FFO is calculated as the Adjusted EBITDA plus interest gain minus interest expense minus executed foreign exchange fluctuations.

Key Highlights

Financial Results *(Figures in millions of pesos)*	***2Q26***		***2Q25***		***Var***
Room Revenue	620.9	87.9%	615.0	88.2%	1.0%
Food and Beverage Revenue	66.7	9.4%	64.2	9.2%	3.8%
Other Hotel Revenues	16.3	2.3%	15.1	2.2%	7.9%
Property Leases Revenue	2.7	0.4%	3.1	0.4%	(13.7%)
Total Revenues	**706.5**	**100.0%**	**697.4**	**100.0%**	**1.3%**
NOI	221.1	31.3%	218.6	31.3%	1.1%
Adjusted EBITDA	183.4	26.0%	183.8	26.4%	(0.2%)
FFO	104.0	14.7%	134.5	19.3%	(22.7%)
AFFO	68.8	9.7%	99.6	14.3%	(31.1%)

Distribution and Dividend Yield	***2Q26***	***2Q25***	***Var***
Distribution per CBFI (Ps.)	0.0900	0.0900	0.0%
Distribution per CBFI (LMT) (Ps.)	0.3600	0.3450	4.3%
Total Distribution (Ps. millions)	65.3	65.9	(1.0%)
CBFI Price (June 30, 2025)	4.4	4.8	(8.3%)
CBFIs in Repurchase Fund (millions)	10.5	3.2	226.6%
CBFIs with distribution rights (millions)	725.3	732.6	(1.0%)
Float	98.6%	99.6%	(1.0%)
Market Cap (Ps. millions)	3,263.9	3,516.5	(7.2%)
Total Assets (Ps. million)	13,266.8	13,800.1	(3.9%)

Debt	***2Q26***	***2Q25***	***Var***
BMV: FINN 18	Ps. 3.2 Bn @fija 9.93% 02-Feb-28	Ps. 3.2 Bn @fija 9.93% 02-Feb-28	
Weighted Avg Net Cost of Total Debt	9.5%	9.2%	0.3 pp
LTV	28.2%	27.6%	0.6 pp
Fitch	A-	A-	
HR Ratings	A+	A+	

Operating Results	***2Q26***	***2Q25***	***Var***
Hotels in operation	31	32	(1)
Number of Rooms	5,431	5,546	(115)
Closed Hotels	1	2	(1)
Occupancy (Total Sales)	58.7%	60.9%	(2.2 pp)
ADR (Total Sales) Ps.	2,099.2	1,972.1	6.5%
RevPAR (Total Sales) Ps.	1,231.4	1,201.5	2.5%
Land Lots	2	2	-
Properties at the end of the quarter	34	36	(2)
Footprint (States)	13	13	-

CEO Message

"During the second quarter of 2026, we continued to consolidate the benefits of the model we have prioritized throughout the year, advancing in operational and financial discipline. During this period, the portfolio's performance reflected solid management: despite a slight decrease in occupancy, the improvement in average rate allowed us to achieve a 2.5% increase in RevPAR, driving the growth of the Fibra's revenues. Room revenue grew, while food and beverage revenue and other revenue also showed progress, reflecting the strength of our integrated operation.

Additionally, the month of June was favored by the celebration of the World Cup, whose positive impact on the Monterrey and Guadalajara markets contributed to strengthening the quarter's results.

The fully internalized operation of our hotels continues to consolidate as the most significant transformation in Fibra Inn's recent history. This model has allowed us to deepen the identification and capture of efficiencies in costs, processes, and operating performance by property, strengthening an increasingly efficient structure with greater responsiveness to market conditions and greater operating leverage. We continue with our asset recycling strategy, having formalized during the period the sale of an asset in Chihuahua, in line with our objective of optimizing the portfolio and redirecting capital toward higher-return investments. Likewise, we continue to advance in strengthening our capital structure.

We are convinced that the combination of a fully internalized operation, consistent financial discipline, and active portfolio management will allow us to continue gradually strengthening our operating and financial indicators, generating sustainable, long-term value for our investors."

Jaime Cohen Bistre

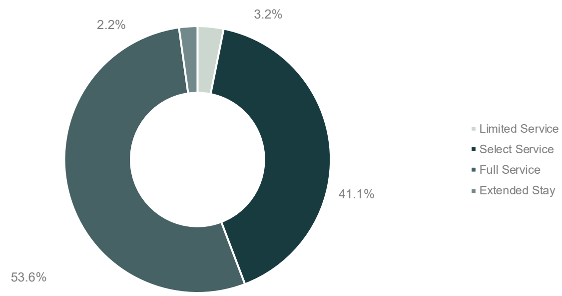
CEO

Operating Results

(Figures in millions of pesos)

Total Revenue per Segment				
	2Q26		*2Q25*	
	Revenue	***% revenue***	***Revenue***	***% revenue***
Limited Service	22.3	3.2%	23.7	3.4%
Select Service	290.0	41.1%	295.9	42.5%
Full Service	378.5	53.6%	363.5	52.2%
Extended Stay	15.7	2.2%	14.3	1.9%
Total	**706.5**	**100.0%**	**697.4**	**100.0%**

The **hotel portfolio** as of the end of 2Q26 was comprised of 31 properties in operation: 3 Limited Service, 15 Select Service, 12 Full Service, and 1 Extended Stay.



Hotel Operational Indicators

Quarterly Total Sales

Quarterly Total Sales			
	2Q26	***2Q25***	***%***
Number of Hotels	31.0	33.0	-
Room Revenue (Ps. Millions)	620.9	615.0	1.0%
Occupancy	58.7%	60.9%	(2.2 pp)
ADR (Ps.)	2,099.2	1,972.1	6.4%
RevPar (Ps.)	1,231.4	1,201.5	2.5%

Compared to 2Q25, as of the end of 2Q26, the Microtel Chihuahua and Casa Grande. Chihuahua hotels were no longer part of the portfolio's operations.

Quarterly Same-store Sales

Quarterly Same-store Sales			
	2Q26	*2Q25*	*%*
Number of Hotels	31.0	32.0	-
Room Revenue (Ps. Millions)	620.9	611.1	1.6%
Occupancy	58.7%	61.1%	(2.5 pp)
ADR (Ps.)	2,099.2	1,982.9	5.9%
RevPar (Ps.)	1,231.4	1,212.4	1.6%

As of June 30, 2026, Fibra Inn had a **total portfolio** of 32 properties, of which 31 are in operation, representing 5,431 rooms.

