

Fibra Inn Announces Consolidated Results for the First Quarter 2014

Monterrey, Mexico, April 29, 2014 – Deutsche Bank Mexico, S.A., Institución de Banca Múltiple, 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, today announced its non-audited First Quarter results for the period ended March 31, 2014 (“1Q14”). These results were prepared in accordance with International Financial Reporting Standards (“IFRS”) and are stated in nominal Mexican pesos (Ps.).

First Quarter 2014 Financial Highlights

- Fibra Inn concluded 1Q14 with **22 hotels** under operation and 2 developments, representing **4,321 rooms**, of which 718 are under construction.
- In terms of **Same Store Sales** for the **20 hotels¹** in the portfolio:
 - **Occupancy:** 62.4%; representing an increase of 3.1 pp.
 - **Average Daily Rate (“ADR”):** Ps. 1,007.6; representing an increase of 4.4%.
 - **Revenue per Available Room (“RevPAR”):** Ps. 628.9; representing an increase of 9.9%.
- **Total Hotel Revenue** reached Ps. 225.8 million, as follows:
 - **Rooms Revenue:** Ps. 188.3 million (83.4% of total hotel revenues).
 - **Others:** Ps. 37.5 million (16.6% of total hotel revenues).
- **Total Revenue** for the **FIBRA:** Ps. 199.6 million.
- **Rental Revenue:** Ps. 11.4 million.
- **NOI²:** Ps. 72.9 million, representing a **margin** of 36.5% over total revenues and 32.3% over hotel revenue.
- **EBITDA:** Ps. 62.4 million, representing a **margin** of 31.3% over total revenues and 27.6% over hotel revenue. **EBITDA per room** was Ps. 18.8 thousand.
- **Net Income:** Ps. 34.7 million, which includes non-monetary charges of Ps. 29.3 million.
- **FFO³:** Ps. 64.0 million.
- **Distributions to Holders:** Ps. 59.0 million; equivalent to Ps. 0.2283 per **CBFI⁴** for a **dividend yield** of 5.6%⁵.
- Acquisitions and Recent Events:
 - **Developments:** Fairfield Inn & Suites by Marriott in Coatzacoalcos and Courtyard by Marriot in Saltillo.
 - **Acquisitions:** Wyndham Garden Celaya and Leon; Holiday Inn Tampico-Altamira; and Aloft Guadalajara.



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

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- **Recent Events:**
 - The Company successfully concluded the expansion of 51 rooms at Holiday Inn Express Playa del Carmen.
 - Fibra Inn's Annual Ordinary CBFH Holders meeting took place.
 - Fibra Inn issued 50 million CBFHs to be used for future hotel acquisitions.
 - The Company hosted the first annual Fibra Inn Investor Day in Mexico and New York.
- At March 31, 2014:
 - **Cash:** Ps. 454.6 million.
 - **Equity:** Ps. 4,554.7 million.

¹ Only 20 hotels out of the 22 hotels of the total portfolio are comparable since Holiday Inn Tampico Altamira was acquired on March 31, 2014, and the Aloft Guadalajara was recently finished and does not have historical operations yet.

² NOI is the calculation of the Fibra's revenue (rent and other revenue) minus operating expenses for administration, maintenance, lodging, utilities, fees, royalties, marketing and promotion, as well as property tax and insurance.

³ FFO is calculated as the net result plus the non-monetary charges (depreciation and executive compensation).

⁴ Calculated using 258,334,218 CBFHs outstanding on March 31, 2014.

⁵ Calculated using the closing price of Ps. 16.61 per CBFH on April 25, 2014.

Statement from Victor Zorrilla, President of the Technical Committee

"The first quarter of 2014 was a very dynamic period for Fibra Inn. We acquired 4 hotels and we formalized the closing of two developments. The Company also increased the number of rooms by 29% in this quarter alone, to reach 4,321 rooms. Our hotel operating indicators demonstrated substantial increases in terms of same store sales, reaching a 9.9% increase in revenues per available room. In the Company's Annual Ordinary Holders' Meeting, which recently took place, the substitution of one of our independent members was approved. We welcome Mr. Marcelo Zambrano Lozano, who is substituting Mr. Federico Toussaint Elosúa, who resigned from his Technical Committee position due to time constraints. We are certain that the contributions that will be made by Mr. Zambrano will be enriched by his experience in the real estate sector," stated Victor Zorrilla, President of Fibra Inn's Technical Committee.

First Quarter 2014 Highlights

Highlights	1Q13	1Q13 Proforma ¹⁾	1Q14
Operating Highlights			
Occupancy ¹⁾	62%	62%	62%
Average Daily Rate (Ps) ¹⁾	976	976	1,008
RevPar (Ps) ¹⁾	606	606	629
Room Revenues (Ps. millions)	18	82	188
Food, beverage and other revenues (Ps. millions)	1	2	37
Financials Highlights (Ps. million)			
Total Revenues	7.5	33.8	199.6
Rental revenues	6.6	29.7	11.4
Net Operating Income (NOI)	6.7	30.2	72.9
NOI / Hotel Revenue Margin	36%	36%	32%
Funds from Operations (FFO)	8.1	36.5	64.0
FFO Margin ²⁾	108.0%	0.0	0.3
Per CBFI (Ps.)			
FFO	0.03	0.14	0.25
Distribution to Holders	0.03	0.12	0.23
Dividend yield, close of quarter	2.8%	2.8%	5.3%
Dividend yield at IPO price (Ps. 18.5)	2.9%	2.9%	5.0%
CBFI* Market Price	18.67	18.67	17.56
CBFIs			
Outstanding CBFIs	258,334,218	258,334,218	258,334,218
Issued CBFIs	261,334,218	261,334,218	311,334,218
No. Hotels and Rooms			
Number of properties	8	8	21
Weighted number of days per procurement	0	0	2
Number of hotels in agreement	6	6	1
Number of states	14	14	24
Number of rooms in operation	100%	100%	N.A.
Number of rooms under construction	6	6	13
Total Rooms	1,613	1,613	3,461
Number of hotel rooms under agreement	-	-	718
Total	1,613	1,613	4,179

(1) Considers a full quarter, adjusted to the effective days of the quarter since the IPO (March 12; 20 days).

