

Fibra Inn Publishes the Agenda for the Annual Extraordinary Holders' Meeting to Be Held on April 30, 2025

Monterrey, Mexico, April 08, 2025 – 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, announces the details of each item to be discussed at its Extraordinary Meeting (“Holders’ Meeting” or the “Meeting”) to be held on April 30, 2025. This disclosure aims to keep investors accurately informed and provide sufficient notice ahead of the Meeting. These items, along with all information to be presented during the Meeting, are available at: <https://fibrainn.mx/en/investors/cbfi-holder-information>

FINN13 CBFH Holders Extraordinary Shareholders’ Meeting

Below, Fibra Inn shares its opinion on the items on the agenda to be discussed at the Extraordinary Holders’ Meeting convened for 10:00 a.m. on April 30, 2025:

- 1. Proposal, analysis, and, if applicable, approval to amend the Trust Agreement as appropriate, in order to include the possibility of obtaining financing from any entity, whether Mexican or foreign, not limited to financial institutions.**

It will be proposed at the Meeting to amend the Trust Agreement to include the possibility for any entity, whether Mexican or foreign, to be eligible for authorization by Fibra Inn’s corporate governance bodies to provide financing to the Trust and its Subsidiaries, provided that the proceeds are used to fulfill the purposes of the Trust and its Subsidiaries. The objective is to enable the Company to pursue more competitive financing terms with entities such as insurance companies, foreign banks, and other financing vehicles, among others.

The Company recommends voting **IN FAVOR** on this item.

- 2. Proposal, discussion, and, if applicable, approval to amend the Trust Agreement as appropriate, so that: (i) the alternate to the Chief Executive Officer as a non-independent member of the Technical Committee may be**

any executive of the Administrator; and (ii) subject to the recommendation, if any, of the Nominations and Compensation Committee, the Holders' Meeting may appoint as non-independent members of the Technical Committee the Chief Financial and Administrative Officer and/or the Director of Acquisitions and Development.

It will be proposed at the Meeting to amend the Trust Agreement in order to update the provisions related to the composition of the Technical Committee. Specifically, it will be proposed that the Chief Financial and Administrative Officer and/or the Director of Acquisitions and Development may be appointed as Non-Independent Members of the Technical Committee by approval of the Holders' Meeting, subject to the recommendation of the Nominations and Compensation Committee. Furthermore, since the Chief Financial and Administrative Officer currently serves as the alternate to the Chief Executive Officer in his capacity as a Non-Independent Member of the Technical Committee, it is proposed that, following this amendment, such alternate position may be held by an executive of the Administrator, appointed by the Chief Executive Officer as a Non-Independent Member in April of each year, with such appointment being optional.

The Company recommends voting **IN FAVOR** on this item.

3. Proposal, discussion, and, if applicable, approval to amend the Trust Agreement as appropriate, in order to reflect the current auxiliary committees of the Trust, their composition, and powers.

It will be proposed at the Meeting to amend the Trust Agreement to reflect the merger of various existing committees and their respective powers, with the understanding that compliance with applicable legislation will be maintained. Specifically, the proposal is to reflect the merger of: (i) the Audit Committee with the Practices Committee and the ESG Committee; and (ii) the Finance Committee with the Investment Committee. It is important to note that the aforementioned merged committees already exist, and that the uninterrupted continuity of (iii) the Technical Committee and (iv) the Nominations and Compensation Committee will be maintained. These mergers aim to enhance decision-making efficiency and streamline the compensation structure for board members.

The Company recommends voting **IN FAVOR** on this item.

4. Appointment of Special Delegates to carry out the resolutions adopted at the Meeting.

Under this item, it will be proposed to appoint Jaime Cohen Bistre, Miguel Aliaga Gargollo, Alejandro Javier Leal Isla Garza, and Lizeth Mariel Pedraza Nava as Special Delegates so that, individually or jointly, they may instruct the Trustee of the Trust to carry out any actions necessary to implement the resolutions approved by this Meeting.

The Company recommends voting **IN FAVOR** on this item.

5. Drafting, reading, and, if applicable, approval of the Minutes of the Meeting.

Under this item, all resolutions adopted at the Meeting must be recorded in the minutes.

The Company recommends voting **IN FAVOR** on this item.

The Company is committed to providing investors with timely and transparent information ahead of the upcoming Holders' Meeting, thereby promoting a voting process aligned with best corporate governance practices. Fibra Inn firmly believes that by sharing this detailed information, each CBFi holder will be able to make an informed decision based on the best available data, for the individual and collective benefit of Fibra Inn's investors.

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.