

FIBRA INN (Under Review)

Significant Improvement in The Occupancy Rate in April

FIBRA INN presented its April 2021 hotel indicators, which were much stronger than those of the same period of the previous year due to the reopening of the economy and higher vaccination levels. Furthermore, the comparison basis was favorable due to the prevailing restrictions of the previous year. We expect the sequential improvement to continue during the next few months.

April 2021 Hotel Indicators

In terms of same store sales (with 15 hotels in operation), FIBRA INN reached a 46.0% monthly occupancy rate in April this year, much higher than last year's 15.2% level. The average daily rate was MXN\$1,180 with an annual increase of 2.3%. This resulted in a MXN\$542.3 RevPar, which was 210.1% higher YoY. Hotel revenues stood at MXN\$41.2 million, up 216.6% YoY.

Regarding total sales (33 hotels in operation), the occupancy rate was 37.4% in April this year, compared to 35.2% in the previous month, and much higher than the 12.8% level a year ago. The average daily rate was MXN\$1,254, slightly lower than in March this year, but with an annual 7.8% growth. As a result, RevPar reached MXN\$468.6, with a sequential 6.7% improvement, and a 215.8% YoY rise. Hotel revenues stood at MXN\$78.3 million, 3.2% higher MoM, and 475.9% higher YoY.

Same-store sales	Apr-21	Apr-20	YoY Chg.		
Hotels	15	15			
Room Revenue (MXN\$ Mn)	\$ 41.2	\$ 13.0	216.6%		
Occupancy	46.0%	15.2%	30.8 PP		
ADR (MXN\$)	\$ 1,180.0	\$ 1,153.9	2.3%		
RevPar (P\$)	\$ 542.3	\$ 174.9	210.1%		
Total Monthly Sales	Apr-21	Apr-20	YoY Chg.	Mar-21	MoM Chg.
Hotels	33	15		33	
Room Revenue (MXN\$ Mn)	\$ 78.3	\$ 13.6	475.9%	\$ 75.9	3.2%
Occupancy	37.4%	12.8%	24.6 PP	35.2%	2.2 PP
ADR (MXN\$)	\$ 1,254.0	\$ 1,163.1	7.8%	\$ 1,288.0	-2.6%
RevPar (P\$)	\$ 468.6	\$ 148.4	215.8%	\$ 439.2	6.7%

Source: FIBRA INN

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