

Corporación Inmobiliaria Vesta, S. A.B. de C.V.

Ordinary Shareholders' Meeting

(Translation for Informational Purposes)

Mexico City April 4th, 2016

- I. Presentation and approval of the audited and consolidated financial statements of the Company and its subsidiaries prepared for the fiscal year ended on December 31st, 2015.
- II. Report on the Company's compliance with tax obligations.
- III. Presentation and approval of the declaration and payment of a cash dividend, taking into consideration the current dividend policy and the recommendation of the Board of Directors.
- IV. Presentation, discussion and approval of the Company's new dividend policy according to that approved by the shareholders' meeting on September 25th, 2012.
- V. Presentation and approval of the report by the Chief Executive Officer prepared pursuant to Article 172 of the General Corporations Law and 44, section XI of the Securities Market Law and opinion of the Board of Directors.

- VI. Presentation and approval of the report by the board of directors referred to in paragraph e) of section IV of article 28 of the Securities Market Law and section b) article 172 of the General Corporations Law containing the main policies, accounting and information criteria followed in preparation of the financial information of the Company, and the operations and activities in which the Board of Directors intervened pursuant to Securities Market Law.
- VII. Presentation and approval of the reports by the audit, corporate practices, investment, ethics, debt and equity, and environmental and social responsibility committees, for fiscal year ended on December 31st, 2015.
- VIII. Discussion, and ratification or appointment of members that will compose the Board of Directors of the Company, as well as the appointment of the presidents of the audit and corporate practices committee for fiscal year 2016 and applicable compensations.
- IX. Discussion, and approval of a share repurchase program.
- X. Appointment of special delegates of the shareholders meeting.

- I. **Presentation and approval of the audited and consolidated financial statements of the Company and its subsidiaries prepared for the fiscal year ended on December 31st, 2015.**

See Attached Document

**Corporación Inmobiliaria Vesta, S. A. B.
de C. V. and Subsidiaries**

Consolidated Financial Statements for
the Years Ended December 31, 2015,
2014 and 2013, and Independent
Auditors' Report Dated February 17,
2016

Corporación Inmobiliaria Vesta, S. A.B. de C. V. and Subsidiaries

Independent Auditors' Report and Consolidated Financial Statements for 2015, 2014 and 2013

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Independent Auditors' Report to the Board of Directors and Stockholders of Corporación Inmobiliaria Vesta, S. A. B. de C. V.

Independent Auditors' Report of the consolidated financial statements

We have audited the accompanying consolidated financial statements of Corporación Inmobiliaria Vesta, S. A. B. de C. V. and subsidiaries (the "Entity"), which comprise the consolidated statements of financial position as of December 31, 2015, 2014 and 2013, and the consolidated statements of profit or loss and other comprehensive (loss) income, consolidated statements of changes in stockholders' equity and consolidated statements of cash flows for the years then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards, as issued by the International Accounting Standards Board, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of Corporación Inmobiliaria Vesta, S. A. B. de C. V. and subsidiaries as of December 31, 2015, 2014 and 2013 and their financial performance and their cash flows for the years then ended in accordance with International Financial Reporting Standards, as issued by the International Accounting Standards Board.

Galaz, Yamazaki, Ruiz Urquiza, S. C.
Member of Deloitte Touche Tohmatsu Limited



C. P. C. Erick J. Calvillo Rello

February 17, 2016

Corporación Inmobiliaria Vesta, S. A. B. de C. V. and Subsidiaries

Consolidated Statements of Financial Position

As of December 31, 2015, 2014 and 2013

(In US dollars)

Assets	Notes	31/12/2015	31/12/2014	31/12/2013
Current assets:				
Cash, cash equivalents and restricted cash	4	\$ 27,745,055	\$ 10,674,770	\$ 8,297,797
Financial assets held for trading	5	203,563,025	95,025,988	233,052,020
Recoverable taxes	6	20,822,580	27,712,294	16,546,275
Operating lease receivables	7	4,148,109	7,505,226	6,706,759
Prepaid expenses		505,450	447,152	323,987
Guarantee deposits made		<u>2,750,579</u>	<u>-</u>	<u>-</u>
Total current assets		259,534,798	141,365,430	264,926,838
Non-current assets:				
Investment property	8	1,214,930,005	1,101,352,822	951,884,585
Office furniture – Net		1,842,468	421,340	344,540
Guarantee deposits made and restricted cash		<u>1,210,131</u>	<u>2,883,972</u>	<u>2,967,835</u>
Total non-current assets		<u>1,217,982,604</u>	<u>1,104,658,134</u>	<u>955,196,960</u>
Total assets		<u>\$ 1,477,517,402</u>	<u>\$ 1,246,023,564</u>	<u>\$ 1,220,123,798</u>
Liabilities and stockholders' equity				
Current liabilities:				
Current portion of long-term debt	9	\$ 298,069,960	\$ 8,629,108	\$ 8,222,341
Accrued interest		3,202,040	3,068,412	3,170,268
Accounts payable and client advances		1,409,555	14,222,235	9,484,863
Taxes payable, mainly income taxes		314,896	1,274,395	1,145,743
Accrued expenses		<u>1,698,410</u>	<u>1,636,361</u>	<u>1,668,000</u>
Total current liabilities		304,694,861	28,830,511	23,691,215
Non-current liabilities:				
Long-term debt	9	46,689,049	298,109,960	309,805,405
Guarantee deposits received		7,205,978	5,706,109	5,523,169
Deferred income taxes	13.3	<u>144,140,530</u>	<u>115,641,120</u>	<u>91,518,603</u>
Total non-current liabilities		<u>198,035,557</u>	<u>419,457,189</u>	<u>406,847,177</u>
Total liabilities		<u>502,730,418</u>	<u>448,287,700</u>	<u>430,538,392</u>
Litigation and other contingencies	17			
Stockholders' equity:				
Capital stock	10	455,741,735	370,368,712	370,368,712
Additional paid-in capital		349,557,056	211,869,157	211,869,157
Retained earnings		185,494,148	211,640,460	204,265,028
Share-based payments reserve		1,391,080	323,764	-
Foreign currency translation		<u>(17,397,035)</u>	<u>3,533,771</u>	<u>3,082,509</u>
Total stockholders' equity		<u>974,786,984</u>	<u>797,735,864</u>	<u>789,585,406</u>
Total liabilities and stockholders' equity		<u>\$ 1,477,517,402</u>	<u>\$ 1,246,023,564</u>	<u>\$ 1,220,123,798</u>

See accompanying notes to consolidated financial statements.

Corporación Inmobiliaria Vesta, S. A. B. de C. V. and Subsidiaries

Consolidated Statements of Profit or loss and Other Comprehensive (Loss) Income

For the years ended December 31, 2015, 2014 and 2013

(In US dollars)

	Notes	31/12/2015	31/12/2014	31/12/2013
Revenues:				
Rental income		\$ 78,562,329	\$ 69,332,889	\$ 58,522,064
Property operating costs:				
Related to properties that generated rental income	12.1	(2,576,520)	(2,761,265)	(2,540,720)
Related to properties that did not generate rental income	12.1	<u>(953,487)</u>	<u>(838,684)</u>	<u>(910,616)</u>
Gross profit		75,032,322	65,732,940	55,070,728
Administration expenses	12.2	(9,832,480)	(8,302,946)	(6,799,948)
Depreciation		(188,267)	(40,536)	(78,485)
Other Income and Expenses:				
Interest income		6,138,652	5,712,082	6,951,568
Other income (expense)		639,637	(290,063)	(62,365)
Interest expense		(23,373,256)	(22,186,990)	(23,441,300)
Exchange (loss) gain		(45,820,677)	(19,433,700)	1,187,010
Gain on revaluation of investment property		<u>31,444,058</u>	<u>29,955,242</u>	<u>95,054,246</u>
Total other income and expenses		<u>(30,971,586)</u>	<u>(6,243,429)</u>	<u>79,689,159</u>
Profit before income taxes		34,039,989	51,146,029	127,881,454
Income tax expense	13.1	<u>(37,865,161)</u>	<u>(26,924,032)</u>	<u>(38,447,937)</u>
Profit (loss) for the year		<u>(3,825,172)</u>	<u>24,221,997</u>	<u>89,433,517</u>
Other comprehensive (loss) income:				
<i>Items that may be reclassified subsequently to profit or loss -</i>				
Exchange differences on translating other functional currency operations		<u>(20,930,806)</u>	<u>451,262</u>	<u>(76,795)</u>
Total comprehensive (loss) income for the year – net of tax		<u>\$ (24,755,978)</u>	<u>\$ 24,673,259</u>	<u>\$ 89,356,722</u>
Basic and diluted earnings per share	11	<u>\$ (0.006)</u>	<u>\$ 0.05</u>	<u>\$ 0.20</u>

See accompanying notes to consolidated financial statements.

Corporación Inmobiliaria Vesta, S. A. B. de C. V. and Subsidiaries

Consolidated Statements of Changes in Stockholders' Equity

For the years ended December 31, 2015, 2014 and 2013
(In US dollars)

	Capital Stock	Additional Paid-in Capital	Retained Earnings	Share-based payments reserve	Foreign Currency Translation	Total Stockholders' Equity
Balances as of January 1, 2013	\$ 286,868,218	\$ 101,900,964	\$ 125,299,684	\$ -	\$ 3,159,304	\$ 517,228,170
Equity issuance	83,500,494	109,968,193	-	-	-	193,468,687
Dividends declared	-	-	(10,468,173)	-	-	(10,468,173)
Comprehensive income (loss)	-	-	89,433,517	-	(76,795)	89,356,722
Balances as of December 31, 2013	370,368,712	211,869,157	204,265,028	-	3,082,509	789,585,406
Share-based payments	-	-	-	323,764	-	323,764
Dividends declared	-	-	(16,846,565)	-	-	(16,846,565)
Comprehensive income	-	-	24,221,997	-	451,262	24,673,259
Balances as of December 31, 2014	370,368,712	211,869,157	211,640,460	323,764	3,533,771	797,735,864
Equity issuance	85,749,137	138,310,418	-	-	-	224,059,555
Share-based payments	-	-	-	1,067,316	-	1,067,316
Dividends declared	-	-	(22,321,140)	-	-	(22,321,140)
Repurchase of shares	(376,114)	(622,519)	-	-	-	(998,633)
Comprehensive loss	-	-	(3,825,172)	-	(20,930,806)	(24,755,978)
Balances as of December 31, 2015	\$ 455,741,735	\$ 349,557,056	\$ 185,494,148	\$ 1,391,080	\$ (17,397,035)	\$ 974,786,984

See accompanying notes to consolidated financial statements.

Corporación Inmobiliaria Vesta, S. A. B. de C. V. and Subsidiaries

Consolidated Statements of Cash Flows

For the years ended December 31, 2015, 2014 and 2013
(In US dollars)

	31/12/2015	31/12/2014	31/12/2013
Cash flows from operating activities:			
Profit before income taxes	\$ 34,039,989	\$ 51,146,029	\$ 127,881,454
Adjustments:			
Depreciation	188,267	40,536	78,485
Gain on revaluation of investment property	(31,444,058)	(29,955,242)	(95,054,246)
Effect of foreign exchange rates	45,820,677	10,243,391	(114,297)
Interest income	(6,138,652)	(5,712,082)	(6,951,568)
Gain on sale of investment properties	-	(731,326)	-
Interest expense	23,373,256	22,186,990	23,441,300
Expense recognized in respect of share-based payments	1,067,316	323,764	-
Working capital adjustments:			
(Increase) decrease in:			
Operating lease receivables – Net	3,357,117	(798,467)	(2,421,757)
Recoverable taxes	(1,492,217)	(13,967,534)	(10,650,158)
Prepaid expenses	(58,298)	(123,165)	(323,987)
Guarantee deposits made	(379,428)	83,863	(194,003)
Increase (decrease) in:			
Accounts payable and client advances	736,254	(180,055)	(684,684)
Guarantee deposits received	1,499,869	182,940	445,234
Accrued expenses	62,049	(31,639)	1,367,482
Income taxes paid	(1,943,319)	128,652	(4,295,313)
Net cash generated by operating activities	<u>68,688,822</u>	<u>32,836,655</u>	<u>32,523,942</u>
Cash flows from investing activities:			
Purchases of investment property	(116,674,635)	(118,513,768)	(102,936,169)
Acquisition of office furniture	(1,609,395)	(117,336)	(125,185)
Financial assets held for trading	(154,357,714)	138,026,032	(112,706,999)
Proceeds from sale of investment property	-	4,649,526	-
Interest received	<u>6,138,652</u>	<u>5,712,082</u>	<u>6,951,568</u>
Net cash (used in) generated by investing activities	<u>(266,503,092)</u>	<u>29,756,536</u>	<u>(208,816,785)</u>
Cash flows from financing activities:			
Proceeds from equity issuance	224,059,555	-	191,551,233
Interest paid	(23,239,628)	(22,288,846)	(23,642,514)
Repayments of borrowings	(8,629,108)	(11,288,678)	(9,834,501)
Dividends paid	(22,321,140)	(16,846,565)	(10,468,173)
Repurchase of treasury shares	(998,633)	-	-
Debt issuance	47,500,000	-	-
Debt issuance costs	<u>(850,951)</u>	<u>-</u>	<u>-</u>
Net cash generated by (used in) financing activities	<u>215,520,095</u>	<u>(50,424,089)</u>	<u>147,606,045</u>
Effects of exchange rates changes on cash	<u>61,770</u>	<u>(9,792,129)</u>	<u>37,501</u>
Net (decrease) increase in cash, cash equivalents and restricted cash	17,767,595	2,376,973	(28,649,297)
Cash, cash equivalents and restricted cash at the beginning of year	<u>10,674,770</u>	<u>8,297,797</u>	<u>36,947,094</u>
Cash, cash equivalents and restricted cash at the end of year – Note 4	<u>\$ 28,442,365</u>	<u>\$ 10,674,770</u>	<u>\$ 8,297,797</u>

See accompanying notes to consolidated financial statements.

Corporación Inmobiliaria Vesta, S. A.B. de C. V. and Subsidiaries

Notes to Consolidated Financial Statements

For the years ended December 31, 2015, 2014 and 2013

(In US dollars)

1. General information

Corporación Inmobiliaria Vesta, S. A. B. de C. V. ("Vesta") is a corporation incorporated in Mexico. The address of its registered office and principal place of business is Paseo de los Tamarindos 90, 28th floor, Mexico City.

Vesta and subsidiaries (collectively, the "Entity") are engaged in the development, acquisition and operation of industrial buildings and distribution facilities that are rented to corporations in eleven states throughout Mexico.

On January 28, 2015, the Entity issued a total of 124,274,111 shares, including the overallotment option, through a follow-on public offering of shares in the Mexican Stock Exchange and through a private offering of shares in international markets under the Rule 144A of the United States of America and Regulations S under the Securities Act of 1933. The offering price was 27 Mexican pesos per share and the net proceeds of this offering which amounted to \$224,059,555 were received on February 4, 2015.

On June 25, 2013, the Entity issued equity through a follow-on public offering of shares in the Mexican stock market for a total number of shares of 114,573,661.

As of December 31, 2015, the Entity's current liabilities exceeded its current assets by \$45,160,063, as a result of reclassification of its debt held with Blackstone (see Note 9) to current liabilities which matures in August 2016. The Entity's management is confident in obtaining the necessary financing resources to meet its debt payments obligations. The Entity is currently engaged in negotiations with several financial institutions with which it has standing relationships, to obtain the necessary funding to repay its debt and expects to finalize them before the maturity of its debt. The Entity is also considering accessing the international capital markets, as an alternative to obtain the necessary resources for this purpose.

2. Significant accounting policies

2.1 *Statement of compliance*

The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS"), as issued by the International Accounting Standards Board ("IASB").

2.2 *Basis of preparation*

The consolidated financial statements have been prepared on the historical cost basis except for investment properties and financial instruments that are measured at fair value at the end of each reporting period, as explained in the accounting policies below.

i. Historical cost

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

ii. Fair value

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Entity takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of IFRS 2, *Share-based Payments*.

