



***FibraHotel* (“FibraHotel”), the first real estate investment trust specialized in hotels in Mexico, announces its financial results corresponding to the first quarter of 2024.**

Mexico City, April 17th, 2024 --- FibraHotel (BMV: FIHO 12), the first real estate investment trust specialized in hotels in Mexico announces its financial results corresponding to the first quarter of 2024. Except where noted, all figures included herein were prepared in accordance with IFRS and are stated in nominal Mexican pesos.

2024 First Quarter Highlights

- FibraHotel ended the first quarter of 2024 with **86 hotels and 12,555¹ rooms in operation**.
- For the Total FibraHotel Portfolio (83 properties¹ excluding two leased hotels and the Fiesta Americana Condesa Cancun hotel), average daily rate (“ADR”) was **Ps. \$1,502**, occupancy was **59.0%** (versus 60.3% of the first quarter of 2023) and revenue per available room (“RevPAR”) was **Ps. \$886** representing a **2.4%** increase versus the first quarter of 2023.
- The Fiesta Americana Condesa Cancun hotel had a Net Package ADR² of **Ps. \$6,352**, occupancy was **86.7%**, and Net Package RevPAR was **Ps. \$5,510**. FibraHotel received lease revenue from the property of **Ps. \$105 million** during the quarter.
- Total revenues for the quarter were **Ps. \$1,286 million**.
- Lodging contribution³ for the quarter was **Ps. \$443 million**.
- EBITDA for the quarter was **Ps. \$339 million**.
- Funds from operations (“Amefibra FFO”)⁴ for the quarter were **Ps. \$258 million**.
- Adjusted funds from operations (“AFFO”)⁵ for the quarter were **Ps. \$172 million**.
- FibraHotel will pay a distribution of **Ps. \$108 million**, equivalent to **13.75 cents** per CBF⁶.
- As of March 31st, 2024, FibraHotel had a cash position of **Ps. \$566 million**, a debt position of **Ps. \$4,395 million**, and a net debt position of **Ps. \$3,828 million**.
- As of March 31st, 2024, total owners’ equity was **Ps. \$12,649 million**.

¹ FibraHotel has 3 leased hotels, for the operating indicators of the quarter, the room inventory of these hotels is not being considered.

² Fiesta Americana Condesa Cancun is measured with All Inclusive Indicators, considering the package of room and food & beverage. These metrics do not include upgrades or additional purchases made by the guests.

³ Lodging contribution equals total revenues (room rental, food and beverage, leasing and other) minus costs and general expenses directly related to the hotel operation, excluding real estate expenses (property tax, insurance, taxes, and others) and FibraHotel’s administration expenses. Lodging contribution is not an IFRS figure.

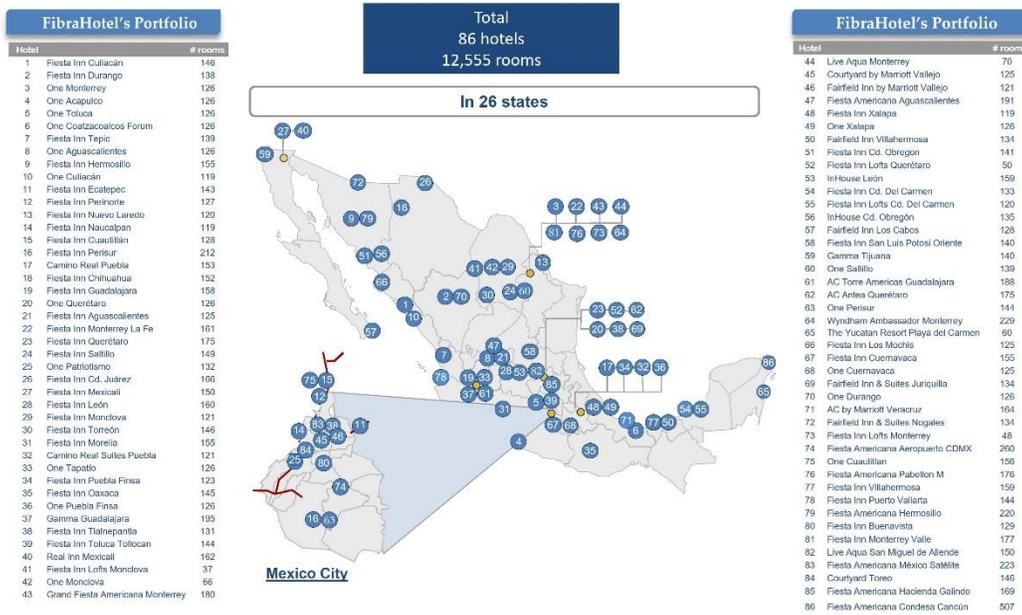
⁴ Funds from operation (“FFO”) is a voluntary metric based on Amefibra’s definition.

⁵ Adjusted funds from operation (“AFFO”) is defined as net income plus depreciation plus non-operating and non-cash adjustments less maintenance CapEx reserve of the period. AFFO is not an IFRS figure.

⁶ Calculated based on 787,222,459 CBFs in circulation with economic rights.

"During the first quarter of 2024, we continued to see the normalization of RevPAR growth coupled with operating cost pressures. The profitability and results for the quarter were impacted from the appreciation of the peso vs. the U.S. dollar and the increase in labor expenses. The portfolio had a RevPAR growth of 2.4% year-over-year with an ADR increase of 4.6% and, occupancy decrease of 130 basis points. The Fiesta Americana Condesa Cancun hotel had a RevPAR growth in dollars of 8.4% year-on-year, however, the lease revenue of Ps. \$105 million was 4.5% lower. We estimate that the exchange rate impact during the quarter on this hotel was Ps. \$9 million. In the first quarter of 2024 revenues were Ps. \$1,286 million and EBITDA was Ps. \$339 million with a 26.4% margin. For the first time since the pandemic we have all of the hotels in our portfolio open and operating thanks to: (i) the reopening of the One Acapulco hotel in March after a complete remodeling following its closure due to the impact of hurricane Otis, (ii) the reopening of the InHouse Leon hotel under a lease agreement, and (iii) the reopening of the Wyndham Ambassador Monterrey hotel in March after its conversion from the Sheraton Monterrey hotel. This is FibraHotel's first hotel operated by Aimbridge Hospitality and the first hotel with a Wyndham Hotels brand. Additionally, we are in the process of closing the sale of a hotel in the portfolio, which we expect to announce soon. We have a solid balance sheet position with an LTV of 24.8%, and we continue to advance with inorganic growth projects in which we estimate to invest between Ps. \$400 and Ps. \$600 million during 2024. For the first quarter of 2024, FibraHotel will make a distribution of Ps. \$0.1375 per CBF and for the full year 2024 we expect to make three additional quarterly distributions of Ps. \$0.1375 per CBF, for a total of Ps. \$0.55 per CBF for the year, representing a 10% growth to 2023 distributions." said Simón Galante, CEO of FibraHotel.

FibraHotel's Portfolio as of March 31st, 2024



5 Operators	    	15 Brands	      	4 Segments	Limited Service Select Service Full Service Resorts
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Additional information:

Changes to the portfolio

In 2023 the Real Inn Mexicali hotel increased its room count from 158 to 162 rooms after a refurbishment in the hotel. With this change, the total number of rooms in the portfolio, as of March 31st, 2024, is 12,555.

