Industrial Real Estate Fund

4Q12 Earnings Release

4Q12

Conference call

Monday
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New York time
10:00 am
Mexico City time

Phone:
(1 877) 407-8031
(1 201) 689-8031

Code: Vesta

For more information visit our website at:

www.vesta.com.mx

IR contacts

Juan Sottil, CFO
Daniela Berho

Corp Comm
T+52 55 5290-1127
investor.relations@vesta.com.mx

Lucia Domville
T.+ 1 646 284-9416
vesta@grayling.com

VESTA ANNOUNCES FOURTH QUARTER 2012 RESULTS

Mexico City, Mexico, February 22, 2013 – Corporación Inmobiliaria Vesta, S.A.B. de C.V., ("Vesta", or the "Company") (BMV: VESTA), one of Mexico's leading industrial real estate owner, developer and asset administrator, announced today its results for the fourth quarter ended December 31, 2012. All figures included herein were prepared in accordance with the Mexican IFRS (MFRS) and are stated in American dollars, unless otherwise noted.

Highlights

- In December 21st, 2012, we signed a non-binding letter of intent with **Nissan Mexicana, S.A. de C.V. ("NISSAN")** to develop a supplier park for Nissan's supply chain at its new Aguascalientes complex. When the agreement is finalized, the project could amount to an investment of USD$ 90 million, of which USD$55 million correspond to the first stage of the project being invested on or before the following 18 months. Nissan is the largest car manufacturer in Mexico and at the end of 2012 it had a 25% market share in Mexico.

- In December 7th, 2012, the Company acquired a 53 acre land to develop an industrial park in **Toluca** comprised of four buildings. We have started construction of the infrastructure and the first two buildings with a total roofed area of 484,000 square feet with an initial investment of USD$30 million.

- In November 8th, 2012, we signed a non-binding LOI with American Axle (US) to develop a 289,538 square feet Build to Suit project on Vesta´s land reserves in Silao, Guanajuato, to mainly supply the GM plants in the Bajio region and the US market. The total investment would be USD$9.94 million.

- The Company's **Revenue** for the full year ended in December, 31 2012 had an increase of 3.2%, or USD$ 1.63 million, for a total of USD$51.9 million. The 4Q12 revenue declined 3.8% to USD$12.91 million compared to 4Q11.

- **Gross Profit** totaled USD$ 12.15 million in 4Q12, increasing 14.3% on a quarterly basis, and 10% over the full year to USD$ 47.76 million.

[1] Per share calculation done
Year 2012 are based on the weighted average number of shares outstanding during the year: 296,289,138.
Year 2011 are based on the weighted average number of shares outstanding during the year: 224,254,556.
4Q 12 are based on the weighted average of shares outstanding during the Quarter: 392,878,351.
4Q 11 are based on the weighted average of shares outstanding during the Quarter: 224,254,556.

- **Total Comprehensive** Income amounted to USD$ 13.4 million in the 4Q12, and USD$ 41.67 million for the full year 2012. On a per share basis the 4Q11 showed a USD$ 0.04 cents[1], compared with a profit USD$ 0.03 cents[1] in 4Q12.

- **Operation Costs** decreased 39.7% for the full year 2012 reaching USD$ 4.11 million, compared to USD$ 6.82 million recorded on December 31, 2011.

- **NOI** on income producing properties for the full year 2012 was USD$ 48.37 million, compared with USD$ 44.44 million in 2011, an increase of 8.84%. NOI margin grew from 88.5% in 2011 to 93.3% in 2012.

- As of December 31 2012, the value of Vesta's **portfolio** of properties was USD$ 744.76 million.

