

FIBRA TERRAFINA

**CI Banco, S.A. Institución de Banca Múltiple, Trust
F/00939 and subsidiaries**

**Condensed consolidated interim financial statements
for the period ended September 30, 2022**

Unaudited

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CI Banco, S.A. Institución de Banca Múltiple, Trust F/00939 and subsidiaries
Condensed consolidated interim statements of financial position
(Expressed in thousands of Mexican Pesos)

	Note	September 30, 2022 (Unaudited)	December 31, 2021 (Audited)
Assets			
Non-current assets			
Investment properties	4	\$ 54,318,619	\$ 50,812,050
(Cost: 09/30/2022 - \$42,443,769; 12/31/2021 - \$41,661,924)			
Investments accounted using equity method	4 and 5	548,614	889,741
Deferred rents receivable		307,411	287,220
Other accounts receivable		137,470	139,350
Restricted cash		31,959	32,356
Total non-current assets		55,344,073	52,160,717
Current assets			
Other accounts receivable		294,847	188,977
Recoverable taxes		147,727	97,095
Prepaid expenses		32,205	32,318
Derivative financial instruments	4 and 6	22,237	-
(Cost: 09/30/2022 - \$8,782; 12/31/2021 - \$0)			
Deferred rents receivable		31,111	3,217
Accounts receivable		60,800	118,049
(Net of allowance for doubtful accounts: 09/30/2022 - \$113,580; 12/31/2021 - \$113,779)			
Cash and cash equivalents		918,209	1,834,691
Total current assets		1,507,136	2,274,347
Total assets		56,851,209	54,435,064
Net assets attributable to the investors			
Contributions, net		17,874,265	18,650,342
Retained earnings (losses)		10,890,945	4,089,202
Translation from functional to reporting currency		9,911,559	10,319,798
Own credit risk reserve		56,347	157,219
Total net assets attributable to the investors	8	38,733,116	33,216,561
Liabilities			
Non-current liabilities			
Borrowings	4 and 7	16,994,533	18,052,862
(Cost: 09/30/2022 - \$18,620,419; 12/31/2021 - \$17,187,222)			
Tenant deposits		323,977	323,797
Accounts payable		162,649	137,233
Total non-current liabilities		17,481,159	18,513,892
Current liabilities			
Borrowings	4 and 7	138,078	2,151,050
(Cost: 09/30/2022 - \$138,078; 12/31/2021 - \$2,097,769)			
Tenant deposits		101,026	76,693
Accounts payable		397,830	476,868
Total current liabilities		636,934	2,704,611
Total liabilities (excluding net assets attributable to the investors)		18,118,093	21,218,503
Total net liabilities and assets attributable to the investors		\$ 56,851,209	\$ 54,435,064

The accompanying notes are an integral part of these condensed consolidated interim financial statements.

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CI Banco, S.A. Institución de Banca Múltiple, Trust F/00939 and subsidiaries
Condensed consolidated interim statements of income and other comprehensive income
(Expressed in thousands of Mexican Pesos)
(Unaudited)

		Three months ended September 30, 2022	Nine months ended September 30, 2022	Three months ended September 30, 2021	Nine months ended September 30, 2021
	Note				
Rental revenues		\$ 1,000,356	\$ 2,998,940	\$ 938,900	\$ 2,845,717
Other operating income		18,642	57,428	28,883	100,199
Real estate operating expenses		(162,029)	(465,410)	(168,435)	(462,585)
Other real estate expenses net		(39,435)	(23,900)	(98,154)	(98,154)
Fees and other expenses		(115,458)	(333,334)	(107,759)	(321,811)
Realized gain (loss) from disposal of investment properties		-	(324)	-	30,338
Net unrealized gain (loss) from fair value adjustment on investment properties		1,405,663	3,385,814	1,034,047	1,377,948
Net unrealized gain (loss) from fair value adjustment on borrowings	4	80,193	2,616,730	(207,008)	1,054,034
Net unrealized gain (loss) from fair value adjustment on derivative financial instruments	4	13,200	13,200	8,383	24,999
Net realized gain (loss) from derivative financial instruments		-	-	(8,394)	(24,605)
Foreign exchange gain		20,493	76,814	7,819	55,935
Foreign exchange loss		(16,915)	(81,939)	(9,286)	(43,538)
Operating profit (loss)		2,204,710	8,244,019	1,418,796	4,538,477
Finance income		2,188	3,965	528	2,139
Finance costs		(234,428)	(731,394)	(300,477)	(754,123)
Finance costs - net		(232,240)	(727,429)	(299,949)	(751,984)
Share of profit from equity accounted investments	5	(30,644)	93,112	36,431	53,120
Profit (loss) for the period		1,941,826	7,609,702	1,155,278	3,839,613
Other comprehensive income:					
<i>Items that can be reclassified subsequently to gain (loss) for the period</i>					
Translation gain (loss) from functional to reporting currency		598,471	(408,239)	751,450	517,411
<i>Items that can not be reclassified subsequently to gain (loss) for the period</i>					
Changes in the fair value adjustment on borrowings at fair value through other comprehensive income		529,981	(88,659)	254,857	(710,168)
Comprehensive income (loss)		1,128,452	(496,898)	1,006,307	(192,757)
Total comprehensive income (loss) for the period		\$ 3,070,278	\$ 7,112,804	\$ 2,161,585	\$ 3,646,856
Earnings per CBFÍ					
Basic earnings per CBFÍ (Pesos)			\$ 9.7614		\$ 4.8566
Diluted earnings per CBFÍ (Pesos)			\$ 9.7614		\$ 4.8566

