



Fibra Inn Announces Hotel Indicators for July 2019

Monterrey, Mexico, August 14, 2019 – Deutsche Bank Mexico, S.A., Banking institution, Trust Division F/1616 or Fibra Inn (BMV: FINN13, ADR/OTC: DFBRY) (“Fibra Inn” or “the Company”), an internally-managed Mexican real estate investment trust specialized in the hotel industry serving the traveler with international brands, today announced its operating results for its hotel indicators for July 2019.

MONTHLY SAME-STORE SALES			
41 hotels	July 2019	July 2018	Change %
Room Revenue (Ps. millions)	157.6	170.1	-7.3%
Occupancy	63.1%	67.6%	-4.5 pp
ADR (Ps.)	1,243.7	1,251.6	-0.6%
RevPar (Ps.)	784.8	846.5	-7.3%

TOTAL MONTHLY SALES			
	July 2019	July 2018	Change %
Number of hotels	42	42	
Room Revenue (Ps. millions)	163.7	172.0	-4.8%
Occupancy	63.1%	66.5%	-3.4 pp
ADR (Ps.)	1,255.3	1,235.8	1.6%
RevPar	791.4	822.3	-3.8%

** The City Express Chihuahua hotel is included until July 2019, as it contributed to revenues and was sold in July 22, 2019.*

Same-store sales calculation includes 41 hotels that have been in Fibra Inn’s portfolio for at least half of the reported period. In this case, it is important to consider the calculation for the month of July:

- City Express Chihuahua hotel is included, which was sold in July 22, 2019.
- Microtel Inn & Suites by Wyndham Culiacan hotel is excluded, as it has not been part of the portfolio since 2019 and was sold at the end of August 2018.
- Holiday Inn Ciudad Juarez hotel is excluded, as it remained closed for its brand conversion from September 1, 2017 to August 14, 2018.

At July 31, 2019, Fibra Inn had a portfolio of 41 total properties with 6,682 rooms, which includes the Holiday Inn & Suites Guadalajara with a signed binding agreement for its sale and therefore is currently in the process of being divested from the portfolio.

Additionally, Fibra Inn has a minority interest in 4 properties, currently being externally developed under the Hotel Factory model, representing 633 rooms.



About the Company

Fibra Inn is a Mexican trust formed primarily to acquire, develop and rent a broad range of hotel properties in Mexico for the business and leisure 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. 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 ADRs trade on the OTC market in the U.S. under the ticker symbol "DFBRY".

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.