



## FIBRA INN ANNOUNCES PUBLIC DEBT ISSUANCE

**Monterrey, Mexico, September 30, 2015** – Deutsche Bank Mexico, S.A., Multiple Banking, Trust Division, Trust F/1616 or Fibra Inn (BMV: FINN 13) (“Fibra Inn” or “the Company”), the Mexican real estate investment trust specializing in the hotel industry serving the business traveler with global brands, announced today that it successfully carried out its first issuance of local debt in the form of *Certificados Bursátiles Fiduciarios* (“CBFs”), under the ticker symbol: “FINN 15”.

Fibra Inn issued a total of Ps. 1’875,350,000 in CBFs as part of its Ps. 5 billion local note program. This single-tranche issuance will pay interest every 28 days, at a variable rate equivalent to TIE<sub>28</sub> + 110 basis points, with a tenor of 6 years, with principal payable at maturity. The issuance obtained national ratings of AA-(mex) from Fitch Ratings and HR AA+ from HR Ratings.

Oscar Calvillo, Fibra Inn’s Chief Executive Officer, stated, “Today’s successful debt issuance reaffirms investor confidence in Fibra Inn’s operations. With this issuance, the Company has access to more efficient financing sources that will enable us to continue executing the intelligent growth strategy that shall undoubtedly be reflected in the Company’s value creation.”

The proceeds from the debt issuance will be used to fully pay down the Company’s current bank loan for Ps. 700 million; the remainder will be used for the acquisition, remodeling, expansion and development of hotels during the next six months. It is worth mentioning that following this debt issuance, Fibra Inn’s estimated leverage level will reach 21.7% and its estimated Debt Service Coverage Ratio (EBITDA to debt service) will be nearly 5 to 1, demonstrating the Company’s responsible financing strategy.

This issuance was placed among fixed-income investors, Afores (local pension funds), financial advisors, insurance companies, investment funds and private banks.

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## About the Company

Fibra Inn is a Mexican trust formed primarily to acquire, develop, operate and rent a broad range of hotel properties in Mexico. The Company has signed Franchise Agreements with IHG to operate its global brands, including: Holiday Inn, Holiday Inn Express, Holiday Inn & Suites, Holiday Inn Express & Suites, Crowne Plaza and Staybridge 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. The Company has properties that operate with domestic brands like Camino Real, Casa Grande and Arriva Express. Additionally, Fibra Inn has agreements with IHG, Marriott International, Wyndham Hotel Group and Hoteles City Express for development of properties. These hotels enjoy some of the industry's top loyalty programs. 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".

**For more information, please visit our website: [www.fibrainn.mx](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.*