The accompanying notes are an integral part of these condensed consolidated interim financial statements.

FIBRA Terrafina

CI Banco, S.A. Institución de Banca Múltiple, Trust F/00939 and subsidiaries
Condensed consolidated interim statements of changes in net assets attributable to the investors
For the periods ended September 30, 2022 and September 30, 2021
(Expressed in thousands of Mexican Pesos)
(Unaudited)

	Note	Attributable to investors				
		Net contributions	Translation from functional to reporting currency	Own credit risk reserve	Retained earnings (losses)	Total net assets
Balance at January 1, 2021		\$ 18,701,218	\$ 9,419,599	\$ 975,122	\$ (431,334)	\$ 28,664,605
Transactions with investors						
Distributions to investors	8	-	-	-	(1,317,776)	(1,317,776)
Total transactions with investors		-	-	-	(1,317,776)	(1,317,776)
Comprehensive income						
Profit for the period		-	-	-	3,839,613	3,839,613
Other comprehensive income						
Translation from functional to reporting currency		-	517,411	-	-	517,411
Changes in the fair value adjustment on borrowings		-	-	(710,168)	-	(710,168)
Total comprehensive (loss) income		-	517,411	(710,168)	3,839,613	3,646,856
Net assets attributable to the investors at September 30, 2021		\$ 18,701,218	\$ 9,937,010	\$ 264,954	\$ 2,090,503	\$ 30,993,685
Balance at January 1, 2022		\$ 18,650,342	\$ 10,319,798	\$ 157,219	\$ 4,089,202	\$ 33,216,561
Transactions with investors						
Distributions to investors	8	(321,979)	-	-	(820,172)	(1,142,151)
Repurchase of certificates, including transaction costs	8	(454,098)	-	-	-	(454,098)
Total transactions with investors		(776,077)	-	-	(820,172)	(1,596,249)
Comprehensive income						
Profit for the period		-	-	-	7,609,702	7,609,702
Other comprehensive income						
Translation from functional to reporting currency		-	(408,239)	-	-	(408,239)
Changes from fair value adjustment on borrowings		-	-	(88,659)	-	(88,659)
Derecognition of own credit risk reserve		-	-	(12,213)	12,213	-
Total comprehensive income (loss)		-	(408,239)	(100,872)	7,621,915	7,112,804
Net assets attributable to the investors at September 30, 2022		\$ 17,874,265	\$ 9,911,559	\$ 56,347	\$ 10,890,945	\$ 38,733,116

The accompanying notes are an integral part of these condensed consolidated interim financial statements.

FIBRA Terrafina

CI Banco, S.A. Institución de Banca Múltiple, Trust F/00939 and subsidiaries
Condensed consolidated interim statements of cash flows
(Expressed in thousands of Mexican Pesos)
(Unaudited)

