



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 86 hotels, over 26 states in Mexico, totaling 12,554 rooms on more than 700,000 built sqm.

Relevant Metrics

Financial	1Q '23	2Q '23	3Q '23	4Q '23	2023
Total revenues	1,255.7	1,322.7	1,272.8	1,373.1	5,224.4
Net operating income (NOI)	431.5	453.7	406.8	450.7	1,742.7
EBITDA	353.0	372.8	324.0	370.5	1,420.4
Funds from operation (FFO)	257.6	279.3	226.6	252.3	1,015.8
Adjusted funds from operation (AFFO)	188.7	207.0	157.9	179.5	733.0
EBITDA per room ('000's)	28.1	29.7	25.8	29.5	113.1
EBITDA margin	28.1%	28.2%	25.5%	27.0%	27.2%

/ CBFH	1Q '23	2Q '23	3Q '23	4Q '23	2023
FFO	\$0.3278	\$0.3551	\$0.2882	\$0.3208	\$1.2918
AFFO	\$0.2401	\$0.2632	\$0.2007	\$0.2283	\$0.9322
Distribution	\$0.1250	\$0.1250	\$0.1250	\$0.1250	\$0.5000

Operating	1Q '23	2Q '23	3Q '23	4Q '23	2023
Occupancy	60%	63%	64%	65%	63%
ADR	\$1,436	\$1,437	\$1,372	\$1,462	\$1,427
RevPAR	\$866	\$904	\$875	\$949	\$899
Y-o-Y RevPAR growth	35%	11%	9%	4%	13%

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 2023

- ESG Objectives
- Climate Change Impact Valuation
- New Green Building Certifications



- Live Aqua San Miguel de Allende
- AC Querétaro
- Corporate Offices
- Courtyard Toronto

- ESG Assessments



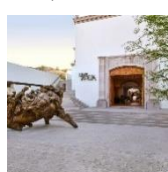
AC by Marriott Veracruz



Live Aqua Monterrey Valle



AC by Marriott Querétaro



Live Aqua San Miguel de Allende

KPI's 2023

Segment	Occ	ADR	RevPAR	Δ vs AA
Limited Service	62.9%	1,062	668	18.6%
Select Service	65.2%	1,286	839	14.2%
Full Service	58.1%	2,201	1,279	9.0%

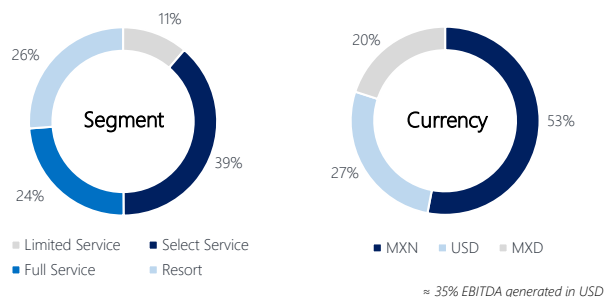
Region	Occ	ADR	RevPAR	Δ vs AA
Bajío	56.3%	1,866	1,050	10.8%
Northeast	64.6%	1,597	1,032	14.1%
Northwest	65.3%	1,343	877	4.7%
West	72.9%	1,327	967	12.6%
South	59.6%	1,138	678	15.7%
Mexico City	63.4%	1,417	899	21.9%

Total Managed	63.0%	1,427	899	13.2%
Leased (FACC)	81.6%	5,946	4,850	(3.0%) *

Balance Sheet Summary 2023

Cash and equivalents	608.5	Short term debt	388.0
Properties	12,218.5	Long term debt	4,002.3
Investment properties	4,096.0	Total Liabilities	4,390.4
Total Properties	16,923.0	Equity	12,612.7
Other assets	742.6		
Total Assets	17,665.5		
Undepreciated BV of Properties	20,399.1		
/ CBFH	\$21.38		

Portfolio Diversification 2023 (by asset value)

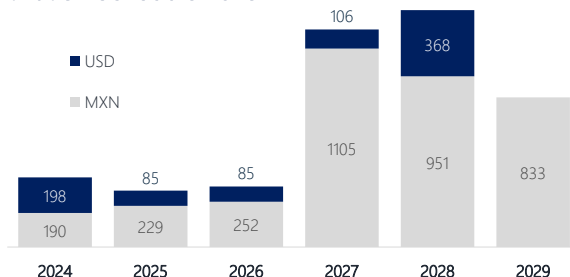


Debt Covenants 2023

	FIHO	Limit
Net Debt / EBITDA	2.7x	
Leverage level	24.9%	40.0% max
Secured debt to total assets	5.7%	40.0% max
DSCR CNBV	1.7%	1.0x min
DSCR FIHO19	3.2%	1.50x min
Unencumbered assets to unencumbered debt	662.9%	150.0% min



Amortization Schedule 2023



Debt Profile 2023

