

## **FIBRA INN SIGNS AGREEMENT FOR THE ACQUISITION OF HOTEL HOLIDAY INN TAMPICO ALTAMIRA**

Monterrey, Mexico, March 31, 2014 - 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 specializing in the hotel industry serving the business traveler, announced that it has signed a binding agreement for the acquisition of the Hotel Holiday Inn Tampico Altamira, in the State of Tamaulipas.

The agreed price was Ps. 102.5 million, with an additional Ps. 6.1 million in taxes and acquisition expenses, and Ps. 2.2 million in working capital. This hotel has a cap rate of 10%. Expected additional expenses include:

- a. An expansion of 105 rooms, for which Ps. 82.6 million are allocated; and,
- b. The purchase of an adjacent 3,823 m<sup>2</sup> lot for Ps. 10.5 million, which, in the short term will be rented as a restaurant and in the medium term will be used for the development of a limited service or extended stay hotel.

Fibra Inn obtained physical possession of the hotel on March 27th, integrating its operation into its portfolio. The payment and registration of the deed are expected to be completed in May 2014. The amount will be paid using the resources from the credit line that is at the final stage of negotiation.

This hotel is Fibra Inn's second property located on the Gulf of Mexico coast, where significant demand for rooms is anticipated due to the energy and petrochemical industries. The property has 98 rooms and the expansion is expected to be completed by the first quarter of 2015. This hotel operates in the full service segment and will be under the management of Fibra Inn's Hotel Manager.

Fibra Inn opted to acquire this hotel for the following reasons:

- This market is considered to form part of a corridor that is comprised of cities with important oil activity, which is expected to increase as a result of the Energy Reforms.
- The hotel is strategically situated for serving companies with activity in the Altamira port. The main employment-generating companies are Weatherford, Halliburton, Vopat, Dupont, Nhumo, Dyanosol, ICA, Pemex, Coca-Cola Femsa, Mexichem, Iberdrola and Posco.
- The negotiation between the government of the state of Tamaulipas and the company Keppel Offshore and Marine resulted in an investment for the construction of the first primer offshore drilling shipyard to build jackup drilling rigs in the area for a total value of US\$ 400 million, which will generate approximately 4,000 direct jobs. Currently, there is a lack of hotel offerings and most of the hotels are either local or independent hotels.

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The Hotel Holiday Inn Tampico Altamira is located at Km 16 of the Tampico – Mante road, in the municipality of Altamira, C.P. 89609. It is 5 minutes from the most important industrial zone in the southern part of the state and northern Veracruz and 10 minutes from the Francisco Javier Mina International Airport. With this acquisition, Fibra Inn has a portfolio of 22 hotels under operation, plus 2 under development for a total of 4,321 rooms, of which 769 are under construction.

**Façade**



**Rooms**



**Common Areas**



## About the Company

Fibra Inn is a Mexican trust formed primarily to acquire, own, develop, operate and rent a broad range of hotel properties in Mexico. Headquartered in Monterrey, Fibra Inn has a portfolio of high-quality hotels and geographically-diverse located in thirteen states throughout Mexico, comprising approximately 4,321 rooms, which 769 are under construction. The Company has signed Franchise Agreements with IHG to operate its global brands Holiday Inn, Holiday Inn Express, and Holiday Inn Express & Suites; with Hilton to operate its brand Hampton Inn by Hilton; and is in the process with Starwood Hotels & Resorts Worldwide to operate the brand Aloft. Additionally, Fibra Inn has agreements with IHG, Marriott International and Wyndham Hotel Group. These hotels enjoy some of the industry's top loyalty programs and, offer attractive hotel options for businesses travelers. Fibra Inn recently listed its Real Estate Trust Certificates (*Certificados Bursátiles Fiduciarios Inmobiliarios* or "CBFIs") on the Mexican Stock Exchange and trades under the ticker symbol "FINN13".

For more information, please visit: <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.*