

**FIBRA INN ANNOUNCES ACQUISITION AND PAYMENT
OF ITS FIRST FULL SERVICE HOTEL LOCATED IN MEXICO CITY:
HOLIDAY INN MÉXICO COYOACÁN WITH 214 ROOMS,
TO BE OPERATED BY FIBRA INN'S HOTEL OPERATOR**

Monterrey, Mexico, December 19, 2013 – Deutsche Bank Mexico, S.A., Institucion de Banca Multiple, Division Fiduciaria, Fideicomiso 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 today that it concluded the acquisition of its first hotel located in Mexico City: the Holiday Inn Mexico Coyoacan hotel, a full service hotel that includes 214 rooms and an adjacent 1,500 m² lot.

The acquisition was paid in cash using proceeds from the initial public offering that took place on March 13, 2013. The total price paid for the hotel was Ps. 381 million, excluding acquisition expenses.

The acquisition of this hotel has been in review since September, with an original agreed price of Ps. 468 million, excluding expenses, at a cap rate of 9.5%. Given the Fiscal Reform announced in Mexico, Fibra Inn decided to review the hotel’s financial valuation, in order to quantify the impact that the variable revenue component would have under a new fiscal scenario; considering that 43% of the hotel’s revenues correspond to meeting rooms and event rentals and 6% are from food and beverage.

At the conclusion of this analysis, a 19% discount of the original price was agreed upon arriving at a new price of Ps. 381 million. This amount satisfies the Company’s profitability target of a 9.5% cap rate, as previously announced.

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

- The depth of the Mexico City market and its surroundings is significant and this is a strategic purchase for the Company’s national position.
- Operational indicators may be improved once the hotel is integrated into Fibra Inn, supported by Fibra Inn’s sales offices in Mexico City and Monterrey; the hotel’s corporate client base will be expanded to strengthen its presence in this market segment thereby growing its existing client base consisting of mainly the government sector.
- The profitability of the investment, at a cap rate of 9.5%, may be even higher, if a future expansion in rooms is made in the contiguous lot included in the transaction.

For more information, visit: www.fibrainn.mx or contact:

In Monterrey, México:

Lizette Chang, IRO
Fibra Inn
Tel: 52 1 (81)1778-5926
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

[twitter@fibrainn](https://twitter.com/fibrainn)

This hotel represents 10% of Fibra Inn’s portfolio, the first to be acquired in Mexico City, and the 18th hotel in the overall portfolio.

The Holiday Inn Mexico Coyoacan has high demand for event services with 11 conference rooms, as well as guest rooms that can be converted into event rooms in order to accommodate up to 1,800 people. This hotel will be operated by Fibra Inn’s Hotel Operator. It is located in Calzada de Tlalpan 1507, Colonia Portales, which is 20 minutes from the Mexico City International Airport, 5 minutes from Coyoacan and 15 minutes from downtown Mexico City. During 2012, the occupancy rate was 65%, ADR was Ps. 1,002 and the RevPar was Ps. 652.

With this acquisition, Fibra Inn has 18 hotels in its portfolio, with a total of 3,340 rooms, of which 3,036 are currently in operation.

Hotel Façade



Event Rooms



Hotel Interior Spaces**About Us**

Fibra Inn is a Mexican trust formed primarily to acquire, develop and rent a broad range of hotel properties in Mexico. Headquartered in Monterrey, Fibra Inn has a portfolio of high-quality hotels serving the business traveler that are geographically-diversified throughout 11 states throughout Mexico, comprising approximately 3,340 rooms, of which 304 are under construction. The Tenant has signed Franchise Agreements with IHG to operate its global brands, which include: Holiday Inn, Holiday Inn Express, and Holiday Inn Express & Suites. Likewise, it has license agreements with Hilton to operate its brand Hampton Inn by Hilton; and has development agreements with IHG, Marriott International and Wyndham Hotel Group. These hotel brands enjoy some of the industry's top loyalty programs and offer attractive lodging options for businesses travelers. Fibra Inn trades its Real Estate Trust Certificates (*Certificados Bursátiles Fiduciarios Inmobiliarios* or "CBFIs") on the Mexican Stock Exchange and under the ticker symbol "FINN13".

For more information, please visit: 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.