

Fibra Inn Publishes the Agenda for the Annual Ordinary Shareholders' Meeting on April 24, 2026

Monterrey, Mexico, April 7, 2026 – Banco Multiva, S.A., Institución de Banca Múltiple, Grupo Financiero Multiva, Fiduciary Division, in its capacity as trustee of the Irrevocable Trust DB/1616 (BMV: FINN13) (“Fibra Inn” or the “Issuing Trust”), the internally managed Mexican real estate investment trust (FIBRA) specialized in serving travelers through international brands, the details of the items to be discussed in its Annual Ordinary Shareholders' Meeting (the “Shareholders' Meeting” or the “Meeting”), to be held on April 24, 2026. The purpose of this announcement is to provide investors with timely and accurate information for proper decision-making. This material, as well as all the information that will be presented at the Meeting, can be found at: <https://fibrainn.mx/en/investors/press-releases>

FINN13 CBFi Annual Ordinary Shareholders' Meeting

In this regard, the Trust Administrator (Administradora de Activos Fibra Inn, S.C., hereinafter the “Administrator” or “Management”) issues its opinion on the items to be addressed at the Meeting:

1. **Presentation, discussion, and, if applicable, approval of the annual report on the activities carried out by the Trust in fiscal year 2025.**

Under this item, the activities carried out by Fibra Inn during 2025 will be presented: (i) the Environmental, Social, and Governance (“ESG”) Performance Report corresponding to 2024 was published; (ii) Galaz, Yamazaki, Ruiz Urquiza, S.C. (“Deloitte”) was ratified as External Auditor; (iii) the initiation of a process for the removal and replacement of CIBanco as trustee was approved, and subsequently the continuation of Banco Multiva as trustee was approved following the succession of CIBanco’s fiduciary business; (iv) the assignment by Asesor de Activos Prisma, S.A.P.I. de C.V. of all rights and obligations as trustor of the Trust to Administradora de Activos Fibra Inn, S.C., a subsidiary of Fibra Inn, was authorized by the Holders’ Meeting; (v) in terms of 2025 operating indicators for same-store sales, occupancy stood at 59.0%, representing a decrease of 2.7 percentage points vs. 2024; the average daily rate (ADR)

was Ps. 1,964.6, representing an increase of 6.3%; RevPAR stood at Ps. 1,158.7, reflecting a 1.6% increase; the Trust's revenues grew by 12.4%; the total NOI margin was 29.8% and the Adjusted EBITDA margin was 24.4%.

Management recommends voting **IN FAVOR** on this item.

2. Presentation, discussion, and, if applicable, approval of the annual report on ESG-related activities carried out by the Trust in fiscal year 2025.

Under this item, Fibra Inn will present the ESG-related activities carried out during 2025, which include:

- (i) The publication of the fourth annual ESG report for fiscal year 2024, available at: <https://fibrainn.mx/en/investors/annual-reports>
- (ii) The incorporation of material ESG risks into the risk matrix and control diagnostics.
- (iii) The analysis of reporting elements for compliance with IFRS S1 and S2 standards.
- (iv) The creation of the INNSPIRA program to promote employees' personal and professional development.
- (v) The achievement and surpassing of the target for female participation in leadership positions ahead of schedule.
- (vi) Plans to publish the annual ESG report for fiscal year 2025 in May 2026.

Management recommends voting **IN FAVOR** on this item.

3. Presentation, discussion, and, if applicable, approval of the annual reports on the activities carried out by the Trust's Technical Committee and auxiliary committees in fiscal year 2025.

Under this item, detailed information will be presented regarding the activities and resolutions of Fibra Inn's governing bodies during fiscal year 2025, including the Technical Committee, the Audit, Practices, and ESG Committee, the Nominations and Compensation Committee, and the Finance and Investment Committee. This section will include, among other aspects, matters related to the approval of financial statements, validation of External Auditor reports, authorization of distributions to holders, evaluation of investments and financing, as well as other relevant decisions adopted during such period. This information can be found at the following link: <https://fibrainn.mx/en/investors/press-releases>

Management recommends voting **IN FAVOR** on this item.

4. Presentation, discussion, and, if applicable, approval of the External Auditor’s annual report on the Trust for fiscal year 2025, as well as the opinion of the Technical Committee on said report.

