



CORPORATE PRESENTATION

Q4 2024

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.



224

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

40.3 Million sf total GLA

93.4% Total occupancy rate

95.5% Stabilized occupancy rate

97.6% Same store occupancy rate



28.7

Million sf of land reserves

with potential to develop over 12.9 million sf of incremental GLA



192

Tenants

4.9 yrs average contract life¹

92% USD² denominated contracts

89% USD denominated rental income

10.1 yrs weighted average building age

Note: Figures as of December 31, 2024.

(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.



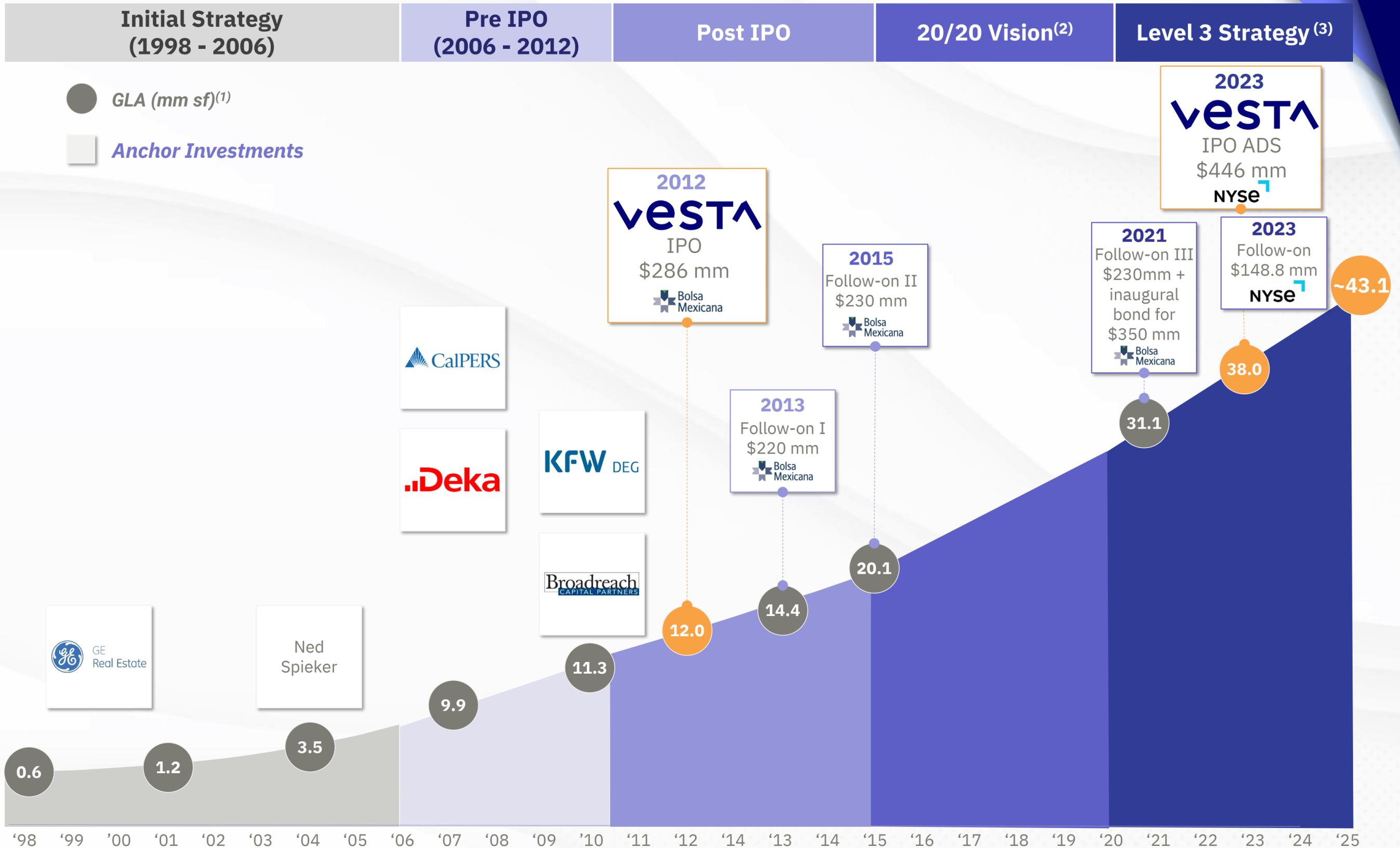
Vesta Parks

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



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

1.7

0.1

1.2

0.4

OTHER

Broker fee's, TI's and maintenance

BUILDINGS + IMPROVMENT

