

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

**Mexico City, February 19<sup>th</sup>, 2025** --- FibraHotel (BMV: FIHO 12), the first real estate investment trust specialized in hotels in Mexico announces its financial results corresponding to the fourth quarter of 2024. Except where noted, all figures included herein were prepared in accordance with IFRS and are stated in nominal Mexican pesos.

**2024 Fourth Quarter Highlights**

- FibraHotel ended the fourth quarter of 2024 with **85 hotels and 12,360<sup>1</sup> rooms in operation**.
- For the Total FibraHotel Portfolio (82 properties excluding two leased hotels and the Fiesta Americana Condesa Cancun hotel<sup>1</sup>), average daily rate (“ADR”) was **Ps. \$1,621**, occupancy was **63.4%** and revenue per available room (“RevPAR”) was **Ps. \$1,027** representing a **7.5%** increase versus the fourth quarter of 2023.
- The Fiesta Americana Condesa Cancun hotel had a Net Package ADR<sup>2</sup> of **Ps. \$6,551**, occupancy was **72.8%**, and Net Package RevPAR was **Ps. \$4,767**. FibraHotel received lease revenue from the property of **Ps. \$80 million** during the quarter.
- Total revenues for the quarter were **Ps. \$1,454 million**.
- Lodging contribution<sup>3</sup> for the quarter was **Ps. \$501 million**.
- EBITDA for the quarter was **Ps. \$397 million**.
- Funds from operations (“Amefibra FFO”) <sup>4</sup> for the quarter were **Ps. \$303 million**.
- Adjusted funds from operations (“AFFO”) <sup>5</sup> for the quarter were **Ps. \$222 million**.
- FibraHotel will pay a distribution of **Ps. \$108 million**, equivalent to **13.75 cents** per CBFi<sup>6</sup>.
- As of December 31<sup>st</sup>, 2024, FibraHotel had a cash position of **Ps. \$630 million**, a debt position of **Ps. \$4,288 million**, and a net debt position of **Ps. \$3,658 million**.
- As of December 31<sup>st</sup>, 2024, total owners’ equity was **Ps. \$12,588 million**.

<sup>1</sup> FibraHotel has 3 leased hotels that are not included in the operating indicators.

<sup>2</sup> 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.

<sup>3</sup> 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.

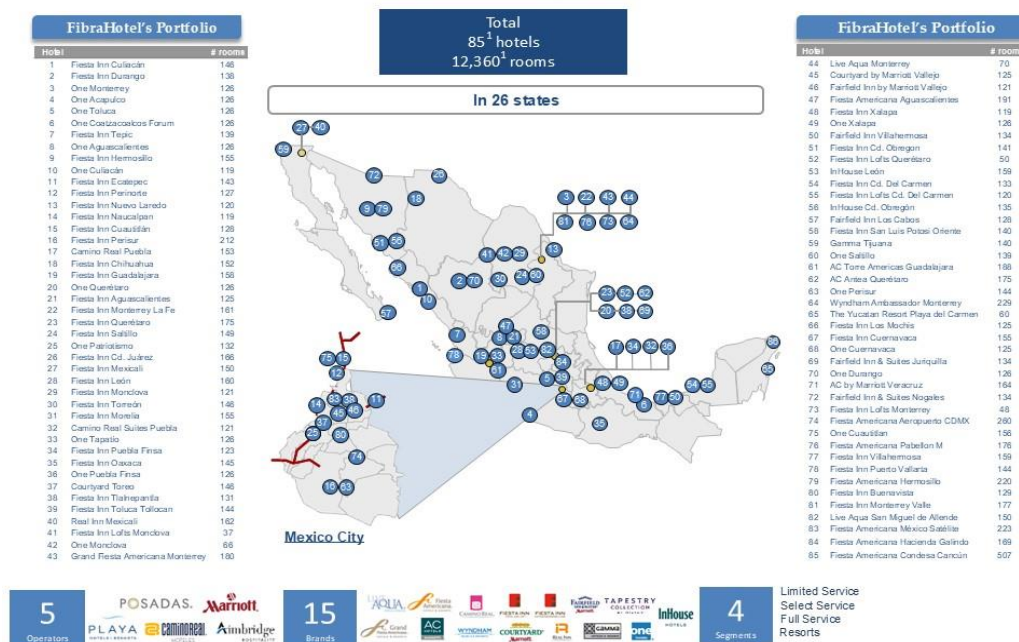
<sup>4</sup> Funds from operation (“FFO”) is a voluntary metric based on Amefibra’s definition.

<sup>5</sup> 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.

<sup>6</sup> Based on 787,222,459 CBFIs in circulation with economic rights.

"During the fourth quarter of 2024, FibraHotel's portfolio had a year-on-year RevPAR growth of 7.5%, with ADR increasing 10.3% and occupancy decreasing 165 basis points. For the full year 2024, the portfolio had a year-on-year RevPAR growth of 5.9%, with ADR increasing 8.7% and occupancy decreasing by 162 basis points. These numbers reflect the ability to increase rates thanks to an increase in demand, especially in locations with major events such as the F1 Grand Prix in Mexico City, the Torneo de la Amistad in Queretaro, as well as other local events. During the quarter, The Fiesta Americana Condesa Cancún hotel had a lease revenue of Ps. \$80 million in line with the same quarter last year. Total revenues for the fourth quarter of Ps. \$1,454 million were a record for FibraHotel, and EBITDA of Ps. \$397 million was nearly in line with the all-time high. The EBITDA margin of 27.3% in the fourth quarter was the highest in 2024 and 31 basis points higher than the same quarter in 2023. This margin reflects operating leverage from the increase in ADR, along with the cost-control strategies implemented throughout the year. We have a solid balance sheet with an LTV of 24.4% and continue to improve our capital structure through refinancings at better rates. During the quarter, we achieved EDGE certification at five hotels in our portfolio, Live Aqua Monterrey, Grand Fiesta Americana Monterrey, Courtyard Vallejo, Fairfield Inn & Suites Vallejo, and Fiesta Inn Oaxaca hotels. Finally, FibraHotel will distribute Ps. \$0.1375 per CBFi for the quarter in accordance with the previously announced policy," said Simón Galante, CEO of FibraHotel.

### FibraHotel's Portfolio as of December 31st, 2024



### **Additional information:**

#### **The Ritz-Carlton Cancun, Punta Nizuc**

During the fourth quarter of 2024, FibraHotel invested Ps. \$74 million in The Ritz-Carlton Cancun, Punta Nizuc hotel. As of December 31<sup>st</sup>, 2024, FibraHotel has invested a total of Ps. \$353 million in the project<sup>7</sup>.

#### **Disbursement of the BBVA revolving credit line**

In October 2024, Ps. \$100 million were disbursed of the BBVA revolving credit line of up to Ps. \$300 million. The interest rate for this facility is TIIE 28 day-rate + 165 basis points.

#### **Outstanding CBFIs**

As of December 31<sup>st</sup>, 2024, and as of the date of this report, FibraHotel had 787,222,459 CBFIs with economic rights.

---

<sup>7</sup> Considering FibraHotel's average cost of debt and the investment made in The Ritz-Carlton Cancun, Punta Nizuc project, we estimate that in 2024, (Ps. \$27 million) interest expenses related to the project were paid, impacting AFFO (non-capitalized). During Q4 2024, we estimate that (Ps. \$8 million) were paid.

