



EARNINGS RELEASE 3Q26

**INVESTOR
RELATIONS**

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Monterrey, Mexico, October 27, 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 Third Quarter results for the period ended September 30, 2026 (3Q26). These results were prepared in accordance with International Financial Reporting Standards (IFRS) and are stated in nominal Mexican pesos (Ps.).

3Q26 Highlights:

- Fibra Inn **owns 32 hotels with a total of 5,645 rooms**, of which 31 are in operation with 5,431 rooms.
- The main hotel indicators for the quarter were: **Occupancy** was 59.4%, compared to 58.7% in 3Q25; **ADR** was Ps. 2,017.2, 4.6% higher than in 3Q25; while **RevPAR** was Ps. 1,198.0, 5.8% higher than in 3Q25.
- **Total Income** increased 3.0% compared to 3Q25, reaching Ps. 674.3 million.
- **NOI¹** was Ps. 195.4 million, 4.1% higher than in 3Q25; the **margin** was 29.0%, 0.3 percentage points above 3Q25.
- **Adjusted EBITDA²** totaled Ps. 152.6 million, 3.1% lower than in 3Q25, representing a **margin** of 22.6%, compared to 24.1% in the same period of the prior year.
- **FFO³** was Ps. 63.1 million, 34.0% lower than in 3Q25, with a **margin** of 9.4%, 5.3 percentage points below 3Q25.
- **Distribution to Holders** will be Ps. 58.0 million, which represents Ps. 0.0800 per CBFI, across 725,309,783 certificates.
- The **weighted average net cost of debt** for total debt was 9.2%; 9.5% for peso-denominated financing (93.6% of the total), and 4.8% for dollar-denominated financing (6.4% 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					
<i>(Figures in millions of pesos)</i>		3Q26		3Q25	
				Var	
Room Revenue	598.6	88.8%	577.6	88.2%	3.6%
Food and Beverage Revenue	55.9	8.3%	62.8	9.6%	(11.0%)
Other Hotel Revenues	16.8	2.5%	11.9	1.8%	41.0%
Property Leases Revenue	3.1	0.5%	2.3	0.3%	36.1%
Total Revenues	674.3	100.0%	654.5	100.0%	3.0%
NOI	195.4	29.0%	187.7	28.7%	4.1%
Adjusted EBITDA	152.6	22.6%	157.5	24.1%	(3.1%)
FFO	63.1	9.4%	95.7	14.6%	(34.0%)
AFFO	41.0	6.1%	62.9	9.6%	(34.8%)
Distribution and Dividend Yield		3Q26		3Q25	
				Var	
Distribution per CBFI (Ps.)	0.0800		0.0900		(11.1%)
Distribution per CBFI (LTM) (Ps.)	0.3500		0.3450		1.4%
Total Distribution (Ps. millions)	58.0		65.7		(11.7%)
CBFI Price (September 30, 2026)	4.7		4.7		0.0%
CBFIs in Repurchase Fund (millions)	10.5		4.2		151.5%
CBFIs with distribution rights (millions)	725.3		731.6		(0.9%)
Float	98.6%		99.4%		0.8 pp
Market Cap (Ps. millions)	3,450.7		3,450.7		0.0%
Total Assets (Ps. millions)	13,047.1		13,547.9		(3.7%)
Debt		3Q26		3Q25	
				Var	
		Ps. 3.2 Bn		Ps. 3.2 Bn	
BMV: FINN 18		@fixed 9.93%		@fixed 9.93%	
		02-Feb-28		02-Feb-28	
Weighted Avg Net Cost of Total Debt	9.2%		9.1%		0.1 pp
LTV	28.7%		28.0%		0.7 pp
Fitch	A-		A-		
HR Ratings	A+		A+		
Operating Results		3Q26		3Q25	
				Var	
Hotels in operation	31		32		(1)
Number of Rooms	5,431		5,546		(115)
Closed Hotels	1		1		-
Occupancy (Total Sales)	59.4%		58.7%		0.7 pp
ADR (Total Sales) Ps.	2,017.2		1,928.8		4.6%
RevPAR (Total Sales) Ps.	1,198.0		1,131.9		5.8%
Land Lots	2		2		-
Properties at the end of the quarter	34		35		(1)
Footprint (States)	13		13		-

CEO Message

"During the third quarter of 2026, the portfolio's performance exceeded that of the same period of the prior year. In this period, the average rate stood at Ps. 2,017.2, 4.6% above 3Q25, while occupancy was 59.4%, which allowed us to achieve a RevPAR of Ps. 1,198.0. The Fibra's total revenues amounted to Ps. 674.3 million and NOI reached Ps. 195.4 million, with a margin of 29.0%, reflecting the operational discipline we have maintained throughout the year.

In line with our objective of diversifying the portfolio, we obtained approval from the Holders' Assembly for the acquisition of the Secrets Puerto Los Cabos hotel. This is a strategic step: with the incorporation of this beach asset, we are entering the "all inclusive" segment for the first time and adding a new Hyatt brand to our portfolio, reaffirming our focus on international brands. This acquisition will give greater scale to our portfolio and will allow us to broaden our exposure to leisure tourism, complement the demand of our urban hotels, and redirect capital toward higher-return investments, in continuity with our asset recycling strategy. Mindful that a transaction of this nature entails significant acquisition expenses, we have adopted a conservative position in the management of our resources.

This growth is supported by our internalized operating model, which gives us close control over the performance of each property and agility to respond to market conditions, providing better service to our clients and adapting our offering to their needs, with a clear focus on improving the profitability of each asset.

We are optimistic about the year-end close. We expect a fourth quarter with greater activity across our portfolio, driven by favorable year-end seasonality.

We are convinced that consistent financial discipline and active portfolio management, now with a presence in the "all inclusive" segment, will allow us to continue strengthening our operating and financial indicators, generating sustainable, long-term value for all our stakeholders."

Jaime Cohen Bistre

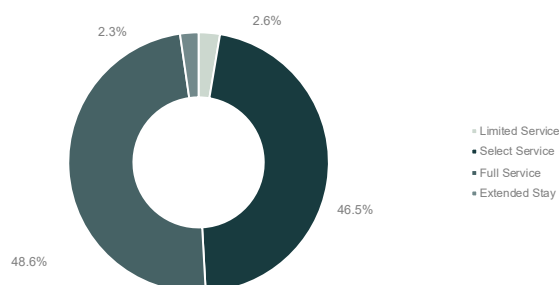
CEO

Operating Results

(Figures in millions of pesos)

Total Revenue per Segment				
	3Q26		3Q25	
	Revenue	% revenue	Revenue	% revenue
Limited Service	17.2	2.6%	18.2	2.8%
Select Service	313.7	46.5%	290.9	44.4%
Full Service	328.0	48.6%	330.9	50.6%
Extended Stay	15.4	2.3%	14.5	2.2%
Total	674.3	100.0%	654.5	100.0%

The **hotel portfolio** as of the end of 3Q26 was comprised of 31 properties in operation: 2 Limited Service, 17 Select Service, 11 Full Service, and 1 Extended Stay.



