

FIBRA INN (BUY, T.P. MXN\$8.50)

Higher-than-expected hotel revenues supported by a recovery in occupancy levels and rising ADR's in October

Hotel revenues of FIBRA INN's operating hotels (32 in the current month vs. 33 the previous year) reached MXN\$216.6 million in October (vs. our MXN\$203.0 million projection), up 3.2% YoY. They were primarily driven by a 90-bps increase in occupancy levels to 63.9% (vs. 60.6% E), the first one since March this year, combined with a 3.8% ADR rise to MXN\$1,972 (vs. MXN\$2,013 E). Meanwhile, RevPAR advanced 5.2% YoY to MXN\$1,260 (vs. MXN\$1,220 E).

We reiterate our BUY recommendation with an MXN\$8.50/CBFI target price following this report.

Hotel Indicators October 2025

Total Monthly Sales	Oct-25	Oct-24	YoY Change	Sep-25	MoM Change
Hotels	32	33		32	
Hotel Revenues (MXN\$ Mn)	\$ 216.6	\$ 209.8	3.2%	\$ 190.5	13.7%
ADR (MXN\$)	\$ 1,971.7	\$ 1,899.3	3.8%	\$ 1,971.1	0.0%
Occupancy	63.9%	63.0%	0.9 PP	58.1%	5.8 PP
RevPar (MXN\$)	\$ 1,259.8	\$ 1,197.3	5.2%	\$ 1,145.1	10.0%

Same Store Sales	Oct-25	Oct-24	YoY Change	Sep-25	MoM Change
Hotels	32	32		32	
Hotel Revenues (MXN\$ Mn)	\$ 216.6	\$ 207.7	4.3%	\$ 190.5	13.7%
ADR (MXN\$)	\$ 1,971.7	\$ 1,913.1	3.1%	\$ 1,971.1	0.0%
Occupancy	63.9%	63.1%	0.7 PP	58.1%	5.8 PP
RevPar (MXN\$)	\$ 1,259.8	\$ 1,208.0	4.3%	\$ 1,145.1	10.0%

Source: FIBRA INN

DISCLAIMER

The current report was prepared by Miranda Global Research ("Miranda GR") for Corporación Actinver, S.A.B. de C.V. The information is presented in summarized form and is not meant to be complete. There are no declarations or guarantees, expressed or implicit, with respect to the accuracy, impartiality, or integrity of the information.

Miranda GR, in accordance with applicable legislation, has made sure that the presented personalized recommendation is reasonable to the client, as it has verified congruency between the client's profile and the profile of the financial product. Under no circumstance should it be understood that the fulfillment of the previously mentioned recommendation, guarantees the result or the success of the proposed strategies in the presented document.

The information included in this report was obtained from public sources. Projections or previsions included in this report, are a generalized recommendation based on subjective assumptions and estimations about events and circumstances that have not yet happened and are subjected to significant variations. Therefore, it is not possible to guarantee that any of the results included in the current report will happen in the future, in other words, it does not guarantee the result or the success of the posed strategies.

This report has been prepared solely for informational purposes. No declarations are made concerning the precision, sufficiency, veracity, or accuracy of the information and opinions hereby included. Miranda GR will not answer (either because of negligence or for any other reason) for any damage or detriment derived or related to the use of this report or its content, or any connection to the report. Miranda GR is not responsible for the use or association with this report, including but not limited to, any declaration, expressed or implicit, or guarantees or omissions included in this information.

This report is based on facts and/or events that have happened up to this date. Consequently, any future facts and/or events can impair the conclusions hereby expressed. Miranda GR does not assume any responsibility to update, review, rectify or invalidate this report based on any future occurrence.

The opinions related to this report eventually expressed by Miranda GR, should be considered only as suggestions/recommendations to better operate various topics related to the report.

This report and its contents are the property of Miranda GR and cannot be reproduced or broadcast in part or in its entirety without the previous written consent of Miranda GR.

Miranda Global Research receives fees from Fibra Inn for independent analyst services. Companies or Fibras under coverage will have no right or opportunity to exert any influence on opinions, projections, recommendations, and/or target prices expressed hereby by Miranda GR.
