

### Safe Harbor

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# Table of Contents

1	Company	y overview

- 2 Market Fundamentals
- 3 Differentiated Portfolio & Strong Track Record
- 4 ESG at the core of our business
- 5 Appendix





## Fully-integrated industrial real estate owner, operator and developer



Optimally positioned to leverage opportunities in Mexico, one of the world 's most attractive manufacturing and distribution hubs.



Internally managed, with strict focus on shareholder returns.



Industry benchmark offering innovative and customized solutions.



Disciplined development approach captures specific supply chain segments, resulting in **consistently higher returns**.



Multiple value drivers: continually balance portfolio investments, asset recycling, share buybacks and dividends.



Class A industrial properties located in Mexico's key trade corridors and manufacturing centers

**43.0** Million sf total GLA

89.7% Total occupancy rate

94.3% Stabilized occupancy rate

94.8% Same store occupancy rate



39.7

Million sf of land reserves

with potential to develop over 17.8 million sf of incremental GLA



185

#### **Tenants**

**4.8** yrs average contract life<sup>1</sup>

**92%** USD<sup>2</sup> denominated contracts

89% USD denominated rental income

**10.4** yrs weighted average building age

Note: Figures as of September 30, 2025.

(1) In terms of occupied GLA.

(2) Based on number of contracts.



### Best-in-Class assets

## Inventory buildings

Buildings conform to standard industry specifications designed to be adapted for two or more tenants.



Buildings designed and built to meet the specific needs of clients.

### Vesta Parks

A sustainable gated industrial park with state-of-the-art class A buildings designed for advanced light manufacturing and logistics operations of world-class multinational companies' advanced light manufacturing and logistics operations



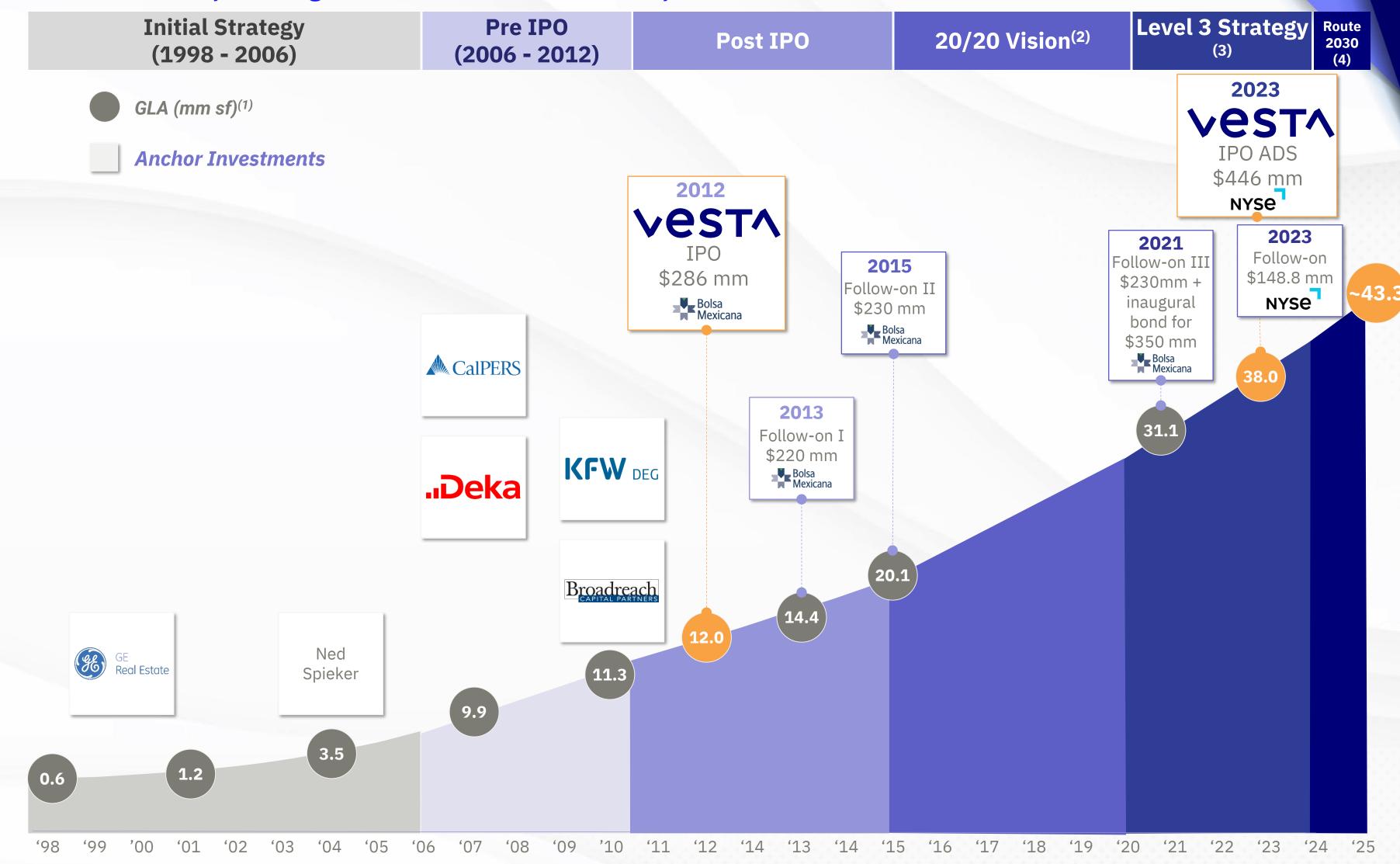






### Extensive Track Record of Consistent Growth

25+ Year History Building a Foundation, Substantiated by Relevant Milestones





### Route 2030: Two Value Creation Avenues

**Avenue 1** 

EXISTING PORTFOLIO
OPPORTUNITY
42.5 M SF

Investment property value/CAPEX

Value increase estimate

2030

US\$ 3.7 B

US\$ 600 M

US\$ 4.3 B

**Avenue 2** 

DEVELOPMENT PROGRAM
20.5 M SF

**US\$ 1.7 B** 

US\$ 800 M

US\$ 2.5 B

VESTA IN 2030 **63.0 M SF** 

US\$ 1.5 B

US\$ 6.8 B

### Route 2030: Two Value Creation Avenues

## EXISTING PORTFOLIO OPPORTUNITY

42.5 M SF

- Most modern portfolio
- Diverse, high-quality tenant base
- Long-term leases in US\$
- Strong rent-upside potential
- Premium locations

## DEVELOPMENT PROGRAM

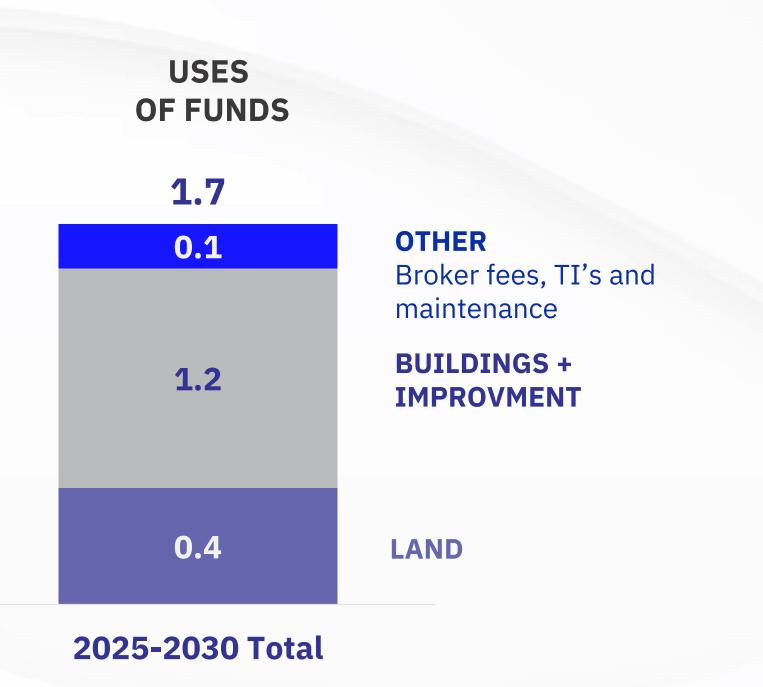
20.5 M SF

- **US\$ 1.7 B** Investment program with selective focus on key markets
- Vertically integrated development team
- Sustained growth through a disciplined and accretive approach
- Timely access to land and energy