	Note	Nine months ended September 30, 2022	Nine months ended September 30, 2021
Cash flows from operating activities:			
Profit (loss) for the period		\$ 7,609,702	\$ 3,839,613
Adjustments:			
Net unrealized gain (loss) from fair value adjustment on investment properties	4	(3,385,814)	(1,377,948)
Net unrealized gain (loss) from fair value adjustment on borrowings	4	(2,616,730)	(1,054,034)
Net unrealized gain (loss) from fair value adjustment on derivative financial instruments	4	(13,200)	(24,999)
Realized gain (loss) from disposal of investment properties		324	(30,338)
Bad debt expense		9,381	15,347
Accrued interest expense		666,036	654,731
Interest income on bank accounts		(3,965)	(2,139)
Share of profit from equity accounted investments	5	(93,112)	(53,120)
(Increase) decrease in:			
Deferred rents receivable		(48,085)	(17,494)
Accounts receivable		47,868	28,857
Recoverable taxes		(72,078)	(67,854)
Value added tax refunded		21,446	71,440
Prepaid expenses		113	(1,580)
Other accounts receivable		(103,990)	(125,871)
Increase (decrease) in:			
Tenant deposits		24,513	8,887
Accounts payable		(53,622)	146,769
Net cash generated from operating activities		1,988,787	2,010,267
Cash flows from investing activities:			
Acquisition of investment properties		(14,180)	(254,748)
Improvements of investment properties		(817,493)	(360,472)
Proceeds from disposition of investment properties		24,471	51,513
Interest income on bank accounts		3,965	2,139
Investments accounted using equity method	5	452,667	30,279
Net cash used in investing activities		(350,570)	(531,289)
Cash flows from financing activities:			
Acquisition of derivative financial instruments	6	(8,782)	-
Proceeds from borrowings	7	1,668,272	3,735,280
Principal payments on borrowings	7	(1,800,016)	(3,774,393)
Interest paid on borrowings	7	(789,719)	(753,158)
Restricted cash		(39)	-
Distributions to investors	8	(1,142,151)	(1,317,776)
Repurchase of certificates, including transaction costs	8	(454,098)	-
Net cash used in financing activities		(2,526,533)	(2,110,047)
Net increase (decrease) in cash and cash equivalents		(888,316)	(631,069)
Cash and cash equivalents at the beginning of the period		1,834,691	1,443,720
Exchange rate effects on cash and cash equivalents		(28,166)	40,799
Cash and cash equivalents at the end of the period		\$ 918,209	\$ 853,450

The accompanying notes are an integral part of these condensed consolidated interim financial statements.

FIBRA Terrafina
CI Banco S.A. Institución de Banca Múltiple, Trust F/00939 and subsidiaries

Notes to the condensed consolidated interim financial statements
for the period ended September 30, 2022
(Unaudited)

(All amounts in thousands of Mexican Pesos, unless otherwise stated)

1. GENERAL INFORMATION

Terrafina ("Terrafina" or "the Trust") is a Mexican trust created pursuant to trust agreement F/00939 dated January 29, 2013 (as amended on March 15, 2013) entered into by and among PLA Administradora Industrial, S. de R.L. de C.V. as Trustor and beneficiary ("the Trustor") and CI Banco S.A., Institución de Banca Múltiple, as trustee ("the Trustee") and Monex Casa de Bolsa, S.A. de C.V., Monex Grupo Financiero, as common representative ("the Common Representative") of the real estate trust certificate ("Certificados Bursátiles Fiduciarios Inmobiliarios" or "CBFI's") holders. The Trust agreement is for an indefinite term.

Terrafina is an industrial portfolio created mainly to acquire, develop, lease and manage real estate properties in Mexico, as well as to provide financing for said purposes secured by the respective related leased real estate properties.

Terrafina's registered address is Presidente Masaryk 61, 7th floor, Chapultepec Morales, Miguel Hidalgo, México City, 11570.

Terrafina is treated as a Real Estate Investment Trust (also known as a Mexican "FIBRA") according with Articles 187 and 188 of the Mexican Federal Income Tax Law ("Ley del Impuesto sobre la Renta" or "LISR") for tax purposes.

In order to carry out its operations, the Trust has entered into the following agreements:

- (i) An advisory agreement with PLA Administradora Industrial, S. de R.L. de C.V. ("the Advisor"), an affiliated company of PGIM Real Estate, which will provide advisory and real estate investment management services, as well as other related services.
- (ii) A management agreement with TF Administradora, S. de R.L. de C.V. ("the Manager"), in order for the latter to carry out certain management services on behalf of the Trust.

Capitalized terms used herein without definition shall have the meanings assigned to them in the Trust Agreement F/00939, or in the Management and Advisory Agreement of the Trust.

