

CORPORATE PRESENTATION

Q2 2026

vesta



Safe Harbor

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Company Overview



Fully-integrated industrial real estate owner, operator and developer



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



Internally managed, with **strict focus on shareholder returns**.



Industry benchmark offering **innovative and customized solutions**.



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



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



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

- 43.3** Million sf total GLA
- 91.7%** Total occupancy rate
- 93.7%** Stabilized occupancy rate
- 95.0%** Same store occupancy rate



Million sf of land reserves

with potential to develop over 23.0 million sf of incremental GLA



Tenants

- 4.5** yrs average contract life¹
- 93%** USD² denominated contracts
- 89%** USD denominated rental income
- 11.3** yrs weighted average building age

Note: Figures as of June 30, 2026.
(1) In terms of occupied GLA.
(2) Based on number of contracts.

Best-in-Class assets

Inventory buildings

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



Built-to-Suit (“BTS”)

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



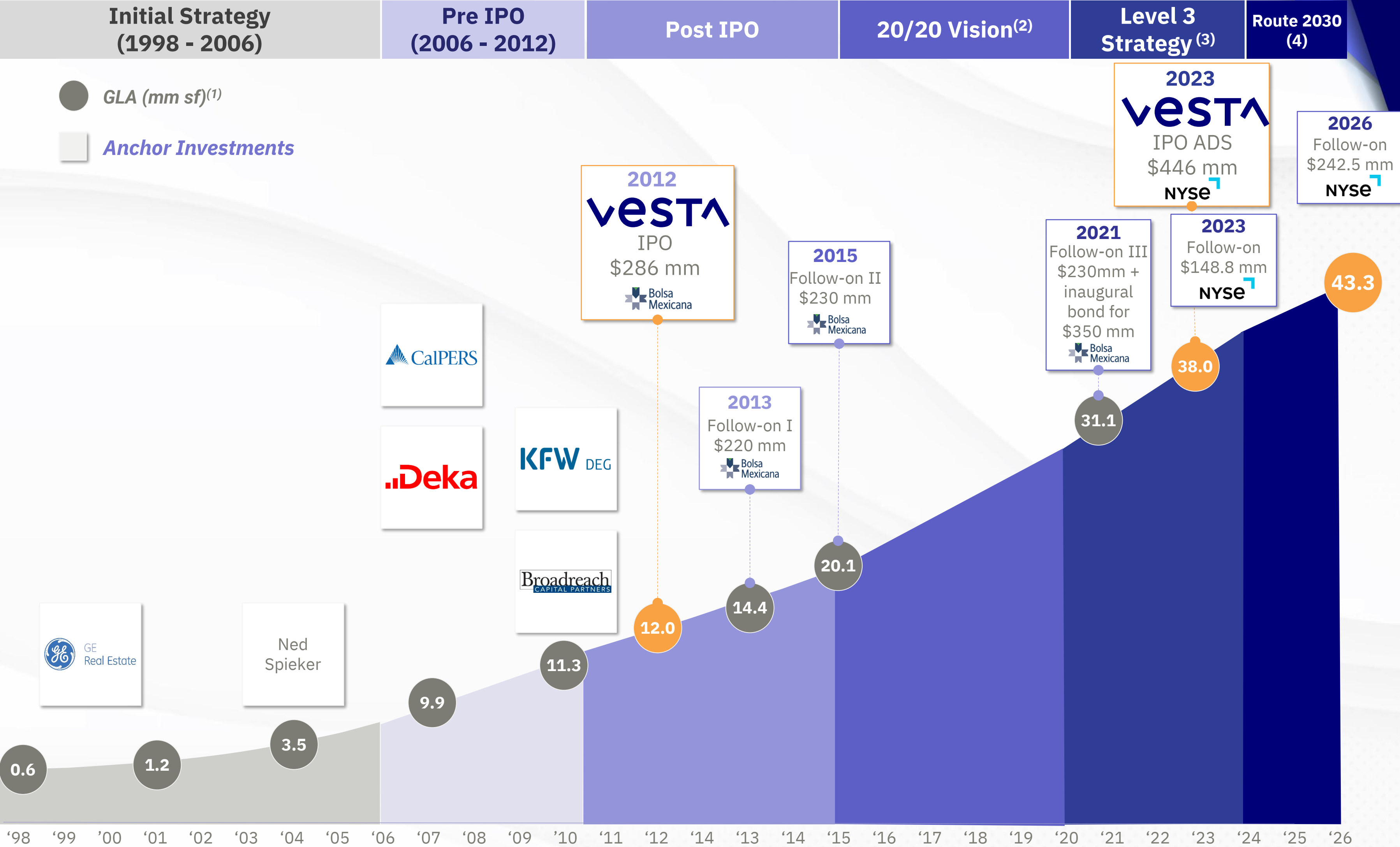
Vesta Parks

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

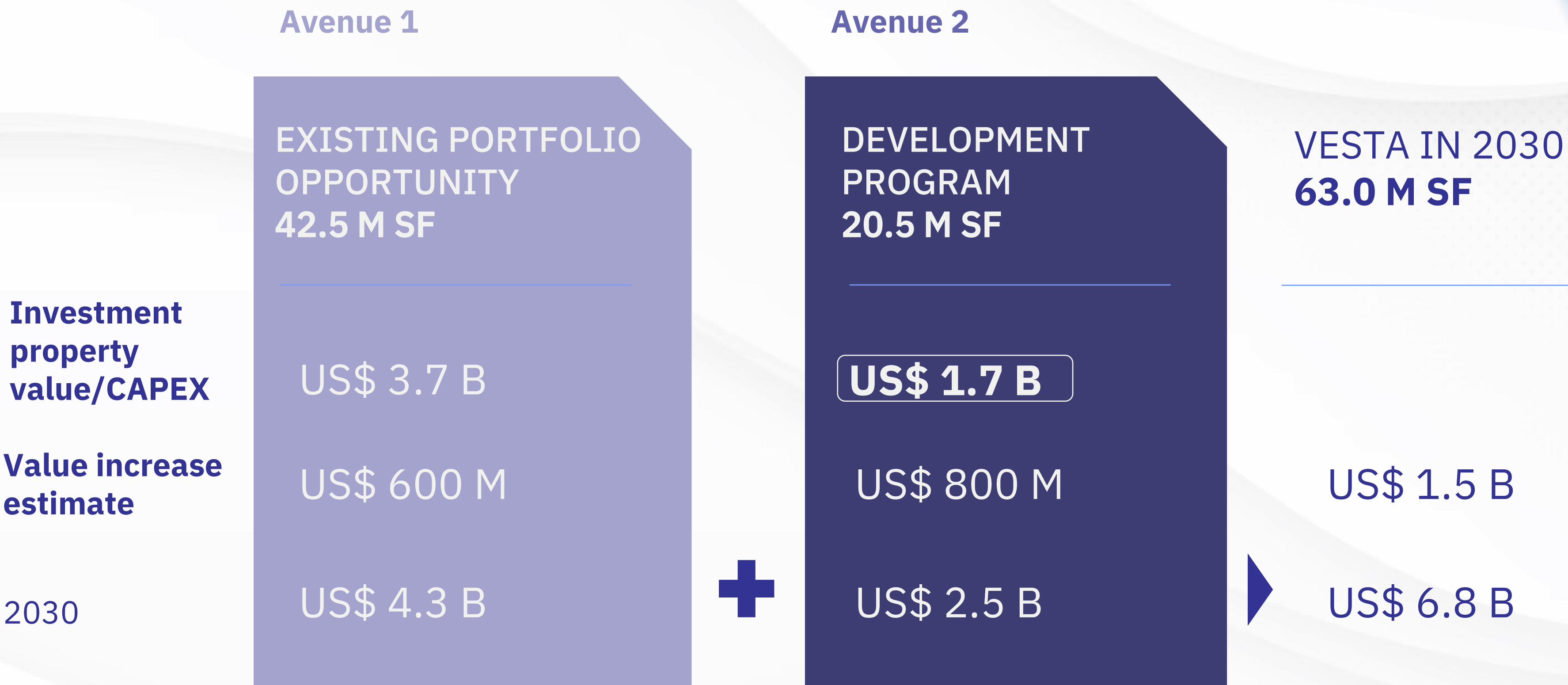


Extensive Track Record of Consistent Growth

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



Route 2030: Two Value Creation Avenues



4 1 Current portfolio, including under construction
2 Investment properties at 3Q 2024

Route 2030: Two Value Creation Avenues

EXISTING PORTFOLIO OPPORTUNITY

42.5 M SF

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

DEVELOPMENT PROGRAM

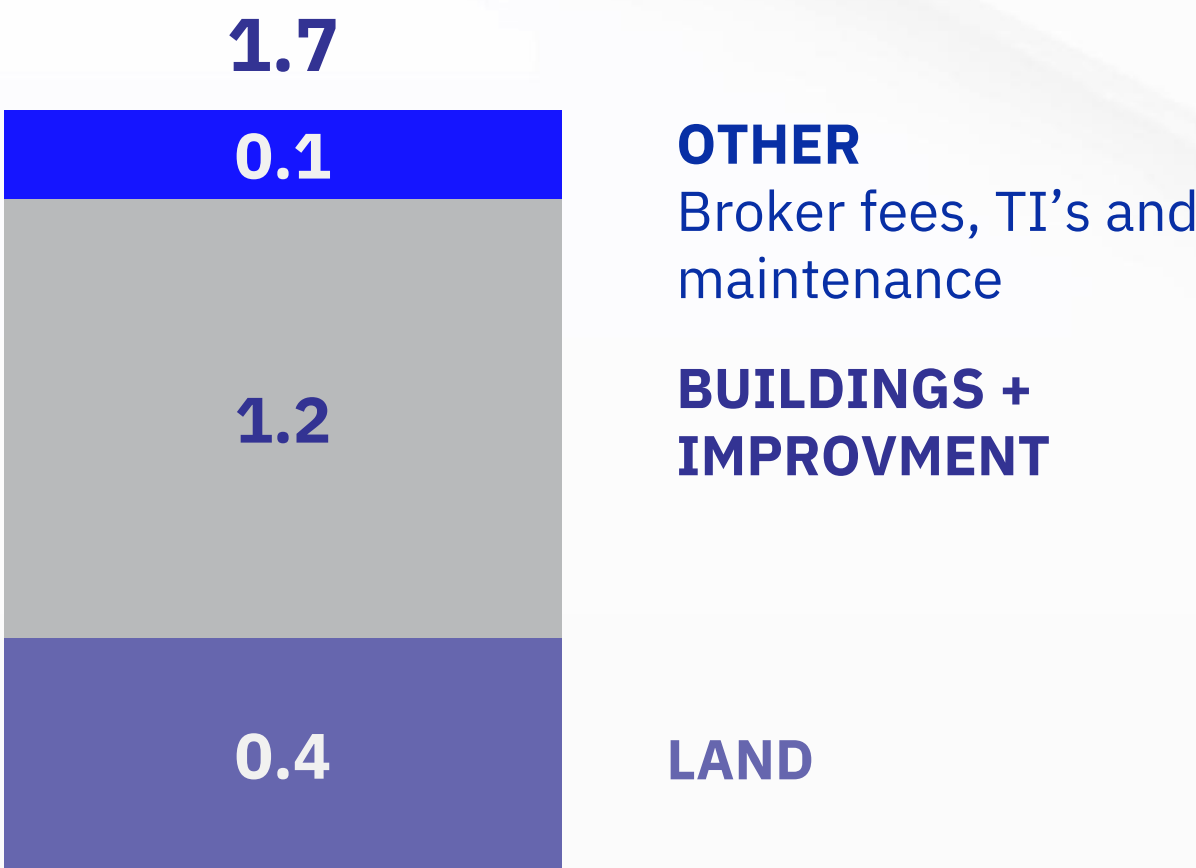
20.5 M SF

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

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

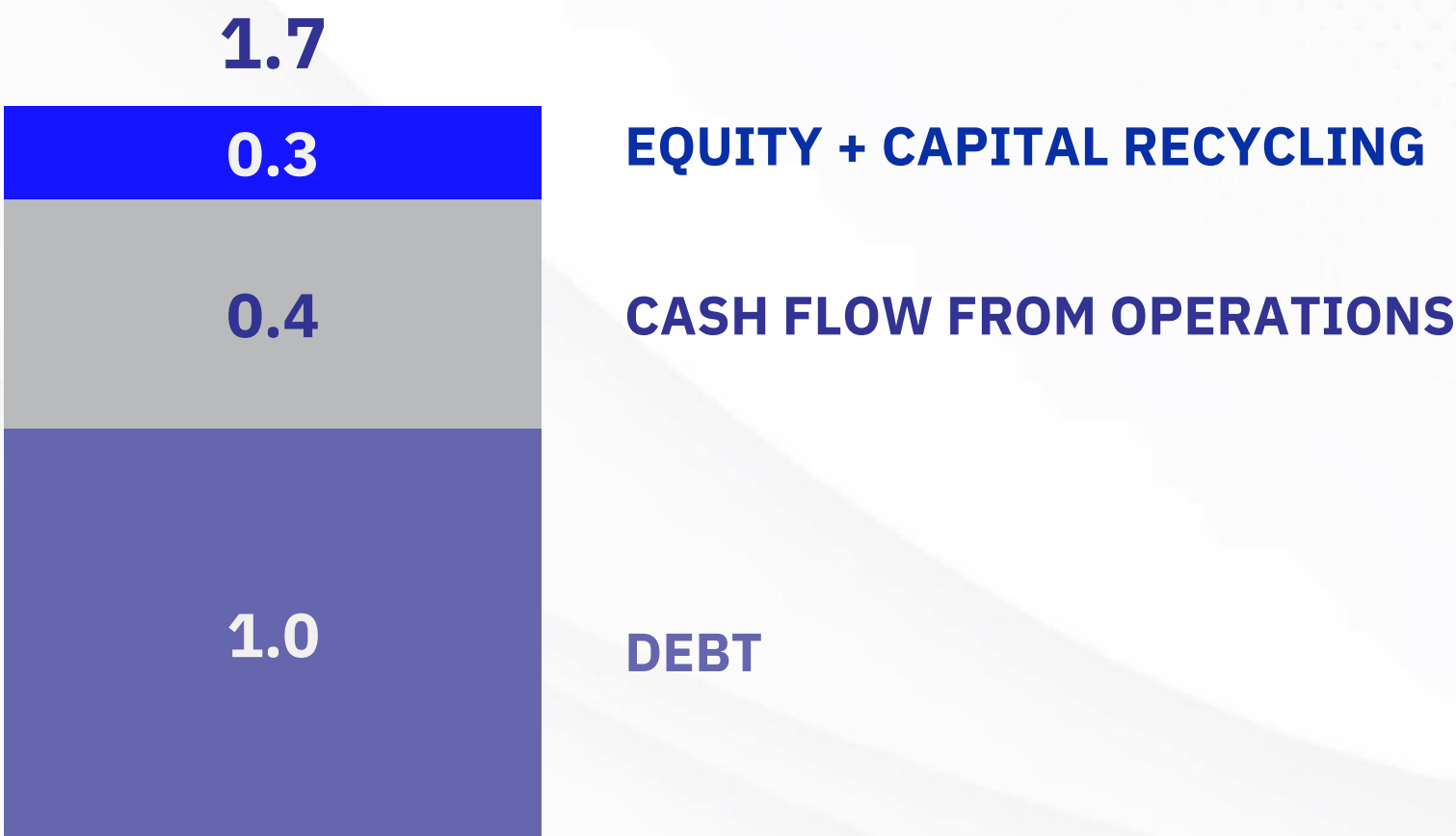
Uses and sources of funds
US\$ M

USES OF FUNDS



2025-2030 Total

SOURCES OF FUNDS



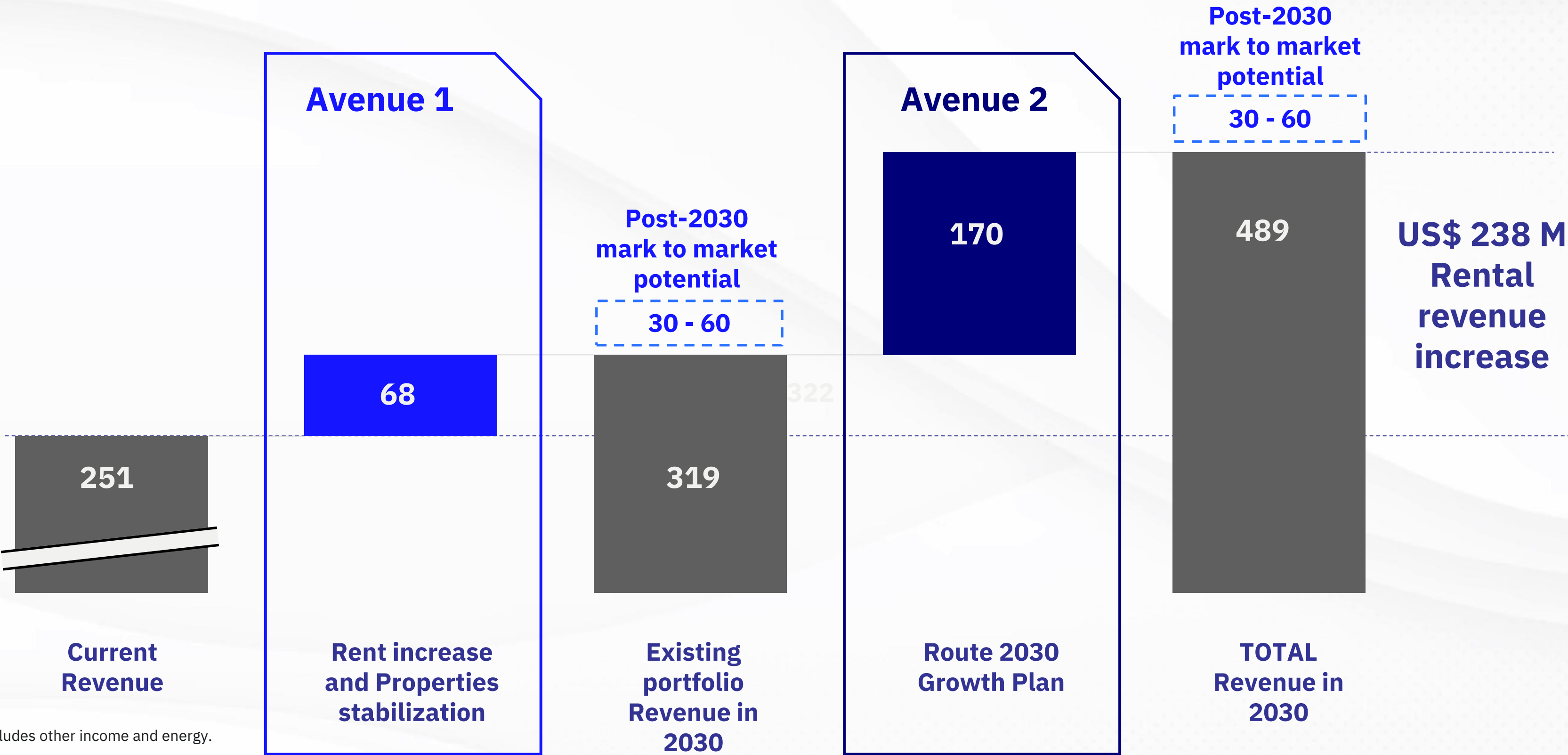
2025-2030 Total

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

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

Route 2030: Break-down of Rental Revenue¹ Expansion

US\$ M



¹ Includes other income and energy.

