



Fibra Inn Announces the Opening of The Westin Monterrey Valle

Monterrey, Mexico, February 20, 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”), a Mexican real estate investment trust internally managed and specialized in the hotel industry serving the business traveler with global brands, announced today that The Westin Monterrey Valle hotel, a Marriott International Inc. brand, began operations today.

The Westin Monterrey Valle is a top-rated hotel located in the metropolitan area of Monterrey, Nuevo Leon. With the addition of this hotel, the Company possesses 5 properties in the state of Nuevo Leon.

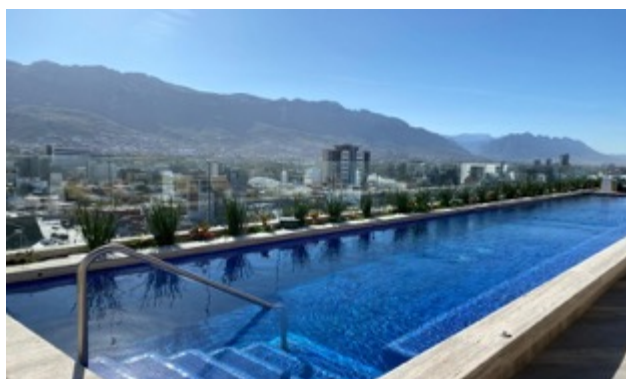
Fibra Inn invested Ps. 740 million in The Westin Monterrey Valle in co-investment with an institutional investor through its Hotel Factory model. The hotel has a privileged location in San Pedro Garza Garcia. The initiation of operations creates approximately 160 new jobs.

The Westin Monterrey Valle has 7 levels and 174 rooms; including 22 suites and 1 presidential suite with spectacular panoramic views of the city and the Sierra Madre. The property has various restaurants and bars, a roof garden with a pool, gym, *Heavenly Spa by Westin®* as well as ballrooms; the ballrooms have capacity for approximately 380 people. Fibra Inn estimates an 18 to 24-month stabilization period and the estimated average daily rate in the range of US\$ 220 to 260 this year.

“We are very proud at Fibra Inn for the opening of The Westin Monterrey Valle, as it represents one of the top options of the most important hotel offerings in the country; it is undoubtedly the best in Monterrey, and is located in one of regions with the highest per capita income in the country, and an area that has significant industrial and economic growth in Mexico. The alliance with our strategic partner is the first successful project of the Hotel Factory. Without a doubt, it is the most attractive option and the best located in the luxury segment of hotels in the city. Additionally, we have the upcoming opening of the JW Marriott Monterrey Valle expected for the second half of this year. Both projects exceeded an investment of Ps. 2.0 billion in the state of Nuevo Leon,” stated Oscar Calvillo, Chief Executive Officer.



The Westin Monterrey Valle
Rio Missouri 555, Del Valle, 66220, San Pedro Garza García, N.L.





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

About Westin Hotels

Westin Hotels & Resorts, hospitality's global leader in wellness for more than a decade, empowers guests to transcend the rigors of travel while on the road through the brand's Six Pillars of Well-being: Sleep Well, Eat Well, Move Well, Feel Well, Work Well, and Play Well. At 225 hotels and resorts in nearly 40 countries and territories, guests can experience wellness offerings, including the brand's iconic and award-winning Heavenly Bed; game-changing gear lending program, TRX fitness equipment in signature WestinWORKOUT™ Fitness Studios; delicious and nutritious menu offerings, and more. Stay connected to Westin: @westin on Twitter and Instagram and facebook.com/Westin. Westin is proud to participate in Marriott Bonvoy, the new name of Marriott's travel program replacing Marriott Rewards®, The Ritz-Carlton Rewards®, and Starwood Preferred Guest® (SPG). The program offers members an extraordinary portfolio of global brands, experiences on Marriott Bonvoy Moments and unparalleled benefits including earning points toward free hotel stays and nights toward Elite status recognition. To enroll for free or for more information about the program, visit MarriottBonvoy.marriott.com.

About Marriott International, Inc.

Marriott International, Inc. (NASDAQ: MAR) is based in Bethesda, Maryland, USA, and encompasses a portfolio of more than 7,200 properties under 30 leading brands spanning 134 countries and territories. Marriott operates and franchises hotels and licenses vacation ownership resorts all around the world. The company now offers one travel program, Marriott Bonvoy™, replacing Marriott Rewards®, The Ritz-Carlton Rewards®, and Starwood Preferred Guest® (SPG). For more information, please visit our website at www.marriott.com, and for the latest company news, visit www.marriottnewscenter.com. In addition, connect with us on Facebook and @MarriottIntl on Twitter and Instagram.

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.