

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, 2024**

Unaudited

LIST OF CONTENTS

Page(s)

Condensed consolidated interim financial statements:

Condensed consolidated interim statements of financial position 1

Condensed consolidated interim statements of comprehensive income 2

Condensed consolidated interim statements of changes in net
assets attributable to the investors 3

Condensed consolidated interim statements of cash flows 4

Notes to the condensed consolidated interim financial statements 5-12

FIBRA Terrafina

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, 2024 (Unaudited)	December 31, 2023 (Audited)
Assets			
Non-current assets			
Investment properties	4	\$ 60,875,378	\$ 50,732,940
(Cost: 09/30/2024 - \$43,320,839; 12/31/2023 - \$43,680,371)			
Investments accounted using equity method	4 and 5	3,428,122	2,010,024
Deferred rents receivable		244,552	224,729
Other accounts receivable		40,583	48,951
Restricted cash		30,894	26,588
Total non-current assets		64,619,529	53,043,232
Current assets			
Other accounts receivable		143,261	99,994
Recoverable taxes		363,121	239,262
Prepaid expenses		45,444	35,239
Derivative financial instruments	4 and 6	-	28,874
(Cost: 09/30/2024 - \$0; 12/31/2023 - \$48,086)			
Deferred rents receivable		37,263	40,769
Accounts receivable		107,191	75,036
(Net of allowance for doubtful accounts: 09/30/2024 - \$56,369; 12/31/2023 - \$88,421)			
Cash and cash equivalents		653,463	635,618
Total current assets		1,349,743	1,154,792
Total assets		65,969,272	54,198,024
Net assets attributable to the investors			
Contributions, net		18,402,436	17,828,573
Retained earnings (losses)		15,497,142	15,080,636
Translation from functional to reporting currency		9,421,594	3,325,588
Own credit risk reserve		221,076	215,261
Total net assets attributable to the investors	8	43,542,248	36,450,058
Liabilities			
Non-current liabilities			
Borrowings	4 and 7	19,045,234	15,630,289
(Cost: 09/30/2024 - \$19,259,975; 12/31/2023 - \$16,048,825)			
Tenant deposits		391,881	309,474
Accounts payable		104,711	91,804
Total non-current liabilities		19,541,826	16,031,567
Current liabilities			
Borrowings	4 and 7	2,479,863	1,107,417
(Cost: 09/30/2024 - \$2,479,863; 12/31/2023 - \$1,107,417)			
Tenant deposits		115,749	89,816
Other Accounts Payable		-	235,966
Accounts payable	3	289,586	283,200
Total current liabilities		2,885,198	1,716,399
Total liabilities (excluding net assets attributable to the investors)		22,427,024	17,747,966
Total net liabilities and assets attributable to the investors		\$ 65,969,272	\$ 54,198,024

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 income and other comprehensive income
(Expressed in thousands of Mexican Pesos)
(Unaudited)