Our strategy is focused on the largest and most dynamic markets

Vesta’s target footprint in 2030

Development program in anchor markets

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

Target footprint by Region in 2030 (M SF)

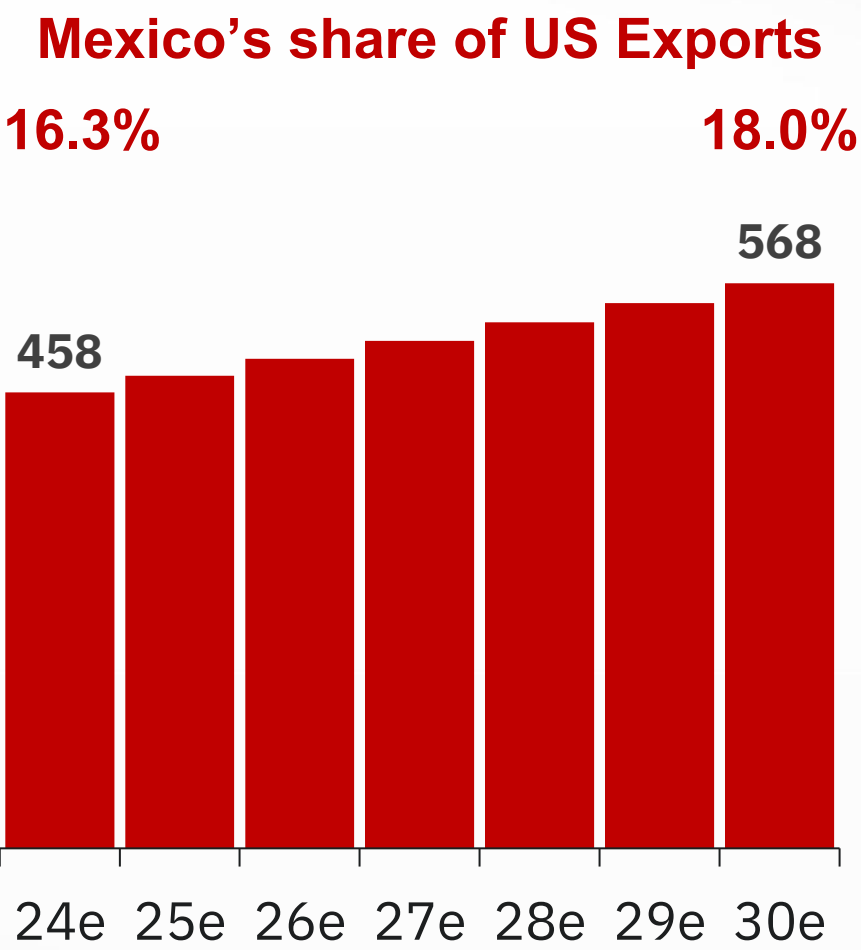


Strong Market Fundamentals

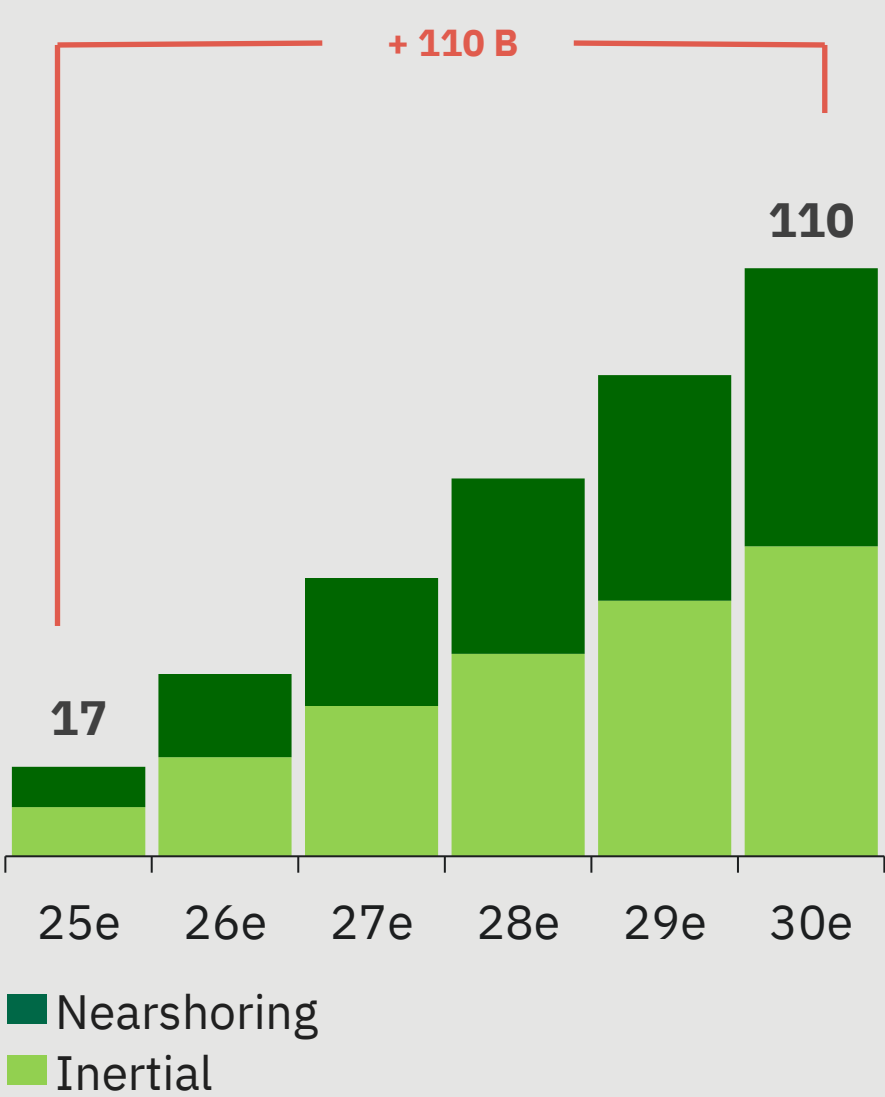


Projected exports growth represent a 200+ M SF growth opportunity over the next six years

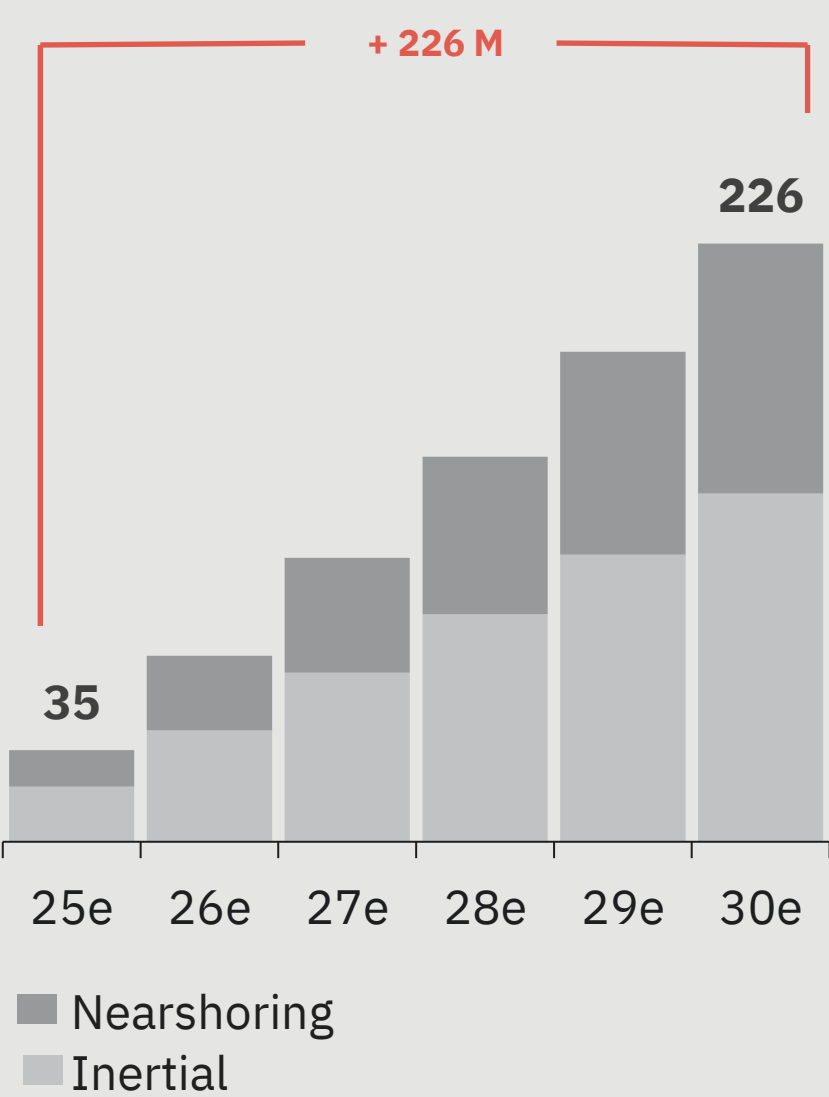
Mexico Manufacturing Exports to the US
US\$ B; Constant dollars



Mexico Manufacturing Exports to the US - Cumulative Growth vs 2024
US\$ B



Mexico GLA - Cumulative growth vs 2024
Million SF



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

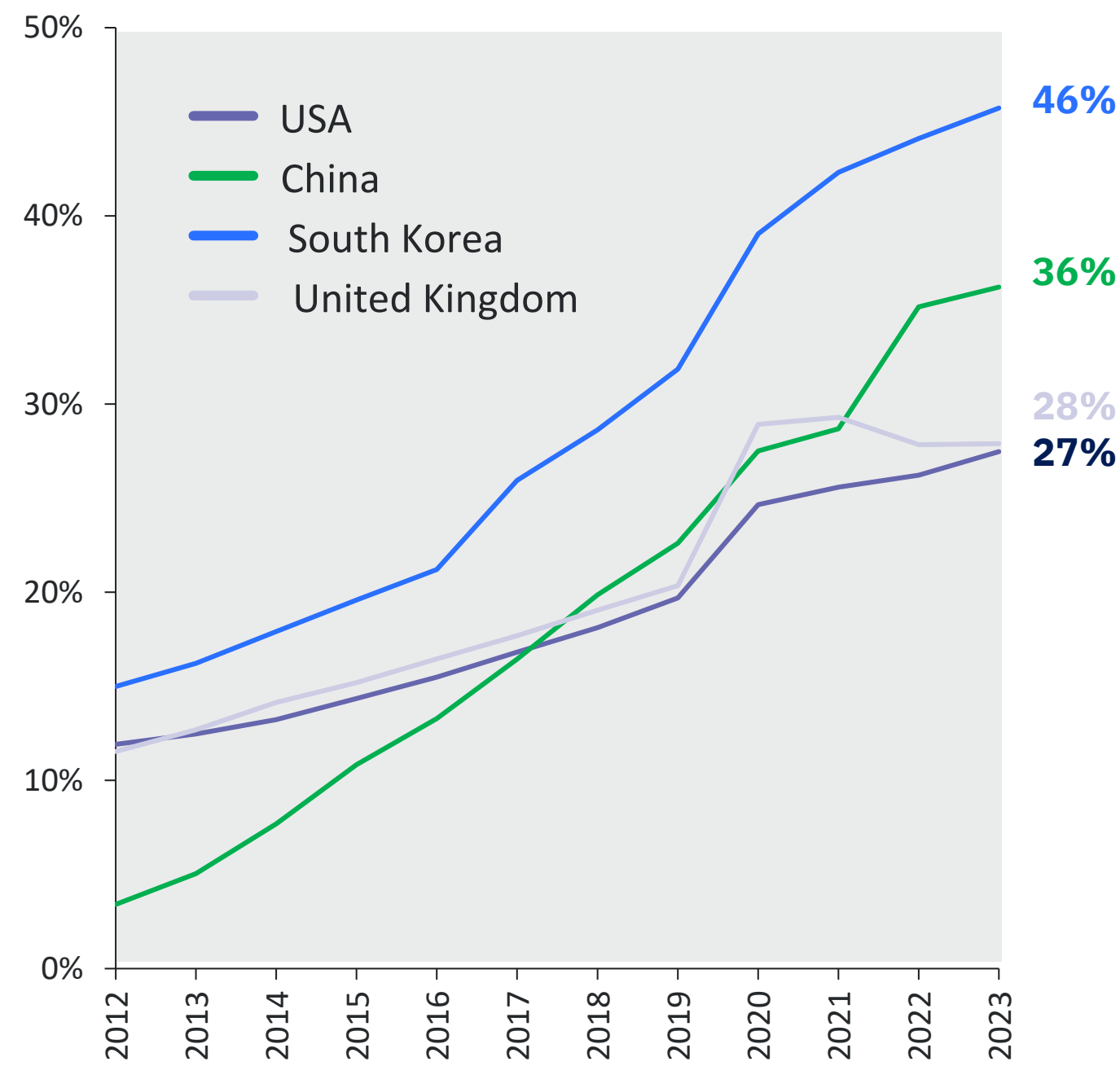
- **Inertial** growth of **2%** and keeping its share of US imports, Mexico will grow its exports by **US\$ 58 B**
- **Relocation of 5%** of US imports from China and low-cost Asian countries will represent an additional **US\$ 52 B**

