

**FIBRA INN ANNOUNCES ACQUISITION AND PAYMENT OF THE ALOFT® GUADALAJARA  
LAS AMERICAS HOTEL WITH 142 ROOMS, DIVISION OF W HOTELS OF THE  
STARWOOD HOTELS & RESORTS WORLDWIDE INTERNATIONAL CHAIN**

Monterrey, Mexico, April 2, 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 acquired the Aloft Guadalajara Las Americas hotel, which is a select service hotel with 142 rooms.

The acquisition price, excluding taxes and acquisition expenses, was Ps. 220 million. The acquisition was paid using Ps. 41.2 million in cash from the remaining proceeds of the initial public offering that took place on March 13, 2013, and the balance was paid with a temporary credit line contracted through Actinver.

The projected cap rate for this acquisition is 10%. In the event that in the third year the hotel reaches profitability in real terms exceeding 10.6%, the seller will have the right to receive a performance premium, equivalent to the excess profitability reached.

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

- Guadalajara is one of the three most important cities in the country, from an economic standpoint, with significant hotel demand coming from technology, manufacturing and service companies.
- The property is located in a financial area, with businesses, commerce and restaurants, with the highest daily rates in the city. Furthermore, it is close to the Expo Guadalajara, which also creates a lot of demand.
- Aloft is a new brand concept, from the W Hotels division, which introduces the “lifestyle” concept geared towards the business traveler with high purchasing power.

This hotel represents 5% of the *Fibra’s* portfolio and is the third hotel acquired in the city of Guadalajara.

This hotel was recently built and will be operated by Starwood. The property is located at Avenida de las Américas 1528, Col. Country Club, Guadalajara, Jalisco, 44637.

With this acquisition, Fibra Inn has a portfolio of 22 hotels, including one under contract and two in development, that have a total of 4,321 rooms, of which 769 are under construction.

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**Façade**



**Press Release**

**Rooms**



## 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 twelve 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>

*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.*