CORPORATE PRESENTATION

Q2 2026

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.

232

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

51.0

Million sf of land reserves

with potential to develop over 23.0 million sf of incremental GLA

184

Tenants

4.5	yrs average contract life[1]
93%	USD[2] 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.

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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")

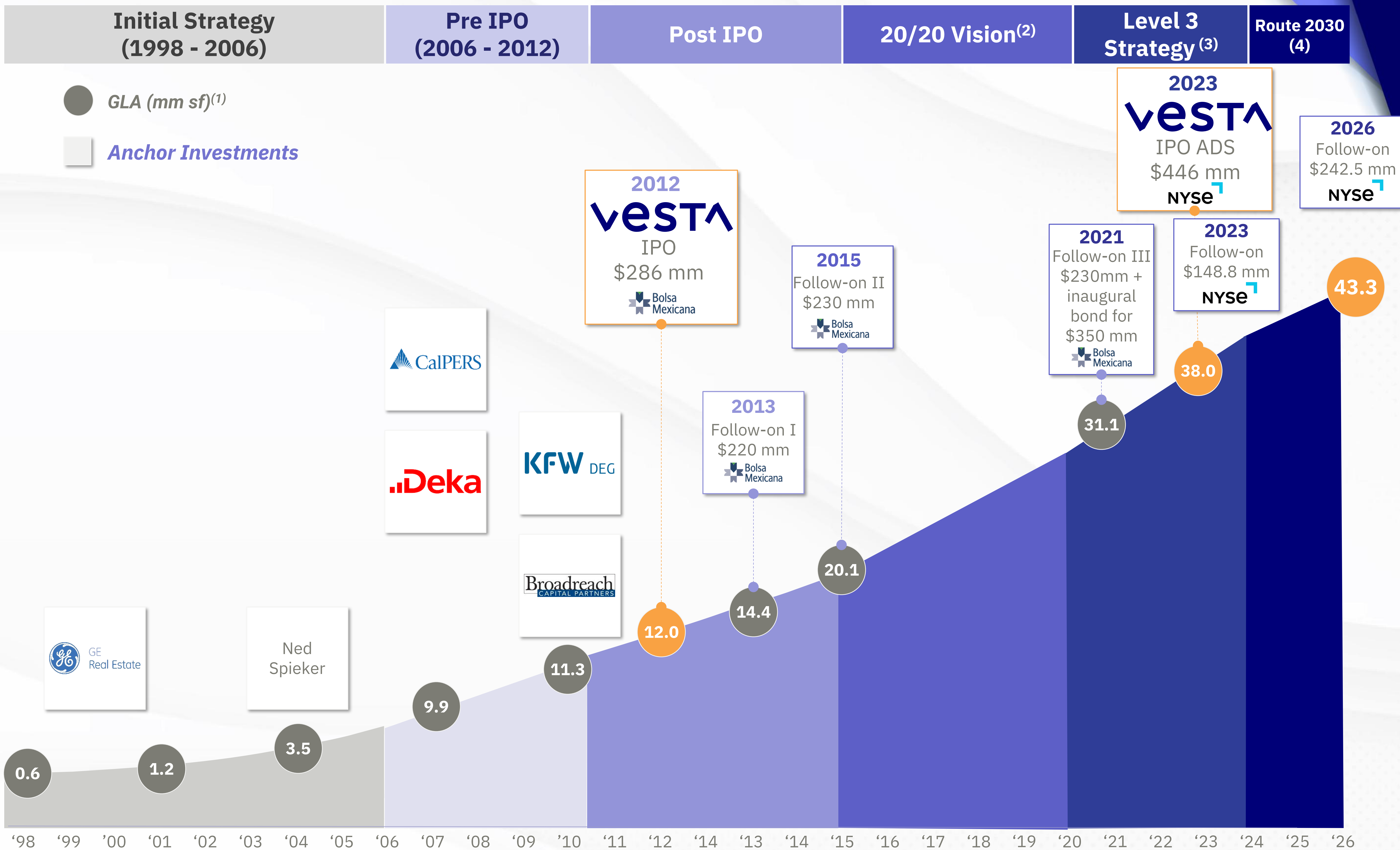
Buildings designed and built to meet the specific needs of clients.

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



All currency denominated in US$, unless otherwise indicated. (1) Excludes GLA under construction. (2) Vesta's strategic growth plan that took place from 2014-2019. (3) Vesta's strategic growth plan from 2020-2024. (4) Vesta's strategic growth plan that will take place from 2025-2030.

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Route 2030: Two Value Creation Avenues

	Avenue 1		Avenue 2		
	EXISTING PORTFOLIO OPPORTUNITY **42.5 M SF**	+	DEVELOPMENT PROGRAM **20.5 M SF**	▶	VESTA IN 2030 **63.0 M SF**
Investment property value/CAPEX	US$ 3.7 B		**US$ 1.7 B**		
Value increase estimate	US$ 600 M		US$ 800 M		US$ 1.5 B
2030	US$ 4.3 B		US$ 2.5 B		US$ 6.8 B

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

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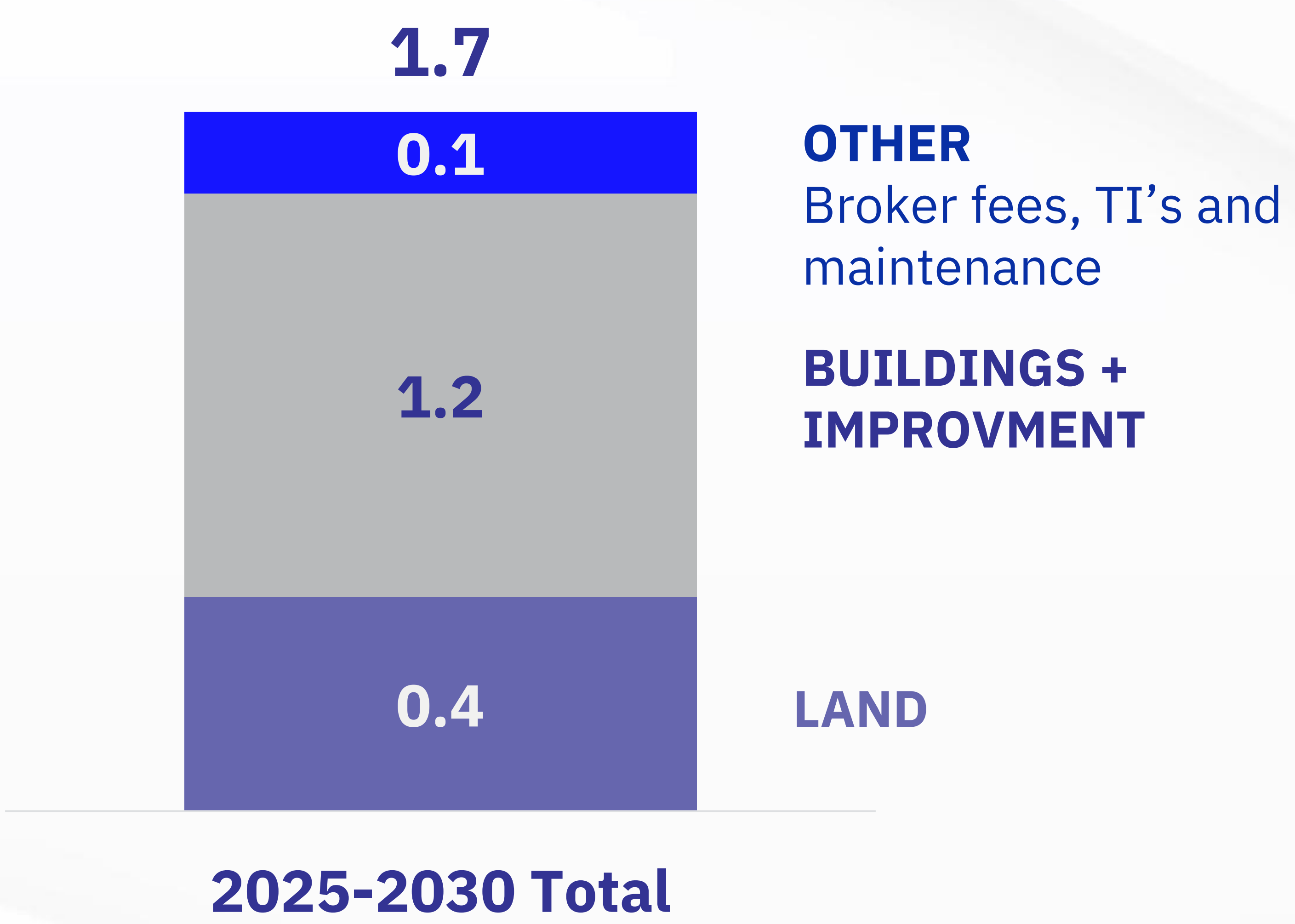
Growth plan CAPEX program requires an US$ 1.7 B investment which we plan to fund through 3 sources

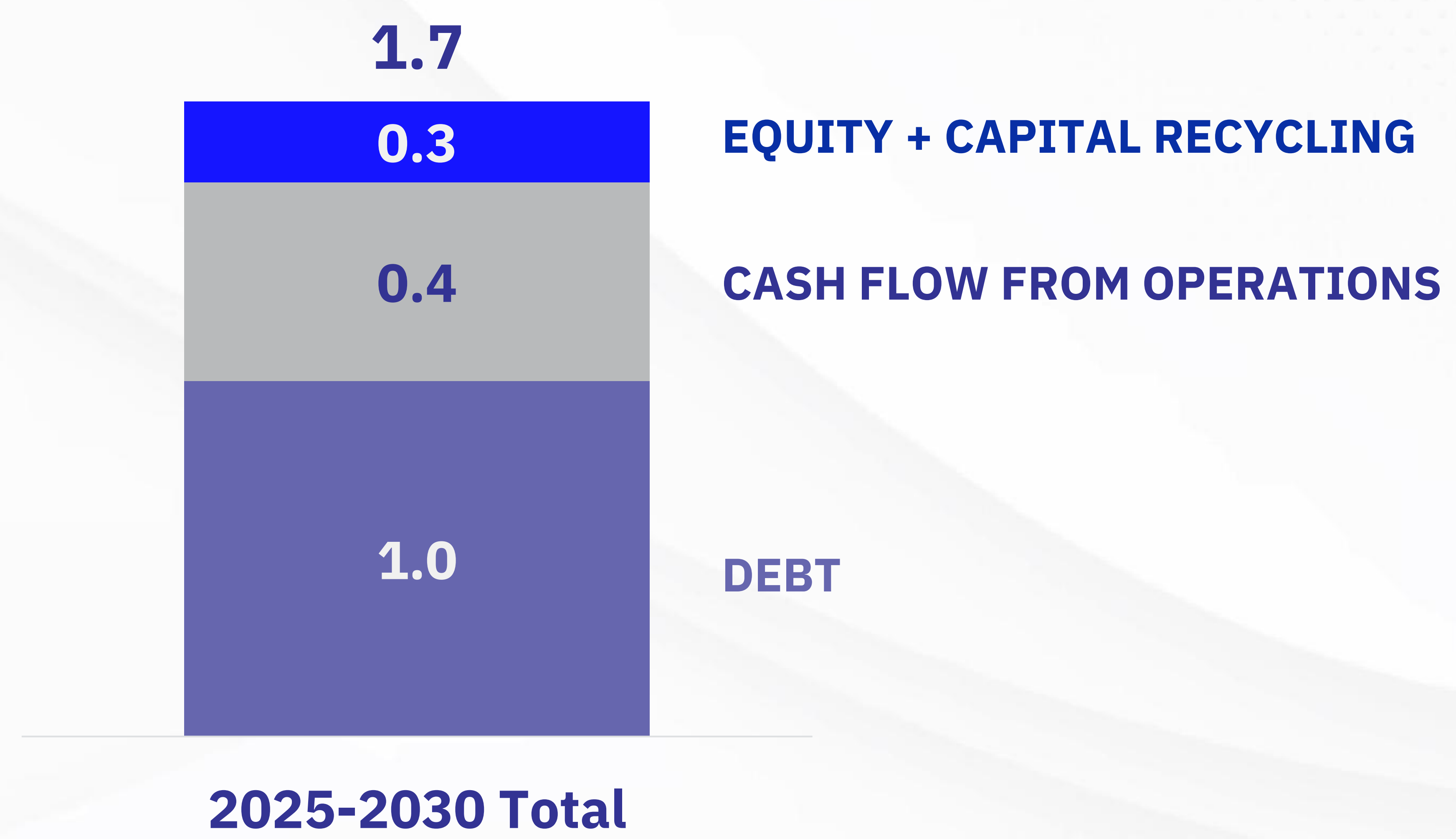
Uses and sources of funds

US$ M

USES OF FUNDS



SOURCES OF FUNDS



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

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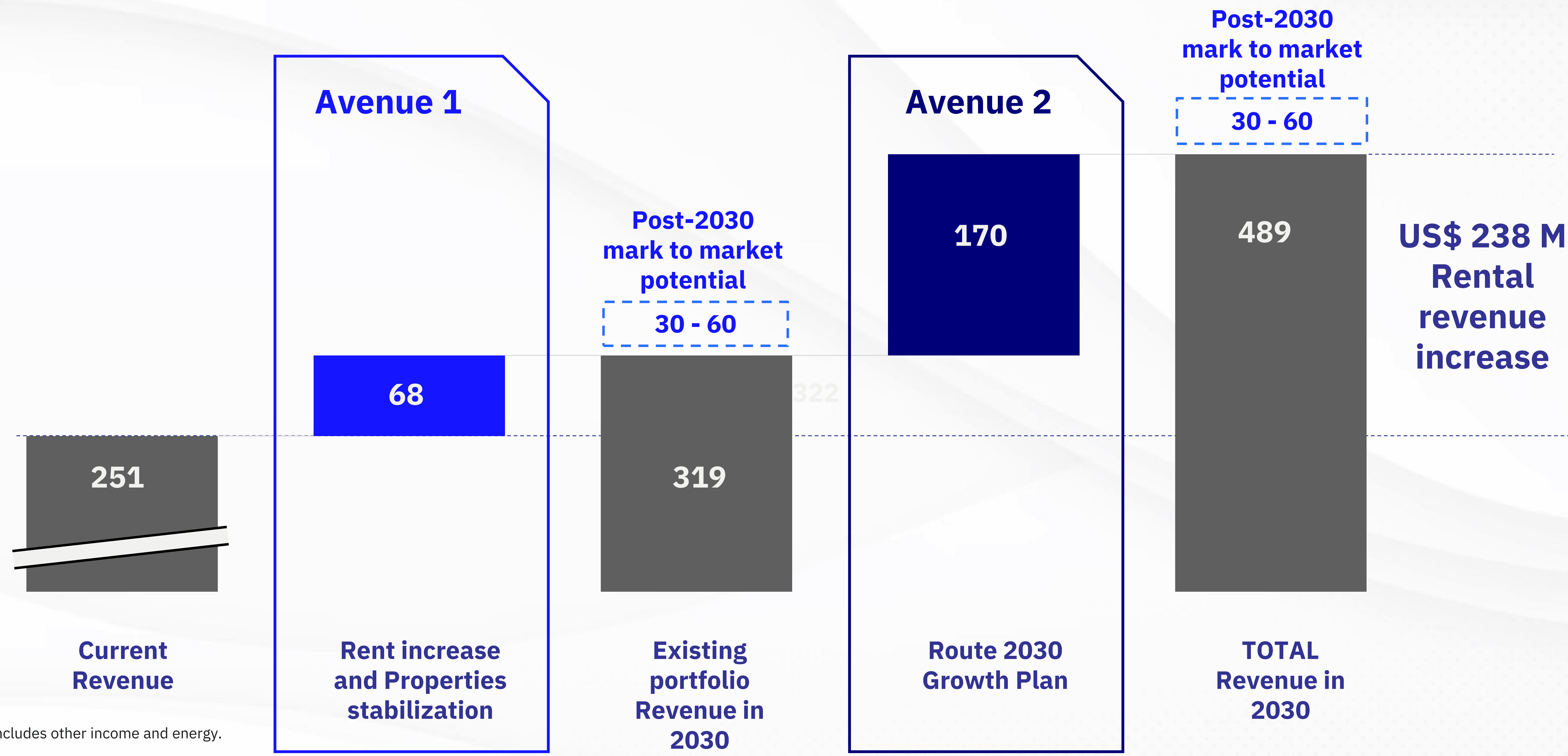
We aim to double our rental revenue by 2030 while still having an unrealized rent upside

