

Fibra Inn Announces Hotel Indicators for December, 4Q19 and Full Year 2019

Monterrey, Mexico, January 15, 2020 – Deutsche Bank Mexico, S.A., Banking institution, Trust Division F/1616 or Fibra Inn (BMV: FINN13, ADR/OTC: DFBRY) (“Fibra Inn” or “the Company”), an internally-managed Mexican real estate investment trust specialized in the hotel industry serving the traveler with international brands, today announced its operating results for its hotel indicators for **December, 4Q19 and the full year 2019**.

MONTHLY SAME-STORE SALES			
39 hotels	Dic 2019	Dic 2018	Change %
Room Revenue (Ps. millions)	121.3	127.3	-4.7%
Occupancy	48.3%	50.4%	-2.1 pp
ADR (Ps.)	1,253.9	1,265.0	-0.9%
RevPar (Ps.)	606.0	637.3	-4.9%

TOTAL MONTHLY SALES			
	Dic 2019	Dic 2018	Change %
Number of hotels	39	42	
Room Revenue (Ps. millions)	121.3	131.9	-8.1%
Occupancy	48.3%	50.3%	-2 pp
ADR (Ps.)	1,253.9	1,255.6	-0.1%
RevPar	606.0	631.5	-4.0%

QUARTERLY SAME-STORE SALES			
39 hotels	4Q19	4Q18	Change %
Room Revenue (Ps. millions)	444.0	468.0	-5.1%
Occupancy	58.4%	61.2%	-2.8 pp
ADR (Ps.)	1,280.4	1,292.8	-1.0%
RevPar (Ps.)	747.7	790.8	-5.4%

TOTAL QUARTERLY SALES			
	4Q19	4Q18	Change %
Number of hotels	39	42	
Room Revenue (Ps. millions)	444.1	485.8	-8.6%
Occupancy	58.3%	61.3%	-3 pp
ADR (Ps.)	1,280.1	1,280.3	0.0%
RevPar	746.8	784.4	-4.8%



ANNUAL SAME-STORE SALES			
42 hotels	2019	2018	Change %
Room Revenue (Ps. millions)	1,791.4	1,914.2	-6.4%
Occupancy	59.1%	63.7%	-4.5 pp
ADR (Ps.)	1,274.4	1,263.4	0.9%
RevPar (Ps.)	753.7	804.6	-6.3%

ANNUAL TOTAL SALES			
	2019	2018	Change %
Number of hotels	42	42	
Room Revenue (Ps. millions)	1,822.3	1,939.0	-6.0%
Occupancy	58.9%	63.7%	-4.8 pp
ADR (Ps.)	1,278.9	1,259.8	1.5%
RevPar	752.6	802.7	-6.2%

Same-store sales calculation in December includes 39 hotels that have been in Fibra Inn's portfolio for at least half of the reported period. In this case, it is important to consider the calculation, as follows:

- Excludes the City Express Chihuahua hotel, which was sold on July 22, 2019.
- Excludes the Holiday Inn Guadalajara Centro Historico, which was sold on September 12, 2019.
- Excludes the Tecnológico Norte hotel in Chihuahua, as it was sold on October 10, 2019.

As of December 31, 2019, Fibra Inn had a portfolio of 39 total properties with 6,486 rooms and has a minority interest in 4 properties, currently being externally developed under the Hotel Factory model, representing 851 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 for the business and leisure 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. 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 ADRs trade on the OTC market in the U.S. under the ticker symbol "DFBRY".

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.