In addition, for financial reporting purposes, fair value measurements are categorized into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

2.3 Basis of consolidation

The consolidated financial statements incorporate the financial statements of Vesta and entities (including structured entities) controlled by Vesta and its subsidiaries. Control is achieved when the Entity:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Entity reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

Consolidation of a subsidiary begins when the Entity obtains control over the subsidiary and ceases when the Entity loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit or loss and other comprehensive income from the date the Entity gains control until the date when the Entity ceases to control the subsidiary.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Entity's accounting policies.

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Entity are eliminated in full on consolidation.

Subsidiary/entity	Ownership percentage			Activity
	31/12/2015	31/12/14	31/12/13	
QVC, S. de R.L. de C.V.	99.99%	99.99%	99.99%	Holds investment properties
QVC II, S. de R.L. de C.V.	99.99%	99.99%	99.99%	Holds investment properties
WTN Desarrollos Inmobiliarios de México, S. de R.L. de C.V.	99.99%	99.99%	99.99%	Holds investment properties
Vesta Baja California, S. de R.L. de C.V.	99.99%	99.99%	99.99%	Holds investment properties
Vesta Bajío, S. de R.L. de C.V.	99.99%	99.99%	99.99%	Holds investment properties

Subsidiary/entity	Ownership percentage			Activity
	31/12/2015	31/12/14	31/12/13	
Vesta Queretaro, S. de R.L. de C.V.	99.99%	99.99%	99.99%	Holds investment properties
Proyectos Aeroespaciales, S. de R.L. de C.V.	99.99%	99.99%	99.99%	Holds investment properties
CIV Infraestructura, S. de R.L. de C.V.	99.99%	99.99%	99.99%	Holds investment properties
Vesta DSP, S. de R. L. de C.V.	99.99%	99.99%	99.99%	Holds investment properties
Vesta Management, S. de R.L. de C.V.	99.99%	99.99%	99.99%	Provides administrative services to the Entity
Servicio de Administración y Mantenimiento Vesta S. de R.L. de C.V.	99.99%	-		Provides administrative services to the Entity

2.4 *Foreign currencies*

The U.S. dollar is the functional currency of Vesta and all of its subsidiaries except for WTN Desarrollos Inmobiliarios de México, S. de R. L. de C. V. ("WTN") and Vesta Management, S. C. (VM), which consider the Mexican peso to be their functional currency and are considered to be "foreign operations" under IFRS. However, Vesta and its subsidiaries keep their accounting records in Mexican pesos. In preparing the financial statements of each individual entity, transactions in currencies other than the entity's functional currency (foreign currencies) are recognized at the exchange rates in effect on the dates of each transaction. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the exchange rates in effect at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the exchange rates in effect on the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences on monetary items are recognized in profit or loss in the period in which they arise.

For the purposes of presenting consolidated financial statements, the assets and liabilities of WTN and VM are translated into U.S. dollars using the exchange rates in effect on the last business day of each reporting period. Income and expense items are translated at the average exchange rates for the period, unless exchange rates fluctuate significantly during that period, in which case the exchange rates in effect on the dates of the transactions are used. Exchange differences arising, if any, are recorded in other comprehensive income.

2.5 *Cash and cash equivalents*

Cash and cash equivalents consist mainly of bank deposits in checking accounts and short-term investments, highly liquid and easily convertible into cash, maturing within three months as of their acquisition date, which are subject to immaterial value change risks. Cash is carried at nominal value and cash equivalents are valued at fair value; any fluctuations in value are recognized in interest income of the period. Cash equivalents are represented mainly by investments in treasury certificates (CETES) and money market funds.

2.6 *Financial instruments*

Financial assets and financial liabilities are recognized when Vesta or its subsidiaries become a party to the contract governing such financial instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognized immediately in profit or loss.

2.6.1 Effective interest method on financial assets

The effective interest method is a method of calculating the amortized cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash flows expected to be received (including all fees and expenses paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Income is recognized on an effective interest basis for debt instruments other than those financial assets classified as at fair value through profit or loss.

2.6.2 Loans and receivables

Loans and receivables are non-derivative financial assets with fixed payments or payments that may be determined and are not quoted in an active market. Loans and receivables (including operating lease receivables and others) are measured at amortized cost using the effective interest method, less any impairment.

2.6.3 Financial assets at fair value through profit or loss (FVTPL)

Financial assets are classified as at FVTPL when the financial asset is either held for trading or it is designated as at FVTPL.

A financial asset is classified as held for trading if:

- it has been acquired principally for the purpose of selling it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

Financial assets at FVTPL are measured at fair value, with any gains or losses arising on remeasurement recognized in profit or loss. The net gain or loss recognized in profit or loss includes any dividend or interest earned on the financial asset and is included in the 'interest income' line item. Financial assets at FVTPL consist mainly of financial assets held for trading.

The Entity has not designated any asset as at FVTPL.

2.6.4 Derecognition of financial assets

The Entity derecognizes a financial asset only when the contract granting the Entity the right to receive cash flows from the asset expires, or when it transfers the financial asset and substantially all the risks and rewards of ownership to another entity.

2.7 Investment property

Investment properties are properties held to earn rentals and/or for capital appreciation (including property under construction for such purposes). Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured at fair value. Gains and losses arising from changes in the fair value of investment properties are included in profit or loss in the period in which they arise.

An investment property is derecognized upon sale or when the investment property is permanently withdrawn from use and no future economic benefits are expected to be received from such investment property. Any gain or loss arising on derecognition of the property (calculated as the difference between the net sale proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognized.

2.8 Office furniture

Office furniture is stated at cost less accumulated depreciation and accumulated impairment losses.

Depreciation is recognized so as to write off the cost of assets less their residual values over their useful lives, using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis. An item of office furniture is derecognized upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of the asset is determined as the difference between the sale proceeds and the carrying amount of the asset and is recognized in profit or loss.

2.9 Restricted cash

Restricted cash represents cash and cash equivalents balances held by the Entity that are only available for use under certain conditions pursuant to the long-term debt agreements entered into by the Entity (as discussed in Note 9). These restrictions are classified according to their restriction period: less than 12 months and over one year, considering the period of time in which such restrictions are fulfilled, whereby the short-term restricted cash balance was classified within current assets under cash and cash equivalents and the long-term restricted cash was classified within guarantee deposits made.

2.10 Provisions

Provisions are recognized when the Entity has a present obligation (legal or constructive) as a result of a past event, when it is probable that the Entity will be required to settle the obligation, and when a reliable estimate can be made of the amount of the obligation.

The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties associated with the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (where the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognized as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

2.11 Financial liabilities

2.11.1 Financial liabilities

Financial liabilities are classified as either financial liabilities at fair value through profit or loss (“at FVTPL”) or other financial liabilities.

2.11.2 Other financial liabilities

Other financial liabilities (including borrowings) are subsequently measured at amortized cost using the effective interest method. The effective interest method is a method of calculating the amortized cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and expenses paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

2.11.3 Derecognition of financial liabilities

The Entity derecognizes financial liabilities only when its obligations are discharged or cancelled or when they expire. The difference between the carrying amount of the financial liability derecognized and the consideration paid and payable is recognized in profit or loss.

2.12 Direct employee benefits

Direct employee benefits are calculated based on the services rendered by employees, considering their most recent salaries. The liability is recognized as it accrues. These benefits include mainly statutory employee profit sharing (“PTU”) payable, compensated absences, such as vacation and vacation premiums, and incentives.

2.13 Employee benefits for termination

Employee benefits for termination are recorded in the results of the year in which they are incurred.

2.14 Share-based payment arrangements

Share-based payment transactions of the Entity

Equity-settled share-based payments to employees are measured at the fair value of the equity instruments at the grant date. Details regarding the determination of the fair value of equity-settled share-based transactions are set out in Note 16.

The fair value determined at the grant date of the equity-settled share-based payments is expensed on a straight line basis over the vesting period, based on the Entity’s estimate of equity instruments that will eventually vest, with a corresponding increase in equity. At the end of each reporting period, the Entity revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognized in profit or loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to the equity settled employee benefits reserve.

2.15 Leasing

Leases are classified as finance leases whenever the terms of the lease agreement transfer substantially all of the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

The Entity, as a lessor, retains substantially all of the benefits and risks of ownership of the properties and accounts for its leases as operating leases. Rental income from operating leases is recognized on a straight-line basis over the term of the relevant lease agreement.

As a lessee, the Entity recognizes operating lease payments as an expense on a straight-line basis over the lease term, except where another systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed.

2.16 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

2.16.1 Current tax

Current income tax ("ISR") is recognized in the results of the year in which is incurred.

2.16.2 Deferred tax

Deferred taxes are then calculated by applying the tax rate to temporary differences resulting from comparing the accounting and tax bases of assets and liabilities and including, if any, future benefits from tax loss carryforwards and certain tax credits. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are recorded only when there is a high probability of recovery. Such deferred tax assets and liabilities are not recognized if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Entity expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

The Mexican income tax law does not provide different tax bases or tax rates with respect to the use of investment properties (i.e. whether investment properties are used to generate rental income or are whether they are held to recover their value through sale).

2.16.3 Current and deferred tax for the year

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity, respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

2.17 *Impairment of long-lived assets other than goodwill*

At the end of each reporting period, the Entity reviews the carrying amounts of its long-lived assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognized immediately in profit or loss.

2.18 Earnings per share

Basic earnings per common share are calculated by dividing net income of the controlling interest by the weighted average number of ordinary shares outstanding during the year. Diluted earnings per share are determined by adjusting consolidated net income and common shares on the assumption that the Entity's commitments to issue or exchange its own shares would be fulfilled, unless the impacts of such instruments would be anti-dilutive (for example in a year in which the Entity incurred a loss).

2.19 Application of new and revised IFRSs and interpretations that are mandatorily effective for the current year

In the current year, the Entity has applied a number of amendments to IFRSs and new Interpretation issued by the IASB that are mandatorily effective for an accounting period that begins on or after January 1, 2015, none of which had a material impact on the accompanying consolidated financial statements.

2.20 New and revised IFRSs in issue but not yet effective

The Entity has not applied the following new and revised IFRSs that have been issued but are not yet effective:

IFRS 9	Financial Instruments ²
IFRS 15	Revenue from Contracts with Customers ²
Amendments IFRS 16	Leases ³
Amendments to IAS 1	Disclosure Initiative ¹
Amendments to IFRSs	Annual Improvements to IFRSs 2012-2014 Cycle ¹

1 Effective for annual periods beginning on or after 1 January 2016, with earlier application permitted.

2 Effective for annual periods beginning on or after 1 January 2018, with earlier application permitted.

3. Effective for annual periods beginning on or after 1 January 2019, with earlier application permitted.

IFRS 9 Financial Instruments

IFRS 9 issued in November 2009 introduced new requirements for the classification and measurement of financial assets. IFRS 9 was subsequently amended in October 2010 to include requirements for the classification and measurement of financial liabilities and for derecognition and in November 2014 to include the new requirements for general hedge accounting. Another revised version of IFRS 9 was issued in July 2014 mainly to include a) impairment requirements for financial assets and b) limited amendments to the classification and measurement requirements by introducing a 'fair value through other comprehensive income' (FVTOCI) measurement category for certain simple debt instruments.

Key requirements of IFRS 9:

- All recognized financial assets that are within the scope of IAS 39 Financial Instruments: Recognition and Measurement are required to be subsequently measured at amortized cost or fair value. Specifically, debt investments that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely payments of principal and interest on the principal outstanding are generally measured at amortized cost at the end of subsequent accounting periods. Debt instruments that are held within a business model whose objective is achieved both by collecting contractual cash flows and selling financial assets, and that have contractual terms that give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding, are measured at FVTOCI. All other debt investments and equity investments are measured at their fair value at the end of subsequent accounting periods. In addition, under IFRS 9, entities may make an irrevocable election to present subsequent changes in the fair value of an equity investment (that is not held for trading) in other comprehensive income, with only dividend income generally recognized in net income (loss).
- In relation to the impairment of financial assets, IFRS 9 requires an expected credit loss model, as opposed to an incurred credit loss model under IAS 39. The expected credit loss model requires an entity to account for expected credit losses and changes in those expected credit losses at each reporting date to reflect changes in credit risk since initial recognition. In other words, it is no longer necessary for a credit event to have occurred before credit losses are recognized.

The Entity's management is still in the process of assessing the potential impact on the amounts reported in respect of the Entity's financial assets and liabilities; however, they do not anticipate that the application of IFRS 9 will have a material impact.

IFRS 15 Revenue from Contracts with Customers

In May 2015, IFRS 15 was issued which establishes a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers. IFRS 15 will supersede the current revenue recognition guidance including IAS 18 Revenue, IAS 11 Construction Contracts and the related Interpretations when it becomes effective.

The core principle of IFRS 15 is that an entity should recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Specifically, the Standard introduces a 5-step approach to revenue recognition:

- Step 1: Identify the contract(s) with a customer
- Step 2: Identify the performance obligations in the contract
- Step 3: Determine the transaction Price
- Step 4: Allocate the transaction price to the performance obligations in the contract
- Step 5: Recognize revenue when (or as) the entity satisfies a performance obligation

Under IFRS 15, an entity recognizes revenue when (or as) a performance obligation is satisfied, i.e. when 'control' of the goods or services underlying the particular performance obligation is transferred to the customer. Far more prescriptive guidance has been added in IFRS 15 to deal with specific scenarios. Furthermore, extensive disclosures are required by IFRS 15.

The Entity's management anticipates that the application of IFRS 15 in the future may have a material impact on the amounts reported and disclosures made in the Entity's consolidated financial statements. However, it is not practicable to provide a reasonable estimate of the effect of IFRS 15 until the Entity performs a detailed review.

IFRS 16, *Leases*

IFRS 16 "Leases" was issued in January 2016 and supersedes IAS 17 "Leases" and related interpretations. The new standard brings most leases on-balance sheet for lessees under a single model, eliminating the distinction between operating and finance leases. Lessor accounting, however, remains largely unchanged and the distinction between operating and finance leases is retained. IFRS 16 is effective for periods beginning on or after 1 January 2019, with earlier adoption permitted if IFRS 15 'Revenue from Contracts with Customers' has also been applied.

Under IFRS 16 a lessee recognizes a right-of-use asset and a lease liability. The right-of-use asset is treated similarly to other non-financial assets and depreciated accordingly and the liability accrues interest. This will typically produce a front-loaded expense profile (whereas operating leases under IAS 17 would typically have had straight-line expenses) as an assumed linear depreciation of the right-of-use asset and the decreasing interest on the liability will lead to an overall decrease of expense over the reporting period.

The lease liability is initially measured at the present value of the lease payments payable over the lease term, discounted at the rate implicit in the lease if that can be readily determined. If that rate cannot be readily determined, the lessee shall use their incremental borrowing rate.

However, a lessee may elect to account for lease payments as an expense on a straight-line basis over the lease term for leases with a lease term of 12 months or less and containing no purchase options (this election is made by class of underlying asset); and leases where the underlying asset has a low value when new, such as personal computers or small items of office furniture (this election can be made on a lease-by-lease basis).

IFRS 16 establishes different transitional provisions, including retrospective application or the modified retrospective application where the comparative period is not restated.

The Entity is in the process of determining the potential impacts that will derive from the adoption of this standard in its consolidated financial statements, although by the nature of its operations it would not expect significant impacts.

Amendments to IAS 1 Disclosure Initiative

The amendments to IAS 1 give some guidance on how to apply the concept of materiality in practice. The amendments to IAS 1 are effective for annual periods beginning on or after 1 January 2016. The directors of the Entity do not anticipate that the application of these amendments to IAS 1 will have a material impact on the Entity's consolidated financial statements.

Annual Improvements to IFRSs 2012-2014 Cycle

The Annual Improvements to IFRSs 2012-2014 Cycle include a number of amendments to various IFRSs, which are summarised below.

The amendments to IFRS 5 introduce specific guidance in IFRS 5 for when an entity reclassifies an asset (or disposal group) from held for sale to held for distribution to owners (or vice versa). The amendments clarify that such a change should be considered as a continuation of the original plan of disposal and hence requirements set out in IFRS 5 regarding the change of sale plan do not apply. The amendments also clarifies the guidance for when held-for-distribution accounting is discontinued.

