

Hoteles City Express Announces its Hotel Indicators for December 2023 (BMV: HCITY)

Mexico City, January 26th, 2024 – Hoteles City Express, S.A.B. de C.V. (“Hoteles City Express” or “the Company”) (BMV: HCITY), announces its Hotel Indicators for December 2023.

The portfolio's occupancy as of December 2023 was calculated based on 152 hotels and 17,503 rooms in operation. On December 6, the Company inaugurated the City Express by Marriott Cancún Airport hotel with 137 rooms, located in the city of Cancún, Quintana Roo.

Occupancy reached 50.0%, a decrease of 3.2 percentage points vs. the same month of 2022. This was primarily due to a reduction in rooms for corporate agreements, as in 2022 there were some extraordinary events that drove occupancy upwards. However, the Company focused on improving rates, which resulted in a 5.2% increase in the average daily rate vs. the same month of 2022, reaching \$1,249 pesos. In December, RevPAR was \$625 pesos, a decrease of 1.2% vs. 2022.

	dec-23	dec-22	Var
Occupancy	50.0%	53.2%	(3.2pp)
ADR	\$ 1,249	\$ 1,187	5.2%
RevPAR	\$ 625	\$ 632	(1.2%)

The following graphs show the trend in room rates and occupancy levels compared to the previous year. The average rate followed the trend observed in the prior year, while occupancy rate declined in the Company's hotels, particularly in the center and southern regions of the country. We observed lower occupancy in metropolitan areas and manufacturing centers, which aligns with the industry's cyclicity. Additionally, there was a decrease in occupancy in the Central West, Metropolitan Areas, and Northeast regions. In contrast, the average rate primarily increased in the Central West, South and Southeast, maintaining a positive trend.

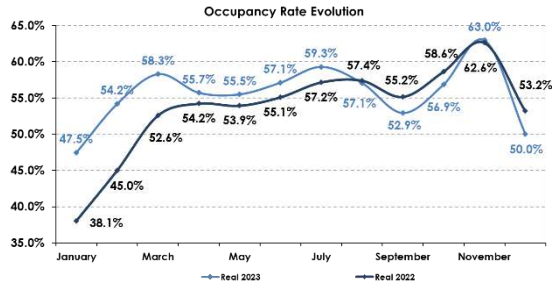


INVESTOR RELATIONS CONTACT DETAILS:

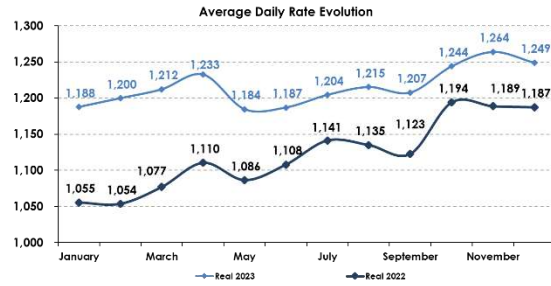
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Chain Occupancy Evolution

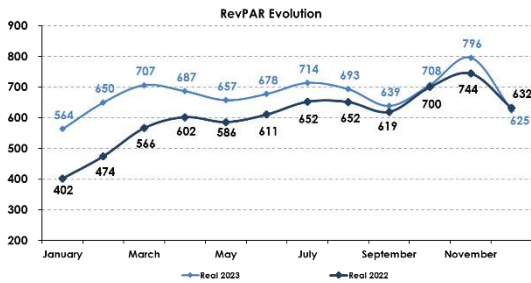


Chain Average Rate Evolution

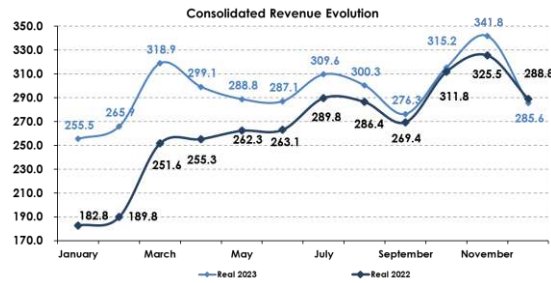


During the month, hotels in the Southern region showed resilience given the industry's cyclicity, benefiting from the positive effect of leisure tourism. This resulted in a 12% increase in the RevPAR compared to the same month of the previous year.

Chain RevPar Evolution



Consolidated Revenue Evolution



Finally, consolidated revenue for December reached \$285.6 million pesos, decreasing by 1.1% vs. the same month of the previous year.

About Hoteles City Express:

Hoteles City Express considers itself to be the leading owner, operator, and developer of limited-service hotels in Mexico, in terms of number of hotels, number of rooms, geographic presence, market share and revenues. Founded in 2002, Hoteles City Express specializes in offering high-quality, comfortable, and safe lodging at affordable prices via a limited-service hotel chain geared mainly towards domestic business travelers. With 152 hotels located in Mexico, Costa Rica, Colombia and Chile, Hoteles City Express operates five distinct brands: City Express, City Express Plus, City Express Suites, City Express Junior and City Centro, to serve different segments of its target market. In June 2013, Hoteles City Express completed its IPO and began trading on the Mexican Stock Exchange under the ticker symbol "HCITY" furthermore, on September 8, 2014, Hoteles City Express completed a follow on with the aim of accelerating its growth in new hotels over the next few years. In 2021, the process of increasing equity capital was carried out through the issuance of ordinary shares for an approximate amount of \$290.0 million pesos. Additionally, in 2023, Hoteles City announced the start of a Strategic Relationship with Marriott International, involving the sale of its 5 brands for \$100.0 million dollars.

For further information, please visit our website: <https://www.hstay.com/en/investors>