



## Fibra Inn Announces Hotel Indicators for April 2019

**Monterrey, Mexico, May 20, 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”), an internally-managed Mexican real estate investment trust specialized in the hotel industry serving the traveler with international brands, today announced its operating results for its hotel indicators for April 2019.

MONTHLY SAME-STORE SALES			
41 hotels	Apr 2019	Apr 2018	Change %
Room Revenue (Ps. millions)	144.5	163.9	-11.8%
Occupancy	58.3%	66.1%	-7.8 pp
ADR (Ps.)	1,265.9	1,254.1	0.9%
RevPar (Ps.)	738.3	829.2	-11.0%

The 11.8% decrease in Room Revenue during April 2019 was due to:

- The impact of the Easter holiday week, which reflects the low influx of business travelers to hotels; and
- The combination of several situations resulting in the overall economic deceleration throughout the country, including:
  - Investments that are pending the ratification from the Free Trade Agreement between Mexico, U.S. and Canada.
  - A lower demand in the northern and central regions of the country as well as a contraction of the automotive sector.
  - Security concerns.
  - Lower number of government contracts due to delays in federal government budgeting processes.

The aforementioned factors drove the decrease of 7.8 percentage point in occupancy, with a positive rate increase of 0.9%; combined these generated a total effect on RevPar levels of minus 11.0%.

Operating results for the Company’s hotel indicators, excluding the Easter holiday week effects, were as follows:

MONTHLY SAME-STORE SALES EXCLUDING THE EASTER HOLIDAY EFFECTS			
41 hotels	Apr 2019	Apr 2018	Change %
Room Revenue (Ps. millions)	153.3	163.9	-6.5%
Occupancy	61.7%	66.1%	-4.4 pp
ADR (Ps.)	1,268.7	1,254.1	1.2%
RevPar (Ps.)	783.1	829.2	-5.6%

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Total Sales for April 2019 were:

TOTAL MONTHLY SALES			
	Apr 2019	Apr 2018	Change %
Number of hotels	42	42	
Room Revenue (Ps. millions)	148.8	165.8	-10.3%
Occupancy	58.0%	66.1%	-8.1 pp
ADR (Ps.)	1,272.8	1,238.6	2.8%
RevPar	738.1	819.2	-9.9%

The same-store sales calculation includes all the hotels that have been in Fibra Inn's portfolio for at least half of the period under discussion. In this case, it is important to consider that the calculation for the month of April excludes the Hotel Holiday Inn Ciudad Juarez, which remained closed for its brand conversion from September 1, 2017 to August 14, 2018.

Fibra Inn has a portfolio of 42 total properties with 6,786 rooms. Additionally, Fibra Inn has a minority interest in four properties, currently being externally developed under the Hotel Factory model, representing 633 rooms.

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## About the Company

Fibra Inn is a Mexican trust formed primarily to acquire, develop and rent a broad range of hotel properties in Mexico for the business and leisure 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. 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".

[www.fibrainn.mx](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.