2. BASIS OF PREPARATION

(a) Compliance statement

The enclosed condensed consolidated interim financial statements have been prepared in accordance with the International Accounting Standard ("IAS") 34 "Interim Financial Reporting" which is part of the International Financial Reporting Standards ("IFRS") issued by the International Accounting Standard Board ("IASB") and its interpretations, issued by the International Financial Reporting Interpretations Committee ("IFRIC"). The condensed consolidated interim financial statements do not include all the information and disclosure required in annual consolidated financial statements in accordance with IFRSs, and should be read in conjunction with the consolidated financial statements for the year ended December 31, 2021, which were prepared in accordance with IFRS.

The condensed consolidated interim financial statements have been prepared under the assumption of going concern and on a historical cost basis, except for the real estate investments included within the scope of the definition provided under International Accounting Standard ("IAS") 40 ("Investment Properties"), derivative financial instruments, investments under the equity method of accounting and borrowings, which have been measured at fair value.

(b) Criteria and estimates

Preparation of condensed consolidated interim financial statements in accordance with IFRS requires the use of certain critical accounting estimates. It also requires management to apply its judgment in the process of applying the Trust's accounting policies. Changes in assumptions may have a significant impact on the condensed consolidated financial statements in the period in which the assumptions change. Management believes that the underlying assumptions are appropriate. The accounting policies, judgments and estimates used in the preparation of the condensed consolidated interim financial statements are consistent with those applied in the consolidated financial statements as of and for the year ended December 31, 2021.

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CI Banco S.A. Institución de Banca Múltiple, Trust F/00939 and subsidiaries

Notes to the condensed consolidated interim financial statements
for the period ended September 30, 2022
(Unaudited)

(All amounts in thousands of Mexican Pesos, unless otherwise stated)

2. BASIS OF PREPARATION (continued)

(c) Standards and amendments to existing standards effective January 1, 2022

Several new standards, amendments to standards and interpretations, have been issued, but have not been applied in preparation of these condensed consolidated financial statements. None of these are expected to have a material effect on the condensed consolidated financial statements of the Trust.

3. SIGNIFICANT TRANSACTIONS

On March 28, 2022, Terrafina made a prepayment of \$1,795,672 (\$89.2 million dollars) of the Bond 2022, using the resources from the revolver credit line BBVA RCF through a disposition of \$1,326,942 (\$65 million dollars) (see note 7) and the available cash.

During the first quarter of 2022, Terrafina repurchased 6,745,045 CBFIs equivalent to \$191,558 (including transaction costs), according to the CBFIs repurchase program announced in 2018, which will be subsequently canceled in the following twelve months (see note 8).

On May 18, 2022, Terrafina made a disposition of \$341,329 million (USD\$17 million dollars) from revolver credit line BBVA RCF.

During the second quarter of 2022, Terrafina repurchased 5,964,259 CBFIs equivalent to \$165,025 (including transaction costs), according to the CBFIs repurchase program announced in 2018, which will be subsequently canceled in the following twelve months (see note 8).

On 29 June 2022, Terrafina and its joint venture partner Controladora and Parques American Industries, S.A. de C.V. ("American Industries") entered into a credit agreement with Scotiabank Inverlat, S.A., Institución de Banca Múltiple, Grupo Financiero Scotiabank of \$50 million dollars. On July 7, 2022, it was made the first disposition of \$925,191 (\$45 million dollars) and, on August 22, 2022, the second disposition was made of \$100,418 (\$5 million dollars).

During the third quarter of 2022, Terrafina repurchased 3,471,173 CBFIs equivalent to \$97,515 (including transaction costs), according to the CBFIs repurchase program announced in 2018, which will be subsequently canceled in the following twelve months (see note 8).

4. FAIR VALUE MEASUREMENTS

The IFRS 13 guide on fair value measurements and disclosures establishes a fair value measurement framework, provides a sole definition of fair value and requires expanded disclosures summarizing fair value measurements. This standard provides a three levels hierarchy based on inputs used in the valuation process. The level in the fair value hierarchy under which fair value measurement falls is determined based on the lowest level input that is significant to the fair value measurement. The levels of the fair value hierarchy are as follows:

Level 1 – Fair value is based on unadjusted quoted prices in active markets that are accessible to the entity for identical assets or liabilities. These quoted prices generally provide the most reliable evidence and should be used to measure fair value whenever available.

Level 2 – Fair value is based on inputs, other than Level 1 inputs, that are observable for the asset or liability, either directly or indirectly, substantially for the full term of the asset or liability through corroboration of observable market data.