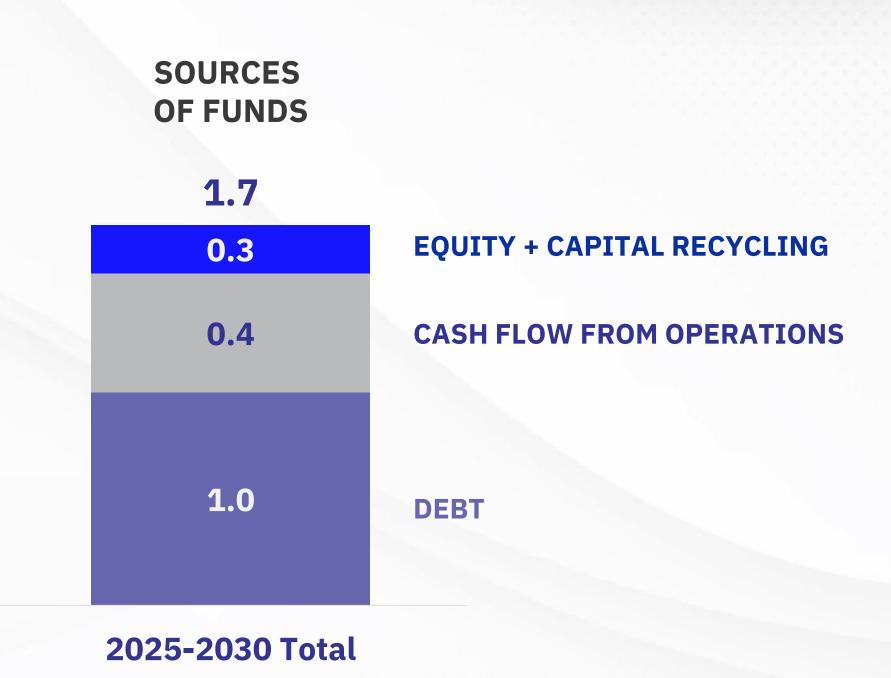


## Growth plan CAPEX program requires an US\$ 1.7 B investment which we plan to fund through 3 sources

Uses and sources of funds US\$ M



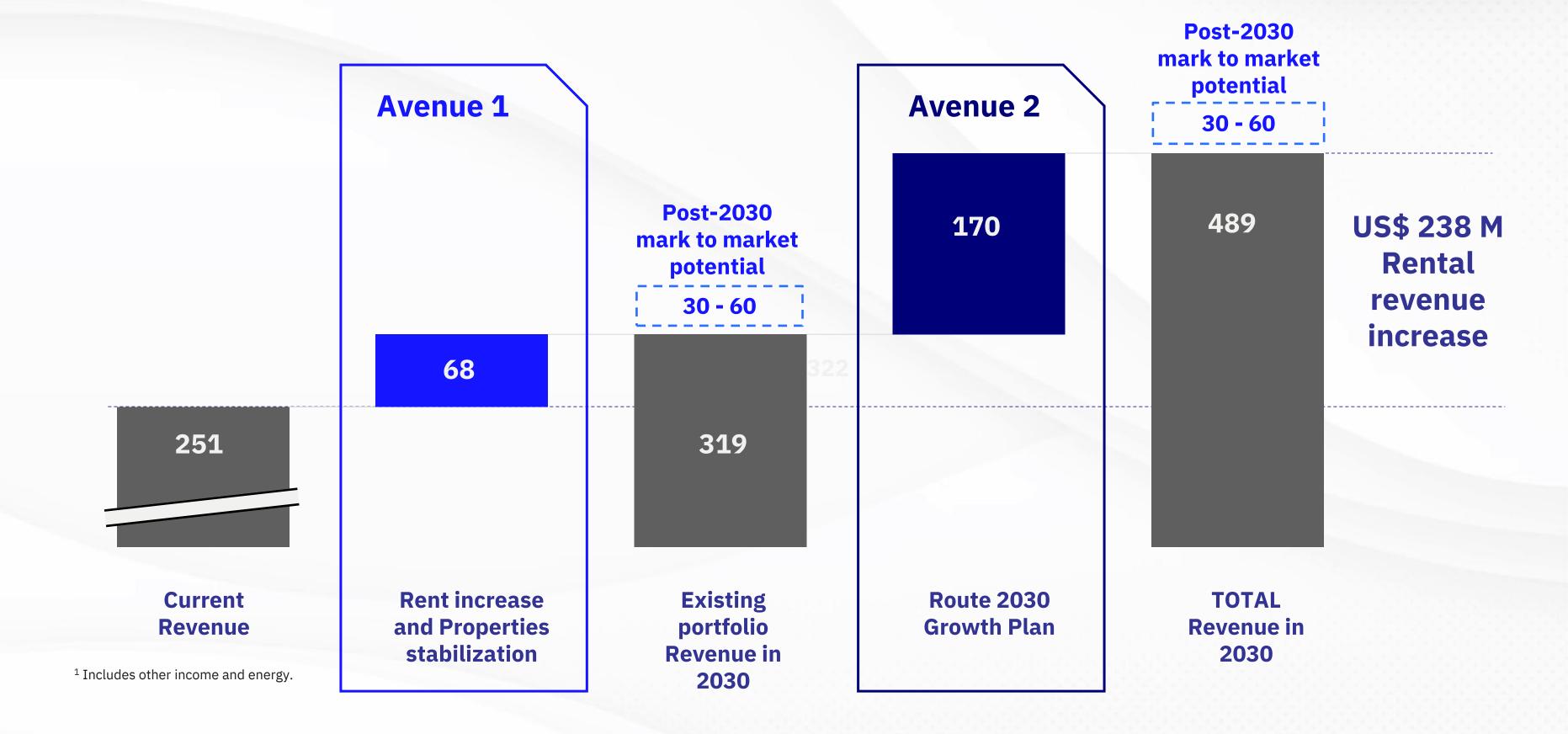
Total investment may include opportunistic share repurchase program of up to an additional ~US\$ 100 M if opportunities arise



## We aim to double our rental revenue by 2030 while still having an unrealized rent upside

Route 2030: Break-down of Rental Revenue<sup>1</sup> Expansion

US\$ M





### Our strategy is focused on the largest and most dynamic markets

Vesta's target footprint in 2030

#### **Development program in anchor <u>markets</u>**

Region	Anchor Market	GLA (M SF)	CAPEX (US\$ M)
Northeast	Monterrey	3.7	313
Bajio North	Guadalajara	3.5	280
Central	Mexico City	2.7	306
Northeast	Juarez	2.6	226
Northwest	Tijuana	2.4	232
Bajio South	Queretaro	1.9	91
	All Other	3.6	218
	TOTAL	20.5	1,666

#### **Target footprint by <u>Region</u> in 2030** (M SF)



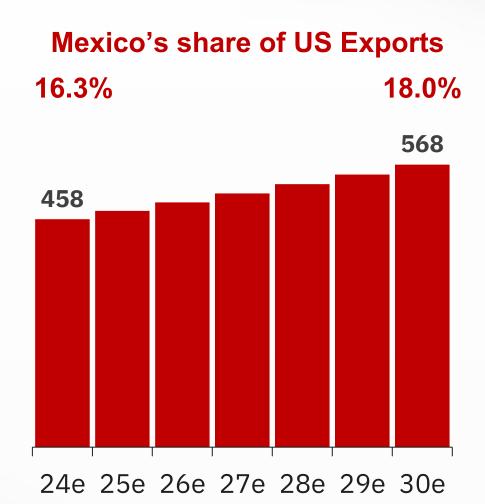




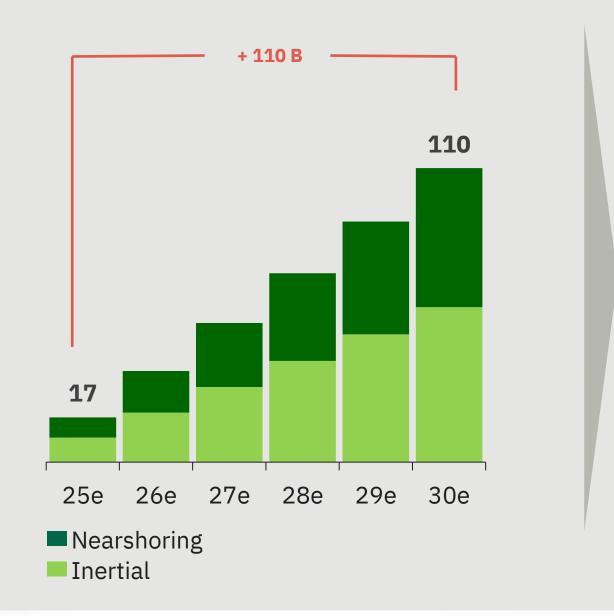
## Projected exports growth represent a 200+ M SF growth opportunity over the next six years

## Mexico Manufacturing Exports to the US

US\$ B; Constant dollars

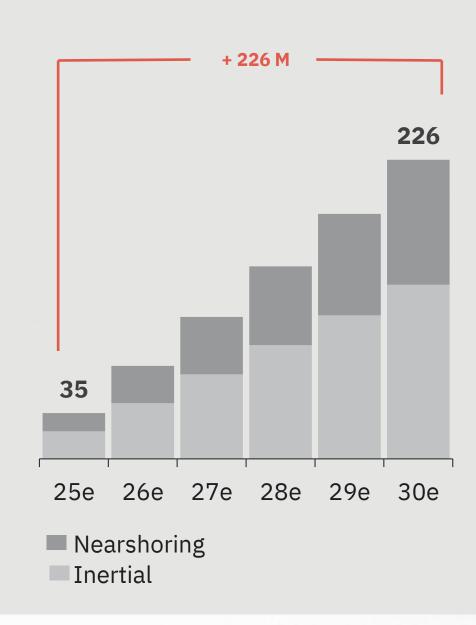






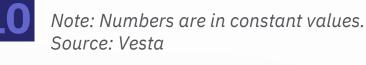
## Mexico GLA - Cumulative growth vs 2024

Million SF



Main assumptions: Between 2024 and 2030 we expect Mexico's manufacturing exports to grow driven by two factors:

- Inertial growth of 2% and keeping its share of US imports, Mexico will grow its exports by US\$ 58 B
- Relocation of 5% of US imports from China and low-cost Asian countries will represent an additional US\$ 52 B



