

FIBRA INN ANNOUNCES ACQUISITION OF HOLIDAY INN & SUITES GUADALAJARA CENTRO HISTORICO

Monterrey, Mexico, June 3, 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 today that it has completed the acquisition of the Holiday Inn & Suites Guadalajara Centro Histórico Hotel.

Fibra Inn paid Ps. 139.9 million in cash for this hotel, excluding taxes and acquisition expenses; Ps. 135.0 million were paid for the hotel and Ps. 4.9 million correspond to the acquisition of additional areas that were not included in the original valuation. The property is the fourth hotel acquisition purchased with the proceeds from the initial public offering that took place on March 13, 2013. Furthermore, this full service hotel is part of the Acquisition Portfolio, which will include the purchase of two additional properties as part of the Initial Portfolio.

The Holiday Inn & Suites Guadalajara Centro Histórico initiated operations in June 1997 and has a total of 90 rooms. It is located in the historical and cultural area of the city, close to the Convention Center, the Industrial Center, and the Jewelry District; and is surrounded by numerous local businesses. The property is 30 minutes by car from the International Airport and 20 minutes from the Bus Terminal.

This hotel has positive operational indicators. During 2012, its occupancy rate was 69%; its average room rate was Ps. 1,084 and reached a Rev Par of Ps. 746. Operadora de Comercios de Vallarta, S.A. de C.V. will be the hotel operator that will manage the Holiday Inn & Suites Guadalajara Centro Histórico and the Holiday Inn Express Guadalajara UAG. This decision will permit the Company operating and administrative synergies, which will be reflected in better control costs.

Comments from Fibra Inn’s Chief Operating Officer

Joel Zorrilla, Chief Operating Officer, stated: “This second property in Guadalajara will reinforce Fibra Inn’s market penetration in this strategic city. We are confident that this business partnership with the Hotel Operator that will manage both hotels will play a successful role and will benefit the Fibra.”

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

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About the Company

Fibra Inn is a Mexican trust formed primarily to acquire, own, develop and operate a broad range of hotel properties in Mexico. Headquartered in Monterrey, Fibra Inn owns 12 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: <http://fibrainn.mx/en/investors.php>

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.