## FibraHotel's Portfolio as December 31<sup>st</sup>, 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 Tijuana (1)                   | BCN             | Northwest   | 140          | Grupo Posadas           | Gamma      | Select Service |
| 43 Courtyard Tereo                     | State of Mexico | Mexico City | 146          | Marriott Int'l          | Courtyard  | Select Service |
| 44 Courtyard Vallejo                   | Mexico City     | Mexico City | 125          | Marriott Int'l          | Courtyard  | Select Service |
| <b>Sub Total</b>                       |                 |             | <b>6,038</b> |                         |            |                |

(1) Includes retail component

(2) Includes extended stay component

## FibraHotel's Portfolio as of December 31<sup>st</sup>, 2024 (cont'd)

| Hotel   | State            | Region      | Rooms         | Operator                | Brand                  | Segment         |
|---|------------------|-------------|---------------|-------------------------|------------------------|-----------------|
| <i>Limited Service Hotels - Managed</i>                 |                  |             |               |                         |                        |                 |
| 45 One Acapulco Costera (1)                             | Guerrero         | South       | 126           | Grupo Posadas           | One                    | Limited Service |
| 46 One Aguascalientes Sur (1)                           | Aguascalientes   | Bajío       | 126           | Grupo Posadas           | One                    | Limited Service |
| 47 One Coatzacoalcos Forum                              | Veracruz         | South       | 126           | Grupo Posadas           | One                    | Limited Service |
| 48 One Cuautitlán (1)                                   | State of Mexico  | Mexico City | 156           | Grupo Posadas           | One                    | Limited Service |
| 49 One Cuernavaca                                       | Morelos          | South       | 125           | Grupo Posadas           | One                    | Limited Service |
| 50 One Culiacán Forum                                   | Sinaloa          | Northwest   | 119           | Grupo Posadas           | One                    | Limited Service |
| 51 One Durango  | Durango          | Northwest   | 126           | Grupo Posadas           | One                    | Limited Service |
| 52 One Guadalajara Tapatio                              | Jalisco          | West        | 126           | Grupo Posadas           | One                    | Limited Service |
| 53 One Monclova   | Coahuila         | Northeast   | 66            | Grupo Posadas           | One                    | Limited Service |
| 54 One Monterrey Aeropuerto (1)                         | Nuevo León       | Northeast   | 126           | Grupo Posadas           | One                    | Limited Service |
| 55 One Puebla FINSA                                     | Puebla           | South       | 126           | Grupo Posadas           | One                    | Limited Service |
| 56 One Saltillo   | Coahuila         | Northeast   | 139           | Grupo Posadas           | One                    | Limited Service |
| 57 One Querétaro Plaza Galerías                         | Querétaro        | Bajío       | 126           | Grupo Posadas           | One                    | Limited Service |
| 58 One Toluca Aeropuerto                                | State of Mexico  | South       | 126           | Grupo Posadas           | One                    | Limited Service |
| 59 One Ciudad de México Patriotismo                     | Mexico City      | Mexico City | 132           | Grupo Posadas           | One                    | Limited Service |
| 60 One Perisur  | Mexico City      | Mexico City | 144           | Grupo Posadas           | One                    | Limited Service |
| 61 One Xalapa   | Veracruz         | South       | 126           | Grupo Posadas           | One                    | Limited Service |
| 62 Fairfield Inn & Suites Juriquilla                    | Querétaro        | Bajío       | 134           | Marriott Int'l          | Fairfield Inn          | Limited Service |
| 63 Fairfield Inn Los Cabos                              | BCS              | Northwest   | 128           | Marriott Int'l          | Fairfield Inn          | Limited Service |
| 64 Fairfield Inn & Suites Nogales                       | Sonora           | Northwest   | 134           | Marriott Int'l          | Fairfield Inn          | Limited Service |
| 65 Fairfield Inn & Suites Vallejo                       | Mexico City      | Mexico City | 121           | Marriott Int'l          | Fairfield Inn          | Limited Service |
| 66 Fairfield Inn & Suites Villahermosa                  | Tabasco          | South       | 134           | Marriott Int'l          | Fairfield Inn          | Limited Service |
| <b>Sub Total</b>  |                  |             | <b>2,792</b>  |                         |                        |                 |
| <i>Full Service Hotels - Managed</i>                    |                  |             |               |                         |                        |                 |
| 67 Fiesta Americana Aguascalientes (1)                  | Aguascalientes   | Bajío       | 191           | Grupo Posadas           | Fiesta Americana       | Full Service    |
| 68 Fiesta Americana Hermosillo                          | Sonora           | Northwest   | 220           | Grupo Posadas           | Fiesta Americana       | Full Service    |
| 69 Fiesta Americana Hacienda Galindo                    | Querétaro        | Bajío       | 169           | Grupo Posadas           | Fiesta Americana       | Full Service    |
| 70 Fiesta Americana Pabellón M                          | Nuevo León       | Northeast   | 176           | Grupo Posadas           | Fiesta Americana       | Full Service    |
| 71 Fiesta Americana México Satélite                     | Estado de México | Mexico City | 223           | Grupo Posadas           | Fiesta Americana       | Full Service    |
| 72 Fiesta Americana Viaducto Aeropuerto                 | Mexico City      | CDMX        | 260           | Grupo Posadas           | Fiesta Americana       | Full Service    |
| 73 Grand Fiesta Americana Monterrey Valle               | Nuevo León       | Northeast   | 180           | Grupo Posadas           | Grand Fiesta Americana | Full Service    |
| 74 Live Aqua Monterrey Valle                            | Nuevo León       | Northeast   | 70            | Grupo Posadas           | Live Aqua              | Full Service    |
| 75 Live Aqua San Miguel de Allende                      | Guanajuato       | Bajío       | 150           | Grupo Posadas           | Live Aqua              | Full Service    |
| 77 Camino Real Puebla Hotel & Suites (2)                | Puebla           | South       | 274           | Camino Real Hotel Group | Camino Real            | Full Service    |
| 78 Wyndham Ambassador Monterrey                         | Nuevo León       | Northeast   | 229           | Aimbridge Hospitality   | Wyndham                | Full Service    |
| 79 AC by Marriott Querétaro                             | Querétaro        | Bajío       | 175           | Marriott Int'l          | AC by Marriott         | Full Service    |
| 80 AC by Marriott Guadalajara                           | Jalisco          | West        | 188           | Marriott Int'l          | AC by Marriott         | Full Service    |
| 81 AC by Marriott Veracruz                              | Veracruz         | South       | 164           | Marriott Int'l          | AC by Marriott         | Full Service    |
| 82 The Yucatan Resort Playa del Carmen                  | Quintana Roo     | South       | 60            | Playa Resorts           | Tapestry Collection    | Full Service    |
| <b>Sub Total</b>  |                  |             | <b>2,729</b>  |                         |                        |                 |
| <i>Leased Hotels</i>                                    |                  |             |               |                         |                        |                 |
| 83 InHouse Ciudad Obregón                               | Sonora           | Northwest   | 135           | InHouse Hotels          | InHouse                | Select Service  |
| 84 InHouse León   | Guanajuato       | Bajío       | 159           | InHouse Hotels          | InHouse                | Select Service  |
| 85 Fiesta Americana Condesa Cancún                      | Quintana Roo     | South       | 507           | Grupo Posadas           | Fiesta Americana       | Resort          |
| <b>Sub Total</b>  |                  |             | <b>801</b>    |                         |                        |                 |
| <b>Total Rooms as of December 31<sup>st</sup>, 2024</b> |                  |             | <b>12,360</b> |                         |                        |                 |

(1) Includes retail component

(2) Includes extended stay component

## Selected quarterly information

- The following table shows certain financial indicators for the last four quarters<sup>8</sup>:

(In thousand pesos except per CBFI data)

|  | Q1 2024          | Q2 2024          | Q3 2024          | Q4 2024          | 2024             |
|--|------------------|------------------|------------------|------------------|------------------|
| <b>Total revenues</b>                    | <b>1,286,415</b> | <b>1,363,923</b> | <b>1,302,424</b> | <b>1,454,053</b> | <b>5,406,815</b> |
| Revenues - Managed hotels                | 1,166,541        | 1,277,420        | 1,238,202        | 1,366,004        | 5,048,168        |
| % of total revenues                      | 90.7%            | 93.7%            | 95.1%            | 93.9%            | 93.4%            |
| <b>Lodging contribution</b>              | <b>443,067</b>   | <b>451,413</b>   | <b>401,813</b>   | <b>500,850</b>   | <b>1,797,144</b> |
| Margin                                   | 34.4%            | 33.1%            | 30.9%            | 34.4%            | 33.2%            |
| Lodging contribution - Managed hotels    | 323,194          | 358,231          | 334,094          | 412,801          | 1,428,319        |
| <b>Margin</b>                            | <b>27.7%</b>     | <b>28.0%</b>     | <b>27.0%</b>     | <b>30.2%</b>     | <b>28.3%</b>     |
| <b>Net Operating Income</b>              | <b>421,785</b>   | <b>427,695</b>   | <b>376,636</b>   | <b>475,629</b>   | <b>1,701,745</b> |
| Margin                                   | 32.8%            | 31.4%            | 28.9%            | 32.7%            | 31.5%            |
| <b>Adjusted EBITDA</b>                   | <b>339,123</b>   | <b>330,918</b>   | <b>303,124</b>   | <b>396,868</b>   | <b>1,370,033</b> |
| Margin                                   | 26.4%            | 24.3%            | 23.3%            | 27.3%            | 25.3%            |
| <b>Consolidated net (loss) income</b>    | <b>132,492</b>   | <b>101,643</b>   | <b>23,409</b>    | <b>129,547</b>   | <b>387,091</b>   |
| Margin                                   | 10.3%            | 7.5%             | 1.8%             | 8.9%             | 7.2%             |
| <b>AMEFIBRA Funds From Operation</b>     | <b>257,596</b>   | <b>260,483</b>   | <b>214,184</b>   | <b>302,824</b>   | <b>1,035,088</b> |
| FFO / CBFI with economic rights          | 0.3276           | 0.3309           | 0.2721           | 0.3847           | 1.3149           |
| <b>Adjusted Funds From Operation</b>     | <b>171,940</b>   | <b>165,790</b>   | <b>142,837</b>   | <b>221,597</b>   | <b>702,164</b>   |
| AFFO / CBFI with economic rights         | 0.2187           | 0.2106           | 0.1814           | 0.2817           | 0.8920           |
| <b>Distribution</b>                      | <b>108,125</b>   | <b>108,243</b>   | <b>108,243</b>   | <b>108,243</b>   | <b>432,854</b>   |
| Distribution / CBFI with economic rights | 0.1375           | 0.1375           | 0.1375           | 0.1375           | 0.5500           |
| <b>Financial Debt</b>                    | <b>4,394,597</b> | <b>4,360,302</b> | <b>4,218,967</b> | <b>4,288,285</b> | <b>4,288,285</b> |
| Net Debt                                 | 3,828,425        | 3,616,238        | 3,675,179        | 3,657,836        | 3,657,836        |
| Net Debt / LTM Adjusted EBITDA           | 2.7 x            | 2.7 x            | 2.7 x            | 2.7 x            | 2.7 x            |
| Loan to Value                            | 24.8%            | 24.6%            | 24.2%            | 24.4%            | 24.4%            |

<sup>8</sup> Lodging Contribution, the Net Operating Income, EBITDA, Amefibra FFO and AFFO are not IFRS figures.

## Results for the fourth quarter of 2024

### *Total Revenues*

During the period, FibraHotel's total revenues were Ps. \$1,454 million:

- Ps. \$1,093 million of room rentals (75.1% of total revenues).
- Ps. \$255 million of food and beverage (17.5% of total revenues).
- Ps. \$87 million of leases and others. These revenues are comprised of (i) Fiesta Americana Condesa Cancun hotel which represented Ps. \$80 million (ii) retail and other leases in hotel properties, and (iii) hotel guarantees and other rents. Together, these revenues represent 6.0% of total revenues.
- Ps. \$19 million of other income (1.3% of total revenues).

Compared with the fourth quarter of 2023, total revenues increased by 5.9%.

### *Costs and General Expenses*

During the period, FibraHotel's costs and general expenses were Ps. \$953 million:

- Ps. \$522 million of administrative costs and expenses, including payment for franchise and hotel management agreements (54.8% of costs and general expenses).
- Ps. \$254 million of room expenses (26.7% of costs and general expenses).
- Ps. \$176 million of food and beverage expenses (18.5% of costs and general expenses).

### *Lodging Contribution*

Lodging contribution was Ps. \$501 million, representing 34.4% of total revenues. In total, Ps. \$413 million corresponded to the hotel contribution of the managed hotels and Ps. \$88 million corresponded to hotel contribution from leases, commercial properties and guarantees.

### *Operating Profit*

Other operating expenses of Ps. \$240 million consisted of:

- (i) Depreciation of Ps. \$136 million (no impact on cash flow);
- (ii) Advisory fee of Ps. \$44 million;
- (iii) Administrative expenses of Ps. \$29 million;
- (iv) Real estate expenses of Ps. \$25 million;
- (v) Provisions for labor liabilities of Ps. \$2.8 million (no impact on cash flow).
- (vi) The employee CBFi compensation plan of Ps. \$2.7 million (no impact on cash flow);

The operating profit for the quarter was Ps. \$261 million.



### *Adjusted Operating Profit*

During the fourth quarter of 2024, FibraHotel had non-operating expenses of Ps. \$1.3 million and non-operating income of Ps. (\$1.2 million).

The adjusted operating profit for the quarter was Ps. \$259 million.

### *Comprehensive Financial Result*

FibraHotel ended the quarter with a net debt position of Ps. \$3,658 million and total debt of Ps. \$4,288 million.

During the fourth quarter, the total debt position generated an interest expense of (Ps. \$103 million). The comprehensive financial result was (Ps. \$125 million) and is broken down as follows:

| <i>Ps.\$ Thousands</i> | <b>Q4 2023</b>  | <b>Q4 2024</b>   | <b>Var.</b>     |
|------------------------|-----------------|------------------|-----------------|
| Interest Income        | 11,136          | 10,080           | (9.5%)          |
| Interest Expense       | (110,453)       | (102,809)        | 6.9%            |
| Bank Fees              | (2,161)         | (2,061)          | 4.6%            |
| Exchange Profit/Loss   | 45,748          | (30,514)         | (166.7%)        |
| <b>Total</b>           | <b>(55,730)</b> | <b>(125,303)</b> | <b>(124.8%)</b> |

As of December 31<sup>st</sup>, 2024, (i) Banorte USD \$20 million debt had a book value of Ps. \$401 million (exchange rate of \$20.51 per USD) compared to USD \$20 million with book value of Ps. \$396 million at the beginning of the quarter (exchange rate of \$19.67 per USD) and (ii) the Scotiabank USD \$19 million debt had a book value of Ps. \$382 million (exchange rate of \$20.51 per USD) compared to USD \$19 million with book value of Ps. \$373 million at the beginning of the quarter (exchange rate of \$19.67 per USD). The peso depreciation against the dollar during the fourth quarter for loans generated an exchange loss of Ps. \$33 million (Ps. \$17 million for the Banorte debt and Ps. \$16 million for the Scotiabank debt).

### *Consolidated Net Income*

During the fourth quarter of 2024, taxes were Ps. \$2.0 million and there was a Participation in results in Joint Ventures of Ps. (\$1.7 million). The consolidated net income was Ps. \$130 million.

### *Consolidated Comprehensive Income*

During the fourth quarter of 2024, the consolidated comprehensive income was Ps. \$130 million.