During the quarter, FibraHotel reopened two hotels and repositioned one hotel. As of this date, all hotels in the portfolio are open and in operation.

- The Select-Service León hotel reopened on March 8th, 2024, under the InHouse brand with a lease agreement.
- The Wyndham Ambassador Monterrey hotel reopened on March 19th, 2024, after its repositioning from the Sheraton Ambassador Monterrey. This is the first hotel in the portfolio operated by Aimbridge Hospitality and the first hotel in the portfolio with a Wyndham brand.
- The One Acapulco hotel was completely remodeled and reopened on March 25th, 2024, after closing due to the impact of Hurricane Otis.

FibraHotel's distribution policy and distribution for the first quarter of 2024

FibraHotel's Technical Committee established a new distribution policy based on the maximum amount between 95% of the fiscal income and a fixed quarterly amount per CBFI. For the first quarter of 2024, FibraHotel will pay a distribution of Ps. \$0.1375 per CBFI. For the full year 2024, FibraHotel estimates it will pay three additional distributions of Ps. \$0.1375 per CBFI, for a total of Ps. \$0.55 per CBFI for the year, which represents a 10% increase from the distribution in 2023⁷.

Partial prepayment to a BBVA credit line in USD

In January 2024, FibraHotel made a prepayment of USD \$3.8 million of the outstanding balance of USD \$8.1 million of a BBVA line of credit that matures in August 2024. As of March 31st, 2024, the outstanding balance of this credit line is USD \$4.3 million.

Partial disbursement of BBVA's revolving credit facility

In March 2024, FibraHotel disbursed Ps. \$130 million of BBVA's revolving credit facility of up to Ps. \$300 million. The interest rate on this facility is TIIE 28-day rate + 165 basis points.

Outstanding CBFIs

As of March 31st, 2024, FibraHotel had 786,364,220 CBFIs with economic rights. On April 16th, 2024, 858,239 CBFIs of the employee plan authorized by the April 2022 assembly were put into circulation. As of the date of this report, FibraHotel has 787,222,459 CBFIs outstanding with economic rights.

⁷ Distributions are subject to economic and market conditions. In the case that 95% of the fiscal income is higher than the distributions for the year, FibraHotel will make an additional distribution for the difference.

FibraHotel's Portfolio as March 31st, 2024

Hotel	State	Region	Rooms	Operator	Brand	Segment
<i>Select Service Hotels - Managed</i>						
1 Fiesta Inn Aguascalientes	Aguascalientes	Bajío	125	Grupo Posadas	Fiesta Inn	Select Service
2 Fiesta Inn Buenavista	Mexico City	Mexico City	129	Grupo Posadas	Fiesta Inn	Select Service
4 Fiesta Inn Ciudad del Carmen (1) (2)	Campeche	South	253	Grupo Posadas	Fiesta Inn	Select Service
5 Fiesta Inn Ciudad Juárez	Chihuahua	Northwest	166	Grupo Posadas	Fiesta Inn	Select Service
6 Fiesta Inn Ciudad Obregón	Sonora	Northwest	141	Grupo Posadas	Fiesta Inn	Select Service
7 Fiesta Inn Chihuahua	Chihuahua	Northwest	152	Grupo Posadas	Fiesta Inn	Select Service
8 Fiesta Inn Cuautitlán	State of Mexico	Mexico City	128	Grupo Posadas	Fiesta Inn	Select Service
9 Fiesta Inn Cuernavaca	Morelos	South	155	Grupo Posadas	Fiesta Inn	Select Service
10 Fiesta Inn Culiacán	Sinaloa	Northwest	146	Grupo Posadas	Fiesta Inn	Select Service
11 Fiesta Inn Durango	Durango	Northwest	138	Grupo Posadas	Fiesta Inn	Select Service
12 Fiesta Inn Ecatepec	State of Mexico	Mexico City	143	Grupo Posadas	Fiesta Inn	Select Service
13 Fiesta Inn Guadalajara Expo	Jalisco	West	158	Grupo Posadas	Fiesta Inn	Select Service
14 Fiesta Inn Hermosillo	Sonora	Northwest	155	Grupo Posadas	Fiesta Inn	Select Service
15 Fiesta Inn León	Guanajuato	Bajío	160	Grupo Posadas	Fiesta Inn	Select Service
16 Fiesta Inn Mexicali	BCN	Northwest	150	Grupo Posadas	Fiesta Inn	Select Service
17 Fiesta Inn Morelia	Michoacan	West	155	Grupo Posadas	Fiesta Inn	Select Service
18 Fiesta Inn Los Mochis	Sinaloa	Northwest	125	Grupo Posadas	Fiesta Inn	Select Service
20 Fiesta Inn Monclova (2)	Coahuila	Northeast	158	Grupo Posadas	Fiesta Inn	Select Service
22 Fiesta Inn Monterrey La Fe (2)	Nuevo Leon	Northeast	209	Grupo Posadas	Fiesta Inn	Select Service
23 Fiesta Inn Monterrey Valle	Nuevo Leon	Northeast	177	Grupo Posadas	Fiesta Inn	Select Service
24 Fiesta Inn Naucalpan	State of Mexico	Mexico City	119	Grupo Posadas	Fiesta Inn	Select Service
25 Fiesta Inn Nuevo Laredo	Tamaulipas	Northeast	120	Grupo Posadas	Fiesta Inn	Select Service
26 Fiesta Inn Oaxaca	Oaxaca	South	145	Grupo Posadas	Fiesta Inn	Select Service
27 Fiesta Inn Perinorte (1)	State of Mexico	Mexico City	127	Grupo Posadas	Fiesta Inn	Select Service
28 Fiesta Inn Perisur	Mexico City	Mexico City	212	Grupo Posadas	Fiesta Inn	Select Service
29 Fiesta Inn Puebla FINSA	Puebla	South	123	Grupo Posadas	Fiesta Inn	Select Service
31 Fiesta Inn Querétaro (2)	Querétaro	Bajío	225	Grupo Posadas	Fiesta Inn	Select Service
32 Fiesta Inn Saltillo	Coahuila	Northeast	149	Grupo Posadas	Fiesta Inn	Select Service
33 Fiesta Inn San Luis Potosí Oriente	San Luis Potosí	Bajío	140	Grupo Posadas	Fiesta Inn	Select Service
34 Fiesta Inn Tepic	Nayarit	West	139	Grupo Posadas	Fiesta Inn	Select Service
35 Fiesta Inn Tlalnepantla	State of Mexico	Mexico City	131	Grupo Posadas	Fiesta Inn	Select Service
36 Fiesta Inn Torreón Galerías	Coahuila	Northeast	146	Grupo Posadas	Fiesta Inn	Select Service
37 Fiesta Inn Toluca Tollocan	State of Mexico	South	144	Grupo Posadas	Fiesta Inn	Select Service
38 Fiesta Inn Puerto Vallarta	Jalisco	West	144	Grupo Posadas	Fiesta Inn	Select Service
39 Fiesta Inn Villahermosa	Tabasco	South	159	Grupo Posadas	Fiesta Inn	Select Service
40 Fiesta Inn Xalapa	Veracruz	South	119	Grupo Posadas	Fiesta Inn	Select Service
41 Real Inn Mexicali (1)	BCN	Northwest	162	Camino Real Hotel Group	Real Inn	Select Service
42 Gamma Guadalajara Centro (1)	Jalisco	West	195	Grupo Posadas	Gamma	Select Service
43 Gamma Tijuana (1)	BCN	Northwest	140	Grupo Posadas	Gamma	Select Service
44 Courtyard Tereo	State of Mexico	Mexico City	146	Marriott Int'l	Courtyard	Select Service
45 Courtyard Vallejo	Mexico City	Mexico City	125	Marriott Int'l	Courtyard	Select Service
Sub Total			6,233			