(2) Indicators consider the hotels that comprised Fibra Inn's portfolio in the respective quarter. 8 hotels in 1Q13 and 21 in 1Q14.

(3) Does not include Hotel Revenue, which are the main source of revenue under the new revenue structure effective December 26, 2013.

(4) Considers the full year, adjusting the effective days of the year since the IPO (March 12; 294 days)

Relevant Events 1Q14**a) Development of Fairfield Inn & Suites® by Marriott® en Coatzacoalcos, Veracruz**

On January, 9, 2014, Fibra Inn's Best Practices and Investment Committee approved the purchase of a land bank located in the city of Coatzacoalcos, Veracruz to be used for the development of a limited service hotel, as result of the growth opportunity in the Gulf of Mexico area derived from the energy reform. This hotel will have 180 rooms. The investment for this development will be Ps. 25.4 million for the purchase of the land bank, Ps. 137.4 million for the construction and Ps. 8.1 million for development cost and working capital. The projected cap rate is 11.3%. On April 4, 2014 the Company announced the brand for this hotel.

b) Development of a Courtyard by Marriott® in Saltillo, Coahuila

On January 14, 2014, Fibra Inn's Best Practices and Investment Committee approved the purchase of a land bank located in the city of Saltillo, Coahuila to be used for the development of a select service hotel. This hotel strengthens Fibra Inn's leadership in this location with the introduction of Courtyard® by Marriott®. This hotel will have 180 rooms. The investment for this development will be Ps. 10.7 million for the purchase of the land bank, Ps. 176.5 million for construction and Ps. 10.8 million for development costs and working capital. This property was acquired at a projected cap rate of 11.3%.

c) Acquisition of Hotel Mexico Plaza Celaya to be converted to Wyndham Garden®

On January 17, 2014, Fibra Inn announced the acquisition of the Hotel México Plaza Celaya, located in the State of Guanajuato, which is growing mainly due to the automotive industry. This hotel has 150 rooms under the limited service segment. The total investment for this development was Ps. 139 million, with an additional Ps. 16.9 million in acquisition expenses, working capital and investments in the brand change, with a stabilized cap rate of 10.0%.

d) Acquisition of Hotel Mexico Plaza León Centro Max to be converted to Wyndham Garden®

On January 17, 2014, Fibra Inn announced the acquisition of the Hotel México Plaza León, located in the state of Guanajuato. Currently, Leon is one of the cities most benefited from the economic growth of the Bajío region, with a great demand in lodging. This hotel has 126 rooms under the limited service segment. The total investment for this development was Ps. 150 million, with an additional Ps. 16.2 million in acquisition expenses, working capital and investments in the brand change, with a stabilized cap rate of 10.1%.

e) Agreement for the acquisition of the Hotel Aloft® Guadalajara, a Starwood Hotels and Resorts Worldwide, Inc. Brand

On January, 28, 2014, Fibra Inn announced that its technical committee signed a binding agreement for the acquisition of the Hotel Aloft® Guadalajara. This select service hotel was recently built and has 142 rooms. The agreed upon price for the hotel was Ps. 220 million, with an additional Ps. 20.3 million in acquisition

expenses and working capital and a stabilized 10% cap rate. On April 2, 2014, the Company officially acquired this property.

f) Fibra Inn issued 50 million CBFIs

On March 25, 2014, Fibra Inn issued 50 million CBFIs, not redeemable and of no par value. This issuance will be used for future hotel acquisitions. Until utilized, the CBFIs will be held in treasury without distribution rights. Today, Fibra Inn has 311,334,218 CBFIs issued, of which 258,334,218 CBFIs are outstanding.

g) Agreement for the acquisition of the Hotel Holiday Inn® Tampico Altamira

On March 31, 2014, Fibra Inn announced that it signed a binding agreement for the acquisition of the Hotel Holiday Inn® Tampico Altamira, in the state of Tamaulipas. The agreed price was Ps. 102.5 million, with an additional Ps. 19.3 million in taxes, acquisition expenses, and working capital. This property has a cap rate of 10%. The hotel has 98 rooms and the expansion of 105 additional rooms is expected to be completed by 1Q15, with an investment of Ps. 82.6 million. Additionally, Fibra Inn purchased an adjacent 3,823 m² lot for Ps. 10.5 million, plus Ps. 0.5 million in expenses and taxes.

Events Following 1Q14

a) Acquisition and payment of the Aloft® Guadalajara Hotel

On April 2, 2014, Fibra Inn announced the Acquisition and payment of the Aloft® Guadalajara Hotel, as previously mentioned.

b) Development of the Hotel Fairfield Inn & Suites® by Marriott® in Ciudad del Carmen, Campeche

On April 3, 2014, Fibra Inn's Corporate Governance Committees approved the purchase of a land bank in Ciudad del Carmen, Campeche, to be used for the development of a limited service hotel under the Fairfield Inn & Suites® by Marriott® brand. This property will have 180 rooms. The total investment will be Ps. 179 million, out of which Ps. 157.4 million corresponds to the construction of the property, and Ps. 21.8 million to the purchase of land bank; in addition to Ps. 9.7 million of working capital and development costs. This hotel has a projected cap rate of 12.3%.

c) Signing of Two Temporary Loans

On January 10 and March 16, 2014, Fibra inn signed temporary loans with Actinver and Banorte for Ps. 300 million and Ps. 500 million, respectively. Both are 180-day loans, at a rate of TIIE plus 2.5 points, without commission and are expected to be paid off once the Company formalizes the contract, currently under negotiation. The Company contracted these temporary loans in order to have immediate resources for the purchase of new hotels.