Hotel Operational Indicators

Quarterly Total Sales

Quarterly Total Sales			
	3Q26	3Q25	%
Number of Hotels	31	32	-
Room Revenue (Ps. millions)	598.6	577.6	3.6%
Occupancy	59.4%	58.7%	0.7 pp
ADR (Ps.)	2,017.2	1,928.8	4.6%
RevPAR (Ps.)	1,198.0	1,131.9	5.8%

Quarterly Same-store Sales

Quarterly Same-store Sales			
	3Q26	3Q25	%
Number of Hotels	31	31	-
Room Revenue (Ps. millions)	598.6	569.5	5.1%
Occupancy	59.4%	58.4%	1.0 pp
ADR (Ps.)	2,017.2	1,950.3	3.4%
RevPAR (Ps.)	1,198.0	1,139.7	5.1%

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

Hotel Operation

	Hotels	Hotel Operation		
		Room	% Total Rooms	% Total NOI
By Segment				
Limited Service	2	242	4.5%	1.5%
Select Service	17	3,048	56.1%	46.8%
Full Service	11	2,024	37.3%	49.1%
Extended Stay	1	117	2.2%	2.5%
Total	31	5,431	100.0%	100.0%
By Region				
North	7	1,072	19.7%	26.5%
Northeast	13	2,377	43.8%	62.2%
Center and South	8	1,499	27.6%	4.3%
West	3	483	8.9%	7.1%
Total	31	5,431	100.0%	100.0%
By Operator				
Fibra Inn	29	5,007	92.2%	71.1%
Aimbridge LATAM	2	424	7.8%	28.9%
Total	31	5,431	100.0%	100.0%

During 3Q26, the **segment** with the largest share was Select Service, with 56.1% of the total rooms, representing 46.8% of the NOI. The **region** with the largest share was the Northeast, with 43.8% of the rooms and 62.2% of the NOI.

Information by Segment, Hotel Chain, and Region

Quarterly Same-store Sales							
	3Q26			3Q25			
	Occupancy	ADR (Ps.)	RevPAR (Ps.)	Occupancy	ADR (Ps.)	RevPAR (Ps.)	%RevPAR
By Segment							
Limited Service	58.4%	1,300.0	759.2	60.5%	1,439.7	871.5	(12.9%)
Select Service	60.5%	1,745.8	1,055.8	59.6%	1,670.6	995.1	6.1%
Full Service	56.1%	2,587.4	1,452.7	55.0%	2,528.1	1,390.3	4.5%
Extended Stay	89.3%	1,573.6	1,405.5	82.9%	1,599.4	1,325.6	6.0%
Total	59.4%	2,017.2	1,198.0	58.4%	1,950.3	1,139.7	5.1%
By Region							
North ¹	75.8%	1,828.1	1,385.4	70.0%	1,719.4	1,203.2	15.1%
Northeast ²	58.0%	2,532.7	1,468.2	57.8%	2,487.7	1,437.4	2.1%
Center and South ³	48.5%	1,381.1	670.4	51.5%	1,322.8	680.8	(1.5%)
West ⁴	63.7%	1,711.4	1,089.8	57.7%	1,660.9	958.3	13.7%
Total	59.4%	2,017.2	1,198.0	58.4%	1,950.3	1,139.7	5.1%
By Hotel Chain							
IHG ⁵	68.4%	1,898.7	1,299.4	66.3%	1,790.9	1,188.0	9.4%
Wyndham Hotel Group	56.7%	1,253.4	710.1	60.9%	1,343.6	818.5	(13.2%)
Hilton Worldwide	55.7%	1,527.0	850.3	53.4%	1,523.4	812.9	4.6%
Marriott International	53.0%	3,025.6	1,604.0	51.8%	3,179.4	1,647.3	(2.6%)
Local Brands	40.1%	1,454.4	583.7	38.8%	1,492.9	579.0	0.8%
Total	59.4%	2,017.2	1,198.0	58.4%	1,950.3	1,139.7	5.1%

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 3Q26, **occupancy** was 59.4%, an increase of 1.0 percentage point compared to 3Q25. This was mainly due to higher demand in the North and West regions, as well as in the select-service and extended-stay segments, which offset the lower occupancy in the Center and South region and in the limited-service segment.

The **total ADR** was Ps. 2,017.2, a 3.4% increase compared to the same period last year, with increases in all regions, notably the North region with growth of 6.3%.

The **total RevPAR** reached Ps. 1,198.0, a 5.1% increase compared to 3Q25. This was the result of both the increase in rate and the higher occupancy of the quarter.

Income Statement Analysis

(Figures in millions of pesos)

<i>Income Statement Analysis</i>						
	3Q			9M		
	2026	2025	Var%	2026	2025	Var%
Total Revenue	674.3	654.5	3.0%	1,988.3	2,017.6	(1.4%)
Operating Expenses	479.0	466.9	2.6%	1,408.1	1,404.0	0.3%
NOI	195.4	187.7	4.1%	580.2	613.5	(5.4%)
<i>NOI margin</i>	<i>29.0%</i>	<i>28.7%</i>	<i>0.3 pp</i>	<i>29.2%</i>	<i>30.4%</i>	<i>(1.2 pp)</i>
Non-Operating Expenses	63.4	51.8	22.5%	111.1	142.6	(22.1%)
EBITDA	131.9	135.9	(2.9%)	469.1	471.0	(0.4%)
<i>EBITDA margin</i>	<i>19.6%</i>	<i>20.8%</i>	<i>(1.2 pp)</i>	<i>23.6%</i>	<i>23.3%</i>	<i>0.3 pp</i>
Adjusted EBITDA	152.6	157.5	(3.1%)	468.7	517.8	(9.5%)
<i>Adjusted EBITDA margin</i>	<i>22.6%</i>	<i>24.1%</i>	<i>(1.5 pp)</i>	<i>23.6%</i>	<i>25.7%</i>	<i>(2.1 pp)</i>
Other Costs and Expenses	103.2	100.7	2.5%	263.6	232.7	13.3%
Operating Profit (Loss) (EBIT)	28.7	35.2	(18.5%)	205.5	238.3	(13.8%)
<i>EBIT margin</i>	<i>4.3%</i>	<i>5.4%</i>	<i>(1.1 pp)</i>	<i>10.3%</i>	<i>11.8%</i>	<i>(1.5 pp)</i>
Net Financial Result	86.1	72.6	18.5%	237.0	202.1	17.3%
Net Consolidated (Loss) Income	(57.4)	(37.5)	53.2%	(31.6)	36.2	N.A.
<i>Net margin</i>	<i>(8.5%)</i>	<i>(5.7%)</i>	<i>(2.8 pp)</i>	<i>(1.6%)</i>	<i>1.8%</i>	<i>(3.4 pp)</i>
FFO	63.1	95.7	(34.0%)	237.1	362.1	(34.5%)
<i>FFO margin</i>	<i>9.4%</i>	<i>14.6%</i>	<i>(5.3 pp)</i>	<i>11.9%</i>	<i>17.9%</i>	<i>(6.0 pp)</i>
Non-Controlling Interest	5.2	9.7	(46.4%)	19.2	18.0	7.0%
Comprehensive (Loss) Income	(51.7)	(45.3)	14.1%	(28.4)	(3.8)	N.A.

