

Fibra Inn Informs on the Ratification of the External Audit Firm

Monterrey, Mexico, November 21, 2024 – CIBanco, S.A., Institución de Banca Múltiple, as final and universal beneficiary of Deutsche Bank México, Institución de Banca Múltiple, Fiduciary Division DB/1616 or Fibra Inn (BMV: FINN13) (“Fibra Inn” or the “Company”), an internally managed Mexican real estate investment trust specialized in the hotel industry serving the traveler with international brands, informs that Deloitte Touche Tohmatsu Limited has been ratified as Fibra Inn’s External Auditor. Deloitte will issue its opinion on the consolidated financial statements of the Company and its subsidiaries as of December 31, 2024, and 2023.

In this regard, Fibra Inn has ensured that the firm complies with all regulations established in the Single Circular for External Auditors, as specified in Article 3 and related provisions. These requirements were validated by the Audit Committee and ratified by the Technical Committee, both of which also reviewed and approved the objectives of the contracted external audit services, as well as the economic terms of such engagement.

Additionally, the External Auditor was contracted by Fibra Inn to provide additional services beyond the external audit. These services were authorized by the Audit Committee and the Trust’s Technical Committee on July 24, 2024, respectively. Fibra Inn verified that the provision of these additional services would not compromise the independence of the External Auditor. These services include a transfer pricing study, a review of compliance with IFRS 9 for financial instruments, as well as various tax services and VAT recovery assistance.

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.