



## Fibra Inn Signs Binding Agreement for Sale of Holiday Inn & Suites Guadalajara Centro Histórico Hotel

**Monterrey, Mexico, May 15, 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 the signing of a binding agreement for the sale of the Holiday Inn & Suites Guadalajara Centro Histórico Hotel, as part of its capital recycling strategy of selling non-strategic assets.

The agreed-upon sales price was Ps. 99.0 million, plus VAT, that represented a value of 18.7% above the asset valuation conducted by Deloitte on December 2018 of Ps. 83.4 million. This price represented a sales cap rate of 8.4% considering Ps. 8.3 million in NOI generated by the hotel in 2018. The property was originally acquired with proceeds from the Initial Public Offering that took place in 2013.

Proceeds from this transaction will be used by Fibra Inn for improvements in the current portfolio, for Hotel Factory properties that are currently in development, as well as the repurchase of CBFIs.

The Company also continues to actively pursue the sales process for other properties in accordance with the implemented capital recycling strategy, always seeking the best sales terms in the Mexican private real estate assets’ market. Therefore, for the upcoming months, the Company expects to complete additional sales transactions as announced last year.

The early cancellation of the hotel operator contract will take place, as well as the rental of non-hotel spaces. The new property owner expects to keep the current brand of this hotel.

*“The Company will continue its capital recycling strategy, seeking assets that have higher barriers to entry within the luxury segment. The sale of this property is another example of the dis-investment process of non-strategic hotel that we had previously announced as a strategic activity for Fibra Inn. Proceeds from these types of sales transactions will be allocated towards financing renovations at existing hotels, participating in hotel factory projects, as well as the repurchase of certificates. Our commitment as asset managers is to obtain the most favorable profitability levels and the strategy of selling certain assets is fundamental for achieving this,” stated Oscar Calvillo, Chief Executive Officer.*

\*\*\*

### 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”.

In México:  
Lizette Chang, IRO  
Fibra Inn  
Tel. 52-1-81-1778-5926  
lchang@fibrainn.mx

In New York:  
María Barona / Melanie Carpenter  
i-advize Corporate Communications  
Tel. (212)406-3691  
mbarona@i-advize.com





#### 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.