Total revenues in 3Q26 were Ps. 674.3 million, showing an increase of 3.0%, or Ps. 19.8 million, compared to 3Q25, driven mainly by growth in room revenue, other hotel revenues, and property leasing revenue, offsetting the decrease in food and beverage revenue.

Revenue for the quarter is broken down as follows:

- Ps. 598.6 million were **room revenues**, showing an increase of 3.6% compared to 3Q25 and representing 88.8% of total revenue.
- Ps. 55.9 million came from **food and beverage revenue**, a decrease of 11.0% compared to 3Q25, representing 8.3% of total revenue.
- Ps. 16.8 million came from **other hotel revenue**, an increase of 41.0% compared to 3Q25, representing 2.5% of total revenue.

- Ps. 3.1 million came from **property leasing revenue**, reflecting an increase of 36.1% compared to 3Q25, representing 0.5% of total revenue.

During 3Q26, **total operating expenses** were Ps. 479.0 million, equivalent to 71.0% of revenues, compared to 71.3% in 3Q25.

Net Operating Income (NOI) during 3Q26 was Ps. 195.4 million, 4.1% above 3Q25. The **NOI margin** was 29.0%, 0.3 percentage points above 3Q25.

Non-operating expenses represented an expense of Ps. 63.4 million in 3Q26, compared to an expense of Ps. 51.8 million in 3Q25, equivalent to 9.4% of total revenues versus 7.9% in 3Q25, mainly driven by other expenses, net, of Ps. 14.8 million, compared to other income, net, of Ps. 12.0 million in 3Q25, partially offset by lower acquisition and organization expenses, which went from Ps. 18.5 million to Ps. 2.8 million.

EBITDA closed at Ps. 131.9 million in 3Q26, a decrease of Ps. 4.0 million compared to 3Q25. **EBITDA margin** was 19.6%, compared to 20.8% in 3Q25.

Adjusted EBITDA was Ps. 152.6 million, a decrease of 3.1% compared to 3Q25. **Adjusted EBITDA margin** was 22.6%, 1.5 percentage points lower than the 24.1% in 3Q25.

Total other costs and expenses were Ps. 103.2 million, compared to Ps. 100.7 million in 3Q25.

Operating Income (EBIT) was Ps. 28.7 million, compared to Ps. 35.2 million in 3Q25. **EBIT margin** was 4.3% in 3Q26, compared to 5.4% in 3Q25.

Net Financial Result was an expense of Ps. 86.1 million, an increase of 18.5% compared to Ps. 72.6 million in 3Q25.

Net Consolidated Loss in 3Q26 represented Ps. 57.4 million, Ps. 19.9 million higher compared to the net loss of Ps. 37.5 million recorded in 3Q25. **Net margin** in 3Q26 was (8.5%), compared to (5.7%) in 3Q25.

Non-controlling interest recorded Ps. 5.2 million, a decrease of 46.4% compared to Ps. 9.7 million in 3Q25. Regarding **other comprehensive items**, a credit of Ps. 5.7 million was recorded at the end of 3Q26, compared to a charge of Ps. 7.9 million in 3Q25. **Comprehensive Loss** represented Ps. 51.7 million, compared to a comprehensive loss of Ps. 45.3 million in 3Q25.

FFO Reconciliation			
	3Q26	3Q25	Var
FFO	63.1	95.7	(34.0%)
(-) CapEx	22.1	32.7	(32.4%)
Adjusted FFO	41.0	62.9	(34.8%)
(-) Minority Interest	11.9	12.6	(5.6%)
Distribution	58.0	65.7	(11.7%)
FFO per CBF ¹	0.0870	0.1308	(33.5%)
Adjusted FFO per CBF	0.0565	0.0860	(34.3%)

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

¹ Calculations per CBF based on 725,309,783 CBFs in the 3Q26 and 731,606,017 CBFs in the 3Q25 respectively, which are securities with distribution rights.

FFO reached Ps. 63.1 million in 3Q26, a decrease of 34.0% compared to 3Q25. **FFO margin** was 9.4%, compared to 14.6% in 3Q25, which is mainly due to lower financial income, resulting from a lower average cash position and lower interest rates.

Adjusted FFO for 3Q26 was Ps. 41.0 million, representing a 6.1% **margin** compared to Ps. 62.9 million in 3Q25, which accounted for 9.6% 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. In 3Q26, the realized negative exchange rate fluctuation was Ps. 4.2 million.

Distribution to CBFH Holders

(Figures in millions of pesos)

Distribution to Holders				
	3Q26		3Q25	
	per CBFH	Total	per CBFH	Total
Taxable Income	-	-	-	-
Return of Capital	0.0800	58.0	0.0900	65.7
Cash Distribution	0.0800	58.0	0.0900	65.7

*Total figures are in million pesos, except calculations per CBFH.

*Calculations per CBFH are based on 725,309,783 CBFHs in the 3Q26 and 731,606,017 CBFHs in 3Q25, respectively, which are securities with distribution rights.

On October 20, 2026, Fibra Inn's Technical Committee approved a **cash distribution** of Ps. 58.0 million for CBFH holders. This amount is equivalent to Ps. 0.0800 per CBFH, based on 725,309,783 CBFHs entitled to distribution as of the end of 3Q26, exclusively as a capital reimbursement based on Fibra Inn's operations and results from July 1 to September 30, 2026. As a result of the new financing, the changes in interest rates, and the expenses associated with the acquisition of Los Cabos Hotel, the Company decided to maintain a conservative distribution.

