

Fibra Inn Announces the Sale of the Microtel Inn & Suites by Wyndham Chihuahua Hotel

Monterrey, Mexico, June 06, 2025 – CIBanco, S.A., Institución de Banca Múltiple (as the final and universal beneficiary of Deutsche Bank Mexico, S.A. Institución de Banca Múltiple, División Fiduciaria DB/1616 or Fibra Inn (BMV: FINN13) ("Fibra Inn" or the "Company"), the Mexican real estate investment trust internally managed and specialized in the hotel industry serving the traveler with global brands, announces the completion of the sale of the Microtel Inn & Suites by Wyndham Chihuahua hotel.

Fibra Inn received a payment of Ps. 100.0 million plus VAT. The proceeds will be allocated to higher-return projects, including the repurchase and cancellation of CBFIs, as well as investments in properties within the current portfolio.

"This sale allows us to redirect resources toward modernization projects in hotels located in high-demand markets. We are confident these renovations will have a positive impact on the portfolio's operating profitability", Miguel Aliaga, CFO.

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.