*Funds from Operations ("AMEFIBRA FFO")<sup>9</sup>*

During the fourth quarter of 2024, the Funds from Operations were Ps. \$303 million.

| <i>Ps. \$ thousand</i>   | <b>Q4 2023</b>   | <b>Q4 2024</b>   | <b>Variation</b> |
|--|------------------|------------------|------------------|
| <b>Total Revenues</b>  | <b>1,373,145</b> | <b>1,454,053</b> | <b>5.9%</b>      |
| Costs and General Expenses   | 901,221          | 953,203          |                  |
| <b>Lodging Contribution</b>  | <b>471,924</b>   | <b>500,850</b>   | <b>6.1%</b>      |
| Advisory fee   | 43,316           | 44,485           |                  |
| Real Estate Expenses   | 21,181           | 25,221           |                  |
| Administrative Expenses Related to FibraHotel                      | 35,619           | 28,742           |                  |
| Employee CBFIs compensation plan*                                  | 2,611            | 2,728            |                  |
| <b>Adjusted EBITDA</b>   | <b>370,523</b>   | <b>396,868</b>   | <b>7.1%</b>      |
| Depreciation   | 128,122          | 135,837          |                  |
| Extraordinary Expenses, Net  | 3,945            | 1,343            |                  |
| Non Operating Income / (Loss)                                      | 1,963            | (1,187)          |                  |
| <b>Adjusted Income / (Loss) from Operations</b>                    | <b>218,273</b>   | <b>258,501</b>   | <b>18.4%</b>     |
| Comprehensive Financing Result                                     | (55,730)         | (125,303)        |                  |
| Tax  | 18,808           | 2,001            |                  |
| Non-controlling Interest   | 2,511            | (1,650)          |                  |
| <b>Comprehensive Integral Result</b>                               | <b>141,224</b>   | <b>129,547</b>   | <b>(8.3%)</b>    |
| Adjustment to Fair Value of Investment Properties                  | -                | -                |                  |
| Depreciation*  | 128,122          | 138,692          |                  |
| Amortization costs   | 3,945            | 1,343            |                  |
| Impairment over asset value  | -                | -                |                  |
| (Profit) / Loss on sale of hotel property, furniture and equipment | -                | -                |                  |
| Transactions costs   | -                | -                |                  |
| Property sale tax  | -                | -                |                  |
| Exchange rate fluctuation  | (45,748)         | 30,513           |                  |
| Fluctuation of derivative  | -                | -                |                  |
| Fluctuation of financial instruments                               | -                | -                |                  |
| Intangible impacts   | -                | -                |                  |
| Costs  | -                | -                |                  |
| Employee CBFIs compensation plan                                   | 2,611            | 2,728            |                  |
| Interests  | -                | -                |                  |
| <b>AMEFIBRA Funds From Operations</b>                              | <b>252,299</b>   | <b>302,824</b>   | <b>20.0%</b>     |

\*Non-cash item

\*\*An adjustment of Ps. \$2,855 was made to the depreciation of properties registered under Investment in Joint Ventures

<sup>9</sup>Funds 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 fourth quarter of 2024, FibraHotel generated an AFFO of Ps. \$222 million.

| <i>Ps. \$ thousand</i>                | <b>Q4 2023</b> | <b>Q4 2024</b> | <b>Variation</b> |
|---------------------------------------|----------------|----------------|------------------|
| <b>AMEFIBRA FFO</b>                   | <b>252,299</b> | <b>302,824</b> | <b>20.0%</b>     |
| (-) CAPEX                             | (75,282)       | (79,666)       |                  |
| (+) Other adjustments                 | 2,511          | (1,560)        |                  |
| <b>Adjusted Funds From Operations</b> | <b>179,528</b> | <b>221,597</b> | <b>23.4%</b>     |

### Cash flow

During the fourth quarter of 2024:

- The net operating cash flow was Ps. \$434 million.
- The net cash flow from investment activities were (Ps. \$229 million), mainly due to:
  - Capital expenditures during the quarter of: i) (Ps. \$77 million) in maintenance CapEx, ii) (Ps. \$25 million) in investment was made in a building in Perinorte iii) (Ps. \$21 million) in investment CapEx in the Fiesta Americana Condesa Cancun hotel iv) (Ps. \$17 million) in remodeling of the Fiesta Inn Monterrey Valle hotel, v) (Ps. \$13 million) in remodeling the Fiesta Inn Monterrey La Fe hotel, vi) (Ps. \$12 million) in investment, development and remodeling CapEx in other hotels.
  - Investment in Joint Ventures of (Ps. \$75 million).
  - Interest income of Ps. \$10 million.
  - Asset and furniture sale of Ps. \$0.1 million.
- The net cash flow from financing activities was (Ps. \$119 million), mainly related to:
  - Debt repayment (Ps. \$154 million) composed as follows: (Ps. \$90 million) of Ve por Mas<sup>10</sup>, (Ps. \$30 million) of BBVA 2015, (Ps. \$12 million) of Banorte 3, (USD \$615 thousand) at an exchange rate of \$20.51 of Banorte 5, (USD \$337 thousand) at an exchange rate of \$20.36 and (Ps. \$1.8 million) of Scotiabank MXN.
  - Disbursement of Ps. \$100 million of the available revolving credit facility with BBVA and Ps. \$90 million of the available revolving credit facility with Ve por Mas<sup>11</sup>.
  - Distribution payment for the third quarter of 2024 (Ps. \$108 million).
  - Interest payments (Ps. \$45 million).
  - Other financial expenses (Ps. \$1.4 million).

### Investments in Joint Ventures

During the fourth quarter, the Investment in Joint Ventures was of Ps. \$75 million, mainly related to The Ritz-Carlton Cancun, Punta Nizuc hotel through a equity contribution. As of December

<sup>10</sup> In October 2024, the revolving credit line from Ve por Mas was deployed.

<sup>11</sup> In November 2024, the revolving credit line from Ve por Mas was fully paid.

31, 2024, FibraHotel has invested Ps. \$353 million in The Ritz-Carlton Cancún, Punta Nizuc hotel project.

| <i>Ps. \$ thousand</i>                   | <b>Q4 2024</b> | <b>As of 31/12/2024</b> |
|--|----------------|-------------------------|
| <b>Project</b>                           |                |                         |
| The Ritz-Carlton Cancun, Punta Nizuc     | 73,843         | 347,375                 |
| Prime Steak Club San Miguel de Allende   | 1,188          | 91,894                  |
| Other                                    | (207)          | 6,917                   |
| <b>Total Investment in Joint Venture</b> | <b>74,825</b>  | <b>446,187</b>          |

*\*Considers an Investment and Equity Method adjustment*

## Financial position

FibraHotel ended the fourth quarter of 2024 with:

- A cash position of Ps. \$630 million compared to Ps. \$544 million as of September 30<sup>th</sup>, 2024.
- Ps. \$4,288 million in debt compared to Ps. \$4,219 million as of September 30<sup>th</sup>, 2024.
- Net debt of Ps. \$3,658 million compared to Ps. \$3,675 million as of September 30<sup>th</sup>, 2024.
- A cost of debt of 9.29% compared to 9.47% as of September 30<sup>th</sup>, 2024.