The amount to be distributed per certificate will be paid no later than November 30, 2026. The capital reimbursement will not be subject to tax withholding for Fibra Inn's investors.

Repurchase and Cancellation of CBFIs						
	<i>Repurchase Fund</i>	<i>Outstanding CBFIs</i>	<i>CBFIs with distribution rights</i>	<i>CBFIs price at the end of the quarter</i>	<i>Market Cap</i>	<i>FINN Revaluation vs. Previous Quarter</i>
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 CBFIs						
As of 4Q25 closing	10,332,852	735,760,773	725,427,921	5.70	4,193,836,406	21.5%
Repurchase Jan-Mar 2026	20,000					
Canceled CBFIs						
As of 1Q26 closing	10,352,852	735,760,773	725,407,921	5.15	3,789,167,981	-9.6%
Repurchase Apr-Jun 2026	98,138					
Canceled CBFIs						
As of 2Q26 closing	10,450,990	735,760,773	725,309,783	4.41	3,244,705,009	-14.4%
Repurchase Jul-Sep 2026						
Canceled CBFIs						
As of 3Q26 closing	10,450,990	735,760,773	725,309,783	4.69	3,450,718,025	6.3%

Repurchase Fund

As of September 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			
	<i>Issued and Subscribed as of September 30, 2026</i>	<i>%</i>	<i>Issued and Unsubscribed</i>
			<i>Total CBFIs</i>
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 September 30, 2026, this reserve amounted to Ps. 37.73 million, compared to Ps. 29.09 million as of June 30, 2026. The total amount spent on maintenance capex during 3Q26 was Ps. 27.08 million, of which Ps. 4.94 million was recorded in the income statement.

Balance Sheet Analysis

(Figures in millions of pesos)

Balance Sheet Analysis			
	September 2026	December 2025	Var %
Assets			
Cash, cash equivalents and restricted cash	929.4	1,472.6	(36.9%)
Accounts receivable and other receivables	135.6	79.7	70.1%
Remaining Recoverable VAT	142.1	120.6	17.9%
Liabilities			
Suppliers	210.2	339.8	(38.1%)
Accounts payable to related parties	50.0	45.5	9.8%
Interest Payable	56.2	134.2	(58.1%)
Financial Debt from Debt Certificates	3,158.1	3,154.7	0.1%
Long-Term Bank Debt	514.2	562.6	(8.6%)

As of September 30, 2026, **cash** amounted to Ps. 929.4 million; a decrease of 36.9% compared to December 2025. This variation reflects the interest payments of the FINN 18 Bond in February and August, 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. 135.6 million, showing an increase of 70.1% compared to the balance as of December 31, 2025.

The **remaining recoverable VAT** balance was Ps. 142.1 million at the end of 3Q26, 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. 210.2 million, a decrease of 38.1% vs. the balance as of December 31, 2025; the decrease is mainly explained by the costs associated with the internalization process, including the corresponding contract termination payments.

Accounts payable to related parties totaled Ps. 50.0 million, reflecting an increase of 9.8% vs. December 2025.

The **accrued interest payable** provision is recorded as a liability under **debt obligations** for Ps. 56.2 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 and JW Marriott Monterrey Valle hotels, which are settled quarterly. This represents a decrease of 58.1% vs. December 2025, resulting from the semiannual FINN18 interest payment in August.

In the long-term liabilities, **financial obligations** are recorded at Ps. 3,158.1 million, corresponding to the outstanding balance of the FINN18 debt issuance.

The **total bank debt** (short and long-term) closed 3Q26 with a balance of Ps. 580.1 million, showing a decrease of Ps. 40.5 million, or (6.5%), compared to December 2025.

As of September 30, 2026, the debt composition and cost were:

- (i) 84.4% (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) 5.4% (BBVA) MXN at a fixed rate of 9.19%.
- (iii) 4.9% (BBVA) USD at a fixed rate of 4.46%.
- (iv) 2.6% (Banorte) MXN at a fixed rate of 9.03%.
- (v) 1.3% (Sabadell) MXN at a fixed rate of 8.56%.
- (vi) 0.9% (Sabadell) USD at a fixed rate of 4.73%.
- (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 total debt** was 9.19%; 9.5% for the peso-denominated financing (93.6% of total debt), and 4.8% for dollar-denominated financing (6.4% 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. Currently, the JW Marriott Monterrey Valle hotel loan has a margin of TIIE 28 + 235 basis points on the peso tranche and 3M SOFR + 276 basis points on the dollar tranche. For its part, The Westin Monterrey hotel loan has a margin of TIIE 91 + 250 basis points in pesos and 3M SOFR + 326 basis points in dollars.

The **long-term FINN18 debt** was updated to a rating of 'A-(mex)' with a positive outlook by Fitch Ratings, and maintains a rating of A+(mex) by HR Ratings with a stable outlook.

The FINN18 debt issuance financial covenants are as follows:

Financial Covenants – FINN18 Debt Issuance		
	Covenants	As of September 30, 2026
Loan to Value	Equal to or lower than 50%	28.7%
Debt Service Coverage	Equal to or higher than 1.0	2.4
Debt Service	Equal to or higher than 1.5	1.7
Total Assets no taxable	Equal to or higher than 150%	314%
Secured Debt	Equal to or lower than 15%	4.4%

Fibra Inn reported a total **loan-to-value** of 28.7% as of September 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 September 30, 2026, the **debt service coverage** was 2.4 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	13,047.1
Total Patrimony	8,768.2
Leverage	1.5

The **leverage ratio** (total assets to shareholders' equity or total patrimony) was 1.5 times in 3Q26.