d) Annual Ordinary CBFH Holders' Meeting

On April 25, 2014, the Annual Ordinary CBFH Holders' Meetings took place. The resolutions that were approved included, among others:

- Acceptance of the substitution of Mr. Federico Toussaint Elosúa who resigned from the Trust's Technical Committee position due to time constraints. His replacement was Mr. Marcelo Zambrano Lozano, who will also serve as President of the Nominations Committee.
- Approval of the designation of Alternates, only for related partners, as follows:

Members	Alternates
Víctor Zorrilla Vargas	Diego Zorrilla Vargas
Joel Zorrilla Vargas	Daniel Arán Cárdenas
Oscar Eduardo Calvillo Amaya	Alejandro Javier Leal Isla Garza
José Gerardo Clariond Reyes-Retana	José Pedro Saldaña Lozano
Robert Jaime Dotson Castrejón	José Pedro Valenzuela Rionda
Juan Carlos Hernáiz Vigil	María Fernanda Hernáiz Leonardo
Adrián Jasso	Roberto S. Woldenberg
José Antonio Gómez Aguado de Alba	Santiago Pinson Correa
Héctor Medina Aguiar	N/A
Everardo Elizondo Almaguer	N/A
Rafael Gómez Eng	N/A
Adrián Garza de la Garza	N/A
Marcelo Zambrano Lozano	N/A

- Approval of the modification to the fees paid to the Independent Members of the Trust's Technical Committee, retroactive to April 1, 2014, for the amount of Ps. 30,000 for their attendance to each of the Trust's Technical Committee meetings and Ps. 25,000 for their attendance to each Practices and Investment Committee, Auditing Committee and Nominations Committee meeting.

Acquisitions

Date	Hotel	City	Segment	Investment (Ps. M)	Rooms	Cap Rate
Jan 17	México Plaza	Celaya	Limited Service	139	150	10.0%
Jan 17	México Plaza	León	Limited Service	150	126	10.1%
Jan 28	Aloft	Guadalajara	Select Service	220	142	10.0%
Mar 28	Holiday Inn	Tampico-Altamira	Full Service	102	203	10.0%

Developments

Date	Hotel	City	Segment	Investment (Ps. M)	Rooms	Cap Rate
Jan 9	Fairfield Inn & Suites	Coatzacoalcas	Limited Service	163	180	11.3%
Jan 14	Courtyard by Marriott	Saltillo	Select Service	187	180	11.3%
Apr 3	Fairfield Inn & Suites	Cd. Del Carmen	Limited Service	179	180	12.3%

First Quarter 2014 Earnings Report

	Brand	City	State	Number of rooms	Addition of rooms	Operator	Segment
Select Service Hotels							
1	Hampton Inn	Monterrey	Nuevo León	223		Fibra Inn	Select Service
2	Hampton Inn	Saltillo	Coahuila	227		Fibra inn	Select Service
3	Hampton Inn	Reynosa	Tamaulipas	145		Fibra Inn	Select Service
4	Hampton Inn	Querétaro	Querétaro	178		Fibra Inn	Select Service
5	Holiday Inn Express	Saltillo	Coahuila	180		Fibra Inn	Select Service
6	Holiday Inn Express	Juárez	Chihuahua	182		Fibra Inn	Select Service
7	Holiday Inn Express	Toluca	Estado de México	280		Fibra Inn	Select Service
8	Holiday Inn Express	Monterrey	Nuevo León	198		Fibra Inn	Select Service
9	Holiday Inn Express	Guadalajara	Jalisco	100	99	Op Comercios Vallarta	Select Service
10	Holiday Inn Express	Playa del Carmen	Quintana Roo	196	-	Fibra Inn	Select Service
11	Holiday Inn Express	Toluca	Estado de México	127		Fibra Inn	Select Service
12	Aloft	Guadalajara	Jalisco	142		Starwood	Select Service
				2,178	99		
Full Service Hotels							
13	Holiday Inn & Suites	Guadalajara	Jalisco	90		Op Comercios Vallarta	Full Service
14	Holiday Inn	Monterrey	Nuevo León	198		Fibra Inn	Full Service
15	Holiday Inn	Puebla	Puebla	150		Hoteles y Centros Especializados	Full Service
16	Camino Real	Guanajuato	Guanajuato	105	50	Camino Real	Full Service
17	Marriott Real	Puebla	Puebla	192	104	Fibra Inn	Full Service
18	Holiday Inn	México	Distrito Federal	214		Fibra Inn	Full Service
19	Holiday Inn	Tampico-Altamira	Tamaulipas	98	105	Fibra Inn	Full Service
				1,047	259		
Limited Service Hotels							
20	Wyndham Garden	Irapuato	Guanajuato	102		Operadora Mexpla Irapuato	Limited Service
21	Wyndham Garden	Celaya	Guanajuato	150		Fibra Inn - México Plaza	Limited Service
22	Wyndham Garden	León	Guanajuato	126		Fibra Inn - México Plaza	Limited Service
				378	-		
Developments							
23	Fairfield Inn & Suites by Marr	Coatzacoalcos	Veracruz	-	180	Fibra Inn	Limited Service
24	Courtyard by Marriott	Saltillo	Coahuila	-	180	Fibra inn	Select Service
				-	360		
Total Fibra Inn's Portfolio as of March 31, 2014.				3,603	718		
Developments							
25	Fairfield Inn & Suites by Marr	Cd. Del Carmen	Campeche	-	180	Fibra Inn	Limited Service
Total Fibra Inn's Portfolio as of April 29, 2014.				3,603	898		

1Q14 Highlights

Fibra Inn concluded 1Q14 with **22 hotels** under operation and 2 developments, representing **4,321 rooms**, of which 718 are under construction.

