

FIBRA INN ANNOUNCES ACQUISITION OF HOLIDAY INN EXPRESS TOLUCA TOLLOCAN HOTEL

Monterrey, Mexico, May 30, 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 today that it has completed the acquisition of the Holiday Inn Express Toluca Tollocan Hotel.

Fibra Inn paid Ps. 76.0 million ⁽¹⁾ for this hotel, excluding taxes and acquisition expenses. The property was paid in cash and is the third hotel acquisition purchased with the proceeds from the initial public offering that took place on March 13, 2013. Furthermore, this select service hotel is part of the Acquisition Portfolio, which will include the purchase of three additional properties as part of the Initial Portfolio.

The Holiday Inn Express Toluca Tollocan initiated operations in April 1996 and has a total of 127 rooms. This hotel is located on Tollocan Avenue, which is the main boulevard to access the city coming from the Mexico-Toluca highway. The hotel is close to the city's industrial area and to the main industrial parks; it is also a 7 minute drive to Galerías Metepec, which is the main commercial mall in Toluca.

Fibra Inn will operate this hotel, via its Hotel Operator. During 2012, this hotel's occupancy rate was 31%; its average room rate was Ps. 785 and reached a Rev Par of Ps. 246.

The actions that will be taken in order to strengthen the operating indicators relating to the occupancy rate and improvements in room rates will be the following:

- Generate and strengthen efforts towards the *Group* segment, which seek rates slightly below the ones currently offered at the Holiday Inn Express & Suites Toluca Airport hotel
- Utilization of channels offered by the Holiday Inn brand
- Electronic and global media campaigns with travel agencies to reinforce the global brand of this property
- Take advantage of Fibra Inn's contact network to promote and make reservations at this hotel
- The generation of sales forces synergies to promote the meeting rooms that this property offers

(1) Regarding the amount of Ps. 76.0 million, please refer to the Fe de Erratas located at the end of this document. This Fe de Erratas was issued in a separate press release where we clarify the value of the real estate properties in the Acquisition Portfolio.

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- Utilize Fibra Inn's sales force contacts in the Mexico City and Monterrey offices, which are cities that generate demand for this location
- Maximization of tools and brand systems that have not been utilized until now

These efforts will enable us to improve this hotel's performance. As a reference, the Holiday Inn Express & Suites Toluca Airport had a 57% occupancy rate, average room rate of Ps. 945 and a RevPar of Ps. 542 during the first quarter of 2013.

Fibra Inn will create synergies in the administrative and operating areas of the Holiday Inn Express & Suites Toluca Airport and Holiday Inn Express Toluca Tollocan. These synergies consist of merging key positions that will allow for greater cost controls.

Fibra Inn will realize capital expenses of Ps. 5.0 million for this hotel which will include:

- Achieving the current standards of the brand
- Remodeling certain areas to improve its image
- Supplementing the building in public areas and within the rooms

Comments from Fibra Inn's Chief Operating Officer

Joel Zorrilla, Chief Operating Officer, stated: "This acquisition reinforces our presence in this area to meet the demand of Toluca's industrial zone. We seek to improve its operating indicators under our sales structure and generate significant synergies between the two hotels that we now operate in this city."

FE DE ERRATAS

Fibra Inn clarifies that there was a significant error in both the IPO Prospectus as well as the Offering Memorandum that were published during the offering process on March 13, 2013. This mistake refers to the value of 4 out of the 6 properties that are included in the Acquisition Portfolio, but not in the total value of the portfolio, as follows:

Acquisition Portfolio	Correct Acquisition Value Estimate	Correct Taxes and Expenses	Correct Total Amount	Incorrect Original Amount
Holiday Inn & Suites / Guadalajara- Centro Histórico.....	135,000,000	8,620,000	143,620,000	143,620,000
Holiday Inn Express / Guadalajara UAG.....	169,000,000	10,320,000	179,320,000	179,320,000
Holiday Inn Express / Toluca Tollocan	76,000,000	10,270,000	86,270,000	217,120,000
Holiday Inn Express / Playa del Carmen	143,000,000	9,020,000	152,020,000	86,270,000
Holiday Inn / Puebla-La Noria.....	193,600,000	12,150,000	205,750,000	152,020,000
Wyndham Casa Grande / Monterrey Valle.....	204,000,000	13,120,000	217,120,000	205,750,000
Total Acquisition Portfolio.....	920,600,000	63,500,000	984,100,000	984,100,000

About the Company

Fibra Inn is a Mexican trust formed primarily to acquire, own, develop and operate a broad range of hotel properties in Mexico. Headquartered in Monterrey, Fibra Inn owns 11 hotels and will have a high-quality, geographically-diverse portfolio of 14 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, as well as with Hilton to operate its brand Hampton Inn by Hilton. 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: <http://fibrainn.mx/en/investors.php>

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.