		Three months ended September 30, 2024	Nine months ended September 30, 2024	Three months ended September 30, 2023	Nine months ended September 30, 2023
Rental revenues		\$ 1,054,549	\$ 2,964,426	\$ 926,203	\$ 2,838,713
Other operating income		29,542	63,868	5,891	21,359
Real estate operating expenses		(160,105)	(485,035)	(164,813)	(460,152)
Other real estate expenses net		(13,846)	(3,263)	(13,104)	38,167
Fees and other expenses		(679,492)	(1,425,928)	(113,597)	(340,557)
Realized gain (loss) from disposal of investment properties		(333)	9,141	-	7,629
Loss on other accounts receivable from disposal of investment properties		-	-	(30,549)	(30,549)
Net unrealized gain (loss) from fair value adjustment on investment properties	4	(20,109)	2,130,431	2,327,434	3,396,406
Net unrealized gain (loss) from fair value adjustment on borrowings	4	(468,770)	(283,195)	628,176	684,436
Net unrealized gain (loss) from fair value adjustment on derivative financial instruments	4	-	(19,959)	(8,760)	(24,724)
Net realized gain (loss) from derivative financial instruments		(12,396)	(12,396)	-	-
Foreign exchange gain		6,107	96,684	32,917	110,576
Foreign exchange loss		(48,310)	(112,875)	(35,818)	(104,293)
Operating profit (loss)		(313,163)	2,921,899	3,554,180	6,137,011
Finance income		8,771	27,571	9,973	18,485
Finance costs		(304,716)	(816,513)	(304,238)	(776,887)
Finance costs - net		(295,945)	(788,942)	(294,265)	(758,402)
Share of profit from equity accounted investments	5	128,336	551,052	303,462	368,031
Profit (loss) for the period		(480,772)	2,684,009	3,563,377	5,746,640
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		2,814,732	6,096,006	1,133,403	(3,241,833)
<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		129,135	5,815	(385,523)	(703,990)
Comprehensive income (loss)		2,943,867	6,101,821	747,880	(3,945,823)
Total comprehensive income (loss) for the period		\$ 2,463,095	\$ 8,785,830	\$ 4,311,257	\$ 1,800,817
Earnings per CBFi					
Basic earnings per CBFi (Pesos)			\$ 3.4475		\$ 7.4392
Diluted earnings per CBFi (Pesos)			\$ 3.4475		\$ 7.4392

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, 2024 and September 30, 2023
(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, 2023		\$ 17,871,392	\$ 8,120,766	\$ 898,950	\$ 9,709,610	\$ 36,600,718
Transactions with investors						
Distributions to investors	8	(42,819)	-	-	(983,015)	(1,025,834)
Total transactions with investors		(42,819)	-	-	(983,015)	(1,025,834)
Comprehensive income						
Profit for the period		-	-	-	5,746,640	5,746,640
Other comprehensive income						
Translation from functional to reporting currency		-	(3,241,833)	-	-	(3,241,833)
Changes in the fair value adjustment on borrowings		-	-	(703,990)	-	(703,990)
Total comprehensive (loss) income		-	(3,241,833)	(703,990)	5,746,640	1,800,817
Net assets attributable to the investors at September 30, 2023		\$ 17,828,573	\$ 4,878,933	\$ 194,960	\$ 14,473,235	\$ 37,375,701
Balance at January 1, 2024		\$ 17,828,573	\$ 3,325,588	\$ 215,261	\$ 15,080,636	\$ 36,450,058
Capital contribution, net of issuing costs		573,863	-	-	-	573,863
Transactions with investors						
Distributions to investors	8	-	-	-	(2,267,503)	(2,267,503)
Total transactions with investors		573,863	-	-	(2,267,503)	(1,693,640)
Comprehensive income						
Profit for the period		-	-	-	2,684,009	2,684,009
Other comprehensive income						
Translation from functional to reporting currency		-	6,096,006	-	-	6,096,006
Changes from fair value adjustment on borrowings		-	-	5,815	-	5,815
Total comprehensive income (loss)		-	6,096,006	5,815	2,684,009	8,785,830
Net assets attributable to the investors at September 30, 2024		\$ 18,402,436	\$ 9,421,594	\$ 221,076	\$ 15,497,142	\$ 43,542,248