Under this item, the annual report of Deloitte, as External Auditor of the Trust, will be presented, regarding the consolidated financial statements, results, and cash flows corresponding to the years ended December 31, 2025, and 2024. This report will include a favorable opinion issued by said External Auditor in accordance with International Financial Reporting Standards (“IFRS”). In addition, the favorable opinion of the Trust’s Technical Committee regarding such report will also be presented.

Management recommends voting **IN FAVOR** on this item.

5. Presentation, discussion, and, if applicable, approval of the Administrator’s annual report on the Trust’s compliance with tax obligations as of December 31, 2025.

Under this item, a report will be presented on compliance with the tax obligations in force in Mexico, in accordance with the provisions of Article 76, Section XIX, of the Income Tax Law, corresponding to fiscal year 2025. The report, issued by the Administrator, states that no omissions were observed in the fulfillment of said obligations.

Management recommends voting **IN FAVOR** on this item.

6. Presentation, discussion, and, if applicable, approval of the Trust’s financial statements for the fiscal year ended December 31, 2025, and application of the results for said year.

Under this item, the financial statements of Fibra Inn for fiscal year 2025 will be presented in detail. These statements are prepared in accordance with International Financial Reporting Standards (“IFRS”) and include the consolidated statements of financial position, consolidated statements of income, consolidated statements of comprehensive income, consolidated statements of changes in trustors’ equity,

consolidated statements of cash flows, and notes to the consolidated financial statements. This information will be submitted to the National Banking and Securities Commission (“CNBV”) and can be accessed at the following link: <https://fibrainn.mx/en/investors/press-releases>

Management recommends voting **IN FAVOR** on this item.

7. Proposal, discussion, and, if applicable, assessment of independence and ratification of Santiago Pinson Correa as Independent Member of the Trust’s Technical Committee, as well as presentation of the evaluation rating as Independent Member.

Under this item, and upon recommendation by the Nominations and Compensation Committee (with the proposed candidate abstaining from participating in the vote as a member of such committee), the ratification of Santiago Pinson Correa as an Independent Member of the Technical Committee for fiscal year 2026 will be proposed, subject to the independence qualification to be issued, as applicable, by the Holders’ Meeting. The candidate has expressly declared, under oath, that he is not subject to any of the conditions set forth in the Securities Market Law that would prevent any individual from serving as an independent director of an issuer. His professional profile and declaration of independence are available at:

<https://fibrainn.mx/en/corporate/corporate-governance>
<https://fibrainn.mx/en/investors/press-releases>

Additionally, in accordance with the Policy for Members of the Technical Committee, an individual evaluation of the candidate was carried out through a questionnaire applied and interpreted by a recognized third party, with the purpose of measuring his performance in the execution of his duties and responsibilities as a board member, as well as identifying strengths and areas of improvement. The result was favorable: 4.67 on a scale of 1 to 5.

Management recommends voting **IN FAVOR** on this item.

8. Proposal, discussion, and, if applicable, assessment of independence and ratification of Lorena Margarita Cárdenas Costas as Independent Member of the Trust’s Technical Committee, as well as presentation of the evaluation rating as Independent Member.

Under this item, and upon recommendation by the Nominations and Compensation Committee, the ratification of Lorena Margarita Cárdenas Costas as an Independent Member of the Technical Committee for fiscal year 2026 will be proposed, subject to the independence qualification to be issued, as applicable, by the Holders' Meeting. The candidate has expressly declared, under oath, that she is not subject to any of the conditions set forth in the Securities Market Law that would prevent any individual from serving as an independent director of an issuer. Her professional profile and declaration of independence are available at:

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Additionally, in accordance with the Policy for Members of the Technical Committee, an individual evaluation of the candidate was carried out through a questionnaire applied and interpreted by a recognized third party, with the purpose of measuring her performance in the execution of her duties and responsibilities as a board member, as well as identifying strengths and areas of improvement. The result was favorable: 4.75 on a scale of 1 to 5.

Management recommends voting **IN FAVOR** on this item.

9. Proposal, discussion, and, if applicable, assessment of independence and ratification of José María Garza de Silva as Independent Member of the Trust's Technical Committee, as well as presentation of the evaluation rating as Independent Member.

