



FIBRA INN ANNOUNCES A DISTRIBUTION PAYMENT CORRESPONDING THE FIRST QUARTER 2013

Monterrey, Mexico, May 7, 2013 - 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, as per Clause 12.9 of the trust contract F/1616, as well as the corresponding Prospectus and Supplements, the Company will execute a cash distribution from the trust's taxable income for the period of March 12 to March 31, 2013 through a cash payment on Wednesday, May 15, 2013 for Ps. 0.022919450647455500 per *Certificado Bursátiles Fiduciarios Inmobiliario* ("CBFI"), for each of the 258,334,218 CBFI's outstanding, for a total payment of Ps. 5,920,878.36 (five million nine hundred and twenty thousand and eight hundred and seventy eight 36/100 Mexican pesos).

Additionally, a capital reimbursement for the period from March 12 to March 31, 2013 will take place via a cash payment that will take place on Wednesday, May 15, 2013, for Ps. 0.0049242422852399700 per CBFI, for each of the 258,334,218 CBFI's outstanding, for a total payment of Ps. 1,272,100.28 (one million, two hundred and seventy two thousand and one hundred 28/100 Mexican pesos).

It is important to note that the capital reimbursement does not imply the repurchase of the CBFI's, without expression of nominal value.

The following are the important dates for this distribution:

- *Ex-dividend date* May 10, 2013
- *Record date* May 14, 2013
- *Payment date* May 15, 2013

Further detail regarding the distribution per CBFI is the following:

Trust taxable income

Total amount to be distributed, in Pesos	Ps. 5,920,878.36
Number of CBFI's:	258,334,218
Total amount to be distributed per CBFI, in Pesos	Ps. 0.022919450647455500

Capital reimbursement from the depreciation of assets

Total amount to be distributed, in Pesos	Ps. 1,272,100.28
Number of CBFI's:	258,334,218
Total amount to be distributed per CBFI, in Pesos	Ps. 0.0049242422852399700

Total distribution, in Pesos:	Ps. 7,192,978.64
Total amount to be distributed per CBFI, in Pesos	Ps. 0.027843692932695400

Additionally, the implied value of the Company is Ps. 15.7452743368283 per CBFI.

For more information please visit <http://fibrainn.mx/en/investors.php> or contact:

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The following is the detail behind the calculation of the implied value, based on the Company's financial results for the first quarter of 2013:

(+)	Contributions by trustees	4,060,426,921
(+)	Results for the period	7,116,212
(=)	Total Equity	4,067,543,133
(/)	Number of CBFIs outstanding	258,334,218
(=)	Implied value	15.7452743368283

About the Company

Fibra Inn is a Mexican trust formed primarily to acquire, own, develop and rent a broad range of hotel properties in Mexico. Headquartered in Monterrey, Fibra Inn owns 8 hotels and will have a high-quality, geographically-diverse portfolio of 14 hotels located in nine states throughout Mexico, comprising approximately 2,423 rooms. The Company has signed Franchise Agreements with IHG to operate its global brands Holiday Inn, Holiday Inn Express, and Holiday Inn Express & Suites, as well as with Hilton to operate its brand Hampton Inn by Hilton. These hotels enjoy some of the industry's top loyalty programs and, offer attractive hotel options for businesses travelers. Fibra Inn recently listed its Real Estate Trust 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 corporate site and investor relations section at: <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.