



Fibra Inn Announces W Hotels Brand for its Development in Playa del Carmen

Monterrey, Mexico, January 8, 2020 – Deutsche Bank Mexico, S.A., Banking institution, Trust Division F/1616 or Fibra Inn (BMV: FINN13, ADR OTC: DFBRY) (“Fibra Inn” or “the Company”), a Mexican real estate investment trust internally managed and specialized in the hotel industry serving the business traveler with global brands, announced the signing of an operating contract and brand use agreement for a W Hotels with Marriott International, Inc. for its development under the Hotel Factory model in Playa del Carmen, in the state of Quintana Roo.

Fibra Inn signed a contract for hotel operation and trademark licensing with Marriott International, Inc. to develop a hotel under the W Hotels brand. When the 218-room hotel opens in 2023, it is expected to provide Playa del Carmen visitors an exciting, new lodging option that embodies the W Hotels brand’s “work hard, play hard” philosophy. Fibra Inn’s plan calls for multiple food and beverage venues both indoors and out; a signature WET Deck (pool deck); AWAY® Spa; FIT ® Fitness Centre, as well as a beach club and rooftop bar. For corporate and social events, the property is also slated to feature around 500-square-metres of meetings and events space.

During 2018, Fibra Inn acquired this landbank through its Hotel Factory model in a co-investment with a temporary strategic partner, whose exit is expected and will allow the inclusion of new co-investor partners during 2020, during the development and construction of the hotel project.

W Hotels is a luxury hotel brand owned by Marriott International, Inc. and is focused on a unique market segment that seeks to break the norms of traditional luxury with a mission to fuel guests’ lust for life while providing refined exceptional service. W Hotels currently has 50 properties worldwide, two of them operated in Mexico, in the cities of Mexico City and Punta Mita.

Oscar Calvillo, Fibra Inn CEO, stated: “Our plan for the W Hotels Playa del Carmen is critical to our goal to diversify the beach destination’s lodging base, which currently lacks quality luxury lifestyle properties. This project will elevate the offering in this prime destination with this fun and energetic brand.”

To date, Fibra Inn has a total portfolio of 39 properties with 6,486 rooms and participates with a minority investment in 4 properties under development under the Hotel Factory model, which represent 851 rooms.



About Fibra Inn

Fibra Inn is a Mexican trust formed primarily to acquire, develop and rent a broad range of hotel properties in Mexico for the business and leisure 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. 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

About W Hotels Worldwide

Born from the bold attitude and 24/7 culture of New York City, W Hotels, part of Marriott International, Inc., has disrupted and redefined the hospitality scene for nearly two decades. Trailblazing its way around the globe, with more than 50 hotels, W is defying expectations and breaking the norms of traditional luxury wherever the iconic W sign lands. With a mission to fuel guests' lust for life, W ignites an obsessive desire to soak it in, live it up and hit repeat. The brand's provocative design, iconic Whatever/Whenever service and buzzing Living Rooms create an experience that is often copied but never matched. Innovative, inspiring and infectious, the brand's super-charged energy celebrates guests' endless appetite to discover what's new/next in each destination, to see more, feel more, go longer, stay later. For more information on W Hotels, visit whotels.com/theangle or follow us on Twitter, Instagram and Facebook. W Hotels Worldwide is proud to participate in Marriott Bonvoy, the new name of Marriott's travel program replacing Marriott Rewards®, The Ritz-Carlton Rewards®, and Starwood Preferred Guest® (SPG). The program offers members an extraordinary portfolio of global brands, experiences on Marriott Bonvoy Moments and unparalleled benefits including earning points toward free hotel stays and nights toward Elite status recognition. To enroll for free or for more information about the program, visit MarriottBonvoy.marriott.com

About Marriott International

Marriott International, Inc. (NASDAQ: MAR) is based in Bethesda, Maryland, USA, and encompasses a portfolio of more than 7,200 properties under 30 leading brands spanning 134 countries and territories. Marriott operates and franchises hotels and licenses vacation ownership resorts all around the world. The company now offers one travel program, Marriott Bonvoy™, replacing Marriott Rewards®, The Ritz-Carlton Rewards®, and Starwood Preferred Guest®(SPG). For more information, please visit our website at www.marriott.com, and for the latest company news, visit www.marriottnewscenter.com. In addition, connect with us on Facebook and @MarriottIntl on Twitter and Instagram.

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.