



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	2Q '24	3Q '24	4Q '24	1Q '25	LTM
Total revenues	1,363.9	1,302.4	1,454.05	1,352.21	5,472.6
Net operating income (NOI)	427.7	376.6	475.63	438.47	1,718.4
EBITDA	330.9	303.1	396.87	350.92	1,381.8
Funds from operation (FFO)	260.5	214.2	302.82	268.53	1,046.0
Adjusted funds from operation (AFFO)	165.8	142.8	221.60	185.80	716.0
EBITDA per room (000's)	26.8	24.5	32.1	28.4	111.8
EBITDA margin	24.3%	23.3%	27.3%	26.0%	25.2%
/ CBFH	2Q '24	3Q '24	4Q '24	1Q '25	LTM
FFO	\$0.3309	\$0.2721	\$0.3847	\$0.3403	\$1.3288
AFFO	\$0.2106	\$0.1814	\$0.2815	\$0.2354	\$0.9096
Distribution	\$0.1375	\$0.1375	\$0.1375	\$0.1500	\$0.5625
Operating	2Q '24	3Q '24	4Q '24	1Q '25	LTM
Occupancy	62%	61%	63%	58%	61%
ADR	\$1,552	\$1,548	\$1,621	\$1,651	\$1,559
RevPAR	\$964	\$943	\$1,027	\$958	\$957
Y-o-Y RevPAR growth	6%	5%	6%	7%	7%

Operating KPI's do not include leased hotels

Management Committee

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

ESG 2025

- Net Zero Policy
- Integrated Annual Report
- Green Building Certifications
- ESG Assessments



S&P Global CSA 43



AC by Marriott Veracruz



Live Aqua Monterrey Valle



AC by Marriott Querétaro



Live Aqua San Miguel de Allende

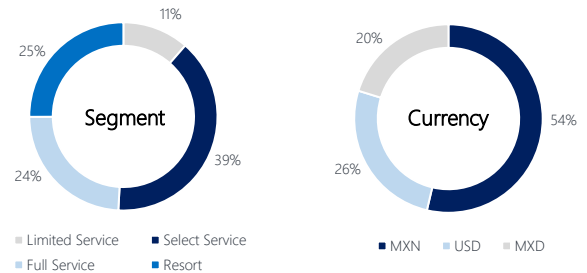
KPI's 1Q 2025

Segment	Occ	ADR	RevPAR	Δ vs AA
Limited Service	60.5%	1,234	747	12.9%
Select Service	58.4%	1,480	864	4.2%
Full Service	54.8%	2,537	1,389	8.1%
Region	Occ	ADR	RevPAR	Δ vs AA
Bajío	48.6%	2,106	1,023	1.3%
Northeast	62.7%	1,902	1,194	9.1%
Northwest	59.1%	1,518	897	5.4%
West	70.7%	1,658	1,172	11.6%
South	54.1%	1,252	677	(0.2%)
Mexico City	59.5%	1,656	985	15.5%
Total Managed	58.1%	1,651	958	7.3%
FACC	84.4%	7,097	5,992	8.8%

Balance Sheet Summary 1Q

Cash and equivalents	594.5	Short term debt	350.2
Properties	11,842.4	Long term debt	3,990.7
Investment properties	4,139.2	Total Liabilities	4,340.9
Total Properties	16,576.1	Equity	12,609.2
Other assets	1,103.3		
Total Assets	17,679.4		
Undepreciated BV of Properties	20,651.1		
/ CBFH	\$21.65		

Portfolio Diversification 1Q (by asset value)

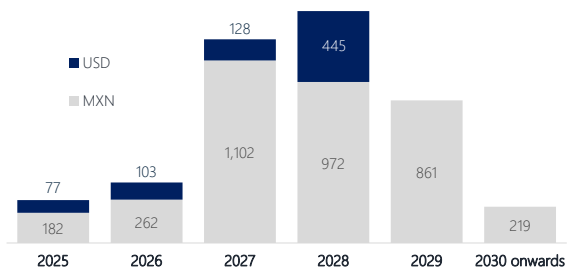


Debt Covenants 1Q

	FIHO	Limit
Net Debt / EBITDA	2.7x	
Leverage level	24.6%	40.0% max
Secured debt to total assets	7.6%	40.0% max
DSCR CNBV	2.7%	1.0x min
DSCR FIHO19	1.7%	1.50x min
Unencumbered assets to unencumbered debt	658.9%	150.0% min



Amortization Schedule 1Q



Debt Profile 1Q