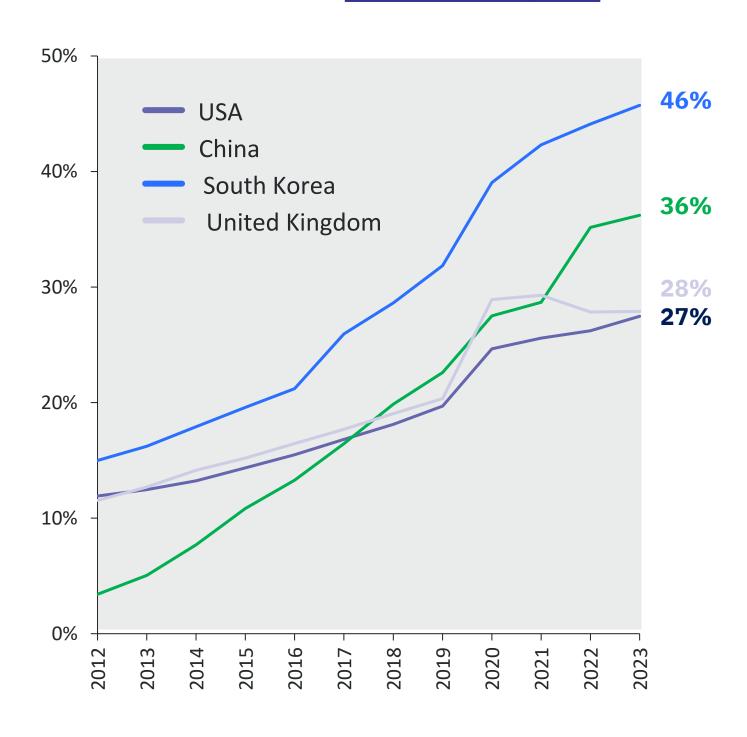


## E-commerce penetration in Mexico projected to continue growing...

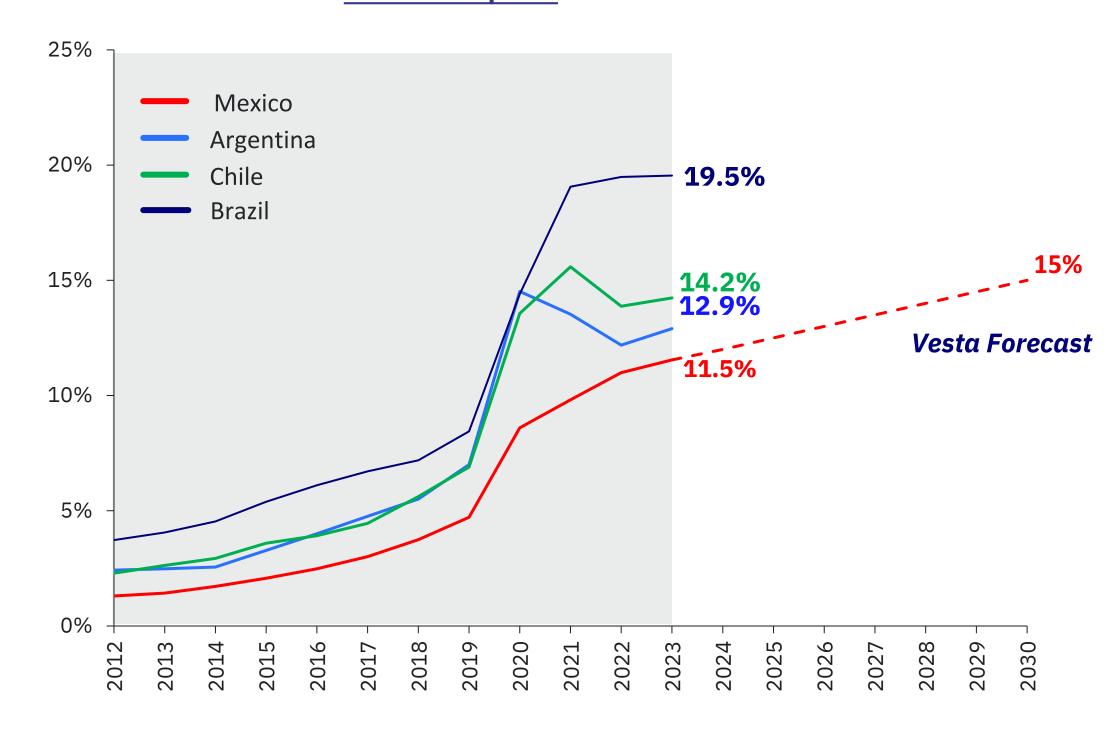
#### E-commerce penetration 2012-2023

% of e-commerce sales of retail sales

#### **Countries with advanced adoption**



#### **Countries with earlier adoption**







## High occupancy, supported by a strong demand

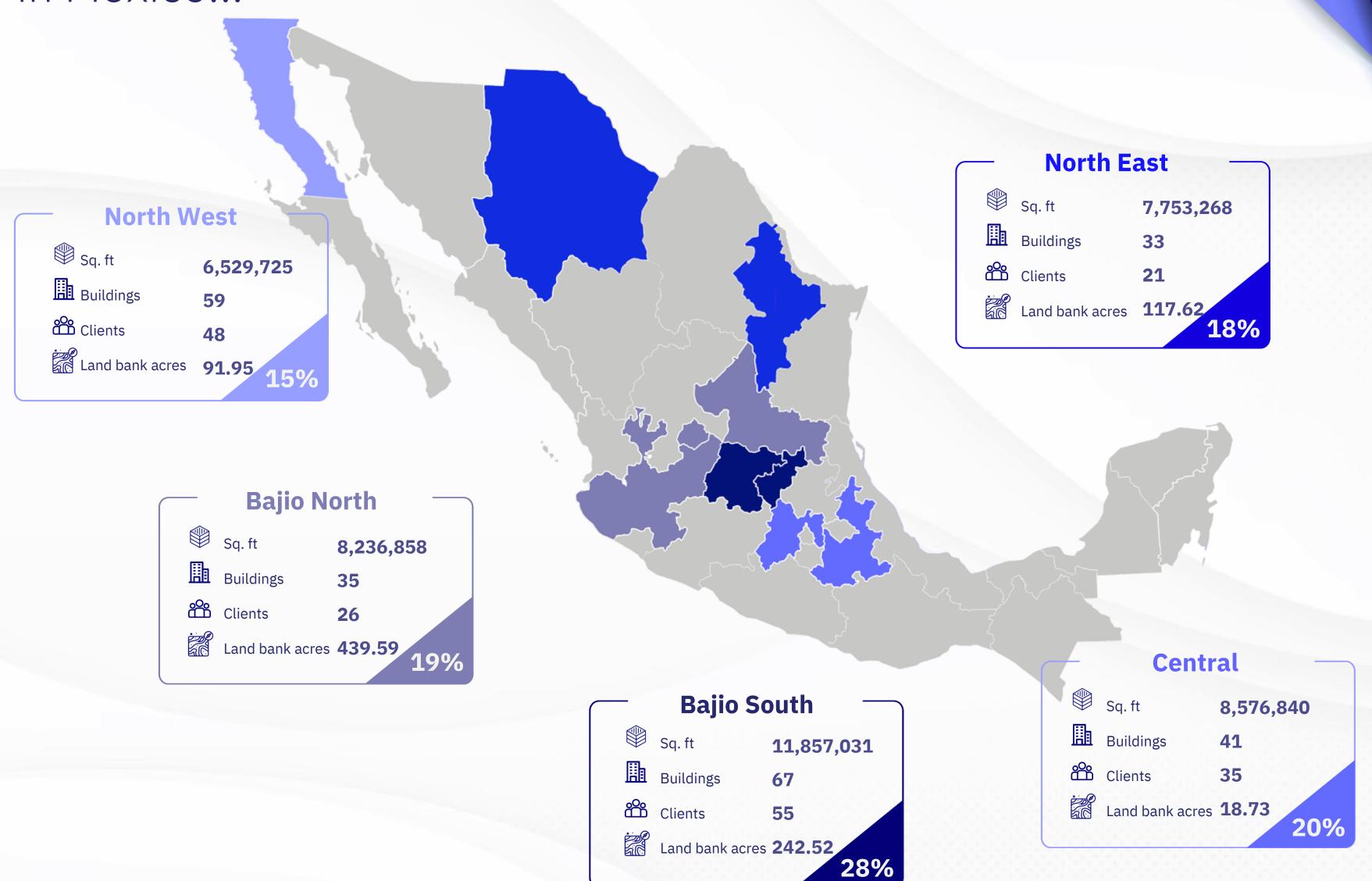
(Q3 2025)

MARKET	MARKET SIZE (SF)	AVAILABLE (SF)	VACANCY	MIN. ASKING PRICE (US/SF)	MAX. ASKING PRICE (US/SF)	UNDER CONSTRUCTION (SF)	UNDER CONSTRUCTION BTS (SF)	GROSS ABSORPTION (SF)	NET ABSORPTION (SF)	*SF DELIVERED	*INDUSTRIAL GROWTH
Chihuahua	35,590,000	879,780	2.47%	\$0.60	\$0.62	245,377	_	119,570	(104,287)	-	0.00%
Juarez	77,080,000	5,500,000	7.14%	\$0.69	\$0.73	1,190,000	_	2,230,000	1,490,000	1,130,000	1.47%
Matamoros	20,360,000	359,739	1.77%	\$0.40	\$0.42	-	-	773,230	710,637	-	0.00%
Monterrey	148,770,000	9,510,000	6.39%	\$0.65	\$0.70	10,250,000	374,587	7,240,000	5,680,000	2,480,000	1.67%
Tijuana	111,710,000	7,000,000	6.27%	\$0.82	\$0.87	3,570,000	-	1,290,000	(1,270,000)	1,160,000	1.04%
Guanajuato	78,810,000	1,640,000	2.08%	\$0.47	\$0.55	665,662	-	514,385	152,451	206,000	0.26%
Queretaro	81,080,000	3,340,000	4.12%	\$0.49	\$0.55	3,060,000	262,760	2,000,000	2,140,000	712,609	0.88%
San Luis Potosi	28,820,000	1,420,000	4.93%	\$0.45	\$0.49	658,980	_	238,035	(23,369)	-	0.00%
Aguascaliente s	36,930,000	374,910	1.02%	\$0.52	\$0.55	280,755	-	173,992	(18,846)	928,779	2.51%
Guadalajara	63,850,000	1,540,000	2.41%	\$0.56	\$0.62	2,670,000	-	1,910,000	1,100,000	1,220,000	1.91%
Mexico City Puebla	145,790,000	3,620,000	2.48%	\$0.92	\$0.98	4,690,000	979,524	6,200,000	3,370,000	1,250,000	0.86%
Puebla	20,730,000	339,720	1.64%	\$0.50	\$0.55	140,156	140,156		(147,791)	83,450	0.40%
TOTAL MEXICO	849,520,000	35,524,149	4.18%	<b>\$0.</b> 59	\$0.64	27,420,930	1,757,027	22,689,212	13,078,795	9,170,838	1.08%



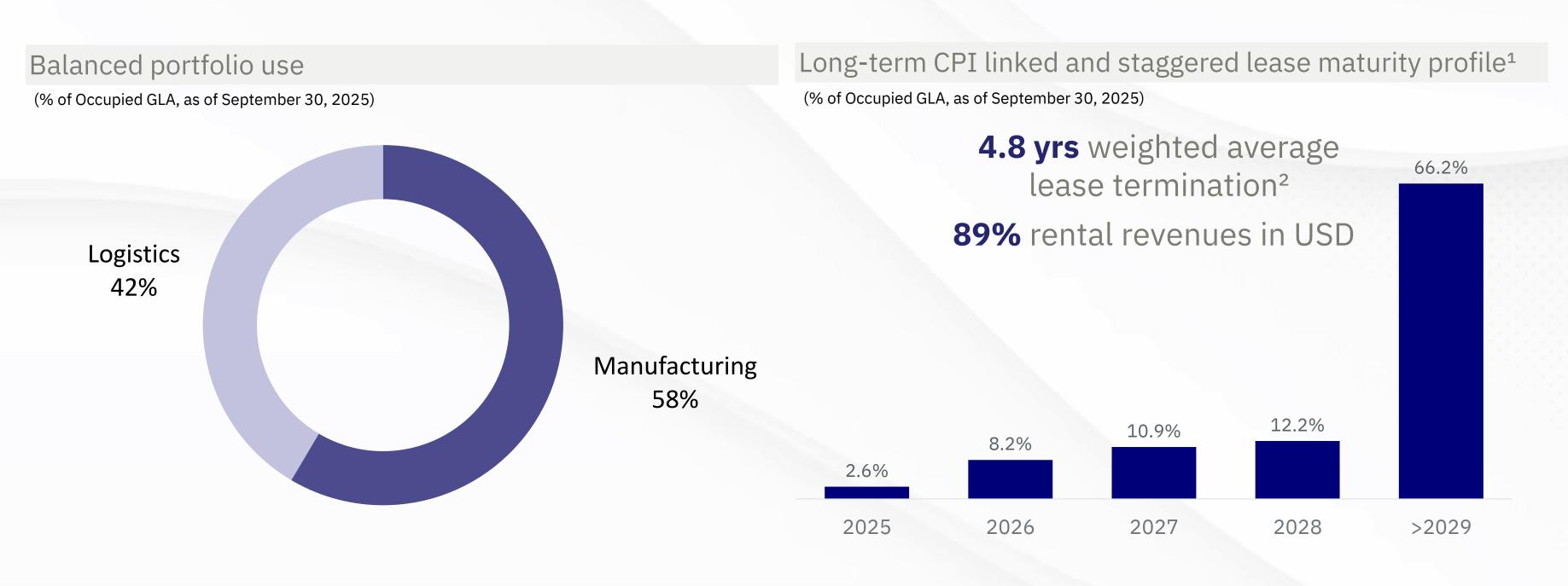


## One of the largest and most modern industrial portfolios in Mexico...





## High-quality client base, increasingly diversified by industry and geography with balanced exposure to growth and defensive sectors...