The amendments to IFRS 7 provide additional guidance to clarify whether a servicing contract is continuing involvement in a transferred asset for the purpose of the disclosures required in relation to transferred assets.

Management does not anticipate that the application of these amendments will have a material effect on the Entity's consolidated financial statements.

3. Critical accounting judgments and key sources of estimation uncertainty

In the application of the Entity's accounting policies, which are described in Note 2, management is required to make judgments, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

3.1 Valuation of investment properties

As described in Note 8, the Entity uses external appraisers in order to determine the fair value of its investment properties. Such appraisers use several valuation methodologies that include assumptions that are not directly observable in the market to estimate the fair value of its investment properties. Note 8 provides detailed information about the key assumptions used in the determination of the fair value of the investment properties.

In estimating the fair value of an asset or a liability, the Entity uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Entity engages third party qualified valuers to perform the valuation. The valuation committee works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model. The Chief Financial Officer reports the valuation committee's findings to the board of directors of the Entity every quarter to explain the cause of fluctuations in the fair value of the assets and liabilities. Information about the valuation techniques and inputs used in determining the fair value of various assets and liabilities are disclosed in Note 8 and 14.

The Entity's management believes that the chosen valuation methodologies and assumptions used are appropriate in determining the fair value of the Entity's investment properties.

4. Cash, cash equivalents and restricted cash

For purposes of the consolidated statement of cash flows, cash and cash equivalents include cash on hand and in banks, including restricted cash. Cash and cash equivalents at the end of the reporting period as shown in the consolidated statement of cash flows can be reconciled to the related items in the consolidated statements of financial position as follows:

	31/12/2015	31/12/2014	31/12/2013
Cash and cash equivalents	\$ 21,632,285	\$ 6,848,378	\$ 3,766,015
Current restricted cash	<u>6,112,770</u>	<u>3,826,392</u>	<u>4,531,782</u>
	27,745,055	10,674,770	8,297,797
Non-current restricted cash	<u>697,310</u>	<u>-</u>	<u>-</u>
Total	<u>\$ 28,442,365</u>	<u>\$ 10,674,770</u>	<u>\$ 8,297,797</u>

Restricted cash represents balances held by the Entity that are only available for use under certain conditions pursuant to the loan agreements entered into by the Entity. Such conditions include payment of monthly debt service and compliance with certain covenants set forth in the loan agreement. These restrictions are classified according to their restriction period: less than 12 months and over one year, considering the period of time in which such restrictions are fulfilled. Non-current restricted cash was classified within guarantee deposits made in the accompanying consolidated statements of financial position.

5. Financial assets held for trading

The portfolio of financial assets that the Entity has classified as held for trading relates to investments used by the Entity to manage its cash surplus. Such financial assets were acquired in active markets and are principally comprised of investment funds with no maturity date and which mainly invest in AAA debt instruments, such as government bonds.

6. Recoverable taxes

	31/12/2015	31/12/2014	31/12/2013
Recoverable value-added tax ("VAT")	\$ 9,216,603	\$ 22,043,687	\$ 14,899,233
Recoverable income taxes	11,541,336	5,602,192	1,591,518
Other receivables	<u>64,641</u>	<u>66,415</u>	<u>55,524</u>
	<u>\$ 20,822,580</u>	<u>\$ 27,712,294</u>	<u>\$ 16,546,275</u>

7. Operating lease receivables

7.1 The aging profile of operating lease receivables as of the dates indicated below are as follows:

	31/12/2015	31/12/2014	31/12/2013
0-30 days	\$ 2,955,085	\$ 6,392,749	\$ 6,580,998
30-60 days	424,763	861,273	103,202
60-90 days	332,338	87,726	22,559
Over 90 days	<u>435,923</u>	<u>163,478</u>	<u>-</u>
Total	<u>\$ 4,148,109</u>	<u>\$ 7,505,226</u>	<u>\$ 6,706,759</u>

Pursuant to the lease agreements, rental payments should be received within 30 days following their due date; thereafter the payment is considered past due. As shown in the table above, 71%, 85% and 97% of all operating lease receivables are current at December 31, 2015, 2014 and 2013, respectively.

All rental payments past due are monitored by the Entity; for receivables outstanding from 30 to 90 days efforts are made to collect payment from the respective client. Operating lease receivables outstanding for more than 30 days but less than 60 days represent 10%, 11% and 1.8% of all operating lease receivables at December 31, 2015, 2014 and 2013, respectively. Operating lease receivables outstanding for more than 60 and less than 90 days represent 8%, 1% and 1.4% of all operating lease receivable at December 31, 2015, 2014 and 2013. Accounts receivable outstanding greater than 90 days represent 11%, 2% and 20% as of December 31, 2015, 2014 and 2013, respectively.

7.2 Movement in the allowance for doubtful accounts receivable

The Entity individually reviews each of its operating lease receivables and according to the aging report determines the need to create an allowance for the recoverability of such receivables. During 2015 there were no increases to the allowance for doubtful accounts.

7.3 Client concentration risk

As of December 31, 2015, 2014 and 2013 one of the Entity's client accounts for 20% or \$830,135, 75% or \$5,646,339 and 89% or \$5,991,674, respectively, of the operating lease receivables balance. The same client accounted for 12%, 17% and 20% of the total rental income of Entity for the years ended December 31, 2015 and 2014, respectively. As of December 31, 2015, two of the entity's clients accounted for 18% and 14% of the operating lease receivable balance; however, neither of these clients accounted for more than 10% of the total rental income of the Entity for the year ended December 31, 2015.

7.4 Leasing agreements

Operating leases relate to non-cancellable lease agreements over the investment properties owned by the Entity, which generally have terms ranging between 5 to 15 years, with options to extend the term up to a total term of 20 years. Rents are customarily payable on a monthly basis, and are adjusted annually according to applicable inflation indices (US and Mexican inflation indices). Security deposits are typically equal to one or two months' rent. Obtaining property insurance (third party liability) and operating maintenance are obligations of the tenants. All lease agreements include a rescission clause that entitles the Entity to collect all unpaid rents during the remaining term of the lease agreement in the event that the client defaults in its rental payments, vacates the properties, terminates the lease agreement or enters into bankruptcy or insolvency proceedings. All lease agreements are classified as operating leases and do not include purchase options.

7.5 Non-cancellable operating lease receivables

Future minimum lease payments receivable under non-cancellable operating lease agreements are as follows:

	31/12/2015	31/12/2014	31/12/2013
Not later than 1 year	\$ 85,322,145	\$ 70,629,698	\$ 67,282,095
Later than 1 year and not later than 3 years	145,954,674	122,117,261	118,549,785
Later than 3 year and not later than 5 years	147,512,967	115,421,411	117,861,367
Later than 5 years	<u>140,891,280</u>	<u>118,579,372</u>	<u>120,904,109</u>
	<u>\$ 519,681,066</u>	<u>\$ 426,747,742</u>	<u>\$ 424,597,356</u>

8. **Investment property**

The Entity uses external appraisers in order to determine the fair value for all of its investment properties. The independent appraisers, who hold recognized and relevant professional qualifications and have vast experience in the types of investment properties, owned by the Entity, use valuation techniques such as the discounted cash flows approach, replacement cost approach and income cap rate approach. The techniques used include assumptions, the majority of which are not directly observable in the market, to estimate the fair value of the Entity's investment property such as discount rates, long-term NOI, inflation rates, absorption periods and market rents.

The values, determined by the external appraisers annually, are recognized as the fair value of the Entity's investment property at the end of each reporting period. The appraisers use a discounted cash flow approach to determine the fair value of land and buildings (using the expected net operating income ("NOI") of the investment property) and a market approach to determine the fair value of land reserves. Gains or losses arising from changes in the fair values are included in the consolidated statements of profit or loss and other comprehensive (loss) income in the period in which they arise.

The Entity's investment properties are located in México and they are classified as Level 3 in the IFRS fair value hierarchy. The following table provides information about how the fair values of the investment properties are determined (in particular, the valuation technique(s) and inputs used).

Property	Fair value hierarchy	Valuation techniques	Significant unobservable inputs	Value/range	Relationship of unobservable inputs to fair value
Buildings and land	Level 3	Discounted cash flows	Discount rate	9.50%	The higher the discount rate, the lower the fair value.
			Long-term NOI	Based on contractual rent and then on market related rents	The higher the NOI, the higher the fair value.
			Inflation rates	Mexico: 3.4% U.S.: 2.1%	The higher the inflation rate, the higher the fair value.
			Absorption period	12 months on average	The shorter the absorption period, the higher the fair value
			Market related rents	Depending on the park/state	The higher the market rent the higher the fair value
			Exchange rate – Mexican pesos per \$1	December 2015: 16.03 December 2014: 13.60	The higher the exchange rate the lower the fair value
Land reserves	Level 3	Market value	Price per acre	Weighted average price per acre \$134,473	The higher the price, the higher the fair value.

The table below sets forth the aggregate values of the Entity's investment properties for the years indicated:

	31/12/2015	31/12/2014	31/12/2013
Buildings and land	\$ 1,198,208,983	\$ 1,092,424,983	\$ 928,935,606
Advances for acquisition of land	2,770,159	395,921	-
Land reserves	<u>58,602,000</u>	<u>64,740,000</u>	<u>57,990,000</u>
	1,259,581,142	1,157,560,904	986,925,606
Less: Cost to complete construction in-progress	<u>(44,651,137)</u>	<u>(56,208,082)</u>	<u>(35,041,021)</u>
Balance at end of year	<u>\$ 1,214,930,005</u>	<u>\$ 1,101,352,822</u>	<u>\$ 951,884,585</u>

The reconciliation of investment property is as follows:

	31/12/2015	31/12/2014	31/12/2013
Balance at beginning of year	\$ 1,101,352,822	\$ 951,884,585	\$ 744,761,666
Additions	103,125,702	123,431,195	112,068,673
Investment properties sold	-	(3,918,200)	-
Foreign currency translation effect	(20,992,577)	-	-
Gain on revaluation of investment property	<u>31,444,058</u>	<u>29,955,242</u>	<u>95,054,246</u>
Balance at end of year	<u>\$ 1,214,930,005</u>	<u>\$ 1,101,352,822</u>	<u>\$ 951,884,585</u>

A total of \$500,996 additions to investment property related to a land reserve and new buildings which was acquired from a third party, were not paid as of December 31, 2015. As of December 31, 2014, a total of \$14,049,930 additions to investment property, which were acquired from a third party, were not paid; these additions were paid during the year ended December 31, 2015.

During 2007, the Entity entered into an agreement to build the Querétaro Aerospace Park, which consists of a trust created by the Government of the State of Querétaro, as grantor (*fideicomitente*), Aeropuerto Intercontinental de Querétaro, S. A. de C. V., as a participant for the purposes of granting its consent, Bombardier Aerospace México, S.A. de C.V., as beneficiary (*fideicomisario*), and BBVA Bancomer, S.A., as trustee (*fiduciario*), to which the Entity, through its subsidiary, Proyectos Aeroespaciales, adhered as grantee and beneficiary. The Government of the State of Queretaro contributed certain rights to the trust, including rights to use the land and the infrastructure built by the state of Queretaro, allowing Proyectos Aeroespaciales to build and lease buildings for a total period equivalent to the term of the concession granted to the Aerospace Park; the remaining term is approximately 43 years as of December 31, 2015.

Proyectos Aeroespaciales is the only designated real estate developer and was granted the right to use the land and infrastructure to develop industrial facilities thereon, lease such industrial facilities to companies in the aerospace and related industries and to collect the rents derived from the lease of the industrial facilities, for a period of time equivalent to the remaining term of the airport concession (approximately 43 years as of December 31, 2015). With respect to such rights, all construction, addition and improvements made by Proyectos Aeroespaciales to the contributed land (including without limitation, the industrial facilities) will revert in favor of the Government of the State of Queretaro at the end of the term of the trust, for zero consideration.

During 2013, the Company entered into an agreement with Nissan Mexicana, S.A. de C.V. ("Nissan") to build and lease to Nissan the Douki Seisan Park ("DSP Park") located in Aguascalientes, Mexico. The land where the DSP Park is located is owned by Nissan. On July 5, 2012, Nissan created a trust (trust No. F/1704 with Deutsche Bank México, S.A. as trustee) to which the Company (through one of its subsidiaries, Vesta DSP, S. de R.L. de C.V), is beneficiary and was granted the use of the land for a period of 40 years. The infrastructure and all the related improvements were built by and are managed by the Company.

As of December, 2015, 2014 and 2013, the Entity's investment properties have a gross leasable area (unaudited) of 20,052,909 square feet (or 1,862,981 square meters), 16,791,931 square feet (or 1,560,021 square meters) and 14,378,670 square feet (or 1,335,822 square meters), respectively and they were 86.7%, 87.3% and 91% occupied by tenants, respectively. As of December 31, 2015, 2014 and 2013, investment properties with a gross leasable area (unaudited) of 1,272,670 square feet (or 118,235 square meters), 2,870,847 square feet (or 266,710 square meters) and 2,060,958 square feet (or 191,469 square meters), respectively, were under construction, representing an additional 14.31%, 11.68% and 14.33% of the Entity's total leasable area. Most of the Entity's investment properties have been pledged as collateral to secure its long-term debt.

9. Long-term debt

During August, 2015, BRE Debt México II, S. A. de C. V., SOFOM, E.N.R. ("Blackstone") acquired the long-term debt that the Entity previously owed to GE Real Estate de México, S. de R. L. de C. V. The long-term debt is represented by the following notes payable to Blackstone and to Metropolitan Life Insurance Company ("MetLife"):

Issue date	Original amount	Annual interest rate	Monthly amortization	Maturity	31/12/2015	31/12/2014	31/12/2013
September 2003	\$ 7,637,927	7.17%	\$ 12,656	August 2016	\$ 4,990,210	\$ 5,134,727	\$ 5,268,740
April 2005	2,000,000	7.17%	3,539	August 2016	1,393,073	1,433,480	1,470,949
August 2005	6,300,000	7.17%	11,259	August 2016	4,437,481	4,566,048	4,685,269
August 2005	14,500,000	7.17%	26,039	August 2016	10,247,179	10,544,502	10,820,214
November 2005	32,000,000	7.17%	295,608*	August 2016	21,237,473	21,807,521	22,336,748
March 2006	15,000,000	7.17%	27,322	August 2016	7,767,320	8,079,295	11,434,933
July 2006	50,000,000	7.17%	107,796	August 2016	47,256,946	48,487,816	49,629,220
July 2006	12,000,000	7.17%	25,871	August 2016	10,609,960	10,905,370	11,179,306
September 2006	10,800,000	7.17%	21,511	August 2016	8,961,734	9,207,363	9,435,138
October 2006	8,300,000	7.17%	16,532	August 2016	6,887,259	7,076,029	7,251,078
November 2006	12,200,000	7.17%	19,106	August 2016	8,006,030	8,224,187	8,591,656
November 2006	28,091,497	7.17%	27,212	August 2016	11,343,196	11,653,920	11,942,061
May 2007	6,540,004	7.17%	13,137	August 2016	5,475,496	5,625,506	5,764,612
September 2007	8,204,039	7.17%	16,563	August 2016	6,905,008	7,094,132	7,269,509
April 2008	32,811,066	6.47%	78,995	August 2016	28,271,033	29,193,227	30,055,305
April 2008	867,704	6.47%	4,017	August 2016	1,437,785	1,484,686	1,528,529
April 2008 *	7,339,899	6.62%	195,930*	August 2016	11,718,557	12,097,602	12,451,855
August 2008	3,372,467	6.47%	12,768	August 2016	4,570,012	4,719,073	4,858,416
August 2008	6,286,453	6.47%	15,176	August 2016	5,431,327	5,608,491	5,774,105
April 2009	19,912,680	7.17%	39,292	August 2016	16,167,177	16,615,833	17,031,879
December 2009	30,000,000	7.17%	61,175	August 2016	24,171,582	24,870,114	25,517,873
July 2012	19,768,365	7.17%	42,619	August 2016	16,778,331	17,264,976	17,716,254
July 2012	27,960,333	7.17%	60,280	August 2016	24,392,657	25,080,968	25,719,248
July 2012	5,000,000	6.15%	13,977	August 2016	4,364,210	4,526,111	4,678,376
March 2013	5,918,171	5.80%	15,915	August 2016	5,248,924	5,438,091	5,616,473
					298,069,960	306,739,068	318,027,746
Less: Current portion					(298,069,960)	(8,629,108)	(8,222,341)
Long-term debt with Blackstone					-	298,109,960	309,805,405
Long-term debt with MetLife	47,500,000	4.35%		April 2022	47,500,000	-	-
Less: direct issuance cost					(810,951)	-	-
Net long-term debt with MetLife					46,689,049	-	-
Total long-term debt					\$ 46,689,049	\$ 298,109,960	\$ 309,805,405

* These notes payable have bi-annual amortization.