Financial Indicators (USD$ million)	2012	2011	Var. %
Revenues	$ 51.86	$ 50.24	3.24%
Net Operating Income (NOI)	$ 48.37	$ 44.44	
NOI Margin %	93.25%	88.46%	4.80%
Net Operating Income (NOI) *adjusted (err Clasif)*	$ 48.37	$ 45.69	5.86%
NOI Margin *adjusted (err Clasif) %*	93.25%	90.95%	2.30%
EBITDA	$ 41.06	40.31	1.87%
EBITDA %	79.17%	80.23%	-1.07%
EBITDA *adjusted (err clasif + IPO expense)*	$ 43.62	42.23	3.29%
EBITDA *adjusted (err clasif + IPO expense) %*	84.10%	84.07%	0.04%

Management Comments

I would like to start by mentioning that the main strength of the Company is the combination between an experienced management team and our development capabilities which helps us to grow our high quality industrial portfolio. I believe this is a clear differentiation from several of our main competitors. Additionally, we are a pure play industrial real estate operator with no conflict of interest, a strict investment policy and focused on increasing the development of sustainable buildings.

Once the IPO was carried out, the Company started executing the pipeline presented during the Road Show. During the 4Q12 we successfully delivered the BRP (Bombardier Recreational Products) facility and the Bombardier M-A2, which represents the fourth building for Bombardier within the Aerospace Park in Queretaro. We also acquired new land reserves and started the development of two inventory buildings in Toluca in addition to the five buildings currently under construction in Queretaro, Silao and San Luis Potosi.

We signed a “Non-Binding LOI” with NISSAN to develop a “Park to Suit” adjacent to their new plant in Aguascalientes and another “Non-Binding LOI” with American Axle to develop a 289,538 square feet building in Silao.

We signed a 133,000 square feet Build to Suit for “Durr” under a seven year lease , and a 120,000 square feet inventory building, currently under construction, on a 5 year lease with Ryder. Both companies are existing clients.

The total revenues for 2012 increased 3.2% or USD$ 1.63 million for a total of USD$51.9 million. NOI on income producing properties, on an adjusted basis, during 2012 was USD$ 48.4 million, a 93.2% margin, compared to USD$45.7 million, 90.9% margin for 2011, an improvement of 230 bps.

The outlook for the Mexico´s industrial sector is very positive, particularly in automotive. Currently, this industry is the largest foreign exchange earner for the country. Mexico is bound to become the fourth biggest global auto exporter and when all the new factories are up and running, expected by 2015, production will reach 4 million cars per year. Clearly, the Bajio region has been a winner in the flow of new foreign direct investment, but my perception is that the Border States are coming back and will start growing again as its vacancy rates start to fall and insecurity recede.

We are very confident of the strength of our company, our ability to bring new multinational tenants and our capability to develop modern buildings. We thank our shareholders for their trust; I assure them we will continue to deliver.

Lorenzo Berho, Chief Executive Officer and Chairman of Vesta

FINANCIAL HIGHLIGHTS

Consolidated Statutory Accounts

The consolidated financial and operating information outlined below is based on accounts prepared in accordance with accounting policies adopted in Mexico and in accordance with the International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board - IASB, and correspond to the comparison of the results obtained in the 4Q12 with the same period of the previous year.

Revenues

Vesta's rental revenues declined 3.8% during the 4Q12 to USD$ 12.91 million, from USD$ 13.42 million in 4Q11. Rental revenues for 2012 amounted to USD$ 51.86 million, up USD$1.63 million, or 3.2%, from USD$ 50.2 million in 2011. The variation was primarily attributable to an increase of USD$4.82 million, or 9.3%, in rental income from new leases in new space or in space that was vacant during part of 2011 and was leased during 2012, an increase of USD$0.65 million, or 1.3%, in rental income resulting from rent adjustments due to inflation protection provisions in our lease agreements. Most of our lease agreements include a provision whereby rents are automatically adjusted on a year to year basis to reflect the change in USD Consumer Price Index if the rental payments under the lease agreement are denominated in USD dollars or the INPC if the rental payments are denominated in pesos.

Additionally, rental revenues also increased USD$0.44 million in 2012, or 0.8%, in expenses which we paid on behalf of our customers that later were reimbursed by them and that were accounted for under rental income.