Country	*	+		*	3333	<b>※</b>			+	
Tenant	mercado	Nestle Nestle	SAFRAN	FOXCONN	tpí	TATUNG	NISSAN	<b>D5</b> V	BOMBARDIER	Continental 5 The Future in Motion
% of GLA	5.6%	4.2%	3.2%	3.2%	2.9%	1.5%	2.0%	1.9%	1.6%	1.5%
Lease term remaining Years <sup>3</sup>	8	5	6	5	2	1	4	3	11	3
Credit rating	Α-	Aa3	Baa3	NA		B2	В3	Baa2	NA	Baa2

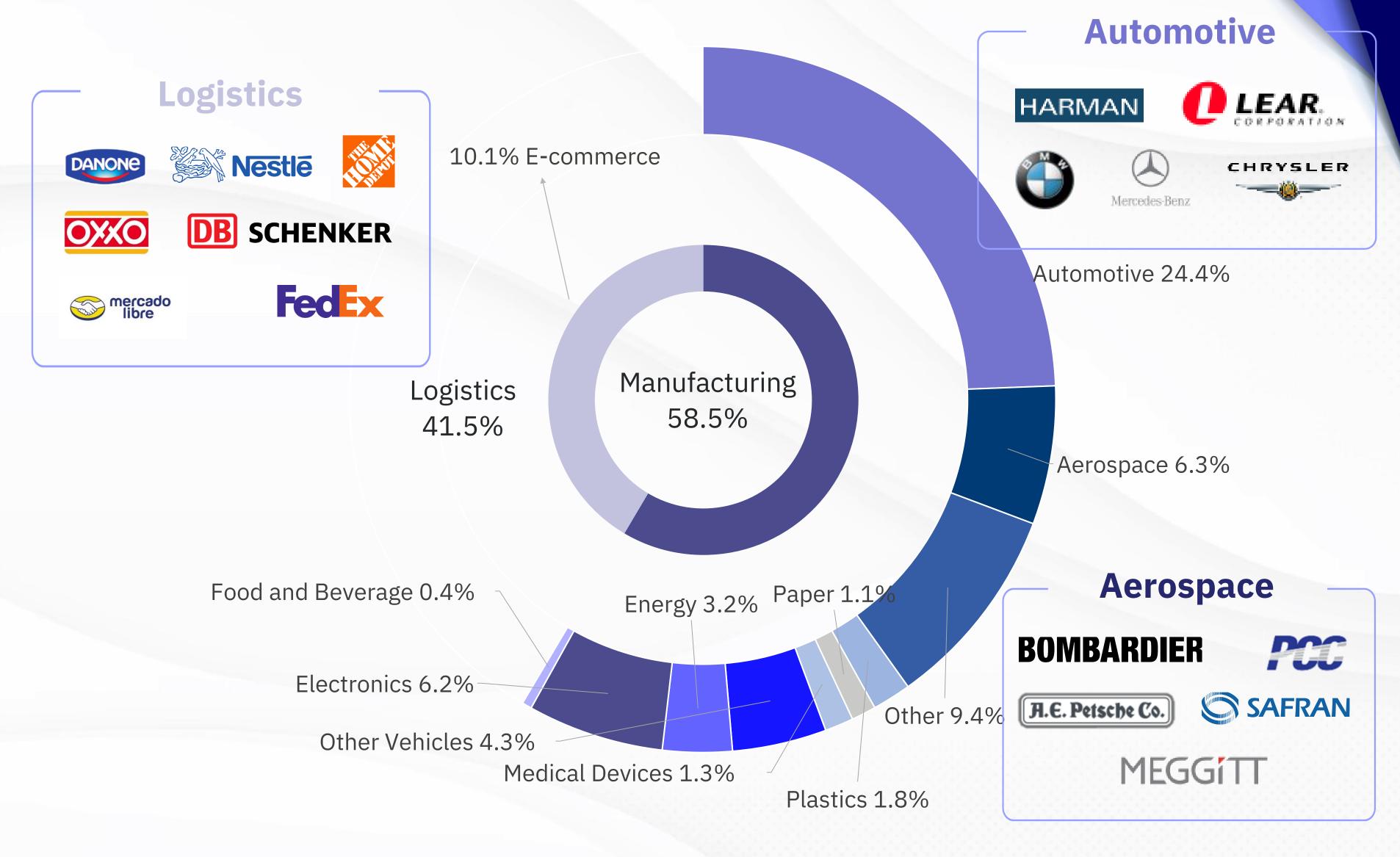
<sup>(1)</sup> In terms of occupied GLA



<sup>(2)</sup> Weighted-average life of a contract. Occupied GLA.

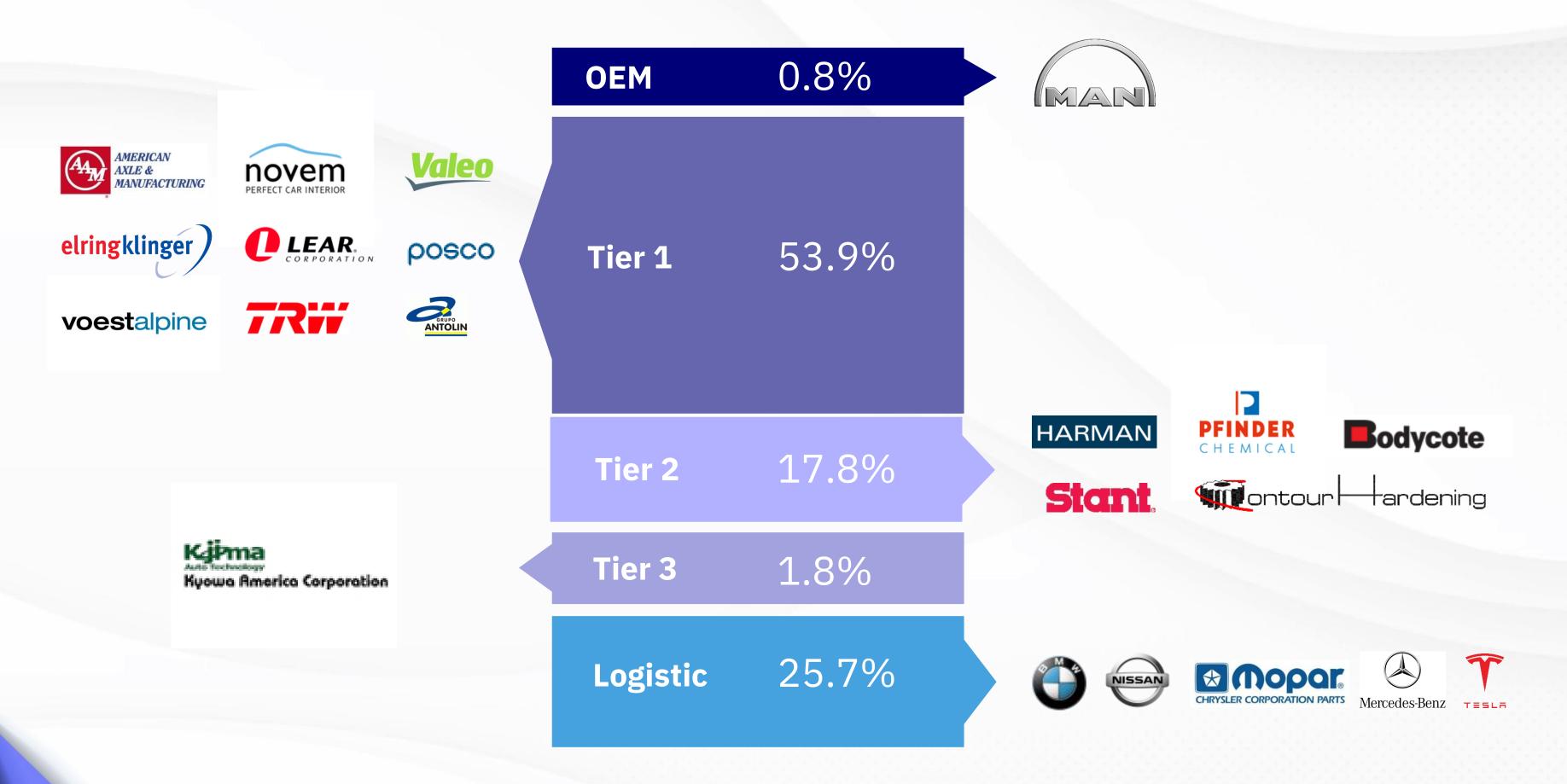
<sup>(3)</sup> Based on the most representative lease of the client

## Diversified industry profile and strong tenant credit



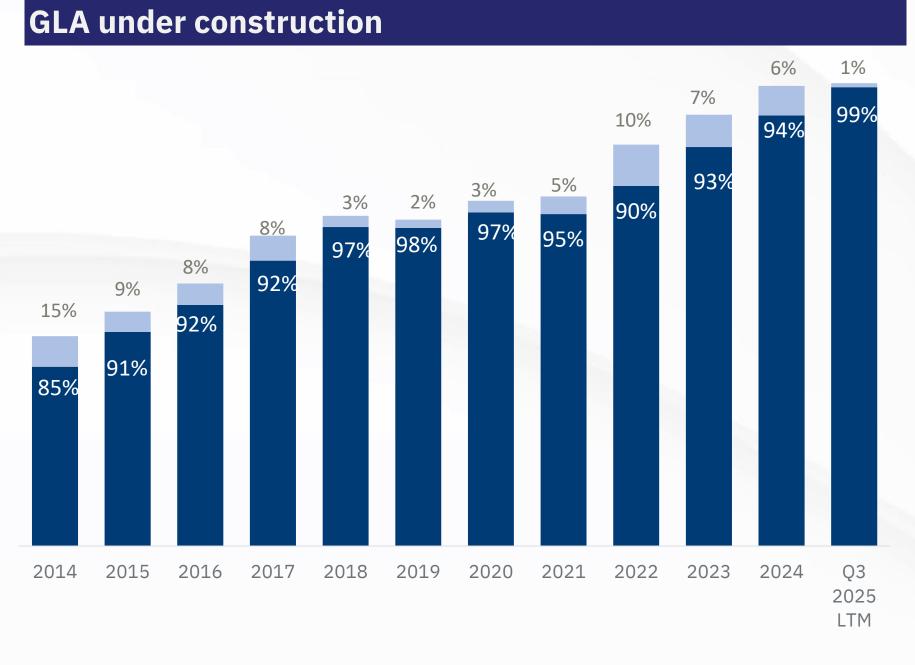
## Exposure to most stable business component of the automotive supply chain...

**Post-crisis outcome**: Tier 1 manufacturers have strengthened with a significant reduction of OEM suppliers driven by market consolidation where only the best and most profitable survived.



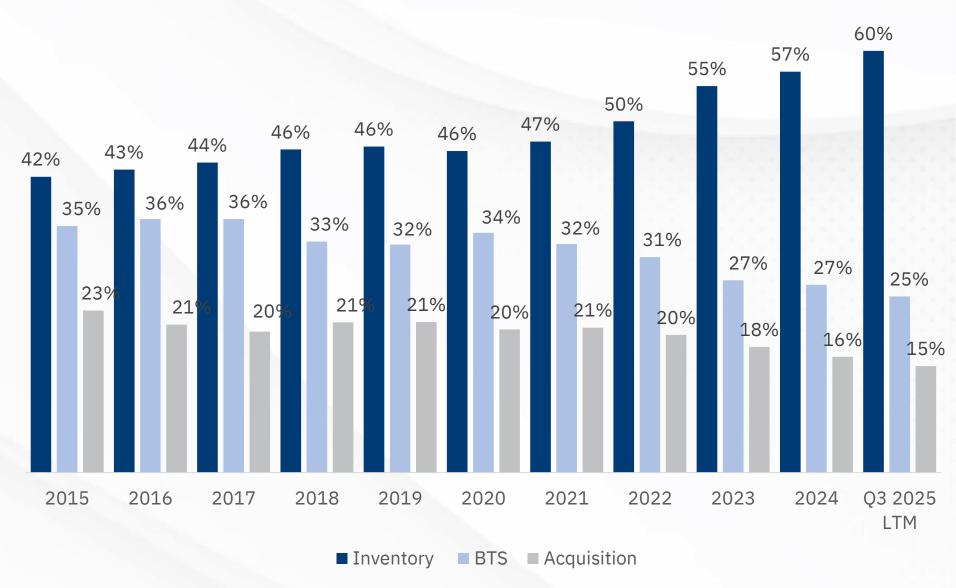


## Portfolio development declines as stabilized GLA increases



■ GLA Under Development

#### Growth derived from various types of buildings



Proyect	Region	GLA	Total Investment	Delivery date	Cap Rate	Туре
Guaalajara 10	Guadalajara	376,016	29,188	abr-26	9.8%	Inventory
		376,016	29,188		10.8%	

