



## **TERRAFINA ANNOUNCES THE DEVELOPMENT OF THREE INDUSTRIAL CLASS-A PROPERTIES IN CIUDAD JUAREZ AND APODACA WITH 800,000 SQUARE FEET**

**Mexico City, April 25<sup>th</sup>, 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 the development of three industrial class-A properties which will add 800,000 square feet to its portfolio. The first project comprises two built-to-suit buildings in Ciudad Juárez totaling 650,000 square feet of GLA. These buildings will be developed for a tenant with a ten year-lease. The second project considers a 153,000 square feet building in the Apodaca market.

Terrafina expects these developments will require a total investment of US\$47 million, and estimates they will generate US\$4.5 million of annualized NOI.

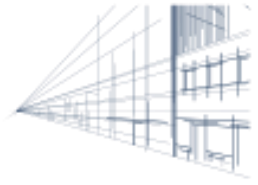
These buildings will be developed on Terrafina's strategic land reserves and certified under LEED standards, aligned with the ESG strategy. In this way, the Company will continue to increase its presence in fast-growing markets and unlock value for investors by pre-leasing to multinational and nearshoring tenants in Mexico.

Alberto Chretin, Terrafina's CEO, commented: *"We are pleased with the current progress and execution of our growth strategy, as well as our asset recycling program. With key support from our advisor PGIM Real Estate, Terrafina will continue to take advantage of the opportunities that arise from a strong and growing industrial real estate market in Mexico. We will continue to move forward with our ESG strategy as we develop more green buildings and focus on generating value for all of our stakeholders."*

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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 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 [www.terrafinamx](http://www.terrafinamx)

### About PGIM Real Estate

As one of the largest real estate managers in the world with \$209.3 billion in gross assets under management and administration<sup>1</sup>, 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 \$1.7 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 financing<sup>2</sup>, 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](http://www.pgimrealstate.com).

<sup>1</sup> As of December 31, 2021. Includes \$45.9 billion U.S. dollars in assets under management (AUA).

<sup>2</sup> Includes legacy lending through PGIM's parent company, PFI.

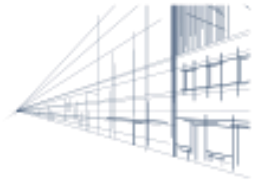
### About PGIM and Prudential Financial, Inc.

PGIM, the global asset management business of Prudential Financial, Inc. (NYSE: PRU), ranks among the top 10 largest asset managers in the world<sup>1</sup> with more than \$1.7 trillion in assets under management as of September 30, 2021. 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](http://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](http://www.pgim.com).

*Prudential Financial, Inc. of the United States is not affiliated in any manner with Prudential plc, incorporated in the United Kingdom or with Prudential Assurance Company, a subsidiary of M&G plc, incorporated in the United Kingdom.*

<sup>1</sup> 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.