These increases in revenues for 2012 were partially offset by several factors, which include, a decrease of USD$ 3.00 million, or 5.0%, in rental income from leases that expired during 2011 or 2012 and which were not renewed during the year, 2)a decrease of USD$0.60 million, or 1.2%, from lower rents in leases that expired during 2012 and 2011 and that were renewed at lower rental rates; and 3) a decrease in rental income of USD$0.68 million, or 1.3%, from the foreign currency impact of translating the income from peso-denominated leases into USD dollars, as well as peso denominated other income.

	EOY 2012 December 31 2012	EOY 2011 December 31 2011	4Q Ending December 31, 2012	4Q Ending December 31, 2011
Rental Revenues	$ 51,863,597	$ 50,235,275	$ 12,908,172	$ 13,420,021
Operation Costs	$ (4,106,941)	$ (6,815,607)	$ (760,480)	$ (2,791,968)
Gross profit	$ 47,756,656	$ 43,419,668	$ 12,147,692	$ 10,628,053

Property Operating Costs

Operating costs in the 4Q12 amounted to USD$ 0.76 million, a decrease of USD$ 2.03 million from the USD$ 2.79 million in 4Q11. During the twelve-month period, property operating costs amounted to USD$ 4.11 million, a decrease of USD$ 2.71 million when compared to US$6.82 million in 2011.

Of the annual decrease, USD$2.30 million, or 39.7%, was related to a decrease in direct property operating cost related to properties that generated rental income during the year. These costs were US.$3.50 million in 2012, compared to US$5.80 million in 2011. This decrease was primarily attributable to: 1) a decrease of USD$0.08 million, or 8.1%, in real estate taxes; 2) a decrease of USD$0.36 million, or

45.1%, in maintenance costs; 3)Other property related expenses decreased USD$1.40 million, or 55.60%, of this decrease USD$ 1.2 million is attributable to a brokerage fee an acquisition tax that were classified as "Operating Cost" in 2011, instead of as a "Gain (loss) on revaluation as must be done within IFRS standard; 4) the property management Fee decreased by USD$0.49 million, or 39.0%, as "Desarrolladora Vesta" (or "DV") was eliminated as the external management company hired by Vesta all the activities previously performed by DV are now done by Vesta Management, a fully owned subsidiary of the company;

In addition, Property Operating cost decreased USD$ 0.41 million from direct property operating costs from properties that did not generate rental income during the year. Of this decrease USD$ 0.80 million were from a decrease in allowance for doubtful accounts, this decrease was partially offset by an increase in real estate taxes and park maintenance fees of US$ 0.40 million for our land reserve properties.

Vesta's gross profit amounted to USD$ 12.15 million in 4Q12, up 14.3% from $10.63 million in the 4Q11. Vesta's gross profit for 2012 amounted USD$ 47.76 million, compared to USD$ 43.42 million in 2011. On an adjusted basis, eliminating the commission and taxes wrongfully classified as operating cost, gross profit improved from USD$ 44.67 million, with a margin of88.9%, in 2011 to USD$ 47.76 million, with a margin of 92.1%, million in 2012.

Operating Costs from income producing properties for 2012 were USD$ 3.50 million compared to USD$5.80 million in 2011, a decrease of USD$ 2.30 million, or 39.7%. Operating cost from non income producing properties were USD$ 0.61 million in 2012 and USD$ 1.02 million in 2011, a decrease of USD$ 0.41 million, or 40.2% decrease.

NOI from income producing properties, on an adjusted basis, in 2012 was USD$ 48.4 million, a 93.25% margin, compared to USD$ 45.7 million, 90.9% in 2011.

Administration expenses

Administrative expenses for 4Q12 increased by USD$ 1.18 million to USD$ 2.41 million, an increase of 96.3% from USD$ 1.23 million in the same quarter last year. On a annual basis Administrative expenses for 2012 were USD$ 6.64 million, an increase of USD$ 3.58 million or 117.3% over administrative expenses of USD$ 3.06 million in 2011.