(1) Includes retail component

(2) Includes extended stay component

FibraHotel's Portfolio as of March 31st, 2024 (cont'd)

Hotel	State	Region	Rooms	Operator	Brand	Segment
<i>Limited Service Hotels - Managed</i>						
46 One Acapulco Costera (1)	Guerrero	South	126	Grupo Posadas	One	Limited Service
47 One Aguascalientes Sur (1)	Aguascalientes	Bajío	126	Grupo Posadas	One	Limited Service
48 One Coatzacoalcos Forum	Veracruz	South	126	Grupo Posadas	One	Limited Service
49 One Cuautitlan (1)	State of Mexico	Mexico City	156	Grupo Posadas	One	Limited Service
50 One Cuernavaca	Morelos	South	125	Grupo Posadas	One	Limited Service
51 One Culiacán Forum	Sinaloa	Northwest	119	Grupo Posadas	One	Limited Service
52 One Durango	Durango	Northwest	126	Grupo Posadas	One	Limited Service
53 One Guadalajara Tapatio	Jalisco	West	126	Grupo Posadas	One	Limited Service
54 One Monclova	Coahuila	Northeast	66	Grupo Posadas	One	Limited Service
55 One Monterrey Aeropuerto (1)	Nuevo León	Northeast	126	Grupo Posadas	One	Limited Service
56 One Puebla FINSA	Puebla	South	126	Grupo Posadas	One	Limited Service
57 One Salltillo	Coahuila	Northeast	139	Grupo Posadas	One	Limited Service
58 One Querétaro Plaza Galerías	Querétaro	Bajío	126	Grupo Posadas	One	Limited Service
59 One Toluca Aeropuerto	State of Mexico	South	126	Grupo Posadas	One	Limited Service
60 One Ciudad de México Patriotismo	Mexico City	Mexico City	132	Grupo Posadas	One	Limited Service
61 One Perisur	Mexico City	Mexico City	144	Grupo Posadas	One	Limited Service
62 One Xalapa	Veracruz	South	126	Grupo Posadas	One	Limited Service
63 Fairfield Inn & Suites Juriquilla	Querétaro	Bajío	134	Marriott Int'l	Fairfield Inn	Limited Service
64 Fairfield Inn Los Cabos	BCS	Northwest	128	Marriott Int'l	Fairfield Inn	Limited Service
65 Fairfield Inn & Suites Nogales	Sonora	Northwest	134	Marriott Int'l	Fairfield Inn	Limited Service
66 Fairfield Inn & Suites Vallejo	Mexico City	Mexico City	121	Marriott Int'l	Fairfield Inn	Limited Service
67 Fairfield Inn & Suites Villahermosa	Tabasco	South	134	Marriott Int'l	Fairfield Inn	Limited Service
Sub Total			2,792			
<i>Full Service Hotels - Managed</i>						
68 Fiesta Americana Aguascalientes (1)	Aguascalientes	Bajío	191	Grupo Posadas	Fiesta Americana	Full Service
69 Fiesta Americana Hermosillo	Sonora	Northwest	220	Grupo Posadas	Fiesta Americana	Full Service
70 Fiesta Americana Hacienda Galindo	Querétaro	Bajío	169	Grupo Posadas	Fiesta Americana	Full Service
71 Fiesta Americana Pabellón M	Nuevo León	Northeast	176	Grupo Posadas	Fiesta Americana	Full Service
72 Fiesta Americana México Satélite	Estado de México	Mexico City	223	Grupo Posadas	Fiesta Americana	Full Service
73 Fiesta Americana Viaducto Aeropuerto	Mexico City	CDMX	260	Grupo Posadas	Fiesta Americana	Full Service
74 Grand Fiesta Americana Monterrey Valle	Nuevo León	Northeast	180	Grupo Posadas	Grand Fiesta Americana	Full Service
75 Live Aqua Monterrey Valle	Nuevo León	Northeast	70	Grupo Posadas	Live Aqua	Full Service
76 Live Aqua San Miguel de Allende	Guanajuato	Bajío	150	Grupo Posadas	Live Aqua	Full Service
78 Camino Real Puebla Hotel & Suites (2)	Puebla	South	274	Camino Real Hotel Group	Camino Real	Full Service
79 Wyndham Ambassador Monterrey	Nuevo León	Northeast	229	Aimbridge Hospitality	Wyndham	Full Service
80 AC by Marriott Querétaro	Querétaro	Bajío	175	Marriott Int'l	AC by Marriott	Full Service
81 AC by Marriott Guadalajara	Jalisco	West	188	Marriott Int'l	AC by Marriott	Full Service
82 AC by Marriott Veracruz	Veracruz	South	164	Marriott Int'l	AC by Marriott	Full Service
83 The Yucatan Resort Playa del Carmen	Quintana Roo	South	60	Playa Resorts	Tapestry Collection	Full Service
Sub Total			2,729			
<i>Leased Hotels</i>						
84 InHouse Ciudad Obregón	Sonora	Northwest	135	InHouse Hotels	InHouse	Select Service
85 InHouse León	Guanajuato	Bajío	159	InHouse Hotels	InHouse	Select Service
86 Fiesta Americana Condesa Cancún	Quintana Roo	South	507	Grupo Posadas	Fiesta Americana	Resort
Sub Total			801			
Total Rooms as of March 31st, 2024			12,555			

(1) Includes retail component

(2) Includes extended stay component

From Q1 2024, 4 rooms were added due to refurbishments at Real Inn Mexicali

Selected quarterly information

- The following table shows certain financial indicators for the last fourth quarters⁸:

(In thousand pesos except per CBFI data)

	<u>Q2 2023</u>	<u>Q3 2023</u>	<u>Q4 2023</u>	<u>Q1 2024</u>	<u>Q1 2024 LTM</u>
Total revenues	1,322,715	1,272,849	1,373,145	1,286,415	5,255,124
Revenues - Managed hotels	1,213,561	1,179,858	1,279,821	1,166,541	4,839,782
% of total revenues	91.7%	92.7%	93.2%	90.7%	92.1%
Lodging contribution	475,601	429,334	471,924	443,067	1,819,926
Margin	36.0%	33.7%	34.4%	34.4%	34.6%
Lodging contribution - Managed hotels	366,447	336,343	378,624	323,194	1,404,608
Margin	30.2%	28.5%	29.6%	27.7%	29.0%
Net Operating Income	453,673	406,799	450,743	421,785	1,733,000
Margin	34.3%	32.0%	32.8%	32.8%	33.0%
Adjusted EBITDA	372,839	323,985	370,523	339,123	1,406,469
Margin	28.2%	25.5%	27.0%	26.4%	26.8%
Consolidated net (loss) income	177,112	75,177	141,224	132,492	526,005
Margin	13.4%	5.9%	10.3%	10.3%	10.0%
AMEFIBRA Funds From Operation	279,258	226,636	252,299	257,596	1,015,790
FFO / CBFI with economic rights	0.3551	0.2882	0.3208	0.3276	1.2903
Adjusted Funds From Operation	206,970	157,860	179,528	171,967	716,326
AFFO / CBFI with economic rights	0.2632	0.2007	0.2283	0.2187	0.9099
Distribution	98,296	98,296	98,296	108,243	403,130
Distribution / CBFI with economic rights	0.1250	0.1250	0.1250	0.1375	0.5125
Financial Debt	4,291,164	4,424,094	4,390,386	4,394,597	4,394,597
Net Debt	3,796,095	3,899,138	3,781,910	3,828,425	3,828,425
Net Debt / LTM Adjusted EBITDA	2.6 x	2.7 x	2.7 x	2.7 x	2.7 x
Loan to Value	24.6%	25.1%	24.9%	24.8%	24.8%

⁸ Lodging Contribution, the *Net Operating Income*, EBITDA, Amefibra FFO and AFFO are not IFRS figures.