LAND

2025-2030 Total

SOURCES OF FUNDS

1.7

0.3

0.4

1.0

EQUITY + CAPITAL RECYCLING

CASH FLOW FROM OPERATIONS

DEBT

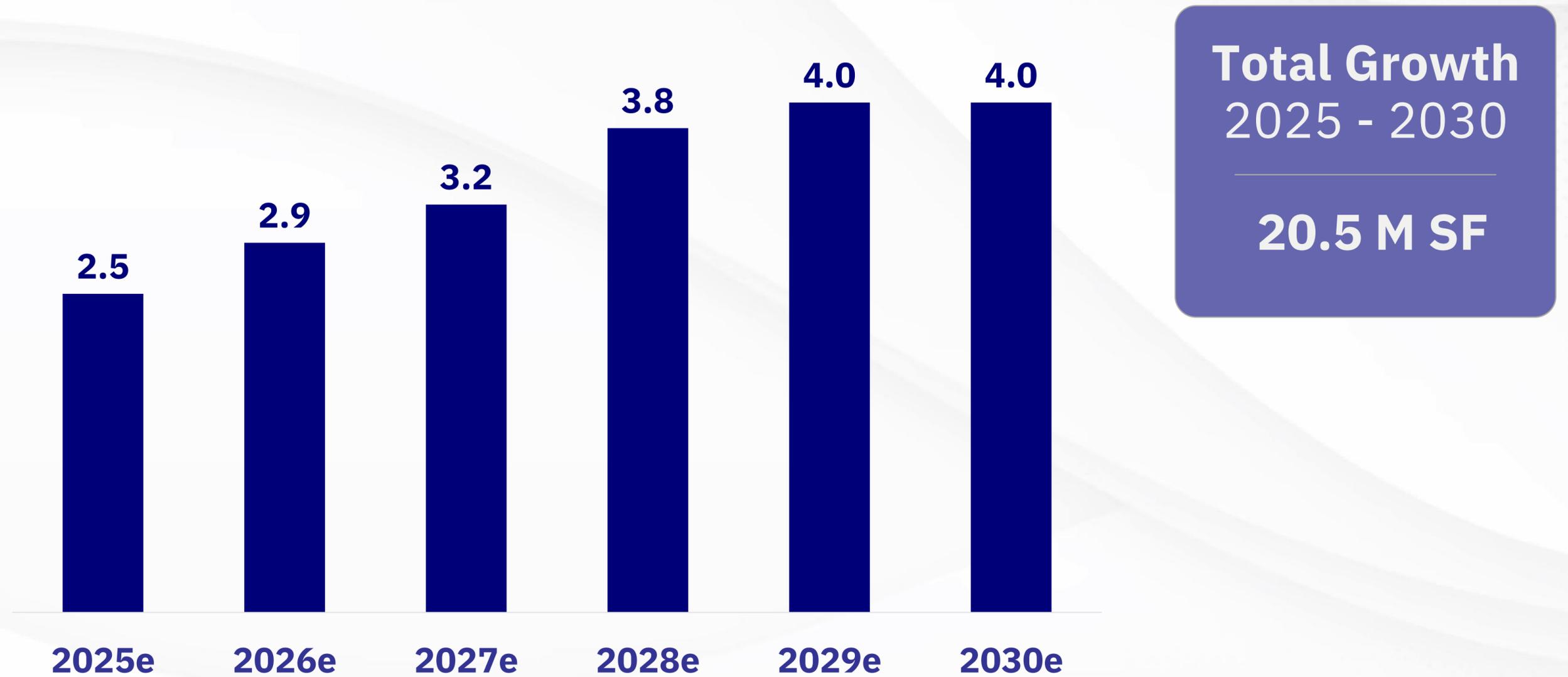
2025-2030 Total

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

Route 2030 growth plan

Annual growth program

Million SF; project starts



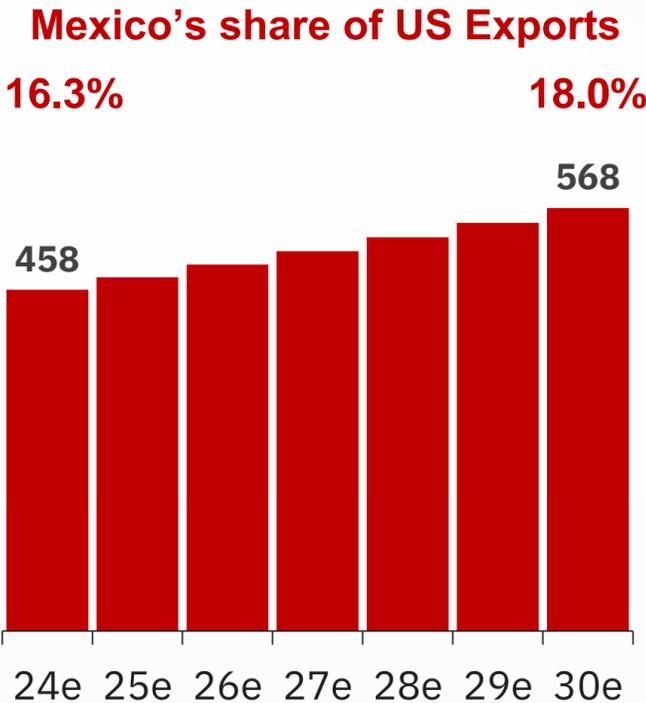
Strong Market Fundamentals



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

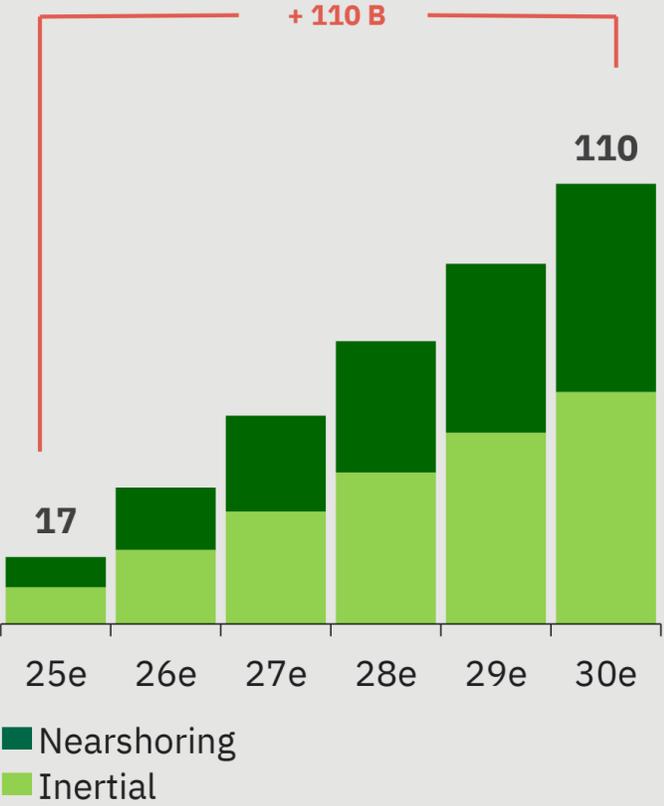
Mexico Manufacturing Exports to the US

US\$ B; Constant dollars



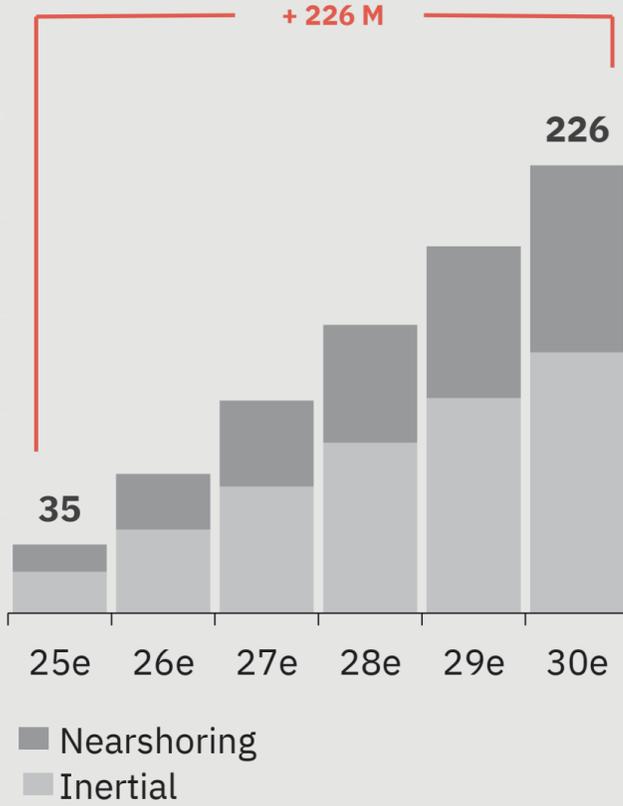
Mexico Manufacturing Exports to the US - Cumulative Growth vs 2024

US\$ B



Mexico GLA - Cumulative growth vs 2024

Million SF



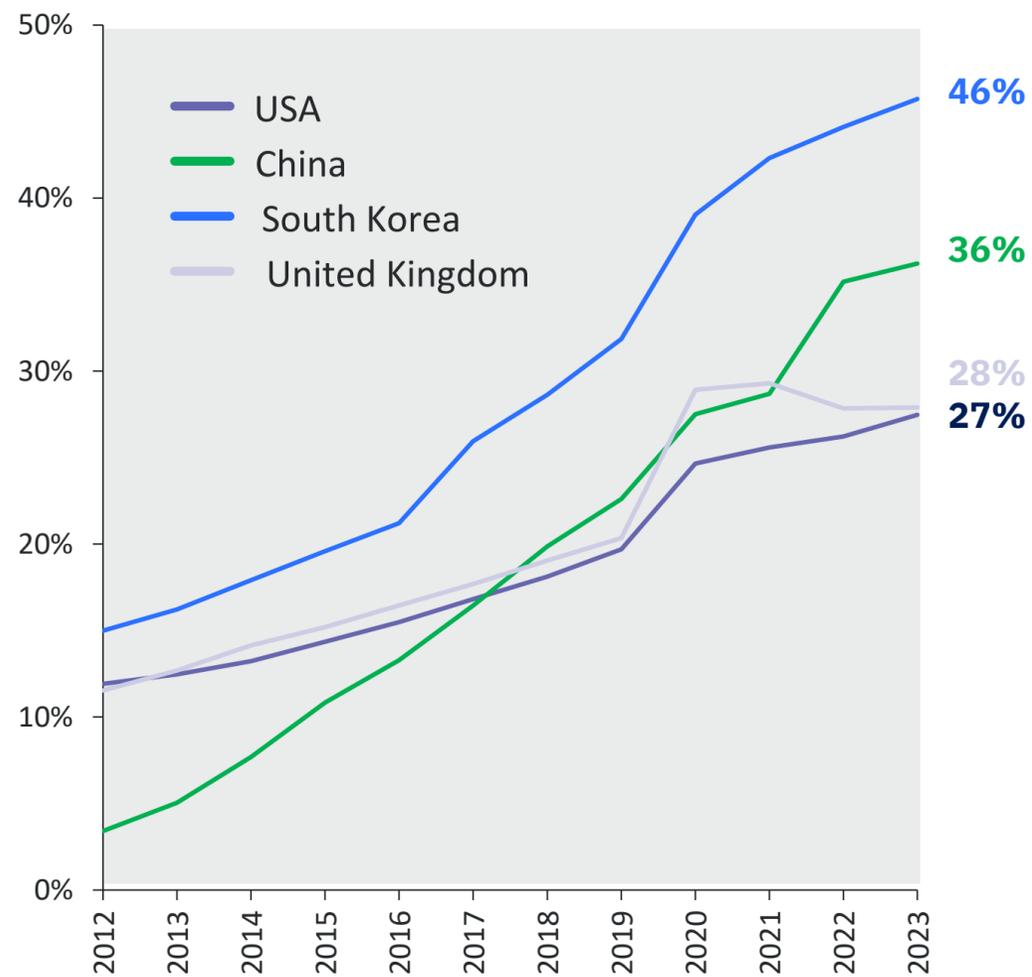
Main assumptions: Between 2024 and 2030 we expect **Mexico's manufacturing exports to grow driven by two factors:**