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, 2024	Nine months ended September 30, 2023
Cash flows from operating activities:			
Profit (loss) for the period		\$ 2,684,009	\$ 5,746,640
Adjustments:			
Net unrealized gain (loss) from fair value adjustment on investment properties	4	(2,130,431)	(3,396,406)
Net unrealized gain (loss) from fair value adjustment on borrowings	4	283,195	(684,436)
Net unrealized gain (loss) from fair value adjustment on derivative financial instruments	4	19,959	24,724
Net realized gain (loss) from derivative financial instruments	4	12,396	-
Realized gain (loss) from disposal of investment properties		(9,141)	(7,629)
Loss on other accounts receivable from disposal of investment properties		-	30,550
Bad debt expense		1,941	3,193
Accrued interest expense		801,389	694,396
Interest income on bank accounts		(27,571)	(18,485)
Accrued fees and other expenses		573,863	-
Share of profit from equity accounted investments	5	(551,052)	(368,031)
(Increase) decrease in:			
Deferred rents receivable		(16,317)	54,687
Accounts receivable		(34,096)	1,486
Recoverable taxes		(49,180)	(67,563)
Prepaid expenses		(10,205)	(6,854)
Other accounts receivable		(30,926)	167,684
Increase (decrease) in:			
Tenant deposits		108,340	14,726
Accounts payable		(55,386)	(23,705)
Net cash generated from operating activities		1,570,787	2,164,977
Cash flows from investing activities:			
Improvements of investment properties		(416,602)	(788,877)
Advances from disposition of investment properties		-	159,856
Proceeds from disposition of investment properties		452,220	45,945
Interest income on bank accounts		27,571	18,485
Investments accounted using equity method	5	(234,285)	(1,091,524)
Net cash used in investing activities		(171,096)	(1,656,115)
Cash flows from financing activities:			
Acquisition of derivative financial instruments	6	(14,879)	(48,086)
Proceeds from derivative financial instruments	6	2,828	-
Proceeds from borrowings	7	3,352,172	5,570,736
Principal payments on borrowings	7	(1,661,700)	(4,157,913)
Interest paid on borrowings	7	(873,157)	(808,058)
Distributions to investors	8	(2,267,503)	(1,025,834)
Net cash used in financing activities		(1,462,239)	(469,155)
Net increase (decrease) in cash and cash equivalents		(62,548)	39,707
Cash and cash equivalents at the beginning of the period		635,618	733,100
Exchange rate effects on cash and cash equivalents		80,393	(43,337)
Cash and cash equivalents at the end of the period		\$ 653,463	\$ 729,470

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, 2024
(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.

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, 2023, 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, 2023.

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, 2024
(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, 2024

The Trust has applied for the first time to its annual financial statements that began on January 1, 2023, the amendment to the IAS 1 and IFRS Practice Statement 2. The amendment requires the disclosure of "material" instead of "significant" accounting policies. The management of the Trust reviewed the accounting policies and applied the changes in this modification. The Trust has no relevant changes in its accounting policies by the adoption of this change.

In addition to this modification, there are other standards and modifications that are not applicable to the Trust and therefore have no impact to these consolidated financial statements.

3. SIGNIFICANT TRANSACTIONS

On January 24, 2024, Terrafina completed the sale of two properties located in Villahermosa, Tabasco for \$452,295 (\$26 million Dollars) as part of the capital recycling strategy.

On February 8, 2024, Terrafina completed the sale of one property located in San Luis Potosí, San Luis Potosí for \$41,824 (\$2 million Dollars) as part of the capital recycling strategy.

On March 15, 2024, Terrafina completed the sale of property located in Chihuahua, Chihuahua for \$106,543 (\$6 million Dollars) as part of the capital recycling strategy.

On March 20, 2024, Terrafina accrued \$21,725 for the payment of incentive plan to Terrafina's executives.

On March 20, 2024, Terrafina accrued \$445,016 for the payment of the Advisor's incentive fee for the period from March 20, 2023, to March 19, 2024, as established in the advisory agreement between Terrafina and the Advisor.

On June 28, 2024, Terrafina completed the sale of one property located in Saltillo, Coahuila, for \$107,142 (\$6 million Dollars) as part of the capital recycling strategy.

On July 24, 2024, Terrafina reported the payment of the performance fee to the Advisor and Terrafina's executives incentive plan through the issuance and grant of 13,140,064 CBFi's and 641,466 CBFi's, respectively.

On August 6, 2024, FIBRA Prologis acquired a majority stake in Terrafina's CBFIs, thereby gaining control of the Trust. As a result of this acquisition, and in addition to certain relevant changes in the corporate structure of the Trust, Terrafina paid a success fee to Goldman Sachs & Co. LLC ("Financial Advisor") in the amount of \$323,335 (equivalent to 16.9 million dollars). The Financial Advisor provided advisory services related to the public tender offer process for Terrafina's certificates. The success fee was recorded under fees and other expenses in the consolidated statements of income and other comprehensive income.