Results for the first quarter of 2024

Total Revenues

During the period, FibraHotel's total revenues were Ps. \$1,286 million:

- Ps. \$935 million of room rentals (72.7% of total revenues).
- Ps. \$222 million of food and beverage (17.3% of total revenues).
- Ps. \$119 million of leases and others. These revenues are comprised of (i) Fiesta Americana Condesa Cancun hotel which represented Ps. \$105 million (ii) retail and other leases in hotel properties, and (iii) hotel guarantees and other rents. Together, these revenues represent 9.2% of total revenues.
- Ps. \$10 million of other income (0.8% of total revenues).

Compared with the first quarter of 2023, total revenues increased by 2.4%.

Costs and General Expenses

During the period, FibraHotel's costs and general expenses were Ps. \$843 million:

- Ps. \$470 million of administrative costs and expenses, including payment for franchise and hotel management agreements (55.8% of costs and general expenses).
- Ps. \$222 million of room expenses (26.3% of costs and general expenses).
- Ps. \$151 million of food and beverage expenses (17.9% of costs and general expenses).

Lodging Contribution

Lodging contribution was Ps. \$443 million, representing 34.4% of total revenues. In total, Ps. \$323 million corresponded to the hotel contribution of the managed hotels and Ps. \$119 million corresponded to hotel contribution from leases, commercial properties and guarantees.

Operating Profit

Other operating expenses of Ps. \$233 million consisted of:

- (i) Depreciation of Ps. \$129 million (no impact on cash flow);
- (ii) Advisory fee of Ps. \$44 million;
- (iii) Administrative expenses of Ps. \$35 million;
- (iv) Real estate expenses of Ps. \$21 million;
- (v) The employee CBFI compensation plan of Ps. \$2.6 million (no impact on cash flow);
- (vi) Provisions for labor liabilities of Ps. \$1.3 million (no impact on cash flow).

The operating profit for the quarter was Ps. \$210 million.

Adjusted Operating Profit

During the first quarter of 2024, FibraHotel had non-operating expenses of Ps. \$1.5 million and non-operating income of Ps. \$15 million.

The adjusted operating profit for the quarter was Ps. \$224 million.

Comprehensive Financial Result

FibraHotel ended the quarter with a net debt position of Ps. \$3,828 million and total debt of Ps. \$4,395 million.

During the quarter, the total debt position had an interest expense of (Ps. \$105 million). The comprehensive financial result was (Ps. \$90 million) and is broken down as follows:

<i>Ps.\$ Thousands</i>	Q1 2023	Q1 2024	Var.
Interest Income	7,986	9,621	20%
Interest Expense	(107,115)	(104,973)	2%
Bank Fees	(2,028)	(2,068)	(2%)
Exchange Profit/Loss	38,430	7,797	(80%)
Total	(62,727)	(89,623)	(43%)

As of March 31st, 2024, (i) the BBVA USD \$4 million debt had a book value of Ps. \$72 million (exchange rate of \$16.68 per USD) compared to USD \$8 million with book value of Ps. \$137 million at the beginning of the quarter (exchange rate of \$16.89 per USD), considering that USD \$3.8 million were amortized during the quarter; (ii) the Banorte USD \$22 million debt had a book value of Ps. \$367 million (exchange rate of \$16.68 per USD) versus USD \$22 million with book value of Ps. \$382 million at the beginning of the quarter (exchange rate of \$16.89 per USD) and (iii) the Scotiabank USD \$19 million debt had a book value of Ps. \$320 million (exchange rate of \$16.68 per USD) versus USD \$19 million with book value of Ps. \$324 million at the beginning of the quarter (exchange rate of \$16.89 per USD). The peso appreciation against the dollar during the first quarter generated an exchange profit of Ps. \$9 million from these dollarized debts.

Consolidated Net Income

During the first quarter of 2024, taxes were Ps. \$1.8 million and there was a Participation in results in Joint Ventures of (Ps. \$0.2 million). The consolidated net income was Ps. \$132 million.

Consolidated Comprehensive Income

During the first quarter of 2024, the consolidated comprehensive income was Ps. \$132 million.

*Funds from Operations (“AMEFIBRA FFO”)*⁹

During the first quarter of 2024, the Funds from Operations were Ps. \$258 million.

<i>Ps. \$ thousand</i>	Q1 2023	Q1 2024	Variation
Total Revenues	1,255,728	1,286,415	2.4%
Total Costs and General Expenses	802,044	843,347	
Total Lodging Contribution	453,684	443,067	(2.3%)
Advisory fee	41,869	43,721	
Real Estate Expenses	22,185	21,283	
Administrative Expenses Related to FibraHotel	32,928	35,062	
Employee CBFIs compensation plan*	2,611	2,611	
Adjusted EBITDA	353,033	339,123	(3.9%)
Depreciation	126,024	128,849	
Extraordinary Expenses, Net	1,388	1,455	
Non Operating Income / (Loss)	(1,158)	15,331	
Adjusted Income / (Loss) from Operations	224,463	224,149	(0.1%)
Comprehensive Financing Result	(62,727)	(89,623)	
Tax	(4,296)	1,824	
Non-controlling Interest	-	(210)	
Comprehensive Integral Result	166,032	132,492	(20.2%)
Adjustment to Fair Value of Investment Properties	-	-	
Depreciation	126,024	128,849	
Amortization costs	1,388	1,455	
Impairment over asset value	-	-	
Profit/Loss on property sales	-	-	
Transactions costs	-	-	
Property sale tax	-	-	
Exchange rate fluctuation	(38,430)	(7,811)	
Fluctuation of derivative	-	-	
Fluctuation of financial instruments	-	-	
Intangible impacts	-	-	
Costs	-	-	
Employee CBFIs compensation plan	2,611	2,611	
Interests	-	-	
AMEFIBRA Funds From Operations	257,625	257,596	(0.0%)

⁹Funds from operation (“FFO”) is based on Amefibra’s definition which focuses on achieving greater clarity and understanding of the operational performance of the Real Estate Fibra sector in line with the best international practices.

Adjusted funds from operation (“AFFO”)

During the first quarter of 2024, FibraHotel generated an AFFO of Ps. \$172 million.