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

Debt Ratios (CNBV)	
<i>Loan-to-value</i>	<i>At September 30, 2026</i>
<i>(equal to or lower than 50%)</i>	
Financing	580.1
Market Debt	3,158.1
Total Assets	13,047.1
Loan-to-value	28.7%
<i>Debt Service Coverage Ratio</i>	<i>At September 30, 2026</i>
<i>(equal to or higher than 1.0)</i>	
Liquid Assets	929.4
VAT refunds	142.1
Operating Profit	743.0
Credit lines	-
<i>Sub-Total Numerator</i>	1,814.5
Amortization of Interest	353.0
Principal Repayments	65.9
Capital Expenditures	149.0
Development Expenditure	200.0
<i>Sub-Total Denominator</i>	767.9
Debt Service Coverage Ratio	2.4 times

Third Quarter 2026 Relevant Events

- **July 24, 2026** – Fibra Inn Announces Second Quarter 2026 Results.
- **August 6, 2026** – Fibra Inn Announces the Signing of a Binding Agreement for the Acquisition of the Secrets Puerto Los Cabos Hotel.
- **August 6, 2026** – Fibra Inn Announces the Cash Distribution Corresponding to the Second Quarter of 2026.
- **August 14, 2026** – Fibra Inn Announces the Ratification of its External Audit Firm.
- **September 1, 2026** – Fibra Inn Publishes the Call Notice for the Ordinary Shareholders' Meeting on September 23, 2026.
- **September 2, 2026** – Fibra Inn Publishes the Agenda for the Ordinary Shareholders' Meeting on September 23, 2026.
- **September 15, 2026** – Fibra Inn Publishes the Call Notice for the Ordinary Shareholders' Meeting on October 26, 2026.
- **September 17, 2026** – Fibra Inn Publishes the Agenda for the Ordinary Shareholders' Meeting on October 26, 2026.
- **September 24, 2026** – Fibra Inn Publishes Resolutions for the Ordinary Shareholders' Meeting.

Subsequent Relevant Events to the Third Quarter of 2026

- **October 26, 2026** – Fibra Inn Publishes Resolutions for the Ordinary Shareholders' Meeting.

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

ESG

During the third quarter of 2026, Fibra Inn continued promoting initiatives to strengthen its environmental performance and the integration of Environmental, Social, and Governance (ESG) factors into the management of the business. As part of its efforts to mitigate the water risks of its portfolio, it collaborated with Tecnológico de Monterrey to identify solutions to optimize water use in its hotels, with potential annual savings of between 13% and 43%, whose implementation is under evaluation based on its financial viability. In addition, the Company seeks to strengthen the incorporation of ESG objectives and indicators across the different areas of the organization, aligning operating performance with its sustainability strategy and promoting long-term value creation.

Analyst Coverage

Analyst Coverage	
Helena Ruíz	Actinver
Martín Lara	Miranda Global Research
Carlos Alcaraz	Apalache Estructuración

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

3Q26 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. Juárez	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 (Airport)	Operating	268
Holiday Inn Express	Monterrey	Operating	198
Holiday Inn Express	Toluca	Operating	127
Holiday Inn Express & Suites	Juárez	Operating	182
Courtyard by Marriott	Saltillo	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 Marriott	Guadalajara	Operating	180
			3,048
Full Service Hotels			
Holiday Inn	Monterrey	Operating	198
Holiday Inn	Puebla	Operating	150
Exhacienda San Xavier	Guanajuato	Operating	155
Marriott	Puebla	Operating	296
Holiday Inn	México	Closed	214
Holiday Inn	Altamira	Operating	203
Casa Grande	Delicias	Operating	88
Crowne Plaza	Monterrey	Operating	219
Holiday Inn	Reynosa	Operating	95
Holiday Inn	Cd. Juárez	Operating	196
The Westin	Monterrey	Operating	174
JW Marriott	Monterrey	Operating	250
			2,238
Extended Stay Hotels			
Staybridge Suites	Guadalajara	Operating	117
Total Fibra Inn's Portfolio as of September 30, 2026			5,645

Balance Sheet

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

Thousands of Mexican Pesos

	As of September 30, 2026	%	As of December 31, 2025	%
ASSETS				
<i>Current Assets</i>				
Cash, cash equivalents and restricted cash	929,401	7.1%	1,472,634	10.9%
Trade and other accounts receivable, net	135,589	1.0%	79,693	0.6%
Inventory	6,631	0.1%	8,757	0.1%
Advance payments	41,553	0.3%	24,982	0.2%
Recoverable taxes and others	45,863	0.4%	27,622	0.2%
Recoverable value-added tax	142,103	1.1%	120,567	0.9%
<i>Total current assets</i>	1,301,140	10.0%	1,734,255	12.9%
<i>Non-current assets</i>				
Property, furniture and equipment, net	11,528,243	88.4%	11,578,849	85.9%
Right-of-use assets, net	47,432	0.4%	7,562	0.1%
Long-term accounts receivable	8,543	0.1%	9,210	0.1%
Derivative financial instruments	35,117	0.3%	32,398	0.2%
Restricted cash	99,273	0.8%	93,438	0.7%
Intangible assets, net and warranty deposits	27,342	0.2%	28,897	0.2%
<i>Total non-current assets</i>	11,745,950	90.0%	11,750,354	87.1%
Total Assets	13,047,090	100.0%	13,484,609	100.0%
LIABILITIES				
<i>Current liabilities</i>				
Suppliers	210,237	4.9%	339,787	7.6%
Accounts payable to related parties	49,960	1.2%	45,509	1.0%
Short-term bank debt	65,923	1.5%	57,972	1.3%
Other payables	74,279	1.7%	35,889	0.8%
Tax payable	44,802	1.0%	92,686	2.1%
Interest payable	56,211	1.3%	134,202	3.0%
Short-term lease liabilities	12,110	0.3%	4,705	0.1%
Cash-settled executive share-based compensation	11,096	0.3%	20,163	0.4%
Advances from clients	18,266	0.4%	7,775	0.2%
<i>Total current liabilities</i>	542,884	12.7%	738,688	16.4%
<i>Non-current liabilities</i>				
Debt securities	3,158,069	73.8%	3,154,709	70.2%
Premium for issuance of debt securities	4,361	0.1%	13,082	0.3%
Bank debt	514,210	12.0%	562,626	12.5%
Lease liabilities	37,775	0.9%	3,395	0.1%
Employee benefits	18,302	0.4%	19,202	0.4%
Deferred income taxes	3,304	0.1%	3,304	0.1%
<i>Total non-current liabilities</i>	3,736,021	87.3%	3,756,318	83.6%
Total Liabilities	4,278,905	100.0%	4,495,006	100.0%
EQUITY				
<i>Trustors' equity</i>				
Contributed capital	6,485,599	74.0%	6,682,045	74.3%
Equity Instruments-Based Payment Reserve	9,224	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	50.6%	4,432,832	49.3%
Reserve for valuation effect of derivative financial instruments	16,722	0.2%	15,152	0.2%
Actuarial loss from remeasurement of defined benefit plan	(7,062)	(0.1%)	(7,062)	(0.1%)
Retained earnings	(3,844,754)	(43.8%)	(3,796,064)	(42.2%)
<i>Total trustors' equity from controlling interest</i>	7,226,577	82.4%	7,467,244	83.1%
Non-controlling interest	1,541,608	17.6%	1,522,359	16.9%
Total trustors' equity	8,768,185	100.0%	8,989,603	100.0%
Total liabilities and trustors' equity	13,047,090	100.0%	13,484,609	100.0%