Level 3 – Fair value is based on significant unobservable inputs for the asset or liability. Such inputs reflect the entity's own assumptions about how market participants would price the asset or liability.

a. Investment Properties

In general terms, the fair value estimations are provided by independent real estate appraisers (members of the Appraisal Institute or an equivalent organization) on a quarterly basis for operating properties. Acquisitions are carried at purchase price and valued within a reasonable amount of time following the acquisition (typically within 12 months). The Chief Real Estate Appraiser of PGIM, Inc., an affiliated company of the Advisor and the Manager, is responsible for ensuring that the valuation process provides independent and reasonable property fair value estimates.

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CI Banco S.A. Institución de Banca Múltiple, Trust F/00939 and subsidiaries

Notes to the condensed consolidated interim financial statements
for the period ended September 30, 2022
(Unaudited)

(All amounts in thousands of Mexican Pesos, unless otherwise stated)

4. FAIR VALUE MEASUREMENTS (continued)

a. Investment Properties (continued)

The purpose of an appraisal is to estimate the fair value of Investment Properties at a specific date. Fair value is defined as the price to be received on the sale of an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The fair value estimate is predominately based on the discounting of a series of income cash flows and their reversion at a specific yield. Key assumptions include rental income and expense amounts, discount rates and capitalization rates.

In general terms, inputs used in the appraisal process are unobservable; therefore, unless otherwise indicated, Investment Properties are classified as Level 3 under the guidance on fair value measurement hierarchy.

As described above, the estimated fair value of Investments Properties is generally determined through an appraisal process. Those estimated fair values may vary significantly from the prices at which the real estate investments would sell, since market prices of real estate investments can only be determined through negotiations between a willing buyer and a seller. Such differences could be material to the consolidated financial statements.

The independent appraiser used the following unobservable inputs based on discounted cash flow method:

- Discount rate: The internal yield rate ("internal rate of return" or "IRR") is the single rate that discounts all future assets benefits to net present value. The discount rate as of September 30, 2022, and December 31, 2021, was 9.09% (ranges between 7.75% to 12.50%) and 9.18% (ranges between 8.75% to 12.50%), respectively.
- Market yield growth rate: Based on information gathered from surveys, as well as market experience and management's projections. Market yield growth as of September 30, 2022, and December 31, 2021, ranges between 1% and 3% for both periods.
- Vacancy and collection loss assumptions: This is a function of the interrelationship between absorption, lease expiration, renewal probability, and estimated downtime between leases and a collection loss factor based on the relative stability and credit of the subject's tenant base. Vacancy assumption used by the Trust's management as of September 30, 2022, and December 31, 2021, was between 2% and 5%, and collection loss 1% for both periods.

Significant increases (decreases) in the discount rate would result in a significantly lower (higher) fair value measurement. However, an increase (decrease) in any of the other two factors would result in a higher (lower) fair value measurement.

Unrealized gains (losses) from fair value adjustments on Investment Properties are included in the condensed consolidated interim statements of income and other comprehensive income.

b. Investments under the equity method of accounting

Joint venture agreements are accounted for using the equity method, which approximates the fair value of the investment in unconsolidated subsidiaries. When estimating the fair value of the investment in the unconsolidated subsidiaries, management considers the value of the net assets as reported by the unconsolidated subsidiaries, which value their investment properties at fair value in accordance with the guidance of IFRS on fair value measurements and disclosures.

c. Borrowings

Valuation process for the Trust's borrowings:

The valuations for financial reporting purposes, including Level 2 fair values, are prepared by an independent third party and they are based on discounted cash flows. Discussions of valuation processes and results are held between the corporate vice president of valuations and the appraiser at least once every year.

The significant Level 2 inputs used by the Trust are derived and evaluated as follows:

- Reference interest rates: The interest rate curves applicable to each borrowing are used in accordance with the contractual conditions.
- Credit risk: Estimated based on the spread over the reference interest rate of comparable borrowings available in public sources of information or in other sources available to the Trust.

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for the period ended September 30, 2022
(Unaudited)

(All amounts in thousands of Mexican Pesos, unless otherwise stated)

4. FAIR VALUE MEASUREMENTS (continued)

c. Borrowings (continued)

- Country risk: The index of emerging market bonds applicable to Mexico is used to adjust the credit risk of comparable borrowing when necessary.

The discount rate resulting from adding to the benchmark interest rate the credit risk of comparable debts, as of September 30, 2022, and December 31, 2021, ranges between 4.50% and 7.03% and 1.98% and 4.22%, respectively.

A significant increase (decrease) in discount rate would result in a significantly lower (high) fair value.