These expenses were primarily affected by the expenses related to 1) the IPO process of USD$ 2.56 million in 2012; 2) an increase of USD$ 1.89 million over 2011, including legal counsel, auditors and other costs; 3) by USD$ 2.39 million related to payroll and office expenses derived from the incorporation of the management into a new subsidiary of CIV, and; 4) an increase of USD$0.07 million in expenses mainly due to an increase in the necessary valuation services we now incur as a public company. These increases were partially offset by 1) decreases in legal and audit expenses of USD$0.27 million, or 29.5%, in connection with the IPO and feasibility studies attributed to it, as well as a decrease of USD$0.50 million in fees, or 39.5%, that are no longer being paid by CIV to "Desarrolladora Vesta", a related external party.

	EOY 2012 December 31 2012	EOY 2011 December 31 2011	4Q Ending December 31, 2012	4Q Ending December 31, 2011
Administration Expenses	$ (6,641,419)	$ (3,056,946)	$ (2,410,537)	$ (1,228,238)

Depreciation

The depreciation charge, not related to our real estate investments, was USD$ 0.02 million in the fourth quarter of 2012, a change of USD$ 0.01 million from USD$ 0.01 million during the fourth quarter of 2011. Depreciation for 2012 amounted to USD$ 0.06 million at the end of December 31 of 2012, practically unchanged from the USD$ 0.06 million in 2011.

	EOY 2012 December 31 2012	EOY 2011 December 31 2011	4Q Ending December 31, 2012	4Q Ending December 31, 2011
Depreciation and amortization	$ (56,328)	$ (56,687)	$ (18,988)	$ (13,386)

EBITDA

EBITDA, increased 3.53% from USD$ 9.39 million in 4Q11 to USD$ 9.72 million at the end of 4Q12. On a year to year basis EBITDA grew to USD$ 41.06 million in 2012 from USD$40.31 million in 2011, or 1.87%.

Adjusted EBITDA, that is eliminating IPO expenses in 2012 and 2011 and the commission and the taxes wrongfully classified as operating cost in 2011, grew 3.29% to USD$ 43.62 million in 2012 from USD$ 42.23 million in 2011.

Other income and expenses

Other income and expenses in 4Q12 amounted to an expense of USD$ 1.86 million, compared to an expense of USD$ 14.58 million in 4Q11. On a full year basis, other income and expenses for 2012 amounted to an income of USD$ 7.65 million, compared to an expense of USD$ 7.21 million in 2011, representing an increase of 206.2%. The increase was primarily attributable to interest income gained from the investments of the IPO proceeds, as well as the income derived from the favorable movement of the foreign exchange rate.

Interest income increased by USD$ 3.42 million to USD$ 3.45 million in 2012, from USD $0.03 million in 2011. The increase arises from the investment of the cash proceeds of the IPO. Foreign exchange gain (loss) for 2012 had a gain of USD$ 13.52 million, when compared to 2011 from the effect of the Peso/USD exchange rate and the change in the dollar balance of debt of WTN, a subsidiary of CIV with the peso as the functional currency.

The gain was partially offset by a lower inflation adjustment in tax returns and credits during 2012, as well as higher interest expenses of USD$ 0.21 million in 2012, as we had a higher average debt during 2012 when compared to 2011. In addition, the gain on revaluation of investment property for 2012 decreased by USD$ 1.87 million, or 7.90%, when compared to 2011. The revaluation gain (loss) of December 2011 improperly excludes USD$ 1.25 million, representing brokerage fees and certain property transfer taxes that were classified as "Property operating costs". Considering the proper classification of these amounts the gain on revaluation of investment property decreased USD$ 0.62 million from a gain of USD$ 22.46 million in 2011 to a gain of USD$21.83 million in 2012. This gain is primarily attributable to the positive fundamentals for the industrial real estate market in Mexico as of December 2012.

At the end of 4Q12, the value of the portfolio was USD$ 744.76 million and had 12.05 million square feet of gross leasable area (1.12 million square meters) and land reserves valued at USD$ 50.22 million with an occupancy rate of 89.1%, while at the end of 4Q11 the portfolio was valued at USD$ 658.90 million, had 11.36 million square feet (1.06 million square meters), land reserves valued at USD$ 47.9 million and an occupancy rate of 91.2%.