- **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**

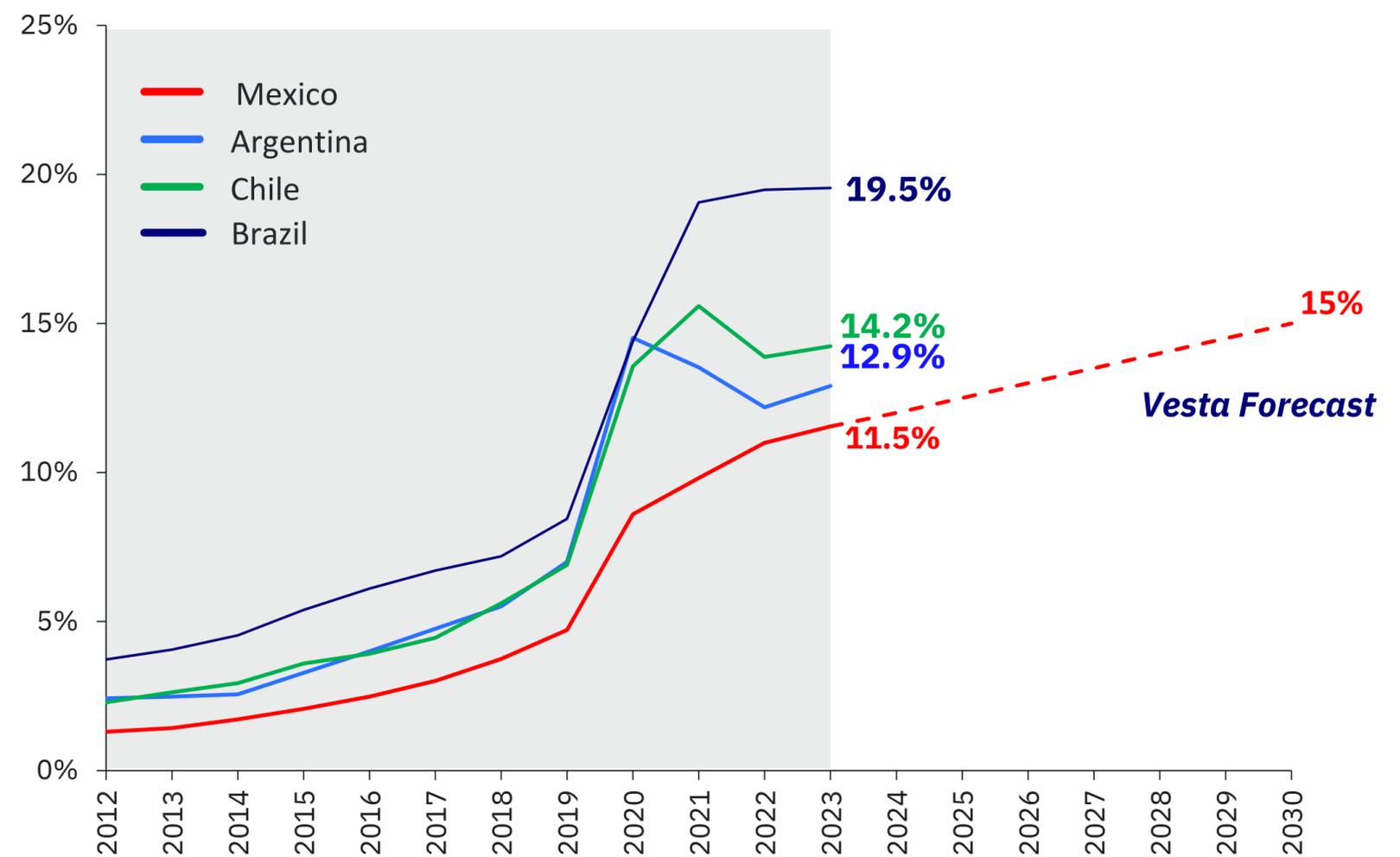
E-commerce penetration in Mexico projected to continue growing...

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

Countries with advanced adoption



Countries with earlier adoption



High occupancy, supported by a strong demand

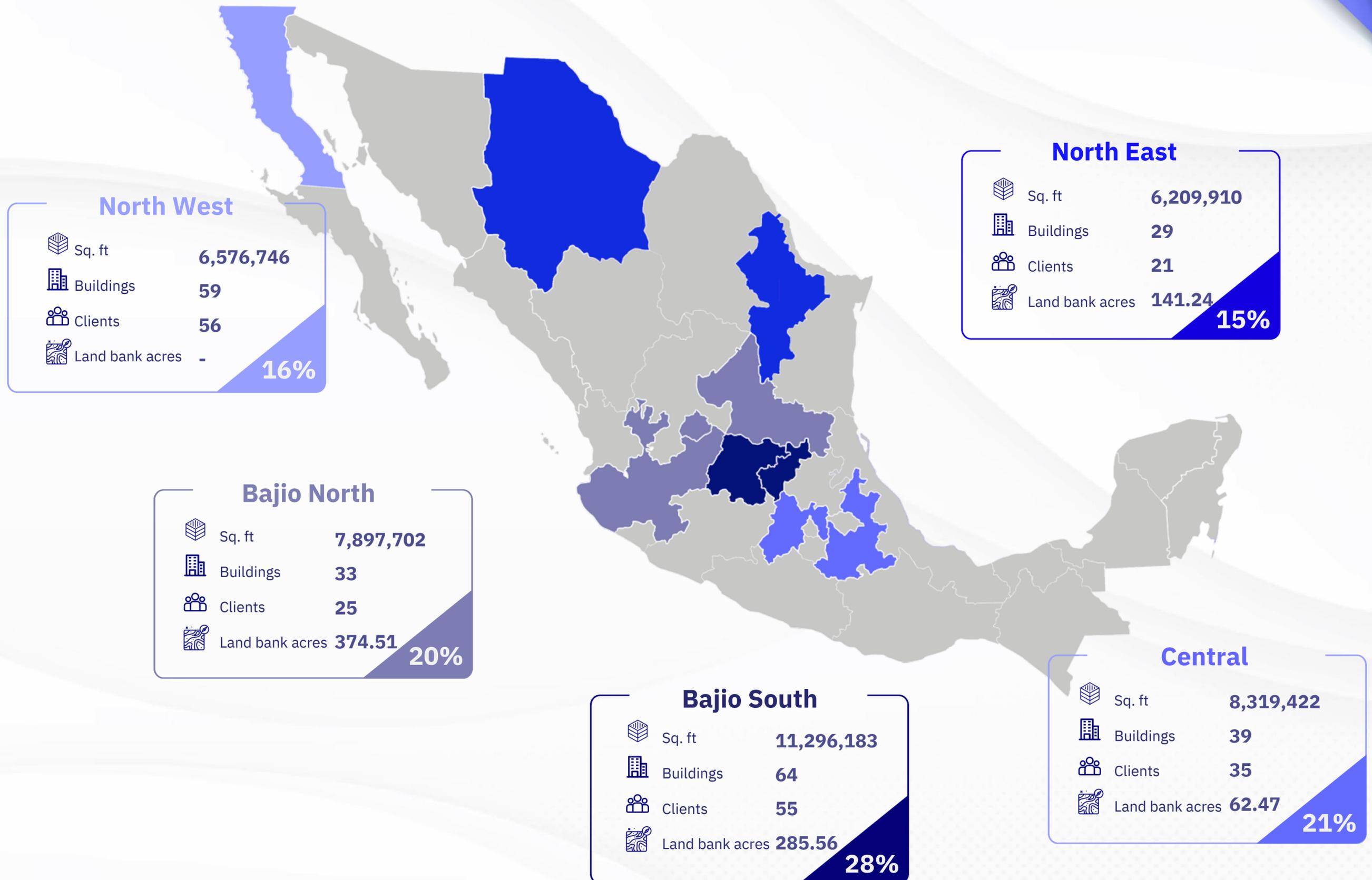
(Q4 2024)

