

November 26, 2024



FIBRA Prologis announces successful settlement of its Tender Offer for Terrafina (TERRA 13)

MEXICO CITY, Nov. 26, 2024 /PRNewswire/ -- FIBRA Prologis (BMV: FIBRAPL 14), a leading owner and operator of Class A industrial real estate in Mexico, announces that the settlement of its tender offer and reciprocal subscription for up to 100% of the outstanding Terrafina CBFIs that are not already owned by FIBRA Prologis (the "Offer"), has been completed successfully.

The settlement consisted of (i) the acquisition by Fibra Prologis of 100,289,570 Terrafina CBFIs, which together with the CBFIs already owned by Fibra Prologis prior to the Offer, represent 89.88% of the total outstanding Terrafina CBFIs; and (ii) the issuance by Fibra Prologis of 58,167,950 Exchange CBFIs in exchange for the tendered Terrafina CBFIs.

The FIBRA Prologis CBFIs offered in the tender offer have not been, nor will be, registered under the U.S. Securities Act of 1933, as amended (the "Securities Act"), or the securities laws of any state of the United States and may not be offered or sold in the United States absent registration or pursuant to an applicable exemption from the registration requirements under the Securities Act and any applicable state securities laws.

PROFILE OF FIBRA PROLOGIS

FIBRA Prologis is a leading owner and operator of Class-A industrial real estate in Mexico. As of September 30, 2024, FIBRA Prologis was comprised of 514 logistics and manufacturing facilities in six industrial markets in Mexico totaling 89.5 million square feet (8.3 million square meters) of gross leasable area along with 165 buildings totaling 24.0 million square feet (2.2 million square meters) of non-strategic assets.

FORWARD-LOOKING STATEMENTS

The statements in this release that are not historical facts are forward-looking statements. These forward-looking statements are based on current expectations, estimates and projections about the industry and markets in which FIBRA Prologis operates, management's beliefs and assumptions made by management. Such statements involve uncertainties that could significantly impact FIBRA Prologis financial results. Words such as "expects," "anticipates," "intends," "plans," "believes," "seeks," "estimates," variations of such words and similar expressions are intended to identify such forward-looking statements, which generally are not historical in nature. All statements that address operating performance, events or developments that we expect or anticipate will occur in the future — including statements relating to the Offer, are forward-looking statements. These statements are not guarantees of future performance and involve certain risks, uncertainties and assumptions that are difficult to predict. Although we believe the expectations reflected in any forward-

looking statements are based on reasonable assumptions, we can give no assurance that our expectations will be attained and therefore, actual outcomes and results may differ materially from what is expressed or forecasted in such forward-looking statements. Some of the factors that may affect outcomes and results include, but are not limited to: (i) national, international, regional and local economic climates, (ii) changes in financial markets, interest rates and foreign currency exchange rates, (iii) increased or unanticipated competition for our properties, (iv) risks associated with acquisitions, dispositions and development of properties, (v) maintenance of real estate investment trust ("FIBRA") status and tax structuring, (vi) availability of financing and capital, the levels of debt that we maintain and our credit ratings, (vii) risks related to our investments (viii) environmental uncertainties, including risks of natural disasters, and (ix) those additional factors discussed in reports filed with the Mexican National Banking and Securities Commission (*Comisión Nacional Bancaria y de Valores*, the "CNBV") and the Mexican Stock Exchange by FIBRA Prologis under the heading "Risk Factors." FIBRA Prologis undertakes no duty to update any forward-looking statements appearing in this release. Neither the CNBV nor any other authority has approved or disapproved the content of the information of this release, or the accuracy, adequacy or truthfulness of the information contained herein.



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