	EOY 2012 December 31 2012	EOY 2011 December 31 2011	4Q Ending December 31, 2012	4Q Ending December 31, 2011
Interest Income	$ 3,446,005	$ 27,449	$ 1,956,958	$ 3,074
Other (expenses) or income	$ 35,382	$ 68,998	$ (2,734)	$ 7,314
Income expense	$ (24,955,266)	$ (24,778,815)	$ (6,226,430)	$ (6,253,794)
Foreign Exchange Gain (loss)	$ 7,289,073	$ (6,232,627)	$ (2,982,347)	$ (1,423,270)
Gain on revaluation of investment properties	$ 21,835,292	$ 23,708,278	$ 5,396,908	$ (6,915,135)
Total Other Income	$ 7,650,486	$ (7,206,717)	$ (1,857,645)	$ (14,581,811)

Income before taxes

During the 4Q12 Income before taxes amounted to USD$ 7.86 million, compared to a loss of USD$ 5.19 million recorded in the same quarter last year. For 2012 income before taxes amounted to USD$ 48.71 million, 47.2% above the USD$ 33.09 million recorded in 2011.

Income taxes

During the 4Q12, Income taxes amounted to USD$ 3.79 million, compared to income taxes of USD$ 5.95 million in 4Q11. Income taxes for 2012 amounted to USD$ 7.87 million compared to USD$ 19.81 million in 2011. This increase was primarily attributable to the difference between deferred tax expenses between 2012 and 2011. Deferred tax expenses mainly reflect (i) changes in the exchange rates as of the end of the year that are used to convert our Mexican-denominated asset balances for tax purposes (including our investment property and net tax loss carry forwards) to USD dollars, (ii) a benefit resulting from the impact of inflation on the tax basis of our asset balances (including our investment property and net tax loss carry forwards), as allowed by Mexican Income Tax Law (Ley del Impuesto Sobre la Renta), and (iii) the effects of the recognition of fair value on our investment property for accounting purposes that are not reflected for tax purposes, as the tax value of the asset remains a historical cost and is subsequently depreciated. The company current taxes, ISR and IETU, were USD$ 6.13 million during 2012 compared to USD$ 1.00 million in 2011.

Profit for the Period

Vesta's profit for the period at the close of 4Q12 totaled USD$ 4.07 million compared to a loss of USD$ 11.15 million in the 4Q11. Vesta's profit for 2012 amounted to USD$ 40.84 million compared to USD$ 13.29 million in the 2011.

	EOY 2012 December 31 2012	EOY 2011 December 31 2011	4Q Ending December 31, 2012	4Q Ending December 31, 2011
Income Before Income Taxes	$ 48,709,395	$ 33,099,318	$ 7,860,522	$ (5,195,382)
Income Taxes	$ (7,865,552)	$ (19,805,731)	$ (3,793,119)	$ (5,951,511)
Income for the Period	$ 40,843,843	$ 13,293,587	$ 4,067,403	$ (11,146,893)
Comprehensive Income (Loss): Differences related to Translation of Foreign Operations	$ 822,167	$ 5,696,312	$ 9,331,921	$ 1,347,456
Total Comprehensive Income for the period	$ 41,666,010	$ 18,989,899	$ 13,399,324	$ (9,799,437)

Other comprehensive (loss) income

Vesta had a translation gain of USD$9.33 million in the 4Q12, compared with a gain of USD$1.35 million on the 4Q11 due to the variation in the foreign exchange rate from one period to the next and its effects on the conversion of the operations of WTN, one of our subsidiaries, and on the increase in capital from the IPO. Vesta's translation gain in 2012 was USD$ 0.82 million, compared with a gain of USD$5.70 million in 2011.

Total comprehensive (loss) income for the period

Vesta's total comprehensive income for 4Q12 was USD$13.40 million, compared to a USD$9.80 million loss during 4Q11. Vesta's total comprehensive income for 2012 was USD$ 41.67 million, compared to a USD$ 18.99 million loss during 2011.

Cash Flow

The following table shows Vesta's cash flow and its uses in the full year ending December 31, 2012 and 2011.

