



ANNOUNCEMENT OF ORDINARY ANNUAL GENERAL MEETING FOR HOLDERS OF TRUST STOCK CERTIFICATES OF NON-AMORTIZABLE CBFIs TICKER FOR THE TICKER SYMBOL "TERRA13"

Mexico City, March 2, 2015 – Terrafina® ("Terrafina") (BMV: TERRA13), a leading Mexican industrial real estate investment trust ("FIBRA"), externally advised by Prudential Real Estate Investors and dedicated to the acquisition, development, lease and management of industrial real estate properties in Mexico, today announced the following:

Pursuant to article 68 of the Securities Market Law and articles 218, 219, 220, 221, 223 and other applicable provisions of the General Law of Negotiable Instruments and Credit Transactions, and in accordance with Clause 4.1 of the Irrevocable Trust Agreement identified with number F/00939 dated January 29, 2013 (as the same has been amended, the "Trust") as well as to the global certificate that covers the issuance of the fiduciary certificates with ticker symbol "TERRA 13" (the "Certificates") issued by CIBanco, S.A., Institución de Banca Múltiple (before Bank of the New York Mellon, S.A., Institución de Banca Múltiple), as trustee of the Trust, PLA Administradora Industrial, S. de R.L. de C.V. as settlor and advisor, TF Administradora, S. de R.L. de C.V. as subsidiary and Monex Casa de Bolsa, Monex Grupo Financiero as common representative (the "Common Representative") of the holders of the Certificates (the "Holders"), such Holders are called to attend the Ordinary Annual General Holders' Meeting, to be held on March 17, 2015 at 10:00 A.M. (the "Holders' Meeting") in the Common Representative's offices located in Av. Paseo de la Reforma No. 284 piso 9, Col. Juárez, C.P. 06600, Mexico, Mexico City, to discuss the matters contained in the following:

AGENDA

- I. Proposal, discussion and, if appropriate, approval of the audited annual financial statements for the fiscal year 2014, pursuant to the provisions set forth in Clause 4.3, section (a), subsection (i) of the Trust.
- II. Proposal, discussion and, if appropriate, approval of the Annual Report to December 31, 2014, pursuant to the provisions set forth in Clause 4.3, section (a), subsection (ii) of the Trust.
- III. Proposal, discussion and, if appropriate, appointment, ratification and/or removal of members of the Technical Committee, pursuant to the provisions set forth in Clause 4.3, section (a), subsection (iii) of the Trust.
- IV. Appointment of representatives to comply with the resolutions adopted in the Holders' Meeting.

Holders of Certificates that desire to attend the Holders' Meeting, must submit no later than the business day prior to the date of such Meeting: (i) the deposit certificate issued by S.D. Indeval Institución para el Depósito de Valores, S.A. de C.V., (ii) the list that for such purposes issues the corresponding custodian, if applicable, and (iii) the proxy



letter or, if applicable, the power of attorney for the representation at the Annual Meeting granted under the terms of the applicable law, at the offices of the Common Representative with attention to Alejandra Tapia Jimenez, Jesús Abraham Cantú Orozco and/or Paola Gallegos Grisell Mares from 10:00 to 15:00 and 16:30 to 18:00 hours, from Monday to Friday, as from the date of the publication of this call. Likewise, the Holders are free to contact the Common Representative, either via email (altapia@monex.com.mx) or by telephone (+ 52-55) 5231-0161) in case of any questions related to the scope of the matters comprises in the agenda of the Holders' Meeting.

Mexico City, March 2 of 2015

CIBanco, S.A., Institución de Banca Múltiple,
as trustee of the Trust F/00939

Itzel Crisóstomo Guzmán
Trust Delegate



About Terrafina

Terrafina (BMV:TERRA13) is a Mexican real estate investment trust formed primarily to acquire, develop, lease and manage industrial real estate properties in Mexico. Terrafina's portfolio consists of attractive, strategically located warehouses and other light manufacturing properties throughout the Central, Bajio and Northern regions of Mexico. It is internally managed by highly qualified industry specialists, and externally advised by PREI.

Terrafina owns 231 real estate properties, including 218 developed industrial facilities with a collective GLA of approximately 31 million square feet and 13 land reserve parcels, designed to preserve the organic growth capability of the portfolio.

Terrafina's objective is to provide attractive risk-adjusted returns for the holders of its certificates through stable distributions and capital appreciations. Terrafina aims to achieve this objective through a successful performance of its industrial real estate and complementary properties, strategic acquisitions, access to a high level of institutional support, and to its management and corporate governance structure. For more information, please visit www.terrafinamx.com

About Prudential Real Estate Investors

Prudential Real Estate Investors is the global real estate investment business of Prudential Financial, Inc. (NYSE: PRU). Investing in real estate on behalf of institutional clients since 1970, PREI today has more than 650 employees located in 20 cities around the world, and gross assets under management of \$58.2 billion (\$43.5 billion net) as of September 30, 2014. PREI offers to its global client base a broad range of real estate investment vehicles across the risk-return spectrum and geographies, including core, core plus, value-add, opportunistic, debt, securities, and specialized investment strategies. For more information, visit www.prei.com

About Prudential Financial, Inc.

Prudential Financial, Inc. (NYSE:PRU), a financial services leader with more than \$1 trillion of assets under management as of September 30, 2014, has operations in the United States, Asia, Europe, and Latin America. Prudential's diverse and talented employees are committed to helping individual and institutional customers grow and protect their wealth through a variety of products and services, including life insurance, annuities, retirement-related services, mutual funds and investment management. In the U.S., Prudential's iconic Rock symbol has stood for strength, stability, expertise and innovation for more than a century. For more information, please visit www.news.prudential.com

Forward Looking Statements

This document may include forward-looking statements that may imply risks and uncertainties. Terms such as "estimate", "project", "plan", "believe", "expect", "anticipate", "intend", and other similar expressions could be construed as previsions or estimates. Terrafina warns readers that declarations and estimates mentioned in this document, or realized by Terrafina's management imply risks and uncertainties that could change in function of various factors that are out of Terrafina's control. Future expectations reflect Terrafina's judgment at the date of this document. Terrafina reserves the right or obligation to update the information contained in this document or derived from this document. Past or present performance is not an indicator to anticipate future performance.