On March 9, 2015 the Entity entered into a secured loan with MetLife. The gross proceeds of this loan were \$47,500,000. This loan accrues interest at 4.35%. The loan has monthly interest only payments for 42 months and thereafter monthly amortizations of principal and interest until it matures on April 1, 2022. The loan is secured by 6 of the Entity's investment properties.

Most of the Entity's investment properties and rental payments derived from the lease agreements relating to such investment properties have been pledged as collateral to secure the loans under the Entity's credit agreement with Blackstone. Additionally, without the written consent of Blackstone, the Entity may not directly or indirectly, sell, convey, mortgage, pledge or assign all or part of the rights it has on the whole or any part of its existing properties.

The Blackstone credit agreement requires the Entity to maintain certain financial ratios (such as Cash-on-Cash and debt service coverage ratios) and to comply with certain affirmative and negative covenants. The Entity was in compliance with covenants under the Blackstone credit agreement as of December 31, 2015.

The credit agreement also entitles Blackstone to withhold certain amounts deposited by the Entity in a separate fund as guarantee deposits for the maintenance of the Entity's investment properties. Such amounts are presented as guarantee deposit assets in the statement of financial position.

Scheduled maturities and periodic amortization of long-term debt are as follows:

As of December 2017	\$ -
As of December 2018	123,019
As of December 2019	763,388
As of December 2020	791,939
As of December 2021	833,388
Thereafter	44,988,266
Less: direct issuance cost	<u>(810,951)</u>
Total long-term debt	<u>\$ 46,689,049</u>

10. Capital stock

10.1 Capital stock as of December 31, 2015, 2014 and 2013 is as follows:

	2015		2014		2013	
	Number of shares	Amount	Number of shares	Amount	Number of shares	Amount
Fixed capital						
Series A	5,000	\$ 3,696	5,000	\$ 3,696	5,000	\$ 3,696
Variable capital						
Series B	<u>631,134,923</u>	<u>455,738,039</u>	<u>507,447,012</u>	<u>370,365,016</u>	<u>507,447,012</u>	<u>370,365,016</u>
Total	<u>631,139,923</u>	<u>\$455,741,735</u>	<u>507,452,012</u>	<u>\$370,368,712</u>	<u>507,452,012</u>	<u>\$370,368,712</u>

Stockholders' equity, except restated paid-in capital and tax retained earnings will be subject to ISR payable by the Entity at the rate in effect upon distribution. Any tax paid on such distribution may be credited against annual and estimated income taxes of the year in which the tax on dividends is paid and the following two fiscal years. As of December 31, 2015, there were a total of 586,200 shares in treasury which were repurchased during the year ended December 31, 2015.

10.2 Fully paid ordinary shares

	Number of shares	Amount	Additional paid-in capital
Balance as of January 1, 2013	392,878,351	\$ 286,868,218	\$ 101,900,964
Capital stock increase of June 25, 2013	114,573,661	87,974,554	109,968,193
Direct equity issuance costs	-	(6,391,514)	-
Income taxes related to direct equity issuance costs	-	1,917,454	-
Balance as of December 31, 2013 and 2014	507,452,012	\$ 370,368,712	\$ 211,869,157
Capital stock issuance of January 28, 2015	124,274,111	85,749,137	144,250,863
Direct equity issuance costs	-	-	(8,486,350)
Income taxes related to direct equity issuance costs	-	-	2,545,905
Repurchase of shares	(586,200)	(376,114)	(622,519)
Balance as of December 31, 2015	<u>631,139,923</u>	<u>\$ 455,741,735</u>	<u>\$ 349,557,056</u>

10.3 Dividend payments

Pursuant to a resolution of the general ordinary stockholders meeting on March 25, 2015, the Entity declared a dividend of approximately \$0.035 per share, for a total dividend of \$22,321,140. The dividend was paid on April 30, 2015 in cash.

Pursuant to a resolution of the general ordinary stockholders meeting on March 13, 2014, the Entity declared a dividend of approximately \$0.033 per share, for a total dividend of \$16,846,565 which was paid via cash distributions on April 4, 2014. The payment was applied against the Entity's net tax income account.

Pursuant to a resolution of the general ordinary stockholders' meeting on March 19, 2013, the Entity declared a dividend of \$0.027 per share for a total dividend of \$10,468,173 which was paid via cash distributions on April 1, 2013. The payment was applied against the Entity's net tax income account.

11. Earnings per share

The amounts used to determine earnings per share are as follows:

	2015		
	Loss	Weighted-average number of shares	Dollars per share
Loss for the year	<u>\$ (3,825,172)</u>	<u>622,206,426</u>	<u>\$ (0.006)</u>

2014			
	Earnings	Weighted-average number of shares	Dollars per share
Profit for the year	<u>\$ 24,221,997</u>	<u>507,452,012</u>	<u>\$ 0.05</u>
2013			
	Earnings	Weighted-average number of shares	Dollars per share
Profit for the year	<u>\$ 89,433,517</u>	<u>452,368,521</u>	<u>\$ 0.20</u>

12. Property operating costs and administration expenses

12.1 Property operating costs consist of the following:

12.1.1 Direct property operating costs from investment properties that generated rental income during the year:

	31/12/2015	31/12/2014	31/12/2013
Real estate tax	\$ 943,499	\$ 881,644	\$ 810,893
Insurance	274,669	312,383	301,997
Maintenance	468,528	484,080	382,576
Other property related expenses	<u>889,824</u>	<u>1,083,158</u>	<u>1,045,254</u>
	<u>\$ 2,576,520</u>	<u>\$ 2,761,265</u>	<u>\$ 2,540,720</u>

12.1.2 Direct property operating costs from investment property that did not generate rental income during the year:

	31/12/2015	31/12/2014	31/12/2013
Real estate tax	\$ 343,443	\$ 269,412	\$ 286,687
Insurance	52,879	47,606	44,211
Maintenance	91,689	43,648	56,007
Other property related expenses	<u>465,476</u>	<u>478,018</u>	<u>523,711</u>
	<u>953,487</u>	<u>838,684</u>	<u>910,616</u>
Total property operating costs	<u>\$ 3,530,007</u>	<u>\$ 3,599,949</u>	<u>\$ 3,451,336</u>

12.2. Administration expenses consist of the following:

	31/12/2015	31/12/2014	31/12/2013
Employee benefits, travel and other office related	\$ 7,368,266	\$ 6,597,970	\$ 5,630,566
Marketing expenses	28,647	48,676	61,344
Auditing, legal and consulting expenses	845,841	873,927	723,108
Property appraisal and other fees	358,903	214,986	195,001
Indirect equity issuance and trading costs	160,695	241,284	187,609
Other	<u>2,812</u>	<u>2,339</u>	<u>2,320</u>
	8,765,164	7,979,182	6,799,948
Long-term incentive – Note 16	<u>1,067,316</u>	<u>323,764</u>	<u>-</u>
Total	<u>\$ 9,832,480</u>	<u>\$ 8,302,946</u>	<u>\$ 6,799,948</u>

Employee benefits, travel and other office related expenses include direct employee benefits for \$4,873,750, \$5,098,830 and \$3,895,065 for the years ended December 31, 2015, 2014 and 2013, respectively.

13. **Income taxes**

The Entity is subject to ISR. The rate of current income is 30%.

13.1 Income taxes are as follows:

	31/12/2015	31/12/2014	31/12/2013
ISR expense:			
Current	\$ 2,501,584	\$ 2,801,516	\$ 6,947,623
Expired ISR credit on dividends	-	-	580,701
Deferred	<u>35,363,577</u>	<u>24,122,516</u>	<u>30,919,613</u>
Total income taxes	<u>\$ 37,865,161</u>	<u>\$ 26,924,032</u>	<u>\$ 38,447,937</u>

13.2 The effective ISR rate for fiscal 2015, 2014 and 2013 differ from the statutory rate as follows:

	31/12/2015	31/12/2014	31/12/2013
Statutory rate	30%	30%	30%
Effects of exchange rates on tax balances	90%	33%	(1)%
Effects of inflation	(12)%	(12)%	(4)%
Effects of change in ISR rate (2014 Tax Law)	-	-	3%
Other	<u>3%</u>	<u>2%</u>	<u>2%</u>
Effective rate	<u>111%</u>	<u>53%</u>	<u>30%</u>

13.3 The main items originating the deferred ISR liability are:

	31/12/2015	31/12/2014	31/12/2013
Deferred ISR assets (liabilities):			
Investment property	\$ (160,640,067)	\$ (124,338,843)	\$ (107,817,334)
Effect of tax loss carryforwards	15,635,979	7,670,338	15,398,333
Other provisions and prepaid expenses	<u>863,558</u>	<u>1,027,385</u>	<u>900,398</u>
Deferred income taxes – Net	<u>\$ (144,140,530)</u>	<u>\$ (115,641,120)</u>	<u>\$ (91,518,603)</u>

To determine deferred ISR the Entity applied the applicable tax rates to temporary differences based on their estimated reversal dates.

13.4 A reconciliation of the changes in the deferred tax liability balance is presented as follows:

	31/12/2015	31/12/2014	31/12/2013
Deferred tax liability at the beginning of the period	\$ (115,641,120)	\$ (91,518,604)	\$ (62,516,454)
Movement included in profit or loss	(35,363,577)	(24,122,516)	30,919,613
Movement included in equity	2,545,905	-	(1,917,454)
Movement included in other comprehensive income	<u>4,318,262</u>	<u>-</u>	<u>-</u>
Deferred tax liability at the end of the year	<u>\$ (144,140,530)</u>	<u>\$ (115,641,120)</u>	<u>\$ (91,518,604)</u>

13.5 The benefits of restated tax loss carryforwards for which the deferred ISR asset has been recognized can be recovered subject to certain conditions. Restated amounts as of December 31, 2015 and expiration dates are:

Year of Expiration	Tax Loss Carryforwards
2022	\$ 576,799
2023	9,828,400
2024	9,251,050
2025	<u>32,463,680</u>
	<u>\$ 52,119,929</u>

14. Financial instruments

14.1 Capital management

The Entity manages its capital to ensure that the Entity will be able to continue as a going concern while maximizing the return to partners through the optimization of the debt and equity balance.

The capital structure of the Entity consists of net debt (total borrowings, including the current portion, as detailed in Note 9 offset by cash and bank balances) and equity of the Entity (comprising issued capital, additional paid-in capital, retained earnings and other comprehensive income as detailed in Note 10). The Entity is not subject to any externally imposed capital requirements.

14.2 Leverage ratio

The Board reviews the capital structure of the Entity on a regular basis. As part of this review, the Board considers the cost of capital and the risks associated with each class of capital.

The leverage ratio at end of following reporting periods was as follows:

	31/12/2015	31/12/2014	31/12/2013
Debt	\$ 344,759,009	\$ 306,739,068	\$ 318,027,746
Cash, cash equivalents and restricted cash	(28,442,365)	(10,674,770)	(8,297,797)
Financial assets held for trading	(203,563,025)	(95,025,988)	(233,052,020)
Net debt	112,735,619	201,038,310	76,677,929
Equity	974,786,984	797,735,864	789,585,406
Net debt to equity ratio	12%	25%	10%

14.3 Categories of financial instruments

Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognized, in respect of each class of financial asset, financial liability and equity instrument are disclosed in Note 2 to the consolidated financial statements.

The Entity's principal financial assets are bank balances, cash equivalents and restricted cash as disclosed in Note 4, recoverable taxes and operating lease receivables as disclosed in Notes 6 and 7, respectively and financial assets held for trading in Note 5. The Entity's principal financial liability is long-term debt as disclosed in Note 9.

14.4 Financial risk management objectives

The Entity seeks to minimize the effects of market risk (including fair value interest rate risk), credit risk, liquidity risk and cash flow interest rate risk (although currently the Entity only has fixed rate debt instruments with varying maturity profiles). No significant interest rate hedges or trading financial instruments were entered into during the period of the accompanying consolidated financial statements.

14.5 Market risk

The Entity's activities expose it primarily to the financial risks of changes in interest rates (see 14.7 below) and foreign currency exchange rates (see 14.6 below). The Entity may enter into derivative financial instruments to manage its exposure to foreign currency risk. There has been no change to the Entity's exposure to market risks or the manner in which these risks are managed and measured.

14.6 Foreign currency risk management

The Entity is exposed to foreign exchange risk, primarily with respect to the Mexican peso and to the US dollar in respect of one of its subsidiaries whose functional currency is the Mexican peso. Foreign exchange risk arises from future commercial transactions and recognized monetary assets and liabilities.

The carrying amounts of the Entity's foreign currency denominated monetary assets and monetary liabilities at the end of the reporting period as well as the relevant exchange rates are as follows:

	31/12/2015	31/12/2014	31/12/2013
Exchange rates:			
Mexican pesos per US dollar at the end of the period	17.2065	14.7180	13.0765
Mexican pesos per US dollar average during the year	15.8546	13.2996	12.7681
Monetary assets			
Mexican pesos	3,982,261,268	1,592,246,030	3,354,707,083
US dollars	\$ 361,656	\$ 229,640	\$ 261,858
Monetary liabilities			
Mexican pesos	11,669,674	22,085,067	16,307,237
US dollars	\$ 38,691,165	\$ 39,820,378	\$ 40,874,151

Foreign currency sensitivity analysis

The following table details the Entity's sensitivity to a 10% appreciation or depreciation in the US dollar against the Mexican peso. 10% is the sensitivity rate used when reporting foreign currency risk internally to key management personnel, and represents management's assessment of the reasonably possible change in foreign exchange rates. The sensitivity analysis includes only outstanding foreign currency denominated monetary items and adjusts their translation at the period end for a 10% change in foreign currency exchange rates. A positive number below indicates an increase in profit or equity where the US dollar appreciates 10% against the relevant currency. For a 10% depreciation of the US dollar against the Mexican peso, there would be a comparable impact on the profit or equity, and the balances below would be negative:

	31/12/2015	31/12/2014	31/12/2013
Profit or loss impact			
Mexican peso – 10% appreciation – gain	\$ (20,978,286)	\$ (9,698,458)	\$ (23,208,878)
Mexican peso – 10% depreciation – loss	25,640,127	11,853,671	28,366,407
U.S. dollar - 10% appreciation – loss	65,951,669	4,381,318	4,061,229
U.S. dollar - 10% depreciation – gain	(65,951,669)	(4,381,318)	(4,061,229)

14.7 Interest rate risk management

The Entity minimizes its exposure to interest rate risk by borrowing funds at fixed rates, because investment properties owned by the Entity generate a fixed income in the form of rental income which is indexed to inflation.

14.8 Credit risk management

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Entity. The Entity has adopted a policy of only dealing with creditworthy counterparties as a means of mitigating the risk of financial loss from defaults. The Entity's exposure and the credit ratings of its counterparties are monitored, and the transactions consummated are entered into with approved counterparties. The Entity's maximum credit risk is the total of its financial assets included in its statement of financial position.

The Entity's clients operate in a variety of industries. Its real estate portfolio is primarily concentrated in the food and beverage, automotive, aerospace, medical, logistics and plastics industries. The Entity's exposure to these industries subjects it to the risk of economic downturns in such industrial sectors to a greater extent than if its properties were more diversified across other industries.

The Entity currently leases two distribution facilities to a single customer, which represent 10.8% of its total portfolio's gross leasable area (unaudited), and 20%, 75% and 89% of its operating lease receivable balance and 12%, 17% and 20% its annualized rents as of and for the years ended December 31, 2015, 2014 and 2013, respectively. If this customer were to terminate its lease agreements with the Entity, the Entity may experience a material loss with respect to future rental income.

