

Fibra Inn Announces Hotel Indicators for July 2017

Monterrey, México, August 9, 2017 – Deutsche Bank Mexico, S.A., Banking institution, Trust Division F/1616 or Fibra Inn (BMV: FINN13, ADR OTC: DFBRY) (“Fibra Inn” or “the Company”), an internally managed Mexican real estate investment trust specialized in the hotel industry serving the business traveler, today announced its operating results for its hotel indicators of July 2017.

MONTHLY SAME-STORE SALES			
43 hotels	July 2017	July 2016	Change %
Room Revenue (Ps. millions)	161.7	156.3	3.4%
Occupancy exc. addition of rooms	64.2%	64.3%	-0.1 pp
Occupancy	64.1%	64.3%	-0.2 pp
ADR (Ps.)	1,181.2	1,141.0	3.5%
RevPar exc. addition of rooms	758.3	733.2	3.4%
RevPar (Ps.)	756.8	733.2	3.2%

The 3.4% increase in Revenue per Available Room was due to:

- A moderate increase of 3.5% in rates, which shows the effect of the average exchange rate appreciating by 4.0%; and
- A practically stable occupancy rate which varied by 10 bps.

Total Sales for July 2017 were:

MONTHLY TOTAL SALES			
	July 2017	July 2016	Change %
Number of hotels	43	41	
Room Revenue (Ps. millions)	161.7	152.8	5.8%
Occupancy	64.1%	65.1%	-1 pp
ADR (Ps.)	1,181.2	1,139.3	3.7%
RevPar	756.8	742.2	2.0%

The same-store sales calculation considers 43 comparable properties, as the criterion is to include hotels, which have been in Fibra Inn’s portfolio for at least half of the period.

To date, Fibra Inn has a total portfolio of 43 properties. This represents a total of 7,115 rooms, of which 222 are under construction. Additionally, Fibra Inn has a minority interest in two properties, currently being externally developed under the Strategic Hotel Acquisition Pipeline model, representing 430 rooms.



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About the Company

Fibra Inn is a Mexican trust formed primarily to acquire, develop 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".

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.