Level 2 fair values are analyzed at each reporting period during quarterly valuation discussions between the parties involved in the process.

d. Derivative financial instruments

The Trust records interest rate Caps at fair value, which is determined by an independent third party, using discounted cash flow models. Key assumptions used in the discounted cash flow model include the contractual terms of the agreement, along with significant observable inputs, including interest rates, credit spreads and other factors, such as the Trust's nonperformance risk as well as that of the Trust's counterparties. Those derivatives are traded in the over-the-counter ("Over the counter" or "OTC") market and are classified within Level 2 in the fair value hierarchy.

The tables below summarize assets and liabilities measured at fair value on a recurring basis and their respective level in the fair value hierarchy:

Fair Value Measurements at September 30, 2022

	Cost	Amounts measured at fair value	Level 1	Level 2	Level 3
<u>Assets:</u>					
Investment properties	\$ 42,443,769	\$ 54,318,619	\$ -	\$ -	\$ 54,318,619
Investment accounted using equity method	93,341	548,614	-	-	548,614
Derivative financial instruments	8,782	22,237	-	22,237	-
Total assets	\$ 42,545,892	\$ 54,889,470	\$ -	\$ 22,237	\$ 54,867,233
<u>Liabilities:</u>					
Borrowings	\$ 18,758,496	\$ 17,132,611	\$ -	\$ 17,132,611	\$ -
Total liabilities	\$ 18,758,496	\$ 17,132,611	\$ -	\$ 17,132,611	\$ -

Fair Value Measurements at December 31, 2021

	Cost	Amounts measured at fair value	Level 1	Level 2	Level 3
<u>Assets:</u>					
Investment properties	\$ 41,661,924	\$ 50,812,050	\$ -	\$ -	\$ 50,812,050
Investment accounted using equity method	550,305	889,741	-	-	889,741
Total assets	\$ 42,212,229	\$ 51,701,791	\$ -	\$ -	\$ 51,701,791
<u>Liabilities:</u>					
Borrowings	\$ 19,284,991	\$ 20,203,912	\$ -	\$ 20,203,912	\$ -
Total liabilities	\$ 19,284,991	\$ 20,203,912	\$ -	\$ 20,203,912	\$ -

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Notes to the condensed consolidated interim financial statements
for the period ended September 30, 2022
(Unaudited)

(All amounts in thousands of Mexican Pesos, unless otherwise stated)

4. FAIR VALUE MEASUREMENTS (continued)

The tables below present a reconciliation of the beginning and ending balances for all assets measured at fair value on a recurring basis using significant unobservable inputs (Level 3) for the nine months ended September 30, 2022, and for the year ended December 31, 2021.

Fair value measurements using significant unobservable inputs
(Level 3)

	Beginning balance 1/1/2022	Realized and unrealized net gain (loss)	Currency translation	Acquisitions and capital expenditures	Dispositions	Ending balance 09/30/2022	Unrealized gain (loss) for the period for investmes still held at 09/30/2022
Assets:							
Investment properties	\$ 50,812,050	\$ 3,398,332	\$ (673,608)	\$ 814,227	\$ (32,382)	\$ 54,318,619	\$ 3,385,814
Investment accounted using equity method	889,741	93,112	(227)	(434,012)	-	548,614	67,193
Total assets	\$ 51,701,791	\$ 3,491,444	\$ (673,835)	\$ 380,215	\$ (32,382)	\$ 54,867,233	\$ 3,453,007

Fair value measurements using significant unobservable inputs
(Level 3)

	Beginning balance 1/1/2021	Realized and unrealized net gain (loss)	Currency translation	Acquisitions and capital expenditures	Dispositions	Ending balance 12/31/2021	Unrealized gain (loss) for the period for investmes still held at 12/31/2021
Assets:							
Investment properties	\$ 46,600,309	\$ 2,889,271	\$ 1,131,689	\$ 766,681	\$ (575,900)	\$ 50,812,050	\$ 2,900,478
Investment accounted using equity method	777,773	98,895	23,628	-	(10,555)	889,741	39,469
Total assets	\$ 47,378,082	\$ 2,988,166	\$ 1,155,317	\$ 766,681	\$ (586,455)	\$ 51,701,791	\$ 2,939,947

5. INVESTMENTS UNDER THE EQUITY METHOD OF ACCOUNTING

On June 16, 2015, the Trust signed a joint venture agreement with Controladora and Parques American Industries, S.A. de C.V. ("American Industries") to invest through the Trust F/2717 in the acquisition, development and lease of commercial properties in Mexico.

