TERRAFINA ANNOUNCES SUCCESSFUL OFFERING IN THE GLOBAL CAPITAL MARKET FOR 160 MILLION CBFIS

Mexico City, July 20, 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, lease and management of industrial real estate properties in Mexico, announced today the successful global capital issuance pricing at Ps.30.25 per real estate trust certificate (“CBFI”), of its follow-on equity offering of 159,605,251 CBFIs, excluding an overallotment option. The offering is expected to settle on July 25, 2017.

The placement of the CBFIs has been undertaken through a public offering in Mexico through the Mexican Securities Exchange, a private offering outside Mexico in reliance on Rule 144A and Regulation S under the U.S. Securities Act of 1933 (U.S. Securities Act of 1933), and in other countries under Regulation S of the U.S. and applicable regulations in the related countries. Approximately 40% of the CBFIs were placed through the public offering in Mexico and the other 60% through the international private offering. The offering was oversubscribed 2.5 times.

This press release is not an offer for sale of the securities, or a solicitation of an offer to buy the securities in the United States, and the securities may not be offered or sold publicly in the United States absent registration or an exemption from registration under the U.S. Securities Act of 1933, as amended. Terrafina has not registered, and does not intend to register any part of the offering, or conduct a public offering, in the United States. This press release is issued pursuant to Rule 135c of the U.S. Securities Act of 1933.

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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 PGIM Real Estate.

Terrafina owns 272 real estate properties, including 260 developed industrial facilities with a collective GLA of approximately 36.5 million square feet and 12 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

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 US$65.9 billion (US$47.7 billion net) as of March 31, 2017. PGIM Real Estate's tenured team offers to its global client base a broad range of real estate equity, debt, and securities investment strategies that span the risk/return spectrum. For more information, visit www.pgimrealestate.com

About Prudential Financial, Inc.

Prudential Financial, Inc. (NYSE:PRU), a financial services leader with more than US$1.1 trillion of assets under management as of March 31, 2017, 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.