Terrafina announces the execution of a Termination Agreement to the Advisory and Investment Management Services Agreement with PGIM and the Management Subsidiary.

Mexico City, November 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 executed a Termination Agreement (the "Termination Agreement") to the Advisory and Investment Management Services Agreement (the "Advisory Agreement") with PLA Administradora Industrial, S. de R.L. de C.V. ("PGIM") and the Management Subsidiary in the terms approved by the Holders Meeting on November 11, 2024, which Termination Agreement is effective as of November [19], 2024. Going forward, PGIM's relationship with Terrafina will be limited to the provision of certain transition services set forth in the Transition Services Agreement dated September 18, 2024, entered into between Terrafina, PGIM and the Management Subsidiary, which are expected to conclude on January 1, 2025, unless the Management Subsidiary reasonably requests an extension for completion. In addition, and as approved by the Holders Meeting on November 11, 2024, the Terrafina Trust Agreement and the Management Agreement entered into among Terrafina, the Advisor, the Management Subsidiary and the common representative, have been amended so that the authorities, services, rights and obligations of the Advisor under the terminated Advisory Agreement are transferred to the Management Subsidiary, which amendments are effective as of November 19, 2024.

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.

Terrafina owns 294 real estate properties, including 290 developed industrial facilities with a collective GLA of approximately 42.6 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 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 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.