Terrafina announces intention to remove CIBanco as trustee due to U.S. Treasury Order

Mexico City, June 27, 2025 - Terrafina (BMV: TERRA13), a leading real estate investment trust ("Terrafina") established primarily to acquire, own, develop and manage industrial real estate properties in Mexico, announces that it will seek approval from certificate holders to remove CIBanco, S.A., Institución de Banca Múltiple ("CIBanco") as its trustee, following CIBanco's designation as a "primary money laundering concern in connection with illicit opioid trafficking" in an order issued by the Financial Crimes Enforcement Network ("FinCEN"), an agency of the U.S. Department of the Treasury, on June 25, 2025. Pursuant to the order, which will become effective 21 days after its publication in the Federal Register (https://www.federalregister.gov/) and has no set expiration date, FinCEN has prohibited all U.S. financial institutions from engaging in any transmittal of funds to or from CIBanco. In addition, the Mexican Ministry of Finance has carried out a temporary administrative intervention of CiBanco commencing on June 26, 2025.

In addition to preparations for the ordinary certificate holders' meeting in order to change trustee, Terrafina's Advisor is taking steps to address any potential risks that the order or administrative intervention may have to its investors, customers and other stakeholders. At this time, the Advisor does not expect the order or the intervention to have any material impact on the operations of Terrafina.

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.

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. 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.