

## Fibra Inn Announces Acquisition Agreement for the Hotel Westin Monterrey for Ps. 753 million

**Monterrey, Mexico, October 10, 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”), a Mexican real estate investment trust internally managed specializing in the hotel industry serving the business traveler, announced today an agreement for the acquisition of the Hotel Westin Monterrey, upon completion of construction process, to the satisfaction of the purchasers, compliance with branding standards, the branding approval and proceedings in accordance with the Federal Anti-Trust Commission (*Comisión Federal de Competencia Económica* (COFECE)). For this acquisition, Fibra Inn headed an investor group via a trust under the Hotel Acquisition Pipeline business model.

The total investment for the consortium will be Ps. 753 million, as follows:

- Each of the two partners will participate with 40% of the investment; and
- Fibra Inn will contribute the remaining 20% to be funded via capital resources that the Company has available for this purpose.

The purchase price will be Ps. 700 million, plus Ps. 53 million for acquisition, taxes, pre-operating expenses and working capital costs.

The Hotel Westin Monterrey is Marriott International, Inc. brand hotel that will be located in the Punto Valle Development, a mixed-use project that will include office and commercial spaces, a hotel, restaurants, convention center and movie theatres, and is located in one of the most exclusive areas of the heart of San Pedro Garza García, Nuevo León. The Monterrey metropolitan area is important due to its industrial, business and commercial activities, and has the highest per-capita income in the country and the second highest in all of Latin America.

The Hotel Westin Monterrey will have 175 rooms, banquet rooms for up to 350 people, restaurant, bar, spa and roof garden with a pool. The hotel is expected to open during the third quarter of 2018. This hotel will generate revenue under the full service model.

Oscar Calvillo, Fibra Inn’s Chief Executive Officer, stated, “*With the acquisition of this hotel, together with the JW Marriott Arboleda, which is a project under development, Fibra Inn consolidates its leadership position in Monterrey with two global leading brand hotels in their respective segments. Together with our strategic partners, we are certain of the success and undisputable value creation that both properties will add to the portfolio.*”



### Façade



### Rooms



### Common Areas



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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](http://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.