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

| <i>Ps. \$ thousand</i>                            | <b>Q4 2024</b> | <b>Comment</b>                    |
|---|----------------|-----------------------------------|
| <b>Cash, cash equivalents and restricted cash</b> | <b>630,449</b> |                                   |
| Available cash and cash equiv. - Operation        | 420,162        | Hotels' working capital           |
| Restricted cash and cash equiv. - Operation       | 31,378         | Available for maintenance CapEx   |
| Restricted cash and cash equiv. - Reserves        | 64,586         | Available for Reserves guarantees |
| Available cash and cash equiv. -                  | 114,323        | Cash available                    |
| <b>Cash position without restricted cash</b>      | <b>534,485</b> |                                   |

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

| <i>\$ millions</i>         | <b>Q4 2024</b> | <b>Currency</b> | <b>Interest rate</b> | <b>Maturity</b> |
|----------------------------|----------------|-----------------|----------------------|-----------------|
| BBVA 1                     | 513.6          | MXN             | TIIE 28d + 150bps    | Oct-27          |
| BBVA Revolving             | 150.0          | MXN             | TIIE 28d + 165bps    | Mar-26          |
| Banorte 3                  | 207.6          | MXN             | TIIE 91d + 200bps    | Jun-28          |
| Banorte 5*                 | 400.6          | USD             | SOFR 91d + 250bps    | Jun-28          |
| Scotiabank USD**           | 381.9          | USD             | SOFR 91d + 180bps    | Oct-28          |
| Scotiabank MXN             | 145.6          | MXN             | TIIE 28d + 160bps    | Oct-28          |
| FIHO 19                    | 2,500.0        | MXN             | 8.83%                | Sep-29          |
| <b>Total debt position</b> | <b>4,299.4</b> |                 |                      |                 |

\* Equivalent in pesos to USD \$20 million with an exchange rate of Ps. \$20.51

\*\* Equivalent in pesos to USD \$19 million with an exchange rate of Ps. \$20.51

The following table presents a detailed schedule of principal amortizations of FibraHotel's debt. In 2025, there are Ps. \$343 million of amortizations, which represent 8.0% of total debt:

| Year         | Payment        | %             |
|--------------|----------------|---------------|
| 2025         | 343.3          | 8.0%          |
| 2026         | 515.8          | 12.0%         |
| 2027         | 1,212.3        | 28.2%         |
| 2028         | 1,394.7        | 32.4%         |
| 2029         | 833.3          | 19.4%         |
| <b>Total</b> | <b>4,299.4</b> | <b>100.0%</b> |

As of December 31<sup>st</sup>, 2024:

- 58% of the debt is fixed (FIHO19) and 42% of the debt is variable (bank debt).
- 82% of the debt is denominated in Mexican pesos and 18% is denominated in Dollars.
- 16% of the debt is linked to green KPIs.

### 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. For the fourth quarter Ps. \$80 million were reserved for maintenance CapEx.

### 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 fourth quarter of 2024

FibraHotel seeks to generate value for its certificate holders, and therefore on February 18<sup>th</sup>, 2025, 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 October 1<sup>st</sup> and December 31<sup>st</sup>, 2024. The distribution is to be paid on March 10<sup>th</sup>, 2025, 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 February 18<sup>th</sup>, 2025, a meeting of the Audit Committee and Technical Committee of FibraHotel was held to, among other things, approve the financial statements for the fourth quarter of 2024, which were unanimously approved. As of today, FibraHotel's Technical Committee is comprised of 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 23<sup>rd</sup>, 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 fourth quarter of 2024 with Ps. \$4,288 million in debt and a total asset value of Ps. \$17,578 million, resulting in a 24.4% 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 December 31<sup>st</sup>, 2024, FibraHotel's debt service coverage ratio is 2.82x, and the metrics for its calculation are as follows:

- Obligations for the next four quarters:
  - Debt service: Ps. \$716 million.
  - Estimated capital expenditures: Ps. \$323 million.
- Available resources for the next four quarters:
  - Cash and cash equivalents (excluding restricted cash): Ps. \$534 million.



- VAT receivable: Ps. \$23 million.
- Estimated operating result after distribution payment (including depreciation and interest income): Ps. \$997 million.
- Available credit lines: Ps. \$1,370 million.

#### **Ratios related to the FIHO 19 bond**

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

As of December 31<sup>st</sup>, 2024, FibraHotel's secured debt ratio is 8.0%.

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

As of December 31<sup>st</sup>, 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 continuously evolving in environmental, social, and corporate governance (ESG) best practices, while addressing the impact of our business.

As part of our commitment to sustainability and the certification of our properties under the highest efficiency standards, five of our hotels obtained the Excellence in Design for Greater Efficiencies (EDGE) Certification during the fourth quarter. This certification validates our integrated practices, from design and construction to the daily operation of our properties.

In November, the *Grand Fiesta Americana* and *Live Aqua Monterrey Valle* hotels received this recognition, standing out for their sustainability achievements: a 22% reduction in energy use, a 29% reduction in water consumption, and 82% efficiency in materials. In the same month, the *Fiesta Inn Oaxaca* also achieved this certification, recording significant savings of 36% in energy, 26% in water, and 95% in materials efficiency.

In December, the *Courtyard Vallejo* and *Fairfield Inn & Suites Vallejo* hotels joined the percentage of properties certified under the same standard, achieving a 22% reduction in energy use, a 28% reduction in water consumption, and 88% efficiency in materials.

These accomplishments demonstrate our strong commitment to sustainability and the efficiency of our properties, aligning with FibraHotel's ESG (environmental, social, and governance) objectives. Obtaining these certifications reinforces our leadership in adopting environmental standards and highlights our dedication to advancing sustainability throughout our portfolio.

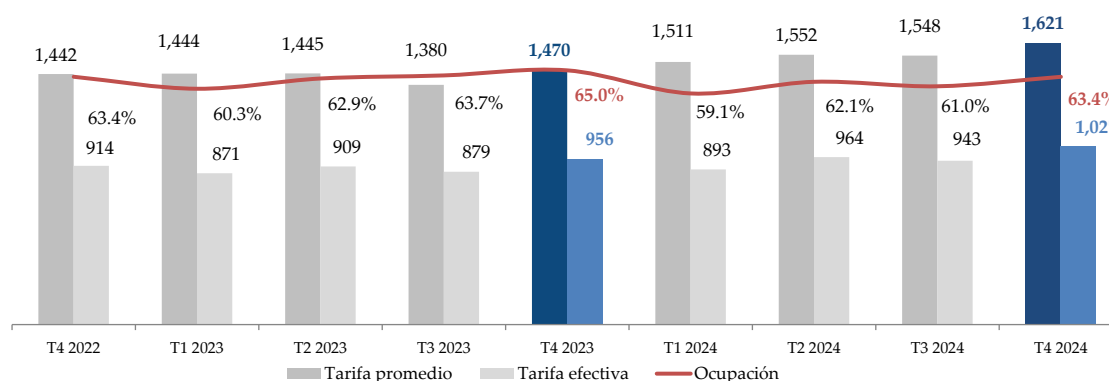
Aligned with our Social Investment Strategy, in October, during the International Day of Food, we donated more than 300 kilograms of non-perishable food to the Mexican Food Bank Network (BAMX). Additionally, our team actively participated in a volunteer day with BAMX Edomex Poniente, collaborating in assembling 122 food packages that benefited more than 300 people in the community of Taborda, Temoaya, in the State of Mexico. At FibraHotel, we recognize that community development is a shared responsibility, and we are committed to driving actions that promote a positive social impact.

At FibraHotel, we are dedicated to evolving in every aspect of our ESG strategy, built on transparency, communication, and responsibility.

For more information about our ESG initiatives, please visit the sustainability and corporate governance section on our website: [www.fibrahotel.com](http://www.fibrahotel.com)

## Operating Highlights of FibraHotel's Portfolio

The following graph shows the quarterly evolution, from the fourth quarter of 2022 to the fourth quarter of 2024 of ADR, occupancy rate and RevPAR for FibraHotel's hotels in operation<sup>12</sup> (excluding the leased hotels).



