

FIBRA INN ANNOUNCES A BINDING AGREEMENT FOR THE ACQUISITION OF HOTEL CAMINO REAL GUANAJUATO

Monterrey, Mexico, July 25, 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 signed a binding agreement for the purchase of the Hotel Camino Real Guanajuato.

The agreed price for this hotel was Ps. 230 million, excluding taxes and acquisition expenses and will represent 7% of the total value of Fibra Inn. This acquisition will be paid in cash with the proceeds from the initial public offering that took place on March 13, 2013 and has a 9.2% stabilized cap rate.

The Camino Real Guanajuato Hotel is an antique Hacienda and is located in the city of Guanajuato, in the Bajío region: It is a leading hotel in the local market. This location is strategic for Fibra Inn, as it is located near the city of Silao, where the main plant of General Motors in the country is located. Besides, it is close to industrial parks and other manufacturer and auto parts companies. Guanajuato is also an attractive tourist destination for domestic and foreign visitors.

The Camino Real Guanajuato is a full service hotel with salons for events and conventions. It operates 105 rooms and we expect to add another 50 rooms, to operate a total of 155 rooms. The additional rooms will be fully operating by the third quarter of 2014. During 2012, this hotel's occupancy rate was 60%; its average daily rate was Ps. 1,262 and the RevPar was Ps. 760. This hotel will be operated by Camino Real, which is part of Grupo Empresarial Angeles. Camino Real operates under international standards.

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

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About the Company

Fibra Inn is a Mexican trust formed primarily to acquire, own, develop, operate and rent a broad range of hotel properties in Mexico. Headquartered in Monterrey, Fibra Inn has a portfolio of 14 high-quality hotels and geographically-diverse located in ten 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; with Hilton to operate its brand Hampton Inn by Hilton; and is in the process with IHG, Marriott International and Wyndham Hotel Group to operate its global brands. 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.