TERRAFINA ANNOUNCES A DISTRIBUTION PAYMENT CORRESPONDING TO THE FIRST QUARTER OF 2015

Mexico City, May 07, 2015 - Terrafina ("TERRA") (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, announced today that according to the Trust Agreement F/00939, it will make a distribution of capital refund to the holders of its Certificados Bursátiles Fiduciarios Inmobiliarios ("CBFIs") on May 15, 2015 in the amount of Ps. 0.488013 per CBFI, for each of the outstanding 607,210,360 CBFIs, equivalent to an aggregate payment of Ps. 296,326,428.95 (two hundred and ninety six million, three hundred and twenty six thousand, four hundred and twenty eight Mexican Pesos 95/100).

Please see below the dates pertaining to the distribution:

Ex-dividend date	May 12, 2015
Record date	May 14, 2015
Payment date	May 15, 2015

Additionally, the implied value of Terrafina, as of March 31, 2015, is Ps.30.76 per CBFI. A detailed calculation of Terrafina's implied value as of March 31, 2015 is as follows:

Net contributions by trustees	15,629,141,928
Currency translation adjustments	3,046,365,513
Retained earnings	-
Total equity	18,675,507,441
# of CBFIs outstanding	607,210,360
Implied value	30.76

Source: Terrafina, Interim Consolidated Financial Statements 1Q15, figures in Mexican pesos

Contacts in Mexico City:
Francisco Martinez/ Angel Bernal
Investor Relations Officer / Chief Financial Officer
Tel: +52 (55) 5279-8107 / +52 (55) 5279-8109
E-mail: francisco.martinez@terrafina.mx / angel.bernal@terrafina.mx

Contacts in New York:
Maria Barona
i-advize Corporate Communications, Inc.
Tel: +1 (212) 406-3691
E-mail: mbarona@i-advize.com

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 208 real estate properties, including 196 developed industrial facilities with a collective GLA of approximately 28.2 million square feet and 9 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.terrafina.mx

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 19 cities around the world, and gross assets under management of $58.7 billion ($44.1 billion net) as of December 31, 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 March 31, 2015, 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.