On August 20, 2024, Terrafina contributed two lands located in Apodaca, Nuevo León through its joint venture agreement with Monarch Member LLC in the amount of \$199,263 (US\$10.7 million).

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.

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, 2024
(Unaudited)

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

4. FAIR VALUE MEASUREMENTS (continued)

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 3 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.

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, 2024, and December 31, 2023, was 9.53% (ranges between 8.00% and 13.00%) and 9.50% (ranges between 8.00% and 12.75%), 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, 2024, and December 2023 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, 2024, and December 31, 2023, was between 2% and 5% for both periods, and collection loss 1% for both years.

It is probable that significant increases (decreases) in the discount rate, vacancy and collection loss assumptions would result in a significantly lower (higher) fair value measurement. However, an increase (decrease) in the market yield growth would result in a higher (lower) fair value measurement.

Unrealized gains (losses) from fair value adjustments on Investment Properties is included in the consolidated 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.

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

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, 2024
(Unaudited)

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

4. FAIR VALUE MEASUREMENTS (continued)

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.

- 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.
- 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, 2024, and December 31, 2023, ranges between 2.65% and 8.14%, and 3.75% and 8.77%, 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 has derivative financial instruments to cover the potential impacts of fluctuations in interest rates on the borrowings described in Note 7. The derivatives include interest rate Caps and states that if the SOFR rate is higher than the strike price, the counterparty will pay to the Trust an amount equal to the difference between the strike price and the SOFR rate. These derivative financial instruments are handled over the counter ("OTC") and are classified at Level 2 of 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, 2024							
	Cost	Amounts measured at fair value	Level 1	Level 2	Level 3		
Assets:							
Investment properties	\$ 43,320,839	\$ 60,875,378	\$ -	\$ -	\$ 60,875,378		
Investment accounted using equity method	637,496	3,428,122	-	-	3,428,122		
Total assets	\$ 43,958,335	\$ 64,303,500	\$ -	\$ -	\$ 64,303,500		
Liabilities:							
Borrowings	\$ 21,739,838	\$ 21,525,097	\$ -	\$ 21,525,097	\$ -		
Total liabilities	\$ 21,739,838	\$ 21,525,097	\$ -	\$ 21,525,097	\$ -		

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, 2024
(Unaudited)

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

4. FAIR VALUE MEASUREMENTS (continued)

Fair Value Measurements at December 31, 2023

	Cost	Amounts measured at fair value	Level 1	Level 2	Level 3
Assets:					
Investment properties	\$ 43,680,371	\$ 50,732,940	\$ -	\$ -	\$ 50,732,940
Investment accounted using equity method	1,270,945	2,010,024	-	-	2,010,024
Derivative financial instruments	48,086	28,874	-	28,874	-
Total assets	\$ 44,999,402	\$ 52,771,838	\$ -	\$ 28,874	\$ 52,742,964
Liabilities:					
Borrowings	\$ 17,156,242	\$ 16,737,706	\$ -	\$ 16,737,706	\$ -
Total liabilities	\$ 17,156,242	\$ 16,737,706	\$ -	\$ 16,737,706	\$ -

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, 2024, and for the year ended December 31, 2023.

Fair value measurements using significant unobservable inputs
(Level 3)

	Beginning balance 1/1/2024	Realized and unrealized net gain (loss)	Currency translation	Acquisitions and capital expenditures	Dispositions	Ending balance 09/30/2024	Unrealized gain (loss) for the period for investments still held at 09/30/2024
Assets:							
Investment properties	\$ 50,732,940	\$ 2,214,450	\$ 8,287,519	\$ 322,932	\$ (682,463)	\$ 60,875,378	\$ 2,130,431
Investment accounted using equity method	2,010,024	551,052	431,530	494,581	(59,065)	3,428,122	468,499
Total assets	\$ 52,742,964	\$ 2,765,502	\$ 8,719,049	\$ 817,513	\$ (741,528)	\$ 64,303,500	\$ 2,598,930