14.9 Liquidity risk management

If the Entity is unable to raise additional debt or equity, its results of operations could suffer. The Entity closely monitors the maturity of its liabilities and the cash needs of its operations. It prepares and provides a detailed cash flow analysis on a quarterly basis and presents it to its board of directors. Decisions are made to obtain new financing or limit cash investments in order to maintain a healthy projected cash balance.

The maturity of the long-term, its current portion and the accrued interest at December 31, 2015 is as follows:

	Weighted average interest rate %	Less than 1 month	1-3 months	3 months to 1 year	1-2 years	Total
Long-term debt	6.84	\$ 672,760	\$ 1,838,019	\$ 295,559,185	\$ 47,500,000	\$ 345,569,964
Accrued interest		<u>1,780,823</u>	<u>4,609,896</u>	<u>4,288,748</u>	<u>10,969,774</u>	<u>21,649,241</u>
		<u>\$ 2,453,582</u>	<u>\$ 6,447,915</u>	<u>\$ 299,847,933</u>	<u>\$ 58,469,774</u>	<u>\$ 367,219,205</u>

The Entity's management is confident in obtaining the necessary financing resources to meet its debt payments obligations of 2016. The Entity is currently engaged in negotiations with financial institutions with which it has relationships in order to obtain the necessary financing to roll over its debt and expects to finalize them before the maturity of its debt. The Entity is also considering accessing the public markets to issue the necessary debt for this purpose.

14.10 Fair value of financial instruments

14.10.1 Fair value of financial assets that are measured at fair value on a recurring basis

The Entity's financial assets held for trading are classified as level 1 in the IFRS 13 fair value hierarchy since they are traded in an active market.

14.10.2 Fair value of financial instruments carried at amortized cost

The fair value of long-term debt and its related current portion as of December, 31, 2015, 2014 and 2013 is \$357,219,742, \$328,637,868 and \$325,471,021, respectively. This measurement is classified as level 2, since management uses an adjusted observable discount rate to determine fair value of debt.

Management considers that the carrying amounts of financial assets and other financial liabilities recognized in the consolidated financial statements approximate their fair values.

15. Transactions and balances with related parties

15.1 Compensation of key management personnel

The remuneration of Entity's management and key executives is determined by the remuneration committee having regard to the performance of individuals and market trends. The remuneration of members of key management personnel during the year was as follows:

	31/12/2015	31/12/2014	31/12/2013
Short-term benefits	\$ 3,932,214	\$ 3,386,779	\$ 2,770,883
Share-based payments	<u>1,067,316</u>	<u>323,764</u>	<u>-</u>
	<u>\$ 4,999,530</u>	<u>\$ 3,710,543</u>	<u>\$ 2,770,883</u>

16. Share-based payments

16.1 Details of the share-based plans of the Entity

The Entity has granted shares to its executives and employees under two different plans as follows:

- i. Under the Vesta 20-20 Long-term Incentive Plan (the Vesta 20-20 Incentive Plan), as approved by the Board of Directors, the Entity will use a "Relative Total Return" methodology to calculate the total number of shares to be granted, whereby the number of shares granted in each year over six years will be based on the total return performance of the Entity's shares compared to other publicly traded entities in each year. The shares will vest over the three years following the date of grant. Fifteen officers, from both top and middle management, are eligible for the plan.

The total number of shares to be granted in each of the six years ranges from zero to 1,738,037 shares, at the expected performance level, to a maximum of 2,607,055 shares, if the Entity's shares perform at peak performance, with a total maximum number of shares to be granted during the six year period of 10,428,222 shares. The shares to be used to settle this plan were issued by the Entity during January 2015; no awards will be paid in cash.

The shares to be granted in each of the six years will be contributed to a trust and delivered in three equal settlement dates to the executives after 24, 36 and 48 months from the grant date, provided that the eligible executives remain in the employment of the Entity.

- ii. Under the 2014 Long-term Incentive Plan (the 2014 Incentive Plan), the Entity has a share-based plan for 12 top executives of the Entity. In accordance with the terms of the plan, as approved by the board of directors, based on certain performance metrics, the Entity executed a long-term incentive plan that will be settled by the Entity with its own shares which have been repurchased in the market. Under this plan, eligible executives will receive compensation, based on their performance during 2014, settled in shares and delivered over a three-year period. For this plan shares are kept in treasury and maybe be placed in a trust; they will be delivered to the executives in three equal settlement dates to the executives after 24, 36 and 48 months from the grant date, provided that the eligible executives remain in the employment of the Entity.

16.2 Fair value of share options granted in the year

- i. Vesta 20-20 Incentive plan - Based on the performance of the Entity's shares for the year ended December 31, 2015, there were no shares granted during the year under this plan; however, a share-based payment expense of \$773,382 was recognized. This expense was calculated as the grant date fair value of the awards as determined using a Monte Carlo model which took into consideration the probability of the performance of the Entity's shares during the year. As this performance is considered a market vesting condition in accordance with IFRS 2, *Share-based Payments*, the compensation expense, as determined on grant date, is not revised even if no awards are ultimately granted. Therefore this expense has no effect in the cash position of the Entity nor does it dilute its shareholders.
- ii. 2014 Incentive Plan - The fair value of the share awards granted under the 2014 Plan, was determined based on a fixed amount of cash determined as per the Entity's plan. It is assumed that executives will receive the awards after vesting date. The expense under this plan affects the cash position of the Entity.

16.3 Compensation expense recognized

The long-term incentive expense for the years ended December 31, 2015 and 2014 was as follows:

	31/12/2015	31/12/2014
Vesta 20-20 Incentive Plan	\$ 773,382	\$ -
2014 Incentive Plan	<u>293,934</u>	<u>323,764</u>
Total long-term incentive expense	<u>\$ 1,067,316</u>	<u>\$ 323,764</u>

Compensation expense related to these plans will continue to be accrued through the end of the service period.

16.4 Share awards outstanding at the end of the year

As of December 31, 2015, there are 586,200 shares outstanding with a weighted average remaining contractual life of 24 months.

17. **Litigation, other contingencies and commitments**

Litigation

In the ordinary course of business, the Entity is party to various legal proceedings. The Entity is not involved in any litigation or arbitration proceeding for which the Entity believes it is not adequately insured or indemnified, or which, if determined adversely, would have a material adverse effect on the Entity or its financial position, results of operations or cash flows.

Commitments

As mentioned in Note 8, all rights to construction, improvements and infrastructure built by the Entity in the Queretaro Aerospace Park and in the DSP Park automatically revert back to the government of the State of Queretaro and to Nissan at the end of the concessions, which is approximately in 43 and 37 years, respectively.

As of December 31, 2015, the Entity has entered into commitments to purchase land reserves for approximately \$1,997,243.

18. Financial statements issuance authorization

On February 17, 2016 the issuance of the consolidated financial statements was authorized by the Board of Directors, consequently, they do not reflect events occurred after that date. These consolidated financial statements are subject to approval at the General Ordinary Shareholders' Meeting, where the stockholders may decide to modify such consolidated financial statements according to the Mexican General Corporate Law.

* * * * *

II. Report on the Company's compliance with tax obligations.

It is hereby informed that as of this date Corporacion Inmobiliaria Vesta, S.A.B. de C.V. and its subsidiaries have submitted in due form and time each and all of the tax returns corresponding to each of them, and have made each and all of the tax payments and contributions to which they are bound according to applicable law.

As of the date hereof, there is no legal or administrative proceeding opened by the tax authorities against Corporacion Inmobiliaria Vesta, S.A.B. de C.V. and its subsidiaries, due to any omission of any tax obligation.

/s/

Juan Felipe Sottit Achutegui
Chief Financial Officer

- III. Presentation and approval of the declaration and payment of a cash dividend, taking into consideration the current dividend policy and the recommendation of the Board of Directors.**

All Figures are in USD\$	12 M	12 M
	31/12/2015	31/12/2014
Dividend Calculation		
Plus (Loss) / Minus (Profit)	34,039,989	51,146,029
Depreciation	188,267	40,536
Foreign Exchange Loss (Profit)	45,820,677	19,433,700
Non cash share compensation plan 2015	773,382	
Loss (Gain) on revaluation	(31,444,058)	(29,955,242)
Non Cash Adjustments	15,338,268	(10,481,006)
Available Cash	49,378,257	40,665,023
Principal Repayment (1)	(5,221,141)	(8,629,108)
Taxes Paid in Cash	(1,943,319)	(1,274,395)
Maintenance, Broker Reserve	(2,000,000)	(1,000,000)
Cash Adjustment	(9,164,460)	(10,903,503)
Distributable Cash	40,213,797	29,761,520
Dividend Recommendation	<u>28,825,690</u>	<u>22,321,140</u>
Dividend Ratio	72%	75%
Dividends per Share (US\$/Share)	0.0456	0.0353
Total Number of Shares	631,726,123	631,726,123

- IV. Presentation, discussion and approval of the Company's new dividend policy according to that approved by the shareholders' meeting on September 25th, 2012.**

The board of directors of the Company, by resolutions adopted at its meeting held on January 27th, 2016 continued and completed on February 17th, 2016, resolved to recommend to the Shareholders of the Company, to adopt the following dividend policy for fiscal years 2016-2020:

“The dividend policy for the Fiscal years of 2016 to 2020 will consist in the distribution of up to 75% of “Distributable Profit” on a yearly basis, starting with the results from fiscal year 2016 (payable on 2017). A portion of the dividend amount so determined may be paid in cash and the balance, if the shareholder’s meeting so approve, in the form of a share repurchase program, which shall operate under the terms and conditions to be established by the Board of Directors within the range and amounts set by the Shareholder’s Meeting.

After year 2020, the Board of Directors, considering the financial condition of the Company as well as the course of business, shall recommend to the Shareholders Meeting, from time to time a new Dividend Policy.

Distributable Profit means the Profit (Loss) before income tax for the year, adjusted by non-cash items and Budgeted Capital Expenditures. For avoidance of doubts the Profit (Loss) before income tax of the year, adjusted by adding or subtracting, as the case may be, Depreciation, Exchange Gain (Loss) on revaluation of Investment, Other non-cash Gains (Losses), Repayment of Borrowings, Current Income Tax Paid, and subtracting Budgeted Capital Expenditures for the following year such as tenant improvements and leasing and renewal broker’s commissions.

- V. Presentation and approval of the report by the Chief Executive Officer prepared pursuant to Article 172 of the General Corporations Law and 44, section XI of the Securities Market Law and opinion of the Board of Directors.**

See Attached Document

**ANNUAL REPORT OF THE CHIEF EXECUTIVE OFFICER ("CEO")
CORPORACIÓN INMOBILIARIA VESTA, S.A.B DE C.V.**

Fiscal Year 2015

In the operating history of Corporación Inmobiliaria Vesta, S.A.B. de C.V. (the "Company") we have established an unmatched track record of consistent growth and strong financial performance to become the leading industrial real estate developer in Mexico. I am proud to report that our "Vesta Vision 20/20" strategic plan was met in its first year of operation.

During 2015 the Company achieved a record high gross leasable area (GLA) increase of 19.4% to 20.0 million square feet. This reflects the expansion of the asset portfolio of the Company by more than 3.2 million square feet, consistent with our 6 year growth plan. As importantly, the Company leased over 3.0 million SF of vacant space. If the Company includes the executed lease renewals signed during the year of maturing leases of 2015 and 2016, the total leasing activity was 5.5 million SF. Same store occupancy grew to 95.9% compared with 93.8% in 2014, while total portfolio occupancy remained at 86.7%.

This achievement affirms the Company's over-arching strategy to double its size by 2020. Such solid growth, underpinned by the Company's strong financial metrics, reflects the work of a focused team and the demand for industrial real estate in the markets in which the Company operates.

In terms of funds from operations (FFO), I am glad to report that the Company had a 23.6% growth during the year to US\$40.1 million or 51% of sales; EBITDA was US\$65 million, 84% of revenue, beating the guidance provided to the market, and growing 14.9% in 2015. This robust performance continues to reflect the Company's unique set up: in the Company there are no management fees in its financial statements, so any growth in revenue is efficiently translated into EBITDA and FFO.

Looking back at 2015, I can characterize it as being the Company's strongest yet in terms of operational performance since the initial public offering: the Company executed important strategic goals, increased its operational efficiency and prepared for its continued expansion. This year the Company hired 19 new employees, mostly in Asset Management, allowing its Regional Managers to focus in growth opportunities while keeping the client centered approach unchanged. Similarly, our development staff was strengthened to be able to accommodate our expected growth opportunities. The Company has also improved its internal controls by implementing a new CRM and MIS system.

The successful completion of a US\$230 million follow-on offering provides the Company with the strong equity base needed to achieve its growth ambitions; at the same time it provides the Company with the financial health required to successfully renegotiate its 2016 debt maturity.

The Company continuously strive to present better information and is committed to enhance its reporting transparency in accordance with industry best practices. In this regard, the Company will begin to disclose metrics on same store portfolio using the NAREIT standard, while continuing to report total portfolio metrics.

Looking ahead, the economic climate for industrial real estate cannot be better. Mexico presents an unparalleled opportunity in the global markets. The Company offers the best access of manufacturing goods to the world's largest economy, a young and educated work force, and lately, the exchange rate has enhanced our competitive advantages. In this environment Vesta contributes by developing the "best in class" facilities that continue to attract the best global customers.

Having said that and based on article 44 of the Securities Market Law, the undersigned as Chief Executive Officer of the Company, hereby informs the following in connection with the fiscal year ended on December 31st, 2015.

I. Business Strategy

The business of the Company and its subsidiaries during the fiscal year 2015 was conducted in accordance with the organizational objectives matrix established by the management to that end. A copy of such matrix is attached hereto as Annex "1".

For the fiscal year ending December 31st, 2016 a new organizational objectives matrix has been set and will serve as a guideline for the actions of the Company and its subsidiaries during said fiscal year.

In addition, the business strategy of the Company follows the objectives set out in the Vesta Plan Vision 20-20, which was duly approved by the board of directors.

II. Compliance with the Resolutions of the Shareholders and the Board of Directors.

In this regard, I am pleased to inform that all agreements and resolutions adopted by the shareholders and the board of directors during the fiscal year 2015 were duly completed and executed, except for those which due to their own nature require more time for completion; however, for the latter the Company and its subsidiaries have taken appropriate actions to ensure their fulfillment.

III. Internal Audit

During the fiscal year covered by this report, the Company hired an internal auditor in order to review in detail the internal processes of the Company, for which no material anomaly or breach in this regard was reported.

Additionally, during the fiscal year 2015, the Company has monitored the Company's certification ISO 9001: 2008 and has worked to update these processes.

In addition, the external auditor has reviewed the reporting processes of the Company, without issuing any comment in this regard.

IV. Information and Relevant Events

All the information and relevant events of the Company and its subsidiaries have been duly filed and reported to the corporate bodies of the Company and to the relevant authorities in terms of the applicable laws and in compliance with the requirements of the correspondent authorities.

As of this date there is no relevant information reserved in terms of the Securities Market Law.

V. Operations Related to the Acquisition of its Own Shares

The Shareholders Meeting of the Company held on March 25th, 2015, approved a share repurchase program in order to implement the compensation plan for the executives of the Company for an amount up to US\$3,000,000.00 (three million 00/100) dollars, legal currency of the United States of America.

During the fiscal year ended on December 31, 2015, the Company carried out the following acquisitions of shares:

- On June 4, 2015, 292,000 shares at a price of \$26.6773 Pesos per share equivalent to the amount of \$7,789,771.60 (seven million, seven hundred and eighty-nine thousand seven hundred seventy-one Pesos 60/100) National Currency; and
- On June 9, 2015, 294,200 shares at a price of \$26.4280 Pesos per share equivalent to the amount of \$7,775,117.60 (seven million seven hundred and seventy five thousand one hundred and seventeen 60/100 Pesos) National Currency.

VI. Corrective and Responsibility Actions

During the fiscal year ended on December 31st, 2015 and as of this date, there has not been the need to execute any corrective action in the administration, nor to initiate any responsibility action against those involved in the administration of the Company.

VII. Capital Contributions

All capital contributions by the shareholders of the Company have been duly paid as of this date and there are no contributions pending.