Route 2030: Break-down of Rental Revenue[1] 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)

Total GLA 2030: 63.0 M SF

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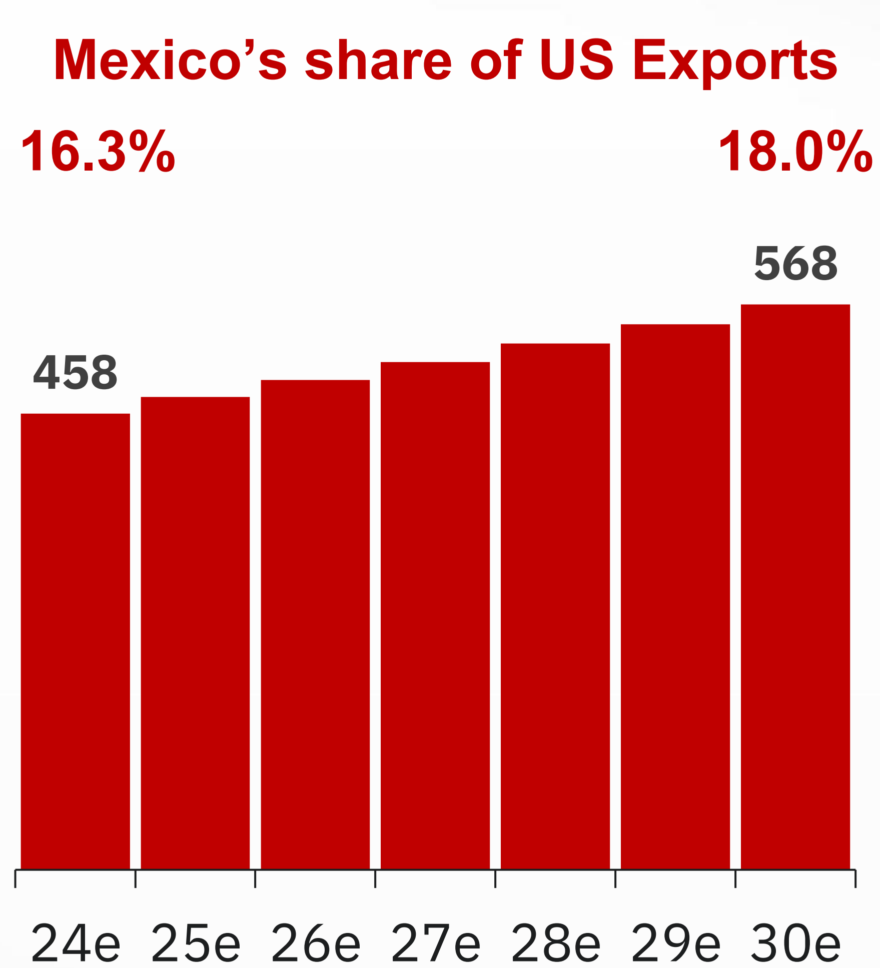
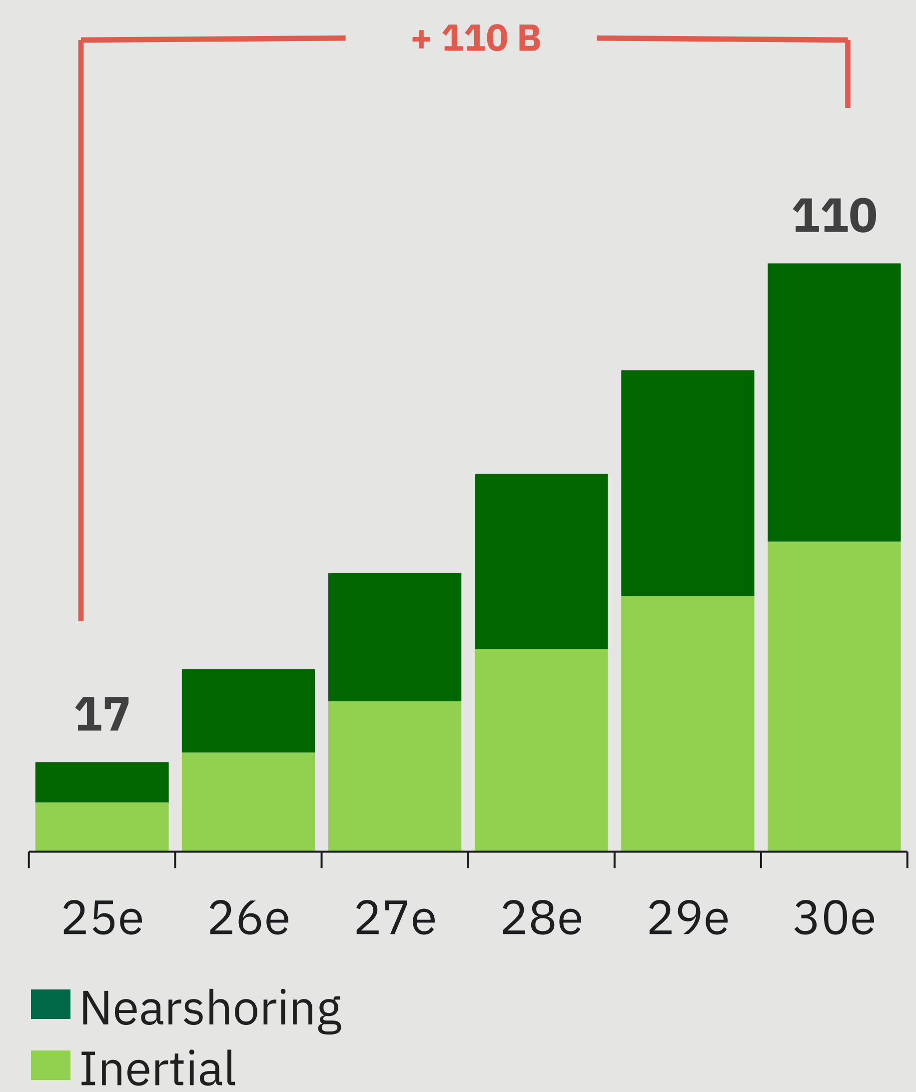
Strong Market Fundamentals

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

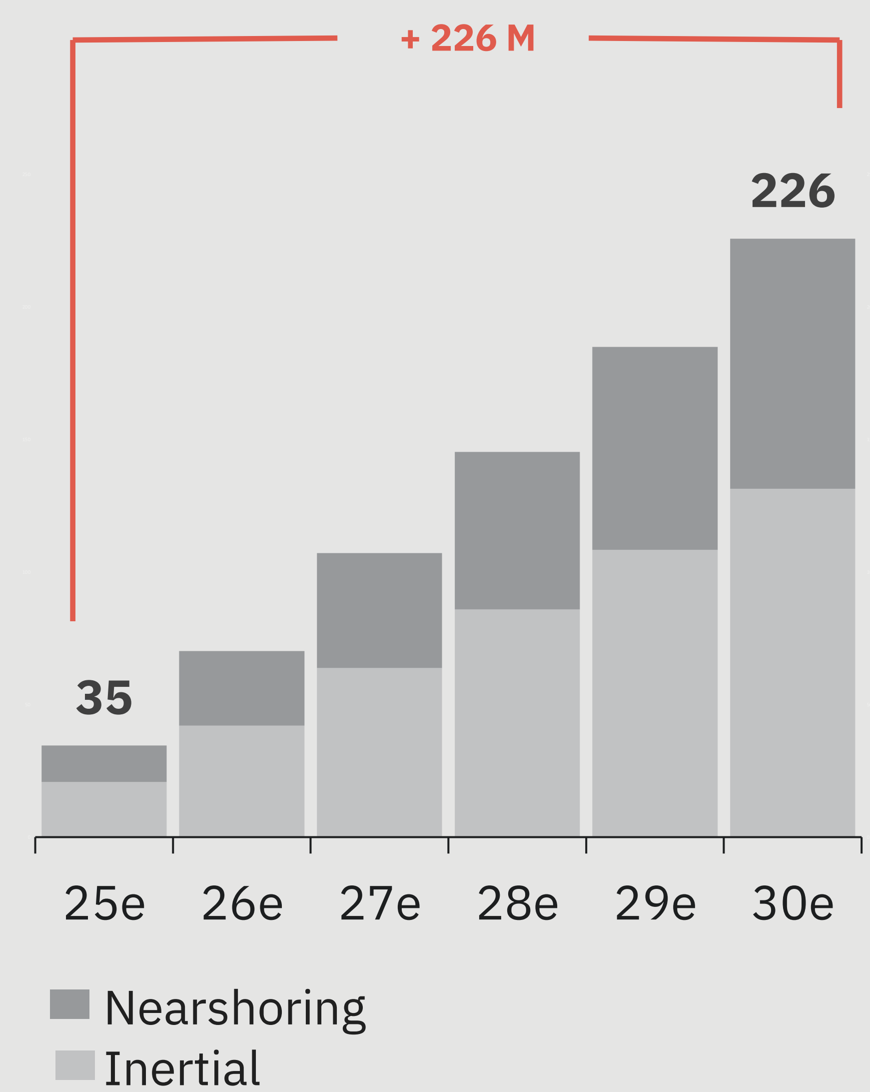
Mexico Manufacturing Exports to the US
US$ B; Constant dollars



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**

Note: Numbers are in constant values.
Source: Vesta

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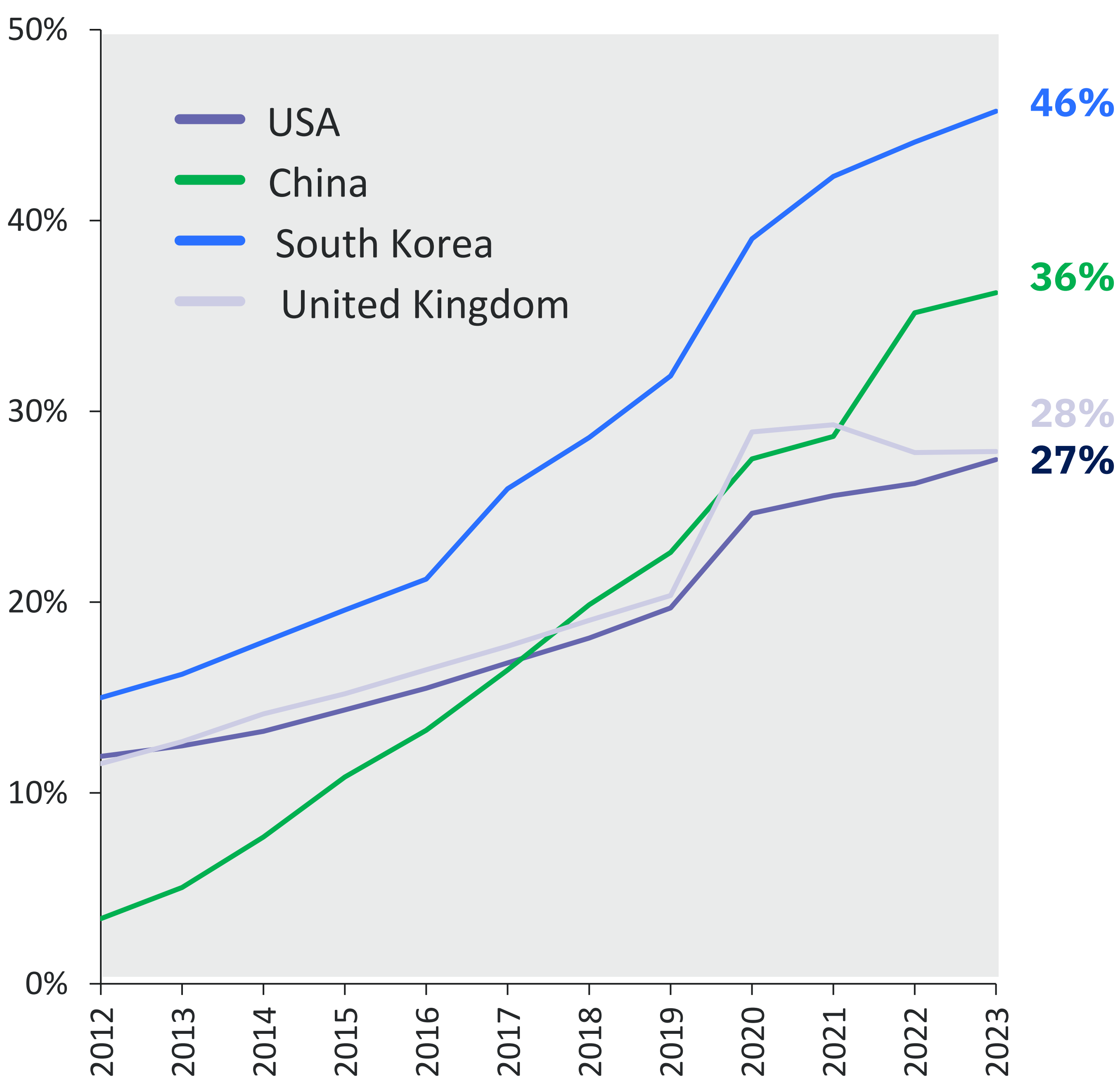
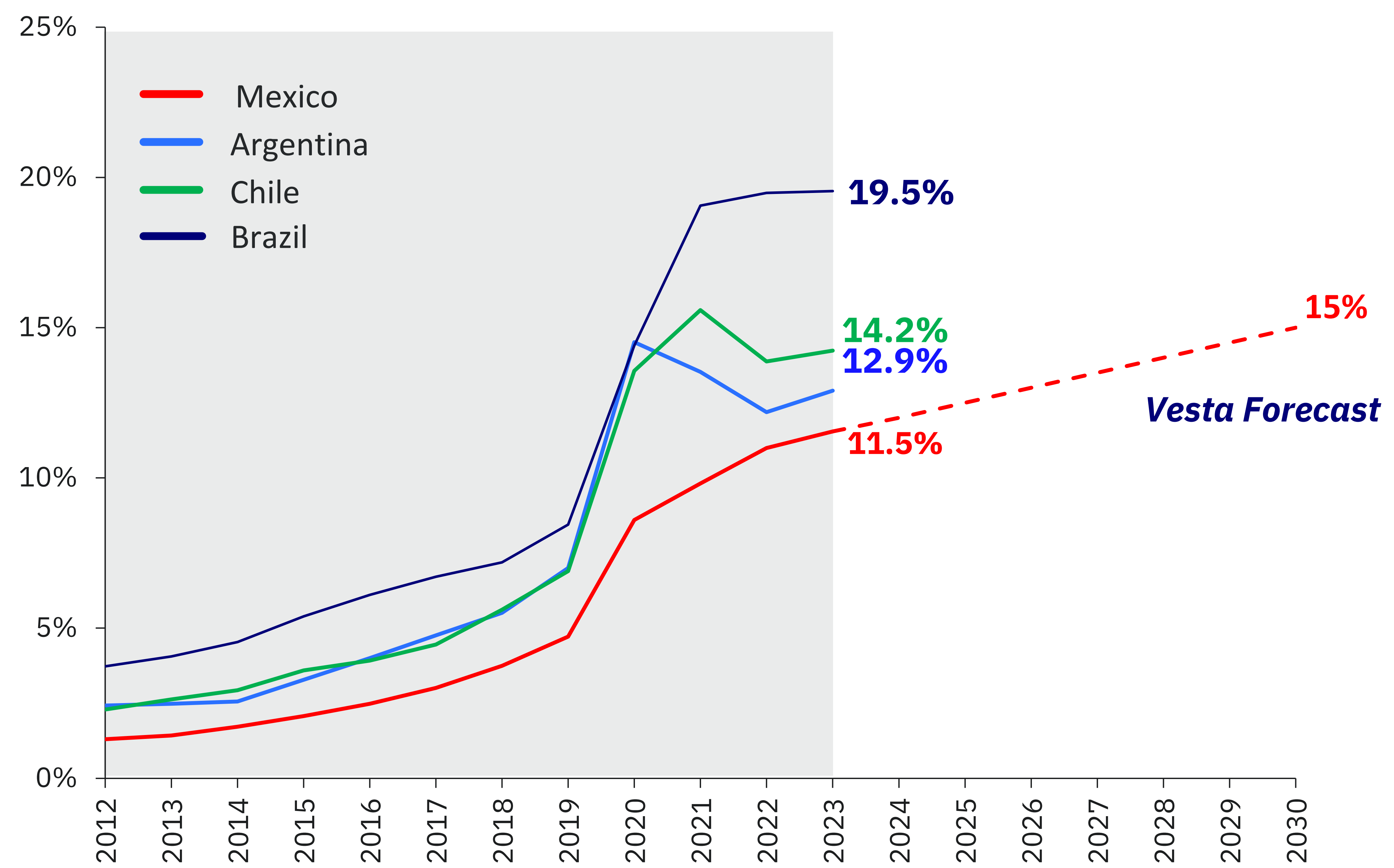
E-commerce penetration in Mexico projected to continue growing...