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

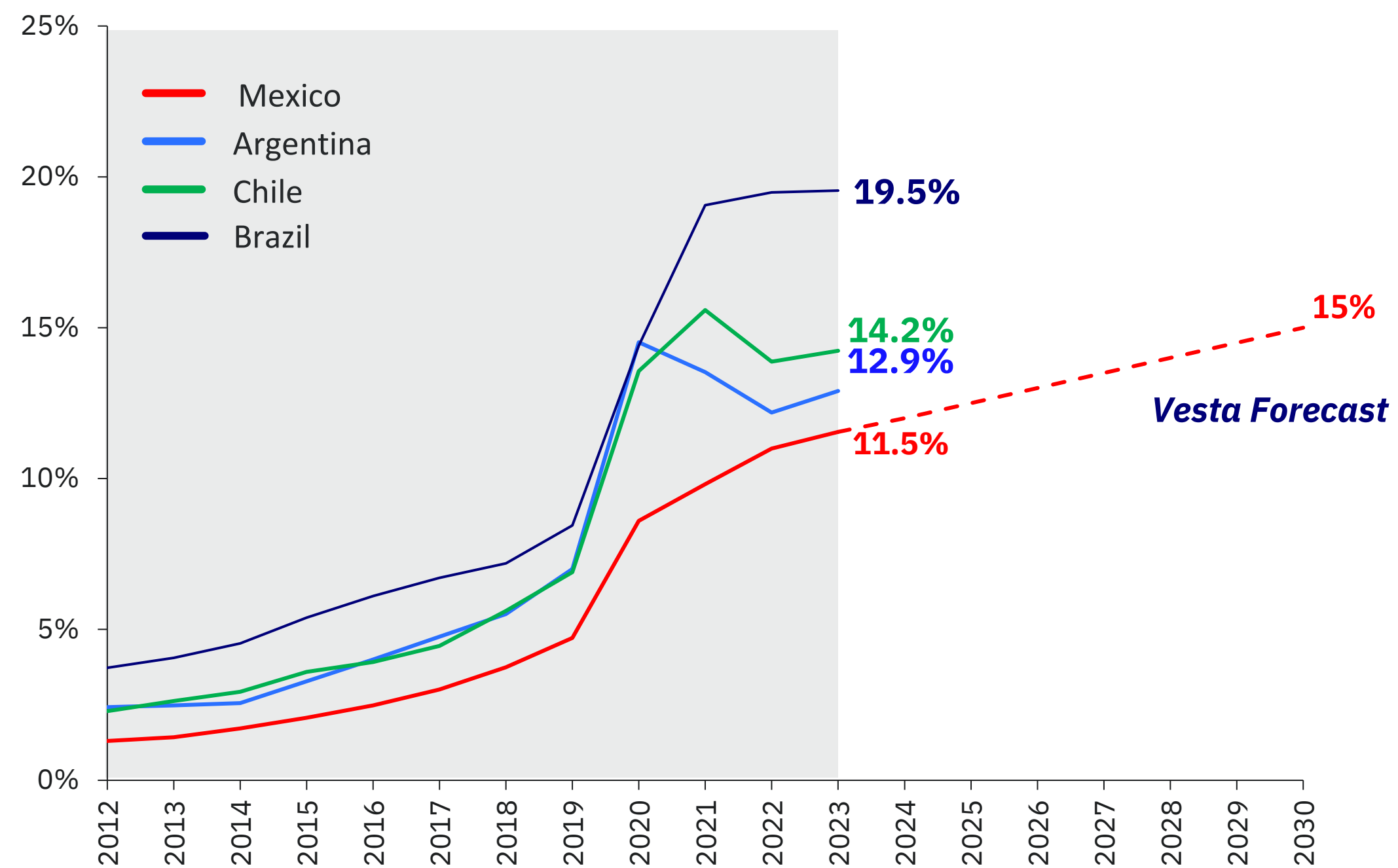
E-commerce penetration 2012-2023

% of e-commerce sales of retail sales

Countries with advanced adoption



Countries with earlier adoption



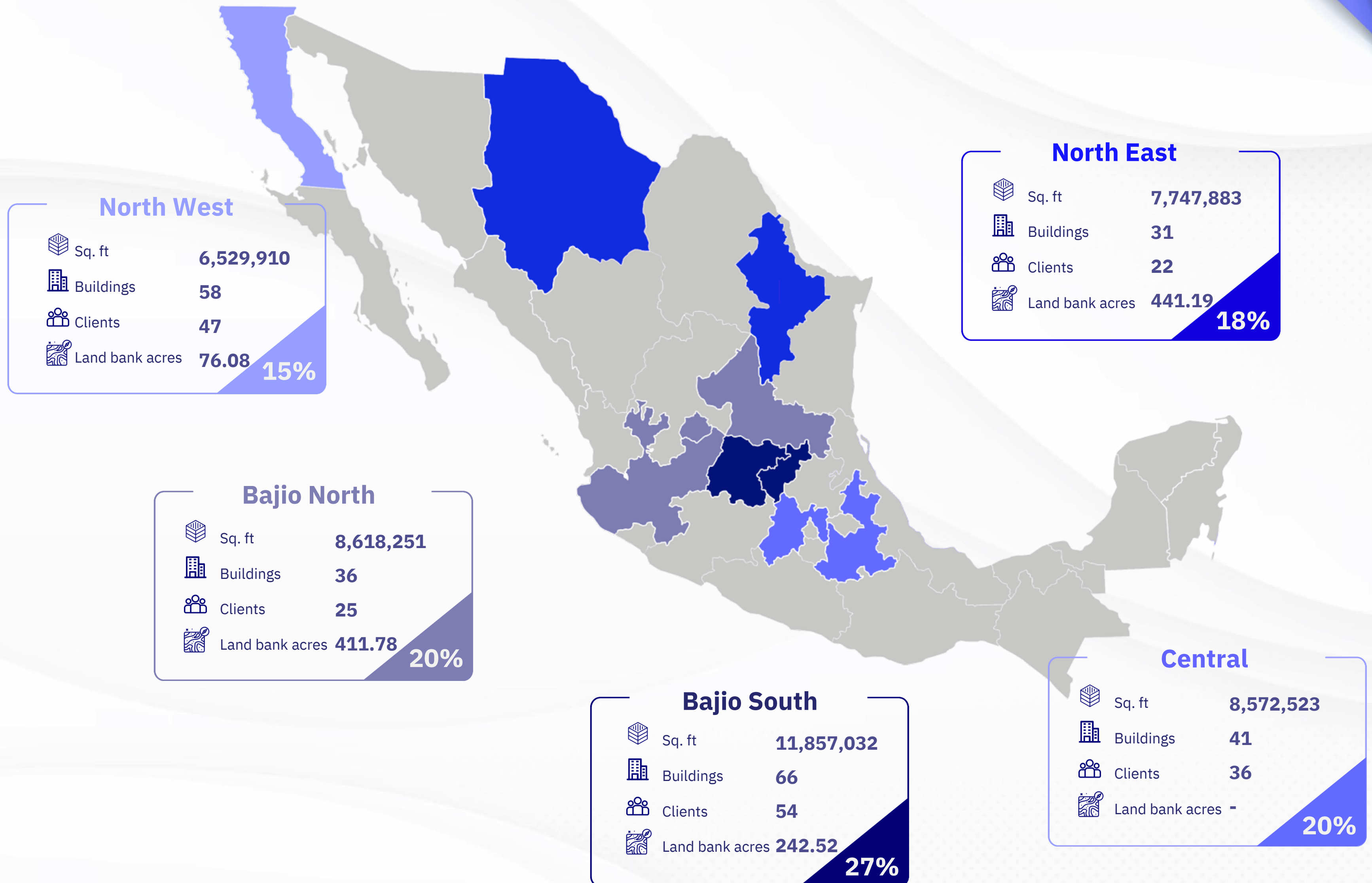
Industrial market fundamentals – Q2 2026

	MARKET	CLASS A STOCK (SF)	VACANT (SF)	VACANCY RATE	ASKING RENT (US\$/SF/YR)	UNDER CONSTRUCTION (SF)	NET ABSORPTION Q2 (SF)
NORTH	Tijuana	50,270,000	9,184,232	18.10%	\$9.61	1,200,000	538,600
	Juarez	—	—	7.80%	—	1,028,251	854,554
	Monterrey	193,600,000	13,081,306	6.80%	\$7.79	5,600,000	1,200,000
	Saltillo	58,300,000	1,739,236	3.00%	\$7.60	953,000	480,000
	Reynosa	37,910,000	2,942,426	7.80%	\$7.51	383,000	(180,000)
BAJIO	Bajío	158,200,000	6,182,788	3.90%	\$6.44	3,900,000	653,000
	Guadalajara	63,100,000	3,794,459	6.00%	\$8.38	4,600,000	272,921
CENTRAL	Mexico City	140,000,000	7,062,465	5.10%	\$12.35	9,820,000	2,200,000
	TOTAL / AVG.	701,380,000	43,986,912	6.27%	\$8.55	27,484,251	6,019,075

Differentiated Portfolio and Strong Financial Track Record



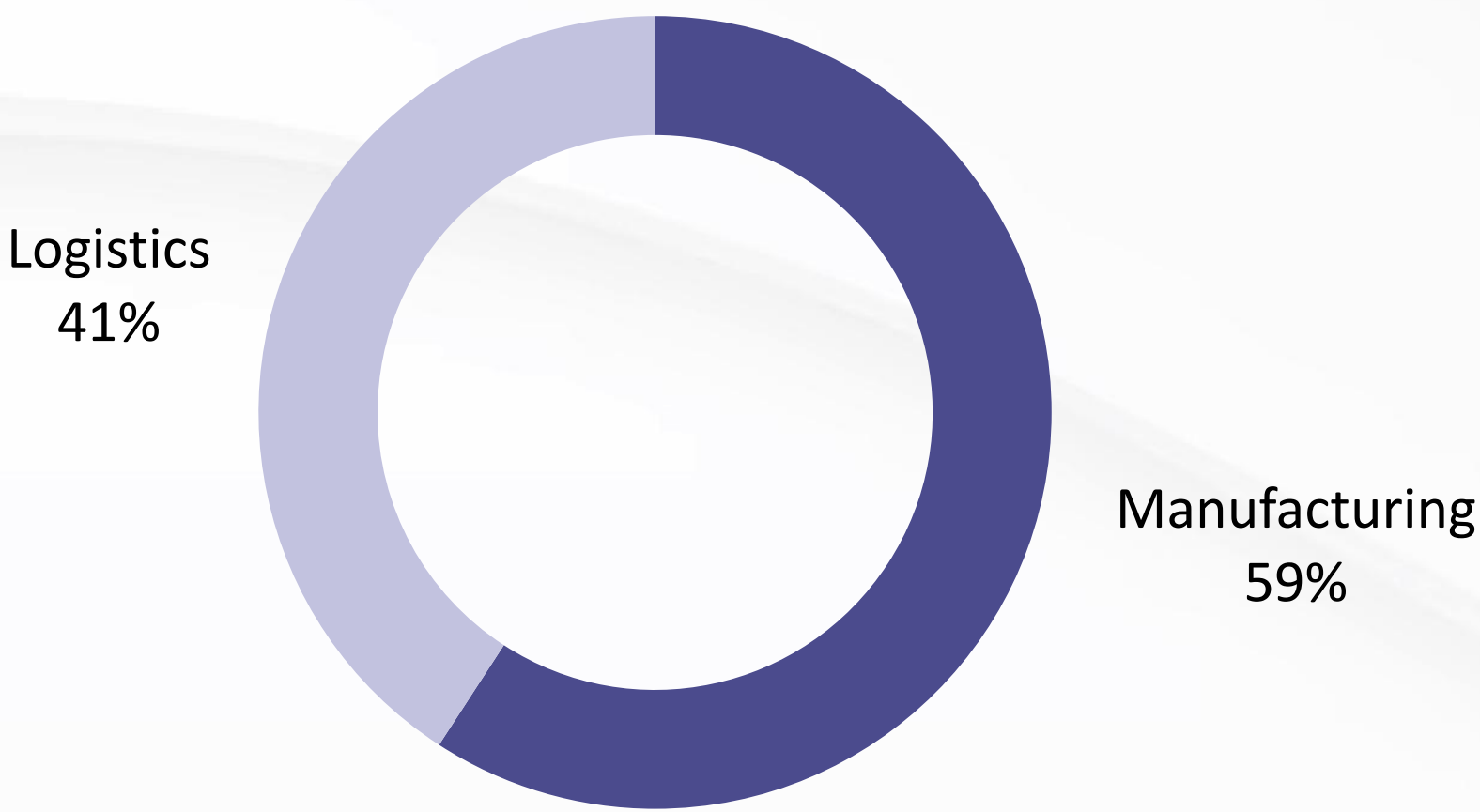
One of the largest and most modern industrial portfolios in Mexico...



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

Balanced portfolio use

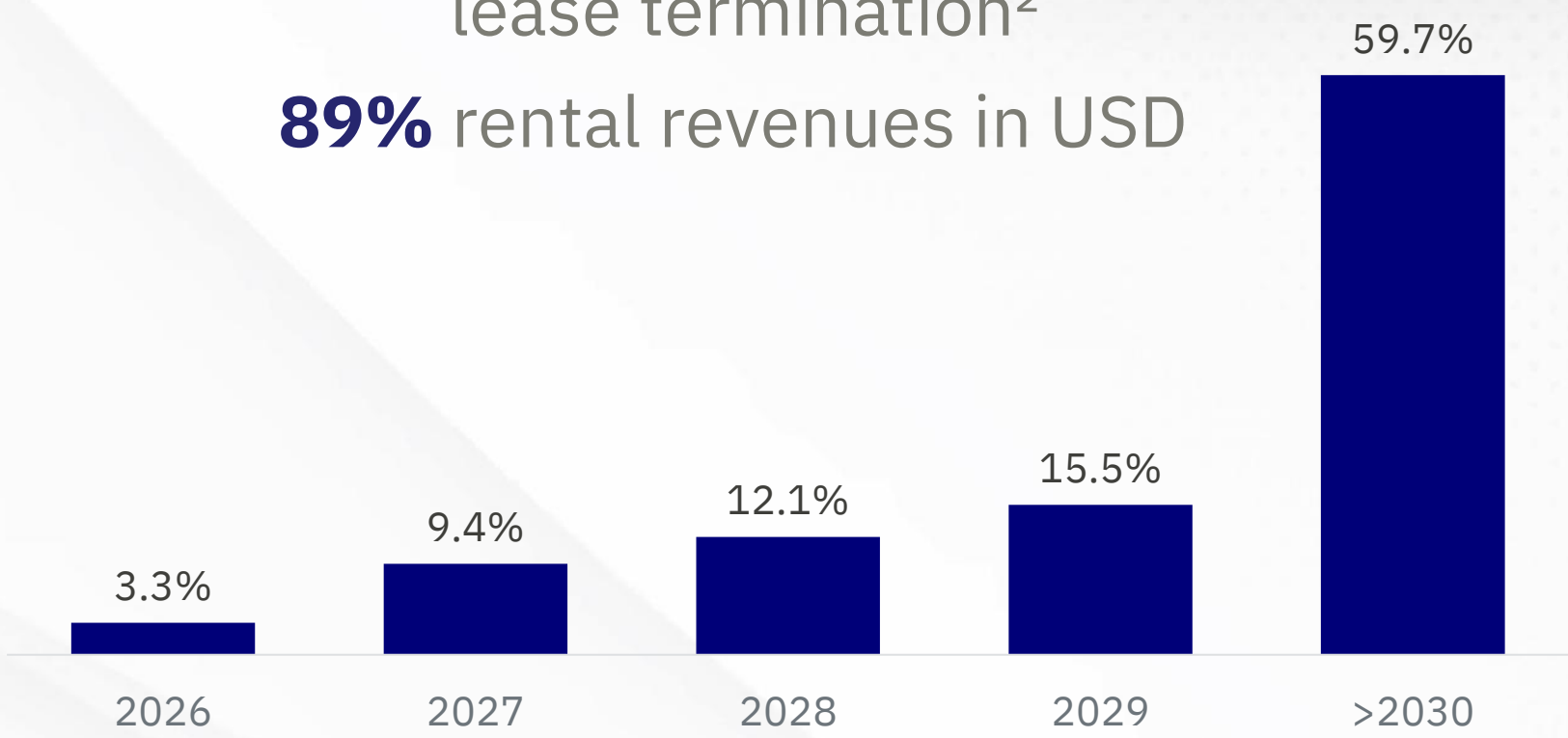
(% of Occupied GLA, as of June 30, 2026)



Long-term CPI linked and staggered lease maturity profile¹

(% of Occupied GLA, as of June 30, 2026)

4.5 yrs weighted average lease termination²
89% rental revenues in USD

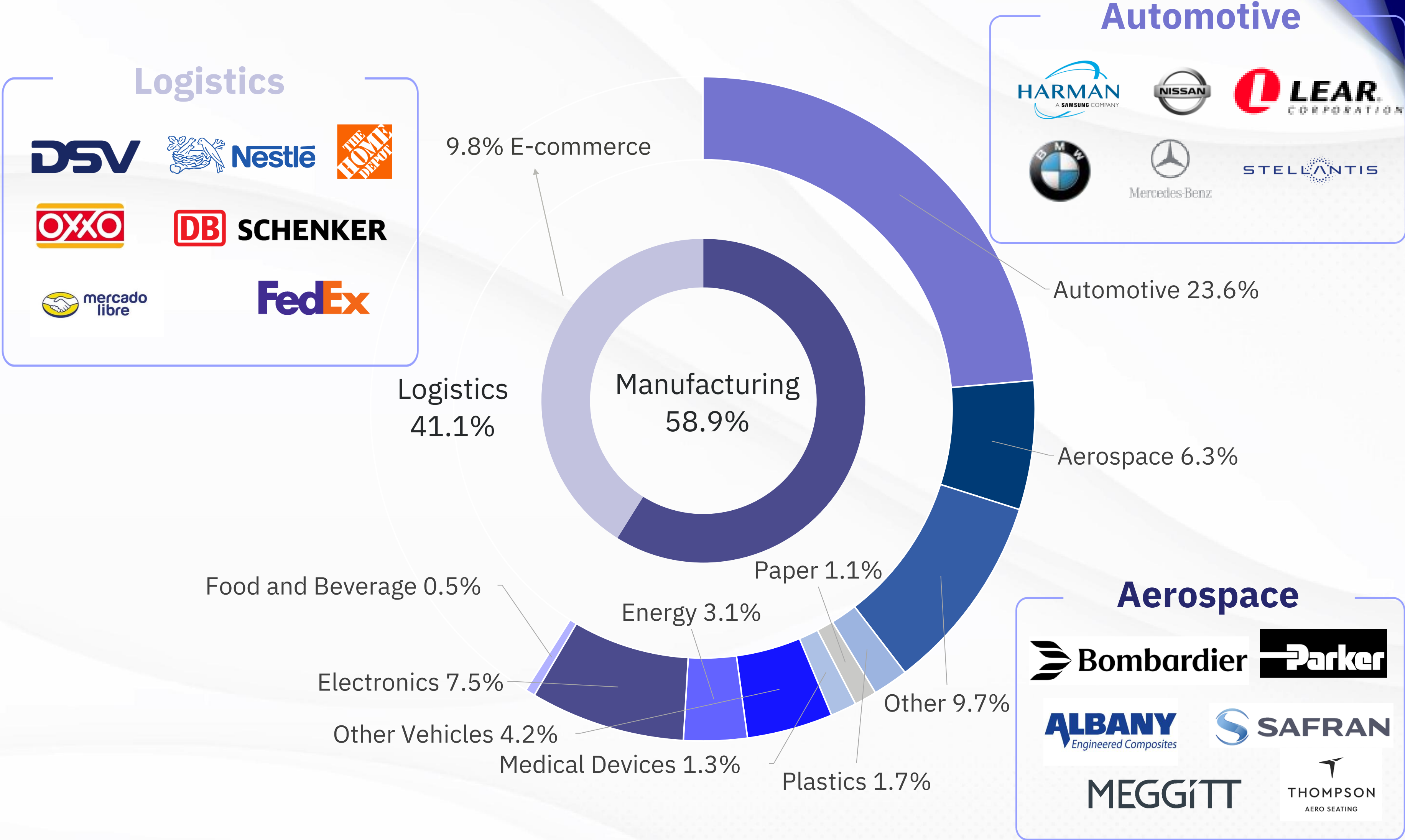


Well diversified portfolio of tenants

Country										
Tenant										
Industry	E-commerce	Food and Beverage	Aerospace	Electronics	Logistics	Automotive	Energy	Aerospace	Automotive	Automotive
% of GLA	5.6%	4.1%	3.3%	3.2%	2.1%	2.0%	1.6%	1.6%	1.5%	1.5%
Buildings	4	3	7	3	3	2	2	5	5	3
Credit rating	A-	Aa3	Baa3	NA	Baa2	B3	-	NA	Baa2	A3

