



ORDINARY AND EXTRAORDINARY ANNUAL GENERAL MEETING ANNOUNCEMENT FOR HOLDERS OF TRUST STOCK CERTIFICATES OF NON-AMORTIZABLE CBFIs IDENTIFIED BY THE TICKER SYMBOL: TERRA13

Mexico City, February 29, 2016 - 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 the following:

In accordance with Articles 64 Bis I and 68 of Mexican Securities Market Law, and Article 218 of the Mexican General Law of Negotiable Instruments and Credit Transactions, and in accordance with Trust Agreement number F/00939 dated January 29, 2013 ("the Trust") and the global certificate ("the Certificate") that evidences the issuance of non-amortizable trust certificates known as CBFIs with ticker symbol "TERRA 13" ("the Certificates"), issued by CIBanco, S.A., Institución de Banca Múltiple (formerly The Bank of New York Mellon, S.A., Institución de Banca Múltiple), acting as trustee of the Trust, where PLA Administradora Industrial, S. de R.L. de C.V. acts as advisor and trustor ("the Advisor"), TF Administradora, S. de R.L. de C.V. acts as management subsidiary ("the Subsidiary"); and Monex Casa de Bolsa, S.A. de C.V., Monex Grupo Financiero acts as common representative (the "Common Representative") of the CBFi holders ("the Holders"), Terrafina invites the Holders to attend the Annual Ordinary and Extraordinary CBFIs Holders Meeting ("the Meeting") which shall be held at 11:00am in the office of the Common Representative located at Av. Paseo de la Reforma No. 284, Piso 9, Col. Juárez, C.P. 06600, Mexico City, in order to discuss the following:

AGENDA **Ordinary Meeting**

- I. Presentation, discussion, and, as the case may be, approval of the audited annual financial statements of the Trust for fiscal year 2015, pursuant to the provisions of Clause 4.3, paragraph (a), sub-paragraph (i) of the Trust.
- II. Presentation, discussion, and, as the case may be, approval of the Annual Report up to December 31, 2015, pursuant to the provisions of Clause 4.3, paragraph (a), sub-paragraph (ii) of the Trust.
- III. Appointment, ratification, and/or removal of the members of the Technical Committee, pursuant to the provisions of Clause 4.3, paragraph (a), sub paragraph (iii) of the Trust.
- IV. Proposal, discussion, and, as the case may be, approval of (i) the implementation of an annual certificate issuance program; (ii) the subsequent issuance of 130,000,000 (one hundred thirty million) real estate trust certificates pursuant to the provisions of Clause 3.2 and Clause 3.4, paragraph (h) of the Trust, which may be used in order to acquire assets, be offered and/or placed publicly or privately in Mexico and/or abroad, to comply with the purposes of the Trust, as determined by the Subsidiary, and (iii) the delegation of authority to the Subsidiary to determine the use of the certificates issued in accordance with section (ii) above.



- V. Presentation of the of the certificate repurchase fund project approved by the Technical Committee, subject to obtaining the required authorizations from the corresponding authorities, if applicable.

Extraordinary Meeting

- I. Proposal, discussion, and, as the case may be, approval of the implementation of a new incentive plan, exclusively applicable to the Subsidiary's Chief Executive Officer and Chief Financial Officer.
- II. Proposal, discussion, and, as the case may be, approval of the amendments to the Advisory Agreement entered into by and among the Trustee, the Advisor and the Subsidiary.
- III. Proposal, discussion, and, as the case may be, approval of the extension of the date for the annual Ordinary Holders Meeting.
- IV. Proposal, discussion, and, as the case may be, approval to instruct the Common Representative and/or the Trustee, if required, to execute the necessary and/or convenient acts in order to comply with the resolutions adopted in items VII, VIII and IX above, including, without limitation, the amendment to the Transaction Documents, the obtainment of the authorizations from the corresponding authorities and, in general, the execution of all documents, procedures, publications and press releases related with the foregoing.

Common Matters to the Ordinary and Extraordinary Meeting

- VI. Appointment of delegate(s) in order to comply with the resolutions of the Meeting.

Holders of the Certificates who choose to attend the Meeting, shall deliver, no later than the business day prior to the Meeting: (i) proof of deposit issued by S.D. Indeval Institución para el Depósito de Valores, S.A. de C.V.; (ii) the list issued to that effect by the corresponding custodian; and (iii) if applicable, the proxy letter executed before two witnesses required in order to be represented at the Meeting, or a general or special power of attorney granted in terms of the applicable law, in the offices of the Common Representative, and addressed to Jesús Abraham Cantú Orozco, Rodrigo Sánchez Castañeda and/or Paola Alejandra Castellanos García, between 9:00 and 15:00 hours, and between 16:30 and 17:30 hours, Monday through Friday, as of the publication date of this call. Furthermore, the Holders are hereby invited to contact the Common Representative, via e-mail (jcantu@monex.com.mx), or by telephone (+52-55) 5231-0588, in the case they have any questions related to any of the items of the Meeting Agenda.

Mexico City, February 29, 2016
CIBanco, S.A., Institución de Banca Múltiple,
in its capacity as trustee of the Trust F/00939

Gerardo Ibarrola Samaniego
Trustee Delegate

Juan Pablo Baights Bastiri
Trustee 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, Bajío and Northern regions of Mexico. It is internally managed by highly qualified industry specialists, and externally advised by PREI.

Terrafina owns 220 real estate properties, including 209 developed industrial facilities with a collective GLA of approximately 29.9 million square feet and 11 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), and operates as Pramerica Real Estate Investors in markets outside of the Americas, Korea and Japan. Redefining the real estate investing landscape since 1970, PREI has professionals in 18 cities in the Americas, Europe and Asia Pacific with deep local knowledge and expertise, and gross assets under management of \$63.7 billion (\$47.1 billion net) as of December 31, 2015. PREI's tenured team offers to its global client base a broad range of real estate investment vehicles that span the risk-return spectrum across core, core plus, value-add, 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 December 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.