E-commerce penetration 2012-2023
% of e-commerce sales of retail sales

Countries with advanced adoption



Countries with earlier adoption



1 Projections from 2024 onwards based on Vesta and LENS analysis
Source: Euromonitor

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**

Source: CBRE Research
Class A inventory. Net absorption is quarterly. Bajío reported regionally. Juarez stock and rent not disclosed; excluded from totals.

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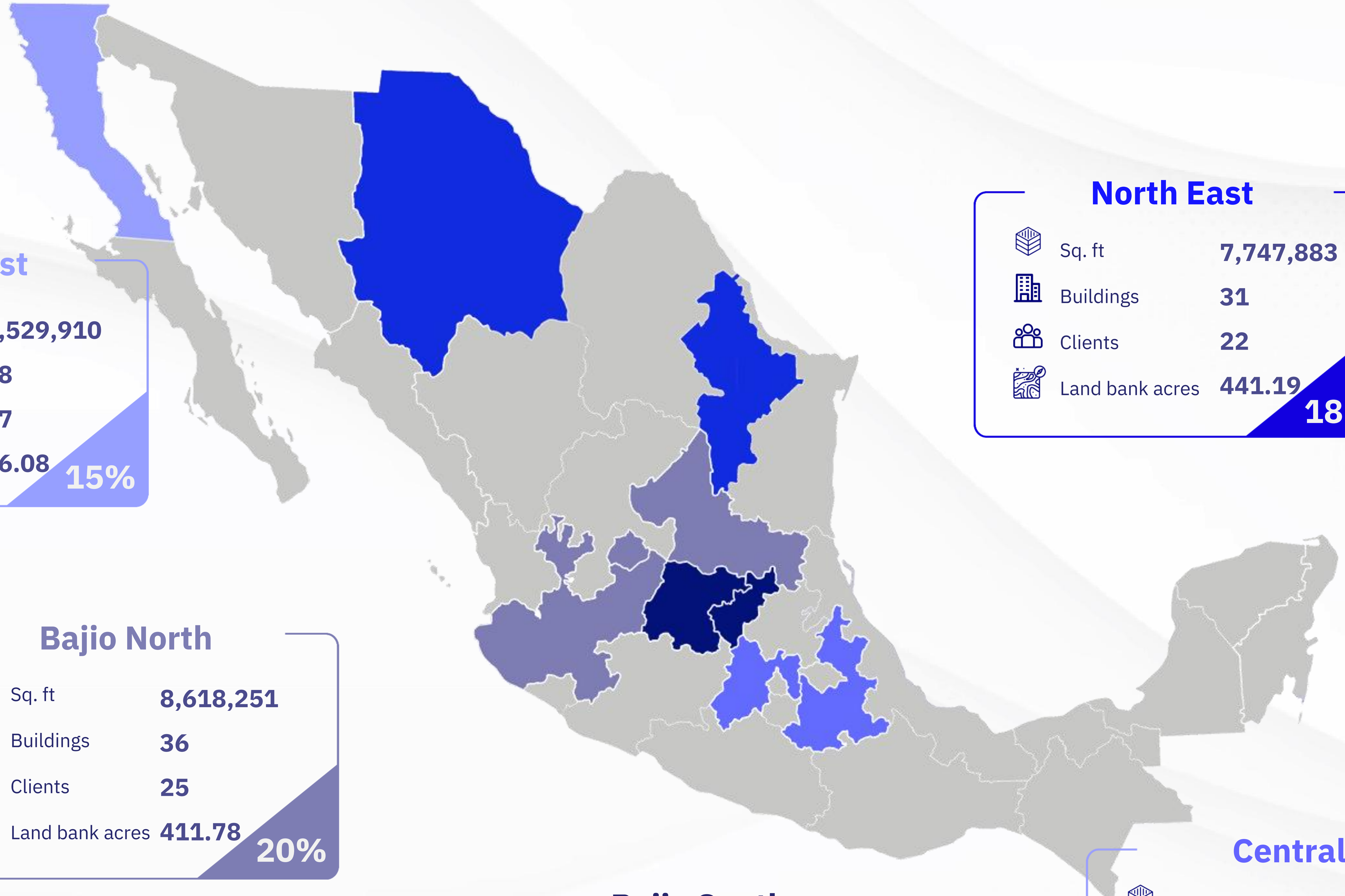
Differentiated Portfolio and Strong Financial Track Record

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



North West

Sq. ft	6,529,910
Buildings	58
Clients	47
Land bank acres	76.08

15%

North East

Sq. ft	7,747,883
Buildings	31
Clients	22
Land bank acres	441.19

18%

Bajio North

Sq. ft	8,618,251
Buildings	36
Clients	25
Land bank acres	411.78

20%

Bajio South

Sq. ft	11,857,032
Buildings	66
Clients	54
Land bank acres	242.52

27%

Central

Sq. ft	8,572,523
Buildings	41
Clients	36
Land bank acres	-

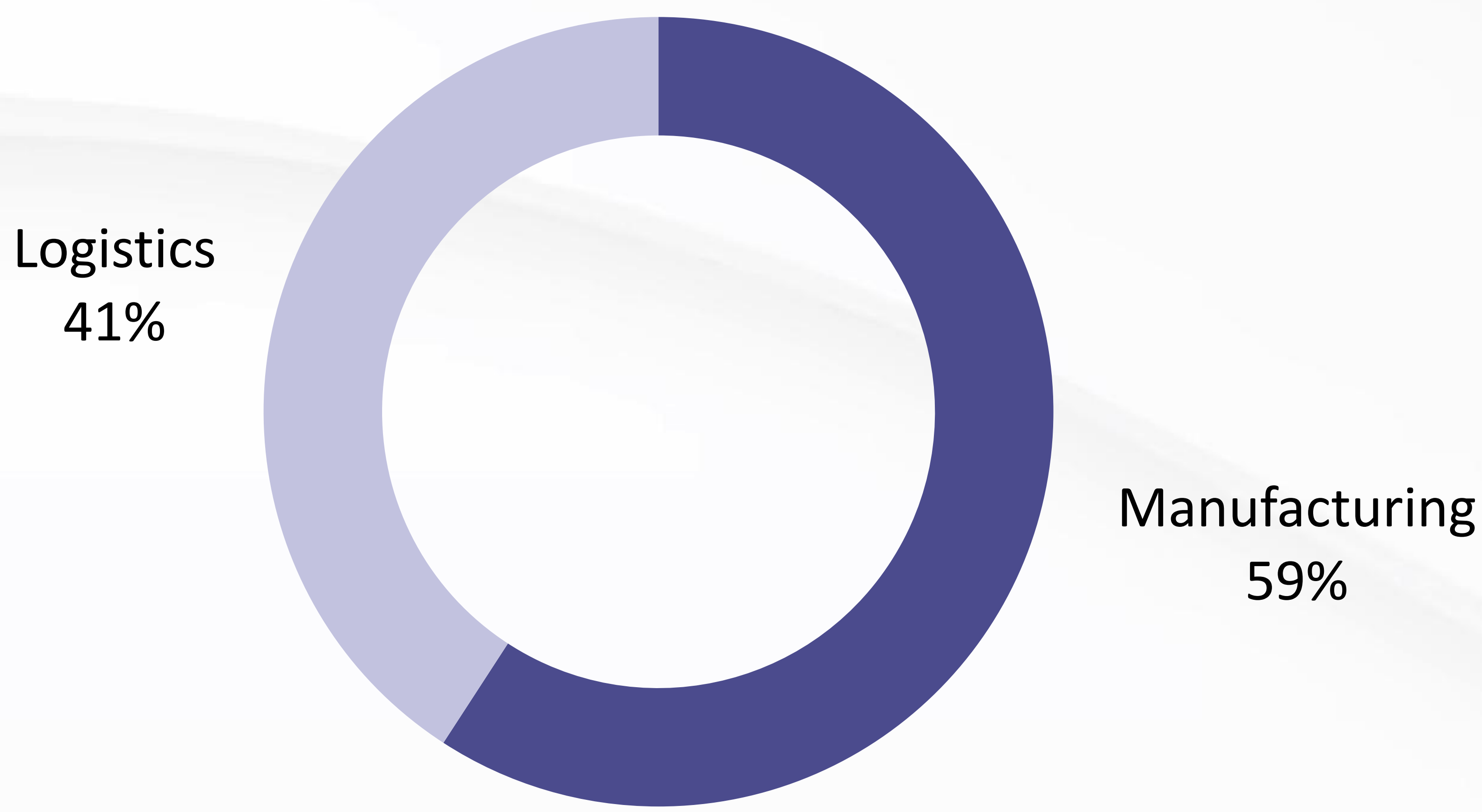
20%

(As of June 30, 2026, % of GLA)

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)

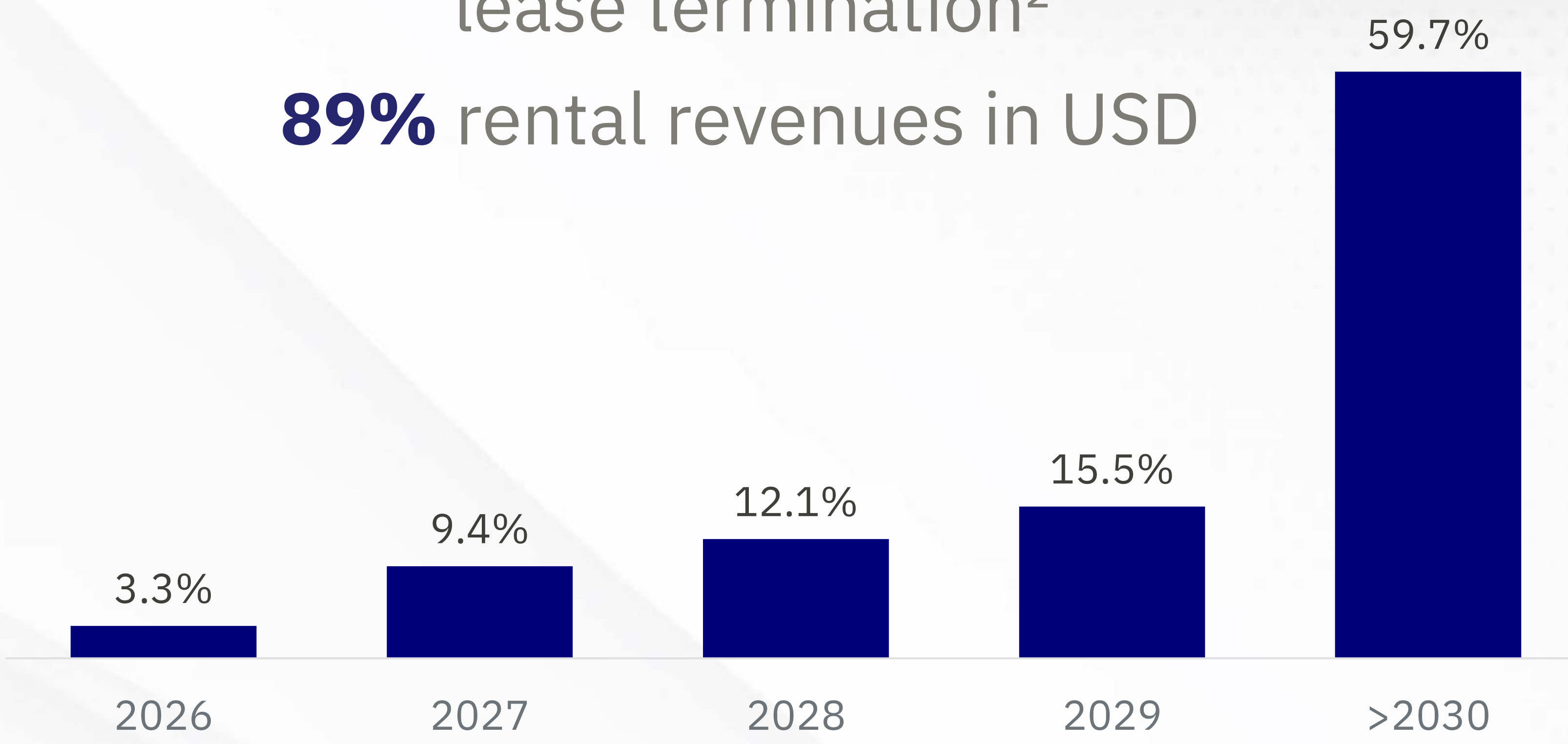


Long-term CPI linked and staggered lease maturity profile[1]

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

4.5 yrs weighted average lease termination[2]

89% rental revenues in USD



Well diversified portfolio of tenants

Country										
Tenant	mercado libre	Nestlé	SAFRAN	FOXCONN	DSV	NISSAN	tpi	Bombardier	Continental	EATON Powering Business Worldwide
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

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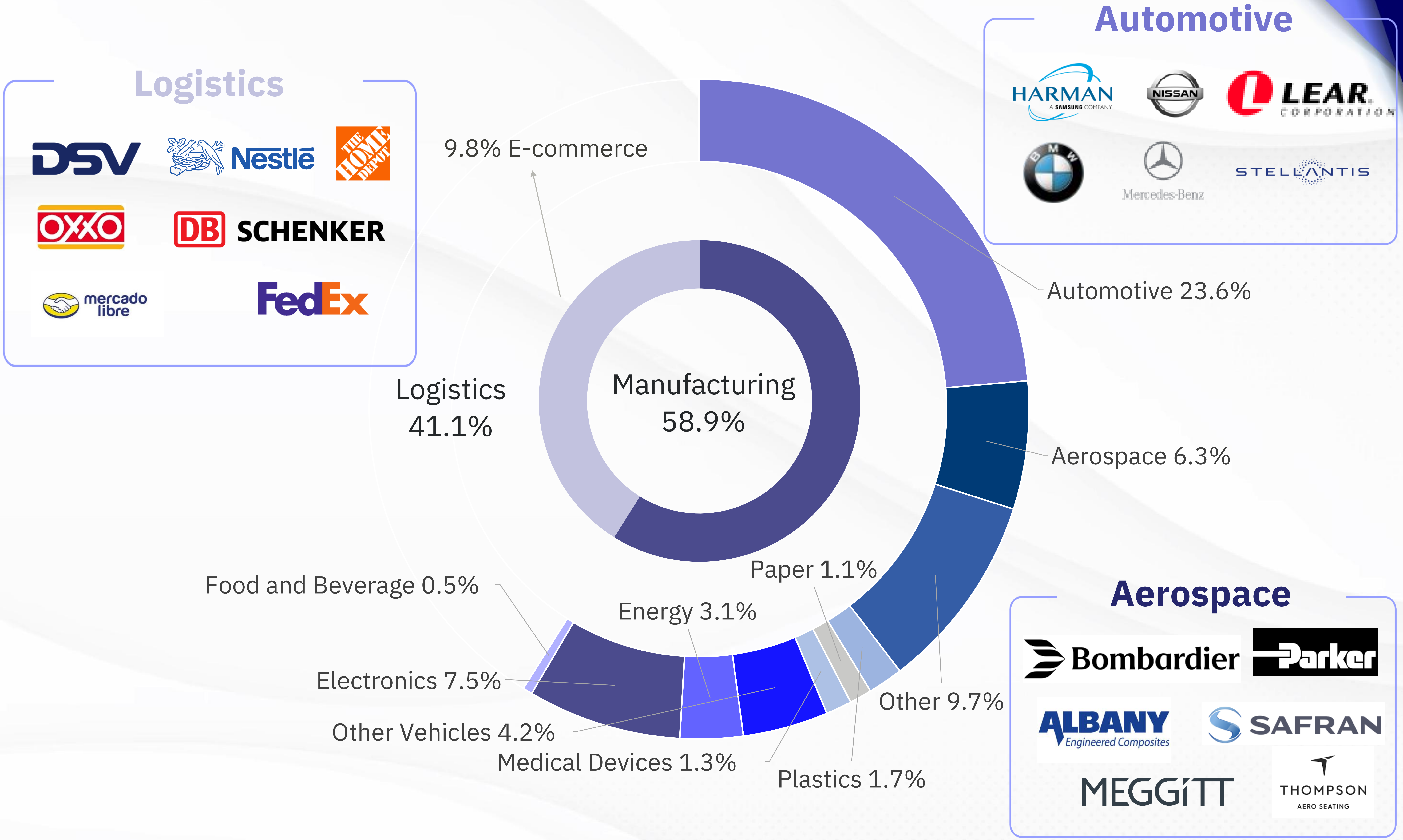
Diversified industry profile and strong tenant credit



