

## Fibra Inn to Hold Ordinary Annual Shareholders' Meeting on April 30, 2025

**Monterrey, Mexico, March 31, 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:

**CALL NOTICE TO THE ORDINARY SHAREHOLDERS’ MEETING FOR HOLDERS OF THE REAL ESTATE TRUST CERTIFICATES, TICKER SYMBOL “FINN13”, ISSUED BY CIBANCO, S.A., INSTITUCIÓN DE BANCA MÚLTIPLE, ACTING AS ISSUER FOR TRUST DB/1616 (FORMERLY F/1616) “FIBRA INN,” TO BE HELD ON APRIL 30, 2025.**

In accordance with Articles 68 of Mexican Securities Market Law, 217, 218, 219, 220, and 221 of the Securities and Credit Transactions Law, Clause Eight, Section 8.1 of Trust DB/1616 (“the **Trust**”), this document announces the convocation for all holders (the “**Holders**”) of the **CBFIs**, for ticker symbol "FINN13", issued by the Trust, to the **ORDINARY SHAREHOLDERS’ MEETING** to be held as follows:

<b>Date</b>	Wednesday, April 30, 2025.
<b>Time</b>	10:30 a.m.
<b>Location</b>	Masari, Casa de Bolsa, S.A., located at Prado Norte No. 125, second floor, Colonia Lomas de Chapultepec, Mexico City, 11000.

The aforementioned to discuss and approve the following:

### MEETING AGENDA

1. Presentation, discussion, and, if applicable, approval of the annual report on the activities carried out by the Trust in fiscal year 2024.
2. Presentation, discussion, and, if applicable, approval of the annual report on ESG-related activities carried out by the Trust in fiscal year 2024.
3. Presentation, discussion, and, if applicable, approval of the annual reports on the activities carried out by the Technical Committee and auxiliary committees of the Trust in fiscal year 2024.

4. Presentation, discussion, and, if applicable, approval of the External Auditor's annual report on the Trust for fiscal year 2024, as well as the opinion of the Technical Committee on said report.
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, 2024.
6. Presentation, discussion, and, if applicable, approval of the Trust's financial statements for the fiscal year ended December 31, 2024, and application of the results for said year.
7. Proposal, discussion, and, if applicable, assessment of independence and ratification of Santiago Pinson Correa as Independent Member of the Trust's Technical Committee.
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.
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.
10. Proposal, discussion, and, if applicable, assessment of independence and ratification of Federico Castillo Arce as Independent Member of the Trust's Technical Committee.
11. Proposal, discussion, and, if applicable, assessment of independence of Abelardo Hernández Juliá to be eligible for ratification as Independent Member of the Technical Committee by a holder or group of holders who individually or collectively hold at least 10% of the outstanding CBFIs, pursuant to the Securities Market Law.
12. Information regarding the ratification of Abelardo Hernández Juliá as Member of the Trust's Technical Committee (Independent, subject to the independence assessment in the previous 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 Securities Market Law.
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, pursuant to the provisions of the Trust.
14. Information regarding the ratification of the Chief Executive Officer, Jaime Cohen Bistre, as Non-Independent Member of the Technical Committee.
15. Proposal, discussion, and, if applicable, appointment of the Chief Financial and Administrative Officer as Non-Independent Member of the Technical

- Committee, subject to the favorable resolution of item 2 of the agenda of the Extraordinary Holders' Meeting convened for April 30, 2025.
16. Proposal, discussion, and, if applicable, approval of the update of fees for Independent Members of the Trust's Technical Committee.
  17. 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.
  18. Proposal, discussion, and, if applicable, approval of the leverage and liquidity ratios of the Trust for the 12-month period following April 30, 2025, in accordance with the provisions of the National Banking and Securities Commission.
  19. 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 \$250,000,000.00 MXN (two hundred fifty million pesos 00/100 Mexican Currency), for the 12-month period following April 30, 2025, in compliance with Article 56, Section IV of the Securities Market Law.
  20. Appointment of Special Delegates to carry out the resolutions adopted at the Meeting.
  21. Drafting, reading, and, if applicable, approval of the Minutes of the Meeting.