<i>Ps. \$ thousand</i>	<u>Q1 2023</u>	<u>Q1 2024</u>	<u>Variation</u>
AMEFIBRA FFO	257,625	257,596	(0.0%)
(-) CAPEX	(68,942)	(70,182)	
(+) Other adjustments*	-	(15,475)	
Adjusted Funds From Operations	188,683	171,940	(8.9%)

Cash flow

During the first quarter of 2024:

- The net operating cash flow was Ps. \$285 million.
- The net cash flow from investment activities were (Ps. \$78 million), mainly due to:
 - Capital expenditures during the quarter of: i) (Ps. \$30 million) in remodeling and restoration of the One Acapulco hotel, ii) (Ps. \$27 million) in maintenance CapEx, iii) (Ps. \$9 million) in repositioning of the Fairfield Inn Los Cabos hotel, iv) (Ps. \$5 million) in repositioning of the InHouse León hotel which was leased to the operator InHouse Hotels, v) (Ps. \$5 million) in investment CapEx in the Fiesta Americana Condesa Cancun hotel, and vi) (Ps. \$11 million) in investment CapEx in other hotels (including Fiesta Inn Cuernavaca, Real Inn Mexicali, among others).
 - Interest income of Ps. \$10 million.
- The net cash flow from financing activities was (Ps. \$249 million), mainly related to:
 - Interest payments (Ps. \$163 million).
 - Debt repayment (Ps. \$117 million) composed as follows: (Ps. \$30 million) of BBVA 2015, (Ps. \$12 million) of Banorte 3, (USD \$615 thousand) at an exchange rate of \$17.19; additionally, two prepayments were made: (USD \$1.8 million) at an exchange rate of \$16.89 and (USD \$2.0 million) at an exchange rate of \$17.19 to the BBVA 2018 credit line with maturity in August 2024.
 - Disbursement of Ps. \$130 million of the available revolving credit facility with BBVA.
 - Distribution payment for the fourth quarter of 2023 (Ps. \$98 million).
 - Other financial expenses (Ps. \$1 million).

Financial position

FibraHotel ended the first quarter of 2024 with:

- A cash position of Ps. \$566 million compared to Ps. \$608 million as of December 31st, 2023.
- Ps. \$4,395 million in debt compared to Ps. \$4,390 million as of December 31st, 2023.
- Net debt of Ps. \$3,828 million compared to Ps. \$3,782 million as of December 31st, 2023.
- A cost of debt of 9.76% compared to 9.67% as of December 31st, 2023.

The following table presents a detailed status of FibraHotel's cash position:

<i>Ps. \$ thousand</i>	Q1 2024	Comment
Cash, cash equivalents and restricted cash	566,173	
Available cash and cash equiv. - Operation	294,779	Hotels' working capital
Restricted cash and cash equiv. - Operation	102,019	Available for maintenance CapEx
Restricted cash and cash equiv. - Reserves	46,194	Available for Reserves guarantees
Available cash and cash equiv. -	123,182	Cash available
Cash position without restricted cash	417,961	

The following table presents FibraHotel's debt position in detail:

<i>\$ millions</i>	Q1 2024	Currency	Interest rate	Maturity
BBVA 1	613.6	MXN	TIE 28d + 150bps	oct-27
BBVA 2*	71.6	USD	SOFR 91d + 220bps	ago-24
BBVA 3	130.0	MXN	TIE 28d + 165bps	mar-26
Banorte 3	405.6	MXN	TIE 91d + 200bps	jun-28
Banorte 5**	366.8	USD	SOFR 91d + 250bps	jun-28
Scotiabank***	319.9	USD	SOFR 91d + 180bps	oct-28
FIHO 19	2,500.0	MXN	8.83%	sep-29
Total debt position	4,407.4			

* Equivalent in pesos to USD \$4 million with an exchange rate of Ps. \$16.68
** Equivalent in pesos to USD \$22 million with an exchange rate of Ps. \$16.68
*** Equivalent in pesos to USD \$19 million with an exchange rate of Ps. \$16.68

The following table presents a detailed schedule of principal amortizations of FibraHotel's debt. In 2024, there are Ps. \$270 million of amortizations, which represent 6.1% of total debt:

Year	Payment	%
2024	269.9	6.1%
2025	313.4	7.1%
2026	465.9	10.6%
2027	1,209.8	27.4%
2028 and after	2,148.4	48.7%
Total	4,407.4	100.0%

As of March 31st, 2024:

- 57% of the debt is fixed (FIHO19) and 43% of the debt is variable (bank debt).
- 83% of the debt is denominated in Mexican pesos and 17% is denominated in Dollars.

Credit Ratings

As of the date of this report, the credit rating by Fitch Ratings of FibraHotel and its debt issued under the ticker "FIHO 19" is 'AA-(mex)' with a stable perspective.

As of the date of this report, the credit rating by HR Ratings of FibraHotel and its debt issued under the ticker "FIHO 19" is 'AA+' with a stable perspective.

Capital Expenditures (“CapEx”)

FibraHotel’s internal policy is to reserve up to 5% of the hotels’ total revenues to make capital expenditures with the intention of maintaining the condition of the hotels in operation. As of March 31st, 2024, the available maintenance CapEx reserve was Ps. \$70 million.

Information on CBFIs issued and with economic rights

As of the date of this report, FibraHotel has 787,222,459 CBFIs outstanding with economic rights.

Distribution for the first quarter of 2024

FibraHotel seeks to generate value for its certificate holders, and therefore on April 16th, 2024, FibraHotel’s Technical Committee approved a distribution equivalent to 13.75 cents (Ps. \$0.1375) per CBFI, representing approximately Ps. \$108 million in total. This distribution is based on the results and operations of FibraHotel between January 1st and March 31st, 2024. The distribution is to be paid on May 6th, 2024, and will be comprised as follows:

Concept	Amount	
	per CBFI	Total
	<i>Ps. \$</i>	<i>Ps. \$ million</i>
Taxable Income	-	-
Capital Return	0.1375	108.2
Total	0.1375	108.2

Corporate Governance

On April 16th, 2024, a meeting of the Audit Committee and Technical Committee of FibraHotel was held to, among other things, approve the financial statements for the first quarter of 2024, which were unanimously approved. As of today, FibraHotel’s Technical Committee is comprised by 11 members, five of whom are independent.

Applicable regulation to FIBRAs

In accordance with the general provisions applicable to issuers of securities and other participants in the securities market known as the "Circular Única de Emisoras" ("CUE"), the holders' assembly is granted the powers to establish the financing rules for each FIBRA. The rules approved by the holders' assembly shall establish the maximum leverage limit and debt service coverage ratio to be observed by the FIBRA and must be calculated in accordance with ANNEX AA of the CUE. In addition, within the amendments realized to Annex AA, a period of four quarters has been established to calculate the maximum leverage and the debt service coverage ratios.

On April 23rd, 2021, FibraHotel's Holders' Assembly established FibraHotel's maximum leverage ratio limit at 40% and the debt service coverage ratio limit of more than 1.0x.

1. Leverage level ("LTV")

FibraHotel closed the first quarter of 2024 with Ps. \$4,395 million in debt and a total asset value of Ps. \$17,713 million, resulting in a 24.8% LTV.

2. Debt service coverage ratio

FibraHotel's debt service coverage ratio must be higher than 1.0x.

To FibraHotel, the estimated obligations correspond to:

- Debt service (principal and interests);
- Capital expenditures for the maintenance of hotels; and
- Non-discretionary development expenditures (announced development projects).

Available resources correspond to:

- Cash and cash equivalents;
- Recoverable VAT;
- Operating result after distribution payment (including depreciation and interest income); and
- Available credit lines.