Hotel Operation

Hotel Operation	*Hotels*	*Room*	*% Total Rooms*	*% Total NOI*
By Segment				
Limited Service	2	242	4.4%	3.4%
Select Service	16	2,862	51.6%	41.7%
Full Service	12	2,210	41.9%	52.8%
Extended Stay	1	117	2.1%	2.0%
Total	**31**	**5,431**	**100.0%**	**100.0%**
By Region				
North	7	1,072	21.4%	24.5%
Northeast	13	2,377	42.9%	62.8%
South and Center	8	1,499	27.0%	4.4%
West	3	483	8.7%	8.2%
Total	**31**	**5,431**	**100.0%**	**100.0%**
By Operator				
Fibra Inn	29	5,007	92.4%	69.3%
Ambridge LATAM	2	424	7.6%	30.7%
Total	**31**	**5,431**	**100.0%**	**100.0%**

During 2Q26, the **segment** with the largest share was Select Service, with 51.6% of the total rooms, representing 41.7% of the NOI. The **region** with the largest share was the Northeast, with 42.9% of the rooms and 62.8% of the NOI.

Information by Segment, Hotel Chain, and Region

Quarterly Same-stores Sales							
	2Q26			2Q25			
	Occupancy	*ADR (Ps.)*	*RevPAR (Ps.)*	*Occupancy*	*ADR (Ps.)*	*RevPAR (Ps.)*	*%RevPAR*
By Segment							
Limited Service	69.6%	1,414.2	984.5	66.5%	1,457.8	969.2	1.6%
Select Service	59.0%	1,799.3	1,061.9	62.9%	1,717.9	1,080.1	(1.7%)
Full Service	55.9%	2,602.7	1,454.8	56.8%	2,530.5	1,437.2	1.2%
Extended Stay	82.1%	1,775.7	1,457.4	78.5%	1,579.7	1,240.7	17.5%
Total	**58.7%**	**2,099.2**	**1,231.4**	**61.1%**	**1,982.9**	**1,212.4**	**1.6%**
By Region							
North[1]	72.4%	1,830.3	1,325.8	70.2%	1,697.1	1,191.1	11.3%
Northeast[2]	58.3%	2,658.8	1,550.2	61.5%	2,578.9	1,586.2	(2.3%)
Center and South[3]	48.6%	1,361.6	661.7	54.7%	1,324.9	724.4	(8.7%)
West[4]	57.9%	2,070.1	1,199.3	57.2%	1,651.9	945.0	26.9%
Total	**58.7%**	**2,099.2**	**1,231.4**	**61.1%**	**1,982.9**	**1,212.4**	**1.6%**
By Hotel Chain							
IHG[5]	68.2%	1,934.0	1,457.4	69.1%	1,814.2	1,253.8	16.2%
Wyndham Hotel Group	59.1%	1,343.6	984.5	65.1%	1,366.7	890.1	10.6%
Hilton Worldwide	51.4%	1,603.6	2,889.1	55.6%	1,581.0	878.9	228.7%
Marriot International	53.5%	3,267.9	1,310.0	54.8%	3,307.9	1,813.3	(27.8%)
Local Brands	44.0%	1,269.8	558.2	45.0%	1,277.2	574.3	(2.8%)
Total	**58.7%**	**2,099.2**	**1,231.4**	**61.1%**	**1,982.9**	**1,212.4**	**1.6%**

[1] Chihuahua and Sonora.
[2] Nuevo Leon, Coahuila and Tamaulipas.
[3] Queretaro, Estado de Mexico, Puebla, Guanajuato, Quintana Roo, CDMX and Campeche.
[4] Jalisco.
[5] Intercontinental Hotels Group.

During 2Q26, **occupancy** was 58.7%, a reduction of 2.7 percentage points compared to 2Q25. This was due to weaker demand in some destinations, mainly in the Central, South, and Northeast regions, particularly affecting the select-service and full-service segments.

The **total ADR** was Ps. 2,099.2, a 5.9% increase compared to the same period last year, driven by a favorable client mix, with higher demand for higher-margin stays.

The **total RevPAR** reached Ps. 1,231.4, a 1.6% increase compared to 2Q25. This was the result of the increase in rate, which offset the quarter's lower occupancy.

Income Statement Analysis

(Figures in millions of pesos)

Income Statement Analysis	2Q			6M		
	2026	*2025*	*Var%*	*2026*	*2025*	*Var%*
Total Revenue	706.5	697.4	1.3%	1,314.0	1,363.0	(3.6%)
Operating Expenses	485.4	478.8	1.4%	929.1	937.2	(0.9%)
NOI	221.1	218.6	1.1%	384.8	425.9	(9.6%)
NOI margin	*31.3%*	*31.3%*	(0.0 pp)	*29.3%*	*31.2%*	(1.9 pp)
Non-Operating Expenses	(23.5)	44.5	N.A.	47.6	90.7	(47.5%)
EBITDA	244.6	174.1	40.4%	337.1	335.1	0.6%
EBITDA margin	*34.6%*	*25.0%*	9.6 pp	*25.7%*	*24.6%*	1.1 pp
Adjusted EBITDA	183.4	183.8	(0.2%)	316.0	360.3	(12.3%)
Adjusted EBITDA margin	*26.0%*	*26.4%*	(0.4 pp)	*24.1%*	*26.4%*	(2.3 pp)
Other Costs and Expenses	60.4	20.6	N.A.	160.4	132.0	21.5%
Operating Profit (Loss) (EBIT)	184.2	153.6	19.9%	176.8	203.1	(13.0%)
EBIT margin	*26.1%*	*22.0%*	4.1 pp	*13.5%*	*14.9%*	(1.4 pp)
Net Financial Result	87.6	68.4	28.0%	151.0	129.4	16.6%
Net Consolidated Income (loss)	96.6	85.1	13.5%	25.8	73.6	(65.0%)
Net margin	*13.7%*	*12.2%*	1.5 pp	*2.0%*	*5.4%*	(3.4 pp)
FFO	104.0	134.5	(22.7%)	174.0	266.4	(34.7%)
FFO margin	*14.7%*	*19.3%*	(4.6 pp)	*13.2%*	*19.5%*	(6.3 pp)
Non-Controlling Interest	10.7	13.1	(18.5%)	14.1	8.3	69.3%
Comprehensive Income	91.3	75.1	21.5%	23.3	41.5	(43.9%)

Total revenues in 2Q26 were Ps. 706.5 million, showing an increase of 1.3%, or Ps. 9.1 million, compared to 2Q25, driven mainly by growth in room revenue, food and beverage revenue, and other hotel revenues, offsetting the decrease in property leasing revenue.