Cash Flow Consolidated USD$	Twelve Months Ending December 31, 2012	Twelve Months Ending December 31, 2012
Net cash flow from operating activities	$ 35,796,035	$ 41,136,784
Cash flow from investment activities	$ (178,787,241)	$ (10,783,002)
Net cash flow from financing activities	$ 174,773,674	$ (30,536,646)
Variations in the exchange rate	$ 316,276	$ (457,837)
Decrease (increase) in cash and cash equivalents	$ 32,098,744	$ (30,536,646)

The main factor that affected the cash flow generation of our Company was the income related to our leasing operations with our tenants. During the 4Q12, we did not register any property sales or any other extraordinary income.

On July 25, 2012, Vesta listed its stock at the Mexican Stock Exchange (BMV) and raised net resources amounting to USD$ 217.98 million.

Given our operating results, we consider that the cash flow generated from our operations as well as other liquidity sources, including some credit lines, is enough to cover all capital requirements, as well as interest and principal payments over the next 12 months.

Capex

Capex during 4Q12 amounted to USD$ 38.61 million, which was primarily related to the construction of ten new buildings in the Bajio region and an expansion for an existing client in Central Mexico. Additionally the company acquired several properties in Toluca.

Capex for 2012 amounted to USD$ 65.55 million, compared to USD$ 10.81 million in 2011.

Debt

As of 4Q12, Vesta's total outstanding debt reached USD$ 327.86 million, of which 3.0%, or USD$ 9.83 million, is related to the debt amortizations of principal during the next 12 months. During the 4Q12 two construction loans with GE, for USD$15.13 million were paid.

All the debt is owed to General Electric and guaranteed by a trust, which is tied to most of our income properties as well as the rental revenue derived from outstanding contracts. At the close of December 31, 2012, 100% of our debt was denominated in US Dollars.

Property Portfolio

As of December 31, 2012, our portfolio consists of 87 high quality industrial assets, with a total gross leasable area, or GLA, of 12,047,896 square feet (1,119,286 square meters). Vesta's properties are mostly located in growing markets in the country - central and Bajio regions. Over 89% of our lease agreements are denominated in US dollars, with high quality tenants and a balanced exposure to food and beverage, logistics, automotive and aerospace industries.

At the end of 4Q12, the value of the portfolio was USD$ 744.76 million and had 12.05 million square feet of gross leasable area (1.12 million square meters) and land reserves valued at USD$ 50.22 million

Vacancy

As of December 31, 2012, Vesta's property portfolio had a physical occupancy rate of 89.07%, compared with 89% at the end of 4Q11.

Region	4Q12				3Q12			
	SF	%	Vacant	%	SF	%	Vacant	%
Central Mexico	4,296,031	37.73%	248,808	5.79%	4,296,031	37.73%	248,808	5.79%
Bajio	5,450,799	42.32%	251,693	4.62%	4,818,271	42.32%	161,765	3.36%
Baja California	1,705,764	14.98%	718,839	42.14%	1,705,764	14.98%	743,688	43.60%
Juarez	595,302	4.97%	97,820	16.43%	565,442	4.97%	97,820	17.30%
Total	**12,047,896**	100.00%	**1,317,160**	10.93%	**11,385,508**	100.00%	**1,252,081**	11.00%

Growth

Vesta is currently developing 1,547,534 million square feet (143,770 square meters) of *Built To Suits* and *Inventory* projects, with a total investment of USD$ 58.45 million.

During 4Q12 we have initiated the following growth projects:

- We have signed 229,053 square feet of *Build To Suit* projects, with a total investment of USD$9.17 million with long term leases:

Project	GLA (square feet)	GLA (square meter)	Investment (USD$ MM)	Term (Yrs.)	Market
Durr[2]	133,053	12,361	$4.7	7	Queretaro
BRP (2nd Phase)	96,000	8,918	$4.5	15	Queretaro
Total	229,053	21,279	$9.2		

Notes:
[1] Projects with a non-binding LOI such as Nissan and American Axle are not included in this table.
[2] Projects are being built on Vesta´s land reserves.