	MARKET	MARKET SIZE	AVAILABLE	VACANCY	MIN. ASKING PRICE (US/SF)	MAX. ASKING PRICE (US/SF)	UNDER CONSTRUCTION	UNDER CONSTRUCTION BTS	GROSS ABSORPTION	NET ABSORPTION	*SF DELIVERED	*INDUSTRIAL GROWTH
NORTH	Chihuahua	28,300,000 SF	775,587 SF	2.74%	\$ 0.60	\$ 0.62	247,865 SF	1,200,000 SF	1,610,000 SF	785,590 SF	764,896 SF	2.70%
	Juarez	78,940,000 SF	5,640,000 SF	7.14%	\$ 0.67	\$ 0.71	1,930,000 SF	279,022 SF	2,310,000 SF	-974,516 SF	2,990,000 SF	3.79%
	Matamoros	20,360,000 SF	297,146 SF	1.46%	\$ 0.40	\$ 0.42	0 SF	0 SF	0 SF	-52,714 SF	0 SF	0.00%
	Monterrey	149,790,000 SF	6,580,000 SF	4.39%	\$ 0.63	\$ 0.68	9,730,000 SF	12,450,000 SF	19,210,000 SF	14,860,000 SF	3,500,000 SF	2.34%
	Tijuana	88,350,000 SF	1,920,000 SF	2.17%	\$ 0.79	\$ 0.85	3,720,000 SF	1,370,000 SF	4,210,000 SF	3,230,000 SF	930,489 SF	1.05%
BAJIO	Guanajuato	55,940,000 SF	1,530,000 SF	2.74%	\$ 0.47	\$ 0.55	186,260 SF	206,000 SF	1,700,000 SF	775,382 SF	1,530,000 SF	2.74%
	Queretaro	45,370,000 SF	3,110,000 SF	6.85%	\$ 0.49	\$ 0.55	2,220,000 SF	108,351 SF	3,440,000 SF	2,030,000 SF	1,170,000 SF	2.58%
	San Luis Potosi	29,390,000 SF	1,170,000 SF	3.98%	\$ 0.45	\$ 0.49	297,824 SF	581,200 SF	1,210,000 SF	747,367 SF	568,118 SF	1.93%
	Aguascalientes	36,280,000 SF	35,004 SF	0.10%	\$ 0.52	\$ 0.55	147,068 SF	133,931 SF	484,275 SF	449,271 SF	274,682 SF	0.76%
	Guadalajara	45,670,000 SF	1,050,000 SF	2.30%	\$ 0.56	\$ 0.62	671,863 SF	2,470,000 SF	5,250,000 SF	3,770,000 SF	2,450,000 SF	5.36%
CENTRAL	Mexico City	148,890,000 SF	2,580,000 SF	1.73%	\$ 0.85	\$ 0.92	3,560,000 SF	1,510,000 SF	10,100,000 SF	8,590,000 SF	4,320,000 SF	2.90%
	Puebla	20,650,000 SF	191,929 SF	0.93%	\$ 0.48	\$ 0.55	140,156 SF	0 SF	82,516 SF	-52,484 SF	0 SF	0.00%
TOTAL MEXICO		786,060,000 SF	25,162,666 SF	3.20%	\$ 0.58	\$ 0.62	23,216,036 SF	20,471,504 SF	51,306,791 SF	35,797,896 SF	18,790,185 SF	2.39%

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 December 31, 2024)



Long-term CPI linked and staggered lease maturity profile¹

(% of Occupied GLA, as of December 31, 2024)

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



Well diversified portfolio of tenants

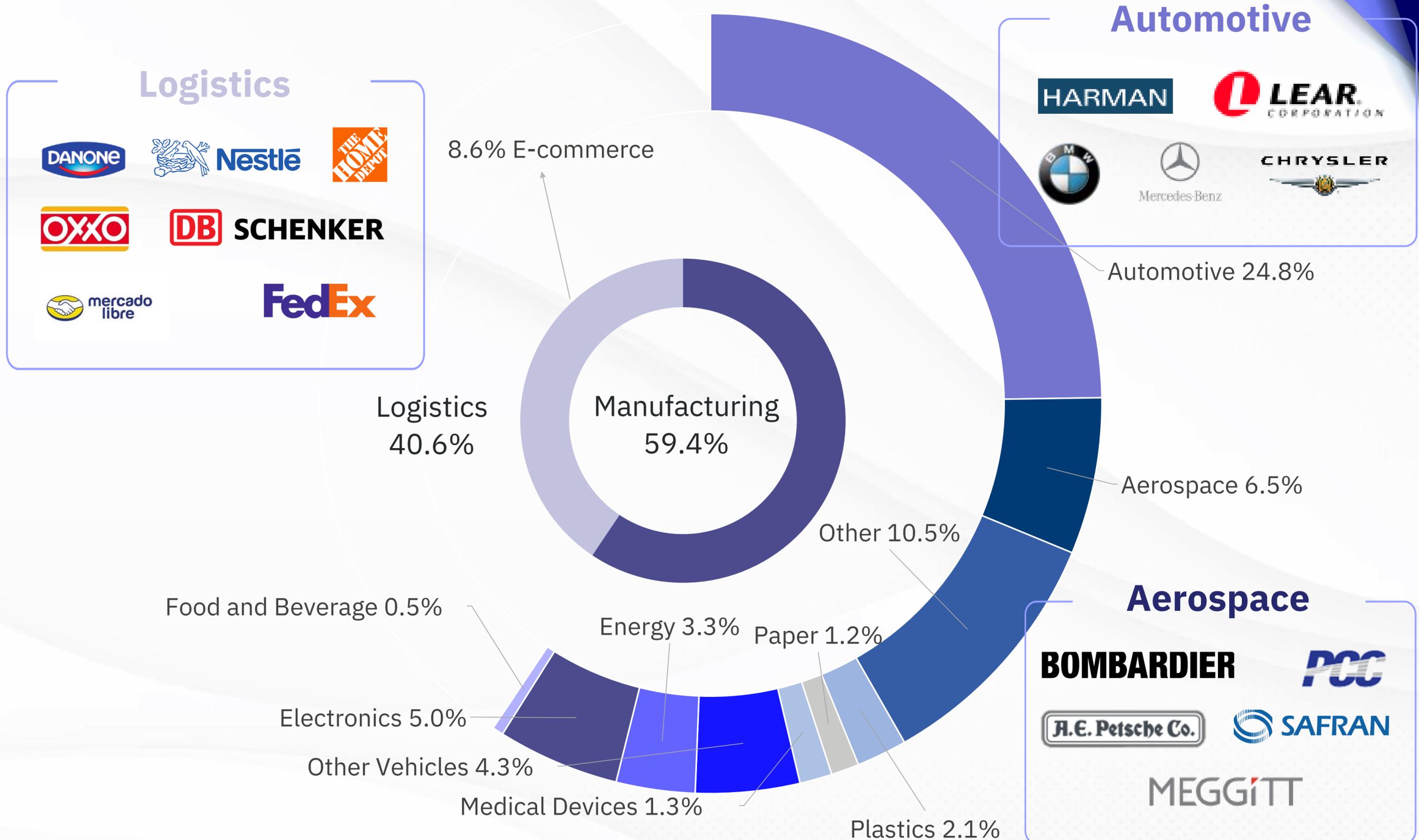
Country										
Tenant										
% of GLA	4.5%	4.3%	3.4%	3.4%	3.0%	2.1%	1.7%	1.6%	1.6%	1.5%
Lease term remaining Years ³	6	7	7	6	3	4	12	3	7	7
Credit rating	Aa3	A-	Baa3	NA	Ba1	B3	NA	Baa2	A-	HR1

(1) In terms of occupied GLA

(2) Weighted-average life of a contract. Occupied GLA.