Revenue for the quarter is broken down as follows:

- Ps. 620.9 million were **room revenues**, showing an increase of 1.0% compared to 2Q25 and representing 87.9% of total revenue.
- Ps. 66.7 million came from **food and beverage revenue**, an increase of 3.8% compared to 2Q25, representing 9.4% of total revenue.
- Ps. 16.3 million came from **other hotel revenue**, an increase of 7.9% compared to 2Q25, representing 2.3% of total revenue.
- Ps. 2.7 million came from **property leasing revenue**, reflecting a decrease of 13.7% compared to 2Q25 representing 0.4% of total revenue.

During 2Q26, **total operating expenses** were Ps. 485.4 million, equivalent to 68.7% of revenues, compared to 68.7% in 2Q25.

Net Operating Income (NOI) during 2Q26 was Ps. 221.1 million, 1.1% above 2Q25. The **NOI margin** was 31.3% similar to 2Q25.

Non-operating expenses represented net income of Ps. 23.5 million in 2Q26, compared to an expense of Ps. 44.5 million in 2Q25, equivalent to (3.3%) of total revenues versus 6.4% in 2Q25, mainly driven by the insurance payment received for one of the properties of Ps. 78.4 million, and the non-recurring expense for improvements and systems implementations of Ps. 11 million, which will generate efficiencies going forward.

EBITDA closed at Ps. 244.6 million in 2Q26, an increase of Ps. 70.4 million compared to 2Q25. **EBITDA margin** was 34.6%, compared to 25.0% in 2Q25.

Adjusted EBITDA was Ps. 183.4 million, a decrease of 0.2% compared to 2Q25. **Adjusted EBITDA margin** was 26.0%, 0.4 percentage points lower than the 26.4% in 2Q25.

Total other costs and expenses were Ps. 60.4 million, compared to Ps. 20.6 million in 2Q25.

Operating Income (EBIT) was Ps. 184.2 million, compared to Ps. 153.6 million in 2Q25. **EBIT margin** was 26.1% in 2Q26, compared to 22.0% in 2Q25.

Net Financial Result was an expense of Ps. 87.6 million, an increase of 28.0% compared to Ps. 68.4 million in 2Q25.

Net Consolidated Income in 2Q26 was Ps. 96.6 million, an increase of Ps. 11.5 million compared to the net income of Ps. 85.1 million recorded in 2Q25. **Net margin** in 2Q26 was 13.7%, compared to 12.2% in 2Q25.

Non-controlling interest recorded Ps. 10.7 million, a decrease of 18.5% compared to Ps. 13.1 million in 2Q25.

Regarding **other comprehensive items**, a charge of Ps. 5.3 million was recorded at the end of 2Q26, compared to a charge of Ps. 10.0 million in 2Q25.

Comprehensive Income was Ps. 91.3 million, compared to comprehensive income of Ps. 75.1 million in 2Q25.

FFO Reconciliation			
	2Q26	*2Q25*	*Var*
FFO	104.0	134.5	(22.7%)
(-) CapEx	35.2	34.9	0.8%
Adjusted FFO	68.8	99.6	(30.9%)
(-) Minority Interest	17.8	17.7	0.5%
Distribution	65.3	65.9	(1.0%)
FFO per CBFI[1]	0.1433	0.1835	(22.7%)
Adjusted FFO per CBFI	0.0948	0.1359	(30.9%)

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

[1] Calculations per CBFI based 725,760,773 CBFIs in the 2Q26 and 732,553,117 CBFIs in the 2Q25 respectively, which are securities with distribution rights.

FFO reached Ps. 104.0 million in 2Q26, a decrease of 22.7% compared to 2Q25. **FFO margin** was 14.7%, compared to 19.3% in 2Q25, which is mainly due to lower financial income, resulting from a lower average cash position and an interest rate environment lower than that recorded the previous year.

Adjusted FFO for 2Q26 was Ps. 68.8 million, representing a 10.2% **margin** compared to Ps. 99.6 million in 2Q25, which accounted for 14.3% 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. T In 2Q26, the realized positive exchange rate fluctuation was Ps. 3.8 million.

Distribution to CBFI Holders

(Figures in millions of pesos)

Distribution to Holders				
	2Q26		***2Q25***	
	per CBFI	***Total***	***per CBFI***	***Total***
Taxable Income	-	-	-	-
Return of Capital	0.0900	65.3	0.0900	65.9
Cash Distribution	0.0900	65.3	0.0900	65.9

*Total figures are in million pesos, except calculations per CBFI.
*Calculations per CBFI are based on 725,760,773 CBFIs in the 2Q26 and 732,553,117 CBFIs in 2Q25, respectively, which are securities with distribution rights.

On July 21, 2026, Fibra Inn's Technical Committee approved a **cash distribution** of Ps. 65.3 million for CBFI holders. This amount is equivalent to Ps. 0.0900 per CBFI, based on 725,309,783 CBFIs entitled to distribution as of the end of 2Q26, exclusively as a capital reimbursement based on Fibra Inn's operations and results from April 1 to June 30, 2026. As a result of the quarter's positive cash flow generation of Ps. 103 million, the distribution to CBFI holders was maintained.

The amount to be distributed per certificate will be paid no later than August 31, 2026. The capital reimbursement will not be subject to tax withholding for Fibra Inn's investors.