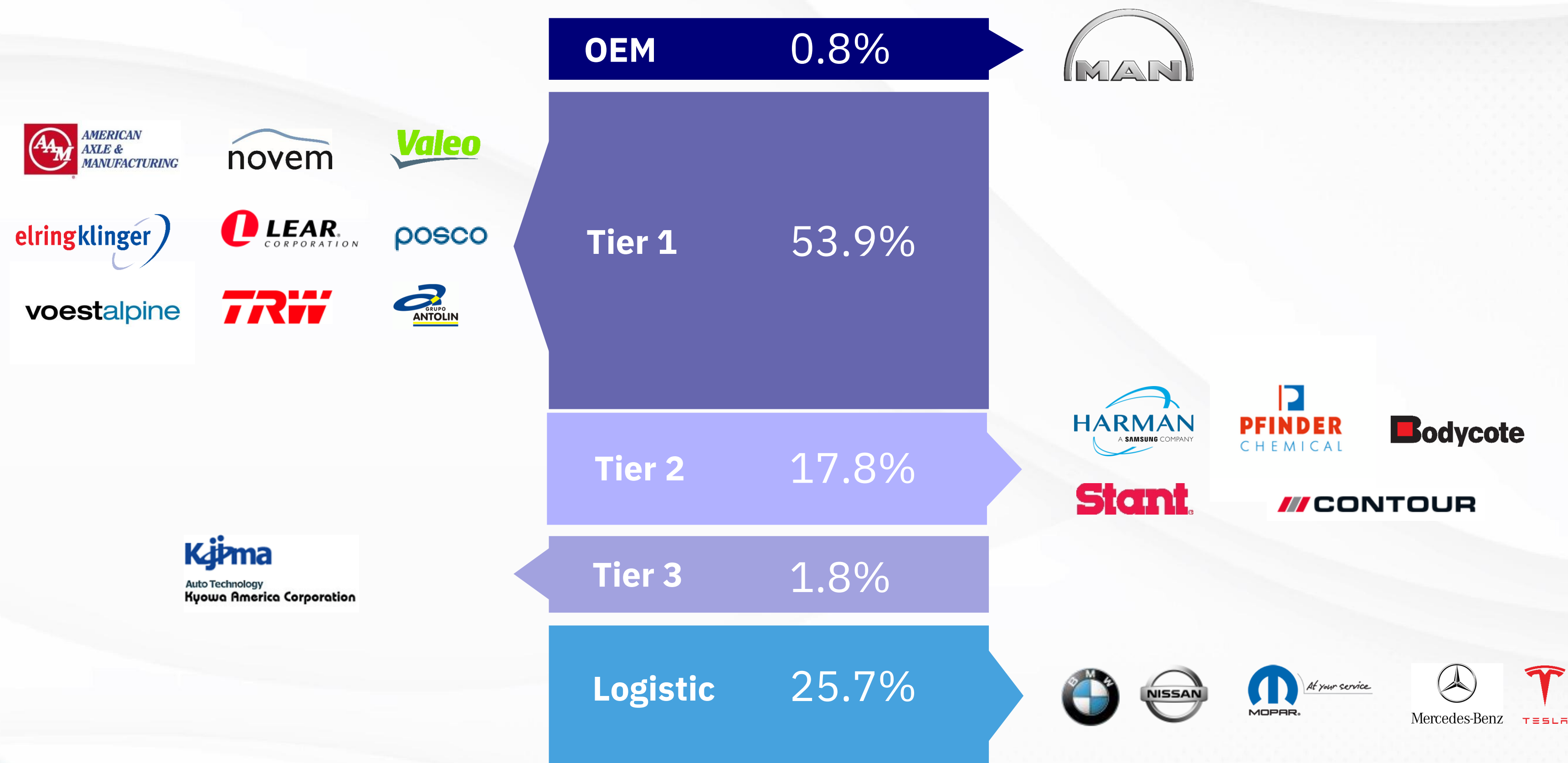
(1) In terms of occupied GLA

Diversified industry profile and strong tenant credit



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

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

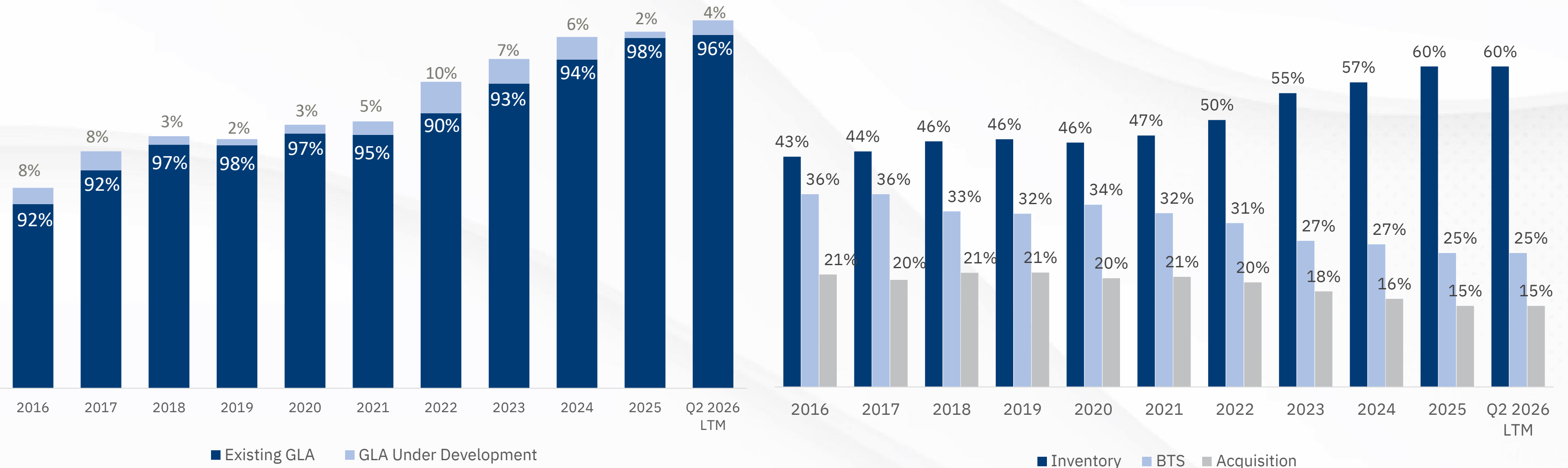


Calculated over the sum of occupied manufacturing automotive and logistics of automotive industries GLA

Portfolio development declines as stabilized GLA increases

GLA under construction

Growth derived from various types of buildings



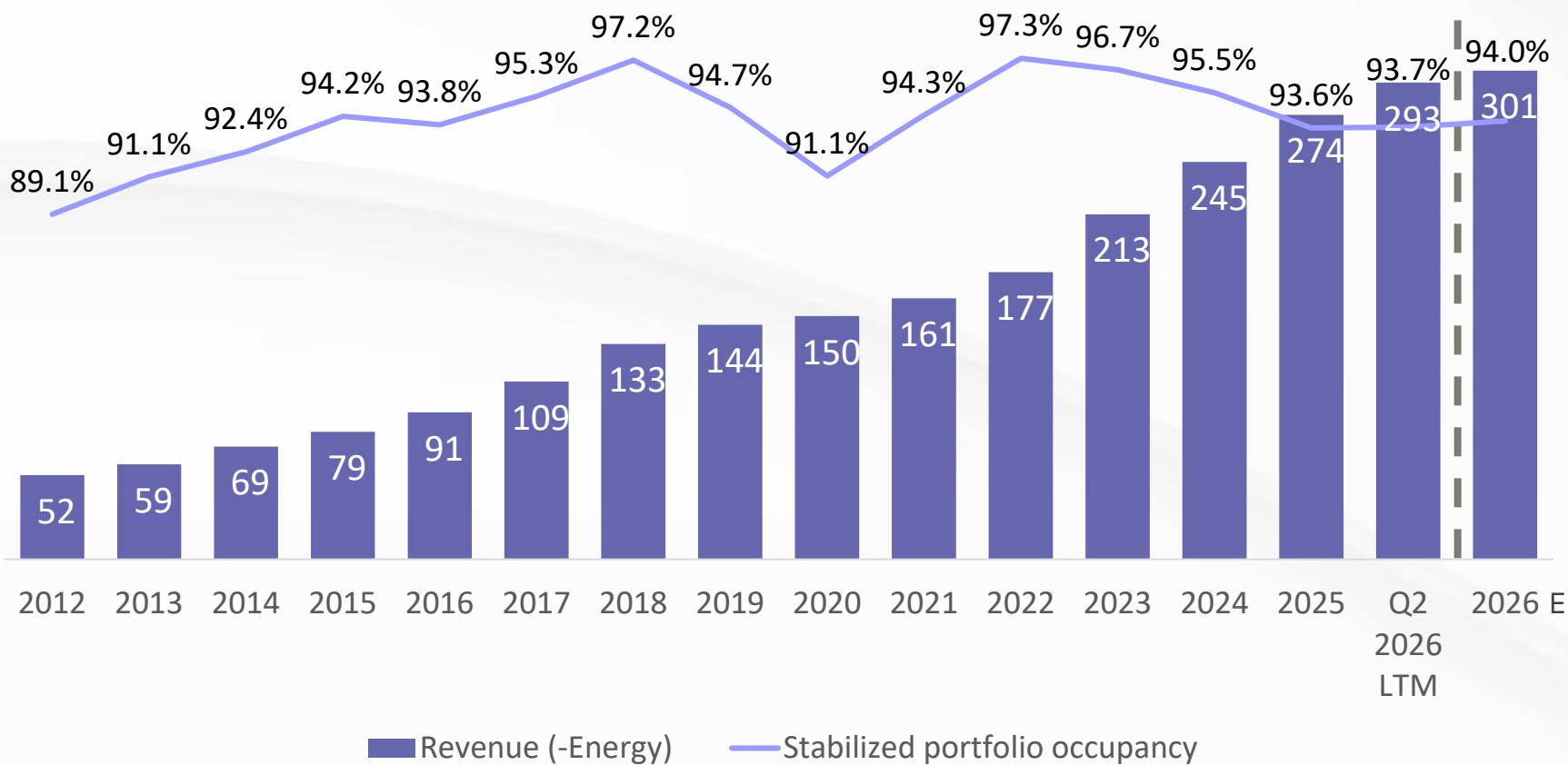
Proyect	Region	GLA	Total Investment	Delivery date	Cap Rate	Type
Mega Region 7	Tijuana	375,625	\$32,379	Apr-27	10.6%	Inventory
Paso del Norte 2	Ciudad Juarez	152,019	\$12,943	Feb-27	10.5%	Inventory
Guadalajara I 9	Guadalajara	314,220	\$25,338	Oct-26	9.8%	Inventory
Guadalajara II 1	Guadalajara	454,444	\$35,526	Jun-27	10.3%	Inventory
Safran Exp	Queretaro	81,608	\$4,516	Aug-26	11.0%	BTS
Santa Barbara 1	Valle de Mexico	223,965	\$28,778	Jan-27	9.8%	Inventory
Santa Barbara 2	Valle de Mexico	176,493	\$22,957	Jan-27	9.7%	Inventory
		1,778,374	\$162,438		10.1%	

* Existing GLA is defined as vacant GLA plus stabilized GLA.

Stable and predictable cash flows with profitability

Highly predictable rental income & stable occupancy rates

(US\$ in millions)



Strong Adj EBITDA growth with low margin volatility¹

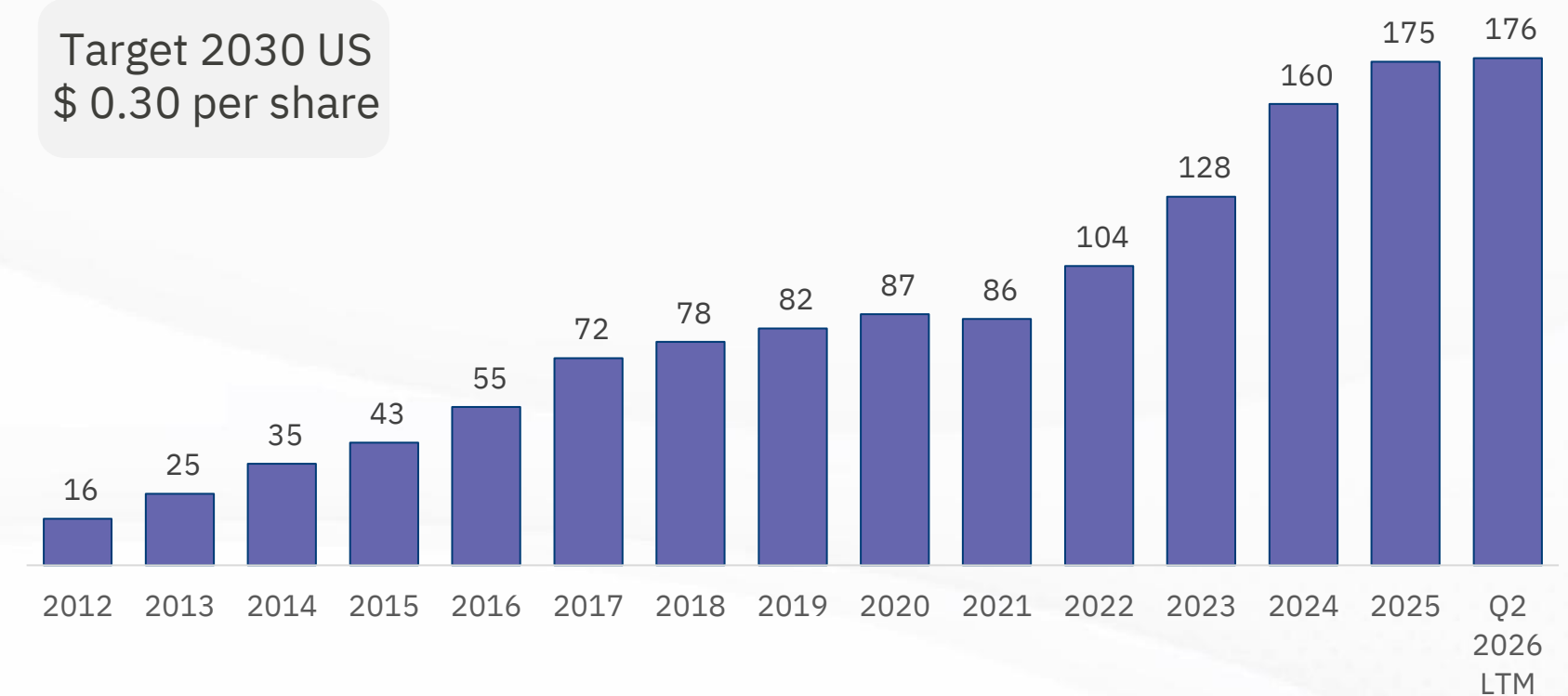
(US\$ in millions)



