



Fibra Inn Announces Hotel Indicators for June 2019

Monterrey, Mexico, July 12, 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 June 2019.

MONTHLY SAME-STORE SALES			
41 hotels	June 2019	June 2018	Change %
Room Revenue (Ps. millions)	146.9	157.1	-6.5%
Occupancy	60.1%	64.0%	-3.9 pp
ADR (Ps.)	1,252.4	1,250.0	0.2%
RevPar (Ps.)	752.6	799.9	-5.9%

As a result of the overall economic deceleration that took place throughout the country, the hotels in Fibra Inn’s portfolio reflected a 6.5% room revenue decline during June 2019. The average daily rate (ADR) rose by 0.2 percentage points, occupancy declined by 3.9 percentage points, resulting in a 5.9% decrease in RevPar.

Total Sales for **June 2019** were the following:

TOTAL MONTHLY SALES			
	June 2019	June 2018	Change %
Number of hotels	42	42	
Room Revenue (Ps. millions)	151.7	159.0	-4.6%
Occupancy	59.9%	63.6%	-3.7 pp
ADR (Ps.)	1,260.9	1,234.2	2.2%
RevPar	754.8	785.3	-3.9%

Second quarter 2019 figures are as follows:

QUARTERLY SAME-STORE SALES			
41 hotels	2Q19	2Q18	Change %
Room Revenue (Ps. millions)	446.1	489.0	-8.8%
Occupancy	59.7%	65.6%	-5.9 pp
ADR (Ps.)	1,261.2	1,246.5	1.2%
RevPar (Ps.)	752.8	817.4	-7.9%

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TOTAL QUARTERLY SALES			
	2Q19	2Q18	Change %
Number of hotels	42	42	
Room Revenue (Ps. millions)	459.6	494.9	-7.1%
Occupancy	59.3%	65.5%	-6.2 pp
ADR (Ps.)	1,268.7	1,231.3	3.0%
RevPar	752.8	806.1	-6.6%

The same-store sales calculation includes all 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 June excludes:

- The Microtel Inn & Suites by Wyndham Culiacan that has not been part of the portfolio since 2019, as it was sold at the end of August 2018.
- The Holiday Inn Ciudad Juarez, which remained closed for its brand conversion from September 1, 2017 to August 14, 2018.

At June 30, 2019, Fibra Inn had a portfolio of 42 total properties with 6,786 rooms, which include two properties that have signed binding agreements for their sale and therefore are currently in the process of being divested from the portfolio. These are:

- Holiday Inn & Suites Guadalajara
- Hotel City Express Chihuahua

Additionally, Fibra Inn has a minority interest in 4 properties, currently being externally developed under the Hotel Factory model, representing 633 rooms.

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

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.