



## Fibra Inn Informs Regarding the Exclusive Subscription Notice to FINN13 Shareholders

**Monterrey, Mexico, July 4, 2018** – 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 specializing in the hotel industry serving the traveler with global brands, informs about its exclusive subscription notice for Fibra Inn Holders.

In accordance with the resolutions adopted by (i) the General Ordinary Shareholders’ Meeting of the *Certificados Bursátiles Fiduciarios Inmobiliarios* identified by the ticker symbol FINN13 (the “Holders” and the “CBFIs”, respectively) held May 11, 2018 (the “Shareholders Meeting”), (ii) the Irrevocable Trust Technical Committee identified under number F/1616 in the meeting held May 22, 2018 and (iii) the Financial Committee meeting held on June 4, 2018, informs Holders of the Company’s CBFIs issued by Deutsche Bank México, S.A., Institución de Banca Múltiple, División Fiduciaria, as fiduciary of Trust F/1616 (“Issuer”), that:

- a) As per the Technical Committee’s resolutions, 180,200,000 (one hundred and eighty million, two hundred thousand) CBFIs will be issued.
- b) The CBFIs from this offering will be exclusively offered to current Holders for subscription and payment in the following manner:
  1. The subscription offering will take place in two rounds.
  2. The subscription price for each CBFI will be Ps. 11.10 (eleven pesos and 10/100 cents), the amount approved by the Financial Committee of the Trust and that represents a discount of 9.87% (nine point eighty-seven per cent) over the average weighted volume price of the CBFIs in the trading activity starting from one business day after the announcement of the Shareholders’ Meeting Notice, that is beginning April 30, 2018 and until the day that the Shareholders Meeting took place on May 11, 2018.
  3. The CBFIs may be subscribed by all Holders during the same round, which would begin on July 4, 2018 (the “Date of Initiation of the First Round”) and which will conclude on July 19, 2018 (the “Date of the Termination of the First Round”) (the “First Round”).

Holders that wish to subscribe to CBFIs in the First Round, may do so for an amount up to 0.419456813328 (zero point four one nine four five six eight one three three two eight) new CBFIs for each CBFI that they hold at the Registration Date (as defined in the table “Important Dates” at the conclusion of this notice).

4. Holders that wish to subscribe to CBFIs in the First Round must do so at the S.D. Indeval Institución para el Depósito de Valores, S.A. de C.V., via their respective

In México:  
Lizette Chang, IRO  
Fibra Inn  
Tel. 52-1-81-1778-5926  
lchang@fibrainn.mx

In New York:  
María Barona / Melanie Carpenter  
i-advize Corporate Communications  
Tel. (212)406-3691  
mbarona@i-advize.com





broker, where they hold their CBFIs (the “Custodian”). They must also send a copy of the request to the Issuer and the Common Representative.

5. Once the subscription term ends in the First Round, the unsubscribed CBFIs can be subscribed in a Second Round exclusively by the Holders, who in the First Round have subscribed a minimum of 100% (one hundred percent) of the CBFIs that have rights.

In order to participate in the Second Round, the Holders that have this right must deliver the letter that is attached to the notice “the “Second Round Format”) to their Custodian and, this Custodian must deliver a subscription notice to the Issuer, as indicated in the respective Notice for the Initiation of the Second Round.

Upon the conclusion of the First Round, each Custodian will be responsible to realize the corresponding calculation in order to determine if the Holders that subscribed to the CBFIs in the First Round have the right to participate in the Second Round, with the understanding that if the Custodian upon completing the calculation observes that the Holder does not have the right to subscribe in the Second Round, for not subscribing the 100% of the CBFIs in the First Round, will not be recognized as Holders by the Issuer in order for the corresponding subscription in the Second Round.

6. Holders that are referred to in the previous point may subscribe those CBFIs pending for subscription beginning July 20, 2018 (the “Date of the Initiation of the “Second Round” and will conclude on July 25, 2018 (the “Date of the Termination of the Second Round”) (the “Second Round”).

For more information regarding the important dates for each round, please refer to the table “Important Dates”) located at the conclusion of this notice.

7. Holders that wish to subscribe to CBFIs in the Second Round must notify the Issuer, via their respective Custodian, as indicated in the Notice of Initiation of Second Round.
8. The CBFIs to be offered in the Second Round for subscription and payment to the Holders that exercised their right to subscribe in the First Round, will be assigned on a prorated basis based on the instructions received for the Second Round, only in the event that the sum of the CBFIs requested is higher than the number of CBFIs available for subscription in the Second Round.

We inform Holders that (i) exercising their rights for the First Round will take place via S.D. Indeval Institución para el Depósito de Valores S.A. de C.V., for those Holders whose CBFIs are deposited in this institution and (ii) that the exercising of the subscription right in the Second Round must take place via the Issuer.

Copies with interest in participating must be sent to the Issuer and be addressed to the following persons:

**Fiduciary Issuer:**

Verónica Hernández Navarrete and/or Gabriel Arroyo Chávez  
Fiduciary Delegate



Deutsche Bank México, S.A., Institución de Banca Múltiple, División Fiduciaria  
 Location: Pedregal 24, Floor 20, Colonia Molino del Rey, CP. 11040, Mexico City.  
 Tel.: +52 (55) 52018000

E-mails: veronica.hernandez@db.com, gabriel.arroyo@db.com, dbmextrust@list.db.com and alonso.rojas@db.com

Dates for Holder consideration as important dates in the subscription process are the following:

Concept	Date
Date of announcement of Subscription Notice on EMISNET and date of initiation of the First Round:	July 4, 2018
Deadline of buy and sell operations for the CBFIs to hold or lose the rights, respectively:	July 10, 2018
Date Ex Right:	July 11, 2018
Date of Registration (takes place the day after the liquidation of the CBFIs operated on July 10):	July 12, 2018
Date upon which the Custodians may notify Indeval of their intent to participate in the First Round:	July 13, 2018
Deadline that Custodians may notify Indeval in order to participate in the First Round:	July 17, 2018
Date of Termination of the First Round:	July 19, 2018
Date for announcing the Termination Notice for the First Round:	July 19, 2018
Date of delivery and payment for the CBFIs subscribed in the First Round:	July 19, 2018
Date of announcement of Notice for the initiation of the Second Round:	July 20, 2018
Date of Initiation of the Second Round:	July 20, 2018
Deadline that Custodians may notify the Issuer in order to participate in the Second Round:	July 23, 2018
Date of Termination of the Second Round:	July 25, 2018
Date for announcing the Termination Notice for the Second Round:	July 25, 2018
Date of delivery and payment for the CBFIs subscribed in the Second Round:	July 25, 2018

## RIGHTS

**PAYMENT DATE:** July 19, 2018 for the First Round and July 25, 2018 for the Second Round.

**PROPORTION** 0.419456813328 new, for each of the previous at Ps. 11.10 (eleven pesos and 10/100 cents)

**PAYMENT LOCATION INDEVAL**

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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. 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".

**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.