Sustainable Vesta FFO Growth²

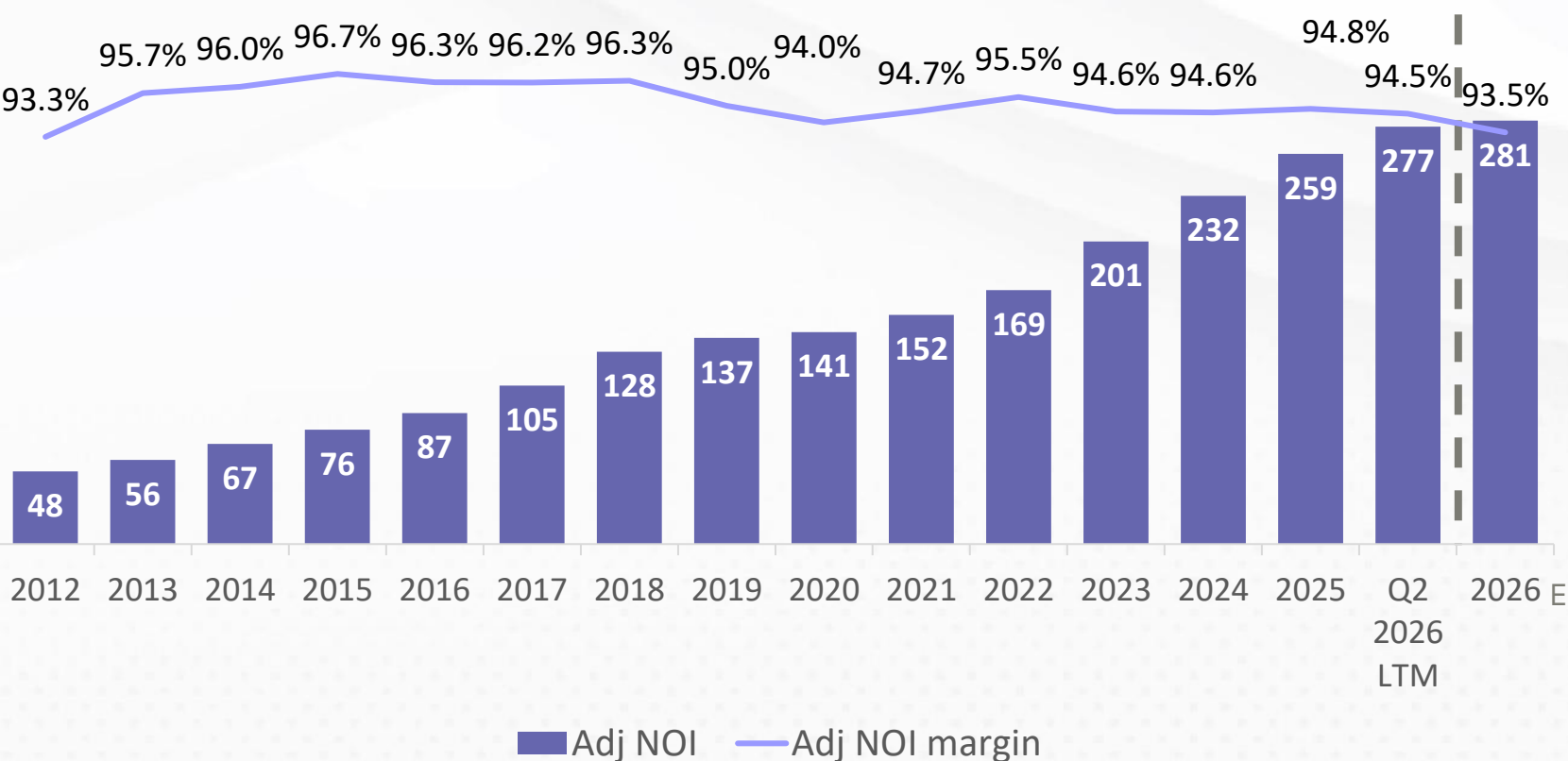
(US\$ in millions)

Target 2030 US
\$ 0.30 per share



Best in class Adj NOI margin ³

(US\$ in millions)



Figures as of June 30, 2026

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

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

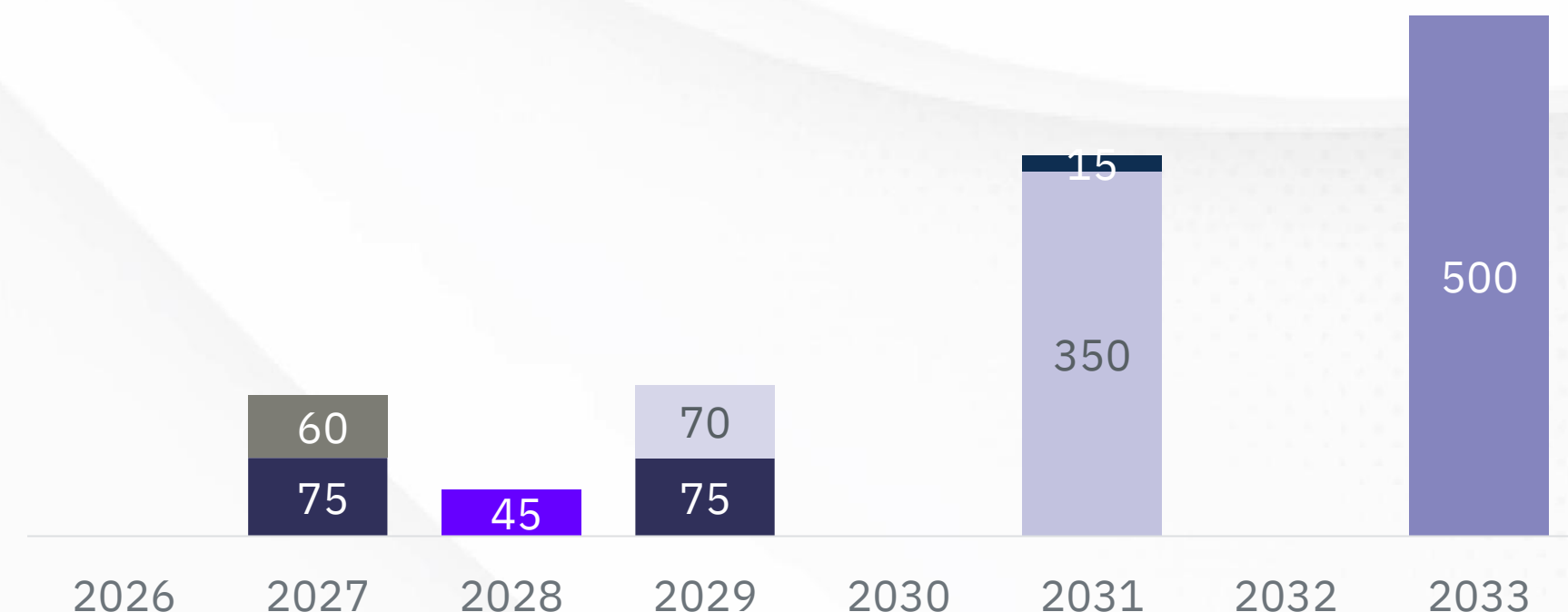
(3) Adj NOI is defined as the sum of NOI plus property operating costs related to properties that did not generate rental income during the relevant period.

(4) Revenues, Adj EBITDA and Adj NOI margins base on guidance Q4 2025.

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

	30/06/2026	Rate	Maturity
Secured Debt			
Total Secured Debt*	\$0.0		
Unsecured Debt			
2017 Private Bond			
Tranche 2	\$60.0	5.3%	Sep-27
2018 Prudential Insurance Company			
Tranche 2	\$45.0	5.9%	May-28
2019 Private Bond			
Tranche 1	\$70.0	5.2%	Jun-29
Tranche 2	\$15.0	5.3%	Jun-31
Sustainability-Linked Public Bond	\$350.0	3.6%	May-31
Syndicated Bank Loan			
Tranche 1	\$75.0	SOFR +125bp	Dec-27
Tranche 2	\$75.0	SOFR +145bp	Dec-29
2025 Senior Notes	\$500.0	5.50%	Jan-33
Total Unsecured Debt	\$1,190.0		
Total Debt	\$1,190.0	4.9%	4.9 years
Common Equity (@ MXN\$60.03/share as of 6/30 @ MXN\$17.47/Ex.Rate)	\$3,188		
Total Market Capitalization	\$4,378		
Less: Cash and Cash Equivalents	\$404		
Total Enterprise Value (TEV)	\$3,974		
LTV	24.3%		
Net Debt / Total Assets	16.0%		
Secured Debt / Total Assets	0%		
Unsecured Debt/Total Assets	25%		
Net Debt / EBITDA	3.1x		

4.9 years average maturity &
4.9% average interest rate



Sound liquidity position



Cash reserves:

- US\$ 404 M as of June 30, 2026



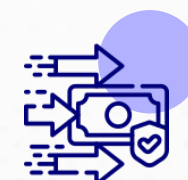
Idle debt capacity:

- Current LTV of 24.3% vs 40% maximum leverage internal policy



Revolving credit line:

- Revolver line of US\$ 200 M with 2029 maturity

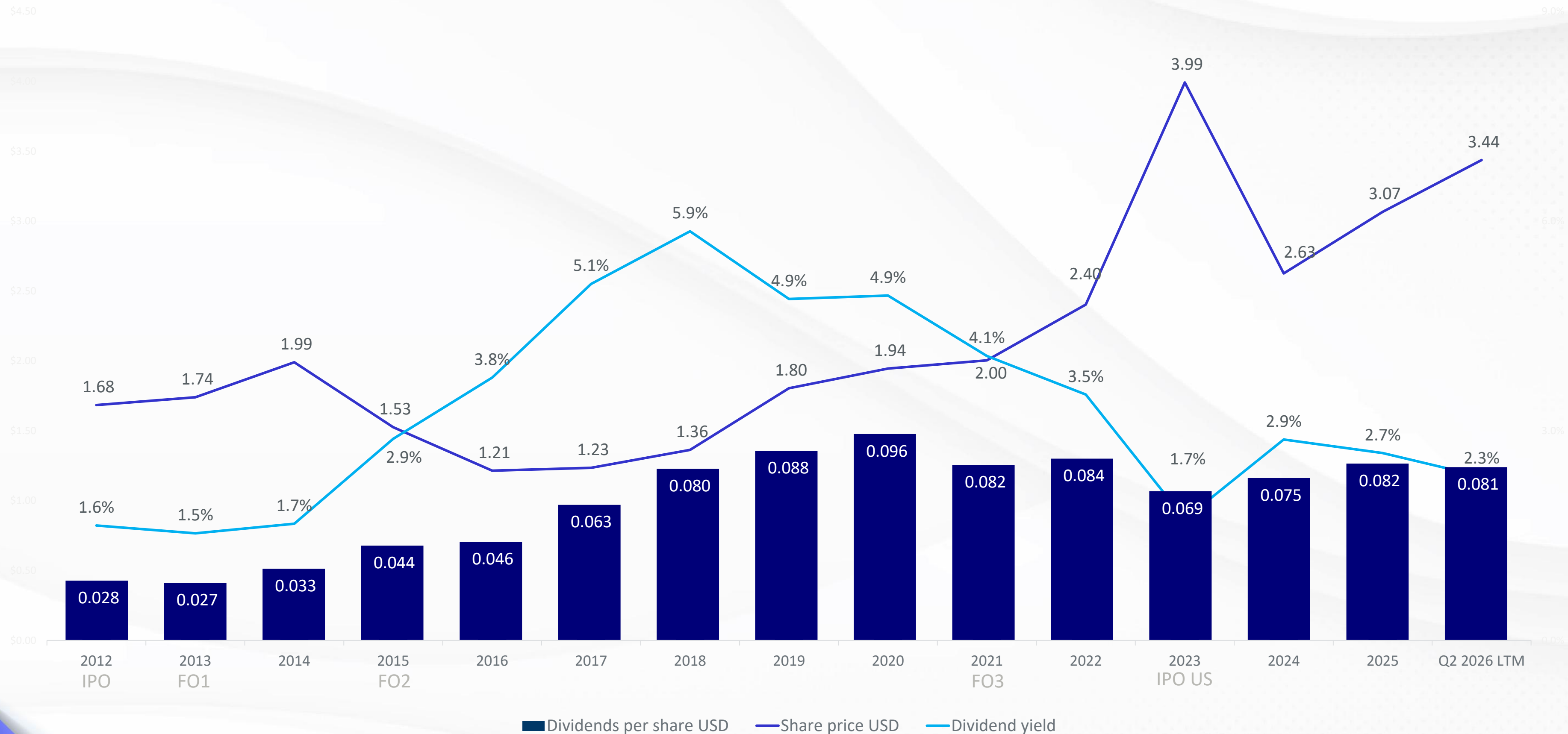


Credit Ratings:

Fitch BBB- (Positive)
S&P BBB- (Positive)
Moody's Baa3 (Positive)

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

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

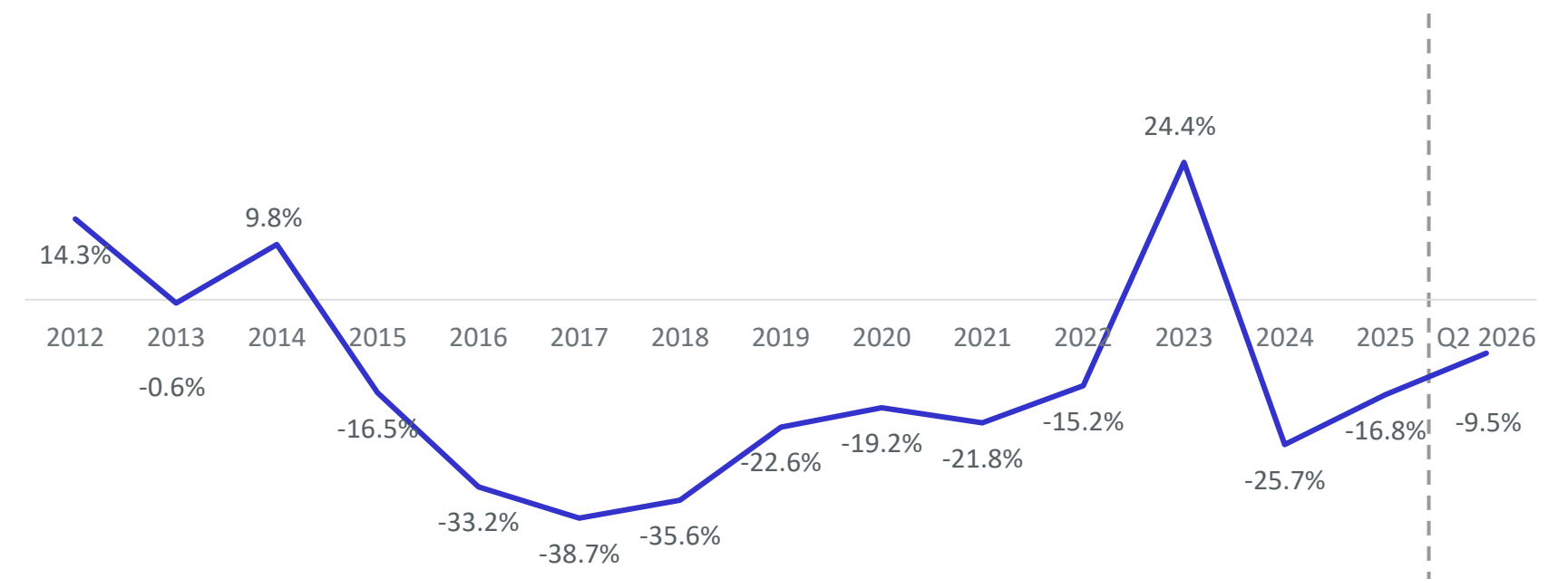


The dividend yield for 2026 is calculated with the dividend declared in the shareholders meeting in April 2026