In accordance with the formula in Annex AA of the CUE currently in effect, as of March 31st, 2024, FibraHotel's debt service coverage ratio is 1.67x, and the metrics for its calculation are as follows:

- Obligations for the next four quarters:
 - Debt service: Ps. \$792 million.
 - Estimated capital expenditures: Ps. \$318 million.
- Available resources for the next four quarters:
 - Cash and cash equivalents (excluding restricted cash): Ps. \$418 million.
 - VAT receivable: Ps. \$10 million.



- Estimated operating result after distribution payment (including depreciation and interest income): Ps. \$1,110 million.
- Available credit lines: Ps. \$319 million.

Ratios related to the FIHO 19 bond

- *Secured Debt to total assets limit of 40%*

As of March 31st, 2024, FibraHotel's secured debt ratio is 5.3%.

- *Unencumbered Assets to unencumbered debt greater than 150%*

As of March 31st, 2024, FibraHotel's total unencumbered asset ratio was 658.9%.

Highlights of progress on Social, Environmental and Governance Issues (ESG)

FibraHotel is committed to being a sustainable company and progressing in the best environmental, social, and corporate governance practices (ESG), while addressing the impact of our business.

We are firmly convinced of the importance of the transition to sustainable financial products and the positive impact this represents for organizations. In line with this conviction, we have published two Second Party Opinions (SPOs) carried out by Valora, for the issuance of two credits linked to sustainability. The first green credit with BBVA aims to reduce the energy consumption intensity (kWh/Occupied Room) in our full-service portfolio by 14.0%. The second loan with Scotiabank targets a 7.3% reduction in energy consumption intensity (kWh/Occupied Room) for the portfolio of hotels with the One brand. We will conduct annual reviews of progress against both targets through an independently verified report.

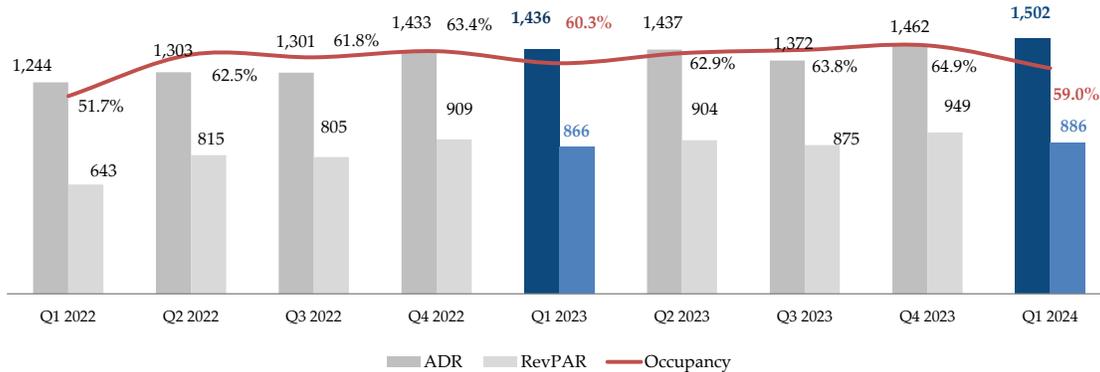
In addition, in line with our Sustainability Strategy, specifically the sustainable infrastructure domain, we have published a Responsible Investment Policy aligned with the UN Principles for Responsible Investment (PRI). This policy will guide our investment decisions, integrating environmental, social and governance (ESG) aspects to ensure the contribution of our acquisitions to sustainable development and guarantee the continuity of our business.

We encourage impact alliances through which we can promote social investment actions. During the period, FibraHotel made a donation to "Culiacán Participa I.A.P.", an institution that works with a group of neighborhoods known as "peace polygons", which have high levels of school dropouts, domestic violence, strong presence of violent groups, among others. FibraHotel donated 48 computers for the installation of "Peace Rooms", these spaces are aimed at teaching various disciplines, as well as dignified trades, which seek to mitigate the effects of public delinquency. On the other hand, through the alliance with "Residencia Osler A.C.", an institution dedicated to the holistic care of the elderly during their aging process, to ensure that they enjoy a dignified quality of life under the care of health professionals, FibraHotel donated linens for daily use in the residence.

For further information on our ESG initiatives, please refer to the Sustainability Section and Corporate Governance on our webpage: www.fibrahotel.com

Operating Highlights of FibraHotel's Portfolio

The following graph shows the quarterly evolution, from the first quarter of 2022 to the first quarter of 2024 of ADR, occupancy rate and RevPAR for FibraHotel's hotels in operation¹⁰ (excluding the leased hotels).



KPIs are not totally comparable since they have different hotels during the period.

The Fiesta Americana Condesa Cancun hotel reported the following during the first quarter of 2024:

- Occupancy of 86.7%
- Net Package ADR of Ps. \$6,352
- Net Package RevPAR of Ps. \$5,510

The following tables show selected operating information of FibraHotel's Managed Portfolio (excluding the leased hotels) for the first quarter of 2024:

	Managed Portfolio				Managed Portfolio	
	Q1 2023	Q4 2023	Q1 2024		Q1 LTM 2023	Q1 LTM 2024
Occupancy	60.3%	64.9%	59.0%	Occupancy	62.0%	62.7%
ADR	1,436	1,462	1,502	ADR	1,368	1,442
RevPAR	866	949	886	RevPAR	849	904

The RevPAR increased 2.4% in the first quarter of 2024 versus the first quarter of 2023.

¹⁰ FibraHotel has 3 leased hotels, for the operating indicators of the quarter, the room inventory of these hotels is not being considered.

The following table shows certain operating information for the hotels (excluding the leased hotels) by segment for the first quarter of 2023 and 2024:

Segment	Managed Portfolio						Variation		
	1 st quarter 2023			1 st quarter 2024			Occup.	ADR	RevPAR
	Occup.	ADR	RevPAR	Occup.	ADR	RevPAR			
Limited Service	60.6%	\$ 1,047	\$ 634	59.4%	\$ 1,114	\$ 662	(119 pb)	6.5%	4.4%
Select Service	61.8%	\$ 1,288	\$ 796	60.7%	\$ 1,348	\$ 819	(104 pb)	4.7%	2.9%
Full Service	56.6%	\$ 2,231	\$ 1,263	54.4%	\$ 2,361	\$ 1,285	(217 pb)	5.8%	1.8%
Total	60.3%	\$ 1,436	\$ 866	59.0%	\$ 1,502	\$ 886	(130 pb)	4.6%	2.4%

In Q1 2024, 4 rooms were added due to refurbishments: the 4 rooms in Select Service.

The following table shows certain operating information for the hotels by region¹¹ (excluding the leased hotels) for the first quarter of 2023 and 2024:

Region	Managed Portfolio						Variation		
	1 st quarter 2023			1 st quarter 2024			Occup.	ADR	RevPAR
	Occup.	ADR	RevPAR	Occup.	ADR	RevPAR			
Bajío	50.5%	\$ 1,893	\$ 955	53.2%	\$ 1,896	\$ 1,010	279 pb	0.2%	5.7%
Northeast	61.0%	\$ 1,624	\$ 991	63.1%	\$ 1,734	\$ 1,094	207 pb	6.8%	10.4%
Northwest	66.9%	\$ 1,369	\$ 916	61.0%	\$ 1,397	\$ 851	(598 pb)	2.0%	(7.1%)
West	74.1%	\$ 1,349	\$ 1,000	67.3%	\$ 1,413	\$ 951	(685 pb)	4.8%	(4.9%)
South	54.2%	\$ 1,132	\$ 613	56.0%	\$ 1,211	\$ 678	180 pb	7.0%	10.6%
Mexico City	60.6%	\$ 1,406	\$ 852	57.4%	\$ 1,487	\$ 853	(326 pb)	5.7%	0.0%
Total	60.3%	\$ 1,436	\$ 866	59.0%	\$ 1,502	\$ 886	(130 pb)	4.6%	2.4%

In Q1 2024, 4 rooms were added due to refurbishments: the 4 rooms in Northwest.

