



FIBRA INN ANNOUNCES A DISTRIBUTION PAYMENT CORRESPONDING TO THE SECOND QUARTER 2013

Monterrey, Mexico, August 12, 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 that, as per Clause 12.9 of the trust contract F/1616, as well as the corresponding Prospectus and Supplements, the Company will execute a cash distribution from the trust's taxable income for the period of April 1 to June 30, 2013 through a cash payment on Tuesday, August 20, 2013 for Ps. 0.0166318530439510000 per *Certificado Bursátiles Fiduciarios Inmobiliario* ("CBFI"), for each of the 258,334,218 CBFI's outstanding, for a total payment of Ps. 4,296,576.75 (four million two hundred and ninety six thousand five hundred and seventy six 75/100 Mexican pesos).

Additionally, a capital reimbursement for the period from April 1 to June 30, 2013 will take place via a cash payment that will take place on Tuesday, August 20, 2013, for Ps. 0.189652007811060000 per CBFI, for each of the 258,334,218 CBFI's outstanding, for a total payment of Ps. 48,993,603.13 (forty eight million, nine hundred and ninety three thousand and six hundred and three 13/100 Mexican pesos).

It is important to note that the capital reimbursement does not imply the repurchase of the CBFI's, without expression of nominal value.

The following are the important dates for this distribution:

- *Ex-dividend date* August 15, 2013
- *Record date* August 19, 2013
- *Payment date* August 20, 2013

Further detail regarding the distribution per CBFI is the following:

Trust taxable income

Total amount to be distributed, in Pesos	Ps. 4,296,576.75
Number of CBFI's:	258,334,218
Total amount to be distributed per CBFI, in Pesos	Ps. 0.0166318530439510000

Capital reimbursement from the depreciation of assets

Total amount to be distributed, in Pesos	Ps. 48,993,603.13
Number of CBFI's:	258,334,218
Total amount to be distributed per CBFI, in Pesos	Ps. 0.189652007811060000

Total distribution, in Pesos:	Ps. 53,290,179.88
Total amount to be distributed per CBFI, in Pesos	Ps. 0.206283860855011000

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

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Additionally, the implied value of the Company is Ps. 17.8196527938471000 per CBFi.

The following is the detail behind the calculation of the implied value, based on the Company's financial results for the second quarter of 2013:

(+)	Contributions by trustees	4,548,643,722
(+)	Results for the period	54,782,347
(=)	Total Equity	4,603,426,069
(/)	Number of CBFIs outstanding	258,334,218
(=)	Implied value	17.8196527938471000

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 and geographically-diverse 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; 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 our corporate site and investor relations section at: <http://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.