



TERRAFINA'S TECHNICAL COMMITTEE AUTHORIZES FIBRA PROLOGIS TO ACQUIRE UP TO 100% OF THE CERTIFICATES IDENTIFIED WITH THE TICKER SYMBOL "TERRA13"

Mexico City, September 25, 2024 - Terrafina ("TERRA") (BMV: TERRA13), a leading Mexican industrial real estate investment trust ("FIBRA") dedicated to the acquisition, development, lease, and management of industrial real estate properties in Mexico, announces that in accordance with Clause 3.7 and Clause 5.3(b)(ii) of the Trust Agreement, the Technical Committee, by unanimous resolutions adopted on 23 September 2024 in lieu of a meeting, authorized Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, in its capacity as trustee of the irrevocable trust agreement identified with number 1721 (the "Offeror" or "Fibra Prologis") to acquire up to 100% of the outstanding CBFIs of Terrafina, either directly or indirectly, through one or more affiliates, by any means, subject in all cases to the provisions of the Mexican Securities Market Law (*Ley del Mercado de Valores*) and the CNBV Regulations (*Circular Única de Emisoras*) only as applicable to issuers of CBFIs, provided, that such authorization of the Technical Committee supersedes any other authorization granted in the past by the Technical Committee to the Offeror.

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.terrafinamx/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 acquisition by Fibra Prologis of Terrafina CBFIs 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