

Fibra Inn Announces the Start of the Second Subscription Exclusive for Shareholders

Monterrey, Mexico, November 13, 2014 – 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 that the Second Round of exclusive subscription for Shareholders who have exercised 100% of their right of subscription in the First Round, will begin on November 14th, 2014 and end on November 20th, 2014.

We inform to the Shareholders the following:

- a) There were 148’409,116 (one hundred and forty-eight million, four hundred and nine thousand, one hundred and sixteen) CBFIs subscribed in the First Round.
- b) There are 109’925,102 (one hundred and nine million, nine hundred and twenty-five thousand, one hundred and two) CBFIs for subscription in the Second Round.
- c) The subscription price for each CBFI is MXN\$15.85 (fifteen pesos and eighty-five cents).
- d) Only those Shareholders who have exercised 100% of their right to subscribe in the First Round will be entitled to subscribe in the Second Round.
- e) The subscription period for the Second Round will begin the immediate next day the after the First Round is over and Shareholders will have 3 additional business days following the date of payment of the First Round, meaning that the Second Round ends on November 20th, 2014
- f) The CBFIs offered for subscription in the Second Round are the remaining CBFIs that were not subscribed in the First Round. The allocation of CBFIs will be done until the limit amount of the bids received, or, if the number of CBFIs requested by the Shareholders participating in the Second Round is greater than the number of CBFIs pending subscription once the First Round is over, the CBFIs pending will be assigned on pro rata basis according to demand. For those decimals resulting from the pro rata of the Second Round, the assignation on pro rata basis will be from the highest decimal to the lowest.
- g) The settlement date of the CBFIs subscribed in the Second Round will be on November 21st, 2014.

Those Shareholders who wish to subscribe CBFIs in the Second Round shall manifest it to the Issuer by November 19th, 2014, through their respective broker, indicating the number of CBFIs the wish to subscribe.

Shareholders are informed that the subscription right of the Second Round will be exercised through SD. Indeval Institución para el Depósito de Valores, S.A. de C.V. for those Shareholders whose CBFIs are deposited in that institution. Copies of the request submitted to the Common Representative and the Issuer should be respectively addressed to the following persons:



In Monterrey, Mexico:
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Common Representative

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Issuer

Alonso Rojas Dingler
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Shareholders that physically keep their CBFIs, should be present at the offices of Deutsche Bank México, S.A., Institución de Banca Múltiple, División Fiduciaria located at Boulevard Manuel Ávila Camacho, número 40, colonia Lomas de Chapultepec, C.P. 11000, México, Distrito Federal, so they can express their interest in subscribing CBFIs and so the procedure to exercise the right of subscription could be explained to them.

Information for Shareholders in the United States – Legend Required by Rule 801(b) of the U.S. Securities Act of 1933

This rights offering is made for the securities of a foreign company. The offer is subject to the disclosure requirements of a foreign country that are different from those of the United States. Financial statements included in the document, if any, have been prepared in accordance with foreign accounting standards that may not be comparable to the financial statements of United States companies.

It may be difficult for you to enforce your rights and any claim you may have arising under the federal securities laws, since the issuer is located in a foreign country, and some or all of its officers and directors may be residents of a foreign country. You may not be able to sue the foreign company or its officers or directors in a foreign court for violations of the U.S. securities laws. It may be difficult to compel a foreign company and its affiliates to subject themselves to a U.S. court's judgments.

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. Headquartered in Monterrey, Fibra Inn has a portfolio of high-quality real estate properties aimed at the business traveler and that are geographically diversified throughout Mexican territory. 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 and Crowne Plaza; 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 and Casa Grande. Additionally, Fibra Inn has agreements with IHG, Marriott International and Wyndham Hotel Group 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: 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.