* Calculated over total occupied GLA

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

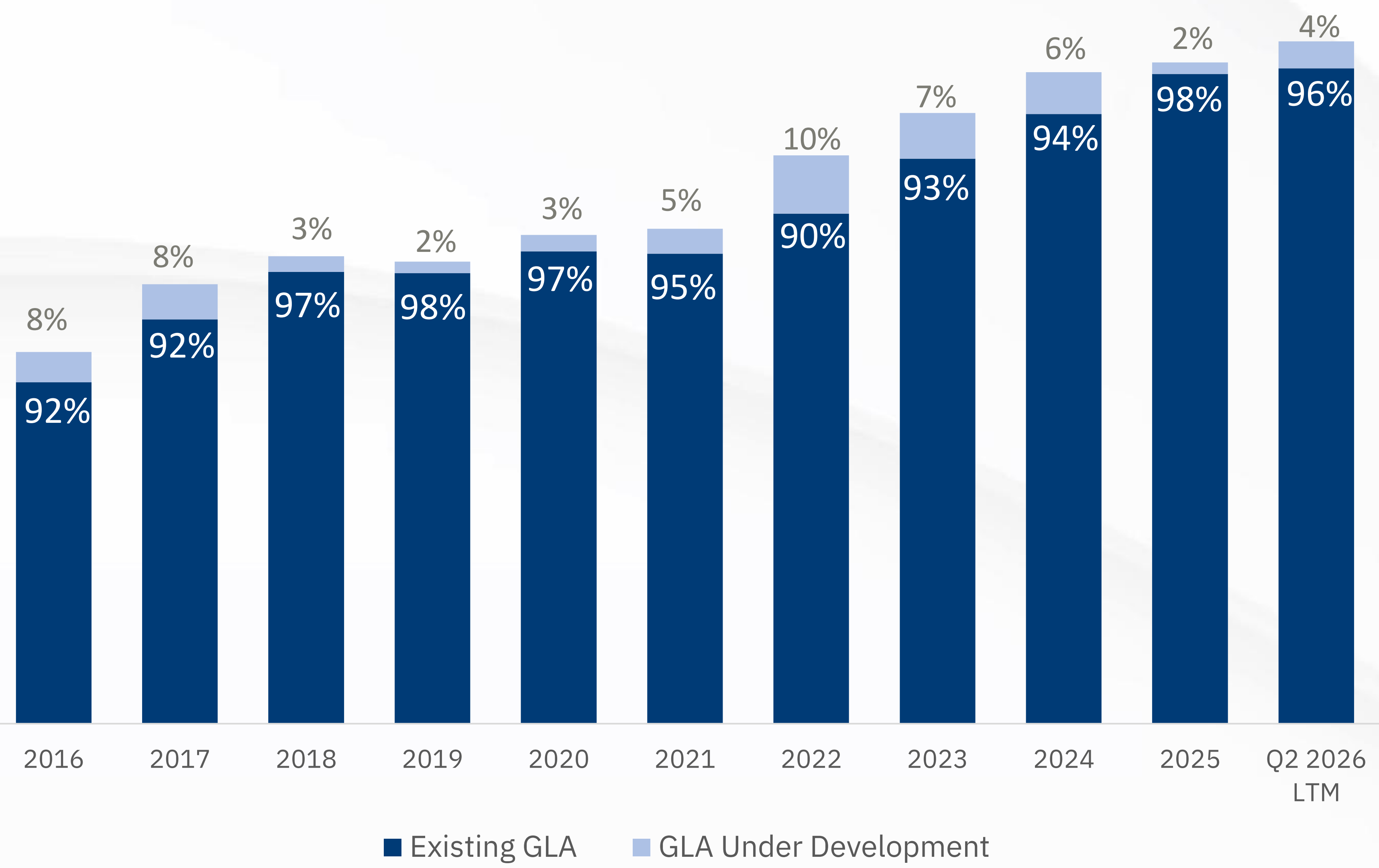
Post-crisis outcome: Tier 1 manufacturers have strengthened with a significant reduction of OEM suppliers driven by market consolidation where only the best and most profitable survived.

OEM	0.8%
Tier 1	53.9%
Tier 2	17.8%
Tier 3	1.8%
Logistic	25.7%

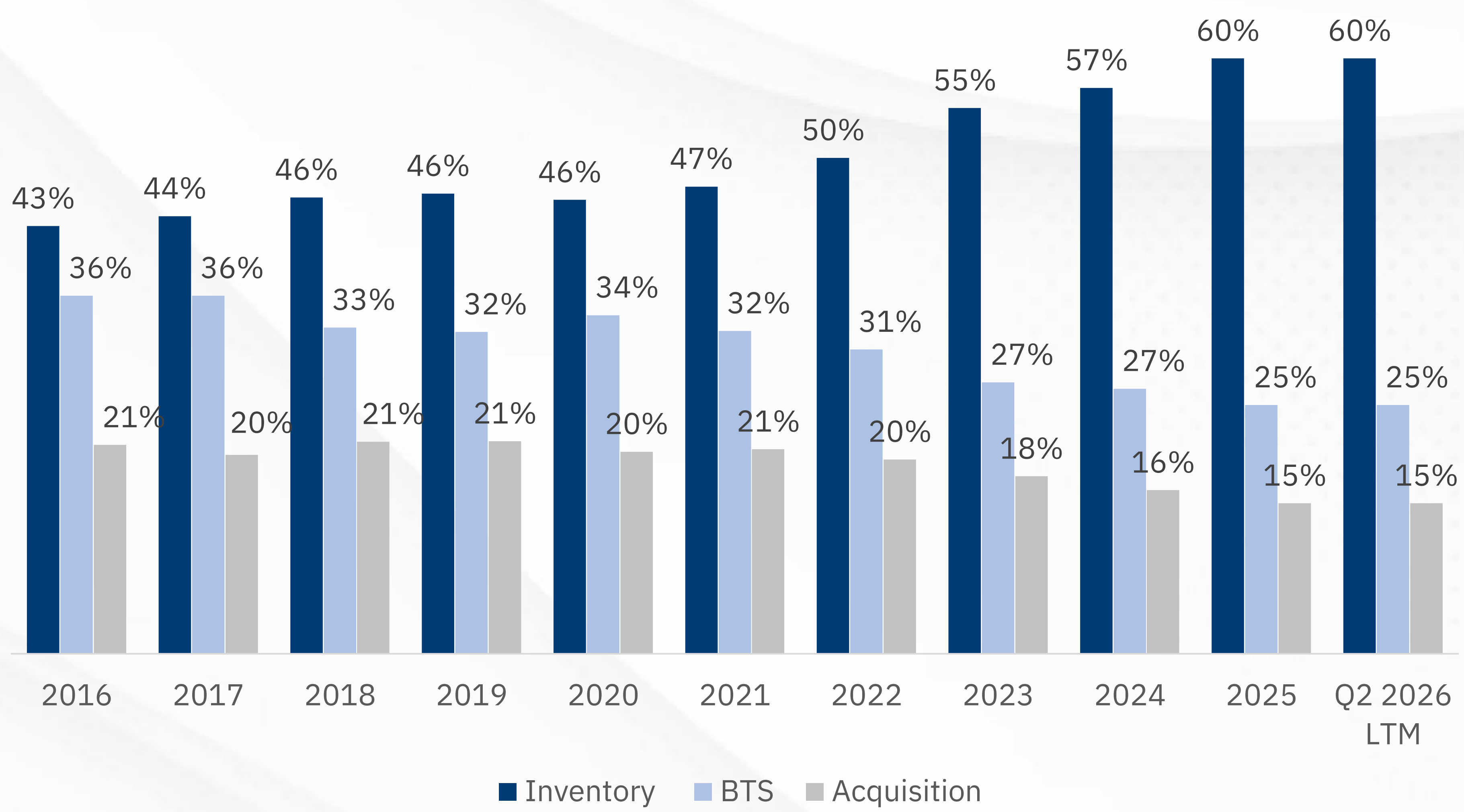
Calculated over the sum of occupied manufacturing automotive and logistics of automotive industries GLA

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.

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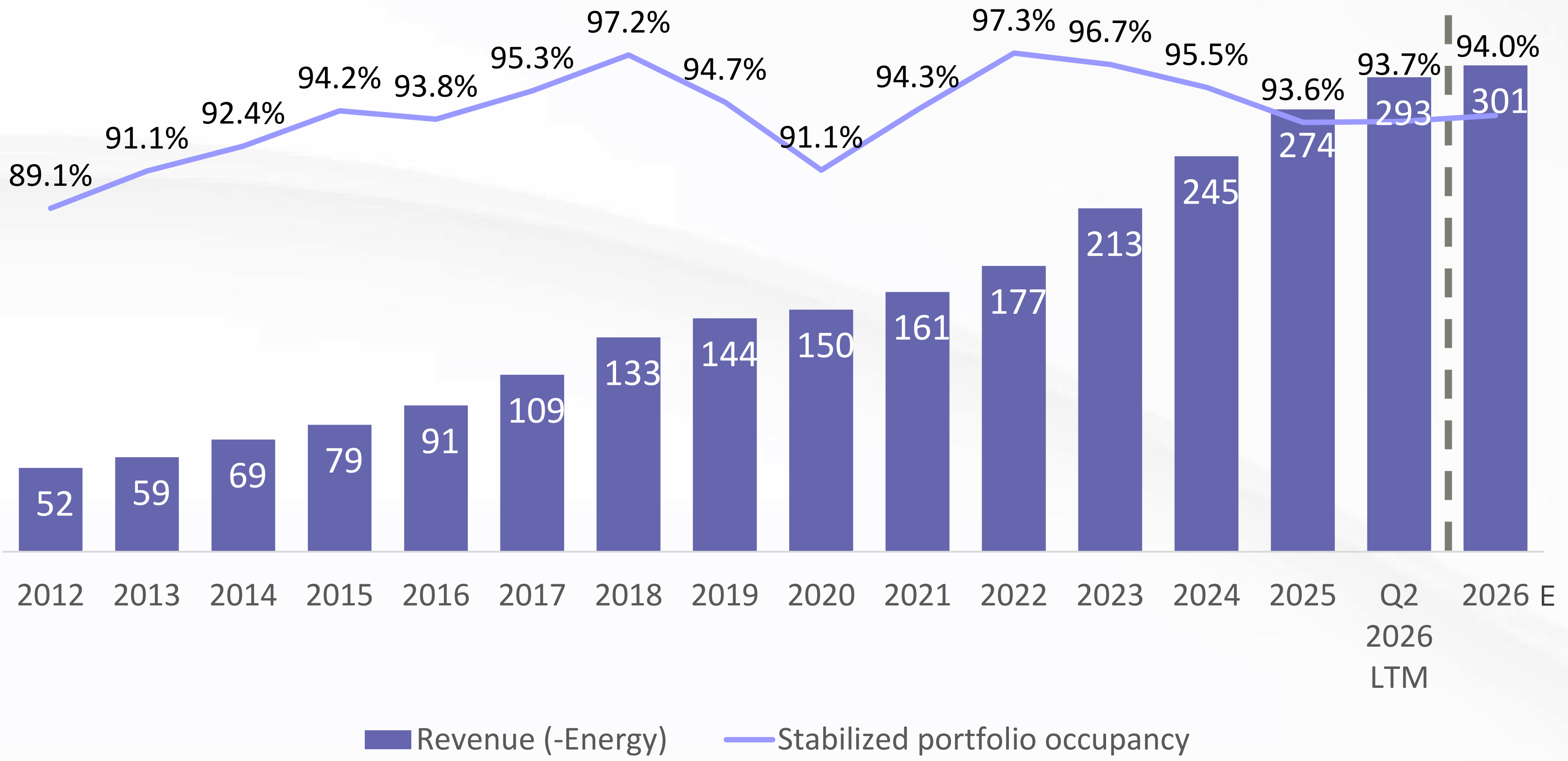
Stable and predictable cash flows with profitability

Highly predictable rental income & stable occupancy rates

(US$ in millions)

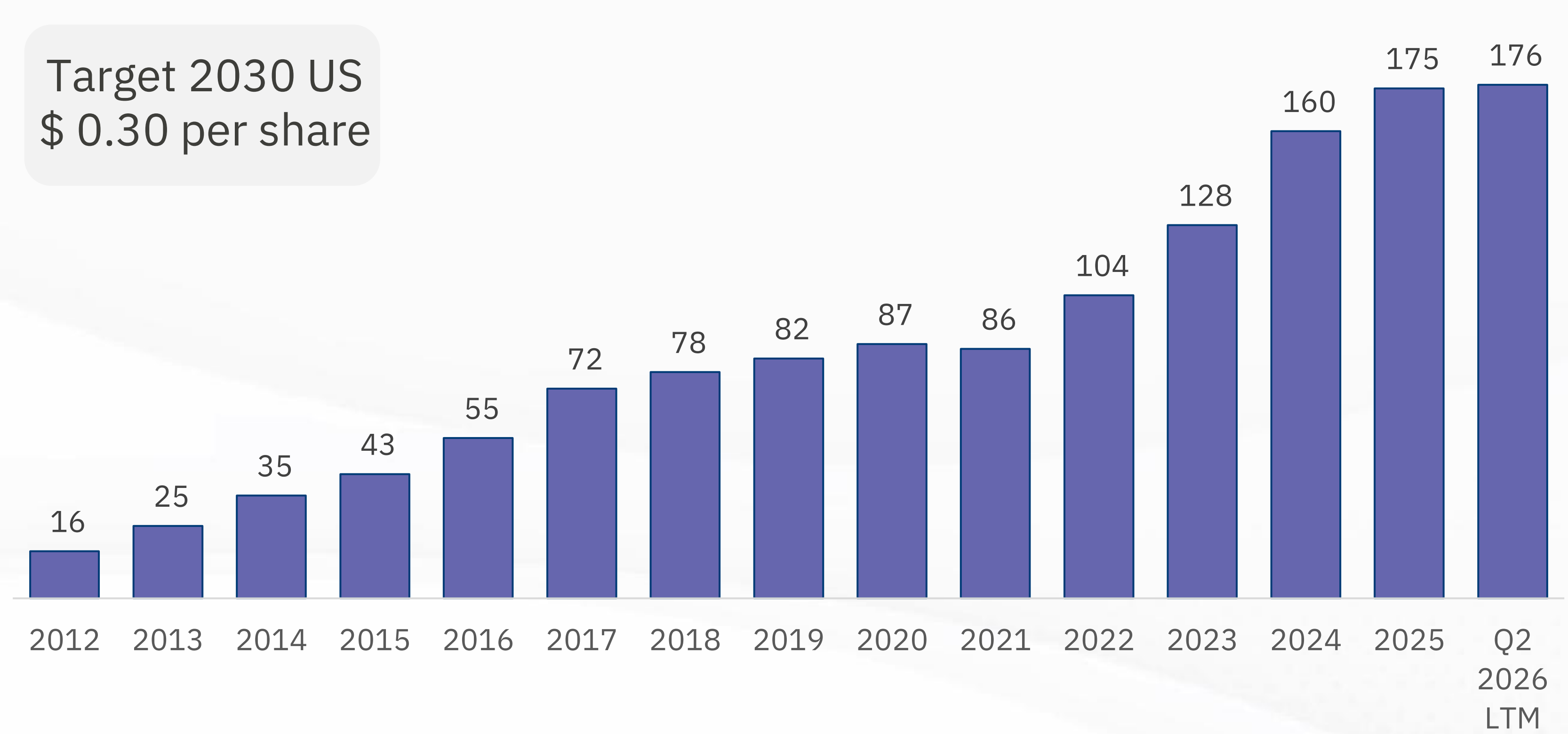


Strong Adj EBITDA growth with low margin volatility[1]

(US$ in millions)

