



Fibra Inn Announces Bank Debt Contract for Ps. 2.3 Billion

Monterrey, Mexico, September 9, 2014 - Deutsche Bank México, S.A., Institución de Banca Múltiple, Trust Division F/1616 or Fibra Inn (BMV: FINN13) (“Fibra Inn” or “the Company”), the Mexican real estate investment trust specializing in the hotel industry serving the business traveler, informed that it contracted a credit line for Ps. 2.3 billion to finance its property acquisition and development expansion plan.

The proceeds from this credit line will be used are to finance Fibra Inn’s expansion, pursuant to its strategy as defined by management. This strategy is based on the growth of the portfolio, brand name diversification, geographic expansion and generation of dividends for CBFi holders. As a result, the resources will be allocated to already-identified acquisitions of properties, which are at different stages of the acquisition process.

The institutions participating in this credit line are:

Financial Institution	Amount (Ps. Mexican)
Banorte (Banking Agent)	1.2 billion
Actinver	400 million
Banamex	300 million
BanRegio	200 million
Scotiabank	200 million

This bank debt is located in a cash credit line account, denominated in Mexican pesos, that has a fiduciary guarantee and pledge collateral, jointly endorsed by the Trust F/1765. It has duration of 54 months (four years and six months), to be written-off on the expiration date. The agreed interest rate is TIIE (Interbank Balanced Rate) plus 2.5% for the first three years, plus two increases: an additional 0.25% during months 37 to 45, and an 0.5% additional increase during months 46 to 54.

A strategy for a fixed rate hedging will be implemented to cover the full balance of the liability as the credit line is utilized.

With the engagement of this credit line, the Loan-to-Value rate--once it is fully withdrawn--shall reach 33% and the debt service coverage will be equal to 3.0x. Both financial indicators are within the parameters established by the Mexican Banking and Securities Commission (*Comisión Nacional Bancaria y de Valores*).



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About us

Fibra Inn is a Mexican trust formed primarily to acquire, develop, operate and rent a broad range of hotel properties in Mexico. Headquartered in Monterrey, Fibra Inn has a portfolio of high-quality real estate properties aimed at the business traveler and that are geographically-diversified in 14 states throughout Mexico, with 30 hotels under operation and 3 more under development. The Company has signed Franchise Agreements with IHG to operate its global brands, including: Holiday Inn, Holiday Inn Express and Holiday Inn Express & Suites; with Wyndham Hotel Group to operate its global brands Wyndham Garden and Microtel Inn & Suites by Wyndham[®]. Additionally, it has licensing agreements and brand usage agreements with Hilton to operate its brand Hampton Inn by Hilton and with Starwood Hotels & Resorts Worldwide to operate the Aloft brand. Additionally, Fibra Inn has agreements with IHG, Marriott International and Wyndham Hotel Group for development of properties. These hotels enjoy some of the industry's top loyalty programs and, offer attractive hotel options for business travelers. Fibra Inn recently listed its Real Estate Certificates (Certificados Bursátiles Fiduciarios Inmobiliarios or "CBFIs") on the Mexican Stock Exchange and trades under the ticker symbol "FINN13".

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.