Repurchase and Cancellation of CBFIs						
	Repurchase Fund	***Outstanding CBFIs***	***CBFIs with distribution rights***	***CBFIs price at the end of the quarter***	***Market Cap***	***FINN Revaluation vs. Last year***
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 CBFI's						
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 CBFI's						
As of 1Q26 closing	10,332,852	735,760,773	725,407,921	5.15	3,789,167,981	-9.6%
Repurchase Apr-Jun 2025	98,138					
Canceled CBFI's						
As of 2Q26 closing	10,450,990	735,760,773	725,309,783	4.41	3,244,705,009	-14.4%

Repurchase Fund

As of June 30, 2026, the Company has 10,450,990 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				
	Issued and Subscribed as of June 30, 2026	***%***	***Issued and Unsubscribed***	***Total CBFIs***
Repurchase Fund	10,450,990	1.42%		
Founders Trust	5	0.00%		
Investing Public	725,309,778	98.58%		
Total Outstanding	735,760,773	100.00%		
Total with Distribution Rights	725,309,783			
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 June 30, 2026, this reserve amounted to Ps. 29.09 million, compared to Ps. 43.94 million as of March 31, 2026. The total amount spent on maintenance capex during 2Q26 was Ps. 49.37 million, of which Ps. 6.23 million was recorded in the income statement..

Balance Sheet Analysis

(Figures in millions of pesos)

Balance Sheet Analysis			
	June 2026	*December 2025*	*Var %*
Assets			
Cash, cash equivalents and restricted cash	1,158.1	1,472.6	(21.4%)
Accounts receivable and other receivables	141.2	79.7	77.2%
Remaining Recoverable VAT	151.1	120.6	25.3%
Liabilities			
Suppliers	219.4	339.8	(35.4%)
Accounts payables to related parties	48.9	45.5	7.6%
Interests Payable	131.0	134.2	(2.4%)
Financial Debt from Debt Certificates	3,156.9	3,154.7	0.1%
Long-Term Bank Debt	524.8	562.6	(6.7%)

As of June 30, 2026, **cash** amounted to Ps. 1,158.1 million; a decrease of 21.4% 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. 141.2 million, showing an increase of 77.2% compared to the balance as of December 31, 2025.

The **remaining recoverable VAT** balance was Ps. 151.1 million at the end of 2Q26, 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. 219.4 million, a decrease of 35.4% vs. the balance as of December 31, 2025, due to the normal course of operations.

Accounts payable to Ps. 48.9 million, reflecting an increase of 7.6% vs. December 2025.

The **accrued interest payable** provision is recorded as a liability under **debt obligations** for Ps. 131.0 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. This represents a decrease of 2.4% vs. December 2025.

In the long-term liabilities, **financial obligations** are recorded at Ps. 3,156.9 million, corresponding to the outstanding balance of the FINN18 debt issuance.

The **total bank debt** (short and long-term) closed 2Q26 with a balance of Ps. 587.2 million, showing a decrease of Ps. 33.4 million, or (5.4%), compared to December 2025.

As of June 30, 2026, the debt composition and cost was:

(i) 84.2% (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) 5.6% (BBVA) MXN at a fixed rate of 9.19%.
(iii) 54.9% (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) 0.5% (Sabadell) USD at a variable rate of 3M SOFR plus a spread of 3.26%.

As such, the **weighted average cost of debt** was 9.5% for the peso-denominated financing (94% of total debt), and 4.7% for dollar-denominated financing USCY (6% of total debt). As of the reporting date, the yield for the Mexico 5-Year Government Bond (MBond) was 8.49%. 99.5% of the debt is at a fixed rate or hedged with swaps, and 0.5% is at a variable rate. As of July, the 50-basis-point reduction in the margin on both the peso- and dollar-denominated tranches of the JW Marriott Monterrey Valle hotel loan took effect. And as of April, a 25-basis-point reduction in the peso margin and a 50-basis-point reduction in the dollar margin of the Westin Monterrey hotel loan took effect.

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		
	Covenants	***As of June 30, 2026***
Loan to Value	Equal or lower than 50%	28.2%
Debt Service Coverage	Equal or higher than 1.0	2.5
Debt Service	Equal or higher than 1.5	1.7
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 28.2% as of June 30, 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 June 30, 2026, the **debt service coverage** was 2.5 times, 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	13,266.8
Total Patrimony	8,883.3
Leverage	**1.5**

The **leverage ratio** (total assets to shareholders' equity or total patrimony) was 1.5 times in 2Q26.

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

Debt Ratios (CNBV)	
Loan-to-value	***At June 30, 2026***
(equal or lower than 50%)	
Financing	587.2
Market Debt	3,156.9
Total Assets	13,266.7
Loan-to-value	**28.2%**
Debt Service Coverage Ratio	***At June 30, 2026***
(equal or higher than 1.0)	
Liquid Assets	1,158.1
VAT refunds	151.1
Operating Profit	771.0
Credit lines	-
Sub-Total Numerator	**2,080.2**
Amortization of Interests	354.5
Principal Repayments	62.4
Capital Expenditures	150.0
Developement Expenditure	254.0
Sub-Total Denominator	**820.9**
Debt Service Coverage Ratio	**2.5 veces**

Second Quarter 2026 Relevant Events

- **April 7, 2026** – Fibra Inn Publishes the Agenda for the Annual Ordinary Shareholders' Meeting on April 24, 2026.
- **April 17, 2026** – Fibra Inn Announces the Termination of its Market Maker Agreement.
- **April 24, 2026** – Fibra Inn Publishes Resolutions for the Annual Ordinary Shareholders' Meeting on April 24, 2026.
- **April 24, 2026** – Fibra Inn Announces First Quarter 2026 Results.
- **April 27, 2026** – Fibra Inn Releases its 2025 Sustainability Report.
- **May 5, 2026** – Fibra Inn Announces Appointment of a New Chief Financial Officer.
- **June 30, 2026** – Fibra Inn Announces the Divestment of an Asset in Chihuahua.

