



TERRAFINA ANNOUNCES A DISTRIBUTION PAYMENT CORRESPONDING TO THE THIRD QUARTER 2013

Mexico City, November 15, 2013 - Terrafina ("TERRA") (BMV: TERRA13), a leading real estate investment trust [*FIBRA*] dedicated to the acquisition, development, lease and management of industrial real estate properties in Mexico, today announced that according to the corresponding Prospectus and Supplements, will execute for fiscal purposes the distribution of a capital return to the holders of its Certificados Bursátiles Fiduciarios Inmobiliarios ("CBFIs") on November 22, 2013 for the amount of Ps.0330339999 per CBFI, for each of the 381,014,635 CBFIs outstanding, for a total payment of Ps.125,864,374.53 (one hundred and twenty five million, eight hundred and sixty-four thousand and three hundred and seventy-four 53/100 Mexican pesos).

The following are the relevant dates to consider of this distribution:

Ex-dividend date	November 19, 2013
Record date	November 21, 2013
Payment date	November 22, 2013

Additionally, the implied value of Terrafina (TERRA13), as of September 30, 2013, is Ps.27.37628468 per CBFI. A detailed calculation of the implied value of Terrafina as of September 30, 2013 is available in the following table:

Net contributions by trustees	9,900,603,728
Currency translation adjustments	459,513,357
Retained earnings	70,648,028
Total equity	10,430,765,113
# of CBFIs outstanding	381,014,635
Implied value	27.37628468

Source: Terrafina, Interim Consolidated Financial Statements 3Q13, figures in Mexican pesos



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. It is internally managed by highly-qualified industry specialists, and externally advised by Pramerica Real Estate Investors Latin America.

Terrafina owns 229 real estate properties, including 216 developed industrial facilities with a collective GLA of approximately 31 million square feet and 13 land reserve parcels, designed to preserve the organic growth capability of the portfolio.

Terrafina's objective is to provide attractive risk-adjusted returns for the holders of its certificates through stable distributions and capital appreciations. Terrafina aims to achieve this objective through a successful performance of its industrial real estate and complementary properties, strategic acquisitions, access to a high level of institutional support, and to its management and corporate governance structure.

Additional information about Terrafina is available at www.terrafina.mx

Forward Looking Statements

This document may include forward-looking statements that may imply risks and uncertainties. Terms such as "estimate", "project", "plan", "believe", "expect", "anticipate", "intend", and other similar expressions could be construed as provisions or estimates. Terrafina warns readers that declarations and estimates mentioned in this document, or realized by Terrafina's management imply risks and uncertainties that could change in function of various factors that are out of Terrafina's control. Future expectations reflect Terrafina's judgment at the date of this document. Terrafina reserves the right or obligation to update the information contained in this document or derived from this document. Past or present performance is not an indicator to anticipate future performance.

Note to Investors

Our CBFIs may not be offered or sold to any person in the United Kingdom, other than to persons whose ordinary activities involve them acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of their businesses or who it is reasonable to expect will acquire, hold, manage or dispose of investments (as principal or agent) for the purposes of their businesses or otherwise in circumstances which have not resulted and will not result in an offer to the public in the United Kingdom. For further details about eligible offerees and transfer restrictions, see the section "Transfer Restrictions" referenced in the Offering Memorandum of Terrafina.

Prudential Financial, Inc. of the United States of America is not affiliated in any manner with Prudential PLC, a company incorporated in the United Kingdom. In the United Kingdom all regulated activities are carried out by representatives of Pramerica Investment Management Limited ("PIML") which is authorized and regulated by the Financial Services Authority (FSA) of the United Kingdom (FSA Registration Number 193418), and duly passported in various jurisdictions in the European Economic Area. PIML is registered in England No. 3809039 VAT No. 447 1835 36, registered office, Grand Buildings, 1-3 Strand, Trafalgar Square, London, WC2N 5HR. Pramerica, the Pramerica logo and the rock symbol are service marks of Prudential Financial, Inc. and its related entities, registered in many jurisdictions worldwide.