Fair value measurements using significant unobservable inputs
(Level 3)

	Beginning balance 1/1/2023	Realized and unrealized net gain (loss)	Currency translation	Acquisitions and capital expenditures	Dispositions	Ending balance 12/31/2023	Unrealized gain (loss) for the period for investments still held at 12/31/2023
Assets:							
Investment properties	\$ 52,411,408	\$ 4,250,975	\$ (6,846,544)	\$ 974,981	\$ (57,880)	\$ 50,732,940	\$ 4,143,540
Investment accounted using equity method	539,639	413,106	(83,168)	1,236,366	(95,919)	2,010,024	400,332
Total assets	\$ 52,951,047	\$ 4,664,081	\$ (6,929,712)	\$ 2,211,347	\$ (153,799)	\$ 52,742,964	\$ 4,543,872

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.

On December 7, 2022, Terrafina signed a joint venture agreement with Monarch Member to invest through the Trust F/3927 ("Sidecar") in the acquisition, development, and leasing of commercial properties in Mexico. Terrafina is entitled to receive an incentive fee once the performance returns on the investments have been met, in accordance with the provisions of the beneficiary agreement, and it is paid until the liquidation of such investments. Terrafina recognizes the incentive fee as if the investments were realized at the fair value at the date of this financial statements. On September 30, 2024, the accrued incentive fee was \$40,583.

On September 30, 2024, and December 31, 2023, the Trust held a 50% interest participation in the joint ventures agreements signed with American Industries, Avante and Monarch Member respectively.

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, 2024
(Unaudited)

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

5. INVESTMENTS UNDER THE EQUITY METHOD OF ACCOUNTING (continued)

Below is a book value activity reconciliation for the periods between January 1 to September 30, 2024, and January 1 to December 31, 2023:

	September 30, 2024				December 30, 2024			
	Fid. 2717	Fid. 3485	Fid. 3927	Total	Fid. 2717	Fid. 3485	Fid. 3927	Total
Initial balance	\$ 340,001	\$ 379,536	\$ 1,290,487	\$ 2,010,024	\$ 288,442	\$ 250,861	\$ 336	\$ 539,639
Contributions (distributions)	(12,123)	96,301	351,337	435,515	(11,463)	123,710	1,028,199	1,140,446
Share of profit from equity accounted investments	56,945	152,755	341,353	551,053	102,092	44,634	266,380	413,106
Currency translation	62,568	90,181	278,781	431,530	(39,070)	(39,669)	(4,428)	(83,167)
Ending balance	<u>\$ 447,391</u>	<u>\$ 718,773</u>	<u>\$ 2,261,958</u>	<u>\$ 3,428,122</u>	<u>\$ 340,001</u>	<u>\$ 379,536</u>	<u>\$ 1,290,487</u>	<u>\$ 2,010,024</u>

6. DERIVATIVE FINANCIAL INSTRUMENTS

The Trust had interest rate derivatives contracts to manage the potential impact of interest rate fluctuations on the borrowings described in Note 7. The derivative financial instruments included interest rate Caps and stated that in the case the underlying reference rate was higher than the strike price; the counterparty would pay the Trust an amount equal to the difference between the strike price and the reference rate on a monthly or quarterly basis.

On August 29, 2024, Terrafina early terminated all outstanding derivative financial instruments. The settlement amount received was \$2,828, and a realized loss from derivative financial instruments was recorded in the consolidated statement of income and other comprehensive a realized loss of \$12,396.

For the period from January 1 and August 29, 2024 (termination date), the difference between the strike price and the reference rate resulted in an interest reimbursement by the counterparty to the Trust by \$29,874. The Interest expense reimbursements are recognized in finance costs net in the consolidated statement of income and other comprehensive income.