- In terms of **Same Store Sales** for the **20 hotels¹** in the portfolio:
 - **Occupancy**: 62.4%; representing an increase of 3.1 pp compared to 1Q13.
 - **Average Daily Rate ("ADR")**: Ps. 1,007.6; representing an increase of 4.4% compared to 1Q13.
 - **Revenue per Available Room ("RevPAR")**: Ps. 628.9; representing an increase of 9.9% compared to 1Q13.

¹Only 20 hotels out of the 22 hotels of the total portfolio are comparable since Holiday Inn Tampico Altamira was acquired on March 31, 2014, and the Aloft Guadalajara was recently finished and does not have historical operations yet.



DEUTSCHE BANK MEXICO, SA, DIVISION FIDUCIARIA

TRUST F/1616 FIBRA INN

Consolidated Income Statement - Unaudited

For the period from March 12 to 31, 2013 & From January 1 to March 31, 2014

(Thousands of Pesos)

	1Q 2013 ⁽¹⁾	Annual 2013	1Q 2014
Room revenue	18,201	427,508	188,263
Other hotel revenues	482	56,762	37,494
Total Hotel Revenues	18,683	484,270	225,756
Salex Mix			
Room revenue	97.4%	88.3%	83.4%
Other hotel revenues	2.6%	11.7%	16.6%
	100.0%	100.0%	100.0%
Fibra Revenues by:			
Rental of Properties	6,603	166,942	188,263
Lodging ¹⁾	0	8,749	11,350
Others	922	27,220	0
Total Fibra Revenues	7,525	202,911	199,612
% de Ingresos por arrendamiento	87.7%	82.3%	100.0%
Total Operating Expenses	1,289	25,320	126,683
NOI	6,236	177,590	72,929
Margin over hotel revenues	33.4%	36.7%	32.3%
Margin over Fibra revenues ¹⁾	82.9%	87.5%	36.5%
Total indirect expenses	635	27,664	10,532
EBITDA	5,601	149,927	62,397
Margin over hotel revenues	30.0%	31.0%	27.6%
Margin over Fibra revenues ¹⁾	74.4%	73.9%	31.3%
Integral Profit	7,116	158,727	34,720
Margin	94.6%	78.2%	17.4%
Operating Cash Flow	8,111	209,692	64,014
FFO per CBFi	0.0314	0.8117	0.2478
Distribution	7,193	182,569	58,974
Distribution per CBFi	0.0278	0.7067	0.2283

1) Derived from the new revenue structure applied since December 26, 2013.

First Quarter 2014 Results

Below is the Discussion and Analysis of the Financial Statements for 1Q14 compared to 1Q13. Nevertheless, it is important to note for comparison purposes that Fibra Inn made its IPO on the Mexican Stock Exchange on March 13, 2013. The comparable portfolio of the Fibra is considered as of March 11, 2013, and therefore all financial information related to 1Q13 refers to the operational period between March 12 and 31, 2013.

Fibra Inn's portfolio had a notable quarter compared to 1Q13, which is reflected in a RevPAR increase of 9.9% in 1Q14 reaching Ps. 629. This was the result of a 3.1 p.p. increase in occupancy rates, which was 62.4%; as well as an increase in the ADR of 4.4%, which reached Ps. 1,007.6 at the close of the quarter.

In 1Q14, hotel revenues were Ps. 225.8 million from 20 hotels in operation, of which Ps. 188.3 million were room rentals, representing 83.4% of total hotel revenue, and Ps. 37.5 million corresponded to Other hotel revenue, representing 16.6% of the total.

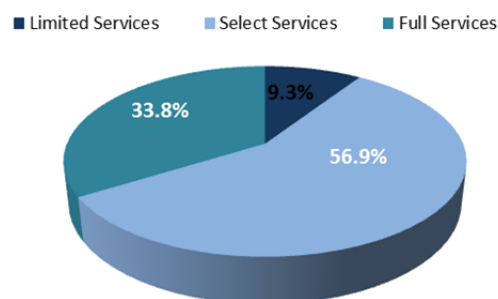
In 1Q13, for the 20 days period operated by Fibra Inn, hotel revenues were Ps. 18.7 million, corresponding to 8 hotels of Fibra Inn's contribution portfolio, of which Ps. 18.2 million were room rentals, which represented 97.4% of the total hotel revenue and Ps. 0.5 million corresponded to Other hotel revenue, which represented 2.6% of the total hotel revenues.

The sales mix changed over the last 12 months considering that Fibra Inn only had select service hotels at the time of the IPO, whereas in 1Q14, the Company added 3 limited service hotels and 7 full service hotels, the latter received a higher portion of revenues from Food and Beverage and Other Services.

On the other hand, total revenues for Fibra Inn in 1Q14 were Ps. 199.6 million, of which:

- Ps. 188.3 million were from room rental of the 22 properties at the end of 1Q14, which already reflect the change in the revenue structure.
- Ps. 11.3 million derived from services other than room rentals, such as rental of conference and meeting rooms, coffee breaks, banquet rooms and restaurants as well as the rental of some commercial spaces.

Total Income per Segment	1Q14	
	(Ps. Millions)	%
Limited Services	18.57	9.3%
Select Services	113.5	56.9%
Full Services	67.5	33.8%
Total	199.6	100.0%



Operating Results

Total operating expenses reached Ps. 126.7 million at the first quarter of 2014, which represented 63.5% of Total Revenue, broken down as follows:

- Ps. 29.0 million correspond to administrative expenses
- Ps. 10.3 million correspond to maintenance expenses.
- Ps. 50.3 million correspond to operating expenses from room rentals.
- Ps. 34.9 million correspond to utilities, royalties, marketing and promotion.
- Ps. 1.5 million for property taxes and Ps. 0.6 million correspond to insurance.

