



FibraHotel is a Mexican trust created mainly to develop, acquire, own and operate hotels in Mexico. Our goal is to provide attractive returns to our CBFH holders, through cash distributions and appreciation of the value of our real estate. In addition, we have a portfolio of high-quality hotels, through affiliation with different prestigious brands and operators, as well as geographic and segment diversification. FibraHotel has 85 hotels, over 26 states in Mexico, totaling 12,360 rooms on more than 700,000 built sqm.

Relevant Metrics

Financial	3Q '23	4Q '23	1Q '24	2Q '24	LTM
Total revenues	1,272.8	1,373.1	1,286.4	1,363.9	5,296.3
Net operating income (NOI)	406.8	450.7	421.8	427.7	1,707.0
EBITDA	324.0	370.5	339.1	330.9	1,364.5
Funds from operation (FFO)	226.6	252.3	257.6	260.5	997.0
Adjusted funds from operation (AFFO)	157.9	179.5	171.9	165.8	675.1
EBITDA per room (000's)	25.8	29.5	27.0	26.8	109.1
EBITDA margin	25.5%	27.0%	26.4%	24.3%	25.8%

/ CBFH	3Q '23	4Q '23	1Q '24	2Q '24	LTM
FFO	\$0.2882	\$0.3208	\$0.3276	\$0.3309	\$1.2675
AFFO	\$0.2007	\$0.2283	\$0.2187	\$0.2106	\$0.8583
Distribution	\$0.1250	\$0.1250	\$0.1375	\$0.1375	\$0.5250

Operating	3Q '23	4Q '23	1Q '24	2Q '24	LTM
Occupancy	64%	65%	59%	62%	62%
ADR	\$1,372	\$1,462	\$1,502	\$1,552	\$1,472
RevPAR	\$875	\$949	\$886	\$964	\$919
Y-o-Y RevPAR growth	9%	4%	2%	6%	5%

Operating KPI's do not include leased hotel Fiesta Americana Condesa Cancun

Management Committee

Simón Galante	Executive Chairman
Eduardo López	Chief Executive Officer
Edouard Boudrant	Chief Financial Officer
Guillermo Bravo	Chief Investment Officer

ESG 2024

- Integrated Annual Report
- SPOs for Credits Linked to Sustainability
- Green Building Certifications
- ESG Assessments



KPI's 2Q 2024

Segment	Occ	ADR	RevPAR	Δ vs AA
Limited Service	63.9%	1,165	744	12.3%
Select Service	64.1%	1,391	892	6.8%
Full Service	55.8%	2,416	1,347	1.6%

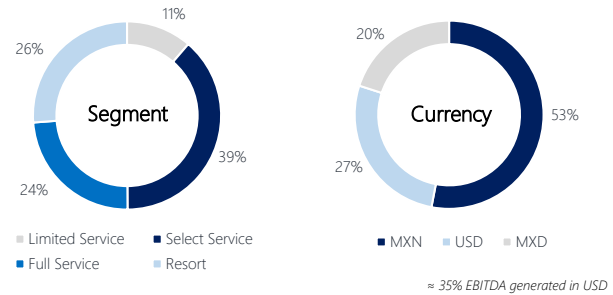
Region	Occ	ADR	RevPAR	Δ vs AA
Bajo	55.5%	2,172	1,206	5.4%
Northeast	64.1%	1,701	1,091	6.8%
Northwest	62.8%	1,428	897	(2.2%)
West	71.9%	1,449	1,041	1.3%
South	60.3%	1,229	741	10.3%
Mexico City	62.7%	1,515	950	12.9%

Total Managed	62.1%	1,552	964	6.0%
Leased (FACC)	72.8%	5,797	4,220	(14.3%)*

Balance Sheet Summary 2Q

Cash and equivalents	744.1	
Properties	12,000.5	
Investment properties	4,108.2	
Total Properties	16,852.8	
Other assets	878.0	
Total Assets	17,730.8	
Undepreciated BV of Properties / CBFH	20,382.2	\$21.54
Short term debt		317.1
Long term debt		4,043.2
Total Liabilities		4,360.3
Equity		12,645.7

Portfolio Diversification 2Q (by asset value)

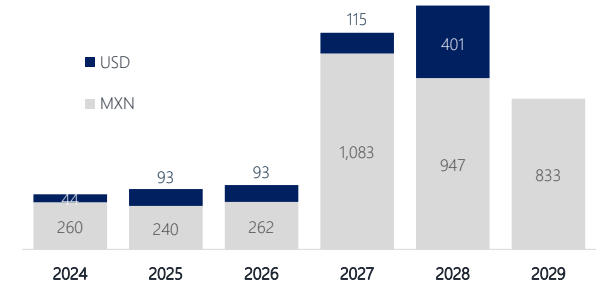


Debt Covenants 2Q

	FIHO	Limit
Net Debt / EBITDA	2.7x	
Leverage level	24.6%	40.0% max
Secured debt to total assets	4.8%	40.0% max
DSCR CNBV	1.7%	1.0x min
DSCR FIHO19	1.6%	1.50x min
Unencumbered assets to unencumbered debt	658.9%	150.0% min



Amortization Schedule 2Q



Debt Profile 2Q