VIII. Dividend Payments

Dividends declared by the Company from previous fiscal years, have been paid in full in accordance with the resolutions adopted by the shareholders of the Company and in compliance with applicable laws.

IX. Accounting and Information System

The accounting and reporting systems of the Company and its subsidiaries are kept in a complete and correct manner and in compliance with the applicable information, rules and internal procedures.

X. Financial Information

In order to meet with the provisions of Article 44, section XI of the Securities Market Law and Article 172 of the General Corporations Law, it is hereby reported that the business strategy of the Company and its subsidiaries, has been at all times, within the strategic goals and objectives established by the administration at the beginning of each calendar year and according to the Plan Vesta Vision 20-20.

Attached hereto as Annex "2" are: (i) the audited consolidated financial statements of the Company and its subsidiaries, which reflect the true, complete and correct financial position of the Company and its subsidiaries, (ii) the consolidated income statement of the Company and its subsidiaries, (iii) a statement of changes in the financial position of the Company and its subsidiaries during the fiscal year ended December 31st, 2015, (iv) a statement of changes in the items comprising the Company's assets expressed on a consolidated basis during the fiscal year ended December 31st, 2015, (v) the notes needed to complete and clarify information, and (vi) the report of the external auditor of the Company with respect to its review to the consolidated financial statements of the Company and its subsidiaries for the fiscal year ended December 31st, 2015.

XI. Responsibility Actions Against Third Parties

During the fiscal year ended on December 31st, 2015 none of the Company or its subsidiaries was in the need to initiate any legal proceedings against third parties due to any damage caused to the Company and / or any of its subsidiaries.

Mexico City, this 17th day of February of 2016

/s/

Lorenzo Manuel Berho Corona
Chief Executive Officer
Corporación Inmobiliaria Vesta, S.A.B. de C.V.

Translation

VI. Presentation and approval of the report by the board of directors referred to in paragraph e) of section IV of article 28 of the Securities Market Law and section b) article 172 of the General Corporations Law containing the main policies, accounting and information criteria followed in preparation of the financial information of the Company, and the operations and activities in which the Board of Directors intervened pursuant to Securities Market Law.

See Attached Document

**ANNUAL REPORT OF THE BOARD OF DIRECTORS OF
CORPORACIÓN INMOBILIARIA VESTA, S.A.B. DE C.V.**

FISCAL YEAR 2015

Based on article 28 fraction IV of the Securities Market Law and article 172 (b) of the General Corporations Law, the board of directors of Corporación Inmobiliaria Vesta, S.A.B. de C.V., (the "Company"), hereby submits to the General Shareholders Meeting of the Company the following:

ANNUAL REPORT

I. Report of the Corporate Practices Committee.

As Annex "1" of this document, is the report submitted by the corporate practices committee of the Company in terms of article 43 fraction I of the Securities Market Law.

In this regard, the Board of Directors of the Company has reviewed the report and agrees to it; therefore recommends its approval by the Shareholders Meeting of the Company.

II. Report of the Audit Committee.

As Annex "2" of this document, is the report submitted by the audit committee of the Company in terms of article 43 fraction II of the Securities Market Law.

In this regard, the Board of Directors of the Company has reviewed the report and agrees to its contents; therefore recommends its approval by the Shareholders Meeting of the Company.

III. Report of the Chief Executive Officer.

As Annex "3" of this document, is the report submitted by the chief executive officer of the Company, in terms of article 44 of the Securities Market Law, as well as copy of the report of the external auditor of the Company at the time of carrying out the audit of the financial statements of the Company prepared in connection with the fiscal year ended December 31st, 2015.

In that regard, after completing its review, the board opines that the report by the CEO: (i) meets the requirements of the Securities Market Law, (ii) confirms the proper application of internal controls related to information and records of transactions by the Company and its subsidiaries, (iii) clearly expresses those matters relating to the business of the Company, and (iv) includes the financial information that the Company and its subsidiaries must submit for the approval by the Shareholders Meeting.

Therefore, this board approves and recommends to the Shareholders Meeting the approval of the report by the Chief Executive Officer in terms of the document attached.

IV. Report of the Investment Committee.

As Annex "4" of this document, is the activity report prepared by the investment committee of the Company.

In this regard, the board of directors has reviewed said report and approved it, since said authority resides on the board of directors.

V. Report of the Ethics Committee

As Annex "5" of this document, is the activity report prepared by the ethics committee of the Company.

In this regard, the board of directors has reviewed said report and approved it, since said authority resides on the board of directors.

VI. Report of the Environmental and Social Responsibility Committee.

As Annex "6" of this document, is the activity report presented by the environmental and social responsibility committee of the Company.

In this regard, the board of directors has reviewed said report and approved it, since said authority resides on the board of directors.

VII. Report of the Debt and Equity Committee.

As Annex "7" of this document, is the activity report presented by the Debt and Equity Committee of the Company.

In this regard, the board of directors has reviewed said report and approved it, since said authority resides on the board of directors.

VIII. Principal Accounting and Administration Policies and Criteria.

For purposes of the provisions of paragraph b) of Article 172 of the General Corporations Law, this board of directors states that the accounting and information policies and criteria followed in the preparation of the financial information are:

- a) The consolidated financial statements results of the Company and its subsidiaries are being prepared in accordance with International Financial Reporting Standards ("IFRS").
- b) The consolidated financial statements of the Company and its subsidiaries have been prepared on a historical cost basis, except for the investment in real estate and financial instruments, which are measured according to their fair market value.

- c) The financial statements of the Company consolidate the entities for which the Company has the power to impose financial and operating policies.
- d) All intercompany transactions are eliminated once they are financially consolidated.
- e) When carrying out acquisitions, the assets and responsibilities assumed are recognized based on their fair market values, except for deferred taxes or labor liability.
- f) The dollar of the United States of America has been established as the functional currency of the Company and its subsidiaries, except for WTN Desarrollos Inmobiliarios de Mexico, S. de RL de CV, whose currency is the Peso. Notwithstanding the above, the accounting records are kept in Pesos, national currency. The differences on monetary assets are recognized in profit or loss in the period in which they occur.
- g) Labor responsibilities are registered as they occur.
- h) The assets and financial responsibilities are recognized at fair market value and when the Company or the relevant subsidiaries are part of any agreement thereon.
- i) Real estate properties of the Company and its subsidiaries are destined for lease. Investments in real estate are initially considered based on their cost, and thereafter considered on their market value.
- j) Leases with respect to the real estate properties of the Company and its subsidiaries are considered as operating leases, since the Company and its subsidiaries have all the benefits and risks of ownership of their property.
- k) Rental income is recognized during the term of the respective lease.
- l) The income tax is recognized within the annual results of the year when incurred.
- m) The deferred tax income is recognized only when there is a high probability of recovery.

IX. Transactions in which the Board of Directors Intervened.

During the fiscal year ended on December 31st, 2015, the board of directors intervened in ordinary matters related to the administration of the Company, and adopted specific resolutions regarding the items listed below, which do not fall within the ordinary course management of the Company.

- Determining the definition of "Change of Control" to supplement the executive compensation plan approved by the Company.
- The approval for the execution of a loan agreement with Metropolitan Life Insurance ("Metlife") for the amount of US\$50,000,000.00 (fifty million dollars, legal currency of the United States of America), the incorporation of a guaranty trust agreement and the contribution of certain assets by some of the subsidiaries to the estate of said trust to serve as collateral of the loan.
- Participation in the public offering of shares of the Company concluded on January 29th, 2015 and the pricing of the offered shares.
- The approval of the issuance of shares for the compensation plan for executives of the Company and the recommendation for approval to the Shareholders Meeting.
- Approved to add a member to the Environmental and Social Responsibility Committee and to the Audit Committee of the Company.
- Approval of the share repurchase program of the Company and recommended its approval by the Shareholders' Meeting.
- Approval of the organizational structure of the Company.
- Approval of the project consisting in a built to suit for TPI Composites Inc. in Ciudad Juarez, Chihuahua.
- Approval of the terms and conditions of the debt program of the Company.
- Approval of the hiring of a revolving line of credit for the Company.

X. Subsequent Events

On September 22nd, 2015, the General Ordinary Shareholders' Meeting by recommendation of the Board of Directors approved the debt program of the Company for the payment of the outstanding debt with GE Real Estate Mexico, S. de RL de C.V. (today Blackstone) and financing of projects for the program Vesta Vision 20/20.

México City, this 17th day of February of 2016

/s/

Lorenzo Manuel Berho Corona
President of the Board of Directors of
Corporación Inmobiliaria Vesta, S.A.B. de C.V.

VII. Presentation and approval of the reports by the audit, corporate practices, investment, ethics, debt and equity, and environmental and social responsibility committees, for fiscal year ended on December 31st, 2015.

See Attached Documents



CORPORACIÓN INMOBILIARIA VESTA, S.A.B. DE C.V.
ANNUAL REPORT OF THE AUDIT COMMITTEE
Fiscal Year 2015

Based on article 43 section II of the Securities Market Law, the undersigned as president of the audit committee of Corporación Inmobiliaria Vesta, S.A.B. de C.V. (the "Company"), hereby submits to the Board of Directors the annual activity report of the Committee I chaired during the fiscal year ended on December 31st 2015.

I. Activities

During the fiscal year ended on December 31st, 2015, the audit committee gathered in the following dates and approved the following resolutions:

A. February 17th, 2015, with the following resolutions:

1. To recommend to the Board of Directors the approval of the financial statements of the Company and its subsidiaries prepared for the end of fiscal year 2014 and approved the same to be used within the report of the fourth quarter and annual report to be presented at the Mexican Stock Exchange and the National Banking and Securities Commission.
2. Note was taken on the report of the Budget of the Company and its subsidiaries prepared by the administration of the Company for fiscal year 2015.

B. April 21st, 2015, with the following resolutions:

1. To recommend to the Board of Directors the approval of the financial statements of the Company and its subsidiaries prepared for the first quarter of 2015 and to approve the same to be used within the report of the first quarter to be presented at the Mexican Stock Exchange and to the National Banking and Securities Commission.
2. Note was taken on the changes reflected in the Budget of the Company and its subsidiaries prepared by the administration of the Company for fiscal year 2015.

C. July 22nd, 2015, with the following resolutions:

1. To recommend to the Board of Directors the approval of the financial statements of the Company and its subsidiaries prepared for the second quarter of 2015 and to approve the same to be used within the report of the second quarter to be presented at the Mexican Stock Exchange and to the National Banking and Securities Commission.
2. Note was taken on the report of the Budget of the Company and its subsidiaries prepared by the administration of the Company for fiscal year 2015.



D. October 21st, 2015, with the following resolutions:

1. To recommend to the Board of Directors the approval of the financial statements of the Company and its subsidiaries prepared for the third quarter of 2015 and to approve the same to be used within the report of the third quarter to be presented at the Mexican Stock Exchange and to the National Banking and Securities Commission.
2. The approval to hire Galaz, Yamasaki, Ruiz Urquiza, S.C. (member of Deloitte Touche Tomatsu Limited) ("Deloitte") as external auditor for fiscal year of 2015, and the description of the services to be provided by the external auditor.
3. In process of negotiating to hire the appraiser of the Company.

Additionally, it is hereby informed that the audit committee had at all times, access and direct communication with the external auditor of the Company, as and when considered appropriate.

II. Internal Control of the Company.

The Company has policies and internal control procedures designed to ensure the proper recording and reporting of transactions according to the accounting and reporting standards adopted by the Company, and has an internal audit area exclusively engaged in verifying the application of those internal control policies and procedures.

Additionally, these internal controls and information policies have been reviewed by the Company's external auditor, who has not expressed any kind of deviation in such regard, deficiency or noncompliance, as per its audit report.

As of this date, there has not been identified any deviation or deficiency in internal control processes and registration of the information, either by the external or the internal auditor.

III. Preventive and Corrective Measures.

During fiscal year 2015, no deficiencies have been noted in the operating policies, of accounting registry and operation of the Company, or its subsidiaries; hence, no preventive or corrective measure was applied in such regard.

IV. Evaluation of the External Auditor.

The external auditor of the Company for the year ended on December 31st, 2015 was Galaz, Yamasaki, Ruiz Urquiza, S.C. (member of Deloitte Touche Tomatsu Limited), whose offices are located in Paseo de la Reforma 489, Piso 6, Colonia Cuauhtémoc, Mexico, D.F., C.P. 06500.

As of this date, the performance of the external auditor on the audit process of the Company and its subsidiaries, as well as in the preparation of the financial statements in accordance with the financial reporting standards adopted by the Company, has been acceptable and in accordance to what was expected and agreed with the external auditor.



In virtue of the above, this committee has no objection with respect to the performance of the external auditor during the year ended on December 31st, 2015.

V. Additional Services by the External Auditor.

During the year ended on December 31st, 2015, the external auditor provided services related to the verification of numbers for the submission of certain fiscal reports to the appropriate authorities, which were provided under normal market conditions and according to the terms established in each case between the Company and the auditor.

Additionally, the external auditor provided services related to the review and conciliation of the financial documents presented in the offering memorandum for the *follow-on* in January 2015 and on December 2015 in connection with a possible issuance of debt instruments by the Company. Such services were provided in market terms and conditions.

The other services provided by other advisors to the Company, were hired in the ordinary course of business, scope and market conditions.

VI. Results of the Review of the Financial Statements.

The Company's external auditor while reviewing the consolidated financial statements of the Company has not issued exceptions or observations.

VII. Changes to the Accounting Policies.

During the fiscal year ended on December 31st, 2015, there were no changes to the accounting policies of the Company.

The international financial reporting standards have been consistently applied by the Company and its subsidiaries in the preparation of its financial statements and internal control of its operations.

VIII. Observations regarding the Internal and External Audits.

During the fiscal year covered by this report, the Company hired an internal auditor to review in detail the internal processes of the Company, with respect said auditor did not report any anomaly or breach.

Additionally, during the fiscal year covered by this report, this committee did not receive comments by the shareholders, directors, officers, employees or third parties relating to the internal controls and issues related to internal and external audits, or received any complaint for any irregular action.

IX. Compliance of Resolutions.

The resolutions adopted by the general shareholders meeting and the Board of Directors of the Company have been duly fulfilled and there is no pending resolution. Those resolutions involving successive actions are in process and there are no delays in such regard.



X. Differences with the Management.

As of the date of this report there had been no differences of opinion between the audit committee and the management of the Company.

Mexico City on January 27, 2016



Jose Lopez Niederer

President of the Audit Committee
Corporación Inmobiliaria Vesta, S.A.B. de C.V.



**CORPORACIÓN INMOBILIARIA VESTA, S.A.B. DE C.V.
ANNUAL REPORT OF THE CORPORATE PRACTICES COMMITTEE
Fiscal Year 2015**

As established in article 43 fraction I of the Securities Market Law, the undersigned as president of the corporate practices committee of Corporación Inmobiliaria Vesta, S.A.B. de C.V., (the "Company"), hereby present to the board of directors, the activities' report of the committee for the fiscal year ended on December 31st 2015.

I. Activities

During the fiscal year ended on December 31st, 2015, the Corporate Practices Committee, gathered on February 17th, 2015, March 10th, 2015, April 20th, 2015.

At such meetings the committee attended and resolved the issues listed below, the majority of which were analyzed along the sessions held during the year.

- a) Recommendation to include Mr. José Manuel Domínguez Díaz Ceballos as an additional member of the environmental and social responsibility committee.
- b) Review and approval of the report on the payment of 2014 bonuses.
- c) Analysis and approval of the compensation package for the CEO for the year 2015.
- d) Analysis and approval of the organizational matrix for 2015.
- e) Approval and recommendation of the amount of shares corresponding to the long term incentive plan for the eligible executives.
- f) Analysis and approval on the implementation of the new organizational structure for the Company.

II. Performance by the Relevant Officers

This committee reviewed and approved the evaluation criteria that were used during the fiscal year 2014, pursuant to the objectives matrixes proposed and agreed for each executive. As well as the objectives for 2015.

III. Related Parties' Transactions

During the fiscal year ended on December 31st, 2015, this committee was not informed on relevant transactions between related parties.