In "Mexico City" region, the hotels located in the Metropolitan Area are included.

The following table shows certain operating information of Fiesta Americana Condesa Cancun hotel for the first quarter of 2023 and 2024:

FACC*	Fiesta Americana Condesa Cancún (All Inclusive)						Variation		
	1 st quarter 2023			1 st quarter 2024			Occup.	ADR	RevPAR
	Occup.	Net Package ADR	Net Package RevPAR	Occup.	Net Package ADR	Net Package RevPAR			
	83.8%	\$ 6,594	\$ 5,526	86.7%	\$ 6,352	\$ 5,510	295 pb	(3.7%)	(0.3%)

* Fiesta Americana Condesa Cancún is reported with All Inclusive metrics.

¹¹ Bajío corresponds to the following states: Aguascalientes, Guanajuato, Queretaro and San Luis Potosi. Northeast corresponds to the following states: Coahuila, Nuevo Leon and Tamaulipas. Northwest corresponds to the following states: Baja California Norte, Baja California Sur, Chihuahua, Durango, Sinaloa and Sonora. West corresponds to the following states: Jalisco, Nayarit and Michoacan. South corresponds to the following states: Campeche, State of Mexico (Toluca), Guerrero, Morelos, Oaxaca, Puebla, Quintana Roo, Tabasco and Veracruz. Mexico City corresponds to the following states: Mexico City and State of Mexico (excluding Toluca).



The following table shows the distribution of FibraHotel's Total Portfolio as of March 31st, 2024 by segment, region, number of hotels and number of rooms:

SEGMENT	Hotels		Rooms		REGION	Hotels		Rooms	
	#	%	#	%		#	%	#	%
Limited Service	22	25.6%	2,792	22.2%	Bajío	13	15.1%	1,880	15.0%
Select Service	47	54.7%	6,527	52.0%	Northeast	15	17.4%	1,945	15.5%
Full Service	16	18.6%	2,729	21.7%	Northwest	16	18.6%	2,337	18.6%
Resort	1	1.2%	507	4.0%	West	7	8.1%	1,105	8.8%
TOTAL	86	100.0%	12,555	100.0%	South	20	23.3%	2,992	23.8%
					Mexico City	15	17.4%	2,296	18.3%
					TOTAL	86	100.0%	12,555	100.0%

*Includes leased hotels.

In Q1 2024, 4 rooms were added due to refurbishments: the 4 rooms in Select Service and in Northwest.

Quarterly Operating Portfolio Highlights (excluding leased hotels)

Year 2024	Available Rooms	Occupied Rooms	Occup.	Room		
				Revenues Ps. \$ <i>Million</i>	ADR	RevPAR
1st quarter	1,055,071	622,452	59.0%	\$ 935	\$ 1,502	\$ 886
2nd quarter	-	-	-	\$ -	-	-
3rd quarter	-	-	-	\$ -	-	-
4th quarter	-	-	-	\$ -	-	-
Total	1,055,071	622,452	59.0%	\$ 935	\$ 1,502	\$ 886

BALANCE SHEET

As of December 31st, 2023, and March 31st, 2024.

(figures in thousands of pesos)

FIBRAHOTEL Consolidated Balance Sheet

(Thousands of pesos)

Assets

	<u>31/12/2023</u>	<u>31/03/2024</u>
Current assets		
Cash, cash equivalents and restricted cash	608,476	566,172
Trade accounts receivable and other receivables	285,263	371,785
Due from related parties	-	-
Prepaid expenses	27,975	84,755
Recoverable taxes, mainly value-added tax	23,004	9,658
Total currents assets	944,718	1,032,371
Non current assets		
Hotel properties, furniture and operating equip. - Net	12,218,484	12,165,879
Investment Properties*	4,096,000	4,101,170
Properties under development	168,454	111,666
Investments in Joint Ventures	219,022	281,511
Derivative instruments	-	-
Advance to suppliers	5,020	5,027
Deferred income taxes	13,815	15,645
Total non-current assets	16,720,795	16,680,900
Total assets	17,665,513	17,713,270

Liabilities and partners' equity

Current liabilities:		
Borrowings	388,049	346,381
Suppliers and accrued expenses	428,965	484,696
Due to related parties	43,316	43,721
Taxes payable	72,988	80,477
Other	97,180	39,026
Total current liabilities	1,030,497	994,301
Employee Benefits	20,017	21,284
Long-term banking debt	1,515,758	1,561,053
Long-term debt securities	2,486,580	2,487,163
Trustors' equity:		
Contribution from the trustors	10,722,706	10,624,410
Retained earnings	1,889,956	2,025,059
Total trustors' equity:	12,612,662	12,649,469
Total liabilities and trustors' equity	17,665,513	17,713,270

INCOME STATEMENT

January 1st to March 31st, 2023, compared to the first quarter of 2024.

(figures in thousands of pesos)

FIBRAHOTEL

Consolidated Statements of Operations

(Thousands of pesos)

	<u>Q1 2023</u>	<u>Q1 2024</u>
Revenue:		
Rooms	915,493	935,213
Food and beverages	208,986	222,272
Leases	124,017	118,522
Others	7,232	10,407
Total revenue	1,255,728	1,286,415
Costs and general expenses		
Rooms	206,973	221,882
Food and beverages	139,218	151,167
Administrative expenses	455,853	470,298
Total costs and general expenses	802,044	843,347
Lodging contribution	453,684	443,067
Real estate expenses	22,185	21,283
Advisory fee	41,869	43,721
Employee CBFIs compensation plan*	2,611	2,611
Administrative expenses related to FibraHotel	32,928	35,062
Employee Benefits*	1,058	1,267
Depreciation	126,024	128,849
Impairment over asset value*	-	-
Income from operations	227,009	210,274
Extraordinary expenses, net	1,388	1,455
Adjusted (loss) from operations	225,621	208,819
Non operating income	(1,158)	15,331
Adjustment to Fair Value of Investment Properties*	-	-
Comprehensive financing result	(62,727)	(89,623)
Income before taxes	161,736	134,526
Tax	(4,296)	1,824
Participation in results in Joint Ventures	-	(210)
Consolidated net (loss) income	166,032	132,492

* Non-Cash Items

CASH FLOW STATEMENT

January 1st to March 31st, 2023, compared to the first quarter of 2024.

