# Fibra Inn Secures a Ps. 3,200 Million Bank Financing to Fund the Voluntary Early Redemption of the FINN18 Debt Securities

**Monterrey, Mexico, November 17, 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, announces that it has entered into a Ps. 3,200 million bank financing, the proceeds of which will be used for the voluntary early redemption of all of the outstanding trust debt securities (certificados bursátiles fiduciarios) with ticker symbol FINN18.

This transaction represents a significant step forward in Fibra Inn's financial strategy, as it allows the Trust to optimize its financing cost, extend its debt maturity profile, and strengthen its financial flexibility, consolidating a more efficient capital structure aligned with its growth and long-term value creation objectives.

The lenders participating in the financing are 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, two of the country's leading financial institutions, whose participation reflects their confidence in Fibra Inn's financial strength and in the long-term prospects of its hotel portfolio.

The financing has a five-year term and competitive financial terms, with an interest rate referenced to the Funding TIIE plus an applicable margin of between 210 and 240 basis points, determined based on the Issuing Trust's leverage level.

Additionally, the financing includes a mechanism to increase the credit amount by up to Ps. 1,000 million, subject to certain conditions set forth in the credit agreement, which provides additional financial flexibility to evaluate potential investment opportunities, in line with Fibra Inn's growth strategy and efficient capital allocation.

With the proceeds from the financing, Fibra Inn will carry out the voluntary early redemption of all of the outstanding FINN18 debt securities, for a principal amount of Ps. 3,200 million, plus accrued and unpaid interest as of the settlement date. Holders will receive the corresponding payment via electronic funds transfer through S.D. Indeval Institución para el Depósito de Valores, S.A. de C.V.

The redemption will take place on November 25, 2026, in accordance with the terms and conditions set forth in the certificate (título) representing the original Debt Securities, issued on February 14, 2018, as well as the additional Debt Securities issued in connection with the reopening of the issuance on October 11, 2019.

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*"With this transaction, we are taking an important step in strengthening our financial structure by improving our financing terms, extending our maturity profile, and expanding our flexibility to continue executing our growth strategy. This refinancing reflects the banking sector's confidence in Fibra Inn and allows us to move toward a more efficient capital structure, while maintaining financial discipline and our commitment to sustainable value creation for our holders"*, said Jaime Cohen, Chief Executive Officer of Fibra Inn.

**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.

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