As a result, NOI for the first quarter of 2014 reached Ps. 72.9 million, representing a margin over hotel revenues of 32.3%, compared to 36.7% reached during full year 2013. The variation in NOI margin was explained by the following factors:

- The increase in Other Revenue different from lodging, which went from 11.7% to 16.6% of Total Revenue, with a lower margin than the room revenue.
- The increase in salaries that resulted from the salary reviews that take place each year during the month of January.
- Increase in salary costs due to changes in tax legislations, effective January 2014.
- The increase in payroll due to added hotel personnel in order to support the growth.
- The 3% impact on NOI was due to the change in the Fibra's revenue structure reflected in Operadora Mexico's revenues (space of tenant space for Other Services), which will slowly decline until reaching the 2.5% that was expected in December when this change was announced.

Total expenses pertaining to the management of the Fibra were Ps. 10.5 million or 5.3% of total revenue for the first quarter of 2014, comparing favorably with the 8.4% obtained in the first quarter of 2013. Total expenses were broken down in the following manner:

- Ps. 8.2 million from corporate expenses related to the Finance and Investor Relations departments, as well as for expenses for insurance, fiduciary, independent board members, external auditors, accounting consultant and investor-related activities.
- Ps. 5.4 million correspond to advisory fees.
- Ps. 3.1 million correspond to other income from the VAT refund corresponding to August and October 2013.

EBITDA was Ps. 62.4 million for the first quarter 2014, which represented a 27.6% EBITDA margin over hotel revenue. This figure was below the 30.0% EBITDA margin obtained during the first quarter 2013, for the reasons mentioned above.

In terms of the 1.1 percentage point decrease in the NOI margin and 2.4 percentage points in the EBITDA margin over hotel revenues, it is important to mention that Fibra Inn's Management had expected this reduction due to seasonality of expenses that is typical in the hotel industry, mainly with regards to salaries. As a result, the Company expects these margins to improve in subsequent quarters during 2014.

Executive compensation for Ps. 4.6 million corresponding to the accrued portion during the quarter for the value of the 3 million CBFIs that were agreed would be delivered to the Company's Chief Financial upon the execution of the Initial Public Offering, after a period of 3 years, and whose economic effect will be a dilution of 1.15%, beginning in March 2016.

Depreciation for the first quarter 2014 was Ps. 24.7 million, derived from the change in the revenue structure. As of the fourth quarter 2013, the calculation for the depreciation of fixed assets was integrated into the accounting results. These assets are comprised properties, furniture and equipment, and have their useful life based of the historic cost method.

As a result, operating income for the first quarter 2014 reached Ps. 33.1 million, a 14.7% margin over hotel revenues.

Interest Income and Interest Expense

Fibra Inn had interest income of Ps. 3.0 million during first quarter 2014. The Company reported Ps. 1.4 million in interest expenses from the temporary credit contracted with Actinver used to cover short-term payment needs for hotel acquisitions.

Net Income

During the first quarter 2014, net income reached Ps. 34.7 million, or 17.4% of total revenue and 15.4% of hotel revenues. Net income per CBFI was Ps. 0.1344 for 1Q14, calculated based on 258,334,218 outstanding CBFIs as of March 31, 2014.

Tenant income reached Ps. 4.3 million, representing 2% of hotel revenues. This income is expected to decrease throughout the year as a percentage of hotel revenues.

1Q14 Distribution

On April 23, 2014, Fibra Inn's Technical Committee approved a distribution for Ps. 59.0 million related to 1Q14 for CBFI holders. This distribution is equivalent to Ps. 0.2283 per CBFI, based on 258,334,218 CBFIs outstanding, as taxable income and return of capital based in the operations and results of Fibra Inn between January 1 to March 31, 2014. This distribution will be paid on May 9, 2014.

<i>Distribution to CBFI holders</i>	<i>Amount</i>	
	<i>per CBFI</i>	<i>Total</i>
	<i>Ps.</i>	<i>Ps. millions</i>
Taxable income	0.0221	5,699
Return of capital	0.2062	53,274
Total	0.2283	58,973

*The amount distributed per CBFI is calculated based on the total distribution amount divided by the number of CBFIs outstanding, excluding 53,000,000 CBFIs in Treasury.

Calculation of the Distribution to CBFI Holders

According to the tax laws applicable to Fibra Inn, the fiduciary is obligated to distribute at least 95% of its taxable income generated in the prior period to CBFI holders by the Trust's assets, at least one time a year and by March 15 of the consequent period.

Fibra Inn's policy is to distribute to holders, when applicable, cash in excess obtained from the difference between the taxable income and net adjusted income. To this effect, net adjusted income is equivalent to net income excluding non-monetary charges and CAPEX reserves.

In accordance to current tax laws applicable to Fibra Inn, when the fiduciary delivers CBFI holders an amount greater than the taxable income for the period, the difference shall be considered capital reimbursement and will decrease the proven acquisition cost of the certificates held by those receiving it. The capital reimbursement will not generate a tax withholding for the holder of Fibra Inn.

The amount of the tax depreciation that is not distributed will remain in reserve for CAPEX related to the properties of Fibra Inn, which as of March 31, 2014 was Ps. 5.0 million.

