

TERRAFINA ANNOUNCES DISTRIBUTION PAYMENT CORRESPONDING TO THE FOURTH QUARTER OF 2023

Mexico City, February 27th, 2024 - Terrafina ("TERRA") (BMV: TERRA13), a leading Mexican industrial real estate investment trust ("FIBRA"), externally advised by PGIM Real Estate and dedicated to the acquisition, development, lease and management of industrial real estate properties in Mexico, announced today that, in accordance with its Trust Agreement F/00939, the Company will pay an ordinary cash distribution to its *Certificados Bursátiles Fiduciarios Inmobiliarios* ("CBFIs") holders in the amount of Ps. 0.439512 per certificate for a total of Ps. 339,514,947.83. Additionally, Terrafina will distribute an extraordinary cash distribution in the amount of Ps. 1.581051 per CBFi, which equates to Ps. 1,221,331,360.76. These distributions add up to a total amount of Ps. 1,560,846,308.59 and will be distributed among a total of 772,480,755 outstanding CBFIs.

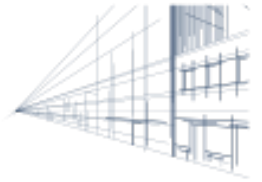
The key dates pertaining to the distribution are the following:

Ex-dividend date	March 04 th , 2024
Record date	March 05 th , 2024
Payment date	March 06 th , 2024

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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 PGIM Real Estate.

Terrafina owns 291 real estate properties, including 287 developed industrial facilities with a collective GLA of approximately 42.8 million square feet and four 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 an effective management and corporate governance structure. For more information, please visit www.terrafinamx/en/

About PGIM Real Estate

With \$208 billion in gross assets under management and administration¹, PGIM Real Estate provides investors and borrowers access to a range of real estate equity, real estate debt, agriculture, and impact solutions across the risk-return spectrum.

PGIM Real Estate is a business of PGIM, the global asset management business of Prudential Financial, Inc. (NYSE: PRU). PGIM Real Estate's risk management approach, execution capabilities and industry insights are backed by a 50-year legacy of investing in commercial real estate, a 140-year history of real estate financing², and the local experience of professionals in 35 cities globally. Through its investment, financing, asset management, and talent management approach, PGIM Real Estate engages in practices that strive to ignite positive environmental and social impact, while pursuing activities that seek to strengthen communities around the world. For more information visit pgimrealestate.com.

¹ As of September 30, 2023; AUA is \$49 billion.

² Includes legacy lending through PGIM's parent company, PFI.

About PGIM

PGIM is the global asset management business of Prudential Financial, Inc. (NYSE: PRU), a leading global investment manager with more than \$1.4 trillion in assets under management as of December 31, 2023. With offices in 46 countries, PGIM's businesses offer a range of investment solutions for retail and institutional investors around the world across a broad range of asset classes, including public fixed income, private fixed income, fundamental equity, quantitative equity, real estate and alternatives. For more information about PGIM, visit pgim.com.

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Forward Looking Statements

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