



Fibra Inn Announces Receipt of VAT Reimbursement for a Total of Ps. 89.9 Million

Monterrey, Mexico, January 26, 2017 – Deutsche Bank Mexico, S.A., Banking institution, Trust Division F/1616 or Fibra Inn (BMV: FINN13, ADR OTC: DFBRY) (“Fibra Inn” or “the Company”), the internally-managed Mexican real estate investment trust specializing in the hotel industry serving the business traveler, announced receipt of two Value Added Tax (VAT) reimbursements, for a total of Ps. 89.9 million, which included a Ps. 1.9 million inflation adjustment.

- (i) The first VAT reimbursement for Ps. 19.6 million was received on December 27, 2016 and includes an inflation adjustment of Ps. 848 thousand. This amount corresponds to the acquisition of the hotels converted into Wyndham Garden in Celaya and Silao.
- (ii) The second reimbursement for Ps. 70.3 million was received on December 29, 2016 and includes an inflation adjustment of Ps. 1.1 million. This VAT reimbursement corresponds to the acquisition of seven hotels: Mexico Plaza Leon (converted to Wyndham Garden), Microtel Inn & Suites Culiacan, Microtel Inn & Suites Ciudad Juarez, Microtel Inn & Suites Toluca, Casa Grande Chihuahua, Microtel Inn & Suites Chihuahua and Casa Grande Delicias.

Proceeds from this reimbursement will be strategically allocated towards improvements to Fibra Inn’s existing properties.

Following the reimbursement, the remaining total outstanding recoverable amount is Ps. 245.5 million. Fibra Inn is in the process of recovering this balance with the Tax Administration Authority (*Servicio de Administración Tributaria, SAT*).



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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: 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.