Terrafina announces the execution of a Transition Services Agreement with PGIM and the Management Subsidiary.

Mexico City, September 20, 2024 - Terrafina (BMV: TERRA13), a leading Mexican industrial real estate investment trust (“Terrafina”) dedicated to the acquisition, development, lease, and management of industrial real estate properties in Mexico, announces that it has negotiated and entered into a temporary transition services agreement (the “Transition Services Agreement”) with PLA Administradora Industrial, S. de R.L. de C.V. (“PGIM”) and TF Administradora, S. de R.L. de C.V., (the “Management Subsidiary”).

Terrafina, the Management Subsidiary and PGIM are entering into this temporary Transition Services Agreement to allow for an orderly and efficient transition of Terrafina’s management, operations, relationships, systems, data, contracts, documentation, and other information from PGIM to the Management Subsidiary, a wholly owned subsidiary of Terrafina.

In the context of this transition, it is expected that PGIM will handover its responsibilities as the advisor to Terrafina under the advisory agreement dated March 15, 2013 (the “Advisory Agreement”), and consequently the Advisory Agreement will be terminated. Following such termination, PGIM’s relationship with Terrafina will be limited to the provision of transition services set forth in the Transition Services Agreement, which are expected to conclude on January 1, 2025, unless the Management Subsidiary reasonably requests an extension for completion. In consideration for the transition services provided to Terrafina under the terms of the Transition Services Agreement, the fee payable in favor of PGIM will be equal to the quarterly advisory fee that PGIM would have earned under the Advisory Agreement for the fourth quarter of 2024, in the understanding, that the service fee for the third quarter of 2024 will be paid by Terrafina in the terms set forth under the Advisory Agreement. In addition, PGIM is entitled to a discretionary success fee if it meets certain transition deadlines.

FIBRA Prologis intends to acquire more than 95% of the outstanding Terrafina CBFIs to delist the Terrafina CBFIs from the BMV and cancel their registration in the National Securities Registry. Consequently, upon the cancellation and delisting of the Terrafina CBFIs from the BMV, Terrafina will be considered a subsidiary trust of FIBRA Prologis.

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 292 real estate properties, including 288 developed industrial facilities with a collective GLA of approximately 42.2 million square feet and four 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.terrafina.mx/en/

Forward Looking Statements The statements in this release that are not historical facts are forward-looking statements. These forward-looking statements are based on current expectations, estimates and projections about the industry and markets in which Terrafina operates, management's beliefs and assumptions made by management. Such statements involve uncertainties that could significantly impact results. Words such as "expects," "anticipates," "intends," "will," "believes," "potential," "estimates," "should," "would" and variations of such words and similar expressions are intended to identify such forward-looking statements, which generally are not historical in nature. All statements that address the anticipated timing of the transition under the Transition Services Agreement, the payment of fees for transition services, the expected termination of PGIM as the advisor to Terrafina and the termination of the advisory agreement, and the impact of future actions taken by FIBRA Prologis on Terrafina are forward-looking statements. These statements are not guarantees of future performance and involve certain risks, uncertainties and assumptions that are difficult to predict. Although we believe the expectations reflected in any forward-looking statements are based on reasonable assumptions, we can give no assurance that our expectations will be attained and therefore, actual outcomes and results may differ materially from what is expressed or forecasted in such forward-looking statements. Terrafina undertakes no duty to update any forward-looking statements appearing in this release.