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

ESG

During the second 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

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

2Q26 Hotel Portfolio

PORTFOLIO DETAILS			
Brand	***City***	***Status***	***Rooms***
	Limited-Service Hotels		
Microtel Inn & Suites by Wyndham	Toluca	Operating	129
Microtel Inn & Suites by Wyndham	Cd. Juarez	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	Juárez	Operating	182
Courtyard by Marriott	Satillo	Operating	180
Courtyard by Marriott	Chihuahua	Operating	152
Courtyard by Marriott	Guadalajara	Operating	186
Wyndham Garden	Playa del Carmen	Operating	196
Wyndham Garden	Monterrey	Operating	85
AC Hotels by Marriot	Guadalajara	Operating	180
			3,048
	Full-Service Hotels		
Holiday Inn	Monterrey	Operating	198
Holiday Inn	Puebla	Operating	150
Exhacienda San Xavier	Guanajuato	Operating	155
Marriot	Puebla	Operating	296
Holiday Inn	Ciudad de México	Operating	214
Holiday Inn	Altamira	Operating	203
Casa Grande	Chihuahua	Operating	88
Crowne Plaza	Delicias	Operating	219
Holiday Inn	Monterrey	Operating	95
Holiday Inn	Reynosa	Operating	196
The Westin	Cd. Juárez	Operating	174
JW Marriot	Monterrey	Operating	250
Holiday Inn	Monterrey	Operating	198
			2,238
	Extended Stay Hotels		
Staybridge Suites	Guadalajara	Operating	117
Total Fibra Inn's Portfolio as of June 30, 2025			**5,645**

Balance Sheet

Fideicomiso Irrevocable DB/1616
Unaudited Condensed Consolidated Statements of Financial Position
As of June 30, 2026, and December 31, 2025
Thousands of Mexican Pesos

	As of June 30, 2026	%	As of December 31, 2025	%
ASSETS				
Current Assets				
Cash, cash equivalents and restricted cash	1,158,139	8.7%	1,472,634	10.9%
Trade and other accounts receivable, net	141,203	1.1%	79,693	0.6%
Inventory	6,896	0.1%	8,757	0.1%
Advanced payments	40,498	0.3%	24,982	0.2%
Recoverable value-added tax	34,658	0.3%	27,622	0.2%
Recoverable taxes and others	151,105	1.1%	120,567	0.9%
Total current assets	1,532,499	11.6%	1,734,255	12.9%
Non-current assets				
Property, furniture and equipment, net	11,535,778	87.0%	11,578,849	85.9%
Right-of-use assets, net	43,232	0.3%	7,562	0.1%
Accounts receivable	9,210	0.1%	9,210	0.1%
Derivative financial instruments	29,123	0.2%	32,398	0.2%
Restricted cash	89,435	0.7%	93,438	0.7%
Intangible assets, net and warranty deposits	27,512	0.2%	28,897	0.2%
Total non-current assets	11,734,290	88.4%	11,750,354	87.1%
Total Assets	**13,266,789**	**100%**	**13,484,609**	**100%**
LIABILITIES				
Current liabilities				
Suppliers	219,383	5.0%	339,787	7.8%
Accounts payable to related parties	48,949	1.1%	45,509	1.0%
Short-term bank debt	62,413	1.4%	57,972	1.3%
Other payables	72,944	1.7%	35,889	0.8%
Tax payable	68,207	1.6%	92,686	2.1%
Interest payable	131,024	3.0%	134,202	3.1%
Lease liabilities	10,871	0.2%	4,705	0.1%
Cash settled executive share-based compensation	7,626	0.2%	20,163	0.5%
Advances from clients	15,111	0.3%	7,775	0.2%
Total current liabilities	636,528	14.5%	738,688	16.4%
Non-current liabilities				
Debt securities	3,156,937	72.0%	3,154,709	70.2%
Bank debt	8,721	0.2%	13,082	0.3%
Premium for issuance of debt securities	524,769	12.0%	562,626	12.5%
Employee benefits	34,425	0.8%	3,395	0.1%
Liability	18,823	0.4%	19,202	0.4%
Lease improvement guarantee	3,304	0.1%	3,304	0.1%
Total non-current liabilities	3,746,979	85.5%	3,756,318	83.6%
Total Liabilities	**4,383,507**	**100%**	**4,495,006**	**100%**
EQUITY				
Trustors' equity				
Contributed capital	6,550,877	73.7%	6,682,045	74.3%
Equity Instruments-Based Payment Reserve	7,333	0.1%	5,761	0.1%
Reserve for repurchase of CBFIs	134,016	1.5%	134,580	1.5%
Property revaluation surplus	4,432,832	49.9%	4,432,832	49.3%
Reserve for valuation effect of derivative financial instruments	13,890	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	(3,785,028)	(42.6%)	(3,796,064)	(42.2%)
Total trustors' equity from controlling interest	7,346,858	82.7%	7,467,244	83.1%
Non-controlling interest	1,536,424	17.3%	1,522,359	16.9%
Total trustors' equity	**8,883,282**	**100%**	**8,989,603**	**100%**
Total liabilities and trustors' equity	**13,266,789**	**100%**	**13,484,609**	**100%**

IFRS Income Statement

Unaudited Condensed Consolidated Income Statements and of Other Comprehensive Income

For the period of April 1st to June 30, 2026 & 2025 and for the six-month period ended on June 30, 2026 & 2025