- We signed a lease with Ryder, a global logistics operator, on a 120,173 square feet inventory building, currently under construction and reported on 3Q2012 (identified as PIQ Norte):

Project	GLA (square feet)	GLA (square meter)	Investment (USD$ MM)	Term (Yrs.)	Market
Ryder	120,173	11,164	$4.2	5	Queretaro
Total	120,173	11,164	$4.2	5	Queretaro

- The Company acquired a 53 acre land in Toluca with a total investment of USD$ 7 million to develop an industrial park comprised of four buildings with a total roofed area of 484,000 square feet.

- We initiated the construction of two inventory buildings totaling 485,657 square feet in Toluca. The total investment including the land, infrastructure and construction amounts to USD$30 million.

Project	GLA (square feet)	GLA (square meter)	Investment (USD$ MM)	Term (Yrs.)	Market
S3	182,793		$ 8.7	NA	Toluca
S4 A	302,864		$14.3	NA	Toluca
Total			$23.0	NA	

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Appendix: FINANCIAL TABLES

COMPREHENSIVE INCOME

Comprehensive Income Audited Consolidated (USD$)	VESTA EOY 2012 December 31 2012	EOY 2011 December 31 2011	4Q Ending December 31, 2012	4Q Ending December 31, 2011
Rental Revenues	$ 51,863,597	$ 50,235,275	$ 12,908,172	$ 13,420,021
Operation Costs	$ (4,106,941)	$ (6,815,607)	$ (760,480)	$ (2,791,968)
Gross profit	$ 47,756,656	$ 43,419,668	$ 12,147,692	$ 10,628,053
Administrative Expenses	$ (6,641,419)	$ (3,056,946)	$ (2,410,537)	$ (1,228,238)
Depreciation and amortization	$ (56,328)	$ (56,687)	$ (18,988)	$ (13,386)
Other Income and Expenses				
Interest Income	$ 3,446,005	$ 27,449	$ 1,956,958	$ 3,074
Other (expenses) or income	$ 35,382	$ 68,998	$ (2,734)	$ 7,314
Interest expense	$ (24,955,266)	$ (24,778,815)	$ (6,226,430)	$ (6,253,794)
Foreign Exchange Gain (loss)	$ 7,289,073	$ (6,232,627)	$ (2,982,347)	$ (1,423,270)
Gain on revaluation of investment properties	$ 21,835,292	$ 23,708,278	$ 5,396,908	$ (6,915,135)
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Income Taxes	$ (7,865,552)	$ (19,805,731)	$ (3,793,119)	$ (5,951,511)
Income for the Period	$ 40,843,843	$ 13,293,587	$ 4,067,403	$ (11,146,893)
Comprehensive Income (Loss): Differences related to Translation of Foreign Operations	$ 822,167	$ 5,696,312	$ 9,331,921	$ 1,347,456
Total Comprehensive Income for the period	$ 41,666,010	$ 18,989,899	$ 13,399,324	$ (9,799,437)