IFRS Income Statement

Fideicomiso Irrevocable DB/1616

Unaudited Condensed Consolidated Income Statements and of Other Comprehensive Income

For the period of July 1st to September 30, 2026 & 2025 and for the nine-month period ended on September 30, 2026 & 2025

Thousands of Mexican Pesos

	3Q26	%	3Q25	%	Var. Ps.	Var. %	Accumulated 2026	%	Accumulated 2025	%	Var. Ps.	Var. %
Room	598,590	88.8%	577,553	88.2%	21,037	3.6%	1,746,657	87.8%	1,782,110	88.3%	(35,453)	(2.0%)
Food and beverages	55,856	8.3%	62,788	9.6%	(6,932)	(11.0%)	183,025	9.2%	186,491	9.2%	(3,466)	(1.9%)
Other hotel revenues	16,800	2.5%	11,914	1.8%	4,886	41.0%	50,418	2.5%	40,492	2.0%	9,926	24.5%
Property leases	3,087	0.5%	2,268	0.3%	819	36.1%	8,213	0.4%	8,461	0.4%	(248)	(2.9%)
Total Revenue	674,333	100.0%	654,523	100.0%	19,810	3.0%	1,988,313	100.0%	2,017,554	100.0%	(29,241)	(1.4%)
<i>Costs and expenses from hotel services</i>												
Room	170,144	25.2%	162,897	24.9%	7,247	4.4%	490,313	24.7%	486,211	24.1%	4,102	0.8%
Food and beverages	41,439	6.1%	46,950	7.2%	(5,511)	(11.7%)	136,678	6.9%	137,589	6.8%	(911)	(0.7%)
Other operating expenses	10,050	1.5%	6,140	0.9%	3,910	63.7%	28,319	1.4%	19,482	1.0%	8,837	45.4%
Administrative	108,967	16.2%	107,184	16.4%	1,783	1.7%	323,258	16.3%	339,053	16.8%	(15,795)	(4.7%)
Advertising and promotion	23,814	3.5%	23,735	3.6%	79	0.3%	77,956	3.9%	67,637	3.4%	10,319	15.3%
Energy resources	40,442	6.0%	39,271	6.0%	1,171	3.0%	110,005	5.5%	110,191	5.5%	(186)	(0.2%)
Preventive maintenance	30,476	4.5%	28,606	4.4%	1,870	6.5%	86,241	4.3%	85,519	4.2%	722	0.8%
Impairment of financial assets	804	0.1%	391	0.1%	413	105.6%	12	0.0%	(1,375)	(0.1%)	1,387	(100.9%)
Royalties	45,407	6.7%	43,692	6.7%	1,715	3.9%	131,438	6.6%	134,603	6.7%	(3,165)	(2.4%)
Total costs and expenses of hotel services	471,543	69.9%	458,866	70.1%	12,677	2.8%	1,384,220	69.6%	1,378,910	68.3%	5,310	0.4%
Gross Profit	202,790	30.1%	195,657	29.9%	7,133	3.6%	604,093	30.4%	638,644	31.7%	(34,551)	(5.4%)
<i>Other costs and expenses</i>												
Property tax	4,820	0.7%	5,063	0.8%	(243)	(4.8%)	15,645	0.8%	15,755	0.8%	(110)	(0.7%)
Insurance	2,610	0.4%	2,925	0.4%	(315)	(10.8%)	8,258	0.4%	9,344	0.5%	(1,086)	(11.6%)
Corporate administrative expenses	37,553	5.6%	40,480	6.2%	(2,927)	(7.2%)	134,243	6.8%	106,808	5.3%	27,435	25.7%
Joint Venture's corporate administration expenses	3,391	0.5%	1,719	0.3%	1,672	97.3%	6,830	0.3%	5,184	0.3%	1,646	31.8%
Depreciation and amortization	102,209	15.2%	92,808	14.2%	9,401	10.1%	303,617	15.3%	296,538	14.7%	7,079	2.4%
Accounting (gain) loss on disposal of assets	(863)	(0.1%)	5,435	0.8%	(6,298)	(115.9%)	(43,443)	(2.2%)	(67,979)	(3.4%)	24,536	(36.1%)
Non-capitalizable major maintenance	4,948	0.7%	3,152	0.5%	1,796	57.0%	15,110	0.8%	5,119	0.3%	9,991	195.2%
Equity-based executive compensation	1,890	0.3%	2,449	0.4%	(559)	(22.8%)	3,463	0.2%	4,174	0.2%	(711)	(17.0%)
Acquisition and organization expenses	2,753	0.4%	18,465	2.8%	(15,712)	(85.1%)	20,405	1.0%	41,645	2.1%	(21,240)	(51.0%)
Other income, net	14,801	2.2%	(12,015)	(1.8%)	26,816	(223.2%)	(65,496)	(3.3%)	(16,206)	(0.8%)	(49,290)	N.A.
Total other costs and expenses	174,112	25.8%	160,481	24.5%	13,631	8.5%	398,632	20.0%	400,382	19.8%	(1,750)	(0.4%)
Operating income	28,678	4.3%	35,176	5.4%	(6,498)	(18.5%)	205,461	10.3%	238,262	11.8%	(32,801)	(13.8%)
Interest expense	95,001	14.1%	97,518	14.9%	(2,517)	(2.6%)	274,386	13.8%	282,097	14.0%	(7,711)	(2.7%)
Interest income	(13,107)	(1.9%)	(28,836)	(4.4%)	15,729	(54.5%)	(43,856)	(2.2%)	(92,782)	(4.6%)	48,926	(52.7%)
Foreign exchange rate (gain) loss, net	4,158	0.6%	3,944	0.6%	214	5.4%	6,506	0.3%	12,750	0.6%	(6,244)	(49.0%)
Total financial expense, net	86,052	12.8%	72,626	11.1%	13,426	18.5%	237,036	11.9%	202,065	10.0%	34,971	17.3%
Net consolidated income (loss)	(57,374)	(8.5%)	(37,450)	(5.7%)	(19,924)	53.2%	(31,575)	(1.6%)	36,197	1.8%	(67,772)	(187.2%)
Non-controlling interest	2,351	0.3%	13,610	2.1%	(11,259)	(82.7%)	17,679	0.9%	37,955	1.9%	(20,276)	(53.4%)
Controlling interest	(59,725)	(8.9%)	(51,060)	(7.8%)	(8,665)	17.0%	(49,254)	(2.5%)	(1,758)	(0.1%)	(47,496)	N.A.
<i>Other comprehensive income (loss)</i>												
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	5,664	0.8%	(7,864)	(1.2%)	13,528	(172.0%)	3,140	0.2%	(39,934)	(2.0%)	43,074	(107.9%)
Comprehensive income (loss)	(51,710)	(7.7%)	(45,314)	(6.9%)	(6,396)	14.1%	(28,435)	(1.4%)	(3,793)	(0.2%)	(24,642)	N.A.
Non-controlling interest in comprehensive income (loss)	5,183	0.8%	9,678	1.5%	(4,495)	(46.4%)	19,249	1.0%	17,988	0.9%	1,261	7.0%
Controlling interest in comprehensive income (loss)	(56,893)	(8.4%)	(54,992)	(8.4%)	(1,901)	3.5%	(47,684)	(2.4%)	(21,781)	(1.1%)	(25,903)	118.9%

