TERRAFINA Announces a Recast on the Revolver Line and a New Term Loan

Mexico City, September 18, 2025 - 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, today announced the successful recast of its unsecured credit facility, along with the execution of a new term loan designed to enhance its debt maturity profile.

The unsecured revolving credit facility remains the same amount of US$100 million and includes an accordion feature allowing for an additional US$250 million, subject to lenders approval. The facility has an initial maturity of September 18, 2026, with two optional one-year extensions.

In addition, Terrafina secured a new US$250 million term loan with an initial one-year maturity, extendable for up to two additional years. This facility carries a 140 basis point spread and will be used to refinance existing indebtedness and support general corporate purposes, contributing to a more robust and balanced debt maturity schedule.

“This new financing structure underscores our disciplined financial approach and strengthens both our balance sheet and liquidity position to support Terrafina’s strategy,” said Jorge Girault, CFO of FIBRA Terrafina. “We are sincerely appreciative of the continued support from our lending partners. Their trust is a clear reflection of the confidence they have in our business and its future prospects.”

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. 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