



**Re:** Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria, acting as trustee to the Irrevocable Trust Agreement number 6274 (“Terraфина”)

**Date:** January 30, 2026

Terraфина is a leading owner and operator of Class-A industrial real estate in Mexico and is prohibited from investing in real estate outside of Mexico. The statement below is valid for 92 days from the posting date. Terraфина intends to publish a new qualified notice at least once every 92 days going forward as required under the U.S. Treasury Regulations.

In accordance with U.S. Treasury Regulations Sections (hereafter, Treas. Reg. §) 1.1446-4(b)(4) and 1.1446(f)-4(b)(3)(iii), this is a qualified notice (the “Notice”) with respect to:

- i.) the distribution of USD \$0.3633 per unit, in cash and property, declared by Terraфина on January 30, 2026 (the “PTP Designated Date” within the meaning in §1.1446(f)-4(b)(3)(ii)(B)) to be paid on February 11, 2026, to record holders as of February 10, 2026, and
- ii.) the transfers of interests in Terraфина units during 2026

The distribution consists of the following components as required to be disclosed under Treas. Reg. § 1.1446-4(f)(3), in USD, for US NRA withholding tax purposes.

	<b>\$US Per Unit Amount</b>
US Sourced FDAP subject to withholding <sup>1</sup>	\$0.0000
US Sourced FDAP not subject to withholding <sup>2</sup>	\$0.0000
Effectively Connected Income not subject to withholding <sup>3</sup>	\$0.0000
Effectively Connected Income subject to withholding <sup>4</sup>	\$0.0000
All Other Amounts (none of which is subject to withholding) <sup>5</sup>	\$0.3633

In accordance with Treas. Reg. §§1.1446-4(b)(4) and 1.1446(f)-4(b)(3)(ii), Terraфина was not engaged in a trade or business within the United States at any time during the 2026 taxable year of the partnership through the PTP Designated Date.

<sup>1</sup> Treas. Reg. § 1.1446-4(f)(3)(i).

<sup>2</sup> Treas. Reg. § 1.1446-4(f)(3)(ii).

<sup>3</sup> Treas. Reg. § 1.1446-4(f)(3)(iii).

<sup>4</sup> Treas. Reg. § 1.1446-4(f)(3)(iv).

<sup>5</sup> Treas. Reg. § 1.1446-4(f)(3)(v).