



Fibra Inn Signs Binding Agreement for Sale of Hotel City Express Chihuahua

Monterrey, Mexico, May 22, 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 Hotel City Express Chihuahua, as part of its capital recycling strategy of selling non-strategic assets.

The sales price agreed to was Ps. 95.0 million plus VAT. This price represented a sales cap rate of 9.4% considering Ps. 8.9 million of NOI generated by the hotel for the period from May 2018 to April 2019.

The proceeds from hotel sales transactions will be used by Fibra Inn for improvements to hotels in the portfolio, for Hotel Factory properties that are currently under development, and for the repurchase of certificates.

Furthermore, the Company continues the process of divesting other properties in accordance with its capital recycling strategy, always seeking the best terms in the market for selling real estate assets in the country. Therefore, the Company expects to complete additional sales transactions, as previously announced.

The early cancellation of the hotel operator contract and the rental of non-hotel spaces will be carried out. Hotel City Express will become the new property owner and will retain the current brand.

“This binding agreement with Hoteles City Express is another example of the divestment process for Fibra Inn’s non-strategic properties. The capital recycling strategy focuses on divesting non-priority assets to steer investments towards hotels with greater barriers to entry within the luxury segment. Proceeds from these sales transactions will be allocated towards funding renovations of existing hotels, participating in Hotel Factory projects, and for the repurchase of certificates. We reiterate our commitment to achieving better returns, and the sale of properties with this profile is fundamental for achieving proper asset management,” 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”.

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**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.