

## FIBRA INN ANNOUNCES MONTHLY REPORT OF HOTEL INDICATORS FOR JANUARY 2016

**Monterrey, Mexico, February 4, 2016** – Deutsche Bank Mexico, S.A., Banking institution, Trust Division F/1616 or Fibra Inn (BMV: FINN13, OTC: DFBRY) (“Fibra Inn” or “the Company”), the 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 January 2016.

MONTHLY SAME-STORE SALES			
38 hotels	January 2016	January 2015	Change %
Room Revenue (Ps. millions)	109.5	95.3	14.9%
Occupancy exc. addition of rooms	51.7%	49.2%	2.6 pp
Occupancy	50.2%	49.2%	1.1 pp
ADR (Ps.)	1,143.2	1,047.0	9.2%
RevPar exc. addition of rooms	591.2	514.7	14.9%
RevPar (Ps.)	574.3	514.7	11.6%

The 14.9% increase in Revenue per Available Room (RevPar excluding the addition of rooms) was the net effect of:

- A 9.2% ADR increase due to the optimization of rates as a result of the use of technological tools, operating efficiencies as well as some U.S. dollar-denominated rates. The Company continues to experience double-digit ADR growth, specifically in 14 hotels of its portfolio during the month of January.
- Occupancy levels increased 2.6 percentage points. It is important to mention that traditionally, 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, January occupancy rose compared to January 2015.

Total Sales for January 2016 were:

MONTHLY TOTAL SALES			
	January 2016	January 2015	Change %
Number of hotels	40	31	
Room Revenue (Ps. millions)	112.7	83.3	35.3%
Occupancy	48.6%	40.9%	7.7 pp
ADR (Ps.)	1,150.8	1,068.7	7.7%
RevPar	558.7	436.8	27.9%



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As of the date of this report, Fibra Inn has a total portfolio of 41 properties: of which 40 hotels are in operation, and one is under development and under a binding agreement. This represents a total of 6,832 rooms, 323 of which are currently under construction.

The same-store sales calculation considers 38 comparable properties, as the criterion 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 three hotels were excluded: two recently-built hotels that have no operational history, the Courtyard by Marriott Saltillo and the Fairfield Inn & Suites by Marriott Coatzacoalcos. Additionally, the Courtyard by Marriott Chihuahua is excluded, as it is under construction.

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### About the Company

Fibra Inn is a Mexican trust formed primarily to acquire, develop, operate and rent a broad range of hotel properties in Mexico aimed at the business traveler. The Company has signed franchise agreements with IHG to operate its global brands, including: Holiday Inn, Holiday Inn Express, Holiday Inn & Suites, Holiday Inn Express & Suites, Crowne Plaza and Staybridge Suites; with Wyndham Hotel Group to operate its global brands, Wyndham Garden and Microtel Inn & Suites by Wyndham; with Marriott International to operate its brands Marriott and Courtyard by Marriott. Additionally, it has licensing agreements and brand usage agreements with Hilton to operate its brand Hampton Inn by Hilton and with Starwood Hotels & Resorts Worldwide to operate the Aloft brand. The Company has properties that operate with domestic brands such as Camino Real, City Express, City Express Junior, Casa Grande and Arriva Express. Additionally, Fibra Inn has agreements with IHG, Marriott International, Wyndham Hotel Group and Hoteles City Express for the development of properties. These hotels enjoy some of the industry's top loyalty programs. Fibra Inn has listed its Real Estate Certificates (Certificados Bursátiles Fiduciarios Inmobiliarios or "CBFIs") on the Mexican Stock Exchange and trades under the ticker symbol "FINN13".

For more information, please visit our website: [www.fibrainn.mx](http://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.*