NOI Income Statement

Fideicomiso Irrevocable DB/1616													
Unaudited Condensed Consolidated Income Statements and of Other Comprehensive Income													
For the period of July 1st to September 30, 2026 & 2025 and for the nine-month period ended on September 30, 2026 & 2025													
Thousands of Mexican Pesos													
	3Q26	%	3Q25	%	Var. Ps.	Var. %		Cumulative 2026	%	Cumulative 2025	%	Var. Ps.	Var. %
Rooms	598,590	88.8%	577,553	88.2%	21,037	3.6%		1,746,657	87.8%	1,782,110	88.3%	(35,453)	(2.0%)
Food and beverages	55,856	8.3%	62,788	9.6%	(6,932)	(11.0%)		183,025	9.2%	186,491	9.2%	(3,466)	(1.9%)
Other hotel revenues	16,800	2.5%	11,914	1.8%	4,886	41.0%		50,418	2.5%	40,492	2.0%	9,926	24.5%
Property leases	3,087	0.5%	2,268	0.3%	819	36.1%		8,213	0.4%	8,461	0.4%	(248)	(2.9%)
Total revenue	674,333	100.0%	654,523	100.0%	19,810	3.0%		1,988,313	100.0%	2,017,554	100.0%	(29,241)	(1.4%)
Costs and expenses from hotel services													
Rooms	170,144	25.2%	162,897	24.9%	7,247	4.4%		490,313	24.7%	486,211	24.1%	4,102	0.8%
Food and beverages	41,439	6.1%	46,950	7.2%	(5,511)	(11.7%)		136,678	6.9%	137,589	6.8%	(911)	(0.7%)
Other operating expenses	10,050	1.5%	6,140	0.9%	3,910	63.7%		28,319	1.4%	19,482	1.0%	8,837	45.4%
Administrative	109,771	16.3%	107,575	16.4%	2,196	2.0%		323,270	16.3%	337,678	16.7%	(14,408)	(4.3%)
Advertising and promotion	23,814	3.5%	23,735	3.6%	79	0.3%		77,956	3.9%	67,637	3.4%	10,319	15.3%
Energy Resources	40,442	6.0%	39,271	6.0%	1,171	3.0%		110,005	5.5%	110,191	5.5%	(186)	(0.2%)
Preventive maintenance	30,476	4.5%	28,606	4.4%	1,870	6.5%		86,241	4.3%	85,519	4.2%	722	0.8%
Royalties	45,407	6.7%	43,692	6.7%	1,715	3.9%		131,438	6.6%	134,603	6.7%	(3,165)	(2.4%)
Property tax	4,820	0.7%	5,063	0.8%	(243)	(4.8%)		15,645	0.8%	15,755	0.8%	(110)	(0.7%)
Insurance	2,610	0.4%	2,925	0.4%	(315)	(10.8%)		8,258	0.4%	9,344	0.5%	(1,086)	(11.6%)
Total costs and expenses of hotel services	478,973	71.0%	466,854	71.3%	12,119	2.6%		1,408,123	70.8%	1,404,009	69.6%	4,114	0.3%
NOI	195,360	29.0%	187,669	28.7%	7,691	4.1%		580,190	29.2%	613,545	30.4%	(33,355)	(5.4%)
Other costs and expenses													
Corporate administrative expenses	37,553	5.6%	40,480	6.2%	(2,927)	(7.2%)		134,243	6.8%	106,808	5.3%	27,435	25.7%
Joint Venture's corporate administration expenses	3,391	0.5%	1,719	0.3%	1,672	97.3%		6,830	0.3%	5,184	0.3%	1,646	31.8%
Acquisition and organization expenses	2,753	0.4%	18,465	2.8%	(15,712)	(85.1%)		20,405	1.0%	41,645	2.1%	(21,240)	(51.0%)
Non-capitalizable major maintenance	4,948	0.7%	3,152	0.5%	1,796	57.0%		15,110	0.8%	5,119	0.3%	9,991	195.2%
Other income, net	14,801	2.2%	(12,015)	(1.8%)	26,816	(223.2%)		(65,496)	(3.3%)	(16,206)	(0.8%)	(49,290)	N.A.
	63,446	9.4%	51,801	7.9%	11,645	22.5%		111,092	5.6%	142,550	7.1%	(31,458)	(22.1%)
EBITDA	131,914	19.6%	135,868	20.8%	(3,954)	(2.9%)		469,098	23.6%	470,995	23.3%	(1,897)	(0.4%)
Plus: Acquisition and organization expenses and maintenance expenses	7,701	1.1%	21,617	3.3%	(13,916)	(64.4%)		35,515	1.8%	46,764	2.3%	(11,249)	(24.1%)
Plus: Expense related to organizational restructuring	0	0.0%	0	0.0%	-	0%		29,465	1.5%	0	0.0%	29,465	100.0%
Plus: Insurance claim event	13,019	1.9%	0	0.0%	13,019	100.0%		(65,414)	(3.3%)	0	0.0%	(65,414)	100.0%
Adjusted EBITDA	152,634	22.6%	157,485	24.1%	(4,851)	(3.1%)		468,664	23.6%	517,759	25.7%	(49,095)	(9.5%)
Depreciation and amortization	102,209	15.2%	92,808	14.2%	9,401	10.1%		303,617	15.3%	296,538	14.7%	7,079	2.4%
Accounting (gain) loss on disposal of assets	(863)	(0.1%)	5,435	0.8%	(6,298)	(115.9%)		(43,443)	(2.2%)	(67,979)	(3.4%)	24,536	(36.1%)
Equity-based executive compensation	1,890	0.3%	2,449	0.4%	(559)	(22.8%)		3,463	0.2%	4,174	0.2%	(711)	(17.0%)
Total other costs and expenses	103,236	15.3%	100,692	15.4%	2,544	2.5%		263,637	13.3%	232,733	11.5%	30,904	13.3%
EBIT (Operating income)	28,678	4.3%	35,176	5.4%	(6,498)	(18.5%)		205,461	10.3%	238,262	11.8%	(32,801)	(13.8%)
Interest expense	95,001	14.1%	97,518	14.9%	(2,517)	(2.6%)		274,386	13.8%	282,097	14.0%	(7,711)	(2.7%)
Interest income	(13,107)	(1.9%)	(28,836)	(4.4%)	15,729	(54.5%)		(43,856)	(2.2%)	(92,782)	(4.6%)	48,926	(52.7%)
Foreign exchange rate (gain) loss, net	4,158	0.6%	3,944	0.6%	214	5.4%		6,506	0.3%	12,750	0.6%	(6,244)	(49.0%)
Total financial expense, net	86,052	12.8%	72,626	11.1%	13,426	18.5%		237,036	11.9%	202,065	10.0%	34,971	17.3%
Net consolidated income (loss)	(57,374)	(8.5%)	(37,450)	(5.7%)	(19,924)	53.2%		(31,575)	(1.6%)	36,197	1.8%	(67,772)	(187.2%)
Non-controlling interest	2,351	0.3%	13,610	2.1%	(11,259)	(82.7%)		17,679	0.9%	37,955	1.9%	(20,276)	(53.4%)
Controlling interest	(59,725)	(8.9%)	(51,060)	(7.8%)	(8,665)	17.0%		(49,254)	(2.5%)	(1,758)	(0.1%)	(47,496)	N.A.
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	5,664	0.8%	(7,864)	(1.2%)	13,528	(172.0%)		3,140	0.2%	(39,934)	(2.0%)	43,074	(107.9%)
Comprehensive income (loss)	(51,710)	(7.7%)	(45,314)	(6.9%)	(6,396)	14.1%		(28,435)	(1.4%)	(3,793)	(0.2%)	(24,642)	N.A.
Non-controlling interest in comprehensive income (loss)	5,183	0.8%	9,678	1.5%	(4,495)	(46.4%)		19,249	1.0%	17,988	0.9%	1,261	7.0%
Controlling interest in comprehensive income (loss)	(56,893)	(8.4%)	(54,992)	(8.4%)	(1,901)	3.5%		(47,684)	(2.4%)	(21,781)	(1.1%)	(25,903)	118.9%
FFO	63,097	9.4%	95,660	14.6%	(32,563)	(34.0%)		237,078	11.9%	362,083	17.9%	(125,005)	(34.5%)