On December 20, 2016, the Trust signed a joint venture agreement with Avante Parques Industriales, S.A. de C.V. ("Avante Parques") and Avante Naves Industriales S.A de C.V. ("Avante Naves") (Avante Naves and Avante Parques collectively named "Avante") to invest through the Trust F/3485 in the acquisition, development and leasing of commercial properties in Mexico.

At September 30, 2022 and December 31, 2021, the Trust held a 50% interest participation in the joint ventures contracts signed with American Industries and Avante respectively.

Below is a book value activity reconciliation for the periods between January 1 to September 30, 2022, and January 1 to December 31, 2021:

	September 30, 2022			December 31, 2021		
	Fid. 2717	Fid. 3485	Total	Fid. 2717	Fid. 3485	Total
Begining Balance	\$ 751,312	\$ 138,429	\$ 889,741	\$ 683,470	\$ 94,303	\$ 777,773
Capital contributions (distributions)	(516,376)	82,364	(434,012)	(39,387)	28,834	(10,553)
Share of profit from equity accounted investments	51,298	41,814	93,112	85,236	13,658	98,894
Currency translation	(5,602)	5,375	(227)	21,993	1,634	23,627
Ending balance	\$ 280,632	\$ 267,982	\$ 548,614	\$ 751,312	\$ 138,429	\$ 889,741

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6. DERIVATIVE FINANCIAL INSTRUMENTS

The Trust entered into derivatives financial instruments in order to cover the potential impact of fluctuations in the interest rates on the borrowings described in Note 7. The derivative financial instruments include Interest Rate Caps and establish that in the event the underlying LIBOR rate is higher than the strike price, the counterparty will pay the Trust an amount equal to the difference between the strike price and the LIBOR rate.

The outstanding derivative financial instruments at September 30, 2022 is summarized as follows:

September 30, 2022							
Derivative type	Bank	Notional amount (USD)	Underlying variable rate	Strike price	Fair value	Inception date	Maturity date
Caps	JP Morgan	100,000	3M Libor	3.00%	\$ 22,237	July 25, 2022	July 23, 2023

7. BORROWINGS

Borrowings include mortgage loans payable as summarized below:

Credit entity / Instrument	September 30, 2022		December 31, 2021		Interest rate (p.a.) [1], [2]	Maturity date	Terms [3]
	Principal balance at cost	Fair value	Principal balance at cost	Fair value			
BONO 2029	\$ 10,253,657	\$ 8,627,772	\$ 10,521,554	\$ 11,387,194	Fixed – 4.962%	July, 2029	I
BBVA Term Loan	3,790,362	3,790,362	3,826,325	3,826,325	3 months LIBOR + 2.05% [4]	July, 2026	I
Metlife	3,045,870	3,045,870	3,087,525	3,087,525	Fixed – 4.75%	January, 2027	I
BONO 2022	-	-	1,849,587	1,902,868	Fixed – 5.25%	November, 2022	I [5]
BBVA RCF [6]	1,668,607	1,668,607	-	-	3 months LIBOR + 2.00% [4]	July, 2026 [7]	I
Total borrowings	\$ 18,758,496	\$ 17,132,611	\$ 19,284,991	\$ 20,203,912			

[1] p.a. = per year.

[2] At September 30, 2022 and December 31, 2021, the 3 months LIBOR rates were 3.75471% and 0.20913%, respectively.

[3] P&I = Principal and interest

[4] The margin may vary according to the Rating and Loan to Value ("LTV") ratio.

[5] Principal payment could begin in February 2024.

[6] Unsecured committed revolving credit, up to an amount of US \$300 million Dollars

[7] Maturity date: July 2026 – with an option to extend two additional years.

On March 23, 2022, Terrafina made a disposition of \$1,326,942 (\$65 million dollars) from the revolving credit facility BBVA RCF.

On March 28, 2022, Terrafina fully prepaid the BOND 2022 for the total amount of \$1,795,672 (\$89.2 million dollars).

On May 18, 2022, Terrafina made a disposition of \$341,329 million (USD\$17 million) from revolver credit line BBVA RCF.

At September 30, 2022 and December 31, 2021, the Metlife debt were collateralized by Investment Properties with an aggregate estimated fair value of \$8,383,046 and \$8,036,622, respectively.