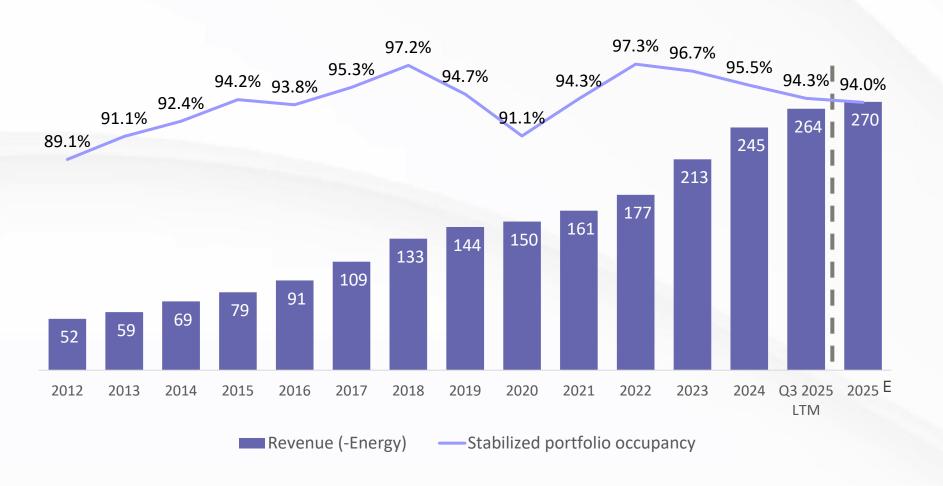


■ Existing GLA

## Stable and predictable cash flows with profitability

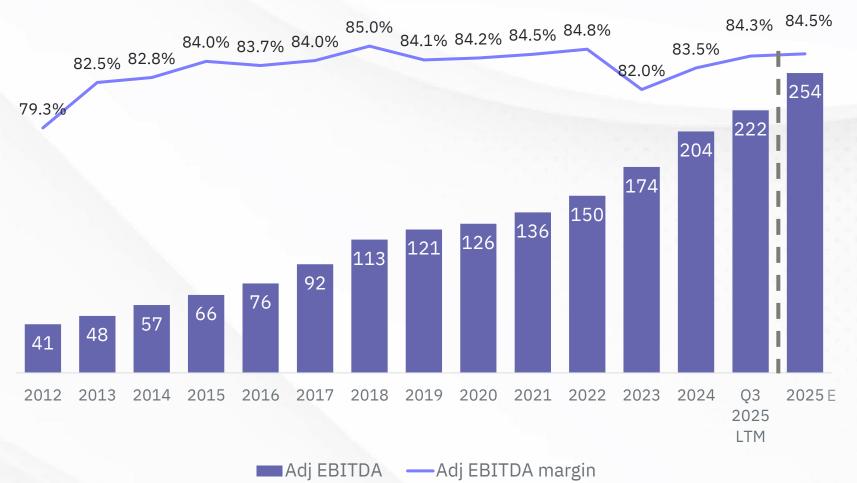
#### Highly predictable rental income & stable occupancy rates

(US\$ in millions)



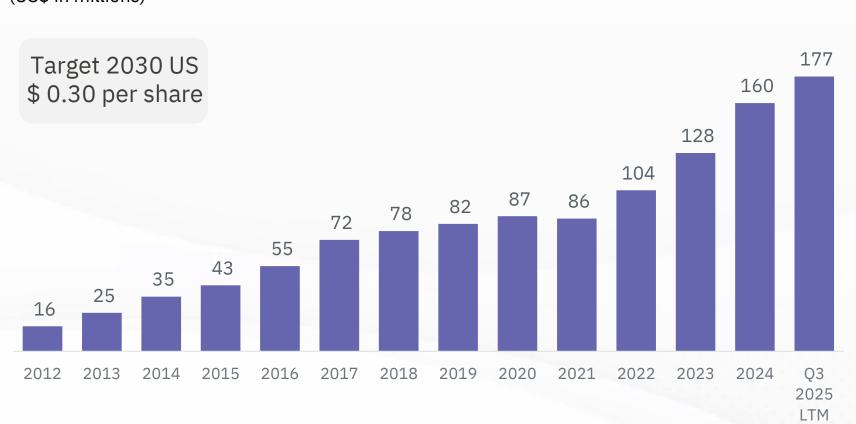
#### Strong Adj EBITDA growth with low margin volatility<sup>1</sup>

(US\$ in millions)



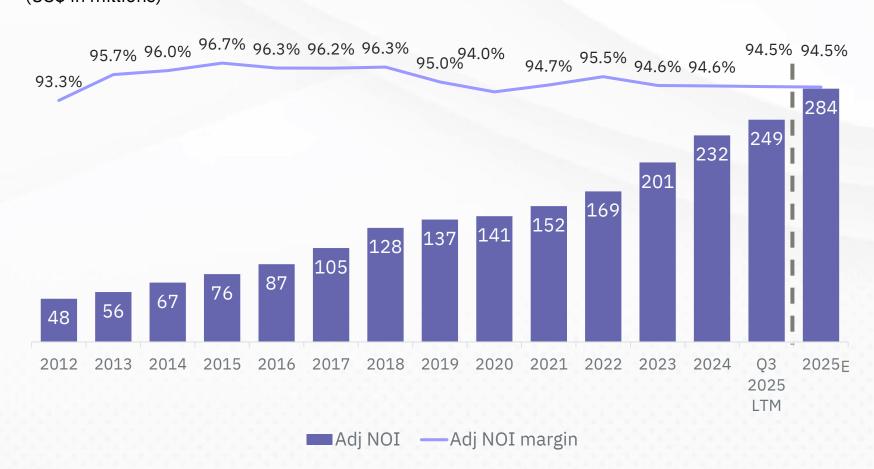
#### Sustainable Vesta FFO Growth<sup>2</sup>

(US\$ in millions)



#### Best in class Adj NOI margin <sup>3</sup>

(US\$ in millions)



Figures as of September 30, 2025

(4) Revenues, Adj EBITDA and Adj NOI margins base on revised guidance Q3 2025.



Adj EBITDA is defined as the sum of profit for the period adjusted by (a) total income tax expense, (b) interest income net, (d) finance costs, (e) exchange gain (loss) net, (f) gain on sale of investment property, (g) gain on revaluation of investment property, (h) depreciation and (i) long term incentive plan and equity plus during the relevant period.

Vesta FFO is defined as the sum of FFO, as adjusted for the impact of exchange gain (loss) net, other income net, interest income, total income tax expense, depreciation and long-term incentive plan and equity plus.

<sup>(3)</sup> Adj NOI is defined as the sum of NOI plus property operating costs related to properties that did not generate rental income during the relevant period.

## Long-term debt at fixed rates, with solid liquidity position...

	30/09/2025	Rate	Maturity
Secured Debt			
MetLife II	\$150.0	4.6%	Aug-26
MetLife III	\$118.0	4.8%	Nov-27
MetLife Top Off	\$26.6	4.8%	Aug-26
Total Secured Debt	\$294.6		
Unsecured Debt			
2017 Private Bond			
Tranche 2	\$60.0	5.3%	Sep-27
2018 Prudential Insurance Company			
Tranche 2	\$45.0	5.9%	May-28
2019 Private Bond			
Tranche 1	\$70.0	5.2%	Jun-29
Tranche 2	\$15.0	5.3%	Jun-31
Susteniability-Linked Public Bond	\$350.0	3.6%	May-31
Syndicated Bank Loan			
Tranche 1	\$75.0	SOFR +130bp	Dec-27
Tranche 2	\$75.0	SOFR +150bp	Dec-29
2025 Senior Notes	\$500.0	5.50%	Jan-33
Total Unsecured Debt	\$1,190.0		
Total Debt	\$1,484.6	4.9%	4.8 years
Common Equity (@ MXN\$51.84/share as of 9/30 @ MXN\$18.38/Ex.Rate)	\$2,386		
<b>Total Market Capitalization</b>	\$3,870		
Less: Cash and Cash Equivalents	\$587		
Total Enterprise Value (TEV)	\$3,283		
LTV	31.4%		
Net Debt / Total Assets	18.7%		
Secured Debt / Total Assets	6%		
Unsecured Debt/Total Assets	26%		
Net Debt / EBITDA	3.9x		

4.8 years average maturity & 4.9% average interest rate 500 350 118 70 60 150 50 50 2027 2025 2026 2028 2029 2030 2031 2032 2033

#### Sound liquidity position



#### **Cash reserves:**

• US\$ 587 M as of September 30, 2025



#### Idle debt capacity:

Current LTV of 31.4% vs 40% maximum leverage internal policy



#### **Revolving credit line:**

- Revolver line of US\$ 200 M with 2029 maturity
- Remaining US \$195 million term loan



#### **Credit Ratings:**

Fitch BBB-S&P BBB-Moody's Baa3



The average rate is calculated based on the bank's last quarterly interest payment on the syndicated loan.

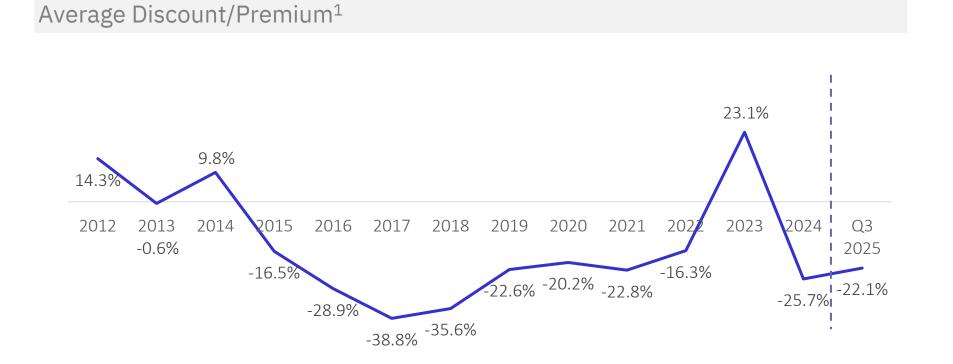
Accretive development, plus accelerated leasing activity and divestments, drive strong FFO results and pay attractive dividend yield