Under this item, and upon recommendation by the Nominations and Compensation Committee (with the proposed candidate abstaining from participating in the vote as a member of such committee), the ratification of José María Garza de Silva as an Independent Member of the Technical Committee for fiscal year 2026 will be proposed, subject to the independence qualification to be issued, as applicable, by the Holders' Meeting. The candidate has expressly declared, under oath, that he is not subject to any of the conditions set forth in the Securities Market Law that would prevent any individual from serving as an independent director of an issuer. His professional profile and declaration of independence are available at:

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Additionally, in accordance with the Policy for Members of the Technical Committee, an individual evaluation of the candidate was carried out through a questionnaire applied and interpreted by a recognized third party, with the purpose of measuring his performance in the execution of his duties and responsibilities as a board member, as well as identifying strengths and areas of improvement. The result was favorable: 4.53 on a scale of 1 to 5.

Management recommends voting **IN FAVOR** on this item.

10. Proposal, discussion, and, if applicable, assessment of independence and ratification of Federico Castillo Arce as Independent Member of the Trust's Technical Committee, as well as presentation of the evaluation rating as Independent Member.

Under this item, and upon recommendation by the Nominations and Compensation Committee (with the proposed candidate abstaining from participating in the vote as a member of such committee), the ratification of Federico Castillo Arce as an Independent Member of the Technical Committee for fiscal year 2026 will be proposed, subject to the independence qualification to be issued, as applicable, by the Holders' Meeting. The candidate has expressly declared, under oath, that he is not subject to any of the conditions set forth in the Securities Market Law that would prevent any individual from serving as an independent director of an issuer. His professional profile and declaration of independence are available at:

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Additionally, in accordance with the Policy for Members of the Technical Committee, an individual evaluation of the candidate was carried out through a questionnaire applied and interpreted by a recognized third party, with the purpose of measuring his performance in the execution of his duties and responsibilities as a board member, as well as identifying strengths and areas of improvement. The result was favorable: 4.53 on a scale of 1 to 5.

Management recommends voting **IN FAVOR** on this item.

11. Information regarding the ratification of Abelardo Hernández Juliá as Member of the Trust’s Technical Committee (Independent, subject to the independence assessment in the following item or, if not applicable, Proprietary), proposed by a holder or group of holders who individually or collectively hold at least 10% of the outstanding CBFIs, in accordance with the provisions of the Securities Market Law.

Under this item, the Holders’ Meeting will be informed of the ratification of Abelardo Hernández Juliá as Member of the Trust’s Technical Committee, proposed by Afore Sura, in its capacity as a holder whose participation represents at least 10% of the total outstanding CBFIs, as duly evidenced by the corresponding Indeval certificate, in accordance with the provisions of the Securities Market Law and the Trust.

Such ratification is presented as Independent Member, subject to the independence qualification to be issued and approved by the Holders’ Meeting as proposed in the following item of the agenda of this Meeting, with the understanding that, if such independence is not approved, the present ratification will take effect as Proprietary Member.

This item is for **INFORMATIONAL PURPOSES ONLY**.

12. Proposal, discussion, and, if applicable, assessment of independence of Abelardo Hernández Juliá, in order to be eligible for ratification as Independent Member of the Trust’s Technical Committee, as well as presentation of the evaluation rating as Independent Member.

Under this item, the independence qualification of Abelardo Hernández Juliá will be submitted for consideration by the Holders’ Meeting, as detailed in the immediately preceding item. The candidate has expressly declared, under oath, that he is not subject to any of the conditions set forth in the Securities Market Law that would prevent any individual from serving as an independent director of an issuer. His professional profile and declaration of independence are available at:

<https://fibrainn.mx/en/corporate/corporate-governance>

<https://fibrainn.mx/en/investors/press-releases>

Additionally, in accordance with the Policy for Members of the Technical Committee, an individual evaluation of the candidate was carried out through a questionnaire applied and interpreted by a recognized third party, with the purpose of measuring his performance in the execution of his duties and responsibilities as a board member, as well as identifying strengths and areas of improvement. The result was favorable: 4.47 on a scale of 1 to 5.

Management recommends voting **IN FAVOR** on this item.