In accordance with Article 221 of the General Law of Credit Instruments and Transactions, in order to attend the Meeting, Holders must present the admission cards corresponding to their CBFIs, issued by the Common Representative. Therefore, Holders must previously present, at the offices of Masari, Casa de Bolsa, S.A., located at Prado Norte No. 125, 2nd floor, Lomas de Chapultepec, Mexico City, postal code 11000, to the attention of Irais L. López Rodríguez and/or Gerardo Raymundo Vélez and/or Estela Pérez Cortés (emails: [irais.lopez@masari.mx](mailto:irais.lopez@masari.mx), [gerardo.raymundo@masari.mx](mailto:gerardo.raymundo@masari.mx), and [estela.perez@masari.mx](mailto:estela.perez@masari.mx)) (phones: 55-5279-7700 ext. 7715, 55-5350-5058, and 55-5279-7700 ext. 02236), either the securities or the corresponding deposit certificates issued by S.D. Indeval Institución para el Depósito de Valores, S.A. de C.V., in accordance with the applicable provisions of the Securities Market Law, during office hours from 8:30 a.m. to 4:30 p.m., Monday through Friday, from the date of publication of this call notice and at least one business day prior to the date set for the Holders' Meeting. Upon delivery of the certificates, the respective admission passes will be issued, which will include the name of the Holder and the number of CBFIs they represent, without which they will not be able to participate in the Holders' Meeting.



Holders may be represented at the Meeting by proxy holders who demonstrate their authority by means of a proxy letter or any other form of power of attorney granted in accordance with the law, meeting the requirements set forth in Article 49, Section III, of the Securities Market Law.

The information and documents related to each item on the agenda of the **ORDINARY HOLDERS' MEETING** will be available to the Holders at least 10 (ten) days prior to the date of the Meeting, at the offices of the Common Representative, at the venue of the Meeting, and may also be consulted on the Trust's website: [www.fibrainn.mx](http://www.fibrainn.mx).

Mexico City, March 31, 2025.

María Monserrat Uriarte Carlin y Alonso Rojas Dingler

Trust Delegates

CIBanco, S. A., Institución de Banca Múltiple

as Trustee of the Trust

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### 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."

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### 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.

## Fibra Inn to Hold Extraordinary Annual Shareholders' Meeting on April 30, 2025

**Monterrey, Mexico, March 31, 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:

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Date	Wednesday, April 30, 2025.
Time	10:00 a.m.
Location	Masari, Casa de Bolsa, S.A., located at Prado Norte No. 125, second floor, Colonia Lomas de Chapultepec, Mexico City, 11000.

The aforementioned to discuss and approve the following:

### MEETING AGENDA

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.
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.

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.
4. Appointment of Special Delegates to carry out the resolutions adopted at the Meeting.
5. Drafting, reading, and, if applicable, approval of the Minutes of the Meeting.

In accordance with Article 221 of the General Law of Credit Instruments and Transactions, in order to attend the Meeting, Holders must present the admission cards corresponding to their CBFIs, issued by the Common Representative. Therefore, Holders must previously present, at the offices of Masari, Casa de Bolsa, S.A., located at Prado Norte No. 125, 2nd floor, Lomas de Chapultepec, Mexico City, postal code 11000, to the attention of Irais L. López Rodríguez and/or Gerardo Raymundo Vélez and/or Estela Pérez Cortés (emails: [irais.lopez@masari.mx](mailto:irais.lopez@masari.mx), [gerardo.raymundo@masari.mx](mailto:gerardo.raymundo@masari.mx), and [estela.perez@masari.mx](mailto:estela.perez@masari.mx)) (phones: 55-5279-7700 ext. 7715, 55-5350-5058, and 55-5279-7700 ext. 02236), either the securities or the corresponding deposit certificates issued by S.D. Indeval Institución para el Depósito de Valores, S.A. de C.V., in accordance with the applicable provisions of the Securities Market Law, during office hours from 8:30 a.m. to 4:30 p.m., Monday through Friday, from the date of publication of this call notice and at least one business day prior to the date set for the Holders' Meeting. Upon delivery of the certificates, the respective admission passes will be issued, which will include the name of the Holder and the number of CBFIs they represent, without which they will not be able to participate in the Holders' Meeting.

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Mexico City, March 31, 2025.

María Monserrat Uriarte Carlin y Alonso Rojas Dingler

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