Distributions

	1Q 2013	Annual 2013	1Q 2014
Net Result	7,116	158,727	34,720
+ Non-Cash Items	995	50,965	29,293
Base for Distribution	8,111	209,692	64,014
- Foreign Exchange (1)	-	10,955	-
- Capex Reserve	918	16,168	5,040
Distribution to CBFI Holders	7,193	182,569	58,974
CBFIs Outstanding	258,334,218	258,334,218	258,334,218
Distribution per CBFI	0.0278	0.7067	0.2283
Price of CBFI (IPO)	18.50	18.50	18.50
Dividend Yield ²⁾	2.9%	4.7%	5.0%
CBFI quarterly closing price	18.67	17.22	17.56
Dividend Yield ²⁾	2.9%	5.1%	5.3%

(1) Foreign exchange gain on the purchase of currencies for the acquisition of Puebla Marriott Hotel

(2) Considers a complete year, adjusting the effective days since IPO (March 12; 294 days)

Taxable Income Calculation

Taxable Income is calculated from a tax base and may differ from the accounting base calculation. Therefore, it is important to consider the following:

- a. Fiscal depreciation applies to approximately 80% of the total value of the hotels at a 5% annual rate, updated to reflect inflation. The portion that corresponds to real estate and other properties depreciates fiscally as per the applicable rates. The remaining 20% is the value of the land, which does not depreciate.
- b. IPO expenses are tax deductible in straight line depreciation for 7 years updated to reflect inflation.
- c. Monetary assets – mainly cash and cash equivalents – generate a tax deduction due to inflation effects over the average balance of those assets.
- d. Executive compensation based on CBF's is tax deductible.

Therefore, use the following formula to calculate the Taxable Income:

Accountable Income

- (+) Accountable depreciation, not deductible
- (-) Tax depreciation
- (-) IPO expenses amortized to 7 years
- (-) Annual adjustment from deductible inflation
- = Taxable Income

Use of the Capital Expenditure Reserve

The capital expenditure reserve for hotel maintenance is provisioned as per the investment requirements in each line item for each period, plus a reasonable reserve for future requirements. As of March 31, 2013, this reserve reached Ps. 16.9 million compared to Ps. 12.6 million at December 31, 2013. The reported amount for CAPEX for the period reached Ps. 0.7 million.

New Debt and Liquidity Position

Fibra Inn is in the final stage of the negotiations for a line of credit. Currently, the Company has a letter of intent for this purpose and legal advisors are taking the necessary measures for the development of the contracts. Fibra Inn is looking for a line of credit of up to Ps. 2,300 million. Currently, the formal authorizations are underway and concluding the negotiations with six banks.

From a strategic point of view, management considers the following points as priorities in the contracting of debt for acquisitions and development:

- Flexibility for short-term disbursement, which allows the Company to take advantage of acquisition and development opportunities.
- Availability for early payment without elevated costs, to seize the window of opportunity that long-term debt issuance may present (5 to 10 years).
- Per the above, we are seeking long-term debt without a capital amortization, in order to not commit resources destined for shareholder distributions.
- Coordinate guarantees and financial and operating covenants among the various creditors.

At March 31, 2014, Fibra Inn has a temporary credit line with Actinver for Ps. 300 million for a period of 180 days with a rate of TIE + 2.5 pp with no commission. The purpose of this temporary credit was to have resources immediately available for the acquisition of hotels. This will be settled at the time that the hiring of the aforementioned bank credit is formalized.

Due to the above, Fibra Inn has a bank loan outstanding for Ps. 301.1 million at March 31, 2014 (including Ps. 1.1 million in interest payable), which was used as follows:

- Ps. 178.8 million for the purchase of Aloft Guadalajara Hotel and Ps. 55.8 million for the respective taxes and acquisition costs (including the corresponding VAT that will be subsequently recovered and acquisition costs). The price of this hotel was Ps. 220 million; of which Ps. 41.2 million were paid in cash with the remainder of the proceeds from the IPO, and the rest with the aforementioned temporary loan.
- Ps. 65.4 million for expansions and developments underway.

On April 3, 2014, "COFEMER" regulatory agency responsible for promoting transparency and proper enforcement of regulations in Mexico, issued a proposal to the Ministry of Finance in which it intends to establish a debt limit for the Fibras. In this preliminary bill, among other things, the following are proposed:

- The maximum limit for the assumption of liabilities should be 50% of asset value (Loan to Value), and
- Make it mandatory to fulfill a long-term liquidity requirement based on a specific methodology.

Regarding this matter, Fibra Inn is open to any initiative that contributes to the healthy development of the Fibra sector in Mexico. Particularly with regards to COFEMER's proposal, it is important to mention that Fibra Inn, together with other Fibras have suggested certain modifications that more closely apply to the operating nature of the industry.

With regards to the maximum debt limit of 50% of loan to value, it is important to mention that Fibra Inn has an internal policy of a maximum limit of 33% loan to value. With respect to the long-term liquidity requirements, Fibra Inn will expect the final proposal to be approved and states that any liability that the Company takes on will be aligned with the applicable law.

Cash and cash equivalents reached Ps. Ps. 454.6 million compared to Ps. 385.6 million reported at December 31, 2013. This increase was mainly due to two VAT reimbursements that took place on March 26, 2014 for a total of Ps. 98.5 million. Therefore, as of March 31, 2014, there is a recoverable balance for Ps. 77.8 million referring to the VAT stemming from recent acquisitions, compared to the recoverable balance of Ps. 142.8 million at December 31, 2013.

Shareholder Position

	<i>CBFI*</i>	<i>%</i>
Controlling Trust	44,898,691	17.4%
Public Float	213,435,527	82.6%
Total	258,334,218	100.0%

Quarterly Operational Indicators of Fibra Inn's Hotels

For 1Q14, the portfolio of 20 hotels in operation, in terms of same store sales, had the following indicators:

Quarterly Same Stores Sales (20 Hotels)			
	1Q 2013	1Q 2014	% Var vs 1Q13
Occupancy	59.3%	62.4%	3.1 p.p.
ADR	964.9	1,007.6	4.4%
Rev Par	572.5	628.9	9.9%

The same store sales indicator comprised the following:

- Same store sales comprised the 20 hotels of the Current Portfolio as if they were contributed to the Fibra for the complete periods, for 1Q14 as well as 1Q13.
- The Hotel Aloft Guadalajara is not included as it is a newly-constructed property, therefore it does not have historical operating data.
- The Holiday Inn Tampico Altamira Hotel is not included as it is currently only under a signed agreement.

