

FIBRA INN ANNOUNCES MONTHLY REPORT OF HOTEL INDICATORS FOR JUNE 2016 AND SECOND QUARTER 2016

Monterrey, Mexico, July 7, 2016 – Deutsche Bank Mexico, S.A., Banking institution, Trust Division F/1616 or Fibra Inn (BMV: FINN13, OTC: DFBRY) (“Fibra Inn” or “the Company”), the Mexican real estate investment trust specializing in the hotel industry serving the business traveler with global brands, today announced its operating results for its hotel indicators as of June and second quarter of 2016.

MONTHLY SAME-STORE SALES			
39 hotels	June 2016	June 2015	Change %
Room Revenue (Ps. millions)	134.6	111.6	20.6%
Occupancy exc. addition of rooms	63.2%	57.1%	6.1 pp
Occupancy	62.2%	57.1%	5.1 pp
ADR (Ps.)	1,135.3	1,042.5	8.9%
RevPar exc. addition of rooms	717.8	595.2	20.6%
RevPar (Ps.)	706.7	595.2	18.7%

The 20.6% increase in Revenue per Available Room (RevPar excluding the addition of rooms) was the net effect of:

- a. A 8.9% ADR increase resulting from: (i) double-digit growth in the rates of 18 hotels in the Company’s portfolio. This increase was driven by the correct management of and implementation of hotel rates; and (ii) the benefit of foreign exchange variations over some rates related to U.S. dollars, due to global brands.
- b. Occupancy levels increased 6.1 percentage points, benefited by manufacturing and industrial activity in the states of Chihuahua and Guanajuato, which were the main drivers of hotel demand; as well as other properties in Reynosa, Guadalajara and Toluca.

Total Sales for June 2016 were:

MONTHLY TOTAL SALES			
	June 2016	June 2015	Change %
Number of hotels	42	33	
Room Revenue (Ps. millions)	141.9	96.8	46.6%
Occupancy	60.6%	56.3%	4.3 pp
ADR (Ps.)	1,147.6	1,072.1	7.0%
RevPar	695.8	603.4	15.3%

As a result of the above, the operating indicators of 2Q16 were as follows:



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QUARTERLY SAME-STORE SALES			
39 hotels	2Q16	2Q15	Change %
Room Revenue (Ps. millions)	398.8	335.0	19.1%
Occupancy exc. addition of rooms	64.1%	56.9%	7.1 pp
Occupancy	62.8%	56.9%	5.9 pp
ADR (Ps.)	1,119.0	1,057.6	5.8%
RevPar exc. addition of rooms	716.8	602.1	19.1%
RevPar (Ps.)	702.6	602.1	16.7%

QUARTERLY TOTAL SALES			
	2Q16	2Q15	Change %
Número de hoteles	42	33	
Room Revenue (Ps. millions)	418.0	291.4	43.4%
Occupancy	61.6%	57.5%	4.1 pp
ADR (Ps.)	1,129.9	1,077.9	4.8%
RevPar	696.3	620.0	12.3%

The same-store sales calculation considers 39 comparable properties, as the criterion is to include hotels, which have been in Fibra Inn's portfolio for at least half of the quarter. In this report, a total of three hotels were excluded. These are two recently built hotels that have no operational history: the Courtyard by Marriott Saltillo and the Fairfield Inn & Suites by Marriott Coatzacoalcas. Additionally, the Courtyard by Marriott Chihuahua is excluded, as it is under a binding agreement.

As of the date of this report, Fibra Inn has a total portfolio of 42 properties: of which 41 hotels are in operation and one additional hotel is under a binding agreement. This represents a total of 7,027 rooms, 6,654 are in operation, 152 are under a binding agreement and 221 are currently under construction.

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 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 ADR trades on the OTC market in the U.S. under the ticker symbol "DFBRY".

For more information, please visit our website: 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.