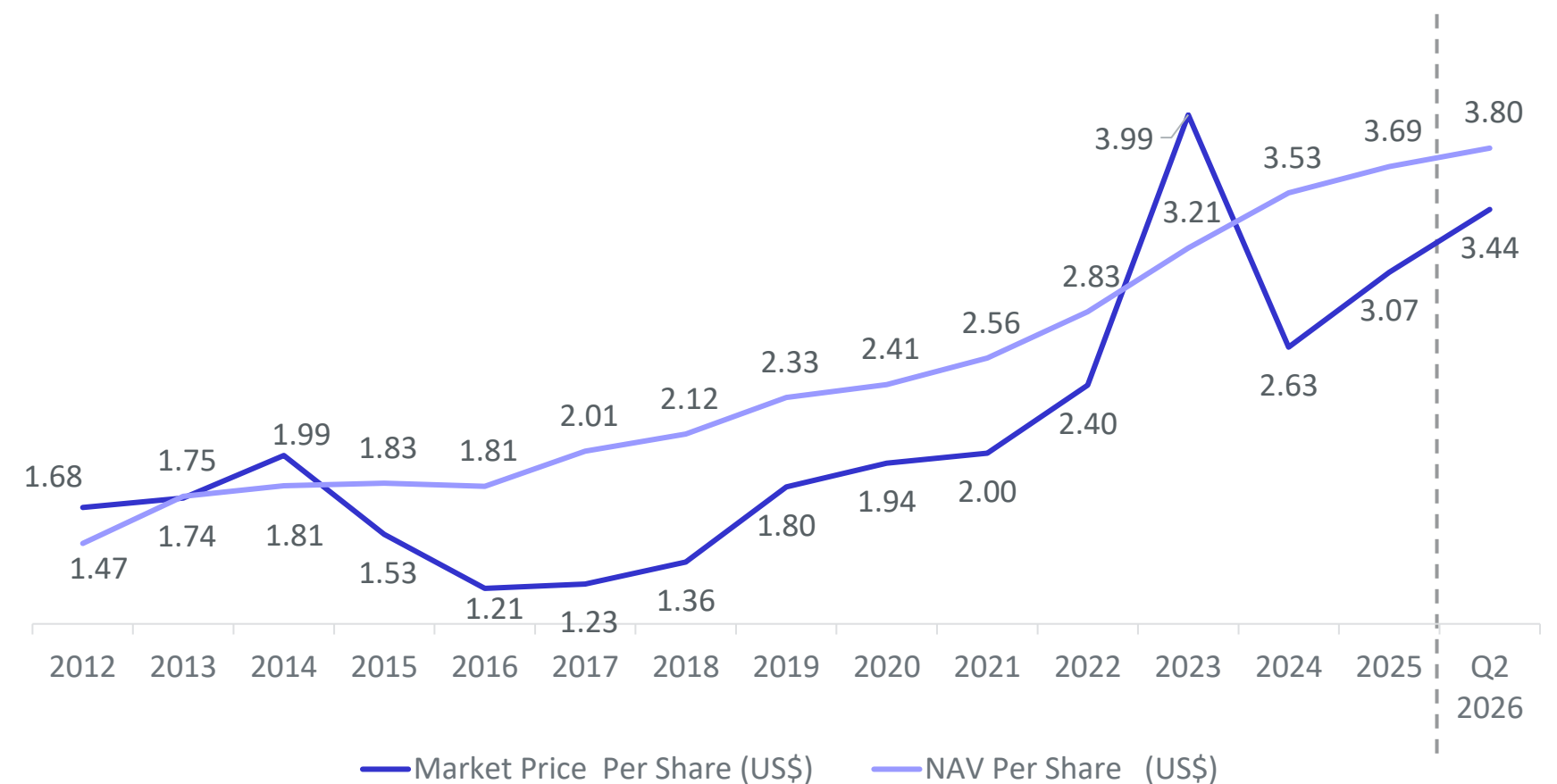
Attractive Discount: Higher Book Net Asset Value vs Market Price

<i>Figures in US\$ M</i>	2Q25	2Q26	% change
Properties	3,708	4,130	11.4%
Land	208	287	38.3%
Cash	65	404	519.6%
Debt Cash Collateral	15	7	-51.1%
Other Cash	-	0	NA
Other and Net Recoverable VAT	60	50	-16.5%
Assets	4,056	4,879	20.3%
Remaining CAPEX	(57)	(69)	21.3%
Debt	(907)	(1,190)	31.2%
Other Debt	(6)	(37)	520.0%
Tenant Deposit	(29)	(34)	14.4%
Liabilities	(1,000)	(1,330)	33.1%
Net Asset Value	3,057	3,548	16.1%

Average Discount/Premium¹



NAV vs share price¹



¹The calculation of NAV changed during 4Q22, we have adjusted the calculations for previous years, so numbers may differ from previous presentations.

ESG at the core of our business



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

Historical Milestones



Our 2025 Goals

Governance and Integrity

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

Social

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

Environment

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



1st among 10 Mexican companies



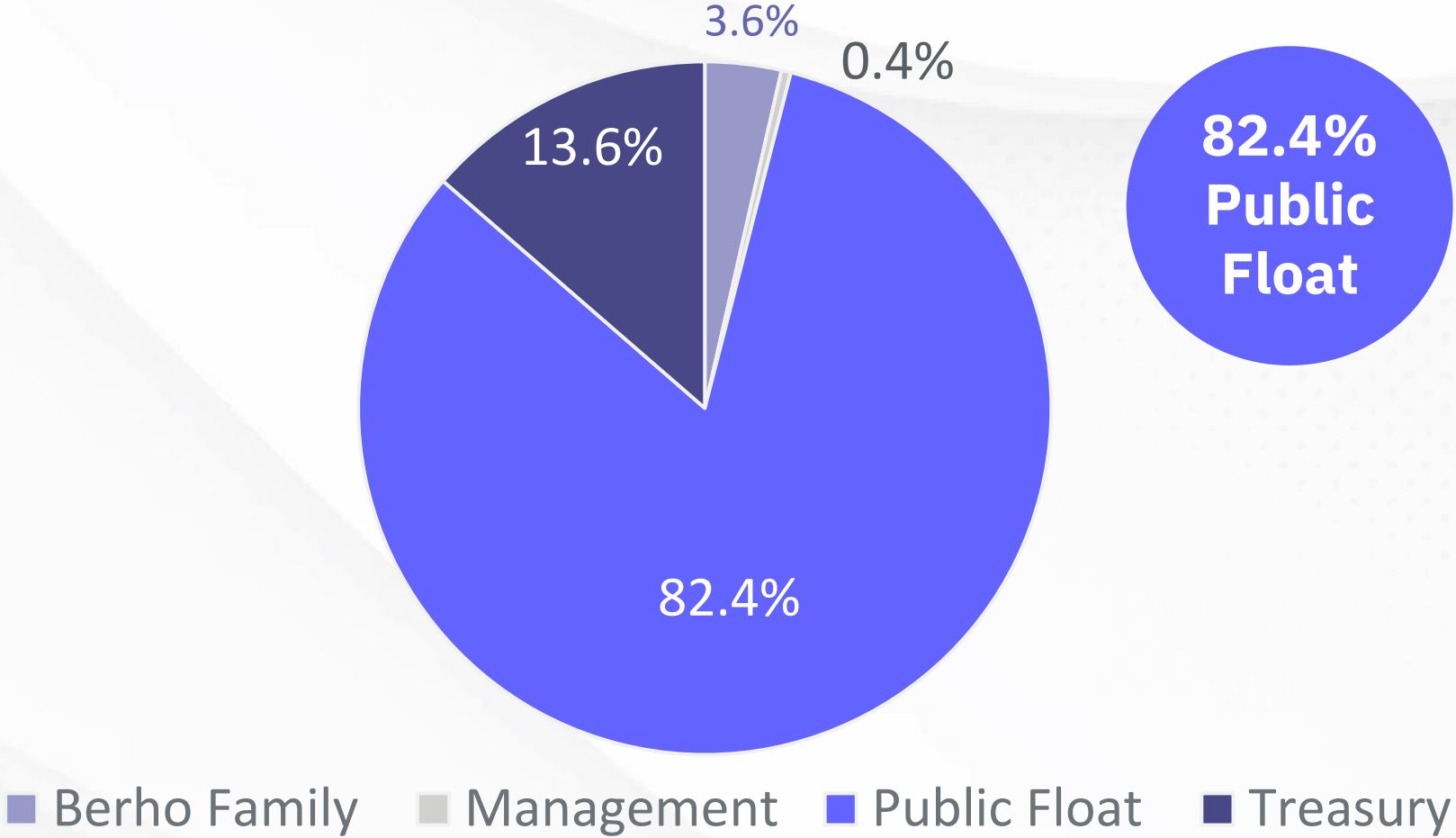
Strong corporate governance; best-in-class governance practices since Vesta's inception

Board of Directors 10 Members, 8 Independent

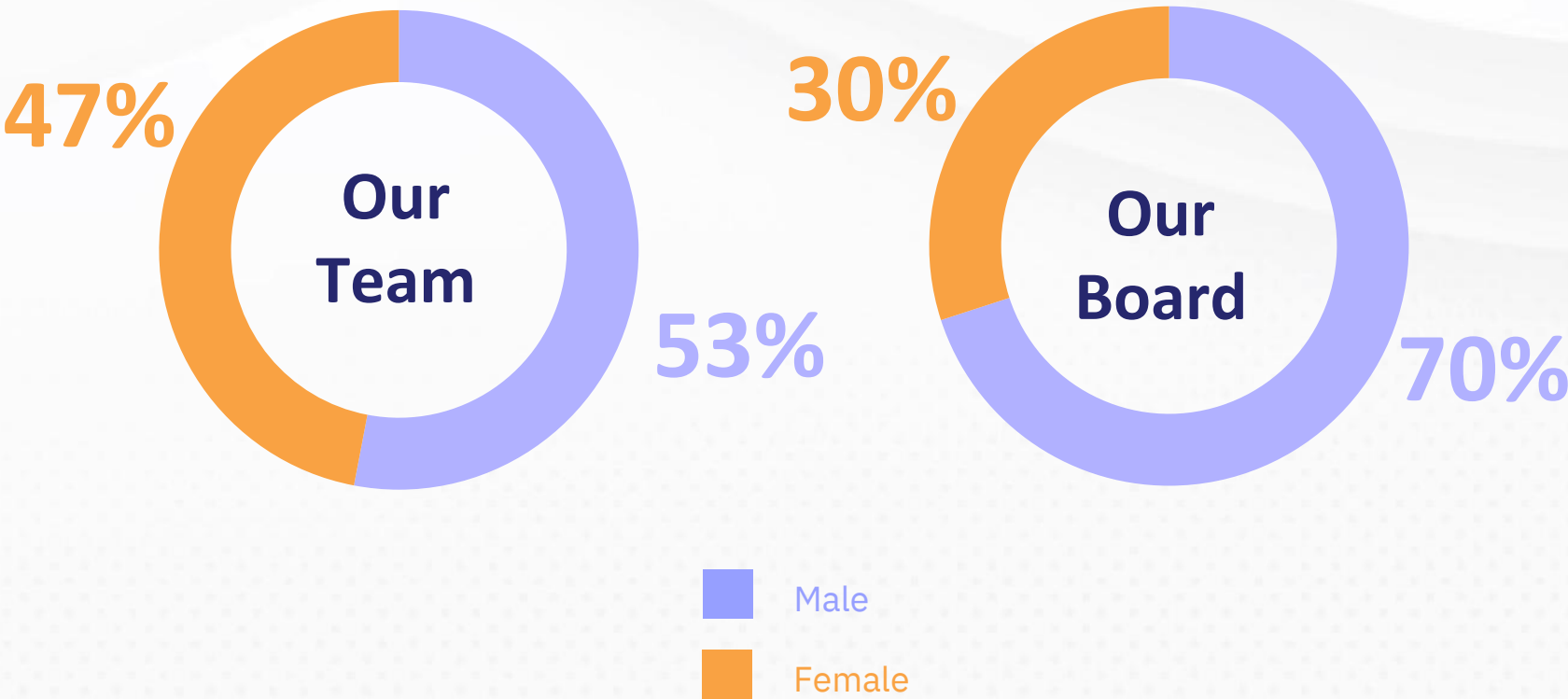


- ✓ 8 of 10 Directors are independent
- ✓ All 6 Board Committees are chaired by an independent director
- ✓ Single class of shares (one share, one vote)
- ✓ Vesta's Code of Ethics serves as a guide to regulate the conduct of all employees and other stakeholders
- ✓ Stakeholder Engagement Program based on materiality analysis

Shareholders structure¹



Inclusion across our team and board



(1) Total shares, management and Berho Family shares as of Apr 22, 2026 General Ordinary Shareholders Meeting

Vesta's Committees are 100% Chaired by independent directors

Board Committees



Audit Committee 4 Members

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



Corporate Practices Committee 4 Members

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



Investment Committee 5 Members

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



Ethics Committee 5 Members

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



Debt and Equity Committee 4 Members

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



ESG Committee 5 Members

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

Environmental Impact Mitigation

Recreational area

Bike storage and
locker rooms
Endemic landscape
Carpool parking
Smoke free and
recycling areas

Circular Economy Promotion

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

Design encompasses stormwater management

Quantity control and retention ponds

Efficient energy

LED public lighting
Interior LED lighting
Lighting motion and
natural light sensors