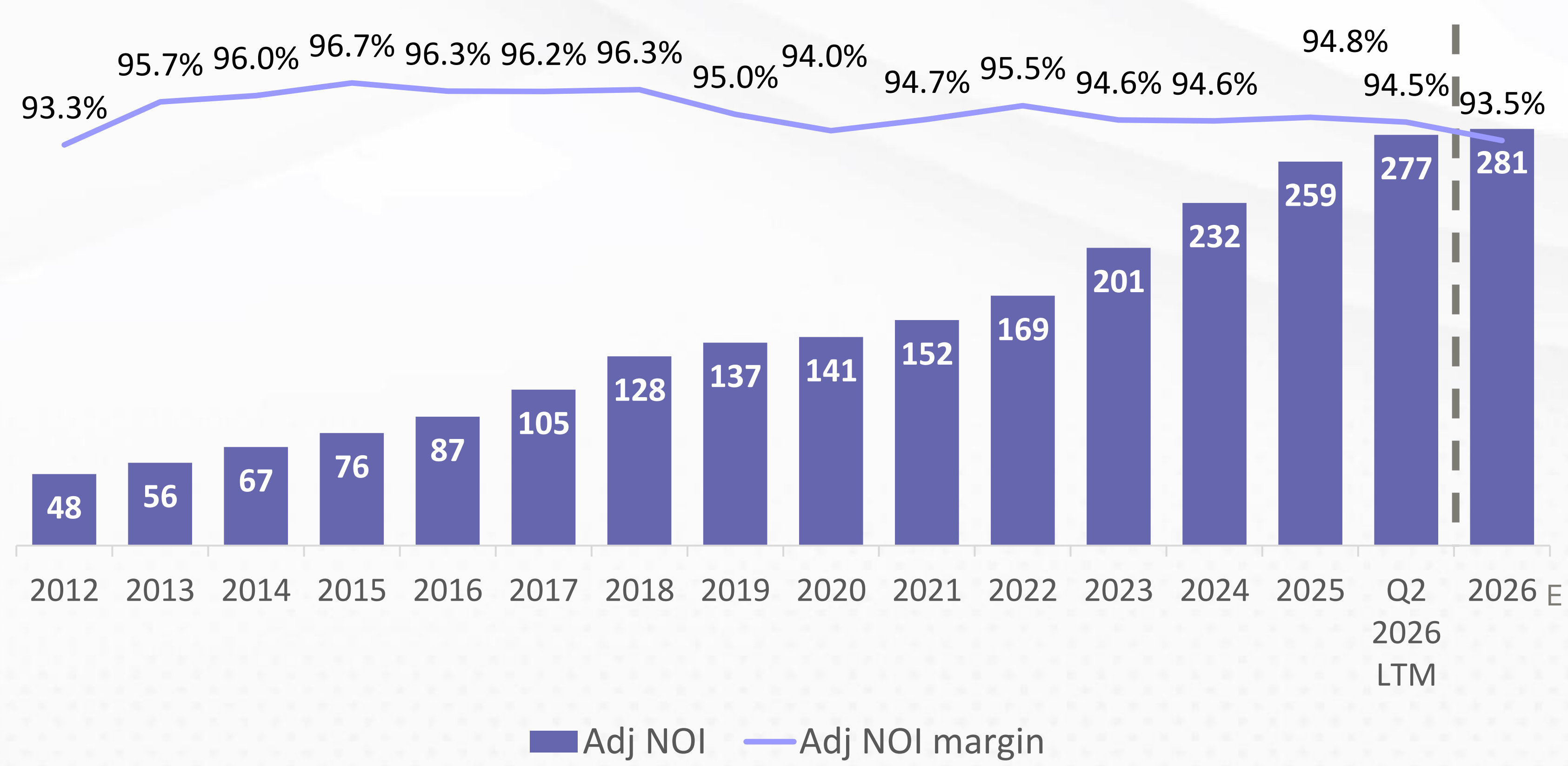
Sustainable Vesta FFO Growth[2]

(US$ in millions)



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.

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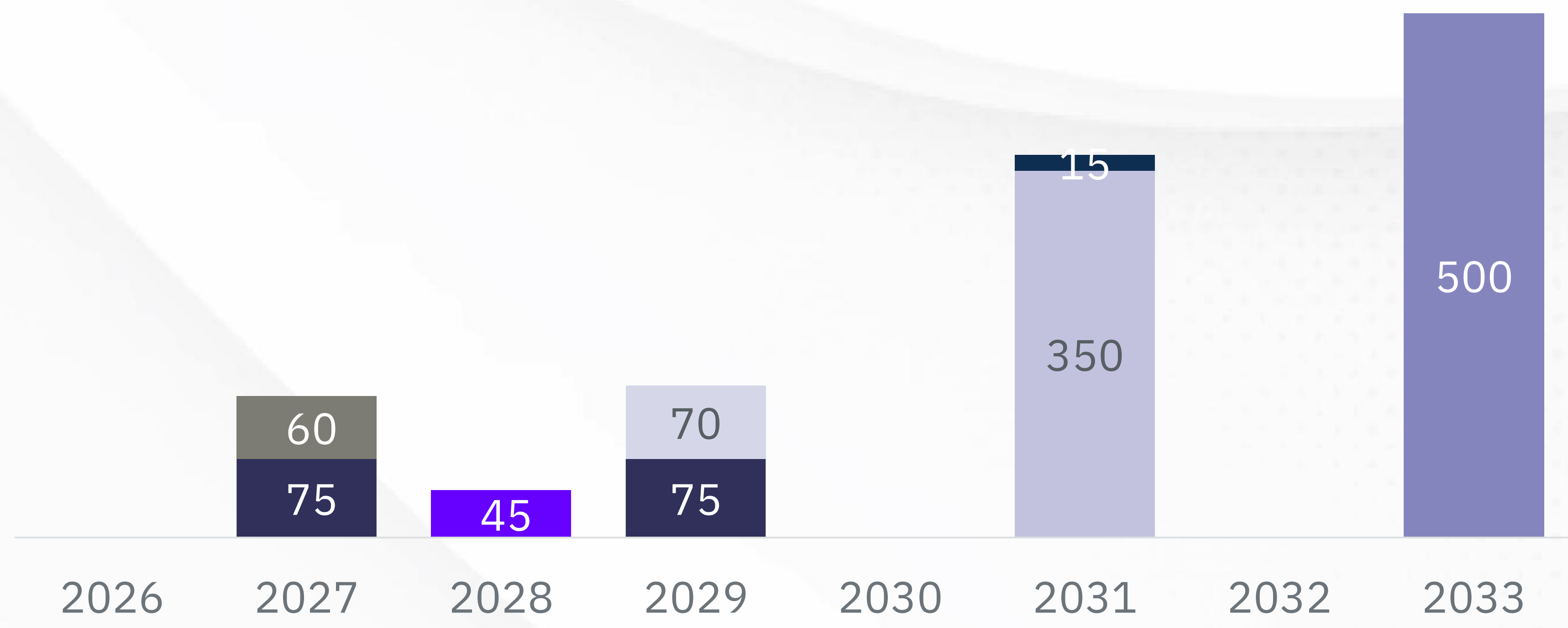
Long-term debt at fixed rates, with solid liquidity position...

	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

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

4.9 years average maturity &
4.9% average interest rate



Sound liquidity position

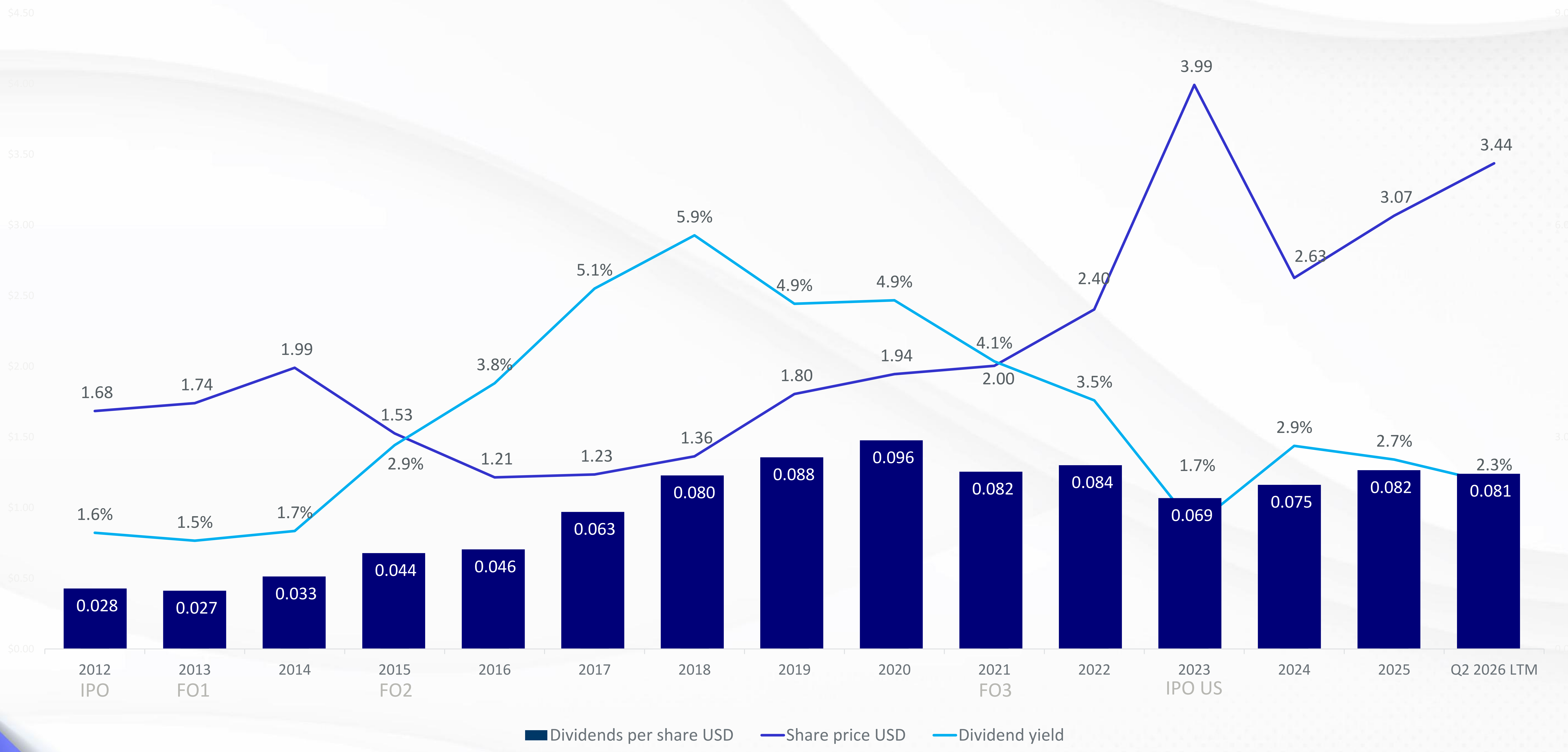
Cash reserves:
- US$ 404 M as of June 30, 2026

Idle debt capacity:
- Current LTV of 24.3% vs 40% maximum leverage internal policy

Revolving credit line:
- Revolver line of US$ 200 M with 2028 maturity

Credit Ratings:
Fitch BBB- (Positive)
S&P BBB- (Positive)
Moody´s Baa3 (Positive)

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

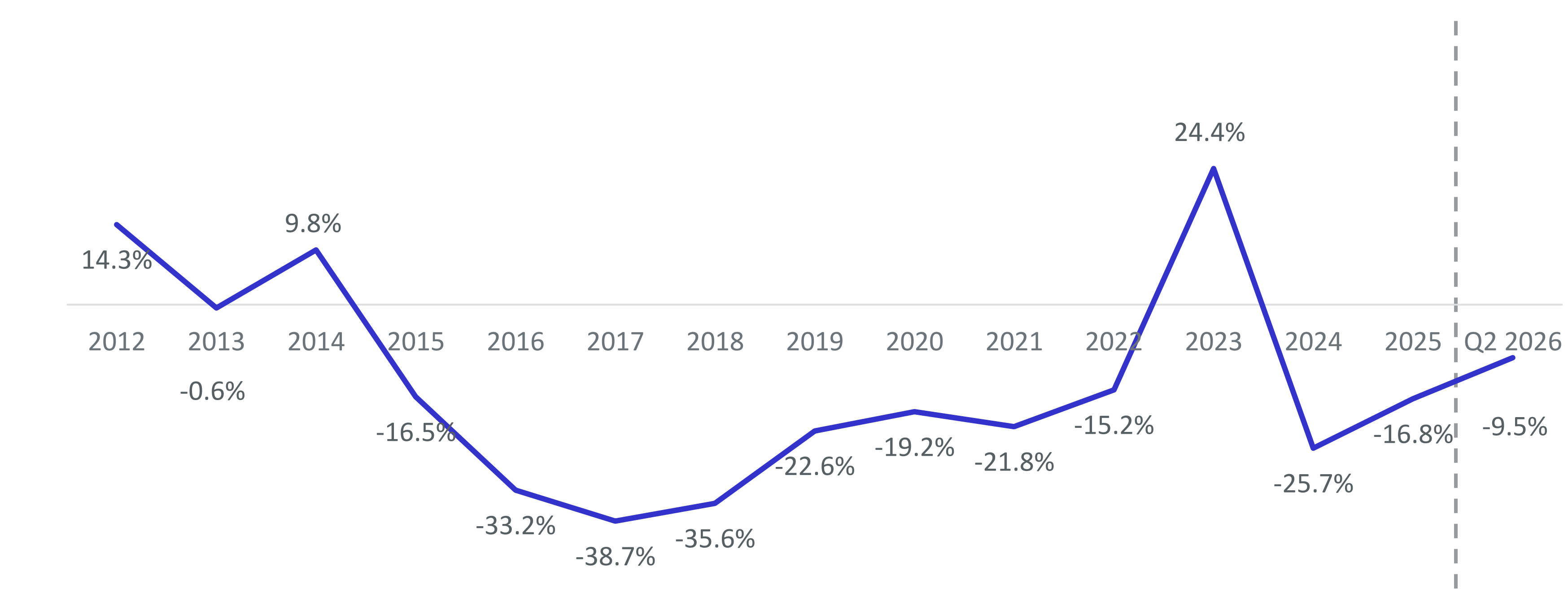


The dividend yield for 2026 is calculated with the dividend declared in the shareholders meeting in April 2026

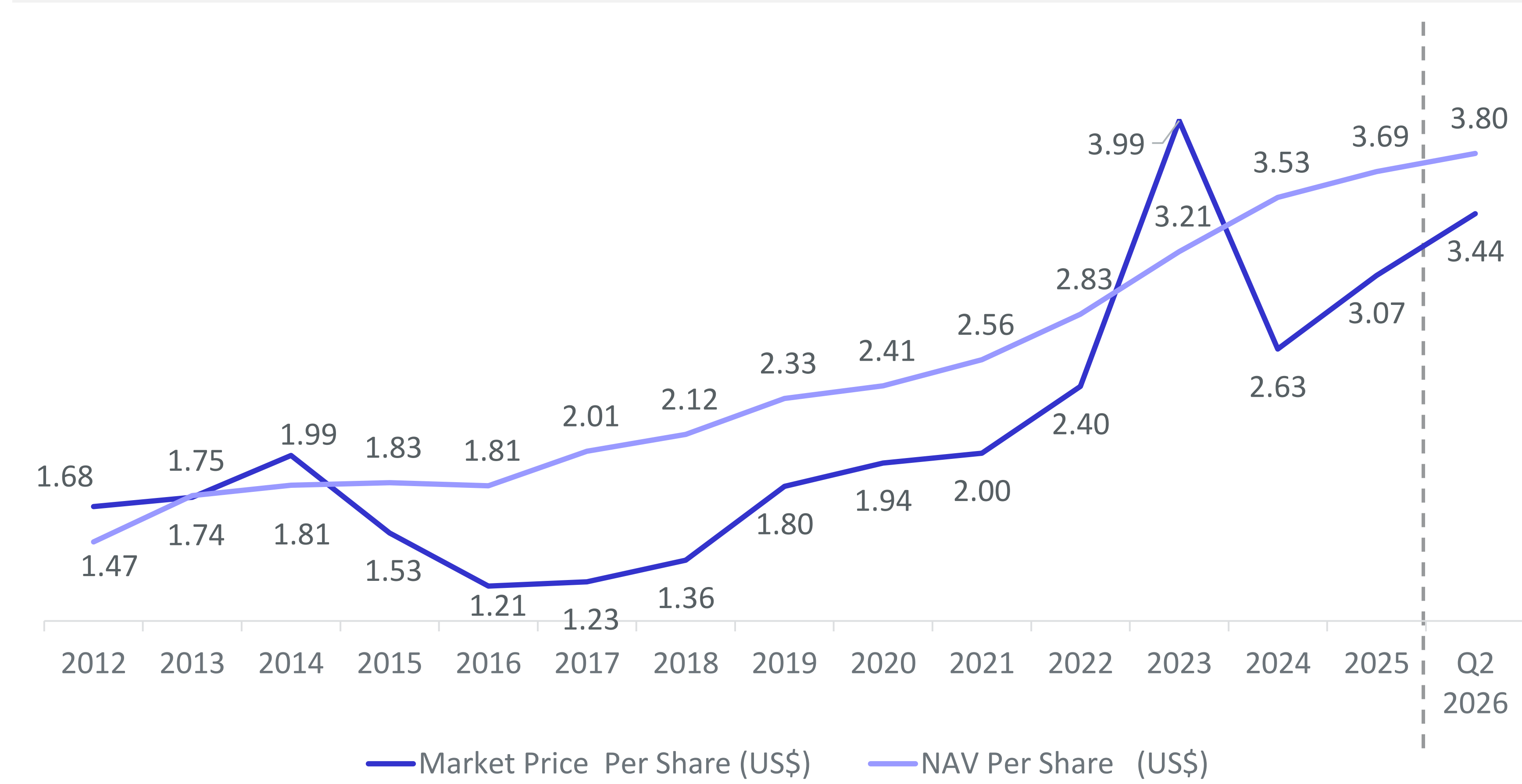
Attractive Discount: Higher Book Net Asset Value vs Market Price