Thousands of Mexican Pesos

	2Q26	%	2Q25	%	Var. Ps.	Var. %	Accumulated 2026	%	Accumulated 2025	%	Var. Ps.	Var. %
Room	620,894	87.9%	614,955	88.2%	5,939	1.0%	1,148,067	87.4%	1,204,557	88.4%	(56,490)	(4.7%)
Food and beverages	66,651	9.4%	64,209	9.2%	2,442	3.8%	127,169	9.7%	123,707	9.1%	3,462	2.8%
Other hotel revenues	16,281	2.3%	15,091	2.2%	1,190	7.9%	33,618	2.6%	28,578	2.1%	5,040	17.6%
Property leases	2,681	0.4%	3,107	0.4%	(426)	(13.7%)	5,125	0.4%	6,193	0.5%	(1,068)	(17.2%)
Total Revenue	**706,507**	**100.0%**	**697,362**	**100.0%**	**9,145**	**1.3%**	**1,313,979**	**100.0%**	**1,363,035**	**100.0%**	**(49,056)**	**(3.6%)**
Costs and expenses from hotel services												
Room	165,053	23.4%	165,010	23.7%	43	0.0%	320,144	24.4%	324,088	23.8%	(3,944)	(1.2%)
Food and beverages	49,749	7.0%	44,474	6.4%	5,275	11.9%	95,240	7.2%	89,746	6.6%	5,494	6.1%
Other operating expenses	9,372	1.3%	7,282	1.0%	2,090	28.7%	18,270	1.4%	13,451	1.0%	4,819	35.8%
Administrative	113,200	16.0%	116,811	16.8%	(3,611)	(3.1%)	214,330	16.3%	231,902	17.0%	(17,572)	(7.6%)
Advertising and promotion	28,471	4.0%	22,208	3.2%	6,263	28.2%	54,129	4.1%	43,896	3.2%	10,233	23.3%
Energy resources	36,543	5.2%	37,619	5.4%	(1,076)	(2.9%)	69,563	5.3%	70,921	5.2%	(1,358)	(1.9%)
Preventive mantenance	26,685	3.8%	29,599	4.2%	(2,914)	(9.8%)	55,762	4.2%	56,903	4.2%	(1,141)	(2.0%)
Impaiment of financial assets	1,172	0.2%	73	0.0%	1,099	N.A.	(792)	(0.1%)	(1,767)	(0.1%)	975	(55.2%)
Royalties	46,763	6.6%	46,801	6.7%	(38)	(0.1%)	86,031	6.5%	90,911	6.7%	(4,880)	(5.4%)
Total costs and expenses of hotel services	477,008	67.5%	469,877	67.4%	7,131	1.5%	912,677	69.5%	920,051	67.5%	(7,374)	(0.8%)
	-	-	-	-	-	-	-	-	-	-	-	-
Gross Profit	**229,499**	**32.5%**	**227,485**	**32.6%**	**2,014**	**0.9%**	**401,302**	**30.5%**	**442,984**	**32.5%**	**(41,682)**	**(9.4%)**
Other costs and expenses												
Property tax	5,613	0.8%	5,674	0.8%	(61)	(1.1%)	10,825	0.8%	10,692	0.8%	133	1.2%
Insurance	2,817	0.4%	3,214	0.5%	(397)	(12.4%)	5,648	0.4%	6,419	0.5%	(771)	(12.0%)
Corporate administrative expenses	37,457	5.3%	36,716	5.3%	741	2.0%	96,690	7.4%	66,327	4.9%	30,363	45.8%
Join Venture's corporate administration expenses	1,614	0.2%	1,451	0.2%	163	11.2%	3,439	0.3%	3,465	0.3%	(26)	(0.8%))
Depreciation and amortization	106,287	15.0%	94,087	13.5%	12,200	13.0%	201,408	15.3%	203,730	14.9%	(2,322)	(1.1%)
Accounting (gain) loss and disposal of assets	(46,687)	(6.6%)	(75,240)	(10.8%)	28,553	(37.9%)	(42,580)	(3.2%)	(73,414)	(5.4%)	30,834	(42.0%)
	6,233	0.9%	1,017	0.1%	5,216	N.A.	10,162	0.8%	1,967	0.1%	8,195	N.A.
Non-capitalizable major maintenance	791	0.1%	1,725	0.2%	(934)	(54.1%)	1,572	0.1%	1,725	0.1%	(153)	(8.9%)
	11,083	1.6%	8,613	1.2%	2,470	28.7%	17,651	1.3%	23,180	1.7%	(5,529)	(23.9%)
Acquisition and organization expenses	(79,871)	(11.3%)	(3,326)	(0.5%)	(76,545)	N.A.	(80,296)	(6.1%)	(4,192)	(0.3%)	(76,104)	N.A.
Total other costs and expenses	45,337	6.4%	73,931	10.6%	(28,594)	(38.7%)	224,519	17.1%	239,899	17.6%	(15,380)	(6.4%)
Operating income	**184,162**	**26.1%**	**153,554**	**22.0%**	**30,608**	**19.9%**	**176,783**	**13.5%**	**203,085**	**14.9%**	**(26,302)**	**(13.0%)**
Interest expense	87,494	12.4%	91,214	13.1%	(3,720)	(4.1%)	179,093	13.6%	184,580	13.5%	(5,487)	(3.0%)
Interest income	(11,865)	(1.7%)	(30,977)	(4.4%)	19,112	(61.7%)	(30,457)	(2.3%)	(63,947)	(4.7%)	33,490	(52.4%)
Foreign exchange rate (gain) loss, net	11,937	1.7%	8,184	1.2%	3,753	45.9%	2,348	0.2%	8,806	0.6%	(6,458)	(73.3%)
Total financial expense, net	87,566	12.4%	68,421	9.8%	19,145	28.0%	150,984	11.5%	129,439	9.5%	21,545	16.6%
	96,596	**13.7%**	**85,133**	**12.2%**	**11,463**	**13.5%**	**25,799**	**2.0%**	**73,646**	**5.4%**	**(47,847)**	**(65.0%)**
Non-controlling interest	13,329	1.9%	18,104	2.6%	(4,775)	(26.4%)	15,327	1.2%	24,345	1.8%	(9,018)	(37.0%)
Controlling interest	**83,267**	**11.8%**	**67,029**	**9.6%**	**16,238**	**24.2%**	**10,472**	**0.8%**	**49,301**	**3.6%**	**(38,829)**	**(78.8%)**
Other comprehensive income (loss)												
Actuarial loss from remeasurement of defined benefit plan	-	0.0%	-	0.0%	-	0%	-	0.0%	(56)	(0.0%)	56	100.0%
Reserve for valuation effect of derivative financial instruments	(5,290)	(0.7%)	(10,002)	(1.4%)	4,712	(47.1%)	(2,524)	(0.2%)	(32,070)	(2.4%)	29,546	(92.1%)
Comprehensive income (loss)	**91,306**	**12.9%**	**75,131**	**10.8%**	**16,175**	**21.5%**	**23,275**	**1.8%**	**41,520**	**3.0%**	**(18,245)**	**(43.9%)**
Non-controlling interest in comprehensive income (loss)	10,684	1.5%	13,103	1.9%	(2,419)	(18.5%)	14,065	1.1%	8,310	0.6%	5,755	69.3%
Controlling interest in comprehensive income (loss)	**80,622**	**11.4%**	**62,028**	**8.9%**	**18,594**	**30.0%**	**9,210**	**0.7%**	**33,210**	**2.4%**	**(24,000)**	**(72.3%)**

NOI Income Statement

Fideicomiso Irrevocable DB/1616

Estados consolidados de resultados y resultado integral - No Auditados

Por el periodo del 1 de abril al 30 de Junio de 2026 y 2025 y el acumulado al 30 de junio de 2026 y 2025