KPIs are not totally comparable since they have different hotels during the period.  
Information of the Gamma Guadalajara hotel is not included.

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

- Occupancy of 72.8%
- Net Package ADR of Ps. \$6,551
- Net Package RevPAR of Ps. \$4,767

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

|           | Managed Portfolio* |         |         |
|-----------|--------------------|---------|---------|
|           | Q4 2023            | Q3 2024 | Q4 2024 |
| Occupancy | 65.0%              | 61.0%   | 63.4%   |
| ADR       | 1,470              | 1,548   | 1,621   |
| RevPAR    | 956                | 943     | 1,027   |

\*Information of the Gamma Guadalajara hotel is not included.

|           | Managed Portfolio* |           |
|-----------|--------------------|-----------|
|           | Year 2023          | Year 2024 |
| Occupancy | 63.0%              | 61.4%     |
| ADR       | 1,434              | 1,559     |
| RevPAR    | 904                | 957       |

The RevPAR increased 7.5% in the fourth quarter of 2024 versus the fourth quarter of 2023.

<sup>12</sup> 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 fourth quarter of 2023 and 2024:

| Segment         | Managed Portfolio* |          |          |                  |          |          | Variation |       |        |
|-----------------|--------------------|----------|----------|------------------|----------|----------|-----------|-------|--------|
|                 | 4th quarter 2023   |          |          | 4th quarter 2024 |          |          |           |       |        |
|                 | Ocup.              | ADR      | RevPAR   | Ocup.            | ADR      | RevPAR   | Occup.    | ADR   | RevPAR |
| Limited Service | 66.2%              | \$ 1,057 | \$ 700   | 66.9%            | \$ 1,188 | \$ 795   | 72 pb     | 12.3% | 13.6%  |
| Select Service  | 66.6%              | \$ 1,332 | \$ 887   | 64.0%            | \$ 1,427 | \$ 914   | (259 pb)  | 7.2%  | 3.0%   |
| Full Service    | 60.3%              | \$ 2,258 | \$ 1,361 | 58.3%            | \$ 2,603 | \$ 1,516 | (201 pb)  | 15.3% | 11.4%  |
| Total           | 65.0%              | \$ 1,470 | \$ 956   | 63.4%            | \$ 1,621 | \$ 1,027 | (165 pb)  | 10.3% | 7.5%   |

\*Information of the Gamma Guadalajara hotel is not included.

The following table shows certain operating information for the hotels by region<sup>13</sup> (excluding the leased hotels) for the fourth quarter of 2023 and 2024:

| Region      | Managed Portfolio* |          |          |                  |          |          | Variation |       |        |
|-------------|--------------------|----------|----------|------------------|----------|----------|-----------|-------|--------|
|             | 4th quarter 2023   |          |          | 4th quarter 2024 |          |          |           |       |        |
|             | Occup.             | ADR      | RevPAR   | Occup.           | ADR      | RevPAR   | Occup.    | ADR   | RevPAR |
| Bajío       | 58.6%              | \$ 1,843 | \$ 1,080 | 59.2%            | \$ 2,133 | \$ 1,262 | 58 pb     | 15.7% | 16.9%  |
| Northeast   | 67.2%              | \$ 1,629 | \$ 1,095 | 65.8%            | \$ 1,810 | \$ 1,192 | (139 pb)  | 11.1% | 8.8%   |
| Northwest   | 63.4%              | \$ 1,362 | \$ 864   | 61.1%            | \$ 1,432 | \$ 875   | (232 pb)  | 5.1%  | 1.3%   |
| West        | 72.0%              | \$ 1,467 | \$ 1,056 | 71.9%            | \$ 1,538 | \$ 1,106 | (5 pb)    | 4.8%  | 4.7%   |
| South       | 63.8%              | \$ 1,162 | \$ 741   | 61.1%            | \$ 1,281 | \$ 782   | (271 pb)  | 10.2% | 5.6%   |
| Mexico City | 68.1%              | \$ 1,494 | \$ 1,017 | 65.7%            | \$ 1,663 | \$ 1,093 | (234 pb)  | 11.3% | 7.5%   |
| Total       | 65.0%              | \$ 1,470 | \$ 956   | 63.4%            | \$ 1,621 | \$ 1,027 | (165 pb)  | 10.3% | 7.5%   |

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

\*Information of the Gamma Guadalajara hotel is not included.

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

|       | Fiesta Americana Condesa Cancún (All Inclusive) |             |                |                  |             |                | Variation |       |        |
|-------|---|-------------|----------------|------------------|-------------|----------------|-----------|-------|--------|
|       | 4th quarter 2023                                |             |                | 4th quarter 2024 |             |                |           |       |        |
|       | Net   | Net         |                | Net              | Net         |                |           |       |        |
|       | Occup.  | Package ADR | Package RevPAR | Occup.           | Package ADR | Package RevPAR | Occup.    | ADR   | RevPAR |
| FACC* | 81.4%   | \$ 5,943    | \$ 4,835       | 72.8%            | \$ 6,551    | \$ 4,767       | (860 pb)  | 10.2% | (1.4%) |

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

<sup>13</sup> 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 December 31<sup>st</sup>, 2024 by segment, region, number of hotels and number of rooms:

| SEGMENT         | Hotels |        | Rooms  |        | REGION      | Hotels |        | Rooms  |        |
|-----------------|--------|--------|--------|--------|-------------|--------|--------|--------|--------|
|                 | #      | %      | #      | %      |             | #      | %      | #      | %      |
| Limited Service | 22     | 25.9%  | 2,792  | 22.6%  | Bajío       | 13     | 15.3%  | 1,880  | 15.2%  |
| Select Service  | 46     | 54.1%  | 6,332  | 51.2%  | Northeast   | 15     | 17.6%  | 1,945  | 15.7%  |
| Full Service    | 16     | 18.8%  | 2,729  | 22.1%  | Northwest   | 16     | 18.8%  | 2,337  | 18.9%  |
| Resort          | 1      | 1.2%   | 507    | 4.1%   | West        | 6      | 7.1%   | 910    | 7.4%   |
| TOTAL           | 85     | 100.0% | 12,360 | 100.0% | South       | 20     | 23.5%  | 2,992  | 24.2%  |
|                 |        |        |        |        | Mexico City | 15     | 17.6%  | 2,296  | 18.6%  |
|                 |        |        |        |        | TOTAL       | 85     | 100.0% | 12,360 | 100.0% |

*Includes leased hotels.*

### Quarterly Operating Portfolio Highlights (excluding leased hotels)

| Year 2024*  | Available Rooms | Occupied Rooms | Occup. | Room Revenues Ps. \$<br>Million | ADR      | RevPAR   |
|-------------|-----------------|----------------|--------|---------------------------------|----------|----------|
| 1st quarter | 1,037,326       | 613,255        | 59.1%  | \$ 927                          | \$ 1,511 | \$ 893   |
| 2nd quarter | 1,051,869       | 653,189        | 62.1%  | \$ 1,014                        | \$ 1,552 | \$ 964   |
| 3rd quarter | 1,063,428       | 648,187        | 61.0%  | \$ 1,003                        | \$ 1,548 | \$ 943   |
| 4th quarter | 1,063,428       | 673,913        | 63.4%  | \$ 1,093                        | \$ 1,621 | \$ 1,027 |
| Year 2024   | 4,216,051       | 2,588,544      | 61.4%  | \$ 4,036                        | \$ 1,559 | \$ 957   |

*\*Information of the Gamma Guadalajara hotel is not included.*

## BALANCE SHEET

As of December 31<sup>st</sup>, 2023, and December 31<sup>st</sup>, 2024.