Figures in US$ M	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/Premium[1]



NAV vs share price[1]



[1]The 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

2011-2016
- 1st LEED Building (2013)
- Sustainable Construction Manual (2012)
- UN Global Compact Signatory (2011)

2017
- Department Reinforcement
- 1st Materiality Analysis

2018
- ESG Diagnostic
- Creation of ESG Policy

2019
- Creation of ESG Policies and Stakeholder Engagement Program
- Members of the DJSI MILA

2020
- Creation of ESG Strategy
- UN PRI Signatories
- Green Lease in Tenant's Contracts

2021
- Climate Change and Resilience Strategy
- Target Gender Equality Initiative
- US$350 mm 10-year ESG Bond

2022
- GEI Bloomberg Index
- Members of the Climate Ambition Accelerator Initiative

2023
- Member of S&P Yearbook 2023

Our 2025 Goals

Governance and Integrity	Social	Environment
✓ Implement governance responsibility guidelines	✓ Continue expanding local community social investment programs within Vesta's operating areas	✓ Reduce operations' environmental impact
✓ Increase suppliers' ESG standards	✓ Strengthen personnel and tenant ESG capabilities	✓ Improve portfolio efficiency by obtaining green certifications
✓ Promote diversity within our group	✓ Ensure following the best practices in transparency related to human rights, diversity and equal rights opportunities	✓ Implement resilient climate change actions
✓ Implement a risk management culture		

Bloomberg Gender-Equality Index 2023
1st among 10 Mexican companies

ecovadis Business Sustainability Ratings

GRESB 2022
2021: 4th among 9 public industrial funds

CDP DISCLOSURE INSIGHT ACTION
Since 2018

EMPRESA SUSTENTABLE

Signatory of: PRI Principles for Responsible Investment
Since 2020

UN Global Compact Red México
Since 2011

MSCI
MORGAN STANLEY CAPITAL INTERNATIONAL
A grade

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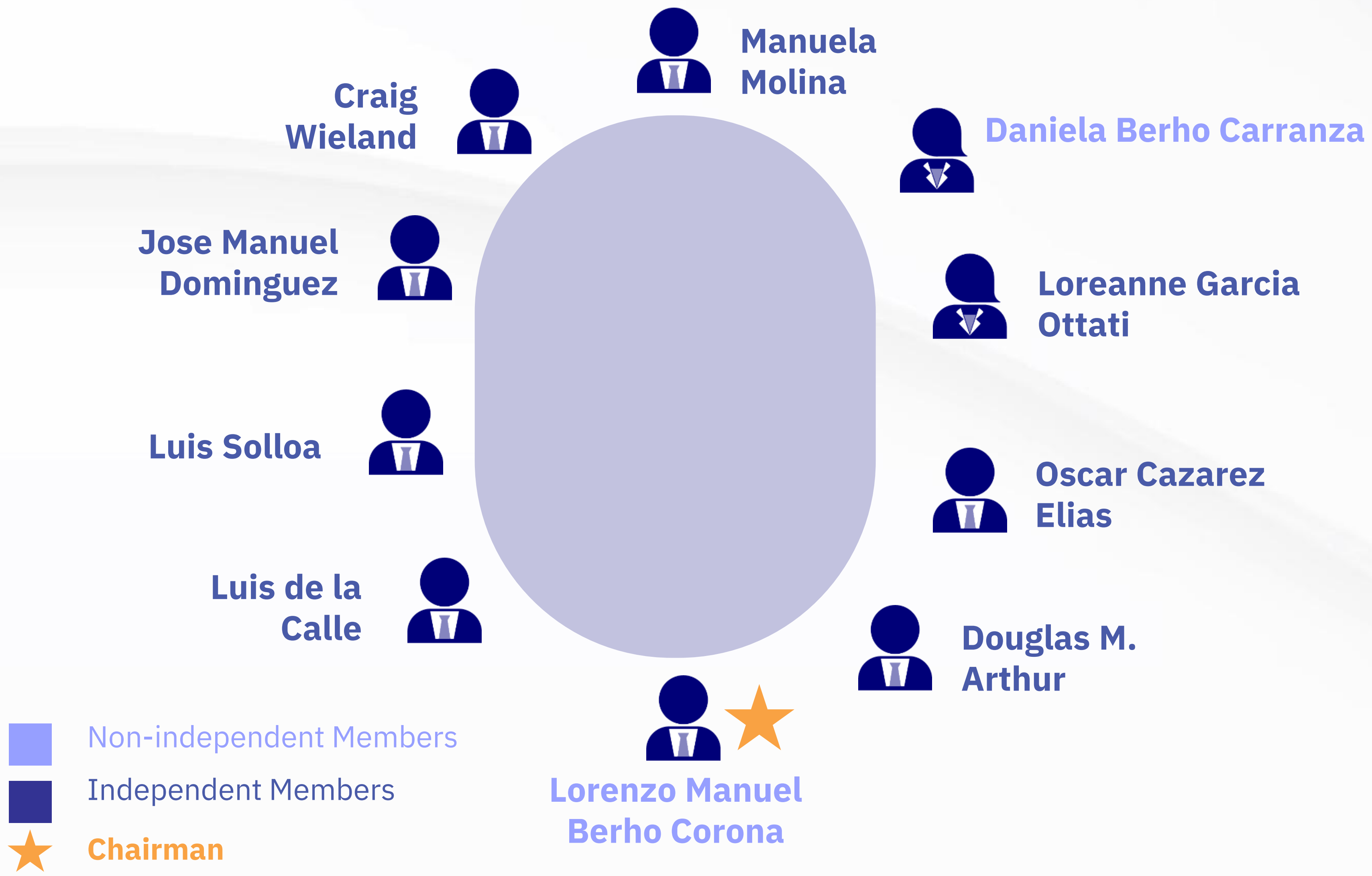
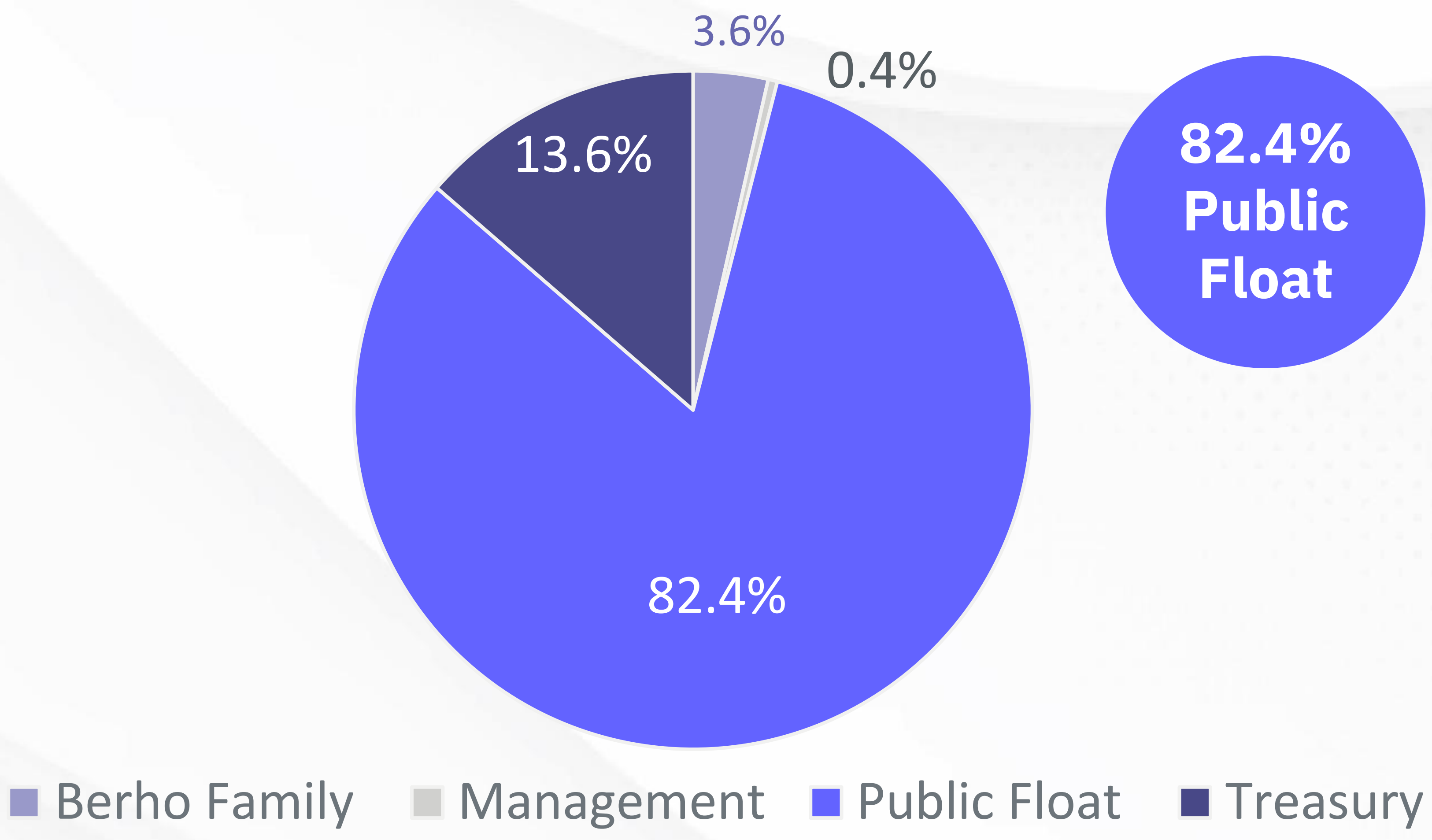
Strong corporate governance; best-in-class governance practices since Vesta's inception

Board of Directors
10 Members, 8 Independent

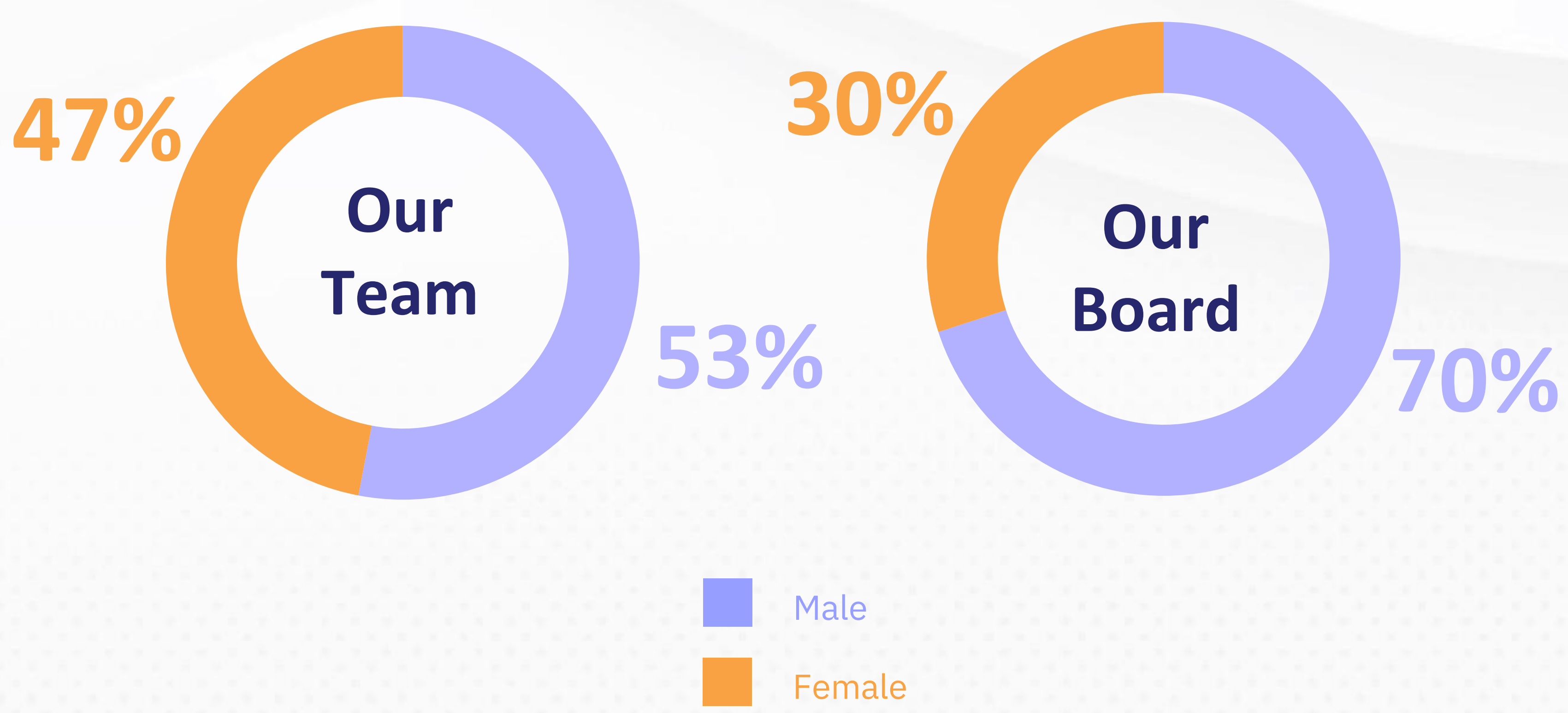


- ✓ 8 of 10 Directors are independent
- ✓ All 6 Board Committees are chaired by an independent director
- ✓ Single class of shares (one share, one vote)
- ✓ Vesta's Code of Ethics serves as a guide to regulate the conduct of all employees and other stakeholders
- ✓ Stakeholder Engagement Program based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

Shareholders structure[1]



Inclusion across our team and board



(1) Total shares, management and Berho Family shares as of Abr 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