Derivative financial instruments held as of September 30, 2024, and December 31, 2023, are summarized as follows:

September 30, 2024							
Derivative type	Bank	Notional amount (USD)	Underlying variable rate	Strike price	Fair value	Inception date	Maturity date
CAP	BBVA	258,000,000	4.5M SOFR	4.500%	\$ -	July 17, 2023	July 17, 2024
CAP	BBVA	57,000,000	4.5M SOFR	4.500%	-	July 28, 2023	July 29, 2024
CAP	Monex	50,000,000	CME SOFR 1M	5.000%	-	April 1, 2024	December 20, 2024
CAP	Monex	66,200,000	3M SOFR	5.000%	-	April 17, 2024	April 21, 2025
CAP	Monex	57,000,000	CME SOFR 3M	5.000%	-	July 29, 2024	July 29, 2025
CAP	Citi	258,000,000	3M SOFR	5.000%	-	July 17, 2024	July 17, 2025
Total					<u>\$ -</u>		

December 31, 2023							
Derivative type	Bank	Notional amount (USD)	Underlying variable rate	Strike price	Fair value	Inception date	Maturity date
CAP	BBVA	258,000,000	4.5M SOFR	4.500%	\$ 23,836	July 17, 2023	July 17, 2024
CAP	BBVA	57,000,000	4.5M SOFR	4.500%	5,038	July 28, 2023	July 29, 2024
Total					<u>\$ 28,874</u>		

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, 2024
(Unaudited)

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

7. BORROWINGS

Borrowings include mortgage loans payable as summarized below:

Credit entity / Instrument	As of September 30, 2024		As of December 31, 2023		Interest rate (p.a.) [1], [2]	Maturity date	Terms [3]
	Principal balance at cost	Fair value	Principal balance at cost	Fair value			
Bond 2029	\$ 9,911,899	\$ 9,697,158	\$ 8,635,357	\$ 8,216,821	Fixed - 4.962%	July, 2029	I
Metlife	2,944,350	2,944,350	2,534,025	2,534,025	Fixed - 4.75%	January, 2027	I [5]
BBVA Promissory Note 2023	981,450	981,450	846,303	846,303	1 month SOFR + 0.95%	December, 2024	I
New BBVA Term Loan	3,982,526	3,982,526	3,428,697	3,428,697	3 months SOFR + 1.70% [4]	July, 2027	I
New BBVA RCF [6]	2,604,470	2,604,470	1,711,860	1,711,860	3 months SOFR + 1.50% [4]	June, 2026 [7]	I
BBVA Promissory Note August 2024	1,315,143	1,315,143	-	-	1 month SOFR + 0.95%	February, 2025	I
Total borrowings	\$ 21,739,838	\$ 21,525,097	\$ 17,156,242	\$ 16,737,706			

[1] p.a. = per year.

[2] As of September 30, 2024, and December 31, 2023, the 3 month SOFR term was 4.59211% and 5.33140%, respectively. As of September 30, 2024, and as of December 31, 2023, the 1 month SOFR term was 4.84570% and 5.35472%, respectively.

[3] P&I = Principal and interest; I = Interest.

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

[5] Principal payment could begin in March 2025.

[6] Unsecured committed revolving credit, up to an amount of \$131.2 million Dollars

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

On January 18, 2024, Terrafina made a disposition of \$343,196 (\$20 million dollars) from the New BBVA RCF revolving credit facility.

On February 1, 2024, Terrafina prepaid \$343,864 (\$20 million dollars) of the New BBVA RCF revolving credit facility.

On February 29, 2024, Terrafina made a disposition of \$1,354,254 (\$81.2 million dollars) from the New BBVA RCF revolving credit facility.

On August 29, 2024, Terrafina closed an unsecured promissory note with BBVA México, S.A. ("BBVA Promissory Note August 2024") for a total amount of \$1,317,836 (\$67 million dollars)

On August 29, 2024, Terrafina prepaid \$1,317,836 (\$67 million dollars) of the New BBVA RCF revolving credit facility and elected to reduce the committed under the revolving credit facility to \$131.2 million dollars.

