Fibra Inn Publishes the Agenda for the Ordinary Shareholders' Meeting to Be Held on September 23, 2026

Monterrey, Mexico, September 2, 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 "Issuer 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 Ordinary Shareholders' Meeting (the "Shareholders' Meeting" or the "Meeting"), to be held on September 23, 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 CBFIs
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 to enter into a credit facility with BBVA México, S.A., Institución de Banca Múltiple, Grupo Financiero BBVA México and Banco Mercantil del Norte, S.A., Institución de Banca Múltiple, Grupo Financiero Banorte for Ps. 3,200,000,000.00 (three billion two hundred million pesos 00/100 Mexican Currency) for the refinancing and prepayment of FINN18, including an additional accordion feature of up to Ps. 1,000,000,000.00 (one billion pesos 00/100 Mexican Currency) for potential investment opportunities.**

   Under this item, it will be proposed to the Meeting that the Trust enter into a syndicated credit facility structured as a Club Deal with BBVA México and Banorte, for an amount of up to **Ps. 3,200,000,000.00 (three billion two hundred million pesos 00/100 Mexican Currency)** and a five-year term. The proceeds will be used primarily for the refinancing and early prepayment of the FINN18 debt securities, as well as for general corporate purposes and the payment of expenses and fees related to the transaction. The facility also contemplates an increase mechanism, or "accordion" feature, of up to an additional **Ps. 1,000,000,000.00 (one billion pesos 00/100 Mexican Currency)** to finance potential investment opportunities that meet the Trust’s established profitability and value-creation criteria.

The interest rate will be referenced to the compounded in advance Overnight Funding TIIE plus a variable margin based on the Trust’s leverage level. Such margin will be 240 basis points for leverage levels above 30%; 230 basis points for leverage levels between 25% and 30%; 220 basis points for leverage levels between 20% and 25%; and 210 basis points for leverage levels below 20%. This structure aligns the financing cost with prudent debt management and creates incentives to maintain a strong financial position.

Management believes that this transaction represents an important step in optimizing Fibra Inn’s capital structure and will generate several strategic benefits for the Trust and its holders. First, it will significantly extend the debt maturity profile, eliminating short-term refinancing risks associated with FINN18 and strengthening the Company’s financial visibility for the coming years. Second, it will provide greater financial flexibility, both through the extension of the debt term and the availability of the accordion feature of up to **Ps. 1,000,000,000.00 (one billion pesos 00/100 Mexican Currency)** to pursue growth opportunities that may arise under attractive market conditions. Finally, the proposed structure maintains strict financial discipline, as any additional drawdown will be subject to an analysis of profitability, value creation for holders, leverage levels, and the Trust’s cash flow generation capacity.

Management believes that entering into this financing will strengthen Fibra Inn’s credit profile, increase its operating and financial flexibility, optimize liability management, and position the Trust to execute investment opportunities that contribute to sustainable cash flow growth and long-term value for CBFI holders.

By way of background, the proposed transaction was previously submitted for consideration to the Finance and Investment Committee, which recommended its approval at its meeting held on July 17, 2026. It was subsequently discussed and unanimously recommended by the Trust’s Technical Committee, with the participation of all of its Independent Members, at its meeting held on July 21, 2026.

As previously indicated, the proceeds from the credit facility drawdown will be used, simultaneously upon receipt, to fully prepay the outstanding debt under the FINN18 debt securities. Such prepayment is relevant for purposes of the General Provisions Applicable to Securities Issuers and Other Securities Market Participants, since, if the accounting reclassification of such debt to short-term liabilities were to occur in 2027 prior to its maturity in February 2028 without the prepayment being completed, the Interest Coverage Ratio would fall below the minimum level required by applicable regulations. In this regard, the approval, execution, and drawdown of the proposed credit facility, together with the resulting prepayment of the FINN18 debt securities, would constitute the corrective measure intended to prevent such non-compliance. In addition, the initially negotiated terms and conditions will be accretive relative to those currently in effect under the FINN18 debt securities.

The principal terms and conditions can be found at:
https://fibrainn.mx/en/investors/press-releases.

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

2. **Proposal, discussion, and, if applicable, approval to delegate to the Technical Committee, if necessary, the determination of the terms and conditions required for the completion and consummation of the transaction described above.**

Under this item, it will be proposed to the Meeting to authorize the Technical Committee, if necessary for the execution of the transaction described in the preceding item, to determine and approve any terms, conditions, amendments, ancillary documents, corporate actions, or any other elements required for the completion, formalization, and consummation of such financing transaction.

The purpose of the foregoing is to provide the flexibility necessary to address any operational, legal, financial, or regulatory adjustments that may arise during the transaction documentation and closing process, in all cases within the limits approved by the Shareholders' Meeting.

The Meeting is hereby informed that, for purposes of the negotiation, review, and formalization of the terms and conditions of the credit agreement related to the financing transaction described above, Fibra Inn has been and will continue to be advised by Galicia Abogados, S.C., as legal counsel, in order to safeguard the interests of the Trust and ensure that the corresponding documentation is consistent with applicable legal and regulatory best practices.

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

3. **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, Héctor Rodrigo Vázquez Montoya, 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.

4. **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 Shareholders' 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.