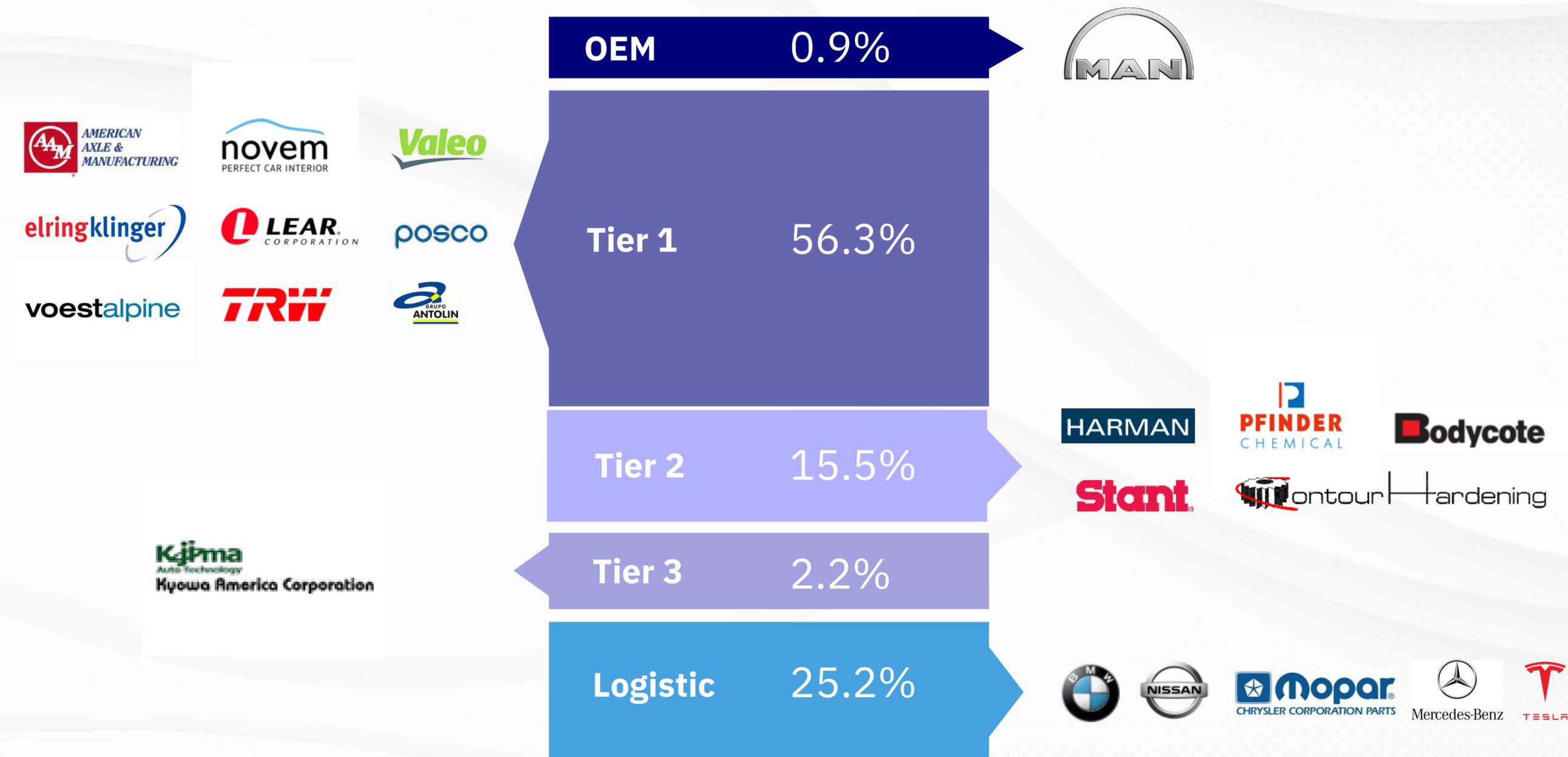
(3) Based on the most representative lease of the client

Diversified industry profile and strong tenant credit



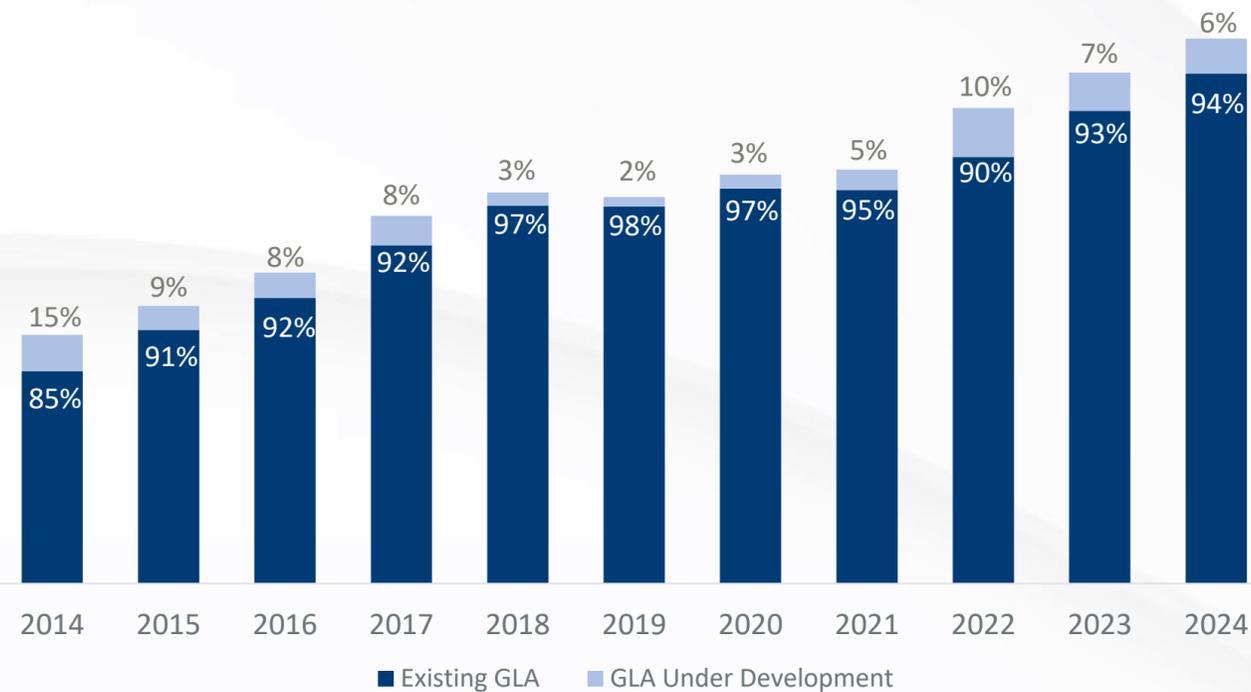
Exposure to most stable business component of the automotive supply chain...