At September 30, 2022 and December 31, 2021, the borrowings at fair value were payable as follows:

	<1 year	1 – 3 years	>3 years	Total
September 30, 2022	\$ 138,078	\$ -	\$ 16,994,533	\$ 17,132,611
December 31, 2021	\$ 2,151,050	\$ -	\$ 18,052,862	\$ 20,203,912

The Trust's exposure to risk from changes in interest rates is largely related to the long-term borrowings. The Trust manages its interest rate risk through a combination of fixed and variable rate loans. In general, short-term borrowings may be subject to a floating rate, while longer-term loans are usually subject to a fixed rate.

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8. NET ASSETS ATTRIBUTABLE TO THE INVESTORS

Net Assets consists of the initial contribution and the proceeds from the issued CBFIs. As of September 30, 2022, the investors' net contributions amount to \$17,874,265, which corresponds to the total contributions of investors for \$20,819,849 net of capital reimbursements amounting to \$2,945,584 and consists of 772,587,008 outstanding CBFIs.

During the first quarter of 2022, Terrafina repurchased 6,745,045 CBFIs equivalent to \$191,558 (including transaction costs), according to the CBFIs repurchase program announced in 2018, which will be subsequently canceled in the following twelve months.

During the second quarter of 2022, Terrafina repurchased 5,964,259 CBFIs equivalent to \$165,025 (including transaction costs), according to the CBFIs repurchase program announced in 2018, which will be subsequently canceled in the following twelve months.

During the third quarter of 2022, Terrafina repurchased 3,471,173 CBFIs equivalent to \$97,515 (including transaction costs), according to the CBFIs repurchase program announced in 2018, which will be subsequently canceled in the following twelve months.

On March 9, 2022, the Trust made distribution to the investors, which were previously approved by the Trust's Technical Committee in the amount of \$359,098. The distribution of \$359,098 was considered as follows: \$321,979 as capital reimbursement and \$37,119 as tax result distribution.

On May 9, 2022, the Trust made distribution to the investors, which were previously approved by the Trust's Technical Committee in the amount of \$401,252. The distributed amount was considered as a tax result distribution.

On August 5, 2022, the Trust made distribution to the investors, which were previously approved by the Trust's Technical Committee in the amount of \$381,801. The distributed amount was considered as a tax result distribution.

9. RELATED PARTIES

The main Trust's related party transactions are detailed as follows:

Manager

The Trust reimburses the Manager for all costs incurred in carrying out its investment management functions plus VAT.

The amounts reimbursed for the periods ended September 30, 2022, and September 30, 2021, were \$8,905 and \$8,043 respectively.

Advisor

The payment of the Advisor's fee is equivalent to 0.5% per annum over the fair market value of the real estate assets plus VAT.

The Advisor's fee accrued for the periods ended September 30, 2022, and September 30, 2021, were \$69,496 and \$62,391 respectively.

10. RISKS

On March 11, 2020, the World Health Organization ("WHO") declared COVID-19 a pandemic, and national governments have implemented a range of policies and actions to combat it. The impact of the COVID-19 pandemic continues to evolve and has resulted in quarantines, supply chain disruptions, lower consumer demand, and general market uncertainty which causes market volatility. Management believes the estimates and assumptions underlying our condensed consolidated interim financial statements are reasonable and supportable based on the information available, however, uncertainty over the ultimate impact COVID-19 will have on the global economy generally, and on the Trust in particular, makes any estimates and assumptions inherently less certain than they would be absent the current and potential impacts of COVID-19. Therefore, the probability of the fair value of investments exactly coinciding with the price achieved in the event of a sale is reduced. Management will continue to monitor developments, and their impact on the Trust including its operations, lease agreements, net investment income, lending arrangements, debt covenants, the fair value of investments and estimates reported in the condensed consolidated interim financial statements and accompanying notes. If the financial markets and/or the overall economy continue to be impacted by COVID-19 for an extended period, the Trust's investment results may be materially adversely affected.

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11. COMMITMENTS AND CONTINGENCIES

In the ordinary course of business there can be various legal actions related to properties of the Trust. At September 30, 2022, the Trust's management was not aware of any such matter that had or would have a material effect on Trust's financial condition or results of operations.

12. SUBSEQUENT EVENTS

During October 2022, Terrafina repurchased 106,253 CBFIs equivalent to \$2,872 (including transaction costs), according to the CBFIs' repurchase program announced in 2018.

On October 25, 2022, the Technical Committee approved a dividend payment of \$366,766 corresponding to \$0.4748 cents per CBFIs'.

13. AUTHORIZATION OF THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

These condensed consolidated interim financial statements were authorized for issuance on October 25, 2022, by the Audit Committee and also by Terrafina's Technical Committee.