



Fibra Inn Announces Hotel Indicators for January 2021

Monterrey, Mexico, March 4, 2021 – 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, today announced its operating results for its hotel indicators for **January 2021**.

MONTHLY SAME-STORE SALES			
32 hotels	Jan 2021	Jan 2020	Change %
Room Revenue (Ps. millions)	49.3	108.4	-54.5%
Occupancy	25.1%	50.0%	-24.9 pp
ADR (Ps.)	1,183.4	1,304.0	-9.2%
RevPar (Ps.)	296.4	651.4	-54.5%

TOTAL MONTHLY SALES			
	Jan 2021	Jan 2020	Change %
Number of hotels	33	39	
Room Revenue (Ps. millions)	50.8	119.4	-57.5%
Occupancy	24.6%	46.9%	-22.3 pp
ADR (Ps.)	1,204.5	1,280.0	-5.9%
RevPar	295.7	599.7	-50.7%

Same-store sales calculation in January includes 32 hotels that have been in Fibra Inn’s portfolio for at least half of the reported period. In this case, it is important to consider the hotels excluded in the calculation:

- The hotels sold in 2020: Aloft Guadalajara and the Wyndham Garden León Centro Max (February 18, 2020).
- Five hotels that remain closed during the period: Wyndham Garden Silao, Wyndham Garden Irapuato, Wyndham Garden Celaya, Fairfield Inn & Suites by Marriott Coatzacoalcas, and Holiday Inn Coyoacan.
- The Westin Monterrey Valle hotel, which was opened in February 2020.

As of January 31, 2021, Fibra Inn had a total portfolio of 38 properties with 6,391 rooms and participates in 3 properties as external developments under the Hotel Factory model, that represent 676 rooms.



About the Company

Fibra Inn is a Mexican trust formed primarily to acquire, develop and rent a broad range of hotel properties in Mexico for the business and leisure traveler. The Company has signed franchise, license and brand usage agreements with international hotel brands for the operation of global brands as well as the operation of national brands. These hotels enjoy some of the industry's top loyalty programs. Fibra Inn trades its Real Estate Certificates (Certificados Bursátiles Fiduciarios Inmobiliarios or "CBFIs") on the Mexican Stock Exchange under the ticker symbol "FINN13.

www.fibrainn.mx

Note on Forward-Looking Statements

This press release may contain forward-looking statements. These statements are statements that are not historical facts, and 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.