

Fibra Inn Announces Purchase Agreement and Payment of Crowne Plaza Monterrey Aeropuerto Hotel

Monterrey, Mexico, December 11, 2014 – Deutsche Bank Mexico, S.A., Banking institution, Trust Division F/1616 or Fibra Inn (BMV: FINN13) (“Fibra Inn” or “the Company”), a Mexican real estate investment trust specializing in the hotel industry serving the business traveler, announced that it closed the acquisition of Crowne Plaza Monterrey Aeropuerto hotel, a hotel with a total of 219 rooms.

The acquisition price for the hotel was Ps. 351.0 million, excluding taxes, acquisition expenses and costs related to the improvement of 28 rooms, which are estimated at Ps. 33.8 million. The projected cap rate for 2015 is 10.0%. The total payment was made using funds from the CBFI issuance, which took place in November. The purchase agreement was announced on September 5; the transaction closed today.

Fibra Inn opted to acquire this hotel for the following reasons:

- **Location:** The property is strategically located, at just a three-minute drive from the airport. It is surrounded by the city’s main industrial parks, which generate important demand.
- **Leadership:** The hotel has been the leader in terms of occupancy and rates among the hotels located in the airport area, a market that is very competitive in terms of the segment and price.
- **Growth in Future Demand:** The announcement of the KIA plant in the municipality of Pesqueria, will generate important room demand the area.
- **Property in excellent conditions:** The hotel is less than five years old and is in perfect condition.
- **Objective Market:** This hotel has an important proportion of foreign travelers. The hotel will offer dollar-denominated rates to these travelers. Considering the recent exchange rate fluctuations, the average daily rate is expected to significantly benefit.

This hotel operates in the full service segment. Its cumulative operating indicators from January to November 2014 reported occupancy of 64.7%, an average daily rate of Ps. 1,231.0, and Revenue per Available Room equal to Ps. 805.0. Fibra Inn will operate the hotel. With this acquisition, Fibra Inn has a portfolio of 31 hotels, including two under agreement and three under development, with a total of 5,718 rooms; 645 of these are currently under construction.



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Crowne Plaza Monterrey Aeropuerto

Blvd. Aeropuerto 171, Col. Parque Industrial Apodaca, Nuevo León, 66633, México

Façade



Rooms



Common Areas



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 and Crowne Plaza; 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 and Casa Grande. 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 *new* 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.