



Fibra Inn Announces 2017 Financial Guidance

Monterrey, Mexico, March 13, 2017 – Deutsche Bank Mexico, S.A., Banking institution, Trust Division F/1616 or Fibra Inn (BMV: FINN13) (“Fibra Inn” or “the Company”), a Mexican real estate investment trust internally-managed specializing in the hotel industry serving the business traveler with international brands, announced today its financial guidance for the twelve-month period of 2017 (from January 1, 2017 to December 31, 2017):

	Range	
	Low	High
Same Store Sales (42 hotels):		
Room Revenue	8%	12%
Total Sales (43 hotels):		
Total Revenue	+9%	+11%
NOI	+10%	+12%
Adjusted EBITDA	+12%	+15%
FFO	+6%	+9%
Capex Reserve	3% of Total Revenue	
NOI Margin	37%	38%
Adjusted EBITDA Margin	31.5%	33.5%
FFO Margin	24%	25%

Fibra Inn’s 2017 guidance is mainly based on the consolidation of its current operating hotels.

The figures presented above are estimates based on the Company’s current conditions, which are considered reasonable by Fibra Inn’s management. These estimates may be subject to changes throughout the year, due to factors that may impact the following: hotel performance, domestic and international economic conditions, federal regulations, as well as other factors that may affect Fibra Inn and its financial performance. Please refer to the Company’s Annual Report in accordance to the Provisions Applicable to Issuers (*Circular Unica*) issued by the Mexican Securities and Exchange Commission for a complete list of risk factors that may affect the results.

NOI (Net Operating Income), Adjusted EBITDA (Earnings before interest expense, income taxes, depreciation and amortization) and FFO (Free Funds from Operation) are not considered as performance indicators under accounting principles in accordance with International Financial Reporting Standards (“IFRS”).



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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, 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 ADRs trade 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.