In comparable properties, occupancy increased by 3.1 percentage points compared to 1Q13. The same stores ADR increased 4.4%, reaching Ps. 1007.6 during the first quarter 2014. As a result, same stores RevPAR of the current portfolio was of Ps. 628.9, an increase of 9.9% in 1Q14 compared to 1Q13.

This increase experienced outstanding operating performance during the quarter; benefitted slightly by the effects of the Easter holidays, which took place during the month of March in 2013 versus in April for 2014. In the business hotels, there are lower sales due to seasonality. Excluding this effect, RevPAR grew 8.4% versus 2013.

Excluding Easter Holidays' Effects in 1Q13

	1Q13	1Q14	Variation
Occupancy	60.1%	62.4%	2.3pp
ADR	965.0	1,007.6	4.4%
Rev Par	580.0	629.0	8.4%

Same Store Sales:

The occupancy rate reached 62.4% for the 1Q14 period, representing an increase of 3.1 percentage points compared to the 59.3% achieved in 1Q13. This slight improvement in the occupancy rate was the net effect in occupancy caused by the following:

a) An occupancy increase of:

- The Wyndham Garden Leon increased by 19.4 percentage points as a result of an economic boost of the automotive manufacturing industry, mainly due to the Mazda plant, and its auto parts providers.
- The Hampton Inn by Hilton Monterrey increased by 14 percentage points, reflecting a recovery for this hotel; in addition to the recovery of several clients, such as school groups and health groups who tend to stay for longer periods, who represented an important contribution this quarter.
- The Holiday Inn Mexico Coyoacan increased by 12.1 percentage points, due to group sales, mainly for government groups
- The Holiday Inn Express Playa del Carmen increased by 11.0 percentage points, due to a decline in ADRs

b) An occupancy decrease of:

- The Holiday Inn Toluca Airport decreased by 7.0 percentage points, due to several weak factors at this location, such as the lower number of groups, lower passenger traffic from the Toluca airport and lower room rates offered by the competition in order to gain market share,
- The Holiday Inn Monterrey Valle decreased by 5.5 percentage points, in the occupancy due to higher ADRs upon the rebranding of the hotel.

In terms of Same Stores, the ADR for 1Q14 was Ps. 1,007.6, an increase of 4.4% compared to the Ps. 964.9 achieved in 1Q13. This increase was the net effect of the following:

a) An increase in the ADR of:

- a. The Holiday Inn Monterrey Valle in 29.1%, upon the rebranding of the Wyndham Hotel to Holiday Inn.
- b. The Wyndham Garden Irapuato and the Wyndham Garden Leon in 28.9% and 18.2% respectively, due to rebranding, as these hotels were previously operated under the local brand, Mexico Plaza.
- c. The Marriott Puebla Hotel in 10.3% due to an early sales promotion for the Easter Week holiday period with anticipated ADRs sold.

b) A decline in the ADR of:

- a. The Holiday Inn Express Playa del Carmen in 4.6% from the sale of rooms to groups during the off-season
- b. The Hotel Camino Real Guanajuato in 3.9% from high room demand from groups, mainly due to medical congresses, as a result of lower rates offered.

As a result, RevPAR rose by 9.9% compared to 1Q13, from Ps. 572.5 in 1Q13 to Ps. 628.9 in 1Q14.

Operating Indicators by Segment of the Current Portfolio (20 hotels) – Same Store

SEGMENT	1Q 2012				1Q 2013					1Q 2014				
	Rooms	Occupancy	ADR	Rev Par	Rooms	Occupancy	ADR	Rev Par	% Var.	Rooms	Occupancy	ADR	Rev Par	% Var.
• Limited Service	378	46%	706	323	378	70%	612	428	33%	378	69%	789	545	27%
• Select Service	1,985	54%	983	535	1,985	60%	977	586	9%	1,985	62%	997	621	6%
• Full Service	949	63%	971	611	949	57%	980	563	-8%	949	62%	1,045	649	15%
TOTAL	3,312	57%	971	556	3,312	59%	965	573	3%	3,312	62%	1,008	629	10%

Operating Indicators by Region¹ of the Current Portfolio (20 hotels) – Same Store

REGION	1Q 2012				1Q 2013					1Q 2014				
	Rooms	Occupancy	ADR	Rev Par	Rooms	Occupancy	ADR	Rev Par	% Var.	Rooms	Occupancy	ADR	Rev Par	% Var.
• North	182	62%	877	548	182	61%	866	530	-3%	182	67%	871	582	10%
• Northeast	1,171	57%	934	528	1,171	63%	952	596	13%	1,171	63%	1,019	641	8%
• Central/South	1,769	56%	988	555	1,769	56%	965	542	-2%	1,769	61%	1,004	611	13%
• West	190	68%	1,119	761	190	66%	1,126	748	-2%	190	70%	1,103	767	3%
TOTAL	3,312	57%	971	556	3,312	59%	965	573	3%	3,312	62%	1,008	629	10%

¹ The classification by region of the hotels is the following:

North: Chihuahua

Northeast: Nuevo Leon, Coahuila and Tamaulipas.

Central and South: Queretaro, State of Mexico, Puebla, Guanajuato, Quintana Roo, Mexico City, Veracruz and Campeche.

West: Jalisco

Fibra Inn - About Us

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 high-quality hotels and geographically-diverse located in twelve states throughout Mexico, comprising approximately 4,501 rooms, which 898 are under construction. 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 Starwood Hotels & Resorts Worldwide to operate the brand Aloft. Additionally, Fibra Inn has agreements with IHG, Marriott International and Wyndham Hotel Group. 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: 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.