In virtue of the above, the transactions between the Company and its subsidiaries were made within the ordinary course of the business and were revealed and analyzed by the external



auditor of the Company while carrying out the audit of the correspondent financial statements, and such auditor did not inform the committee of any irregularity.

IV. Remuneration to Relevant Officers

Based on the information presented by the management and the analysis prepared by the external advisors hired in connection with the compensations plan and the long term incentive plan, it was determined that the proposed compensation plans for the executives were adequate.

V. Waivers

During the fiscal year ended on December 31st, 2015, this corporate practices committee did not grant any waiver to any director, officer, or relevant person with control in the Company and/ or in its subsidiaries, to take advantage of business opportunities corresponding to the Company and/ or its subsidiaries.

Mexico City on January 27th, 2016

Javier Mancera Arrigunaga
President of the Corporate Practices Committee
Corporación Inmobiliaria Vesta, S.A.B. de C.V.



CORPORACIÓN INMOBILIARIA VESTA, S.A.B. DE C.V.
ANNUAL REPORT OF THE INVESTMENT COMMITTEE
Fiscal Year 2015


The undersigned as President of the Investment Committee of Corporación Inmobiliaria Vesta, S.A.B. de C.V. (the "Company"), I hereby present to the Board of Directors the annual report of activities of the committee I chaired during the fiscal year 2015:

Meeting Date	Project	Amount USD	Surface	Mkt Report	Status
February 12, 2015	Situation of LJ85 Building	---	---	---	---
	Update on Problematic Spaces	---	---	---	---
	Update Aguascalientes (Ejido Montoro)	---	---	---	---
	BTS Magnetti Marelli	\$28,600,000.00	500,424 SF	---	---
March 11, 2015	Inventory Building San Miguel	\$5,200,000.00	137,615 SF	Yes	Completed
	BTS Tysen Krupp	---	---	---	---
	Inventory Building Juarez	\$7,900,000.00	214,128 SF	Yes	In Process
April 10, 2015	Poligono Empresarial San Miguel (additional investment to the one approved in 2014)	Approved \$2,971,853.00 Resulting in a total investment of \$12,659,550.00	100.135 acres	Yes	Completed
April 17, 2015	Inventory Building El Florido F-2	\$9,300,000.00	304,016 SF	Yes	Completed
	Amendments to Inventory Building San Miguel	+\$920,000.00 = \$6,120,000.00	+20,000 SF	---	Completed
	Acquisition Land Reserve Toluca	\$11,000,000.00	24.56 acres	Yes	Project Cancelled
	Acquisition Land Veracruz	\$6,500,000.00	236,751 SF	Yes	Completed
	BTS OXXO Veracruz	---	111,800 SF	Yes	In process

Meeting Date	Project	Amount USD	Surface	Mkt Report	Status
May 15, 2015	Acquisition of Los Bravos CD Juarez (2 buildings + 1 expansion)	US\$19,300,000.00	379,851 SF + 161,460 SF (expansión Schenker)	Yes	Project Cancelled
	Acquisition of Land in Puebla (including Infrastructure)	US\$10,500,000.00	23 hectares	Yes	Completed. Infrastructure in Process
June 15, 2015	Acquisition of Alamar I and Infrastructure Report and Status Safran	US\$15,100,000.00	123,722 SF	---	Completed
September 25, 2015	(Approved to recommend to the Board) BTS TPI (Land acquisition)	US\$7,400,000.00	1,345,489 SF	Yes	In Process
Board Approval (Oct 22, 2015)	(Development of 2 buildings)	US\$37,400,000.00	Total Surface Area of Buildings 660,366 SF		
	BTS Ryder	US\$7,700,000.00	225,555 SF	Yes	Project Cancelled
October 19, 2015	Land Reserve Ciudad Juarez (Quevedo)	US\$6,030,000.00	15.42 has	---	Completed
	Tenant Improvements Harman (Queretaro)	US\$1,250,000.00	140,361 SF	---	Completed. Investment was made by tenant
November 6, 2015	Imperial Toy (Acquisition)	US\$7,250,000.00	194,885 SF	Yes	Completed. In Process of TI's
	(Tenant Improvements)	US\$212,000.00	---		
	Refurbish of Queretaro Buildings (QVC1, QVC2, QVC3)	US\$435,760.00	---	Yes	In process of QVC 1

Meeting Date	Project	Amount USD	Surface	Mkt Report	Status
December 15, 2015	Approval of Multitenant Buildings				
	a. 1 Inventory Building in Tijuana F-3	US\$5,300,000.00	164,740 SF	---	Subject to Leasing Condition
	b. 2 Inventory Buildings in San Miguel de Allende	US\$11,200,000	131,000 SF and 206,000 SF	---	Subject to Leasing Condition
	c. 2 Inventory Buildings Puerto Interior	US\$10,800,000.00	Total Surface for 2 buildings 319,000 SF	---	Subject to Leasing Condition
	d. 2 Inventory Buildings Puebla	US\$12,300,000.00	Total Surface for 2 buildings 380,725 SF	---	In process
	e. 2 Inventory Buildings in Querétaro PIQSA	US\$9,600,000.00	88,000 SF and 192,000 SF	---	In process
	f. 1 Inventory Building San Luis Potosí PTN	US\$5,000,000.00	150,000 SF	---	Subject to Leasing Condition

Mexico, Federal District, this 28th day of January of 2016



John Andrew Foster
President of the Investment Committee



CORPORACIÓN INMOBILIARIA VESTA, S.A.B. DE C.V.
ANNUAL REPORT OF THE ETHICS COMMITTEE
Fiscal Year 2015

The undersigned as President of the Ethics Committee of Corporación Inmobiliaria Vesta, S.A.B. de C.V. (the "Company"), I hereby present to the Board of Directors the annual report of activities of the committee I chaired during the fiscal year 2015.

I. Activities

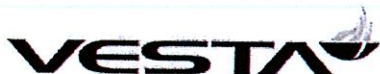
1. On October 21st, 2015, a meeting of the ethics committee was held in which an activity report was presented and the members of the committee determined the need to update the ethics code of the Company in order to adequate it to the needs of the Company.
2. On November 24, 2015, the ethics committee of the Company with the contribution of an external advisor in this matter, organized an ethics session for the review, edit and to strengthen the ethics code of the Company. In this session participated all employees of the Company, members of the board of directors and some Company's suppliers. As a result of the ethics session on December 11, 2015 a new version of the ethics code was published and handed out to all employees of the Company, all of whom executed a copy of said new ethics code.

II. Responsibility Actions

During the fiscal year ended on December 31st, 2015 the Ethics Committee did not receive any communication regarding any breach to any of the contents of the ethics code of the Company resulting in any claim against the behavior of any of the employees of the Company.

Mexico City on January 27, 2015

Ing. José Antonio Pujals Fuentes
President of the Ethics Committee



CORPORACIÓN INMOBILIARIA VESTA, S.A.B. DE C.V.
ANNUAL REPORT OF THE DEBT AND EQUITY COMMITTEE
Fiscal Year 2015

The undersigned as president of the Debt and Equity Committee of Corporacion Inmobiliaria Vesta, S.A.B. de C.V. (the "Company"), hereby present to the board of directors the annual report of activities of the committee I chaired during the fiscal year ended on December 31st, 2015.

I. Activities

During the fiscal year ended on December 31st, 2015, the debt and equity committee, gathered on: (i) April 14, 2015, (ii) June 10, 2015 and (iii) September 21 2015.

In the above mentioned meetings the committee analyzed the current situation of GE Real Estate México, S. de R.L. de C.V. ("GEREM") and the assignment of the real estate portfolio to Blackstone Group, as well as the maturity and payment of said loan.

In addition, the committee evaluated the different scenarios for the issuance of a public bond by the Company and for the approval of a debt program of the Company for the payment of the loan with GEREM and the financing of the projects of the Program Vesta Vision 20/20, without having made a final recommendation at the end of said fiscal year.

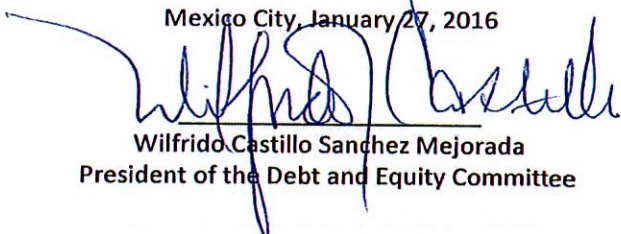
Likewise, the committee analyzed the cost of anticipating the existing credit of GE Real Estate Mexico, S. de R.L. de C.V., concluding that conditions were not yet favorable to anticipate such credit.

II. Others

During the fiscal year ended on December 31st, 2015, the Debt and Equity Committee did not receive any notice and/or communication regarding its activities.

During the fiscal year ended on December 31st, 2015, the elected president of the Debt and Equity Committee submitted his resignation, being the undersigned elected as substitute president by the unanimous vote of the members of this committee.

Mexico City, January 27, 2016


Wilfrido Castillo Sanchez Mejorada
President of the Debt and Equity Committee



CORPORACIÓN INMOBILIARIA VESTA, S.A.B. DE C.V.
ANNUAL REPORT OF THE CORPORATE SOCIAL & ENVIRONMENTAL COMMITTEE
Fiscal Year 2015

The undersigned as president of the Corporate Social & Environmental Committee of Corporación Inmobiliaria Vesta, S.A.B. de C.V. (the "Company"), hereby present to the board of directors the annual report of activities of the committee I chaired during the fiscal year ended on December 31st, 2015.

I. Meetings of the Committee

During the fiscal year ended on December 31st, 2015, the debt and equity committee, gathered on: (i) January 14, 2015, (ii) July 09, 2015 and (iii) November 10, 2015.

In the above mentioned meetings the committee analyzed and resolved the current and future situation of projects and the social and environmental responsibility budget, highlighting the following:

- The budget for the activities of the Corporate Social and Environmental Responsibility Committee is aligned with the social investment policy approved by the shareholder's meeting: USD\$ 0.01 per leased SF.
- The budget was invested in high social and environmental impact projects in the different regions where the Company operates.
- During 2015 by the recommendation of the Corporate Practices Committee of the Company, the independent board member José Manuel Domínguez became a member of the Social and Environmental Responsibility Committee.
- During the fiscal year from January 1st through December 31st 2015 the Company carried out extraordinary projects aligned with Vesta's Vision 20/20, as a result of these projects the budget allocated to this Committee on this period was exceeded.

II. Activities

Project	Stakeholder	Description	Region
Mexican Stock Exchange Sustainability Index	Investors	Vesta is part of the Sustainability Index and participates in the annual evaluation process. 2014: 8.35/10 2013: 28/60 & 7.27/10 2012: 15/60 & 3.80/10 *Previous year information	Corporate

Bloomberg ESG	Investors	Vesta's ESG disclosure score (Environment, social and governance): 2014 - 40.50 2013 - 33.88 2012 - 21.90 *Previous year information	Corporate
Corporate governance	Investors, employees	The Social and Environmental Responsibility Committee meets periodically.	Corporate
Corporate governance	Community	The Social and Environmental Responsibility Committee created social and environmental guidelines for project eligibility. The committee works towards the execution of social programs in every region.	Corporate
Green Real Estate Sustainability Benchmark (GRESB)	Investors	Vesta participated for the second time in this global Sustainability industry benchmark. 2015: 43/100 2014: 32/100	Corporate
2014 integrated report	Investors, employees, clients and media.	We published our third annual integrated report following international GRI guidelines.	Corporate
Communication	Community, investors	Vesta publishes newsletters in specialized media, newspapers and magazines periodically.	Corporate
Mexican Stock Exchange "Issuer's forum"	Investors	Vesta's CEO participated as a keynote speaker.	Corporate
Training	Employees	Stakeholders and employees participated in the ethic's workshop. The ethic's training workshop was replicated in Tijuana.	Corporate Tijuana
Ethics	Employees	Code of Ethics update.	Corporate
Training	Employees	Employee training in IT Security. Employee training in Innovation.	Corporate
Participation in Investment Committee	Employees, Investors	A member of the Social and Environmental Committee participates in each Investment Committee.	Corporate
Certifications	Employees	WELL Building Standard and LEED corporate office certification in progress.	Corporate
Certifications	Environment	LEED certification of BRP Juarez building in progress.	Cd. Juárez



Recycling	Environment	Plastic bag recycling program with NGO.	Tijuana
House construction	Community, Employees	Construction of 11 houses together with stakeholders.	Corporate, Tijuana
Adopt a school	Community	Active workshop participation of teachers, students and parents. School infrastructure upgrade and shoe donation for students together with suppliers.	Toluca Tijuana
Sustainability performance evaluation	Clients	Audit-evaluation of Sustainability performance by an independent third party aligned to Nestlé supplier policies. 2015: 69/100 2014: 64/100	Corporate
Global Compact	Community	Vesta supports the Global Compact and is a signatory of its 10 principles.	Corporate
Adopt a child	Client, Community	Vesta helps 50 underprivileged kids together with Nestlé and Childfund.	Corporate

Mexico City, January 28th, 2016

Jorge Delgado Herrera

President of the Corporate Social & Environmental Responsibility Committee

VIII. Discussion, and ratification or appointment of members that will compose the Board of Directors of the Company, as well as the appointment of the presidents of the audit and corporate practices committee for fiscal year 2016 and applicable compensations.

Member of the Board of Directors to Replace

Member to Replace	Motive	Proposed Member
Vacant of Mr. Javier Fernández Guerra	Personal	Mr. José Manuel Domínguez Díaz Ceballos

Member to Replace	Motive	Proposed Member
Vacant of Mr. José Manuel Domínguez Díaz Ceballos	Upgrade to Proprietary Member	Mr. Craig Wieland*

**See attached Resume*

Members to Ratify

Proprietary	Character	Alternate	Character	Position
Lorenzo Manuel Berho Corona	Patrimonial	Lorenzo Dominique Berho Carranza	Patrimonial	President
Stephen B. Williams	Independent	Michael Peckham	Independent	Member
José Manuel Domínguez Díaz Ceballos	Independent	José Humberto López Niederer	Independent	Member
Enrique Carlos Lorente Ludlow	Independent	Luis Javier Solloa Hernández	Independent	Member
Marlene Hormes (f/k/a Marlene Carvajal)	Independent	-----	-----	Member
Wilfrido Castillo Sánchez Mejorada	Independent	José Antonio Pujals Fuentes	Independent	Member
John Andrew Foster	Patrimonial	Craig Gladstone Vought	Patrimonial	Member
Oscar Francisco Cazares Elias	Independent	Daniela Berho Carranza	Patrimonial	Member
Francisco Uranga Thomas	Independent	Jorge Alberto de Jesús Delgado Herrera	Independent	Member
Luis de la Calle Pardo	Independent	Javier Mancera Arrigunaga	Independent	Member
Alejandro Pucheu Romero	Non-member	Ana Luisa Arroyo Castellanos	Non- member	Secretary

Proposed Integration

Proprietary	Character	Alternate	Character	Position
Lorenzo Manuel Berho Corona	Patrimonial	Lorenzo Dominique Berho Carranza	Patrimonial	President
Stephen B. Williams	Independent	Michael Peckham	Independent	Member
Mr. Jose Manuel Dominguez Díaz Ceballos	Independent	José Humberto López Niederer	Independent	Member
Enrique Carlos Lorente Ludlow	Independent	Luis Javier Solloa Hernández	Independent	Member
Marlene Hormes (f/k/a Marlene Carvajal)	Independent	Craig Wieland	Independent	Member
Wilfrido Castillo Sánchez Mejorada	Independent	José Antonio Pujals Fuentes	Independent	Member
John Andrew Foster	Patrimonial	Craig Gladstone Vought	Patrimonial	Member
Oscar Francisco Cazares Elias	Independent	Daniela Berho Carranza	Patrimonial	Member
Francisco Uranga Thomas	Independent	Jorge Alberto de Jesús Delgado Herrera	Independent	Member
Luis de la Calle Pardo	Independent	Javier Mancera Arrigunaga	Independent	Member
Alejandro Pucheu Romero	Non-member	Ana Luisa Arroyo Castellanos	Non- member	Secretary

Proposed Integration for the Committees

Audit Committee	
José Humberto López Niederer	President **
Stephen B. Williams	Member
Marlene Hormes (f/k/a Marlene Carvajal)	Member
José Manuel Domínguez Díaz Ceballos	Member

Corporate Practices Committee	
Javier Mancera Arrigunaga	President **
Stephen B. Williams	Member
José Antonio Pujals Fuentes	Member
Oscar Francisco Cazares Elías	Member

***** Required approval of the Shareholders Meeting***

Integration of other Committees (for informational purposes)

Investment Committee	
John Andrew Foster	President
Stephen B. Williams	Member
Lorenzo Manuel Berho Corona	Member
Marlene Hormes (f/k/a Marlene Carvajal)	Alternate Member

Ethics Committee	
José Antonio Pujals Fuentes	President
Elías Laniado Laborín	Member
Alejandro Pucheu Romero	Member

Integration of other Committees (for informational purposes)

Environmental and Social Responsibility Committee	
Jorge Alberto de Jesús Delgado Herrera	President
Roque Alonso Trujillo Quintana	Member
José Manuel Domínguez Díaz Ceballos	Member
Diego Berho Carranza	Member
Daniel Berho Carranza	Member

Debt and Equity Committee	
Wilfrido Castillo Sánchez Mejorada	President
John Andrew Foster	Member
Stephen B. Williams	Member
Lorenzo Manuel Berho Corona	Member

Compensations

Corporate Body	Compensation per Session
Board of Directors	US\$3,800.00
President of the Corporate Practices Committee	US\$4,000.00
President of the Audit Committee	US\$4,000.00
Members of the Corporate Practices Committee	US\$3,000.00
Members of the Audit Committee	US\$3,000.00
Presidents and members of the other Committees	US\$3,000.00

1. Only the independent members are entitled to receive compensation.
2. Compensations are added with the income tax withheld by the Company.
3. Compensations may be paid in pesos at the exchange rate published on the date of payment.
4. Compensations will be paid only regarding effectively attended meetings.
5. In case of attendance of both proprietary and alternate members, only the proprietary member shall be entitled to compensation.

