



TERRAFINA ANNOUNCES INDUSTRIAL PROPERTY ACQUISITIONS FOR US\$59 MILLION

Mexico City, September 28, 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, today announced the acquisition of eight Class A industrial properties located in the Northern region for US\$59 million – excluding taxes and transaction costs.

The following are the transaction highlights:

	<u>Transaction I</u>	<u>Transaction II</u>	<u>Consolidated</u>
Acquisition Price <i>(millions of dollars)</i>	\$53	\$6	\$59
Gross Leasable Area <i>(million square feet)</i>	0.9	0.2	1.1
Price per Square Foot <i>(dollars)</i>	\$57.5	\$47.3	\$53.6
Cap Rate <i>(next twelve-months)</i>	8.7%	10.1%	8.8%
Occupancy Rate	100%	100%	100%
Annualized Average Lease Rent <i>(dollars)</i>	5.12	4.93	5.08
Dollar Denominated Lease Contracts	100%	100%	100%
Average Property Age	4.9 years	< 1 year	4.0 years
Average Lease Term	7.9 years	9.0 years	8.1 years

The acquisition will be financed with the proceeds obtained from the follow-on offering concluded in July 2017, using a total of US\$42.9 million in cash and US\$16.1 million from existing debt of one of the acquired portfolios, which will be reflected in Terrafina's balance sheet.

Finally, as a result of these transactions, the Company expects an annualized AFFO increase in the range of 4% to 6%.

"To further advance Terrafina's acquisition strategy as was announced in July 2017, we are very pleased to have closed this first phase of acquisitions, and to have done so within the timeframe agreed upon with the market. We continue on track with our commitment to close the remaining acquisitions in the upcoming months and therefore anticipate raising the overall value of the portfolio as well as Terrafina's profitability," stated Alberto Chretin, Terrafina's Chief Executive Officer.

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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, Bajío 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.terrafinamx

PGIM Real Estate

PGIM Real Estate is the real estate investment business of PGIM Inc., the global investment management business 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\$67.3 billion (US\$49.0 billion net) as of June 30, 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\$1.3 trillion of assets under management as of June 30, 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

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