Changes in Shareholders' Equity Statement

Fideicomiso Irrevocable DB/1616 Consolidated Statements of Changes in Trustors' Equity – Unaudited As of September 30, 2026 and December 31, 2025 Thousands of pesos										
	Contributed Capital	Share-based compensation reserve	Reserve for repurchase of 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	-	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 CBFIs	(883)	-	883	-	-	-	-	-	-	-
Shareholders' contributions	50	-	-	-	-	-	-	50	853	903
Cancellation of repurchase fund	-	-	(250,000)	-	-	-	250,000	-	-	-
Reserve for repurchase of 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	(195,857)	-	-	-	-	-	-	(195,857)	-	(195,857)
Cancellation of repurchase fund	-	-	(250,000)	-	-	-	250,000	-	-	-
Reserve for repurchase of CBFIs	-	-	250,000	-	-	-	(250,000)	-	-	-
Equity-settled share-based payments	-	3,463	-	-	-	-	-	3,463	-	3,463
Repurchase of CBFIs through the repurchase fund reserve	(564)	-	(564)	-	-	-	564	(564)	-	(564)
Other change in equity	(25)	-	-	-	-	-	-	(25)	-	(25)
Comprehensive income (loss)	-	-	-	-	1,570	-	(49,254)	(47,684)	19,249	(28,435)
As of September 30, 2026	6,485,599	9,224	134,016	4,432,832	16,722	(7,062)	(3,844,754)	7,226,577	1,541,608	8,768,185

Cash Flow Statement

Fideicomiso Irrevocable DB/1616 Unaudited Condensed Consolidated Statement of Cash Flows For the period of January 1 to September 30, 2026 and 2025 (Thousands of Mexican pesos)		
	2026	2025
OPERATING ACTIVITIES		
Income before income taxes	(31,575)	36,197
Adjustments:	-	-
Depreciation and amortization	303,617	296,538
Accounting gain on disposal of assets	(43,443)	(67,979)
Allowance for impairment of financial assets	12	(1,375)
Amortization and cancellation of capitalized debt costs	4,446	4,327
Debt interest	269,940	277,770
Interest income	(43,856)	(92,782)
Unrealized foreign exchange gain	4,771	13,105
Executive compensation based on CBFIs	3,463	4,174
	467,375	469,975
Receivables and other accounts receivable	(55,241)	(8,241)
Inventories	2,126	(8,247)
Advance payments	(16,571)	(17,407)
Recoverable taxes	(39,777)	3,243
Suppliers and other payables	(82,811)	48,085
Payable taxes	(47,884)	2,888
Employee benefits	(900)	1,915
Net cash flows generated by operating activities	226,317	492,211
INVESTING ACTIVITIES		
Acquisition of property, furniture and equipment	(272,734)	(168,056)
Revenue for sale of property, furniture and equipment	67,324	126,780
Acquisition of intangible assets and warranty deposits	(669)	(5,739)
Interest income	43,856	92,782
Cash inflow from obtaining control of subsidiary Tregnor	-	40,000
Net cash flows used in investing activities	(162,223)	85,767
FINANCING ACTIVITIES		
Settlement of bank debt	(42,371)	(37,977)
Restricted cash	(5,835)	11,200
Settlement of derivative financial instruments	6,347	16,294
Interest paid	(354,157)	(378,121)
Interest paid to related parties	-	(20,000)
Lease liability payments	(10,899)	(5,230)
Refunds paid to certificate holders	(195,857)	(198,394)
New shareholders' contributions	-	853
Repurchase of CBFIs with repurchase fund reserve	(564)	(20,890)
Net cash flows (used in) generated by financing activities	(603,336)	(632,265)
(Decrease) Increase of cash and cash equivalents of the period	(539,242)	(54,287)
Cash and cash equivalents at the beginning of the year	1,472,634	1,713,148
Foreign exchange fluctuation in cash	(3,991)	(46,108)
Cash and cash equivalents at the end of the period	929,401	1,612,753

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.

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.