(figures in thousands of pesos)

### FIBRAHOTEL Consolidated Balance Sheet

(Thousands of pesos)

| Assets   | 31/12/2023        | 31/12/2024        |
|--|-------------------|-------------------|
| Current assets   |                   |                   |
| Cash, cash equivalents and restricted cash             | 608,476           | 630,449           |
| Trade accounts receivable and other receivables        | 285,263           | 228,365           |
| Prepaid expenses                                       | 27,975            | 26,396            |
| Recoverable taxes, mainly value-added tax              | 23,004            | 23,414            |
| <b>Total currents assets</b>                           | <b>944,718</b>    | <b>908,623</b>    |
| Non current assets                                     |                   |                   |
| Hotel properties, furniture and operating equip. - Net | 12,218,484        | 11,924,948        |
| Investment Properties*                                 | 4,096,000         | 4,136,212         |
| Properties under development                           | 168,454           | 140,324           |
| Investments in Joint Ventures                          | 219,022           | 446,187           |
| Derivative instruments                                 | -                 | -                 |
| Advance to suppliers                                   | 5,020             | 5,558             |
| Deferred income taxes                                  | 13,815            | 15,786            |
| <b>Total non-current assets</b>                        | <b>16,720,795</b> | <b>16,669,015</b> |
| <b>Total assets</b>                                    | <b>17,665,513</b> | <b>17,577,638</b> |
| Liabilities and partners' equity                       |                   |                   |
| Current liabilities:                                   |                   |                   |
| Borrowings   | 388,049           | 343,262           |
| Suppliers and accrued expenses                         | 428,965           | 480,391           |
| Due to related parties                                 | 43,316            | 44,485            |
| Taxes payable  | 72,988            | 82,664            |
| Other  | 97,180            | 67,845            |
| <b>Total current liabilities</b>                       | <b>1,030,497</b>  | <b>1,018,647</b>  |
| Employee Benefits                                      | 20,017            | 26,327            |
| Long-term banking debt                                 | 1,515,758         | 1,456,109         |
| Long-term debt securities                              | 2,486,580         | 2,488,914         |
| Trustors' equity:                                      |                   |                   |
| Contribution from the trustors                         | 10,722,706        | 10,299,681        |
| Retained earnings                                      | 1,889,956         | 2,287,960         |
| <b>Total trustors' equity:</b>                         | <b>12,612,662</b> | <b>12,587,642</b> |
| <b>Total liabilities and trustors' equity</b>          | <b>17,665,513</b> | <b>17,577,638</b> |

\*Corresponds to the FA Condesa Cancun hotel.

## INCOME STATEMENT

October 1<sup>st</sup> to December 31<sup>st</sup>, 2023, compared to the fourth quarter of 2024.

(figures in thousands of pesos)

### FIBRAHOTEL

#### Consolidated Statements of Operations

(Thousands of pesos)

|  | Q4 2023          | Q4 2024          |
|--|------------------|------------------|
| Revenue:   |                  |                  |
| Rooms  | 1,020,297        | 1,092,664        |
| Food and beverages                                 | 247,463          | 254,720          |
| Leases   | 93,222           | 87,374           |
| Others   | 12,163           | 19,295           |
| <b>Total revenue</b>                               | <b>1,373,145</b> | <b>1,454,053</b> |
| Costs and general expenses                         |                  |                  |
| Rooms  | 235,165          | 254,429          |
| Food and beverages                                 | 162,741          | 176,343          |
| Administrative expenses                            | 503,316          | 522,431          |
| <b>Total costs and general expenses</b>            | <b>901,221</b>   | <b>953,203</b>   |
| <b>Lodging contribution</b>                        | <b>471,924</b>   | <b>500,850</b>   |
| Real estate expenses                               | 21,181           | 25,221           |
| Advisory fee                                       | 43,316           | 44,485           |
| Employee CBFs compensation plan*                   | 2,611            | 2,728            |
| Administrative expenses related to FibraHotel      | 35,619           | 28,742           |
| Employee Benefits*                                 | (1,325)          | 2,805            |
| Depreciation                                       | 128,122          | 135,837          |
| Impairment over asset value*                       | -                | -                |
| <b>Income from operations</b>                      | <b>242,401</b>   | <b>261,031</b>   |
| Extraordinary expenses, net                        | 3,945            | 1,343            |
| <b>Adjusted (loss) from operations</b>             | <b>238,456</b>   | <b>259,688</b>   |
| Non operating income                               | 1,963            | (1,187)          |
| Adjustment to Fair Value of Investment Properties* | (22,146)         | -                |
| Comprehensive financing result                     | (55,730)         | (125,303)        |
| <b>Income before taxes</b>                         | <b>162,543</b>   | <b>133,198</b>   |
| Tax  | 18,808           | 2,001            |
| Participation in results in Joint Ventures         | 2,510,949.79     | (1,650)          |
| <b>Consolidated net (loss) income</b>              | <b>141,224</b>   | <b>129,547</b>   |

\* Non-Cash Items

## CASH FLOW STATEMENT

October 1<sup>st</sup> to December 31<sup>st</sup>, 2023, compared to the third quarter of 2024.

(figures in thousands of pesos)

### FIBRAHOTEL

#### Consolidated Statements of Cash Flows

As of December 31<sup>st</sup>, 2024

(Thousand pesos)

|  | Q4 2023          | Q4 2024          |
|--|------------------|------------------|
| <b>Operating Activities</b>  |                  |                  |
| <b>Consolidated net income</b>   | <b>141,224</b>   | <b>129,547</b>   |
| Adjustments for non cash items   |                  |                  |
| Tax  | 18,808           | 2,001            |
| (Profit) / Loss on sale of hotel property, furniture and equipment           | 5,463            | 3,294            |
| Impairment over asset value*   | -                | -                |
| Adjustment to fair value of investment properties*                           | 22,146,237.53    | -                |
| Depreciation   | 128,122          | 135,837          |
| Interest income  | 55,812           | 127,534          |
| Employee CBFs compensation plan*   | 2,611            | 2,728            |
| Employee Benefits*   | (1,325)          | 2,805            |
| Employee Benefits*   | 2,511            | 1,650            |
| Total  | 375,371          | 405,396          |
| (Increase) decrease in:  |                  |                  |
| Trade accounts receivable and others   | 4,514            | 24,476           |
| Due from related parties   | -                | 704              |
| Recoverables taxes, mainly VAT   | (6)              | (6,176)          |
| Prepaid expenses   | 29,127           | 31,147           |
| Other assets   | 7                | (57)             |
| Increase (decrease) in:  |                  |                  |
| Suppliers and accrued expenses and others                                    | (9,528)          | (29,557)         |
| Due to related parties   | 498              | 284              |
| Tax payable  | (9,820)          | 8,103            |
| <b>Net cash flow used in operating activities</b>                            | <b>390,162</b>   | <b>434,320</b>   |
| <b>Investing activities</b>  |                  |                  |
| Business acquired, net of cash received                                      | -                | -                |
| Development portfolio  | (17,888)         | (26,324)         |
| Acquisitions of hotel furniture and equipment                                | (134,661)        | (116,842)        |
| Investment Properties  | (21,684)         | (21,037)         |
| Asset sale   | 130              | 103              |
| Interest income  | 11,136           | 10,080           |
| Interest income  | 468              | (75,081)         |
| <b>Net cash flow used in investing activities</b>                            | <b>(162,499)</b> | <b>(229,100)</b> |
| <b>Financing activities</b>  |                  |                  |
| Distributions to trustors  | (98,296)         | (108,243)        |
| Debt Issuance  | 346,515          | 190,000          |
| Debt Issuance  | (335,200)        | (154,089)        |
| Interests paid and financial expenses  | (55,645)         | (44,829)         |
| CBFIs issuance   | -                | -                |
| CBFI Repurchase Program  | -                | -                |
| Issuance expenses  | -                | -                |
| Other  | (1,518)          | (1,398)          |
| <b>Net cash flow used in financing activities</b>                            | <b>(144,143)</b> | <b>(118,558)</b> |
| <b>Net increase (decrease) in cash, cash equivalents and restricted cash</b> | <b>83,520</b>    | <b>86,662</b>    |
| Cash, cash equivalents and restricted cash at the beginning of the period    | 524,956          | 543,787          |
| <b>Cash, cash equivalents and restricted cash at the end of the period</b>   | <b>608,476</b>   | <b>630,449</b>   |