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BALANCE SHEET

VESTA Balance Sheet Audited Consolidated USD$		EOY 2012 December 31 2012		EOY 2011 December 31 2011
ASSETS				
CURRENT				
Cash and cash equivalents	$	36,947,094	$	4,848,250
Financial assets held for trading	$	120,345,021	$	-
Recoverable taxes	$	10,412,489	$	4,480,177
Accounts receivable, net	$	4,285,002	$	5,869,598
Prepayments	$	-	$	-
Total current assets	$	171,989,606	$	15,198,025
NON-CURRENT				
Investment properties	$	744,761,666	$	658,900,000
Office equipment - net	$	297,840	$	78,758
Deposits in guarantee	$	2,773,832	$	2,772,115
Total non-current assets	$	747,833,338	$	661,750,873
TOTAL ASSETS	**$**	**919,822,944**	**$**	**676,948,898**
LIABILITIES AND SHAREHOLDERS' EQUITY				
CURRENT LIABILITIES				
Current portion of long-term liabilities	$	9,834,497	$	13,066,851
Accrued interest	$	3,371,482	$	3,465,546
Accounts payable	$	1,037,044	$	953,460
Taxes payable	$	2,429,104	$	896,925
Accrued expenses	$	300,518	$	176,432
Dividends payable	$	-	$	1,078,886
Due to Related Parties	$	-	$	2,302,224
Total current liabilities	$	16,972,645	$	21,940,324
NON-CURRENT				
Long-term liabilities	$	318,027,750	$	322,077,545
Deposits in guarantee received	$	5,077,934	$	4,766,146
Deferred income taxes	$	62,516,445	$	63,600,786
Total non-current liabilities	$	385,622,129	$	390,444,477
TOTAL LIABILITIES	$	402,594,774	$	412,384,801
SHAREHOLDERS' EQUITY				
Capital stock	$	286,868,218	$	167,975,675
Additional paid-aid capital	$	101,900,964		
Retained earnings	$	125,299,684	$	94,251,285
Effect for tranlastion of foreign operations	$	3,159,304	$	2,337,137
Total shareholders' equity	$	517,228,170	$	264,564,097
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	**$**	**919,822,944**	**$**	**676,948,898**

Industrial Real Estate Fund

4Q12 Earnings Release

CASH FLOW

VESTA Cash Flow Audited Consolidated USD$	EOY 2012 December 31 2012		EOY 2011 December 31 2011	
Cash flow from operating activities:				
Net income before taxes	$	48,709,395	$	33,099,318
Adjustments for:				
Depreciation	$	56,328	$	56,687
Gain on revaluation of investment properties	$	(21,835,292)	$	(23,708,278)
Foreign Exchange gain	$	(3,160,314)	$	6,020,129
Interest income	$	(3,446,005)	$	(27,449)
Interest expense	$	24,955,266	$	24,778,815
Adjustments for working capital:				
Decrease (increase) in:				
Accounts receivable from operating leases - net	$	1,584,596	$	2,106,405
Recoverable taxes	$	(7,189,717)	$	(2,004,539)
Prepayments	$	-	$	279,726
Deposits in guarantee delivered	$	(1,717)	$	85,228
Increase (reduction) in:				
Related parties	$	(1,049,578)	$	(1,761,257)
Accounts payable	$	83,584	$	1,729,860
Deposits in guarantee received	$	311,788	$	574,738
Accrued expenses	$	124,086	$	(92,599)
Income Tax Paid	$	(3,346,385)		
Net cash flow from operating activities	$	35,796,035	$	41,136,784
Cash flow from investment activities				
Acquisition of investment properties	$	(65,279,020)	$	(10,814,766)
Acquisition of equipment	$	(275,410)		
Effects from merger			$	4,315
Financial Assets held for Trading	$	(116,099,545)		
Interest received	$	2,866,734	$	27,449
Net cash flow from investment activities	$	(178,787,241)	$	(10,783,002)
Cash flow from financing activities				
Proceeds from equity issuance	$	217,979,483	$	-
Proceeds from borrowings	$	17,795,063	$	8,250,000
Interest paid	$	(25,049,330)	$	(24,884,413)
Repayments of Borrowings	$	(25,077,212)	$	(8,126,782)
Dividends paid	$	(10,874,330)	$	(5,775,451)
Net cash generated by (used by) financing activities	$	174,773,674	$	(30,536,646)
Variations in the exchange rate	$	316,276	$	(274,973)
Decrease (increase) in cash and cash equivalents	$	32,098,744	$	(457,837)
Cash and cash equivalents				
At the beginning of the period	$	4,848,250	$	5,306,087
At the end of the period	$	36,946,994	$	4,848,250

About Vesta

Vesta is a real estate owner, developer and asset administrator of industrial buildings and distribution centers in Mexico. As of December 31, 2012, Vesta owned 87 properties located in modern industrial parks in 11 states of Mexico totaling a GLA of 11.4 million square feet. At that time, the Company had 76 clients focused in industries such as aerospace, automotive, food and beverage, logistics and medical devices, among others. For additional information visit: www.vesta.com.mx .