Solar panels

Used for common areas

Windows

With thermal insulation

Materials

Avoid “heat island” effect
5% sky lights
Decarbonization

Facilities

Fire protection
system (control
software)
Low consumption
restroom features

Community Benefits

Public lighting, access road repair

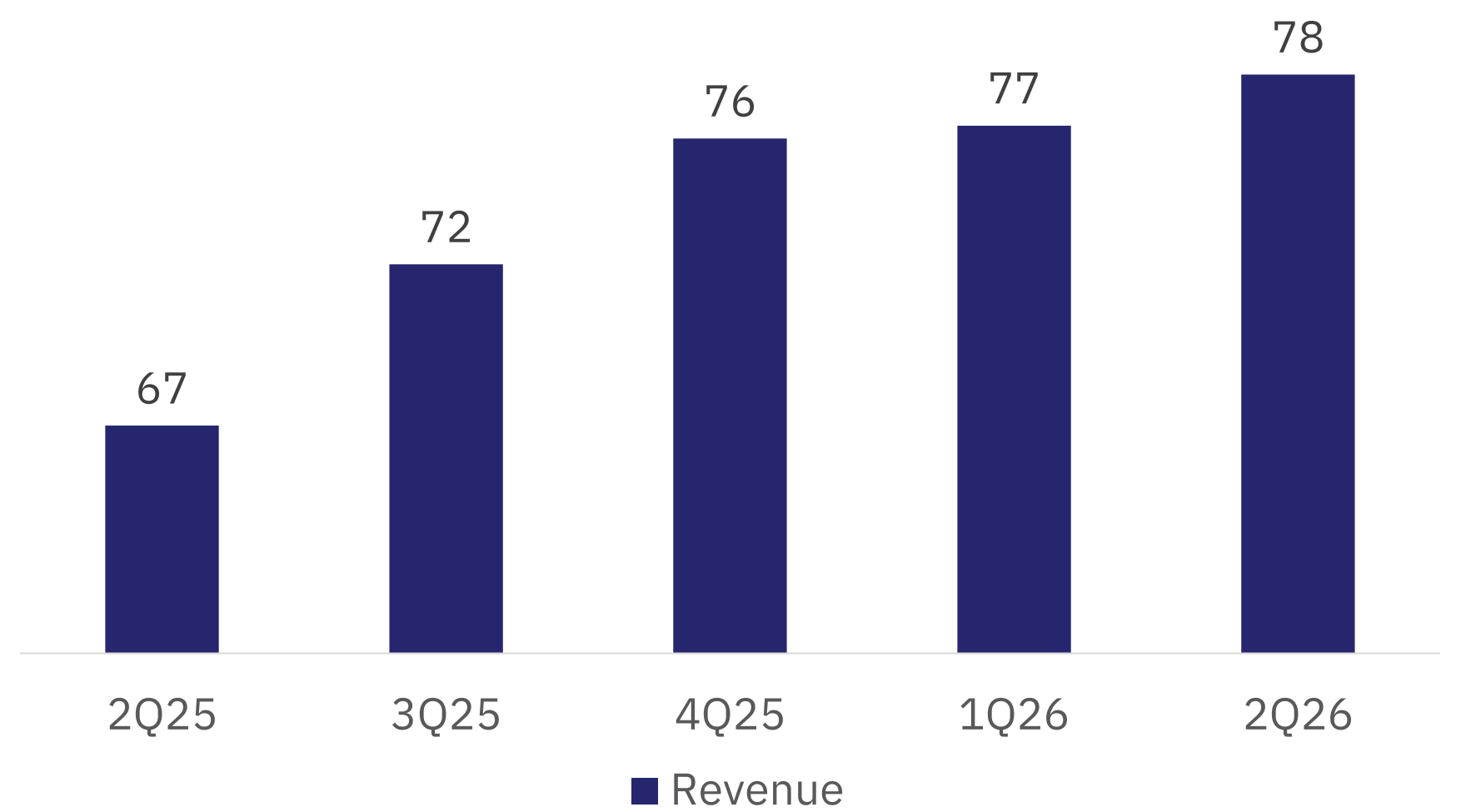


Appendix

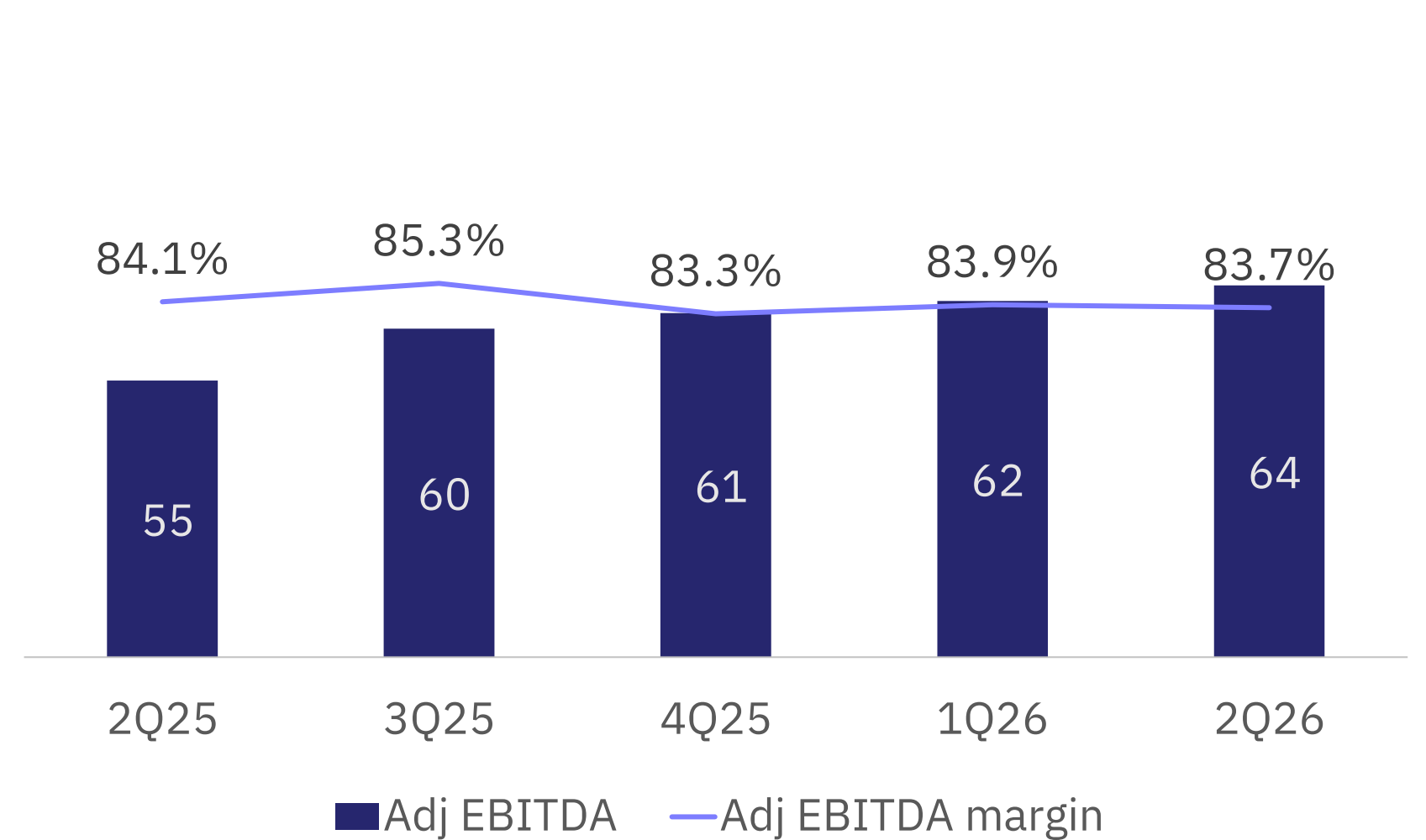


Quarterly Results

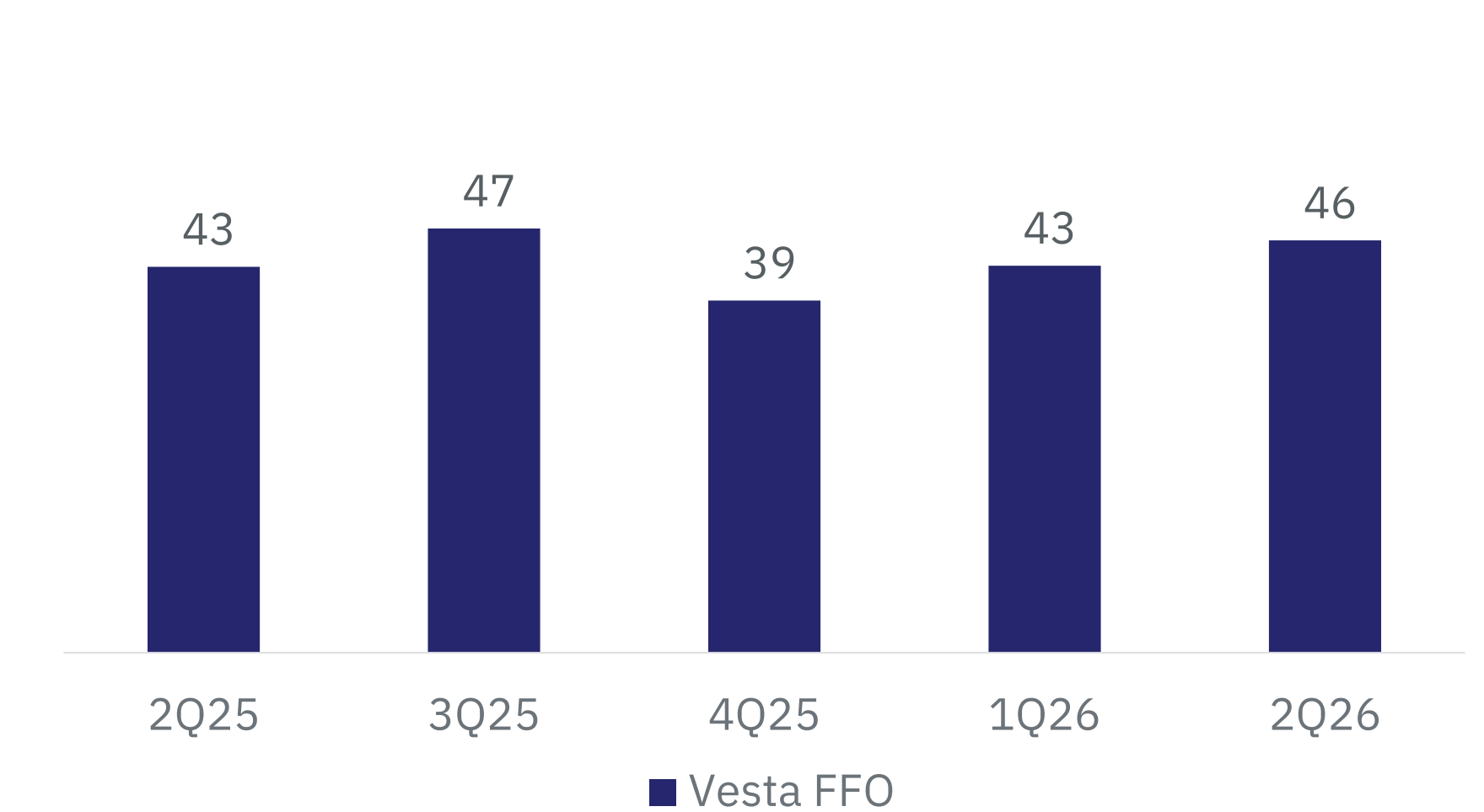
Quarterly Revenue



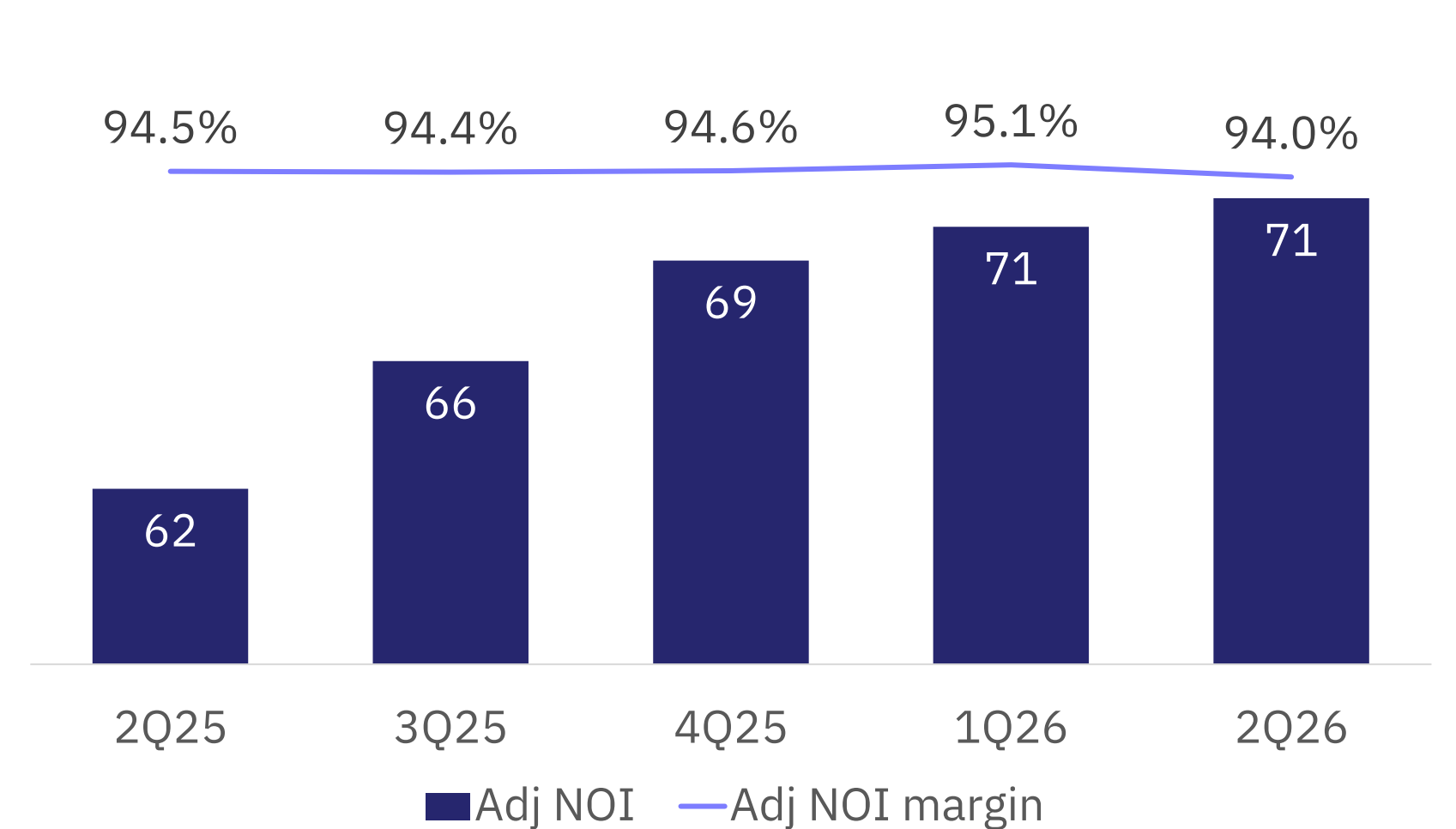
Quarterly Adjusted EBITDA and EBITDA margin