On August 30, 2024, Terrafina made a disposition of \$336,885 (\$17 million dollars) of the Nuevo BBVA RCF revolving credit facility.

On September 30, 2024, and December 31, 2023, the Metlife debt were collateralized by Investment Properties with an aggregate estimated fair value of \$9,517,710 and \$7,824,224, respectively.

On September 30, 2024, and December 31, 2023, the borrowings at fair value were payable as follows:

	<1 year		1 – 3 years		>3 years		Total
As of September 30, 2024	\$	2,479,863	\$	9,445,475	\$	9,599,759	\$ 21,525,097
As of December 31, 2023	\$	1,107,417	\$	1,689,350	\$	13,940,939	\$ 16,737,706

All borrowings are denominated in Dollars. Terrafina has a benefit of not paying principal amortization from Metlife loan until March 1, 2025. New BBVA Term Loan, New BBVA RCF revolving credit facility, New BBVA Promissory Note and Bond 2029 are not subject to principal amortizations until their respective maturity dates.

8. NET ASSETS ATTRIBUTABLE TO THE INVESTORS

Net Assets consists of the initial contribution and the proceeds from the issued CBFi's. As of September 30, 2024, the investors' net contributions amount to \$18,402,436, which corresponds to the total contributions of investors for \$21,390,840 net of capital reimbursements amounting to \$2,988,404 and consists of 786,262,285 outstanding CBFi's.

On March 5, 2024, the Trust made distribution to the investors, which were previously approved by the Trust's Technical Committee in the amount of \$339,515, additionally, the Technical Committee approved an extraordinary distribution of \$1,221,331. Both distributions were for the concept of distribution of the 2023 tax results.

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, 2024
(Unaudited)

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

8. NET ASSETS ATTRIBUTABLE TO THE INVESTORS (continued)

On May 8, 2024, the Trust made distribution to the investors, which were previously approved by the Trust's Technical Committee in the amount of \$348,087.

On July 27, 2024, Terrafina issued 13,140,064 CBFIs and 641,466 CBFIs, corresponding to \$547,152 and \$26,711 respectively, and were used to pay the performance fee to the Advisor and the incentive plan to Terrafina's executives, respectively.

On August 6, 2024, Terrafina paid dividends to investors, which were previously approved by the Technical Committee in the amount of \$358,570.

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, 2024, and September 30, 2023, were \$137,569 and 191,842 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, 2024, and September 30, 2023, were \$ 211,839 and \$191,842 respectively.

In accordance with the provisions of the advisory agreement, Terrafina will pay to the advisor, annually as of March 20, a performance fee. The performance fee is determined based on 10% of the surplus between Terrafina's market capitalization, considering an average price of the certificates in the 60 days prior to the calculation date, and the net capital, including issuances of CBFIs and cumulative distributions increased by a growth rate of 9% per annum.

As indicated in note 8, Terrafina issued 13,140,064 CBFIs that was used to pay the performance fee to the Advisor. The issuance was accounted for in accordance with the provisions of IFRS 2 Share-based Payments, which establishes that any increase in equity must be recognized based on the grant date of the shares to the Advisor. Therefore, the value corresponding to this issuance was reflected in the statement of changes in equity, and the performance fee was recorded in Fees and other expenses in the consolidated statement of income and other comprehensive income for an amount of \$547,152.

10. COMMITMENTS AND CONTINGENCIES

In the ordinary course of business there can be various legal actions related to properties of the Trust. On September 30, 2024, 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.

11. SUBSEQUENT EVENTS

On October 9, 2024, Terrafina closed an unsecured promissory note with Scotiabank Inverlat, S.A. for an amount of \$1,921,270 (\$100 million dollars).

On October 10, 2024, Terrafina prepaid \$1,921,270 (\$100 million dollars) of the New BBVA RCF revolving credit facility.

12. AUTHORIZATION OF THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

These condensed consolidated interim financial statements were authorized for issuance on October 29, 2024, by the Financial Director of the Trust, Jorge Roberto Girault Facha.