

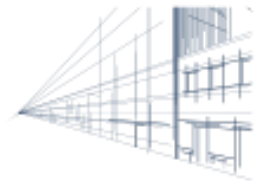
TERRAFINA INFORMS ON MEETING MATERIALS

Mexico City, April 22nd, 2024 - Terrafina (“TERRA”) (BMV: TERRA13), a leading Mexican industrial real estate investment trust, externally advised by PGIM Real Estate and dedicated to the acquisition, development, lease, and management of industrial real estate properties in Mexico, on the occasion of the Informational Meeting to be held next Tuesday, April 30 of this year, makes available to its investors the material related to:

- I. The possible internalization of the advisory activities currently performed by the Advisor, PLA Administradora Industrial, S. de R.L. de C.V. This presentation represents the only material prepared by Terrafina with the support of its advisors and consultants specialized in the field.
 - [Internalization Proposal](#)

- II. The offers of possible bidders for the acquisition of up to 100% of the outstanding Certificates by means of a public tender offer. Each bidder has prepared its proposal independently and has agreed to assume responsibility for the accuracy and truthfulness of the information submitted.
 - Fibra Prologis:
 - [Holders Meeting Agreements](#)
 - [Informative Supplement](#)
 - Fibra Mty
 - [Press Release](#)
 - Fibra Macquarie
 - [Presentation](#)
 - [Press Release](#)
 - The other two bidders, both of which are publicly listed companies with recognized financial standing authorized by our Technical Committee to make cash tender offers, have not yet authorized Terrafina to disclose their identities.

- III. Fibra Uno's expression of interest to consolidate certain assets of industrial vocation in a subsidiary vehicle of Fibra Uno and Terrafina. Fibra Uno has prepared its proposal independently and has agreed to assume responsibility for the accuracy and truthfulness of the information submitted.
 - Fibra UNO
 - [Press Release](#)



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 \$210 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 financing,² 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 December 31, 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

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 previsions 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 does not guarantee future performance.