Quarterly Vesta FFO



Quarterly Adjusted NOI and NOI margin



Vesta Park Toluca II



2014

Operations Start Year



GLA 1.47

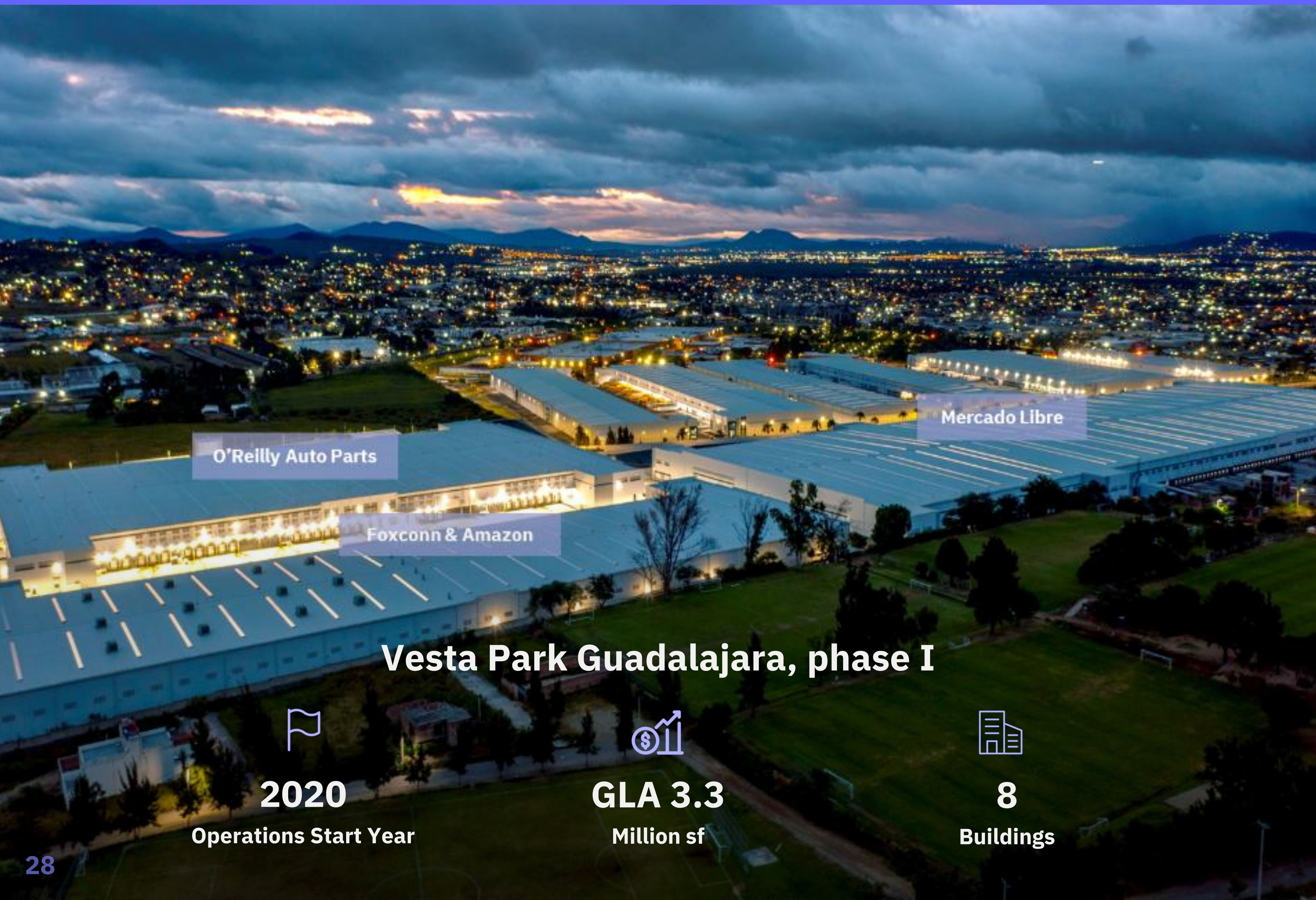
Million sf



6

Buildings

Case Studies - Guadalajara



O'Reilly Auto Parts

Foxconn & Amazon

Mercado Libre

Vesta Park Guadalajara, phase I



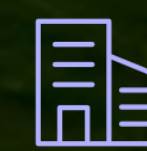
2020

Operations Start Year



GLA 3.3

Million sf



8

Buildings

Vesta Park Guadalupe



2021

Operations Start Year



GLA 498

K sf



2

Buildings

Amazon



Coppel

Case Studies - Tijuana



Mega Region Park



2022

Operations Start Year



GLA 1.2

Million sf



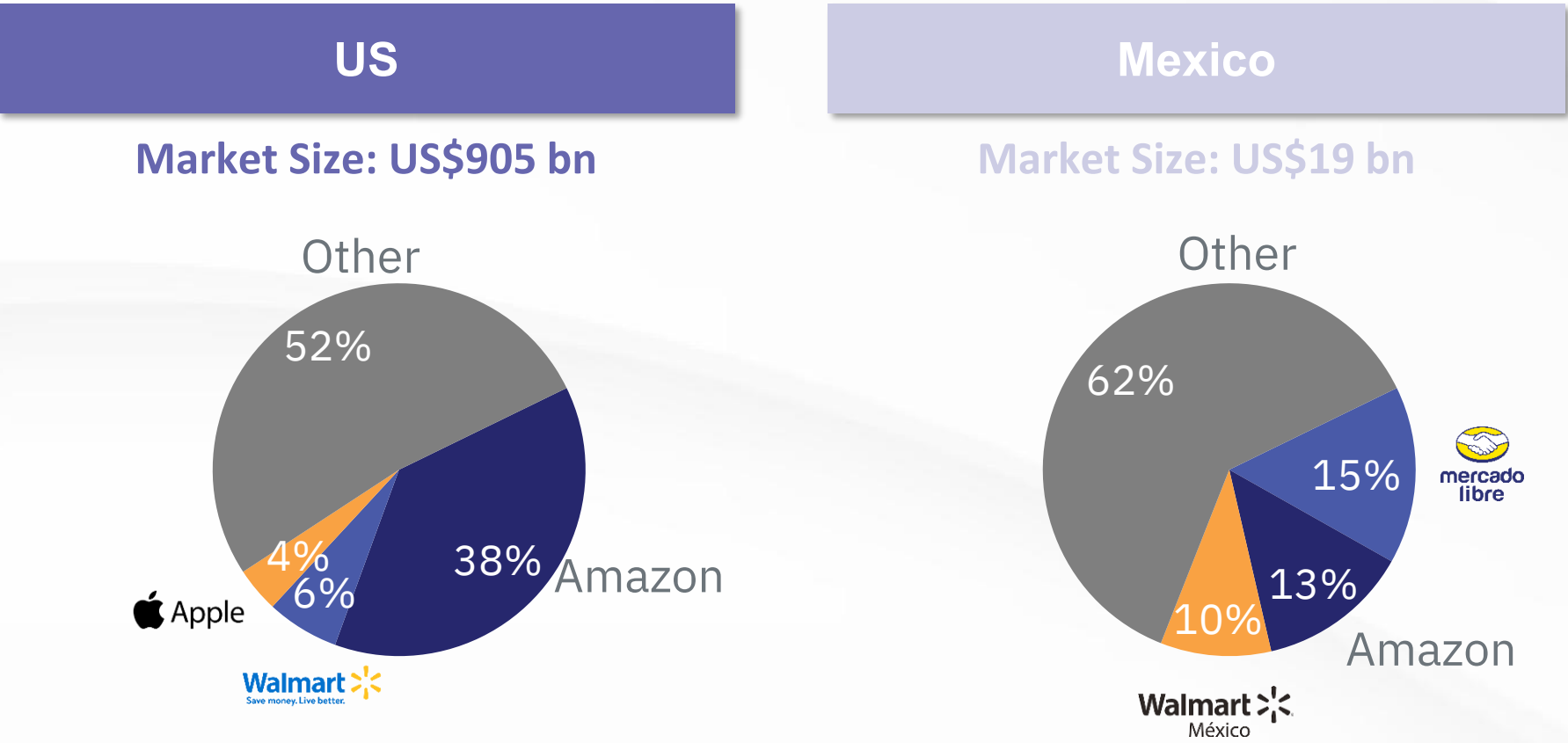
6

Buildings

Vesta Benefits from increased Mexico logistics and e-commerce

US and Mexico E-Commerce Comparison⁽¹⁾

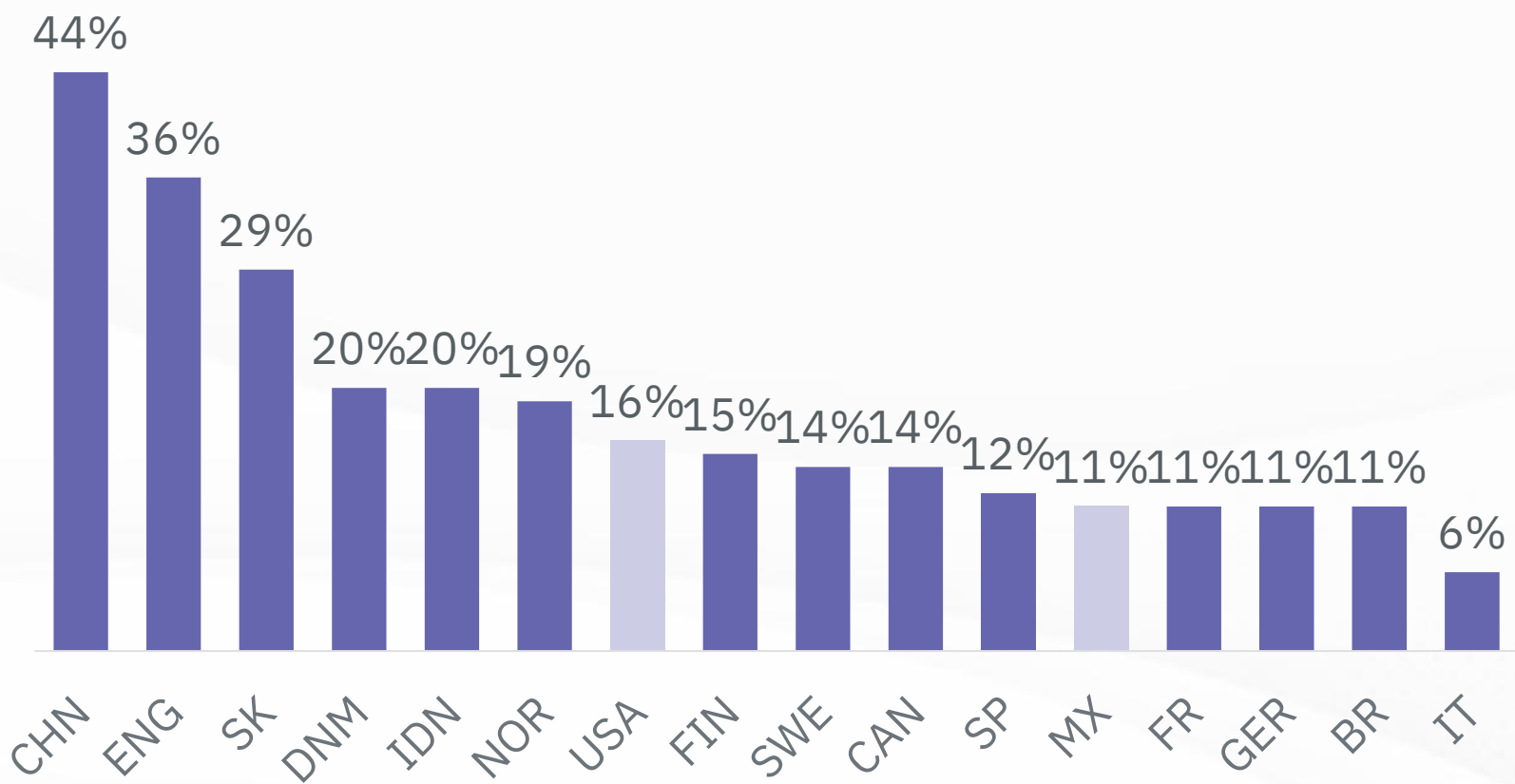
(Market Share of online retailers, %)



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

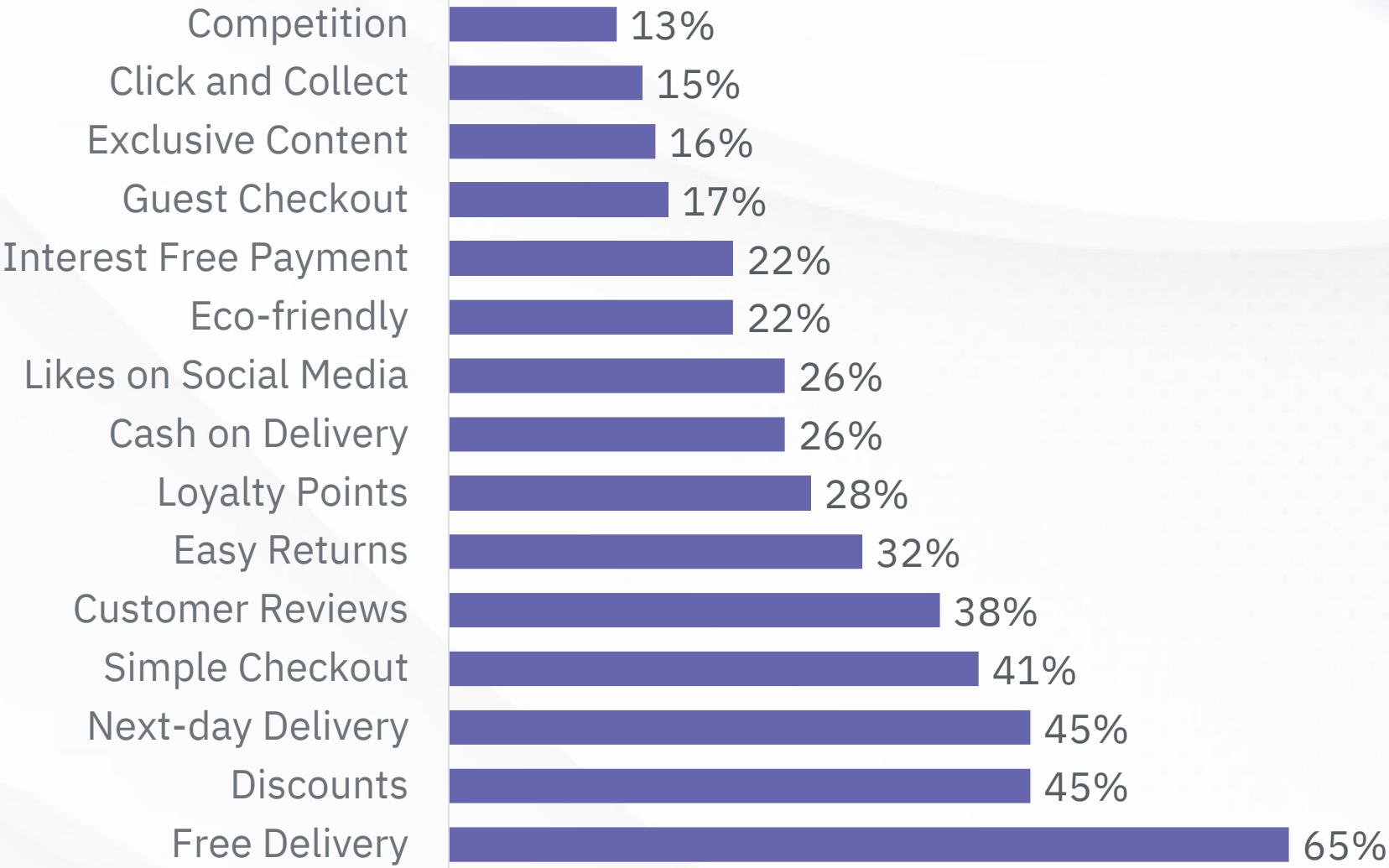
Mexico E-Commerce Penetration Opportunity⁽²⁾

(% of Total Retail Sales)



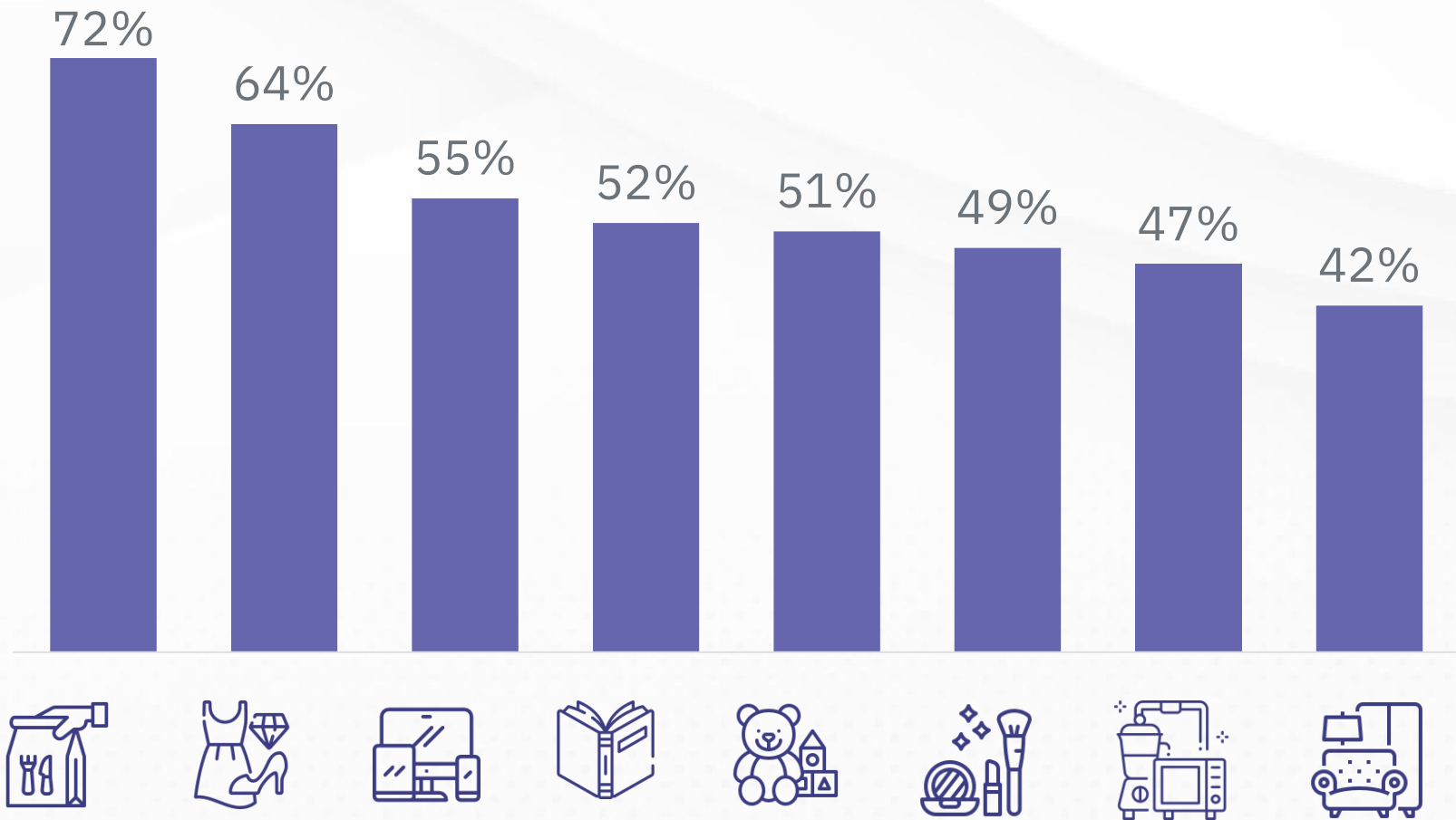
Top Motivator for Online Shopping in Mexico⁽³⁾

(%)



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

(Survey, Preference %)



Glossary of Terms

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

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

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

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

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

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

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

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

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

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

Non-IFRS Financial Measures and Reconciliations

Adj EBITDA and Adj NOI

	For the Three-Month Period Ended June 30,		6 months Cumulative	
	2026	2025	2026	2025
	(millions of US\$)			
Profit for the period	101.8	27.7	202.8	42.6
(+) Total income tax expense	(3.1)	26.8	(6.1)	40.4
(-) Interest income	(2.3)	(0.4)	(4.4)	(1.4)
(-) Other income ⁽¹⁾	(2.5)	(0.9)	(6.1)	(2.5)
(-) Other expense	1.9	0.9	3.5	1.4
(+) Finance costs	17.5	11.9	36.5	22.2
(-) Exchange gain (loss) - net	(3.4)	(6.3)	(3.1)	(6.2)
(-) Share of results of associates	(0.1)	(0.0)	(0.1)	(0.0)
(-) Gain on sale of investment property	0.0	0.4	0.0	0.4
(-) Gain on revaluation of investment property	(49.6)	(7.8)	(103.0)	8.2
(+) Depreciation	0.5	0.1	0.9	0.7
(+) Share-based compensation	2.2	2.4	4.5	4.6
(-) Energy income	(2.5)	(1.9)	(5.2)	(4.0)
(+) Energy Expense	2.9	2.0	5.5	3.7
Adjusted EBITDA	63.6	55.0	125.7	110.3
(+) General and administrative expenses	8.8	8.3	18.1	16.6
(-) Share -based compensation expense	(2.2)	(2.4)	(4.5)	(4.6)
NOI	70.2	60.9	139.4	122.2
(+) Property operating costs related to properties that did not generate rental income	1.2	0.9	2.5	1.7
Adjusted NOI	71.5	61.8	141.9	123.9

Vesta FFO and Vesta FFO per Share

	For the Three-Month Period Ended June 30,		6 months Cumulative	
	2026	2025	2026	2025
	(millions of US\$)			
Profit for the period	101.8	27.7	202.8	42.6
(-) Gain on sale of investment property	0.0	0.4	0.0	0.4
(-) Gain on revaluation of investment property	(49.6)	(7.8)	(103.0)	8.2
FFO	52.3	20.3	99.8	51.3
(-) Exchange gain (loss) – net	(3.4)	(6.3)	(3.1)	(6.2)
(-) Other income ⁽¹⁾	(2.5)	(0.9)	(6.1)	(2.5)
(-) Other expense	1.9	0.9	3.5	1.4
(-) Share of results of associates	(0.1)	(0.0)	(0.1)	(0.0)
(-) Interest income	(2.3)	(0.4)	(4.4)	(1.4)
(+) Total income tax expense	(3.1)	26.8	(6.1)	40.4
(+) Depreciation	0.5	0.1	0.9	0.7
(-) Share -based compensation expense	2.2	2.4	4.5	4.6
(-) Energy income	(2.5)	(1.9)	(5.2)	(4.0)
(+) Energy Expense	2.9	2.0	5.5	3.7
Vesta FFO	46.1	43.1	89.2	88.1

Source: Vesta. (1) Includes other income and expenses unrelated to our operations, such as reimbursements from insurance proceeds, and sales of office equipment. For more information, see note 15 to our audited consolidated financial statements.

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

Net Debt and Ratio Data

	As of June 30, 2026	As of June 30, 2025
Total Assets	4,836.5	4,542.5
Total Debt	1,176.4	1,275.2
Current Portion of Long Term Debt	-	1.8
Long term Debt	1,176.4	1,273.4
Direct Issuance cost	9.4	10.1
(-) Cash and cash Equivalents	(404.2)	(336.9)
Net Debt	781.6	948.4
Net Debt to Total Assets	0.2	0.2
Net Debt to Adjusted EBITDA	3.2	5.3

Source: Vesta. Notes: (1) Net Debt to Total Assets represents (i) our gross debt (defined as current portion of long-term debt plus long-term debt plus amortization of debt issuance costs) less cash and cash equivalents divided by (ii) total assets. Our management believes that this ratio is useful because it shows the degree in which net debt has been used to finance our assets and using this measure investors and analysts can compare the leverage shown by this ratio with that of other companies in the same industry. (2) Net Debt to Adjusted EBITDA represents (i) our gross debt (defined as current portion of long-term debt plus long-term debt plus amortization of debt issuance costs) less cash and cash equivalents divided by (ii) Adjusted EBITDA. Our management believes that this ratio is useful because it provides investors with information on our ability to repay debt, compared to our performance as measured using Adjusted EBITDA. (3) Net Debt to Adjusted EBITDA as of December 31, 2025, is presented using Adjusted EBITDA as calculated based on a last twelve-months basis, which we calculate as Adjusted EBITDA for the three-month period ended June 30, 2026, plus Adjusted EBITDA for the year ended June 30, 2025, less Adjusted EBITDA for the three-month period ended June 30, 2025.

Thank you

