



TERRAFINA ANNOUNCES INTERIM CHIEF FINANCIAL OFFICER

Mexico City, January 18, 2017 – Terrafina® (“TERRA”) (BMV: TERRA13), a leading Mexican industrial real estate investment trust (“FIBRA”), externally advised by PGIM Real Estate and dedicated to the acquisition, development, leasing and management of industrial real estate properties in Mexico, announced today the departure of its Chief Financial Officer, Mr. Angel Manuel Bernal Robles. Mr. Bernal Robles is leaving the Company to pursue personal interests with effect at the end of January 2017.

Enrique Lavin, Head of Portfolio Management and Capital Markets at PGIM Real Estate, will assume the responsibilities of the Chief Financial Officer on an interim basis. Based in Mexico City, Mr. Lavin has worked with Terrafina since its inception, and is currently responsible for the implementation and execution of the financing strategy of PGIM Real Estate’s Latin America investment platform. A search for a permanent replacement for Mr. Bernal Robles has commenced.

“On behalf of the Terrafina team, we thank Angel for his contributions as a vital part of management, and an excellent partner and colleague, and we wish him much success in his future endeavors,” stated Alberto Chretin, Chief Executive Officer. “Enrique is uniquely qualified to assume the interim responsibilities of the Chief Financial Officer given his history with Terrafina and his portfolio management and capital markets roles within PGIM Real Estate. Together with the Terrafina Board of Directors, we look forward to announcing a new Chief Financial Officer in due course.”



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 PGIM Real Estate.

TerraFina owns 271 real estate properties, including 260 developed industrial facilities with a collective GLA of approximately 36.4 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

PGIM Real Estate

PGIM Real Estate is the real estate investment business of PGIM Inc., the global investment management businesses of Prudential Financial, Inc. (NYSE: PRU). Redefining the real estate investing landscape since 1970, PGIM Real Estate has professionals in 18 cities in the Americas, Europe and Asia Pacific with deep local knowledge and expertise, and gross assets under management of \$66.9 billion (\$48.4 billion net) as of September 30, 2016. PGIM Real Estate'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.pgimrealestate.com.

About Prudential Financial, Inc.

Prudential Financial, Inc. (NYSE:PRU), a financial services leader with more than \$1 trillion of assets under management as of September 30, 2016, 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.