



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 CBFI 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 | 1Q '24 | 2Q '24 | 3Q '24 | 4Q '24 | 2024 |
|--------------------------------------|----------|----------|----------|----------|----------|
| Total revenues | 1,286.4 | 1,363.9 | 1,302.4 | 1,454.05 | 5,406.8 |
| Net operating income (NOI) | 421.8 | 427.7 | 376.6 | 475.63 | 1,701.7 |
| EBITDA | 339.1 | 330.9 | 303.1 | 396.87 | 1,370.0 |
| Funds from operation (FFO) | 257.6 | 260.5 | 214.2 | 302.82 | 1,035.1 |
| Adjusted funds from operation (AFFO) | 171.9 | 165.8 | 142.8 | 221.60 | 702.2 |
| EBITDA per room (000's) | 27.0 | 26.8 | 24.5 | 32.1 | 110.8 |
| EBITDA margin | 26.4% | 24.3% | 23.3% | 27.3% | 25.3% |
| <hr/> | | | | | |
| / CBFI | 1Q '24 | 2Q '24 | 3Q '24 | 4Q '24 | 2024 |
| FFO | \$0.3276 | \$0.3309 | \$0.2721 | \$0.3847 | \$1.3149 |
| AFFO | \$0.2187 | \$0.2106 | \$0.1814 | \$0.2815 | \$0.8920 |
| Distribution | \$0.1375 | \$0.1375 | \$0.1375 | \$0.1375 | \$0.5500 |
| <hr/> | | | | | |
| Operating | 1Q '24 | 2Q '24 | 3Q '24 | 4Q '24 | 2024 |
| Occupancy | 59% | 62% | 61% | 63% | 61% |
| ADR | \$1,502 | \$1,552 | \$1,548 | \$1,621 | \$1,559 |
| RevPAR | \$886 | \$964 | \$943 | \$1,027 | \$957 |
| Y-o-Y RevPAR growth | 2% | 6% | 5% | 6% | 6% |

Operating KPI's do not include leased hotels

Management Committee

- Simón Galante** Executive Chairman
- Eduardo López** Chief Executive Officer
- Eduard Boudrant** Chief Financial Officer
- Guillermo Bravo** Chief Investment Officer

ESG 2024

- Integrated Annual Report
- Green Building Certifications
 - 5 certified EDGE hotels in Q4 2024
- ESG Assessments



G R E S B 82

S&P Global CSA 43

CDP B



AC by Marriott Veracruz



Live Aqua Monterrey Valle



AC by Marriott Querétaro



Live Aqua San Miguel de Allende

KPI's 4Q 2024

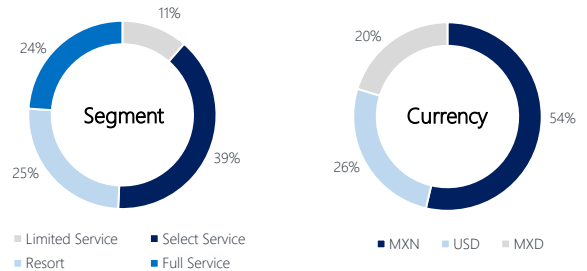
| | Occ | ADR | RevPAR | Δ vs AA |
|----------------------|--------------|--------------|--------------|---------------|
| Segment | | | | |
| Limited Service | 66.9% | 1,188 | 795 | 13.6% |
| Select Service | 64.0% | 1,427 | 914 | 3.0% |
| Full Service | 58.3% | 2,603 | 1,516 | 11.4% |
| <hr/> | | | | |
| Region | | | | |
| Bajío | 59.2% | 2,133 | 1,262 | 16.9% |
| Northeast | 65.8% | 1,810 | 1,192 | 8.8% |
| Northwest | 61.1% | 1,432 | 875 | 1.3% |
| West | 71.9% | 1,538 | 1,106 | 4.7% |
| South | 61.1% | 1,281 | 782 | 5.6% |
| Mexico City | 65.7% | 1,663 | 1,093 | 7.5% |
| <hr/> | | | | |
| Total Managed | 63.4% | 1,621 | 1,027 | 7.5% |
| <hr/> | | | | |
| FACC | 72.8% | 6,551 | 4,767 | (1.4%) |

Notes: Figures in millions of Mexican pesos (except for KPI's)

Balance Sheet Summary 2024

| | | | |
|--------------------------------|-----------------|--------------------------|-----------------|
| Cash and equivalents | 630.4 | Short term debt | 343.3 |
| Properties | 11,924.9 | Long term debt | 3,945.0 |
| Investment properties | 4,136.2 | Total Liabilities | 4,288.3 |
| Total Properties | 16,691.6 | Equity | 12,587.6 |
| Other assets | 886.0 | | |
| Total Assets | 17,577.6 | | |
| Undepreciated BV of Properties | 20,595.2 | | |
| / CBFI | \$21.72 | | |

Portfolio Diversification 4Q 2024 (by asset value)

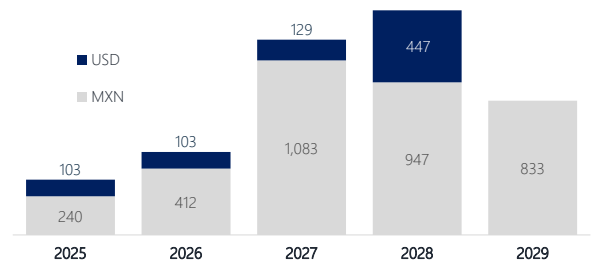


Debt Covenants 2024

| | FIHO | Limit |
|--|---------------|------------|
| Net Debt / EBITDA | 2.7x | |
| Leverage level | 24.4% | 40.0% max |
| Secured debt to total assets | 8.2% | 40.0% max |
| DSCR CNBV | 2.7% | 1.0x min |
| DSCR FIHO19 | 3.2% | 1.50x min |
| Unencumbered assets to unencumbered debt | 658.9% | 150.0% min |



Amortization Schedule 4Q'24



Debt Profile 4Q

