



TERRAFINA Declares Distribution

Mexico City, January 30, 2026 - 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, declared today a cash distribution of Ps. 4,922.9 million (US\$285.6 million), or Ps. 6.2599 per Certificado Bursátil Fiduciario Inmobiliario ("CBFI") (US\$ 0.3633 per CBFI).

The distribution is payable February 11, 2026, to CBFI holders.

Ex-dividend date of February 10, 2026.

Record date of February 10, 2026.

<u>Legal Basis</u>	<u>Concept</u>	<u>Generated</u>	<u>Payment Date</u>	<u>Total Amount (Ps\$)</u>	<u>Number of CBFIs</u>	<u>Ps\$/CBFI</u>
Article 187, section VI, ISR Law	Fiscal Result Distributed in cash	Dec-25	11-Feb-26	\$ 4,921,885,066.00	786,262,285	\$ 6.2599
	Fiscal Result Distributed in Certificates	Dec-25	11-Feb-26	\$ -	-	\$ -
	Total Distributed Fiscal Result (subject to withholding as applicable)			\$ 4,921,885,066.00	786,262,285	\$ 6.2599
Article 188, section IX, ISR Law	Capital reimbursement	Dec-25	11-Feb-26	\$ -	-	\$ -
	Total amount distributed (Fiscal Result + Capital Reimbursement)			\$ 4,921,885,066.00	786,262,285	\$ 6.2599

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