

TERRAFINA ANNOUNCES COMMENCEMENT OF A TENDER OFFER FOR ANY AND ALL OF ITS 5.250% SENIOR NOTES DUE 2022

Mexico City, July 08, 2019 - 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 that it has commenced a cash tender offer (the "Tender Offer") for any and all of its outstanding 5.250% Senior Notes due 2022 (the "Notes") issued on November 10, 2015 in the international markets under Rule 144A and Regulation S of the Securities Act of 1933 of the United States of America. The Tender Offer is made pursuant to an Offer to Purchase dated as of July 8, 2019 and the related Notice of Guaranteed Delivery (collectively, the Offer to Purchase and the Notice of Guaranteed Delivery are herein referred to as the "Offer Documents") in accordance with the regulations and market practices applicable in the state of New York, United States of America. Following consummation of the Tender Offer, the Notes that are accepted for purchase will be retired and cancelled.

Title of Security	CUSIP No. and ISINs	Principal Amount Outstanding	Tender Offer Consideration (per U.S.\$1,000 principal amount)
5.250% Notes due 2022	144A ISIN: US17162LAA98 144A CUSIP: 17162L AA9 Reg S ISIN: USP26054AA76 Reg S CUSIP: P26054 AA7	U.S.\$425,000,000	U.S.\$1,051.25

Holders will be permitted to withdraw tendered Notes at any time prior to the earlier of (i) July 12, 2019 (*expiration date*), and (ii) if the Tender Offer is extended, the 10th business day after the commencement of the Tender Offer, by following the procedures described in the Offer Documents.

NEITHER THE OFFER TO PURCHASE NOR ANY OF THE OTHER DOCUMENTS RELATING TO THE OFFER HAVE BEEN FILED WITH OR REVIEWED BY THE FEDERAL OR ANY STATE SECURITIES COMMISSION OR REGULATORY AUTHORITY OF ANY COUNTRY, NOR HAS ANY SUCH COMMISSION OR AUTHORITY PASSED UPON THE ACCURACY OR ADEQUACY OF THE OFFER TO PURCHASE OR ANY OF THE OTHER DOCUMENTS RELATING TO THE OFFER.

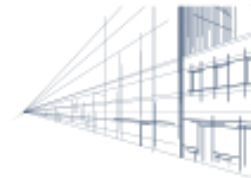
Completion of the Tender Offer is conditioned on the satisfaction or waiver of certain conditions described in the Offer Documents. Terrafina has the right, in its sole discretion, to amend or terminate the Tender Offer at any time, subject to applicable law.

The Tender Offer does not constitute an offer to sell any kind of security or a solicitation to buy any kind of security (different from the Notes).

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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 298 real estate properties, including 287 developed industrial facilities with a collective GLA of approximately 41.1 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

About PGIM Real Estate

PGIM, the global investment management business of Prudential Financial, Inc. (NYSE: PRU), is one of largest real estate investment managers in the world, with more than \$171.2 billion¹ in gross real estate assets under management and administration, as of March 31, 2019. Through its PGIM Real Estate and PGIM Real Estate Finance businesses, PGIM leverages a 140-year history of real estate lending on behalf of institutional and middle-market borrowers², a 49-year legacy of investing in commercial real estate on behalf of institutional investors, and the deep local knowledge and expertise of professionals in 31 cities around the world.

PGIM Real Estate, the real estate investment management business of PGIM, has been redefining the real estate investing landscape since 1970. Combining insights into macroeconomic trends and global real estate markets with excellence of execution and risk management, PGIM Real Estate's tenured team offers to its global clients a broad range of real estate equity, debt, and securities investment strategies that span the risk-return spectrum and geographies. For more information, visit pgimrealestate.com.

About Prudential Financial, Inc.

Prudential Financial, Inc. (NYSE:PRU), a financial services leader with more than US\$1.5 trillion of assets under management as of March 31, 2019, 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.

1) AUA equals \$33.7 billion.

2) Includes legacy lending through PGIM's parent company, Prudential Financial, Inc.