\*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             | 2024             |
|--|------------------|------------------|--------------------|------------------|------------------|------------------|------------------|
| <b>Total Revenues</b>  | <b>4,107,252</b> | <b>4,371,969</b> | <b>1,941,651</b>   | <b>3,109,131</b> | <b>4,696,345</b> | <b>5,224,437</b> | <b>5,406,815</b> |
| Costs and General Expenses   | 2,664,142        | 2,917,888        | 1,633,398          | 2,168,443        | 2,985,396        | 3,393,895        | 3,609,670        |
| <b>Lodging Contribution</b>  | <b>1,443,110</b> | <b>1,454,082</b> | <b>308,253</b>     | <b>940,688</b>   | <b>1,710,949</b> | <b>1,830,543</b> | <b>1,797,144</b> |
| Advisory fee   | 150,927          | 151,862          | 144,492            | 146,566          | 156,049          | 170,449          | 176,451          |
| Real estate expenses   | 59,698           | 66,286           | 115,567            | 73,607           | 84,383           | 87,828           | 95,399           |
| Administrative Expenses Related to FibraHotel                      | 60,522           | 71,188           | 57,335             | 80,038           | 111,730          | 139,535          | 137,896          |
| Employee CBFLs compensation plan*                                  | 16,612           | 8,306            | 8,306              | 865              | 7,833            | 10,443           | 10,913           |
| <b>Adjusted EBITDA</b>   | <b>1,155,351</b> | <b>1,156,440</b> | <b>(17,447)</b>    | <b>637,949</b>   | <b>1,344,133</b> | <b>1,420,380</b> | <b>1,370,033</b> |
| Depreciation   | 419,037          | 465,817          | 583,838            | 551,732          | 508,780          | 505,886          | 532,300          |
| Extraordinary Expenses, Net  | 71,619           | 37,056           | 9,018              | 15,095           | 6,720            | 13,458           | 13,046           |
| Non Operating Income / (Loss)                                      | 1,901            | 11,330           | (29,402)           | 821              | 3,969            | 2,886            | 83,658           |
| <b>Adjusted Income / (Loss) from Operations</b>                    | <b>768,501</b>   | <b>617,816</b>   | <b>(602,353)</b>   | <b>316,346</b>   | <b>1,325,158</b> | <b>881,776</b>   | <b>908,346</b>   |
| Comprehensive Financing Result                                     | (151,510)        | (292,270)        | (397,352)          | (371,824)        | (404,803)        | (312,398)        | (514,759)        |
| Tax  | 2,282            | 8,460            | 2,451              | (1,308)          | (2,155)          | 7,323            | 6,255            |
| <b>Consolidated Integral Result</b>                                | <b>599,321</b>   | <b>218,025</b>   | <b>(1,004,515)</b> | <b>(52,482)</b>  | <b>922,509</b>   | <b>559,544</b>   | <b>387,091</b>   |
| 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          | 535,155          |
| Amortization of capitalized leasing costs                          | 71,619           | 37,056           | 43,999             | 15,095           | 6,720            | 13,458           | 13,046           |
| Impairment losses  | 41,890           | -                | 71,603             | 24,952           | 13,395           | -                | -                |
| (Profit) / Loss on sale of hotel property, furniture and equipment | -                | -                | -                  | -                | -                | -                | (41,849)         |
| 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)         | 130,732          |
| Fluctuation of derivative instruments                              | 15,389           | 99,061           | 2,632              | (1,724)          | -                | -                | -                |
| Fluctuation of financial instruments                               | -                | -                | -                  | -                | -                | -                | -                |
| Impairment of intangibles  | -                | -                | -                  | -                | -                | -                | -                |
| Costs  | -                | -                | -                  | -                | -                | -                | -                |
| CBFLs Compensation Plan  | 16,612           | 8,306            | 8,306              | 865              | 7,833            | 10,443           | 10,913           |
| Minority interests   | -                | -                | -                  | -                | -                | -                | -                |
| <b>AMEFIBRA Funds From Operations</b>                              | <b>1,036,200</b> | <b>867,584</b>   | <b>(390,656)</b>   | <b>261,491</b>   | <b>930,706</b>   | <b>1,015,819</b> | <b>1,035,088</b> |
| CAPEX Reserve  | (204,149)        | (221,964)        | (51,128)           | (174,118)        | (258,320)        | (285,288)        | (295,715)        |
| Other Adjustments  | 17,335           | (7,734)          | 12,058             | -                | -                | 2,511            | (37,209)         |
| <b>Adjusted Funds From Operations</b>                              | <b>849,386</b>   | <b>637,887</b>   | <b>(429,726)</b>   | <b>87,373</b>    | <b>672,386</b>   | <b>733,042</b>   | <b>702,164</b>   |
| FFO FIHO / FFO AMEFIBRA  | 87,746           | 29,295           | 56,707             | 7,504            | (15,860)         | (82,200)         | 101,928          |

## Invitation to the 4Q 2024 Results Conference Call

4Q24



4Q24 AND FULL-YEAR CONFERENCE CALL INVITATION

**Mexico City, Mexico, January 21<sup>st</sup>, 2025** – FibraHotel (BMV: FIHO 12), the first real estate investment trust specialized in hotels in Mexico announces the date and time of its upcoming **Fourth Quarter and Full-Year 2024 Earnings Report and Conference Call**.

The 4Q24 and Year End 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 February 19<sup>th</sup>, 2025 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

|                              |   |
|------------------------------|---|
| <b>CONFERENCE CALL</b>       | <p>Thursday February 20<sup>th</sup>, 2025</p> <p>12:00 p.m. New York City</p> <p>11:00 a.m. Mexico City</p>  |
| <b>CONFERENCE ID</b>         | 889 8563 5081   |
| <b>LINK TO THE CALL</b>      | <p>To join the call, register at the following link:</p> <p><a href="https://us06web.zoom.us/webinar/register/WN_tYlsl6c9RrWAZiWh3DIqHw">https://us06web.zoom.us/webinar/register/WN_tYlsl6c9RrWAZiWh3DIqHw</a></p> |
| <b>NUMBERS WITHIN MEXICO</b> | +52 558 659 6002  |
| <b>INTERNATIONAL NUMBERS</b> | <p>+1 646 558 8656 (New York)</p> <p>Check other available numbers:</p> <p><a href="https://us02web.zoom.us/joinconference">https://us02web.zoom.us/joinconference</a></p>  |

For further information, please contact:

**Investor Relations**  
**Antonio Cárdenas**  
 Tel: +52 (55) 5292 8050  
 E-mail: [acardenas@fibrahotel.com](mailto:acardenas@fibrahotel.com)

 [@FibraHotel](https://twitter.com/FibraHotel)

<http://www.fibrahotel.com/>

Torre Corporativo World Plaza  
 Av. Santa Fe No. 481-Piso 7  
 Col. Santa Fe CP 05348, Del. Cuajimalpa



## 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 CBFI 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.

## Investor relations contact

---

México City

Antonio Cárdenas

Tel: +52 (55) 5292 8050

E-mail: [acardenas@fibrahotel.com](mailto:acardenas@fibrahotel.com)