



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

Date: February 4, 2026

Terrafina 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. Terrafina 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 \$0.0932 per unit, in cash and property, declared by Terrafina on February 4, 2026 (the “PTP Designated Date” within the meaning in §1.1446(f)-4(b)(3)(ii)(B)) to be paid on February 16, 2026, to record holders as of February 13, 2026, and
- ii.) the transfers of interests in Terrafina 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.

	\$US Per Unit Amount
US Sourced FDAP subject to withholding ¹	\$0.0000
US Sourced FDAP not subject to withholding ²	\$0.0000
Effectively Connected Income not subject to withholding ³	\$0.0000
Effectively Connected Income subject to withholding ⁴	\$0.0000
All Other Amounts (none of which is subject to withholding) ⁵	\$0.0932

In accordance with Treas. Reg. §§1.1446-4(b)(4) and 1.1446(f)-4(b)(3)(ii), Terrafina 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.

¹ Treas. Reg. § 1.1446-4(f)(3)(i).

² Treas. Reg. § 1.1446-4(f)(3)(ii).

³ Treas. Reg. § 1.1446-4(f)(3)(iii).

⁴ Treas. Reg. § 1.1446-4(f)(3)(iv).

⁵ Treas. Reg. § 1.1446-4(f)(3)(v).