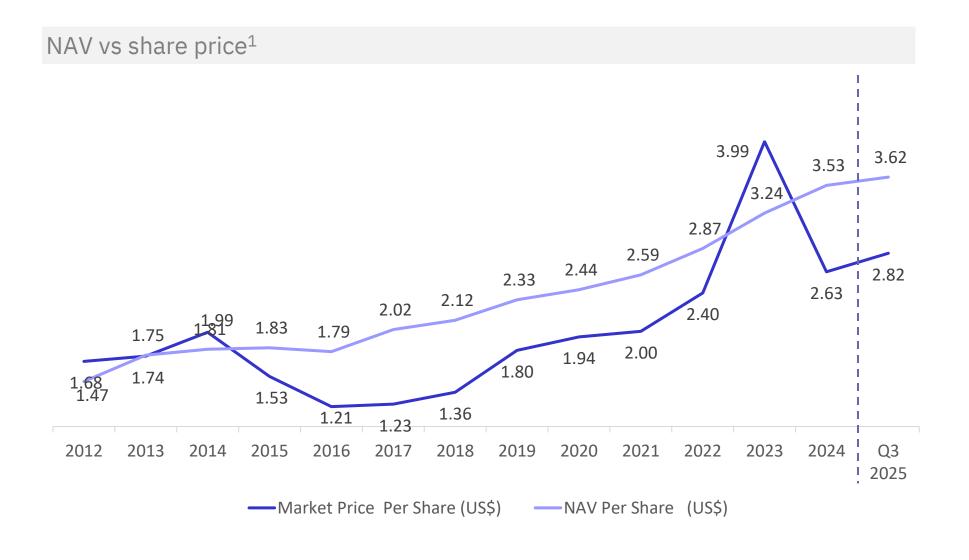




## Attractive Discount: Higher Book Net Asset Value vs Market Price

Figures in US\$ M	3 <b>Q2</b> 4	3 <b>Q2</b> 5	% change
Properties	3,587	3,748	4.5%
Land	111	215	94.0%
Cash	281	587	108.8%
Debt Cash Collateral	9	15	59.0%
Other Cash	-	-	NA
Other and Net Recoverable VAT	31	60	93.4%
Assets	4,020	4,625	15.1%
Remaining CAPEX Debt	(108) (855)	(48) (1,456)	-56.0% 70.2%
Other Debt	(11)	(3)	-71.1%
Tenant Deposit	(31)	(31)	-2.6%
Liabilities	(1,007)	(1,537)	<b>52.7%</b>
Net Asset Value	3,013	3,088	2.5%









## Leader in Environmental, Social and Governance Best Practices: Clearly Defined Long-term Commitments

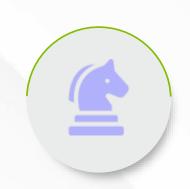
#### **Historical Milestones**



- Department Reinforcement
- 1st Materiality Analysis



- Creation of ESG Policies and Stakeholder Engagement Program
- Members of the DJSI MILA



- Climate Change and Resilience Strategy
- Target Gender Equality Initiative
- US\$350 mm 10-year ESG Bond



Member of S&P Yearbook 2023

 $\wedge$ 

2019

 $\Diamond$ 

2020

2

2021

 $\longrightarrow$ 

2022

2023



2011-2016

- 1st LEED Building (2013)
- Sustainable Construction Manual (2012)
- UN Global Compact Signatory (2011)



- ESG Diagnostic
- Creation of ESG Policy



Creation of ESG Strategy

×

- UN PRI Signatories
- Green Lease in Tenant's Contracts



- GEI Bloomberg Index
- Members of the Climate Ambition Accelerator Initiative



#### Our 2025 Goals

#### **Governance and Integrity**

- ✓ Implement governance responsibility guidelines
- ✓ Increase suppliers' ESG standards
- ✓ Promote diversity within our group
- ✓ Implement a risk management culture

#### **Social**

- ✓ Continue expanding local community social investment programs within Vesta's operating areas
- ✓ Strengthen personnel and tenant ESG capabilities
- ✓ Ensure following the best practices in transparency related to human rights, diversity and equal rights opportunities

#### **Environment**

- ✓ Reduce operations' environmental impact
- ✓ Improve portfolio efficiency by obtaining green certifications
- ✓ Implement resilient climate change actions













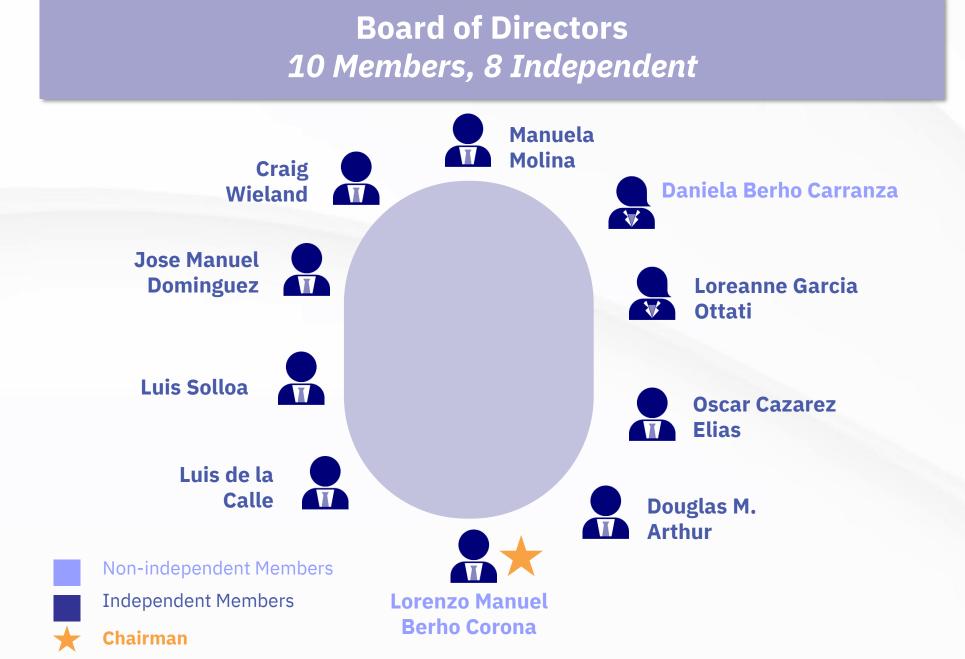


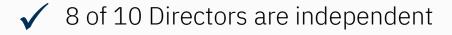




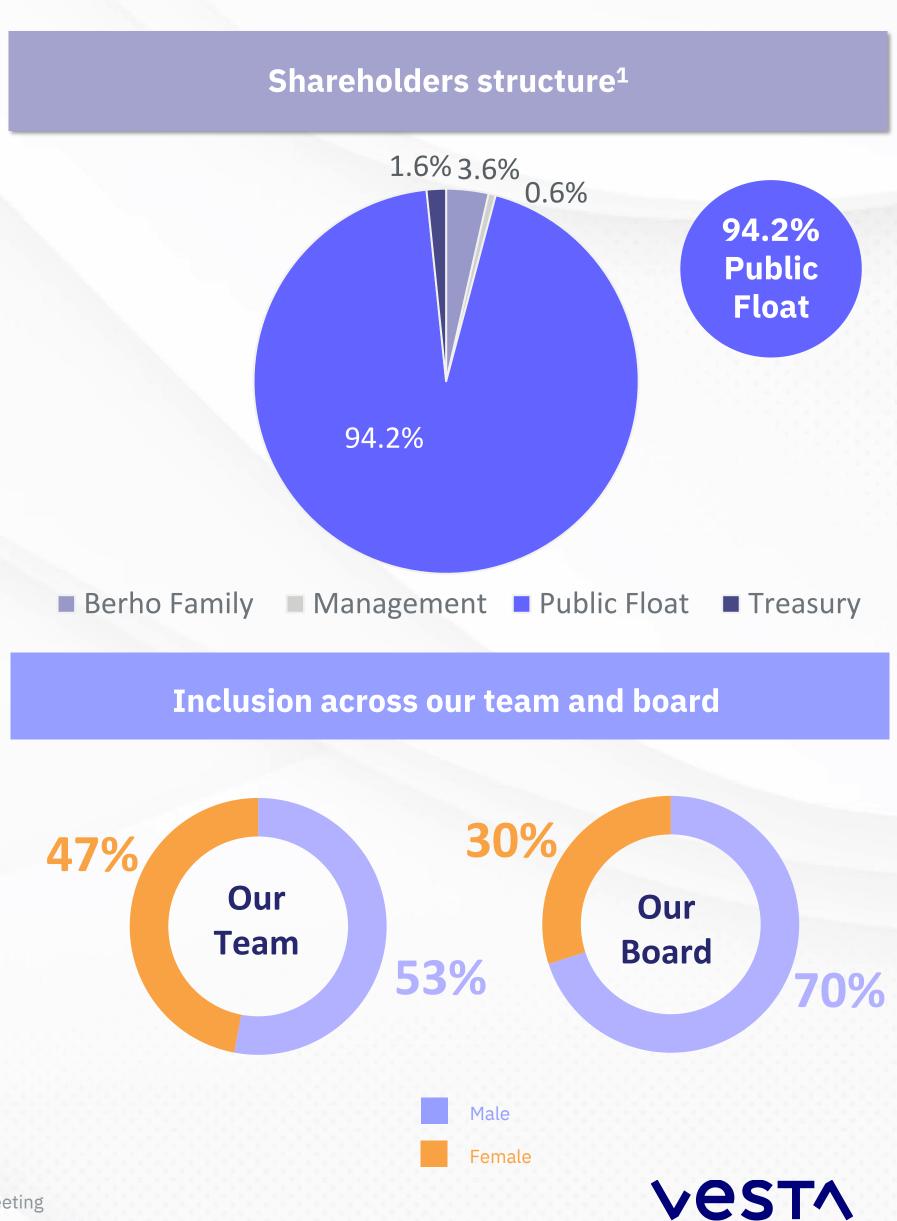


## Strong corporate governance; best-in-class governance practices since Vesta's inception





- ✓ All 6 Board Committees are chaired by an independent director
- ✓ Single class of shares (one share, one vote)
- Vesta's Code of Ethics serves as a guide to regulate the conduct of all employees and other stakeholders
- ✓ Stakeholder Engagement Program based on materiality analysis



## Vesta's Committees are 100% Chaired by independent directors

#### **Board Committees**



**Audit Committee** 

4 Members

- Review and analysis of quarterly and annual financial statements
- Review of compliance with tax obligations
- Analysis, approval and follow-up of Company's operating budget



**Corporate Practices Committee** 

4 Members

- Evaluation and approval of salaries and executive performance-based compensation plan
- Composition of the Company's board and committees
- Review of corporate policy regarding transactions with related parties



**Investment Committee** 

5 Members

- Approval of investment budget and deployment plan
- Evaluation of potential acquisitions of buildings and land bank
- Follow-up and review of investments performance



**Ethics Committee** 

5 Members

- Review and verification of employee's compliance with the Company's Code of Ethics
- Improvement of human resources policies
- Controversy resolution regarding any employee disputes that take place within the corporate scope



**Debt and Equity Committee** 

4 Members

- Review and approval of debt and equity transactions regarding the Company's funding and capital
- structure
- Evaluation of market conditions that could lead to potential debt and equity transactions to reinforce the Company's performance



**ESG Committee** 

5 Members

- Drafting of policies and procedures to settle Vesta's ESG Stakeholder Commitment Program
- Preparation of ESG recommendations guide for tenants
- Collection of ESG related data
- Inclusion of "green clause" for in lease contracts





Circular Economy Promotion

Wastewater treatment plant, treated water line for irrigation Low consumption irrigation Re-used