(figures in thousands of pesos)

	<u>Q1 2023</u>	<u>Q1 2024</u>
FIBRAHOTEL		
Consolidated Statements of Cash Flows		
As of March 31st, 2024		
(Thousand pesos)		
Operating Activities		
Consolidated net income	166,032	132,492
Adjustments for non cash items		
Tax	(4,296)	1,824
Cost for asset sale	1,261	(7)
Impairment over asset value*	-	-
Adjustment to fair value of investment properties*	-	-
Depreciation	126,024	128,849
Interest income	57,322	88,162
Employee CBFIs compensation plan*	2,611	2,611
Employee Benefits*	1,058	1,267
Employee Benefits*	-	210
Total	<u>350,012</u>	<u>355,410</u>
(Increase) decrease in:		
Trade accounts receivable and others	(10,683)	(86,522)
Due from related parties	-	(0)
Recoverables taxes, mainly VAT	(3,353)	13,345
Prepaid expenses	(38,493)	(56,780)
Other assets	(22)	(7)
Increase (decrease) in:		
Suppliers and accrued expenses and others	19,061	55,117
Due to related parties	1,476	405
Tax payable	12,416	3,834
Net cash flow used in operating activities	330,413	284,803
Investing activities		
Business acquired, net of cash received	-	-
Development portfolio	(18,548)	(5,851)
Acquisitions of hotel furniture and equipment	(29,388)	(76,414)
Investment Properties	(2,531)	(5,170)
Asset sale	270	115
Interest income	7,986	9,621
Net cash flow used in investing activities	(42,211)	(77,700)
Financing activities		
Distributions to trustors	-	(98,296)
Debt Issuance	-	130,000
Debt Issuance	(88,378)	(117,174)
Interests paid and financial expenses	(189,051)	(162,513)
CBFIs issuance	-	-
CBFI Repurchase Program	-	-
Issuance expenses	-	-
Other	(1,424)	(1,425)
Net cash flow used in financing activities	(278,854)	(249,407)
Net increase (decrease) in cash, cash equivalents and restricted cash	9,349	(42,304)
Cash, cash equivalents and restricted cash at the beginning of the period	501,236	608,476
Cash, cash equivalents and restricted cash at the end of the period	510,585	566,172

* Non-Cash Items

Amefibra FFO

Amefibra published a definition for the Funds from Operations (“FFO”) metric to standardize reporting across Real Estate Fibras in Mexico. This metric is voluntary for Fibras and seeks to incorporate best practices across the sector (for example, in the United States, REITs report the Nareit Funds from Operations). FibraHotel has determined to report FFO based on Amefibra’s definition beginning on the second quarter of 2020. The main differences against FibraHotel’s previously reported FFO is that Amefibra FFO considers adjustments for pre-operating expenses and currency fluctuation in FFO which were not considered in FibraHotel’s FFO but were considered in FibraHotel’s AFFO. The following table shows the FFO calculation based on Amefibra’s definition:

	2018	2019	2020	2021	2022	2023	Q1 2024
Total Revenues	4,107,252	4,371,969	1,941,651	3,109,131	4,696,345	5,224,437	1,286,415
Total Costs and General Expenses	2,664,142	2,917,888	1,633,398	2,168,443	2,985,396	3,393,895	843,347
Total Lodging Contribution	1,443,110	1,454,082	308,253	940,688	1,710,949	1,830,543	443,067
Advisory fee	150,927	151,862	144,492	146,566	156,049	170,449	43,721
Real estate expenses	59,698	66,286	115,567	73,607	84,383	87,828	21,283
Administrative Expenses Related to FibraHotel	60,522	71,188	57,335	80,038	111,730	139,535	35,062
Employee CBFIs compensation plan*	16,612	8,306	8,306	865	7,833	10,443	2,611
Adjusted EBITDA	1,155,351	1,156,440	(17,447)	637,949	1,344,133	1,420,380	339,123
Depreciation	419,037	465,817	583,838	551,732	508,780	505,886	128,849
Extraordinary Expenses, Net	71,619	37,056	9,018	15,095	6,720	13,458	1,455
Non Operating Income / (Loss)	1,901	11,330	(29,402)	821	3,969	2,886	15,331
Adjusted Income / (Loss) from Operations	768,501	617,816	(602,353)	316,346	1,325,158	881,776	224,149
Comprehensive Financing Result	(151,510)	(292,270)	(397,352)	(371,824)	(404,803)	(312,398)	(89,623)
Tax	2,282	8,460	2,451	(1,308)	(2,155)	7,323	1,824
Consolidated Integral Result	599,321	218,025	(1,004,515)	(52,482)	922,509	559,544	132,492
Adjustment to Fair Value of Investment Properties	(143,795)	47,081	(42,744)	(269,355)	(505,950)	22,146	-
Depreciation	419,037	465,817	517,355	551,732	508,780	505,886	128,849
Amortization of capitalized leasing costs	71,619	37,056	43,999	15,095	6,720	13,458	1,455
Impairment losses	41,890	-	71,603	24,952	13,395	-	-
Realized (gains) or losses from sales	-	-	-	-	-	-	-
Transaction costs	-	-	-	-	-	-	-
Tax on profits or losses on disposals of properties	-	-	-	-	-	-	-
Exchange rate fluctuation	16,128	(7,761)	12,708	(7,591)	(22,580)	(95,658)	(7,811)
Fluctuation of derivative instruments	15,389	99,061	2,632	(1,724)	-	-	-
Fluctuation of financial instruments	-	-	-	-	-	-	-
Impairment of intangibles	-	-	-	-	-	-	-
Costs	-	-	-	-	-	-	-
CBFIs Compensation Plan	16,612	8,306	8,306	865	7,833	10,443	2,611
Minority interests	-	-	-	-	-	-	-
AMEFIBRA Funds From Operations	1,036,200	867,584	(390,656)	261,491	930,706	1,015,819	257,596
CAPEX Reserve	(204,149)	(221,964)	(51,128)	(174,118)	(258,320)	(285,288)	(70,182)
Other Adjustments	17,335	(7,734)	12,058	-	-	2,511	(15,475)
Adjusted Funds From Operations	849,386	637,887	(429,726)	87,373	672,386	733,042	171,940
FFO FFIH / FFO AMEFIBRA	87,746	29,295	56,707	7,504	(15,860)	(82,200)	(6,356)

Invitation to the 1Q 2024 Results Conference Call



1Q24 CONFERENCE CALL INVITATION

Mexico City, Mexico, March 21st, 2024 – FibraHotel (BMV: FIHO 12), the first real estate investment trust specialized in hotels in Mexico announces the date and time of its upcoming First Quarter 2024 Earnings Report and Conference Call.

The 1Q24 and Conference Call will feature a presentation and discussion by Simón Galante, CEO, Eduardo Lopez, General Manager, Edouard Boudrant, CFO, and Guillermo Bravo, CIO. The Earnings Report will be released on April 17th, 2024 after the market closes.

Immediately following the earnings conference call presentation there will be an open Question & Answer session available to the conference call participants.

CONFERENCE CALL DETAILS

CONFERENCE CALL	Thursday April 18 th , 2024 1:00 p.m. New York City 11:00 a.m. Mexico City
CONFERENCE ID	822 5958 0729
LINK TO THE CALL	To join the call, register at the following link: https://us06web.zoom.us/webinar/register/WN_uX3-s3LBSHGwAsB9olz9sQ
NUMBERS WITHIN MEXICO	+52 558 659 6002
INTERNATIONAL NUMBERS	+1 646 558 8656 (New York) Check other available numbers: https://us02web.zoom.us/joinconference

For further information, please contact:

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About FibraHotel

FibraHotel is a Mexican trust created primarily to acquire, develop, and operate hotels in Mexico. Our objective is to provide attractive returns to our CBFH holders through distributions and the appreciation of our real estate assets. Also, we will aim to have a high-quality hotel portfolio, through the affiliation to different hotel brands and renowned operators, as well as geographic and segment diversification.

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