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

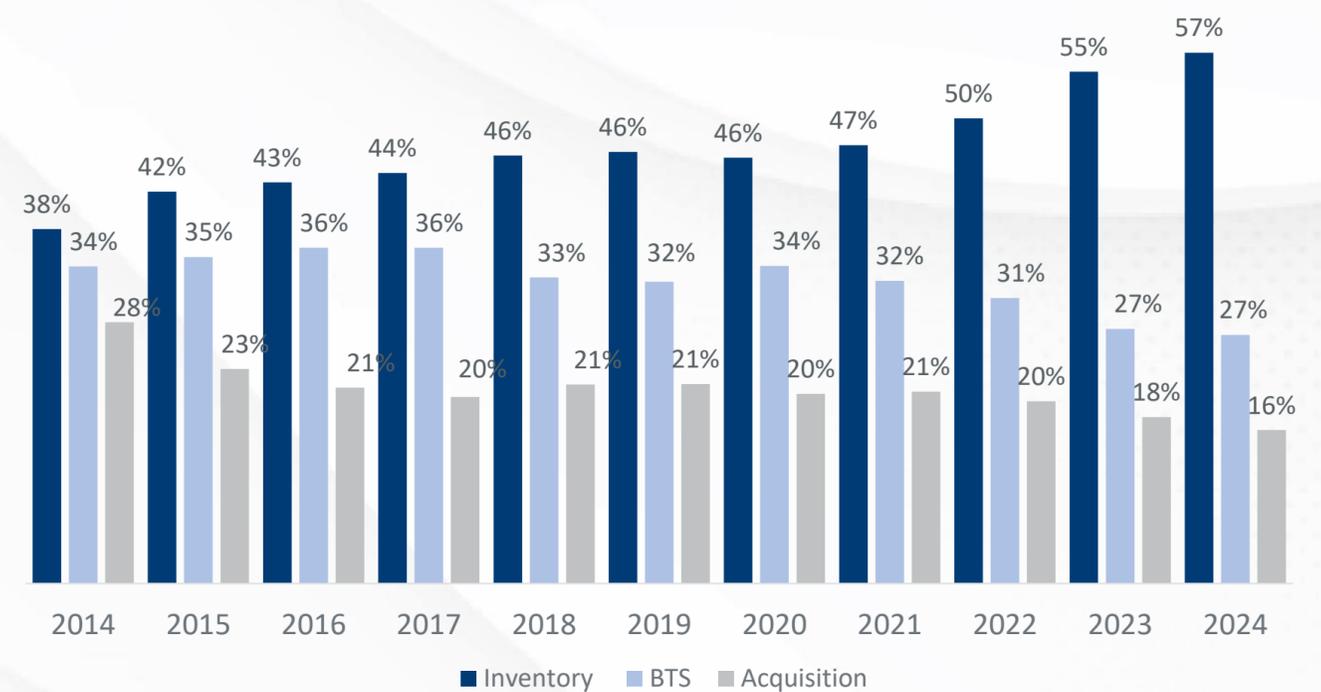


Portfolio development declines as stabilized GLA increases

GLA under construction



Growth derived from various types of buildings



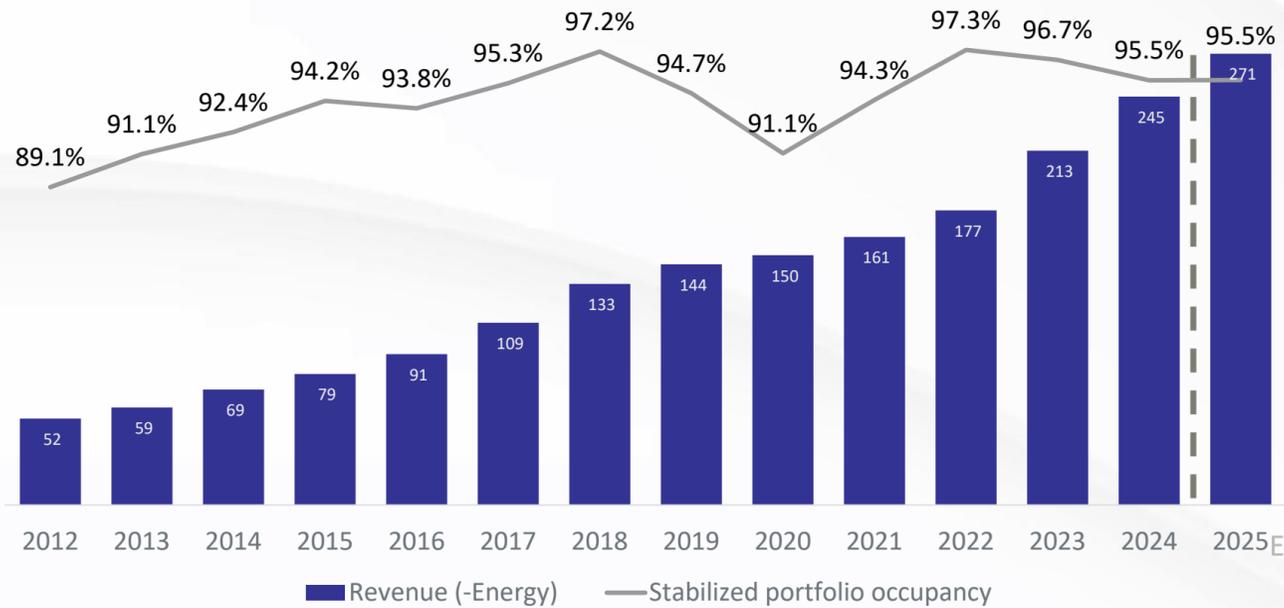
Proyct	Region	GLA	Total Investment	Delivery date	Cap Rate	Type
Apodaca 5	Monterrey	476,964	44,733	mar-25	12.2%	Inventory
Apodaca 6	Monterrey	190,640	15,824	abr-25	10.6%	Inventory
Apodaca 7	Monterrey	202,179	17,131	abr-25	9.7%	Inventory
Apodaca 8	Monterrey	730,762	57,180	ago-25	10.9%	Inventory
Aguascalientes 4	Aguascalientes	122,063	8,265	mar-25	10.2%	Inventory
Aguascalientes 5	Aguascalientes	217,093	12,393	feb-25	11.6%	Inventory
PIQ-13	Queretaro	186,983	12,303	ago-25	10.2%	Inventory
Querétaro 8	Queretaro	218,194	12,220	ago-25	11.1%	Inventory
Querétaro 9	Queretaro	155,674	9,253	ago-25	10.7%	Inventory
Punta Norte 2	Valle de México	171,286	18,650	abr-25	10.2%	Inventory
Puebla 4	Puebla	86,133	6,105	feb-25	10.0%	Inventory
		2,757,971	214,057		10.2%	

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

Stable and predictable cash flows with profitability

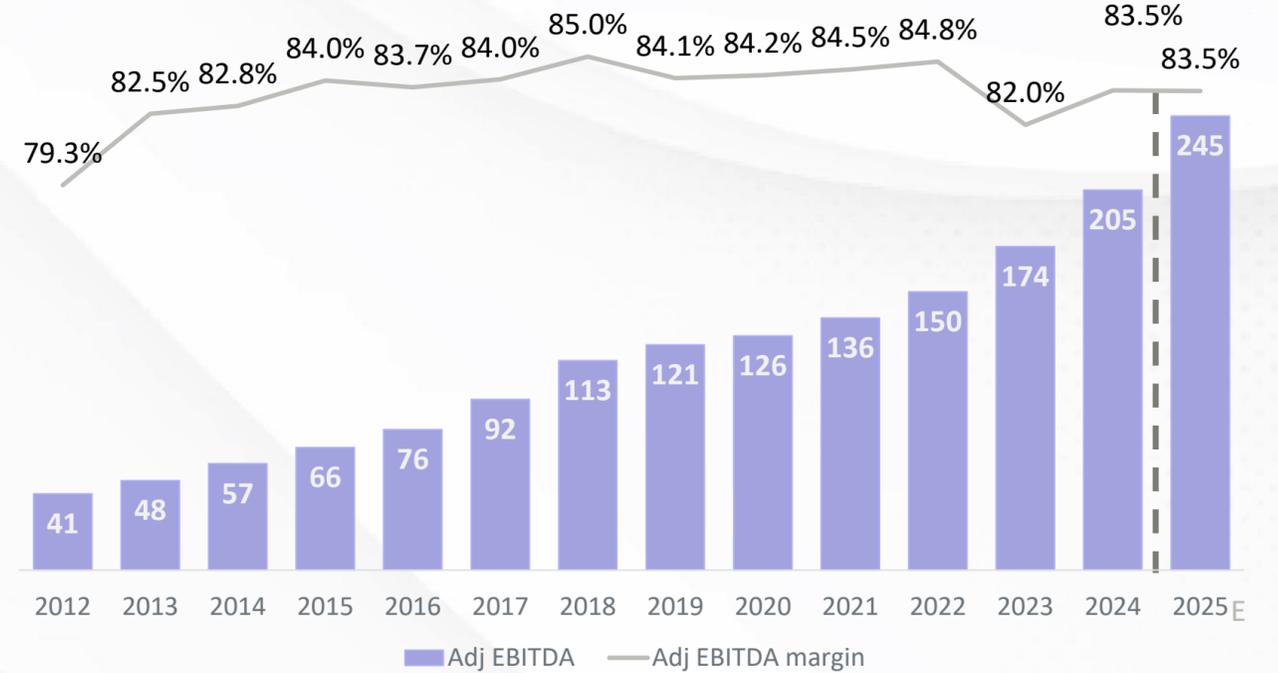
Highly predictable rental income & stable occupancy rates

(US\$ in millions)



Strong Adj EBITDA growth with low margin volatility¹

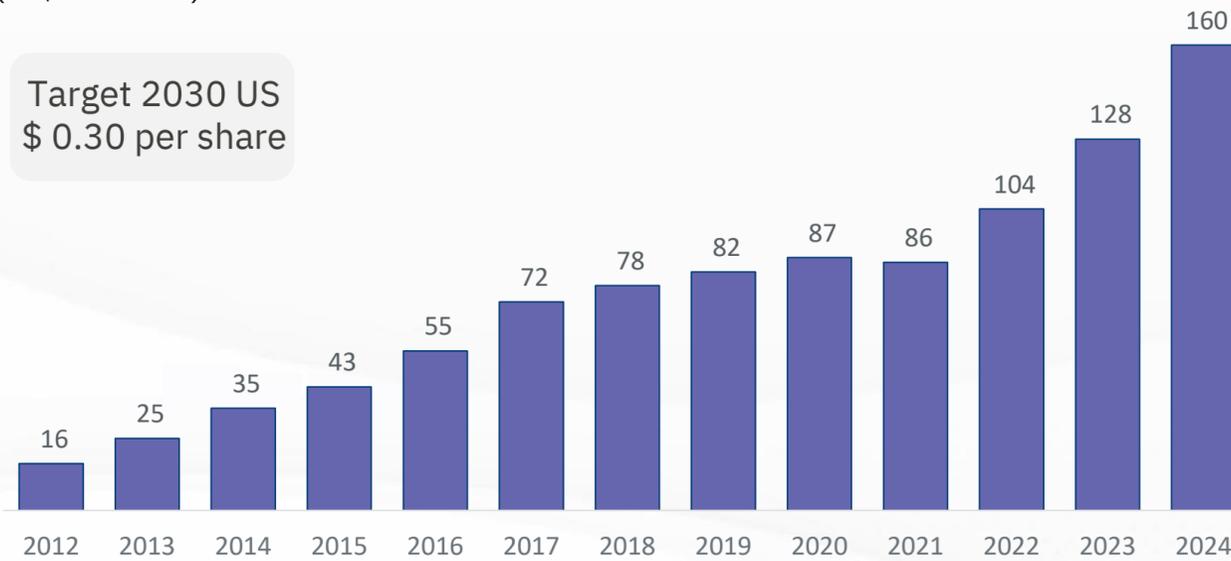
(US\$ in millions)