Design encompasses stormwater management

Quantity control and retention ponds



Avoid "heat island" effect 5% sky lights

Decarbonization



Fire protection

system (control software) Low consumption

restroom features



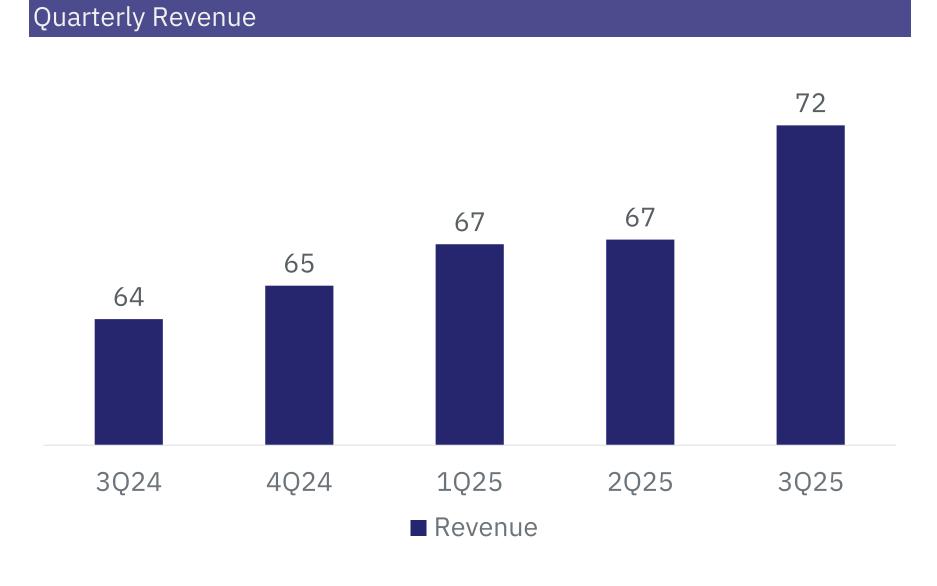
Public lighting, access road repair



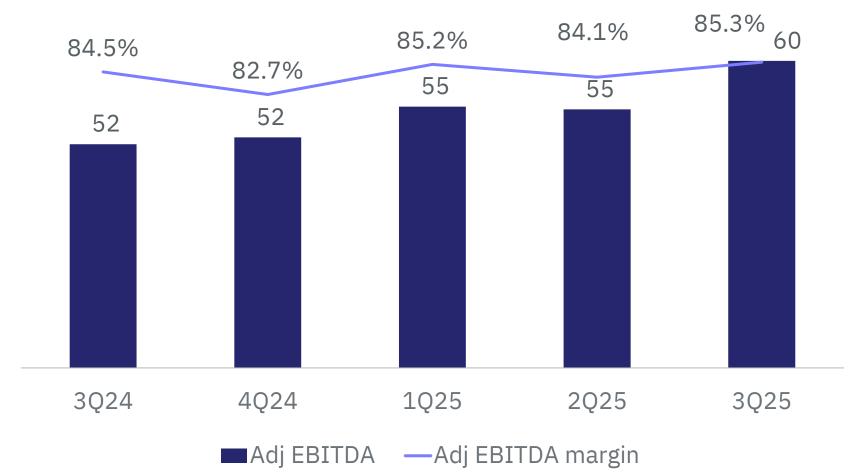
recycling areas

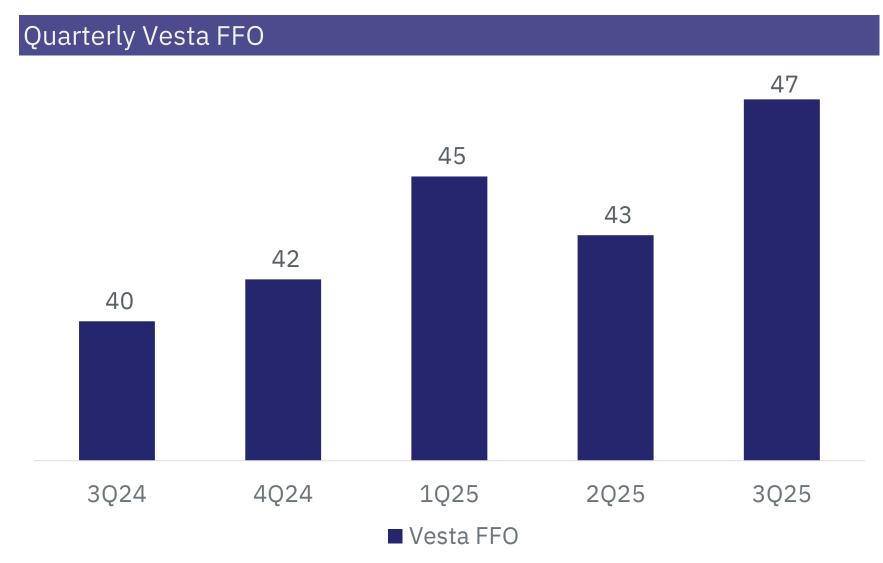


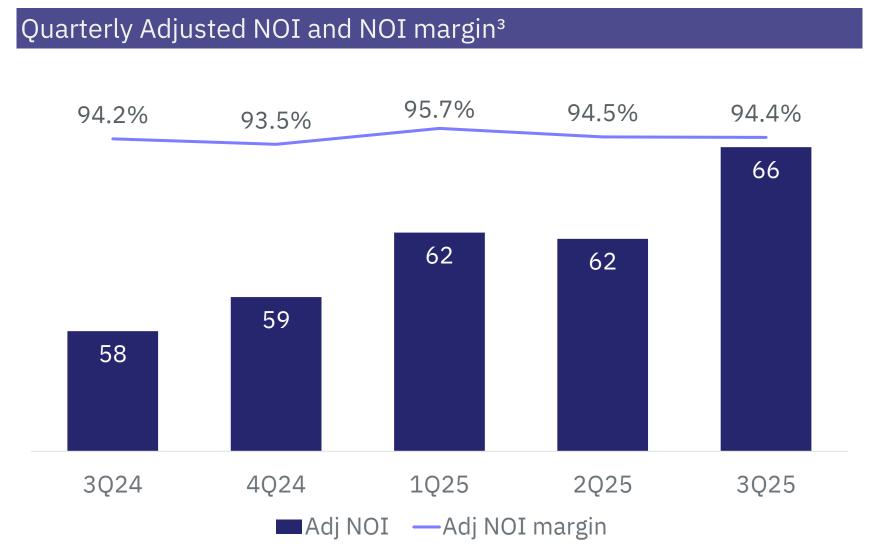
## Quarterly Results









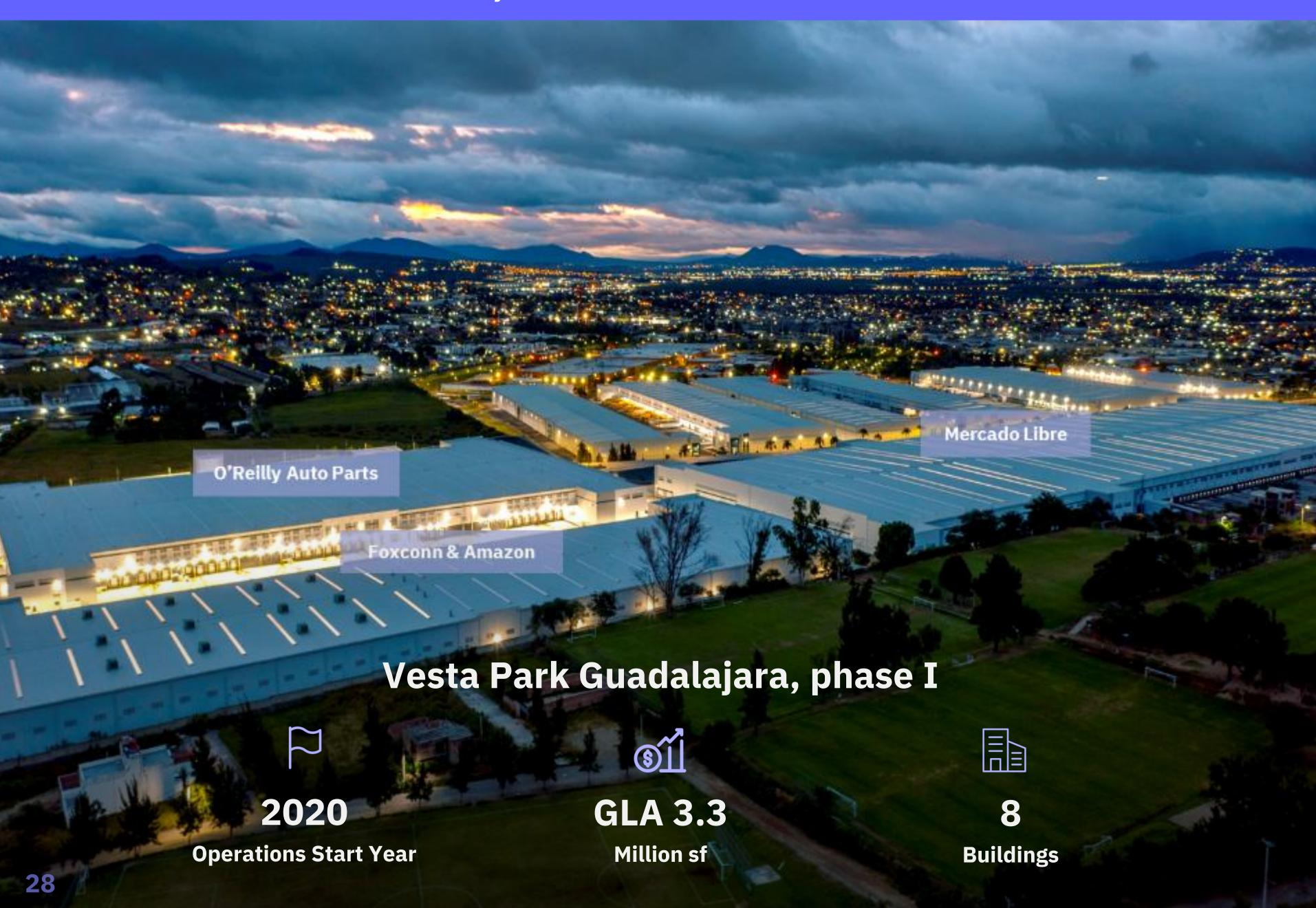




## Case Studies - Toluca



## Case Studies - Guadalajara



## Case Studies – Guadalupe, Monterrey



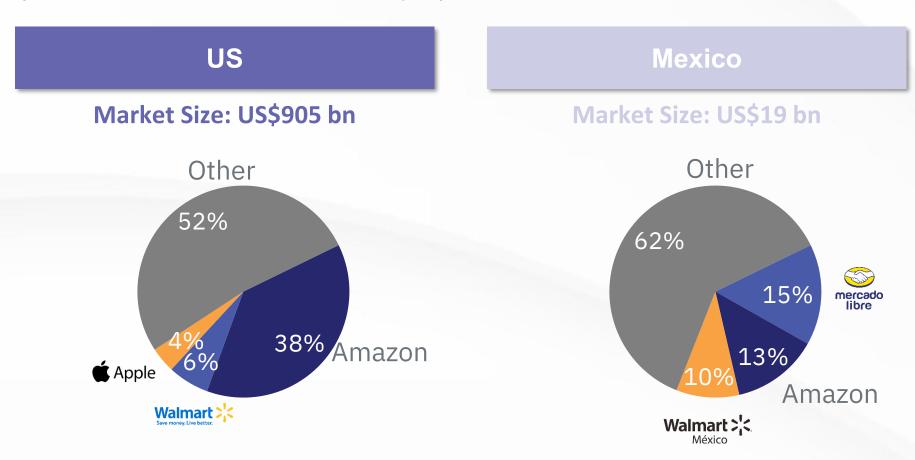
## Case Studies - Tijuana



## Vesta Benefits from increased Mexico logistics and ecommerce

#### **US and Mexico E-Commerce Comparison**<sup>(1)</sup>

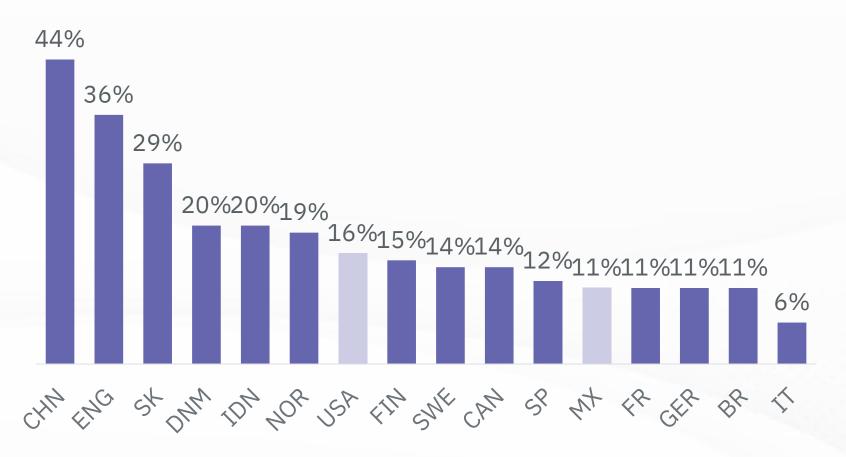
(Market Share of online retailers, %)



