



Fibra Inn Announces Re-Opening of FINN 18 Debt Tender Offer for Ps. 1.2 Billion

Monterrey, Mexico, October 14, 2019 – 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 today that it successfully carried out the re-opening of the debt tender offer for Trust Certificates (“CBFs”) via a local public debt issuance program. These will operate under the ticker symbol “FINN 18”.

Fibra Inn seeks to improve its capital structure, liquidity and maturity profile via the correct management of its stock liabilities. As a result of the prepayment window without cost of the FINN 15 issuance, Fibra Inn reopened the FINN 18 issuance in pesos, for a total of Ps. 1.2 billion, at a fixed rate of 8.87% that will pay interest bi-annually, for a term of 8 years and 4 months. The payment of the principal will mature in February 2028.

Funds from the re-opening of the FINN 18 debt tender offer will be used for the early repayment of the total amount of outstanding securities of the FINN 15 issuance for Ps. 1 billion, which matures in 2021.

The remaining balance of Ps. 274.6 million will be used for improving existing hotels that are in the current portfolio. This balance includes the additional funds received from the final price of the issuance above the nominal value of Ps. 93.3 million and includes the issuance costs of Ps. 18.7 million.

Including this transaction, Fibra Inn has Ps. 3.2 billion in long-term FINN 18 stock liabilities, which mature in 2028 and are included in the debt issuance program authorized by the CNBV for up to Ps. 5.0 billion. As with prior issuances, Fitch Ratings maintained the AA-(mex) local rating and HR Ratings maintained the HR AA+ local rating.

“This transaction allows Fibra Inn to have more stability in the cash flow that is destined for servicing the debt up until 2028, thereby strengthening the balance sheet in a market environment that is expected to remain volatile in the next few years. It is important to mention that, after this debt re-opening, Fibra Inn’s leverage levels will be 28%,” stated Oscar Calvillo, Chief Executive Officer.

The transaction book was oversubscribed by 1.32 times. The debt was placed between debt holders, Afores, investment advisors, insurance carriers, investment funds and private banking.

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 In México:

Sergio Martínez, RI
Fibra Inn
Tel. 52-81-5000-0200
ir@fibrainn.mx

Lizette Chang
IR Advisor
Tel. 52-1-81-1778-5926
lizettechang1212@gmail.com





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.