



Fibra Inn Announces Resolutions of its Extraordinary Bondholders' Meeting of FINN18

Monterrey, Mexico, August 11, 2020 – 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 traveler with global brands, announces the resolutions for the Extraordinary Bondholders’ Meeting of FINN18 that took place on August 10, 2020.

RESOLUTIONS EXTRAORDINARY BONDHOLDERS’ MEETINGS OF FINN18

FIRST – With 71.19% (seventy-one-point nineteen percent) of the 95.40% of FINN18 certificates represented at the Meeting, the authorization to obtain financing and a waiver related to the obligation stipulated in section (iii), fraction k, twenty-third clause of the title of the FINN 18 certificates, that will become effective as of the date of the present meeting for a period not exceeding the first quarter of 2022 or until Fibra Inn reaches an EBITDA (equivalent to the Consolidated Income Available for the Debt Service defined in the FINN 18 Title) for the last twelve months of higher than Ps. 625 million, whichever occurs first, with the understanding that: (A) Fibra Inn will not acquire, nor allow any of its Subsidiaries (per its definition in the FINN18 Title), to acquire outstanding Guaranteed Debt (per its definition in the FINN18 Title) if, at the immediate effective date of such Guaranteed Debt or any other Guaranteed Debt acquired at the end of the Most Recent Completed Quarter (per its definition in the FINN18 Title) prior to the acquired additional Guaranteed Debt and the use of the net resources of such Guaranteed Debt over a pro-forma base, with a principal amount higher than 15% (fifteen percent) of the sum of the following (without duplication): Total Assets (per its definition in the FINN18 Title) of Fibra Inn as of the date when the Most Recent Quarter Completed had finished; plus (ii) total price of real estate acquired and the total resources amount obtained through securities offered (when such resources have not been used to acquire real estate or reduced Debt (according to its definition in the FINN18 Title) by Fibra Inn or any Subsidiary since the date the Most Recent Completed Quarter finished; and (B) the resources obtained by the acquisition of revolving credit lines up to Ps. 400 million, destined exclusively to finance short term requirements, such as VAT recoverable, working capital, financial expenses, among others.

SECOND – As a result of the prior resolution, the authorization by 71.19% (seventy-one-point nineteen percent) of the FINN18 certificates represented at the Meeting, to modify section (ii), fraction k, twenty-third clause of the title of the FINN 18 certificates, to remain as follows:

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“(ii) *Limitations in respect of Guaranteed Debt:* Fibra Inn will not be able to, nor will it allow any of its Subsidiaries, to acquire Guaranteed Debt if at the immediate effective date of such Guaranteed Debt or any other Guaranteed Debt acquired at the end of the Most Recent Completed Quarter, prior to acquiring additional Guaranteed Debt and the use of the net resources of such Guaranteed Debt over a pro-forma base, with a principal amount higher than 15% (fifteen percent) of the sum of the following (without duplication): (i) Total Assets (per its definition in the FINN18 Title) of Fibra Inn as of the date when the Most Recent Quarter Completed had finished; and (ii) the total price of real estate acquired and the total resources amount obtained through securities offered (when such resources have not been used to acquire real estate or reduce Debt (per its definition in the FINN18 Title)) by Fibra Inn or any Subsidiary from the date the Most Recent Completed Quarter finished.

THIRD – Authorization and instruction to the Fiduciary, and the Common Representative of the 71.19% (seventy-one point nineteen percent) of the FINN18 certificates represented at the Meeting (i) to modify the FINN18 Title in substantially equal terms of the attached document in Appendix 2, considering, if so, any modification required by the National Securities and Exchange Commission (“CNBV”); (ii) request to the National Securities and Exchange Commission for the update of the FINN18 certificates in the National Securities Registration; (iii) exchange the new title for the one originally deposited in the S.D. Indeval Institution for the Deposit of Securities (“Indeval”); and (iv) perform any other activity related and/or necessary or required by any authority and entities including, without limitation, to the CNBV, to the Indeval or the Mexican Stock Exchange.

FOURTH - Authorization for Mr. Oscar Eduardo Calvillo Amaya, Mr. Miguel Aliaga Gargollo, Alejandro Javier Leal-Isla Garza, Ms. Lizeth Mariel Pedraza Nava and Iván Alberto San Miguel García so that, in the event it is necessary, they may jointly and in any combination: (i) instruct the Fiduciary and the Common Representative to carry out all the resolutions adopted at the Meeting; and (ii) carry out any step and/or legal action aimed at fulfilling these resolutions.

FIFTH – Authorization for the Administrator, the Fiduciary, and the Common Representative of the Trust to carry out, among others, the following actions: (i) to seek, when necessary, a Notary Public or Broker of their choosing, to formalize the present approvals, (ii) present the requests, announcements, and notifications and carry out any other type of action necessary, and/or convenient based on the approvals adopted at this Meeting, as well as to carry out the necessary clarifications or those that are considered necessary in the present document, and (iii) expedite simple or authenticated copies of the present act that are requested by individual with the legal capability to make such request.

SIXTH – Approval and signature of the present act related to this Meeting and instruct the Fiduciary to carry out all actions referred to herein, taking the present act as instructions for all legal effects.



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".

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 "anticipate", "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.