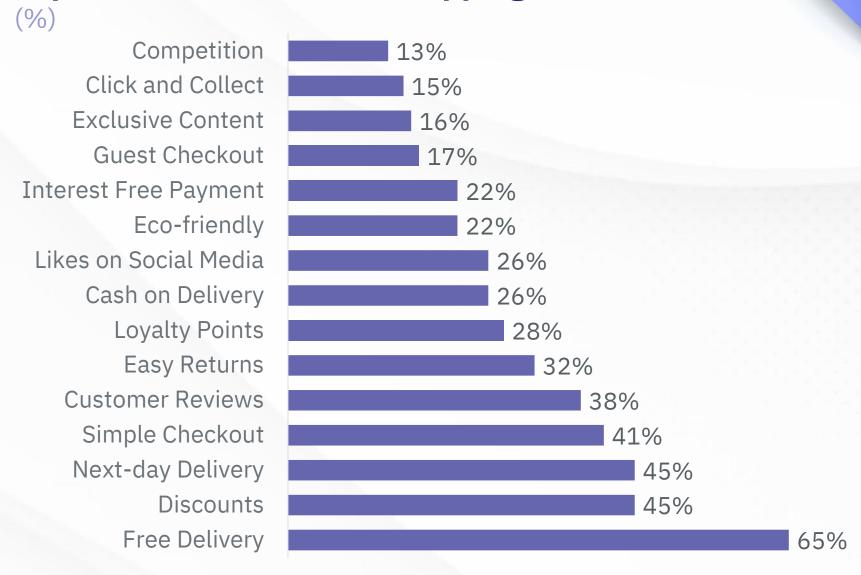
The US market is more consolidated than the Mexican market, with Amazon controlling 38% of market share vs 13% in Mexico. MercadoLibre, the LatAm marketplace, is the #1 player in Mexico

#### **Mexico E-Commerce Penetration Opportunity**(2)

(% of Total Retail Sales)

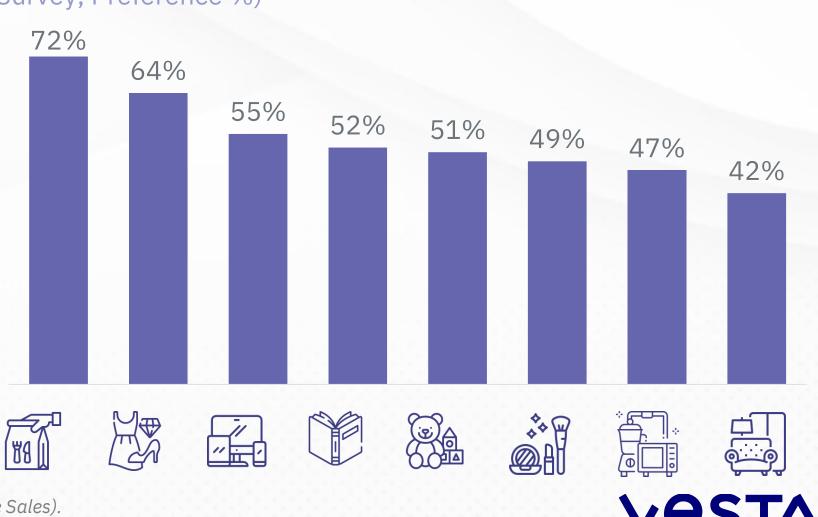


#### Top Motivator for Online Shopping in Mexico<sup>(3)</sup>



#### **Mexico Top Selling Products in E-Commerce Market** (3)

(Survey, Preference %)





## Glossary of Terms

"Adjusted EBITDA" means the sum of profit for the period adjusted by (a) total income tax expense, (b) interest income, (c) other income-net, (d) finance costs, (e) exchange gain (loss) - net, (f) gain on sale of investment property, (g) gain on revaluation of investment property, (h) depreciation and (i) long-term incentive plan and equity plus during the relevant period.

**"FFO"** means profit for the period, excluding: (i) gain on sale of investment property and (ii) gain on revaluation of investment property.

"Releasing" means a lease contract for a building that was vacant for no longer than twelve months.

"Adjusted NOI" means the sum of NOI plus property operating costs related to properties that did not generate rental income during the relevant period.

"Land Reserves" means the lots of land acquired and maintained for future development into leasable properties.

"Net Debt to Adjusted EBITDA" means (i) our gross debt (defined as current portion of long-term debt plus long-term debt plus amortization of debt issuance costs) less cash and cash equivalents divided by (ii) Adjusted EBITDA.

"Net Debt to Total Assets" means (i) our gross debt (defined as current portion of long-term debt plus long-term debt plus amortization of debt issuance costs) less cash and cash equivalents divided by (ii) total assets.

"Same-Store NOI" means rental income of Same-Store Properties in a period minus property operating costs related to such properties. This provides a further analysis of Adjusted NOI by providing the operating performance from the population of properties that is consistent from period to period.

"Vesta FFO" means the sum of FFO, as adjusted for the impact of exchange gain (loss) - net, other income — net, interest income, total income tax expense, depreciation and long-term incentive plan and equity plus.

"Yield on Cost" means rental income for the first year of operation of a property, divided by the total investment in such property (including land acquisition costs, development and construction costs, and closing costs).



### Non-IFRS Financial Measures and Reconciliations

#### **Adj EBITDA and Adj NOI**

	For the Three-Month  Period Ended September 30,			9 months  Cumulative	
	2025	2024	2025	2024	
		(milli	ons of US\$)		
Profit for the period	25.0	52.0	67.6	286.2	
(+) Total income tax expense	27.4	10.7	67.9	59.0	
(-) Interest income	(0.7)	(4.0)	(2.0)	(13.1)	
(-) Other income <sup>(1)</sup>	(1.2)	(1.4)	(3.7)	(3.4)	
(-) Other expense	0.6	0.9	2.1	4.3	
(+) Finance costs	12.3	11.2	34.5	33.7	
(-) Exchange gain (loss) - net	(2.4)	4.3	(8.7)	10.0	
(-) Share of results of associates	0.0	0.0	0.0	0.0	
(-) Gain on sale of investment property	(0.4)	0.0	0.0	(0.3)	
(-) Gain on revaluation of investment property	(4.8)	(24.0)	3.4	(231.4)	
(+) Depreciation	0.5	0.4	1.2	0.9	
(+) Share-based compensation	2.5	2.1	7.1	7.0	
(-) Energy income	(2.5)	(2.6)	(6.5)	(6.5)	
(+) Energy Expense	3.3	2.2	7.0	5.7	
Adjusted EBITDA	59.7	51.9	170.0	152.0	
(+) General and administrative expenses	7.8	7.0	24.4	24.3	
(-) Share -based compensation expense	(2.5)	(2.1)	(7.1)	(7.0)	
NOI	65.1	56.8	187.3	169.3	
(+) Property operating costs related to properties that did not generate rental income	1.0	0.8	2.7	2.2	
Adjusted NOI	66.1	57.6	190.0	171.5	

#### **Vesta FFO and Vesta FFO per Share**

	For the Three-Month Period Ended September 30,		9 mon Cumula	
	2025	2024	2025	2024
		(millio	ons of US\$)	
Profit for the period	25.0	52.0	67.6	286.2
(-) Gain on sale of investment property	(0.4)	0.0	0.0	(0.3)
(-) Gain on revaluation of investment property	(4.8)	(24.0)	3.4	(231.4)
FFO	19.8	28.0	71.1	54.5
(-) Exchange gain (loss) – net	(2.4)	4.3	(8.7)	10.0
(-) Other income <sup>(1)</sup>	(1.2)	(1.4)	(3.7)	(3.4)
(-) Other expense	0.6	0.9	2.1	4.3
(-) Share of results of associates	0.0	0.0	0.0	0.0
(-) Interest income	(0.7)	(4.0)	(2.0)	(13.1)
(+) Total income tax expense	27.4	10.7	67.9	59.0
(+) Depreciation	0.5	0.4	1.2	0.9
(-) Share -based compensation expense	2.5	2.1	7.1	7.0
(-) Energy income	(2.5)	(2.6)	(6.5)	(6.5)
(+) Energy Expense	3.3	2.2	7.0	5.7
Vesta FFO	47.4	40.7	0.0135.5 0.00.0	118.3



## Non-IFRS Financial Measures and Reconciliations (Cont'd)

#### **Net Debt and Ratio Data**

	As of September 30,	As of September 30,
	2025	2024
Total Assets	4,601.2	3,957.9
Total Debt	1,445.2	847.1
Current Portion of Long Term Debt	166.3	49.9
Long term Debt	1,278.9	797.2
Direct Issuance cost	9.4	10.1
(-) Cash and cash Equivalentes	(587.0)	(184.1)
Net Debt	867.6	673.0
Net Debt to Total Assets	0.2	0.2
Net Debt to Adjusted EBITDA	4.1	5.3

Source: Vesta. Notes: (1) Net Debt to Total Assets represents (i) our gross debt (defined as current portion of long-term debt plus long-term debt plus amortization of debt issuance costs) less cash and cash equivalents divided by (ii) total assets. Our management believes that this ratio is useful because it shows the degree in which net debt has been used to finance our assets and using this measure investors and analysts can compare the leverage shown by this ratio with that of other companies in the same industry. (2) Net Debt to Adjusted EBITDA represents (i) our gross debt (defined as current portion of long-term debt plus long-term debt plus amortization of debt issuance costs) less cash and cash equivalents divided by (ii) Adjusted EBITDA. Our management believes that this ratio is useful because it provides investors with information on our ability to repay debt, compared to our performance as measured using Adjusted EBITDA. (3) Net Debt to Adjusted EBITDA as of September 30, 2024, is presented using Adjusted EBITDA for the three-month period ended September 30, 2024, plus Adjusted EBITDA for the year ended December 31, 2023, less Adjusted EBITDA for the three-month period ended September 30, 2024.



