Fibra Inn Announces the Signing of a Binding Agreement for the Acquisition of the Secrets Puerto Los Cabos Hotel

Monterrey, Mexico, August 6, 2026 – Banco Multiva, S.A., Institución de Banca Múltiple, Grupo Financiero Multiva, in its capacity as trustee of the Irrevocable Trust DB/1616 (BMV: FINN13) (“Fibra Inn” or the “Issuing Trust”), the internally managed Mexican hotel real estate investment trust (FIBRA) specialized in serving travelers through international brands, announces that a binding agreement has been signed for the acquisition of the hotel property known as Secrets Puerto Los Cabos ("SPLC"), located in San José del Cabo, Baja California Sur.

This intended transaction is aligned with Fibra Inn's growth and portfolio strengthening strategy, which contemplates the diversification of its hotel assets through the incorporation of stabilized properties that generate consistent and more predictable operating cash flows. Likewise, the incorporation of SPLC will allow Fibra Inn to expand its participation in new segments of the hotel market with attractive growth prospects, strengthening its competitive positioning and broadening its geographic presence. Taken together, this acquisition contributes to the objective of achieving greater operating scale, generating efficiencies, optimizing the composition of its portfolio, and creating sustainable value for its investors over the long term.

The value of the transaction has been estimated at USD $200 million, subject to adjustments that may result from the review and negotiation process between the parties, to be settled through the issuance and delivery of CBFIs (considering a price of MXN $5.40 per CBFI) and, as applicable, the assumption of bank debt related to said property, in accordance with the structure to be defined and approved by the corresponding corporate bodies, and in accordance with applicable law.

Once all necessary elements are in place, a Holders' Meeting will be convened to submit for its consideration the approval of this acquisition, as well as the final terms and conditions thereof.

Given that one of the potential sellers is considered a Related Party of the Issuing Trust, strict adherence has been maintained to the provisions applicable to this type of transaction as set forth in the trust's bylaws, with the involvement of the corresponding corporate bodies composed solely and exclusively of the Independent Members of the Technical Committee. In this regard, as of the date hereof, a comprehensive process is underway, within which a fairness opinion regarding the property is expected to be obtained. Additionally, the Binding Agreement is subject to financial, legal, operational, tax, and technical due diligence on the property, with the objective of validating the relevant information and determining the feasibility of the transaction in accordance with the preliminarily agreed terms.

SPLC has 500 suites, 8 restaurants, and 14 event spaces, with capacity to accommodate up to 1,188 attendees. As of December 31, 2025, it had a bank debt balance of USD $60 million and generated USD $20 million in EBITDA during the year.

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

Sergio Martínez, RI
Fibra Inn
Tel. 52-81-5000-0200
ir@fibrainn.mx