

FIBRA INN ANNOUNCES MONTHLY REPORT OF HOTEL INDICATORS FOR SEPTEMBER 2015

Monterrey, Mexico, October 5, 2015 – Deutsche Bank Mexico, S.A., Banking institution, Trust Division F/1616 or Fibra Inn (BMV: FINN13) (“Fibra Inn” or “the Company”), the Mexican real estate investment trust specializing in the hotel industry serving the business traveler with global brands, today announced its operating results for its hotel indicators as of September 2015.

MONTHLY SAME-STORE SALES			
32 hotels	September 2015	September 2014	Change %
Room Revenue (Ps. millions)	97.1	82.8	17.3%
Occupancy exc. addition of rooms	58.7%	58.0%	0.7 pp
Occupancy	56.4%	58.0%	-1.7 pp
ADR (Ps.)	1,105.9	953.9	15.9%
RevPar exc. addition of rooms	649.1	553.4	17.3%
RevPar (Ps.)	623.2	553.4	12.6%

The 17.3% growth in Revenue per Available Room (RevPar excluding the addition of rooms) was mainly the result of the following factors:

- A 0.7 percentage point increase in occupancy, due to the positive performance of the hotels located in the northern part of the country, mainly in Chihuahua, Reynosa and Ciudad Juarez, as well as other properties in the cities of Guadalajara and Puebla.
- An ADR increase of 15.9% resulting from the optimization of Revenue Maximization technological tools for the implementation of the hotel operating processes. It is important to mention that 15 of the hotels in the portfolio experienced double-digit growth during September, with respect to the average daily rate.

Total Sales for September 2015 were:

MONTHLY TOTAL SALES			
	September 2015	September 2014	Change %
Number of hotels	35	23	
Room Revenue (Ps. millions)	104.3	66.8	56.2%
Occupancy	56.0%	57.4%	-1.4 pp
ADR (Ps.)	1,103.2	994.4	10.9%
RevPar	618.0	571.3	8.2%

Fibra Inn has a portfolio of 35 hotels in operation, plus two under development with a total of 6,238 rooms; 531 of these are currently under construction.



In Monterrey, Mexico:
Lizette Chang, IRO
Fibra Inn
Tel: 52 1 (81)778-5926
Email: lchang@fibrainn.mx

In New York:
Maria Barona / Melanie Carpenter
i-advize Corporate Communications, Inc.
Tel: (212) 406-3691/92
E-mail: mbarona@i-advize.com / mcarpenter@i-advize.com



The same-store sales calculation considers 32 comparable properties, as the criterion is to include those hotels that have been in the portfolio of Fibra Inn for at least half of the quarter. In this case, the Staybridge Suites Guadalajara Expo and Arriva Express Guadalajara Plaza del Sol Expo were not included as they were added on August 17, which represents 45 days out of the 92 days for the third quarter 2015. Additionally, the Hampton Inn by Hilton Hermosillo was excluded as it was recently-built and thus there is no historical operation.

QUARTERLY RESULTS REPORT

- The 3Q15 report will be distributed on Thursday, October 15, 2015 after the market close.
- The 3Q15 quarterly conference call will take place on Friday, October 16, 2015 at 10am Mexico City Time / 11am Eastern Time.

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, Crowne Plaza and Staybridge Suites; 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, Casa Grande and Arriva Express. 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 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.