IX. Discussion, and approval of a share repurchase program.

The Board of Directors of the Company at its meeting held on January 27, 2016 continued and completed on February 17, 2016, issue a recommendation for the Shareholders Meeting to approve a share repurchase program, for which the Company shall destine an amount equal to the equivalent in pesos, National Currency of US\$25,000,000, from the retained earnings of the Company, to acquire shares, unique series, nominative, representing the variable portion of the capital of the Company.

This program will have the purpose to: (i) in case approved by the shareholders, pay a portion of the dividends so declared, or (ii) provide liquidity to the shares of the Company at the market.

Request to instruct the Board of Directors of the Company to appoint the persons who will carry out the repurchase of such shares and to issue the respective policies and guidelines, in terms of the provisions of the Securities Market Law and the General provisions Applicable to Securities Issuers and Other Participants in the Securities Market.

X. Appointment of special delegates of the shareholders meeting.

Proposed Delegates:

- 1) Lorenzo Manuel Berho Corona – Chairman of the Board of Directors
- 2) Alejandro Pucheu Romero - Secretary of the Board of Directors
- 3) Ana Luisa Arroyo Castellanos – Alternate Secretary of the Board of Directors
- 4) Navil Rosario Marín Escamilla –Legal Manager

Appendix

Biography of Members of the Board to Ratify

Lorenzo Manuel Berho Corona. Mr. Berho is one of the co-founders of Vesta and has led the Company for 13 years. From 2007 to 2009, he served as President of the Mexican Association of Industrial Parks. From 1991 to 1992, and from 1997 to 1998 he acted as Vice President of the Mexican Chamber of the Manufacturing Industry. Since 2013 he has served as President of the Mexico-Germany Bilateral Business Committee of the Mexican Business Council for Foreign Trade. He also currently holds a Regional Chair position in the YPO/WPO Real Estate Network of Latin America. Mr. Berho holds a degree in Industrial Engineering at Universidad Anahuac, and finished the Owner/President Management Program at Harvard Business School in 1994. He has more than [36] years of experience in the real estate industry.

Stephen B. Williams. Co-founder of Vesta and founder of SENTRE Partners, a real estate investment and services company which owns, manages and or leases approximately 3 million square feet of commercial real estate with a portfolio of more that U.S.\$500.0 million in San Diego and Orange County, California. From 1979 to 1998, Mr. Williams was a partner and responsible of the San Diego division at Trammell Crow Company. This included a portfolio of approximately 3 million square feet developed over ten years. He holds a B.A. in Public Administration from University of California, Los Angeles and an MBA from the University of Southern California.

José Humberto López Niederer. Mr. López is a financial consultant. He has over 18 years of experience in the financial sector and served as Managing Director at Operadora de Bolsa Serfin Financial Group until 2001. Since then, Mr. López has managed his own consulting firm and advises companies on investment banking and merger and acquisition matters. He holds an Industrial Engineering degree from the Anahuac University and an MBA from Stanford University. Mr. López is also a member of the board of directors of Vortech, a software development company.

Enrique Carlos Lorente Ludlow. Mr. Lorente is a founding partner of Woodhouse and Lorente Ludlow, a law firm in Mexico City, where he specializes in real estate and infrastructure projects. During his professional experience, he has participated in all stages of development required for these types of projects, including conceptualization and structuring; engagement through public bidding procedures or private contracting; development and construction; as well as financing and daily operation of projects once they have been developed. He holds a law degree from the *Escuela Libre de Derecho*.

Marlene Hormes. Mrs. Hormes is Vice-President of DEG-*Deutsche Investitions-und Entwicklungsgesellschaft mbH*, and she is also head of private equity and mezzanine direct investments. She monitors a multi-sector portfolio of approximately U.S.\$100.00 million, which is focused primarily in Latin America. Mrs. Hormes has worked at DEG since 2008. Previously she served as Vice-President in the Asset Management division of Goldman Sachs & Co. in New York. Ms. Hormes has the Chartered Financial Analyst designation. She currently serves as a member of the board of directors of Harmon Hall Holdings, S.A. de C.V. in Mexico and she was a member of the board of directors of Minds Matter of NYC, Inc.

Wilfrido Javier Castillo Sánchez Mejorada. Mr. Castillo is a member of the board of directors of Quálitas Compañía de Seguros and has been its Chief Financial Officer since 1996. Previously, he held various positions in the financial sector in Mexico, including Executive Director of Analysis and Corporate Finance of Cremi Brokerage Firm, Chief Executive Officer of Mexival Brokerage, Executive Director of Corporate Finance of Casa de Bolsa Mexico and Executive Director of Promotion and Investment Services of Bursamex Brokerage. From 1962 to 1984, he worked at the accounting firm of Castillo Miranda y Cia., SC. He became a partner at the firm in 1972 and Chief Executive Officer in 1976. Mr. Castillo received a degree in accounting from the Universidad Autónoma de Mexico. He is an active member of the College of Public Accountants of Mexico, of which he was President from 1982 to 1984.

John Andrew Foster. Mr. Foster co-founded Broadreach Capital Partners, LLC, where he oversees activities for a series of discretionary real estate investment funds and direct real estate investments of Broadreach. Formerly co-chief executive officer of Spieker Properties (“SPK”), Mr. Foster was responsible for overseeing the overall strategic direction of that company and its real estate operations, including more than 500 field and staff employees. He participated significantly in the U.S.\$7.20 billion merger and integration of SPK into Equity Office Properties Trust. He received the industry’s Outstanding CEO Award in 2000, in a poll that surveyed the largest institutional investors and Wall Street analysts. He had previously served as chief investment officer of SPK. Prior to SPK’s IPO in 1993, Mr. Foster was a partner in Spieker Partners and oversaw the Silicon Valley region. Before beginning his real estate career with Trammell Crow Company in 1985, he held positions at AT&T and Bain & Company. Mr. Foster received a Bachelor of Arts from Kalamazoo College and a Master’s in Business Administration from Stanford University. He is currently a member of the Board of Directors of Dolce Hotels and Resorts and previously served as a member of the Board of Trustees of Equity Office Properties Trust.

Oscar F. Cázares Elias. Mr. Cázares is the founder and current Chief Executive Officer of Duroplast de Mexico, S.A. de C.V. and was the President and Chief Executive Officer of PepsiCo de México and Pepsi-Cola Mexicana from 1999 - 2007. Mr. Cázares holds a bachelor's degree in Industrial Engineer at the Tecnológico de Chihuahua and Master in Business Direction Medex at the same institution. He is also a member of the board of directors of Bafar and Cultiba, public companies on the Mexican Stock Exchange.

Francisco Uranga Thomas. Mr. Uranga currently holds the position of Corporate Vice President and Chief Business Operations Officer for Latin America at Hon Hai Precision Industry Co., known as Foxconn, a Taiwanese conglomerate which is the largest Electronic Manufacturing Services (EMS) company in the world. Since joining Foxconn in January 2005, he has been responsible for government relationships at all levels as well as regulations, incentives, tax and duties, legal, customs, immigration and land and construction issues. In January 2007, Mr. Uranga was appointed to the board of directors of Superior Industries International, Inc., one of the largest wheel makers in the world, and serves on the Nominating and Corporate Governance Committee. From 1998 to 2004, he served as Secretary of Industrial Development for the state government of Chihuahua. Mr. Uranga holds a Bachelor's Degree in Business Administration in Marketing from the University of Texas at El Paso (UTEP) and completed the Stanford Directors' Forum, a joint program of the Stanford Graduate School of Business and the Stanford Law School. Mr. Uranga was appointed as an independent director in 2011.

Luis de la Calle Pardo. Mr. De la Calle is the managing director and founding partner of the consulting firm De la Calle, Madrazo and Mancera, S.C. and Chairman for Latin America of Hill + Knowlton Strategies. From 2000 to 2002, Mr. De la Calle served as Undersecretary of International Trade Negotiations for the Mexican Secretary of Economy. From 2002 to 2004, he acted as Managing Director of Public Strategies de Mexico Inc. He holds a B.A. in Economics from Instituto Tecnológico Autónomo de México and a Ph.D. in Economics from the University of Virginia. Mr. De la Calle was appointed as an independent director in 2011.

Resume and Biography of Proposed Board Members

Craig Wieland.

started working in the construction industry at the age of 12 when he helped his father on projects in the Bay City Michigan area. After graduating from Bay City Western High School in 1977, he entered his father's company, The Wieland-Davco Corporation, as a laborer, and moved up quickly through the ranks of Superintendent, Project Manager and within ten years was named Vice President. Upon the passing of his father in 1990 Craig assumed the role he still holds; President of The Wieland-Davco Corp.

Under Craig's leadership the company has grown from a small family owned firm located in Northern Michigan with an annual sales volume of \$3 Million dollars to one of the largest General Contractors in the US with offices in Lansing Michigan, Orlando Florida, Shreveport Louisiana, and Newport Beach and San Diego California.

The company has implemented cutting edge Management Systems including an ISO 9000 designation it has held since 2000. Wieland-Davco Corporation leads it's peers in areas of Safety, Client Satisfaction and Quality Construction. An example is the recent award of the 2014 Construction Association of Michigan Project of the Year.

Craig lives in Lansing Michigan with his wife Jennifer and travels frequently for business, but more importantly to visit their 15 grandchildren.

Craig is the author of four books on topics from Economics, Conservative Thought, and fiction. They can be found at www.craigwieland.com

SUMMARY

29 years of banking experience in international banks, having developed a strong commercial judgment, managerial skills, strategic thinking, and an in-depth knowledge of the Mexican and most Latin American markets. Prime interest today is Board memberships in either Corporates, Financial Institutions and Non-Profit organisations.

CAREER TO DATE

The HSBC Group

AUG92 – MAR14

- **CEO LAM International** (APR12- MAR14) Member of LATAM Management Committees (Manco, Risk, ALCO)

Reporting to CEO LAM, responsible for the banks in El Salvador, Honduras, Costa Rica, Colombia, Peru, Paraguay, Uruguay and Chile with an underlying PBT of USD126m in 2012 (USD37m in 2011); 6,500 FTE, USD6.5bn in assets, 210 branches, 500 ATM, 1.5m clients. Also responsible for the full divestiture and integration processes of these banks.

- **Regional Head of Commercial Banking, Latin America** (OCT06 – MAR12)

Reporting to CEO LAM & Global Head CMB, responsible for implementing strategy, and results of Commercial Banking operations in Latin America, involving 15 countries, 4,000 employees, c1m customers, USD30bn in assets and deposits, generating USD500m-USD900m in PBT (c40% of LAM PBT). Also regionally responsible for Payments & Cash Management, Trade and Receivable Finance. Member of LAM & Global EXCO. Top 150 HSBC Senior Executives (out of 300,000) and member of the Group Talent Pool.

- **Head of Commercial Banking, HSBC Mexico, S.A.** (MAR06-DEC07) Member of the Bank's Executive Committees.

Responsible for a team of 800 people covering 100,000 clients in 46 cities; from SMEs to large corporates; heading CRE, Public Sector and Agribusiness; PCM, Trade & RF.

- **Head of Corporate & Institutional Bank, HSBC Mexico, S.A.** (NOV02-FEB06)

Responsible for creating a Corporate Banking area at the acquired Mexican Bank "Bital" (Corporate Banking, Financial Institutions Group and Federal Government). Structured a team of 50 professionals in Mexico City and Monterrey, covering 250 clients, and growing assets during my tenure of USD5billion.

- **Head of Capital Markets Origination for Mexico, Head Office UK** (SEP97-AUG99)
HSBC Markets London, England

Responsible for fixed income business with targeted clients in Mexico, coordinating product specialists, the syndicate desk, sales, trading and research areas in London and NY.

- **Head of Business Origination, Mexico Rep. Office** (AUG92-JUL97 / SEP99-OCT02)

Responsible for developing the Corporate Bank, offering trade and term loan facilities, syndicated loans, debt capital market, asset securitisations, project finance and derivatives.

Bank of America NT&SA (Mexico Rep. Office)

OCT87 - AUG92

Vice President (May 1990)

- ❑ **Head of Corporate Finance** (JAN91-AUG92)

Responsible for the origination, structuring and negotiation of Investment Banking related transactions, including debt issues, derivatives, project finance, M&A and financial advisory.

- ❑ **Head of Tourism Project Unit** (JUN89-DEC90)
- ❑ **Head of Public Sector** (JUN88-JUN89)
- ❑ **Account Officer for Multinational Corporations** (OCT87-JUN88)

Citibank N.A. (Mexico Branch)

JUL85 - OCT87

- ❑ **Business Development Cash Management Officer**

Developing and selling electronic banking products and services, as a means to strengthen customer relationships. In-depth Cash-flow analysis to optimise companies' use of funds.

ACADEMIC BACKGROUND

- ❑ **Master Degree in Business Administration (MBA)**

AUG83 – JUN85

University of Wisconsin, Madison (USA)

Majors in Finance, Investment and Banking, & International Business

- ❑ **Bachelor in Business Administration**

AUG78 – DEC82

Universidad Panamericana, Mexico City

Major in Finance; Graduated with honours

OTHER

- ❑ **Board Member** of HSBC Bank in El Salvador, Honduras and Costa Rica 2010-2014
- ❑ **Board Member** of HSBC Bank in Colombia, Peru, Paraguay, Uruguay & Chile since '12
- ❑ **Board Member in Non-Profit organisations** in Mexico
Fundación CCB (since 1991). President since 2011
Centro para el Desarrollo Integral del Campo (since 1996). Treasurer since 2004.

OTHER COURSES

- ❑ **Driving a Sales & Relationship Management Organisation** (Duke/HSBC, 2007)
- ❑ **Business Strategy Programme** (Duke/HSBC, 2005), **China Int'l Business School**
- ❑ **Leading in a Global Environment** (HSBC, 2004)
- ❑ **Advanced Bank Lending and Cash-Flow Analysis**, Bank of America May '91
- ❑ **The World Banker Development Program**, BofA San Francisco, 6 months 1988
- ❑ **The Account Officer Program**, Citibank Feb '87

PERSONAL

Nationality: Mexican

Languages: Native Spanish. Fully proficient in English

Birth Date: 7th September, 1959

Marital Status: Married with 4 children (1 son & 3 daughters)

Sports & interests: Golf, Tennis & jogging; family, food & travel.