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

Solar panels
Used for common areas

Windows
With thermal insulation

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

Materials
Avoid “heat island” effect
5% sky lights
Decarbonization

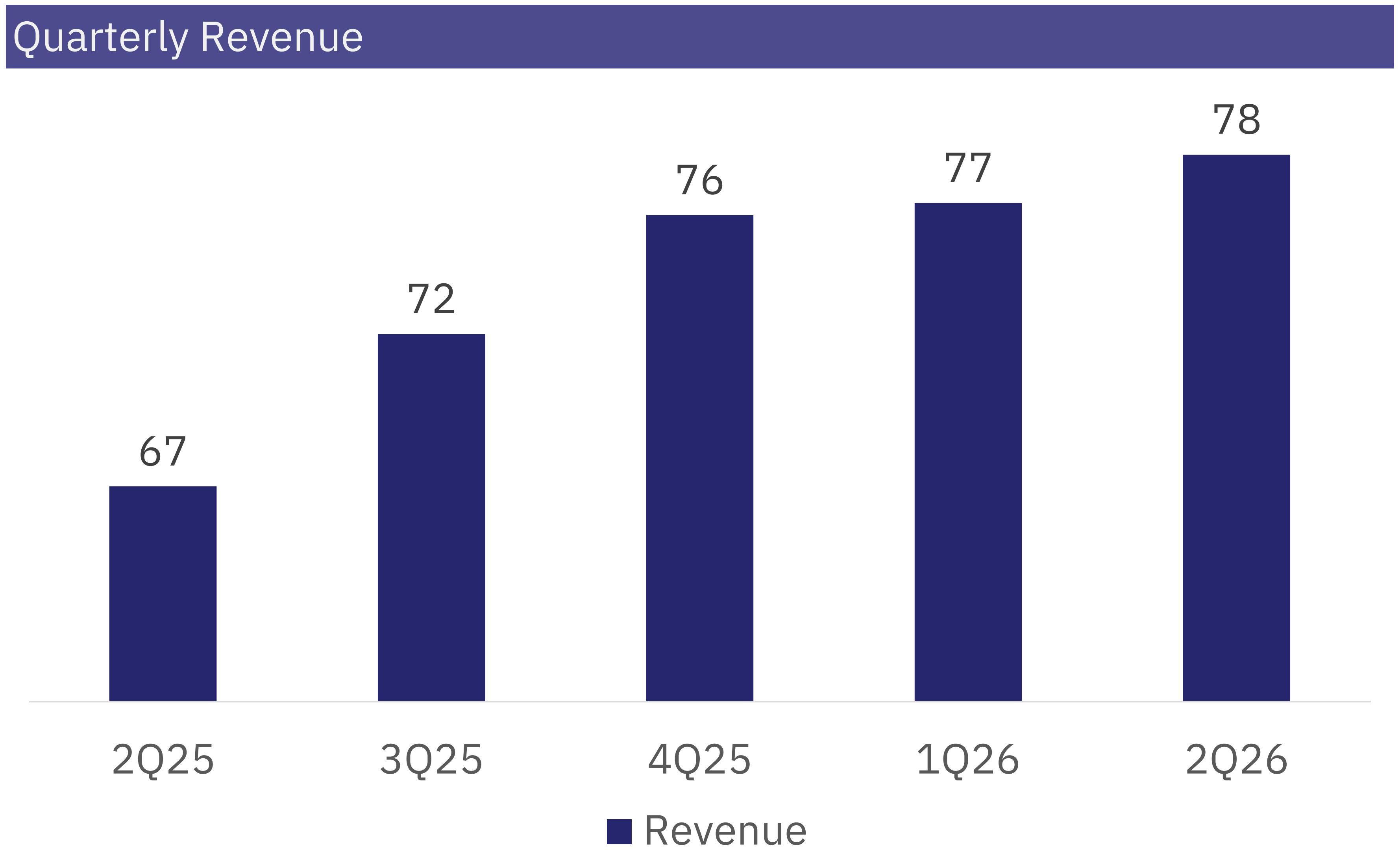
Facilities
Fire protection system (control software)
Low consumption restroom features

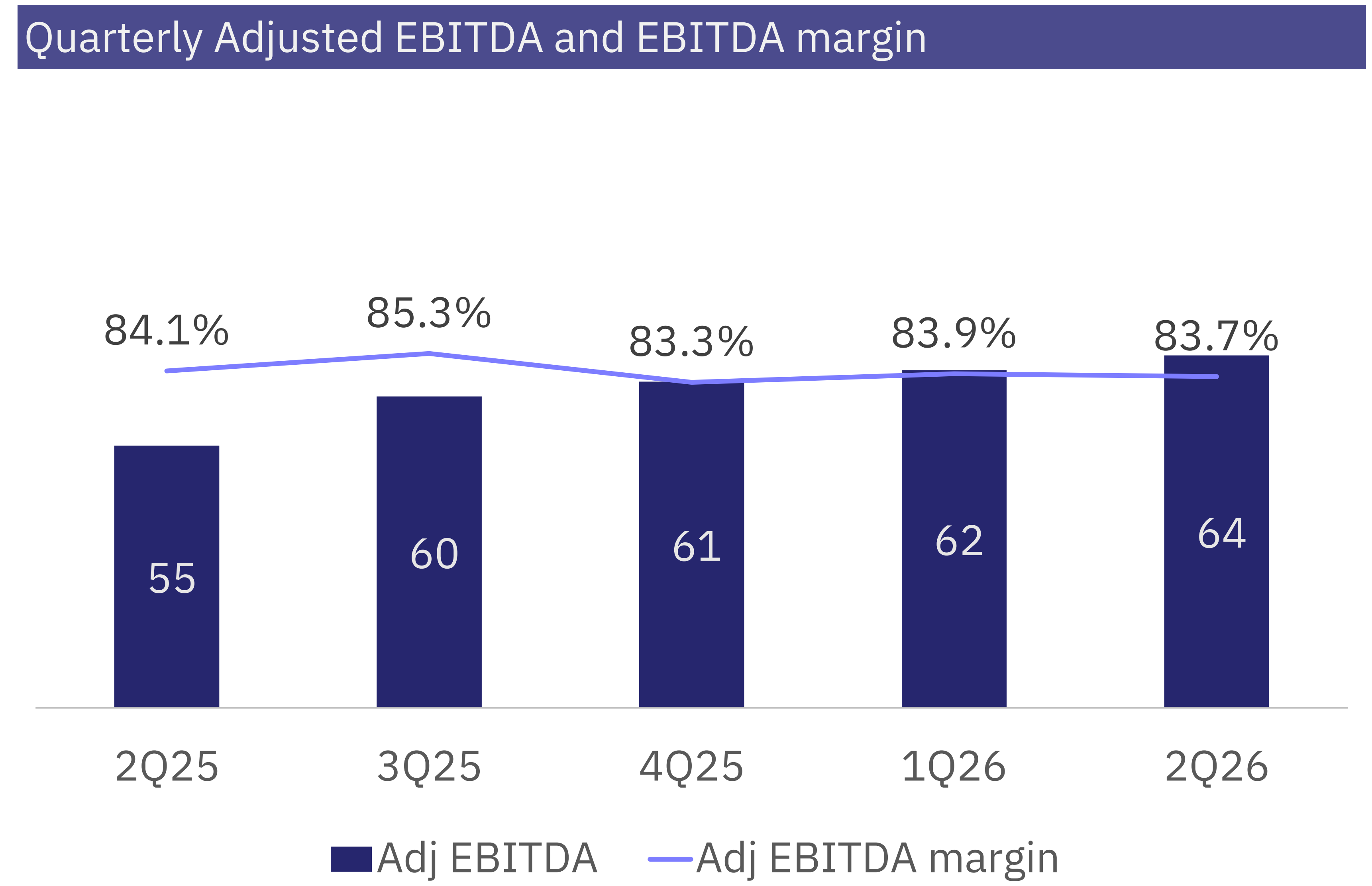
Community Benefits
Public lighting, access road repair

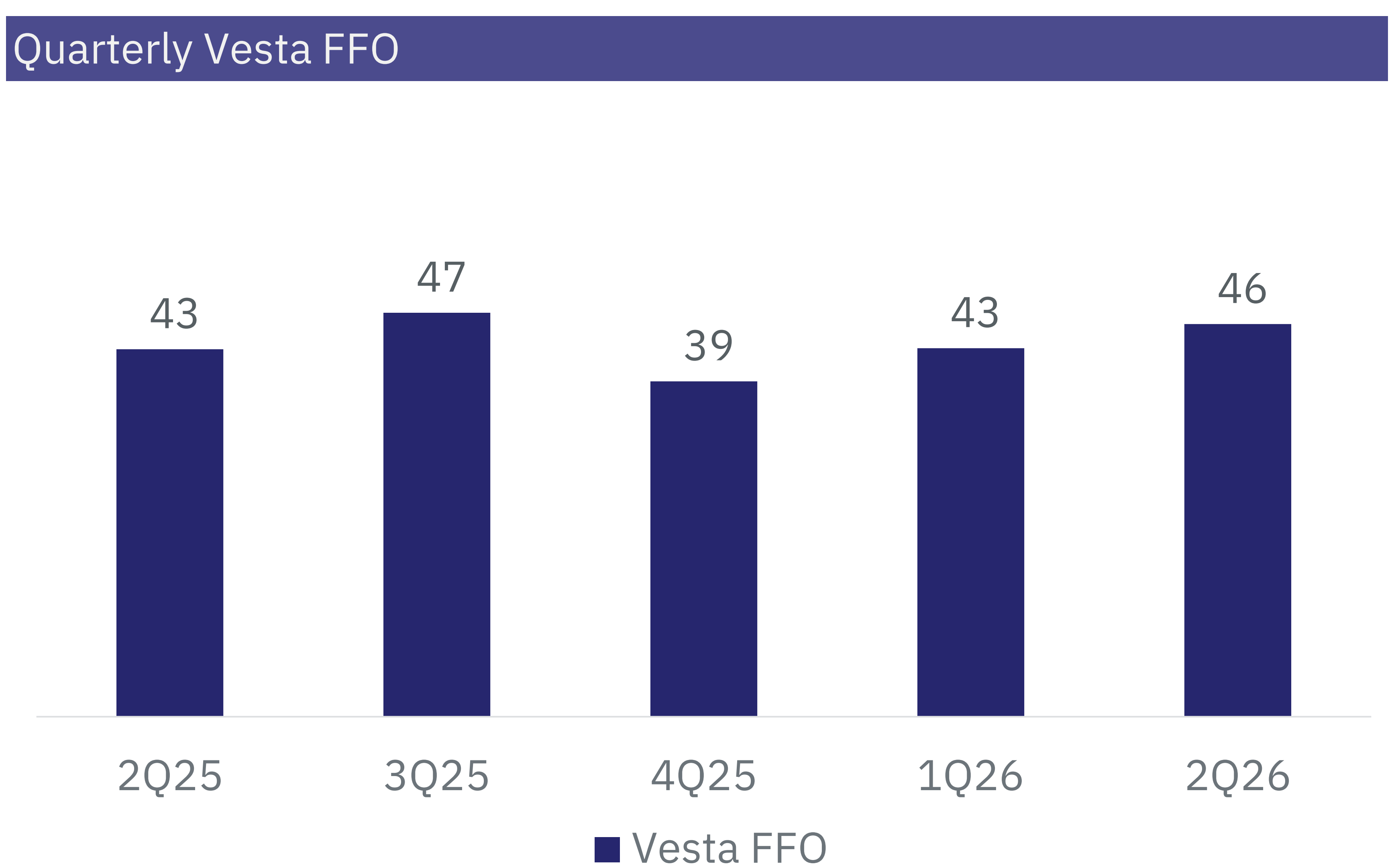
Design encompasses stormwater management
Quantity control and retention ponds