Sustainable Vesta FFO Growth²

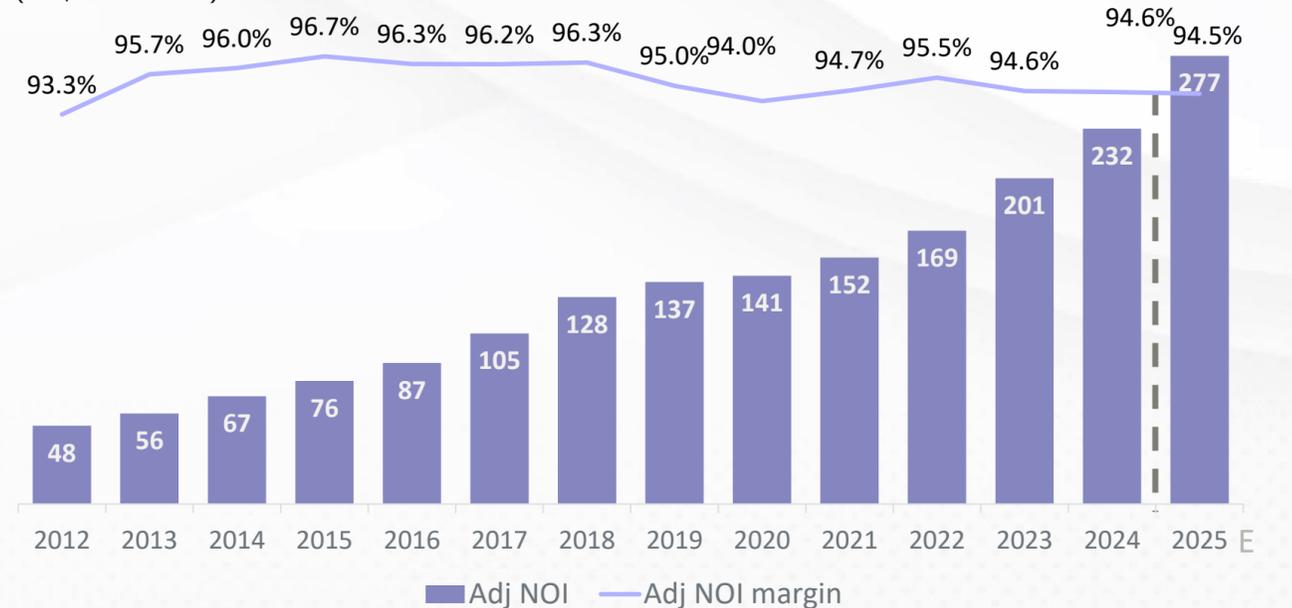
(US\$ in millions)

Target 2030 US \$ 0.30 per share



Best in class Adj NOI margin³

(US\$ in millions)



Figures as of December 31, 2024

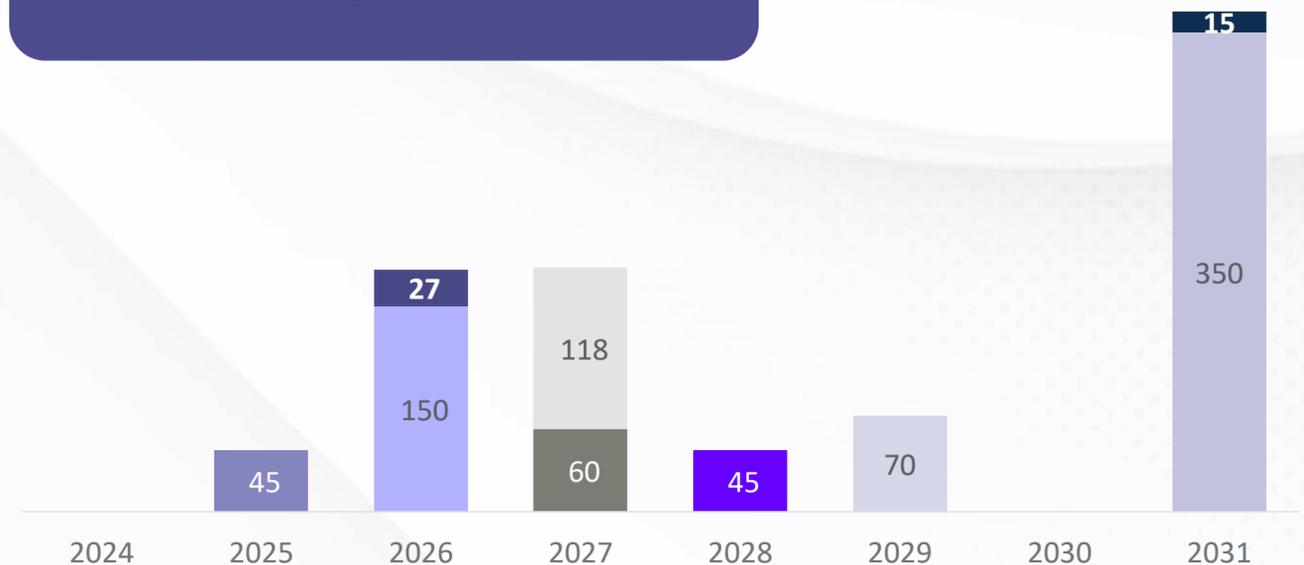
- (1) Adj EBITDA is defined as the sum of profit for the period adjusted by (a) total income tax expense, (b) interest income, (c) other income net, (d) finance costs, (e) exchange gain (loss) net, (f) gain on sale of investment property, (g) gain on revaluation of investment property, (h) depreciation 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 revised guidance Q4 2024.

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

	31/12/2024	Rate	Maturity
Secured Debt			
MetLife II	\$150.0	4.55%	Aug-26
MetLife III	\$118.0	4.75%	Nov-27
MetLife Top Off	\$26.6	4.75%	Aug-26
Total Secured Debt	\$294.6		
Unsecured Debt			
2017 Private Bond			
Tranche 2	\$60.0	5.31%	Sep-27
2018 Prudential Insurance Company			
Tranche 1	\$45.0	5.50%	May-25
Tranche 2	\$45.0	5.85%	May-28
2019 Private Bond			
Tranche 1	\$70.0	5.18%	Jun-29
Tranche 2	\$15.0	5.28%	Jun-31
Sustainability-Linked Public Bond	\$350.0	3.63%	May-31
Total Unsecured Debt	\$585.0		
Total Debt	\$879.6	4.44%	4.1 years
Common Equity (@ MXN\$53.21/share as of 12/31 @ MXN\$20.27/Ex.Rate)	\$2,250		
Total Market Capitalization	\$3,130		
Less: Cash and Cash Equivalents	\$184		
Total Enterprise Value (TEV)	\$2,946		

LTV	21.4%
Net Debt / Total Assets	16.7%
Secured Debt / Total Assets	7%
Unsecured Debt/Total Assets	15%
Net Debt / EBITDA	3.2x

4.1 years average maturity & 4.4% average interest rate



Sound liquidity position



Cash reserves:

- US\$ 184 M as of December 31, 2024



Idle debt capacity:

- Current LTV of 21.4% vs 40% maximum leverage internal policy



Revolving credit line:

- Revolver line of US\$ 200 M with 2029 maturity
- US \$345 million term loan available through two tranches, for three and five years, with an 18-month availability period



Credit Ratings:

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



Average annual CAPEX: US\$ 250-300 M

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



The dividend yield for 2024 is calculated with the dividend declared in the shareholders meeting in March 2024

