



TERRAFINA ANNOUNCES ITS INCLUSION AS PART OF THE S&P/BMV TOTAL MEXICO ESG INDEX AND THE PUBLICATION OF THE 2021 INTEGRATED ANNUAL REPORT

Mexico City, July 11th, 2022 - 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 its inclusion in the S&P/BMV Total Mexico ESG Index and the publication of its 2021 Integrated Annual Report.

The S&P/BMV Total Mexico ESG Index aims to provide exposure to the Mexican market through a set of companies that meet strict sustainability criteria and ESG best practices. As of this year, Terrafina is included as part of the index, which is comprised of 30 companies listed on the Mexican Stock Exchange.

Terrafina also announced that it has published its 2021 Integrated Annual Report: *Consistency in action, creating sustainable value*.

The full report can be found [here](#).

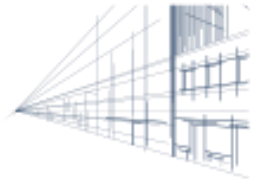
Some of the key highlights for the 2021 integrated report include the following:

- **Three-year growth plan.** During 2021 the three-year growth plan was developed and execution started. This plan is focused on creating value through the development of new properties located in strategic markets. As part of this plan, Terrafina is committed to certifying 100% of new developments under sustainable criteria.
- **Market dynamics.** There was productive leasing activity in key regions and sectors, including the signing of a contract for e-commerce and logistics services in Tijuana, and strategic asset sales in other northern cities. These and other distribution activities partially resulting from nearshoring trends played a key role in Terrafina's results.
- **ESG scores.** We were recognized for the first time as an Industry Mover by S&P, and included in the S&P Sustainability Yearbook as we scored in the top 15% on their Corporate Sustainability Assessment (CSA), and achieved the most significant progress in the Real Estate industry in 2021.
- **Human rights.** There was also progress in our human rights efforts as we completed risk analyses and developed an action plan to manage these risks. With this, a due diligence process was defined and implemented in accordance with international recommendations.
- **Supply chain sustainability.** An ESG evaluation was carried out for a pilot sample of suppliers considering environmental, social and corporate governance issues. The aim was to identify areas of opportunity to establish supply strategies and guidelines aligned with the company's sustainability vision.
- **Internationally-recognized initiatives and standards.** We continued to be a UN Global Compact signatory, participated in S&P's CSA for the third year in a row, and once again participated in GRESB's real estate questionnaire for the fifth year in a row. Our new integrated report is aligned with GRI and SASB reporting standards, and includes TCFD analyses and recommendations.

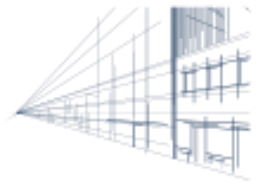
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Alberto Chretin, CEO and Chairman of Terrafina's Technical Committee, commented: *"Our focus during 2021 was on the continued execution of our three-year growth plan to meet the ESG goals to which we are committed. We understand the relevance of our connections to stakeholders, and will continue to grow those networks. Furthermore, for the first time we have adopted an integrated reporting format for our annual report. In it, we recognize the opportunities that climate change and the latest market dynamics may represent for Terrafina. We are pleased to share this with our stakeholders, and want to continue thanking them for their interest and support. Finally, I am proud to share our integration into the S&P/BMV Total Mexico ESG Index, which acknowledges our dedication to sustainability which we will continue to strengthen with best practices."*



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 278 real estate properties, including 273 developed industrial facilities with a collective GLA of approximately 38.6 million square feet and 5 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 an effective management and corporate governance structure. For more information, please visit <https://www.terrafinamx/en>.

About PGIM Real Estate

As one of the largest real estate managers in the world with \$208.7 billion in gross assets under management and administration¹, PGIM Real Estate strives to deliver exceptional outcomes for investors and borrowers through a range of real estate equity and debt solutions across the risk-return spectrum. PGIM Real Estate is a business of PGIM, the \$1.6 trillion global asset management business of Prudential Financial, Inc. (NYSE: PRU).

PGIM Real Estate's rigorous risk management, seamless execution, and extensive industry insights are backed by a 50-year legacy of investing in commercial real estate, a 140-year history of real estate financing², and the deep local expertise of professionals in 31 cities globally. Through its investment, financing, asset management, and talent management approach, PGIM Real Estate engages in practices that ignite positive environmental and social impact, while pursuing activities that strengthen communities around the world. For more information visit www.pgimrealstate.com.

¹ As of March 31, 2022. Includes \$45.9 billion U.S. dollars in assets under management (AUA).

² Includes legacy lending through PGIM's parent company, PFI.

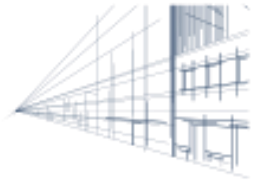
About PGIM and Prudential Financial, Inc.

PGIM, the global asset management business of Prudential Financial, Inc. (NYSE: PRU), ranks among the top 10 largest asset managers in the world¹ with more than \$1.6 trillion in assets under management as of March 31, 2022. With offices in 16 countries, PGIM's businesses offer a range of investment solutions for retail and institutional investors around the world across a broad range of asset classes, including public fixed income, private fixed income, fundamental equity, quantitative equity, real estate and alternatives. For more information about PGIM, visit pgim.com.

Prudential's additional businesses offer a variety of products and services, including life insurance, annuities and retirement-related services. For more information about Prudential, please visit www.pgim.com.

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¹ Prudential Financial, Inc. (PFI) is the 10th largest investment manager (out of 527 firms surveyed) in terms of global assets under management based on Pensions & Investments' Top Money Managers list published on June 1, 2020. This ranking represents global assets under management by PFI as of March 31, 2020.



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 a guarantee of future performance.

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