

MONTHLY REPORT OF HOTEL INDICATORS APRIL AND MAY PERIODS 2015

Monterrey, Mexico, June 4, 2015 – 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, today announced that it will be issuing this monthly report with information regarding operating results of the hotel indicators. This is in order to share information with the market prior to the close of the quarter. The report will be distributed prior to the 10th of each month.

SAME-STORE SALES (31 hotels)			
	April 2015	April 2014	Change %
Room Revenue (Ps. millions)	94.3	74.6	26.4%
Occupancy exc. addition of rooms	62.3%	56.5%	5.8 pp
Occupancy	57.6%	56.5%	1.1 pp
ADR (Ps.)	1,082.0	944.5	14.6%
RevPar exc. addition of rooms (Ps.)	673.7	533.2	26.4%
RevPar (Ps.)	623	533.2	16.8%

RevPar double-digit growth was mainly the result of the following factors:

- a. The 5.8 percentage-point occupancy increase, due to a fewer number of days for the Easter Week during April 2015 compared to April 2014.
- b. The 14.6% ADR (Average Daily Rate) increase was a result of the optimization of Revenue Maximization technologies used for implementing operating processes in the hotels.
- c. The general improvement in the markets in which we operate.

Total Sales for April 2015 were in line with Sales for Comparable Hotels, since the portfolio included the same 31 hotels.



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SAME-STORE SALES (31 hotels)			
	May 2015	May 2014	Change %
Room Revenue (Ps. millions)	99.2	79.4	25.0%
Occupancy exc. addition of rooms	63.5%	57.9%	5.6 pp
Occupancy	58.8%	57.9%	0.9 pp
ADR (Ps.)	1,079.8	946.5	14.1%
RevPar exc. addition of rooms (Ps.)	685.3	548.1	25.0%
RevPar (Ps.)	634.5	548.1	15.8%

During May 2015, results were in line with the April figures. RevPar double-digit growth was mainly the result of the following factors:

- The 5.6 percentage-point occupancy increase, due to better performance in the locations in which we operate and higher activity at the hotels.
- A 14.1% increase in room revenue due to the maximization of ADRs at the properties.

Total Sales in May 2015 were in line with Same-Store Sales, as the two recently-acquired hotels (Holiday Inn Reynosa Industrial Poniente and Hampton Inn by Hilton Hermosillo), were not considered part of the Fibra Inn portfolio for at least 15 days, despite having been officially acquired on May 22, 2015.

QUARTERLY RESULTS REPORT UPDATE

- The 2Q15 report will be distributed on Thursday, July 23, 2015 after the market close.
- The 2Q15 quarterly conference call will take place on Friday, July 24, 2015 at 10am Mexico Time / 11am Eastern Time.

Fibra Inn has a portfolio of 33 hotels and two under development, with a total of 5,940 rooms; 621 of these are currently under construction.

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. Headquartered in Monterrey, Fibra Inn has a portfolio of high-quality real estate properties aimed at the business traveler and that are geographically diversified throughout Mexican territory. 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 and Crowne Plaza; with Wyndham Hotel Group to operate its global brands Wyndham Garden and Microtel Inn & Suites by Wyndham. 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 like Camino Real and Casa Grande. Additionally, Fibra Inn has agreements with IHG, Marriott International, Wyndham Hotel Group and Hoteles City Express for development of properties. These hotels enjoy some of the industry's top loyalty programs. Fibra Inn recently 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 *new* website: 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.