Miles de pesos

	2Q26	%	2Q25	%	Var. Ps.	Var. %	Cumulative 2026	%	Cumulative 2025	%	Var. Ps.	Var. %
Rooms	620,894	87.9%	614,955	88.2%	5,939	1.0%	1,148,067	87.4%	1,204,557	88.4%	(56,490)	(4.7%)
Food and beverages	66,651	9.4%	64,209	9.2%	2,442	3.8%	127,169	9.7%	123,707	9.1%	3,462	2.8%
Other hotel revenues	16,281	2.3%	15,091	2.2%	1,190	7.9%	33,618	2.6%	28,578	2.1%	5,040	17.6%
Property leases	2,681	0.4%	3,107	0.4%	(426)	(13.7%)	5,125	0.4%	6,193	0.5%	(1,068)	(17.2%)
Total revenue	**706,507**	**100.0%**	**697,362**	**100.0%**	**9,145**	**1.3%**	**1,313,979**	**100.0%**	**1,363,035**	**100.0%**	**(49,056)**	**(3.6%)**
Costs and expenses from hotel services												
Rooms	165,053	23.4%	165,010	23.7%	43	0.0%	320,144	24.4%	324,088	23.8%	(3,944)	(1.2%)
Food and beverages	49,749	7.0%	44,474	6.4%	5,275	11.9%	95,240	7.2%	89,746	6.6%	5,494	6.1%
Other operating expenses	9,372	1.3%	7,282	1.0%	2,090	28.7%	18,270	1.4%	13,451	1.0%	4,819	35.8%
Administrative	114,372	16.2%	116,884	16.8%	(2,512)	(2.1%)	213,538	16.3%	230,135	16.9%	(16,597)	(7.2%)
Advertising and promotion	28,471	4.0%	22,208	3.2%	6,263	28.2%	54,129	4.1%	43,896	3.2%	10,233	23.3%
Energy Resources	36,543	5.2%	37,619	5.4%	(1,076)	(2.9%)	69,563	5.3%	70,921	5.2%	(1,358)	(1.9%)
Preventive maintenance	26,685	3.8%	29,599	4.2%	(2,914)	(9.8%)	55,762	4.2%	56,903	4.2%	(1,141)	(2.0%)
Royalties	46,763	6.6%	46,801	6.7%	(38)	(0.1%)	86,031	6.5%	90,911	6.7%	(4,880)	(5.4%)
Property tax	5,613	0.8%	5,674	0.8%	(61)	(1.1%)	10,825	0.8%	10,692	0.8%	133	1.2%
Insurance	2,817	0.4%	3,214	0.5%	(397)	(12.4%)	5,648	0.4%	6,419	0.5%	(771)	(12.0%)
Total costs and expenses of hotel services	485,438	68.7%	478,765	68.7%	6,673	1.4%	929,150	70.7%	937,162	68.8%	(8,012)	(0.9%)
NOI	**221,069**	**31.3%**	**218,597**	**31.3%**	**2,472**	**1.1%**	**384,829**	**29.3%**	**425,873**	**31.2%**	**(41,044)**	**(9.6%)**
Other costs and expenses												
Corporate administrative expenses	37,457	5.3%	36,716	5.3%	741	2.0%	96,690	7.4%	66,327	4.9%	30,363	45.8%
Joint Venture's corporate administration expenses	1,614	0.2%	1,451	0.2%	163	11.2%	3,439	0.3%	3,465	0.3%	(26)	(0.8%)
Acquisition and organization expenses	11,083	1.6%	8,613	1.2%	2,470	28.7%	17,651	1.3%	23,180	1.7%	(5,529)	(23.9%)
Non-capitalizable major maintenance	6,233	0.9%	1,017	0.1%	5,216	N.A.	10,162	0.8%	1,967	0.1%	8,195	N.A.
Other income, net	(79,871)	(11.3%)	(3,326)	(0.5%)	(76,545)	N.A.	(80,296)	(6.1%)	(4,192)	(0.3%)	(76,104)	N.A.
	(23,484)	(3.3%)	44,471	6.4%	(67,955)	(152.8%)	47,646	3.6%	90,747	6.7%	(43,101)	(47.5%)
EBITDA	**244,553**	**34.6%**	**174,126**	**25.0%**	**70,427**	**40.4%**	**337,183**	**25.7%**	**335,126**	**24.6%**	**2,057**	**0.6%**
Plus: Acquisition and organization expenses and maintenance expenses	17,316	2.5%	9,630	1.4%	7,686	79.8%	27,813	2.1%	25,147	1.8%	2,666	10.6%
Plus: Expense related to organizational restructuring	0	0.0%	0	0.0%	-	0%	29,465	2.2%	0	0.0%	29,465	100.0%
Plus: Insurance claim event	(78,433)	(11.1%)	0	0.0%	(78,433)	100.0%	(78,433)	(6.0%)	0	0.0%	(78,433)	100.0%
Adjusted EBITDA	**183,436**	**26.0%**	**183,756**	**26.4%**	**(320)**	**(0.2%)**	**316,028**	**24.1%**	**360,273**	**26.4%**	**(44,245)**	**(12.3%)**
Depreciation and amortization	106,287	15.0%	94,087	13.5%	12,200	13.0%	201,408	15.3%	203,730	14.9%	(2,322)	(1.1%)
Accounting (gain) loss on disposal of assets	(46,687)	(6.6%)	(75,240)	(10.8%)	28,553	(37.9%)	(42,580)	(3.2%)	(73,414)	(5.4%)	30,834	(42.0%)
Equity-based executive compensation	791	0.1%	1,725	0.2%	(934)	(54.1%)	1,572	0.1%	1,725	0.1%	(153)	(8.9%)
Total other costs and expenses	60,391	8.5%	20,572	2.9%	39,819	193.6%	160,400	12.2%	132,041	9.7%	28,359	21.5%
EBIT (Operating income)	**184,162**	**26.1%**	**153,554**	**22.0%**	**30,608**	**19.9%**	**176,783**	**13.5%**	**203,085**	**14.9%**	**(26,302)**	**(13.0%)**
Interest expense	87,494	12.4%	91,214	13.1%	(3,720)	(4.1%)	179,093	13.6%	184,580	13.5%	(5,487)	(3.0%)
Interest income	(11,865)	(1.7%)	(30,977)	(4.4%)	19,112	(61.7%)	(30,457)	(2.3%)	(63,947)	(4.7%)	33,490	(52.4%)
Foreign exchanfe rate (gain) loss, net	11,937	1.7%	8,184	1.2%	3,753	45.9%	2,348	0.2%	8,806	0.6%	(6,458)	(73.3%)
Total financial expense, net	87,566	12.4%	68,421	9.8%	19,145	28.0%	150,984	11.5%	129,439	9.5%	21,545	16.6%
Net consolidated income (loss)	**96,596**	**13.7%**	**85,133**	**12.2%**	**11,463**	**13.5%**	**25,799**	**2.0%**	**73,646**	**5.4%**	**(47,847)**	**(65.0%)**
Non-controlling interest	13,329	1.9%	18,104	2.6%	(4,775)	(26.4%)	15,327	1.2%	24,345	1.8%	(9,018)	(37.0%)
Controlling interest	**83,267**	**11.8%**	**67,029**	**9.6%**	**16,238**	**24.2%**	**10,472**	**0.8%**	**49,301**	**3.6%**	**(38,829)**	**(78.8%)**
Other comprehensive income (loss)												
Actuarial loss from remeasurement of defined benefit plan	0	0.0%	0	0.0%	-	0%	0	0.0%	-56	(0.0%)	56	(100.0%)
Reserve for the valuation effect of derivative financial instruments	(5,290)	(0.7%)	(10,002)	(1.4%)	4,712	(47.1%)	(2,524)	(0.2%)	(32,070)	(2.4%)	29,546	(92.1%)
Comprehensive income (loss)	**91,306**	**12.9%**	**75,131**	**10.8%**	**16,175**	**21.5%**	**23,275**	**1.8%**	**41,520**	**3.0%**	**(18,245)**	**(43.9%)**
Non-controlling interest in comprehensive income (loss)	10,684	1.5%	13,103	1.9%	(2,419)	(18.5%)	14,065	1.1%	8,310	0.6%	5,755	69.3%
Controlling interest in comprehensive income (loss)	**80,622**	**11.4%**	**62,028**	**8.9%**	**18,594**	**30.0%**	**9,210**	**0.7%**	**33,210**	**2.4%**	**(24,000)**	**(72.3%)**
FFO	**103,959**	**14.7%**	**134,484**	**19.3%**	**(30,525)**	**22.7%**	**173,978**	**13.2%**	**266,422**	**19.5%**	**(92,444)**	**(34.7%)**