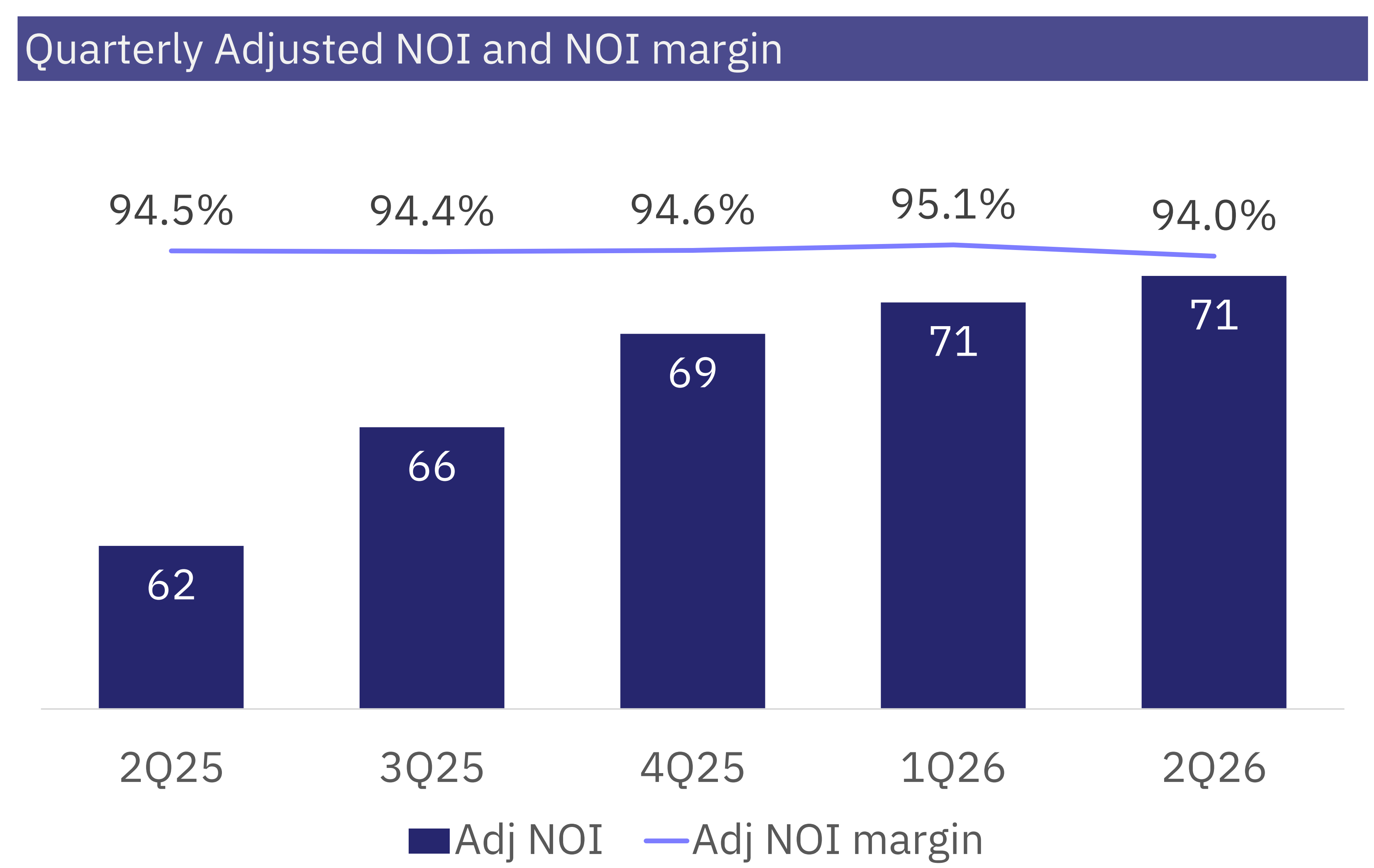
Appendix

Quarterly Results









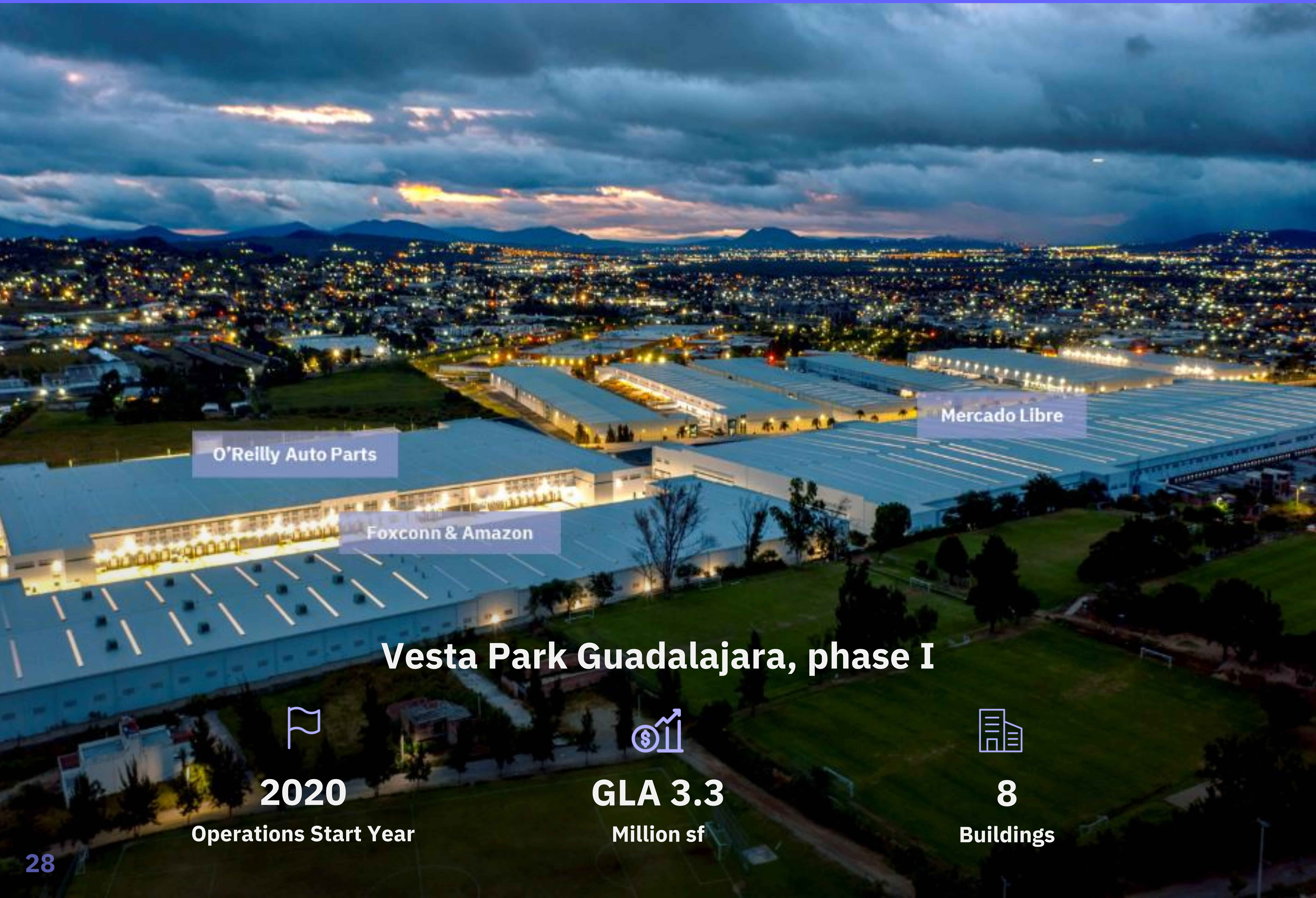
Vesta Park Toluca II

2014
Operations Start Year

GLA 1.47
Million sf

6
Buildings

Case Studies - Guadalajara



Vesta Park Guadalajara, phase I

2020	GLA 3.3	8
Operations Start Year	Million sf	Buildings

Case Studies – Guadalupe, Monterrey

Vesta Park Guadalupe

2021
Operations Start Year

GLA 498
K sf

2
Buildings

Case Studies - Tijuana

Mega Region Park

2022
Operations Start Year

GLA 1.2
Million sf

6
Buildings

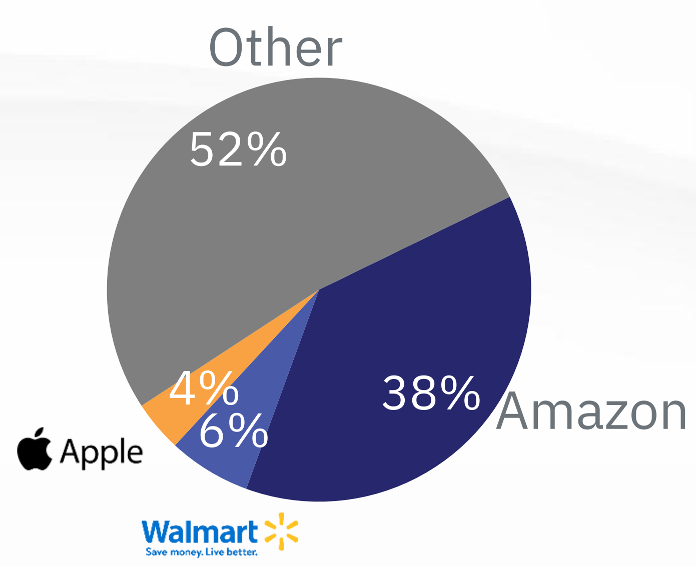
Source: Vesta

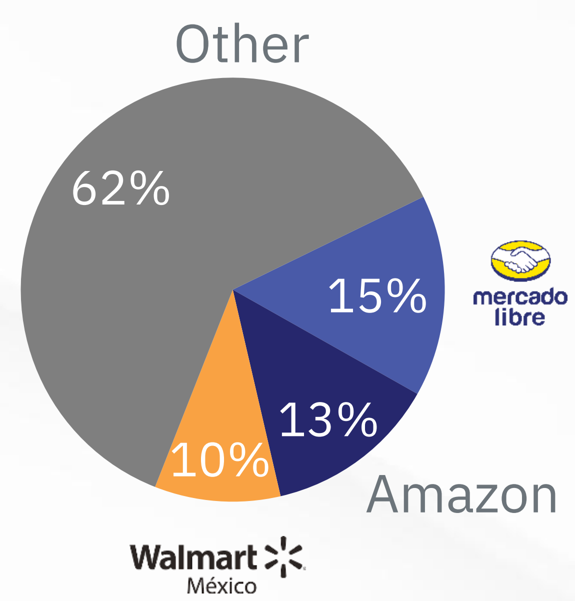
Vesta Benefits from increased Mexico logistics and e-commerce

US and Mexico E-Commerce Comparison(1)

(Market Share of online retailers, %)

US	Mexico
Market Size: US$905 bn	Market Size: US$19 bn

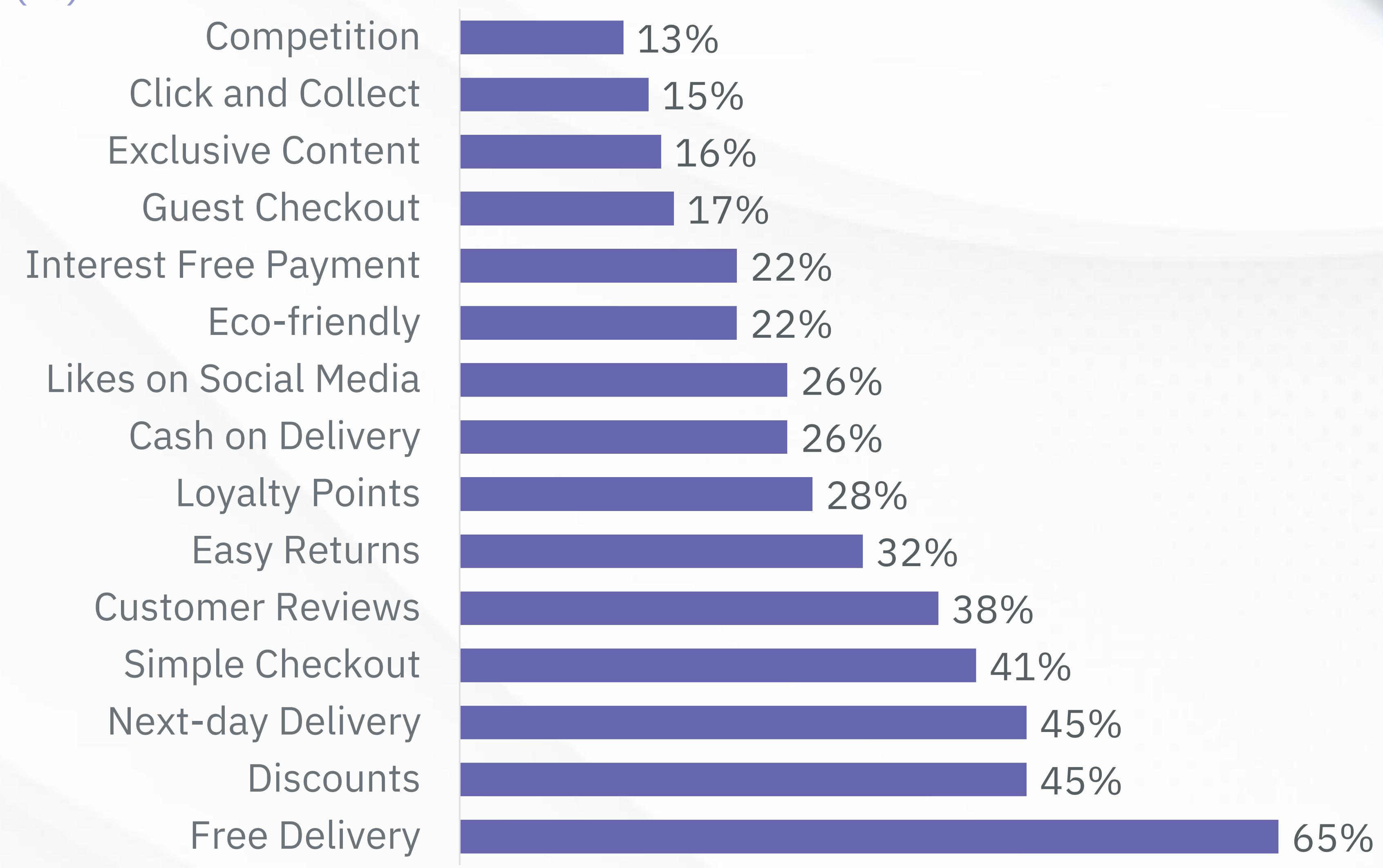




The US market is more consolidated than the Mexican market, with Amazon controlling 38% of market share vs 13% in Mexico. MercadoLibre, the LatAm marketplace, is the #1 player in Mexico

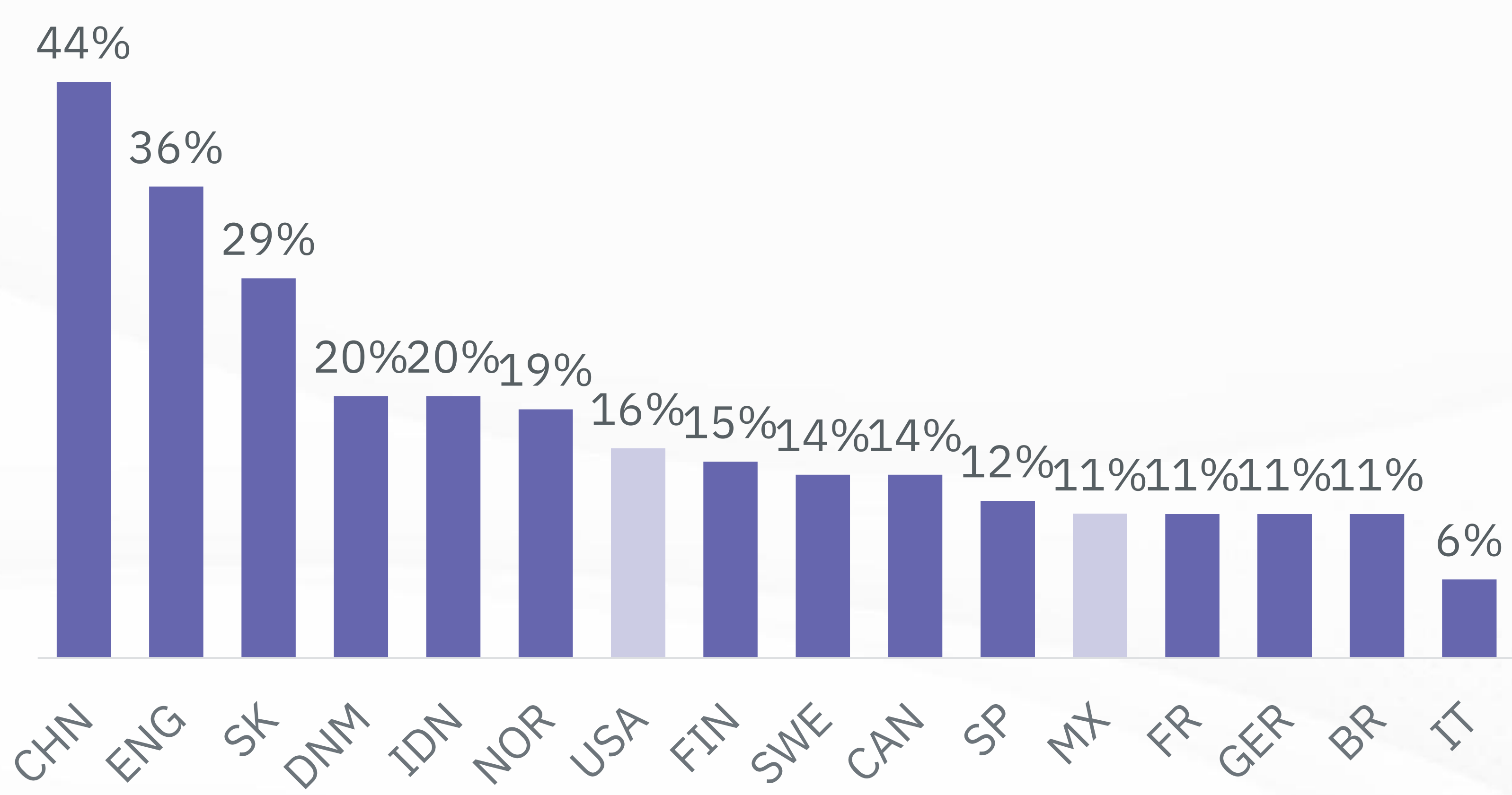
Top Motivator for Online Shopping in Mexico(3)

(%)



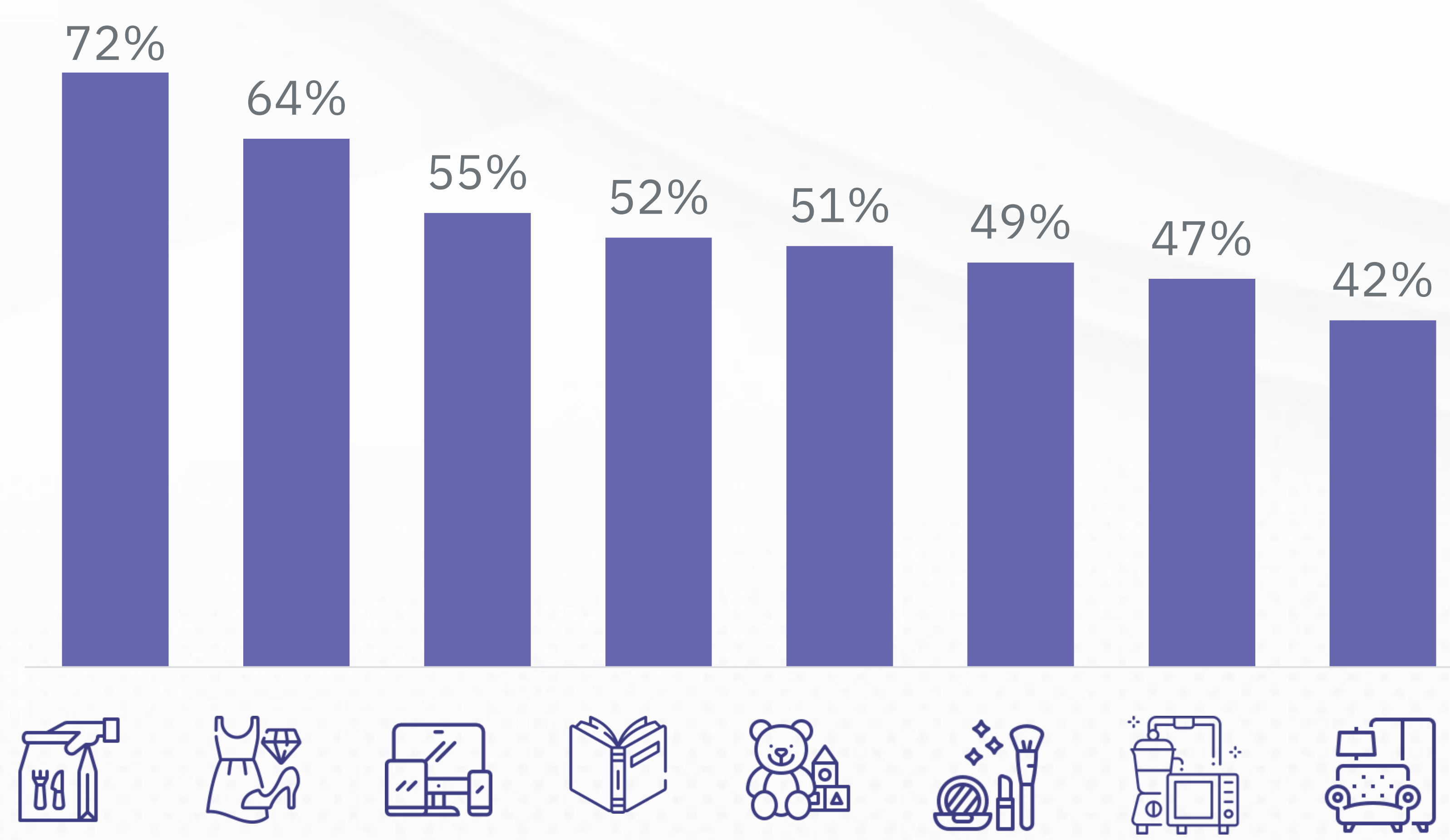
Mexico E-Commerce Penetration Opportunity(2)

(% of Total Retail Sales)



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

(Survey, Preference %)



Source: Market research reports. (1) Statista. (2) Asociacion Mexicana de Ventas Online (Mexican Association of Online Sales).
(3) Americas Market Intelligence: The e-Commerce Journey in Mexico.

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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 Equivalentes	(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