BALANCE SHEET



Fideicomiso Irrevocable No. F/1616 (Deutsche Bank Mexico, S. A.
Multiple Banking Institution, Trust Division) and Subsidiary
Unaudited Consolidated Statement of Financial Position
As of March 31, 2014 and December 31, 2013
(In Thousands of Mexican Pesos)

ASSETS		
	March 31, 2014	December 31, 2013
Current assets:		
Cash and cash equivalents	454,592	385,640
Trade and other accounts receivable	59,328	6,814
Accounts receivable from related parties	55,582	42,725
Recoverable value-added tax	77,829	142,821
Recoverable taxes and others	0	7,740
Total current assets	647,332	585,740
Non-currents assets:		
Property, furniture and equipment - net	4,512,479	4,296,168
Deferred income taxes	75	75
Total non-current assets	4,512,554	4,296,243
Total assets	5,159,885	4,881,983
LIABILITIES		
Current liabilities:		
Suppliers	54,750	11,339
Other payables	4,897	4,856
Properties' acquisition liability	204,000	275,500
Accounts payable to related parties	20,390	10,000
Bank loans	301,102	0
Client prepayments	5,847	168
Tax payable	11,879	0
Total current liabilities	602,864	301,863
Long-term accounts payable to related parties	2,044	2,044
Employee benefits	246	246
Total non-current liabilities	2,291	2,291
Total liabilities	605,155	304,154
EQUITY		
Trustors' equity:		
Contributed capital	4,402,441	4,457,967
Executive share-based compensation reserve	19,495	14,870
Retained earnings	98,075	104,992
Net income	34,720	0
Total trustors' equity	4,554,731	4,577,829
Total liabilities and equity	5,159,885	4,881,983

INCOME STATEMENT

 **Fideicomiso Irrevocable No. F/1616 (Deutsche Bank Mexico, S. A. Multiple Banking Institution, Trust Division) and Subsidiary**
Unaudited Consolidated Income Statement
For the period from January 1 to March 31, 2014 and from March 12 to March 31,
(In Thousands of Mexican Pesos)

	2014	2013
Revenue from:		
Lodging	188,263	0
Property leases	11,350	6,603
Others	0	922
Total revenue	199,612	7,525
Costs and expenses from hotel services:		
Administrative	29,034	494
Maintenance	10,290	282
Lodging	50,288	0
Electricity	12,742	0
Royalties	12,247	0
Advertising and promotion	9,991	0
Total costs and expenses of hotel services	124,592	776
Gross margin	75,020	6,750
Other costs and expenses (income):		
Property tax	1,479	0
Insurance	612	0
Advisor fee	5,450	468
Corporate expenses	8,168	681
Other income	-3,086	0
Executive share-based compensation	4,625	995
Depreciation	24,668	0
Total other costs and expenses	41,916	2,144
Operating income	33,104	4,606
Interest income	3,036	2,510
Interest expense	1,411	0
Exchange rate fluctuation	9	0
Net income	34,720	7,116

STATEMENT OF CASH FLOWS


Fideicomiso Irrevocable No. F/1616 (Deutsche Bank Mexico, S. A.
Multiple Banking Institution, Trust Division) and Subsidiary
Unaudited Consolidated Statements of Cash Flows
For the period from January 1 to March 31, 2014 and March 12 to March 31, 2013
(In Thousands of Mexican Pesos)

	2014	2013
<u>OPERATING ACTIVITIES</u>		
Net income	34,720	7,116
Depreciation	24,668	-
Executive share-based compensation	4,625	995
	<u>64,014</u>	<u>8,111</u>
Increase in trade and other accounts receivable	-52,515	-
Related parties	-2,468	-
Increase in recoverable taxes	84,611	-280,168
Increase in suppliers and other payables	49,151	9,613
Employee benefits	-	-
Net cash flows generated by operating activities	142,793	-262,445
<u>INVESTING ACTIVITIES</u>		
Acquisition of properties	-312,479	-
Net cash flows utilized in investing activities	-312,479	-
<u>FINANCING ACTIVITIES</u>		
Bank loans	301,102	-
Distribution to holders of certificates	-62,463	-
Capital - issuance of certificates		2,226,226
Initial contribution of capital		50
Net cash flows generated by financing activities	238,638	2,226,276
Net cash flows of the period	<u>68,952</u>	<u>1,963,832</u>
Cash and cash equivalents at the beginning of the year	385,640	-
Cash and cash equivalents at the end of the year	<u>454,592</u>	<u>1,963,832</u>

NOI AND EBITDA



Fideicomiso Irrevocable No. F/1616 (Deutsche Bank Mexico, S. A.

Multiple Banking Institution, Trust Division) and Subsidiary

Unaudited Consolidated Statements of Changes in Shareholders' Equity

From January 1 to March 31, 2014 and March 12 to March 31, 2013

(In Thousands of Mexican Pesos)

	2014	2013
Revenue from:		
Lodging	188,263	0
Property leases	11,350	6,603
Others	0	922
Total revenue	199,612	7,525
Costs and expenses from hotel services:		
Administrative	29,034	494
Maintenance	10,290	282
Lodging	50,288	0
Electricity	12,742	0
Royalties	12,247	0
Advertising and promotion	9,991	0
Property tax	1,479	0
Insurance	612	0
Total costs and expenses of hotel services	126,683	776
NOI	72,929	6,750
Other costs and expenses (income):		
Advisor fee	5,450	468
Corporate expenses	8,168	681
Other income	-3,086	0
Total other costs and expenses	10,532	1,149
EBITDA	62,397	5,601
Executive share-based compensation	4,625	995
Depreciation	24,668	0
EBIT (Operating Income)	33,104	4,606
Interest income	3,036	2,510
Interest expense	1,411	0
Exchange rate fluctuation	9	0
Net income	34,720	7,116