

FIBRA INN ANNOUNCES MONTHLY REPORT OF HOTEL INDICATORS FOR DECEMBER 2016 AND FOURTH QUARTER 2016

Monterrey, Mexico, January 12, 2017 – Deutsche Bank Mexico, S.A., Banking institution, Trust Division F/1616 or Fibra Inn (BMV: FINN13, OTC: DFBRY) (“Fibra Inn” or “the Company”), an internally-managed Mexican real estate investment trust specializing in the hotel industry serving the business traveler with global brands, today announced its operating results for its hotel indicators as of December and fourth quarter of 2016.

MONTHLY SAME-STORE SALES			
41 hotels	December 2016	December 2015	Change %
Room Revenue (Ps. millions)	126.5	110.6	14.3%
Occupancy exc. addition of rooms	51.1%	49.1%	1.9 pp
Occupancy	51.1%	49.1%	1.9 pp
ADR (Ps.)	1,220.9	1,110.2	10.0%
RevPar exc. addition of rooms	623.4	545.1	14.3%
RevPar (Ps.)	623.4	545.1	14.3%

The 14.3% increase in Revenue per Available Room (RevPar excluding the addition of rooms) was the net effect of:

- a. A 10.0% ADR increase resulting from: (i) double-digit growth for rates in various hotels of the Company’s portfolio. This increase was driven by the correct management of and implementation of hotel rates; and (ii) the benefit of foreign exchange variations over a number of rates in U.S. dollars, due to global brands.
- b. Occupancy levels increased 1.9 percentage points. It is important to mention that generally, during the months of December and January, there is an expected decrease in occupancy due to the seasonality of the holiday season that results in a lower number of business travelers. However, December occupancy rose compared to December 2015.

Total Sales for December 2016 were:

MONTHLY TOTAL SALES			
	December 2016	December 2015	Change %
Number of hotels	43	40	
Room Revenue (Ps. millions)	131.2	106.6	23.0%
Occupancy	50.1%	48.0%	2.1 pp
ADR (Ps.)	1,228.5	1,117.2	10.0%
RevPar	615.0	536.7	14.6%



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As a result of the above, operating indicators for 4Q16 were as follows:

QUARTERLY SAME-STORE SALES			
41 hotels	4Q16	4Q15	Change %
Room Revenue (Ps. millions)	425.8	372.9	14.2%
Occupancy exc. addition of rooms	60.6%	56.8%	3.9 pp
Occupancy	60.4%	56.8%	3.7 pp
ADR (Ps.)	1,186.0	1,109.4	6.9%
RevPar exc. addition of rooms	719.1	629.8	14.2%
RevPar (Ps.)	716.6	629.8	13.8%

QUARTERLY TOTAL SALES			
	4Q16	4Q15	Change %
Number of hotels	43	40	
Room Revenue (Ps. millions)	448.2	345.3	29.8%
Occupancy	59.1%	56.3%	2.8 pp
ADR (Ps.)	1,198.0	1,117.9	7.2%
RevPar	708.2	629.3	12.6%

Same-store sales calculation considers 41 comparable properties, as the criteria used is to include hotels which have been in Fibra Inn’s portfolio for at least half of the quarter. In this report, a total of two hotels were excluded. These are two recently built hotels that have no operational history: the Fairfield Inn & Suites by Marriott Coatzacoalcos and the Courtyard by Marriott Chihuahua.

As of the date of this report, Fibra Inn has a total portfolio of 43 properties in operation. This represents a total of 7,112 rooms, 6,891 are in operation and 221 are currently under construction. Fibra Inn has a minority interest in 2 properties currently being externally developed under the *Strategic Hotel Acquisition Pipeline* model, which represents 430 rooms.

About the Company

Fibra Inn is a Mexican trust formed primarily to acquire, develop, and rent a broad range of hotel properties in Mexico aimed at the business traveler. The Company has signed franchise, license and brand usage agreements with international hotel brands for the operation of global brands as well as the operation of national brands. Additionally, the Company has development agreements. These hotels enjoy some of the industry’s top loyalty programs. Fibra Inn trades its Real Estate Certificates (Certificados Bursátiles Fiduciarios Inmobiliarios or “CBFIs”) on the Mexican Stock Exchange under the ticker symbol “FINN13”; its ADR trades on the OTC market in the U.S. under the ticker symbol “DFBRY”.

For more information, please visit our website: www.fibrainn.mx



Note on Forward-Looking Statements

This press release may contain forward-looking statements. These statements are statements that are not historical facts, and are based on management's current view and estimates of future economic circumstances, industry conditions, Company performance and financial results. Also, certain reclassifications have been made to make figures comparable for the periods. The words "anticipates", "believes", "estimates", "expects", "plans" and similar expressions, as they relate to the Company, are intended to identify forward-looking statements. Statements regarding the declaration or payment of dividends, the implementation of principal operating and financing strategies and capital expenditure plans, the direction of future operations and the factors or trends affecting financial condition, liquidity or results of operations are examples of forward-looking statements. Such statements reflect the current views of management and are subject to a number of risks and uncertainties. There is no guarantee that the expected events, trends or results will actually occur. The statements are based on many assumptions and factors, including general economic and market conditions, industry conditions, and operating factors. Any changes in such assumptions or factors could cause actual results to differ materially from current expectations.