13. Information regarding the ratification of Diego Andrés Cisneros and Santiago Riveroll Mendoza as Proprietary Members of the Technical Committee, and their respective alternates, appointed through the Founders' Trust, in accordance with the provisions of the Trust.

Under this item, information will be provided regarding the ratification of the current Proprietary Members of the Technical Committee appointed by the Founders' Trust: Diego Andrés Cisneros and Santiago Riveroll Mendoza, along with their respective alternates, Carlos Alberto Rohm and Pablo Zaldívar Orue.

This item is for **INFORMATIONAL PURPOSES ONLY**.

14. Proposal, discussion, and, if applicable, approval of the update of fees for Independent Members of the Trust's Technical Committee.

Under this item, and upon recommendation by the Nominations and Compensation Committee, the proposal will be made to update the emoluments for Independent Members for fiscal year 2026 as follows: (i) Ps. 48,750 for participation in each Technical Committee meeting; and (ii) Ps. 40,150 for participation in each meeting of any other auxiliary committee of which they are a member, regardless of whether such participation is in person or remote, with retroactive effect as of April 1, 2026.

Management recommends voting **IN FAVOR** on this item.

15. Proposal, discussion, and, if applicable, approval of the update of fees for Proprietary Members of the Trust's Technical Committee, appointed by the Founders' Trust.

Under this item, and upon recommendation by the Nominations and Compensation Committee, the proposal will be made to update the emoluments for Proprietary Members for fiscal year 2026 as follows: (i) Ps. 48,750 for participation in each Technical Committee meeting; and (ii) Ps. 40,150 for participation in each meeting of any other auxiliary committee of which they are a member, regardless of whether such participation is in person or remote, with retroactive effect as of April 1, 2026.

Management recommends voting **IN FAVOR** on this item.

16. Proposal, discussion, and, if applicable, approval of the leverage and liquidity ratios of the Trust for the 12-month period following April 30, 2026, in accordance with the provisions of the National Banking and Securities Commission.

As a result of the regulations established in the Sole Issuers' Circular regarding FIBRAs, which require the Holders' Meeting to approve the debt service coverage ratio and the maximum leverage ratio, the following will be submitted for consideration by the Meeting:

- Debt Service Coverage: In line with current conditions and Fibra Inn's current debt maturity profile, it will be proposed that the Holders' Meeting ratify the debt service coverage limit for 2026 at the same level established by the authorities and currently applicable to Fibra Inn. This limit consists of maintaining a value equal to or greater than 1.0.
- Leverage Limit: The leverage limit applicable to FIBRAs consists of maintaining a debt ratio no higher than 50%. Based on future operating projections for Fibra Inn, it will be proposed that the Holders' Meeting ratify the leverage limit for 2026 at a value not exceeding 50%, using as a reference the valuation of assets resulting from the immediately preceding fiscal year.

Management recommends voting **IN FAVOR** on this item.

17. Information regarding the cancellation of the current Repurchase Fund and proposal, discussion, and, if applicable, approval of the maximum amount to be allocated to the repurchase of own CBFIs, up to Ps. \$250,000,000.00 (two hundred fifty million pesos 00/100 Mexican Currency), for the 12-month period following April 30, 2026, in compliance with the provisions of Article 56, Section IV, of the Securities Market Law.

It will be proposed to the Shareholders' Meeting to cancel the previously approved amount and authorize Ps. 250 million for the 12-month period following April 30, 2026, with the understanding that such funds will be used at the Trust's discretion and in a prudent manner, always maintaining a healthy level of non-operating cash. At no time will the repurchase exceed more than 5% of the CBFIs in circulation. This proposal considers that, over the next 12 months, it will be a priority for the Trust to continue certain hotel asset renovations resulting from contractual commitments, as well as any strategic investments aimed at improving returns, which in some cases may represent significant capital expenditures.

Management recommends voting **IN FAVOR** on this item.

18. 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, Sergio Isaac Martínez Richo, 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.

Management recommends voting **IN FAVOR** on this item.

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

Under this item, all resolutions adopted by the Meeting will be recorded in the minutes.

Management recommends voting **IN FAVOR** on this item.

The Company reiterates its commitment 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 for the individual and collective benefit of all investors of the Trust.

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.