Changes in Shareholders' Equity Statement

Fideicomiso Irrevocable DB/1616

Consolidated Statements of Changes in Trustors' Equity – Unaudited

As of June 30, 2026 and June 30, 2025

Thousands of pesos

	Contributed Capital	*Share-based compensation reserve*	*Reserve for repurchase CBFIs*	*Property Revaluation Surplus*	*Reserve for valuation effect of derivative financial instruments*	*Actuarial loss from remeasurement of the defined benefit plan*	*Retained earnings*	*Controlling Interest*	*Non-controlling interest*	*Total trustors' Equity*
As of december 31, 2024	**6,996,913**	**0**	**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 CBFI´s	(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	(130,579)	-	-	-	-	-	-	(130,579)	-	(130,579)
Cancellation of repurchase fund	-	-	(250,000)	-	-	-	250,000	-	-	-
Reserve for repurchase CBFIs	-	-	250,000	-	-	-	(250,000)	-	-	-
Equity-settled share-based payments	-	1,572	-	-	-	-	-	1,572	-	1,572
Repurchase of CBFIs through the repurchase fund reserve	(564)	-	(564)	-	-	-	564	(564)	-	(564)
Other change in equity	(25)	-	-	-	-	-	-	(25)	-	(25)
Comprehensive income (loss)	-	-	-	-	(1,262)	-	10,472	9,210	14,065	23,275
As of June 30, 2026	**6,550,877**	**7,333**	**134,016**	**4,432,832**	**13,890**	**(7,062)**	**(3,785,028)**	**7,346,858**	**1,536,424**	**8,883,282**

Cash Flow Statement

Fideicomiso Irrevocable DB/1616
Unaudited Condensed Consolidated Statementd of Cash Flow
For the period of January 1 to June 30, 2026 and 2025
(Thousand of Mexican pesos)

	2026	2025
OPERATING ACTIVITIES		
Income before income taxes	25,799	73,646
Adjustments:		-
Depreciation and amortization	201,408	203,730
Accounting gain on disposal of assets	(42,580)	(73,414)
Allowance for impairment of financial assets	(792)	(1,767)
Amortization and cancellation of capitalized debt costs	2,944	2,841
Debt interests	176,149	181,739
Interest Income	(30,457)	(63,947)
Unrealized foreign exchange gain	9,256	10,278
Executive compensation based on CBFIs	1,572	1,725
	343,299	334,831
		-
Receivables and other accounts receivable	(60,718)	(17,499)
Invent	1,861	(8,343)
Advanced payments	(15,516)	(17,940)
Recoverable taxes	(37,574)	3,018
Suppliers and other payables	(81,523)	67,515
Payable taxes	(24,479)	19,155
Employee benefits	(379)	1,915
Net cash flows generated by operating activities	**124,971**	**382,652**
INVESTING ACTIVITIES		
Acquisition of property, furniture and equipment	(175,780)	(114,651)
Revenue for sale of property, furniture and equipment	66,893	100,815
Acquisition of intangible assets and warranty deposits	(107)	(1,838)
Interest income	30,457	63,947
Related parties	-	40,000
Net cash flows used in investing activities	**(78,537)**	**88,273**
FINANCING ACTIVITIES		
Settlement of bank debt	(28,410)	(24,218)
Restricted cash	4,003	(4,282)
Settlement of derivative financial instruments	4,675	11,993
Interest paid	(187,901)	(197,707)
Interest paid to related parties	-	(20,000)
Lease liability payments	(7,185)	(3,390)
Refunds paid to certificate holders	(130,579)	(132,464)
New shareholders contributions	-	853
Repurchase of CBFIs with repurchase fund reserve	(564)	(16,337)
Net cash flows (used in) generated by financing activities	**(345,961)**	**(385,552)**
(Decrease) Increase of cash and cash equivalents of the period	**(299,527)**	**85,373**
Cash and cash equivalents at the beginning of the year	1,472,634	1,713,148
Foreign exchange fluctuation in cash	(14,968)	(35,739)
Cash and cash equivalent at the end of the period	**1,158,139**	**1,762,782**

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.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.