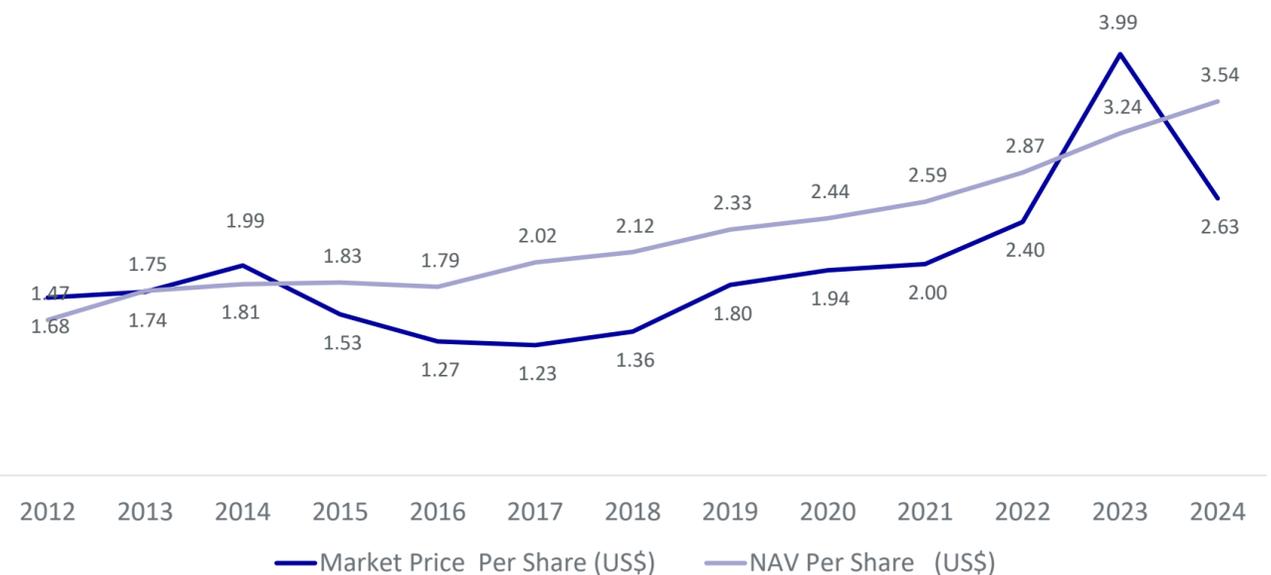
Attractive Discount: Higher Book Net Asset Value vs Market Price

Figures in US\$ M	4Q23	4Q24	% Change
Buildings	3,168	3,687	16.4%
Land	155	115	-25.6%
Cash	501	184	-63.3%
Debt Cash Collateral	10	15	41.6%
Other cash	19	-	NA
Net Recoverable Taxes	34	33	-2.9%
Assets	3,887	4,033	3.8%
Remaining CAPEX	(110)	(105)	-4.9%
Debt	(924)	(854)	-7.5%
Other Debt	(7)	(9)	35.2%
Tenant Deposit	(26)	(27)	6.7%
Liabilities	(1,066)	(996)	-6.7%
Net Asset Value	2,820	3,037	7.7%

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



2021: 4th among 9 public industrial funds



Since 2018



Since 2011

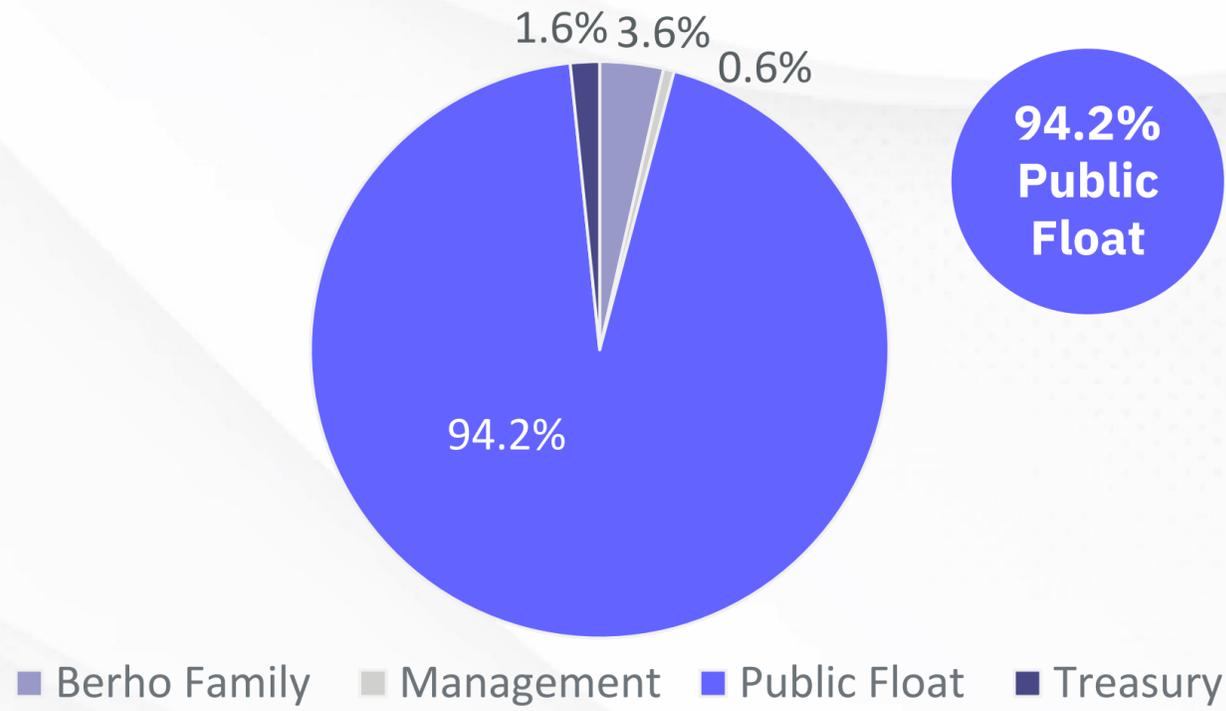


Strong corporate governance; best-in-class governance practices since Vesta's inception

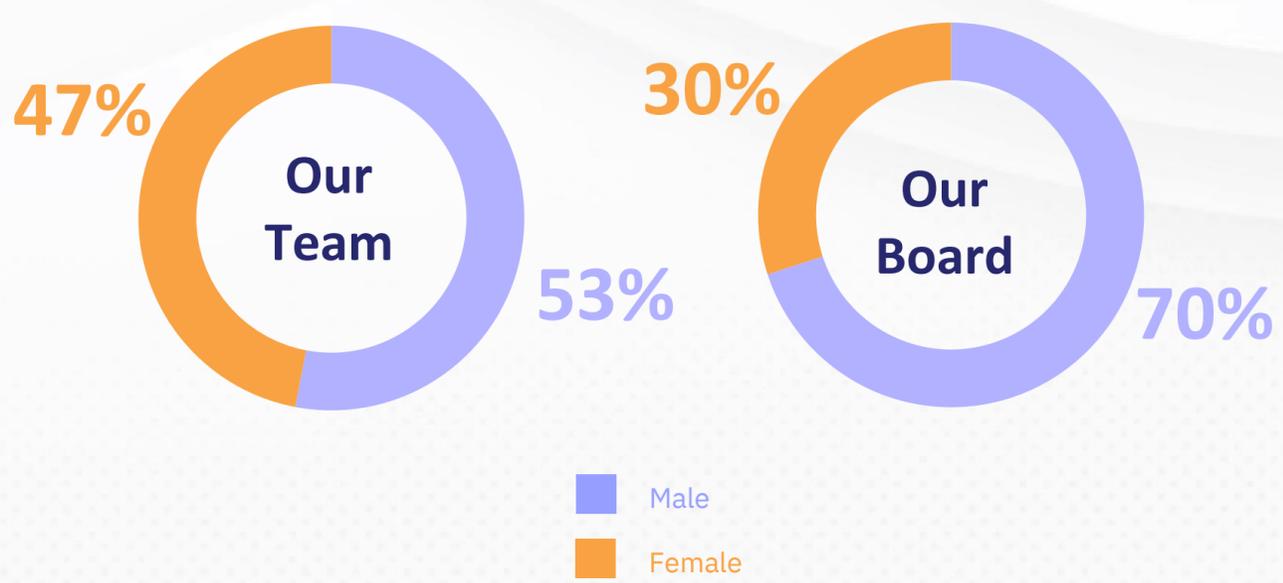
Board of Directors 10 Members, 8 Independent



Shareholders structure¹



Inclusion across our team and board



- ✓ 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

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

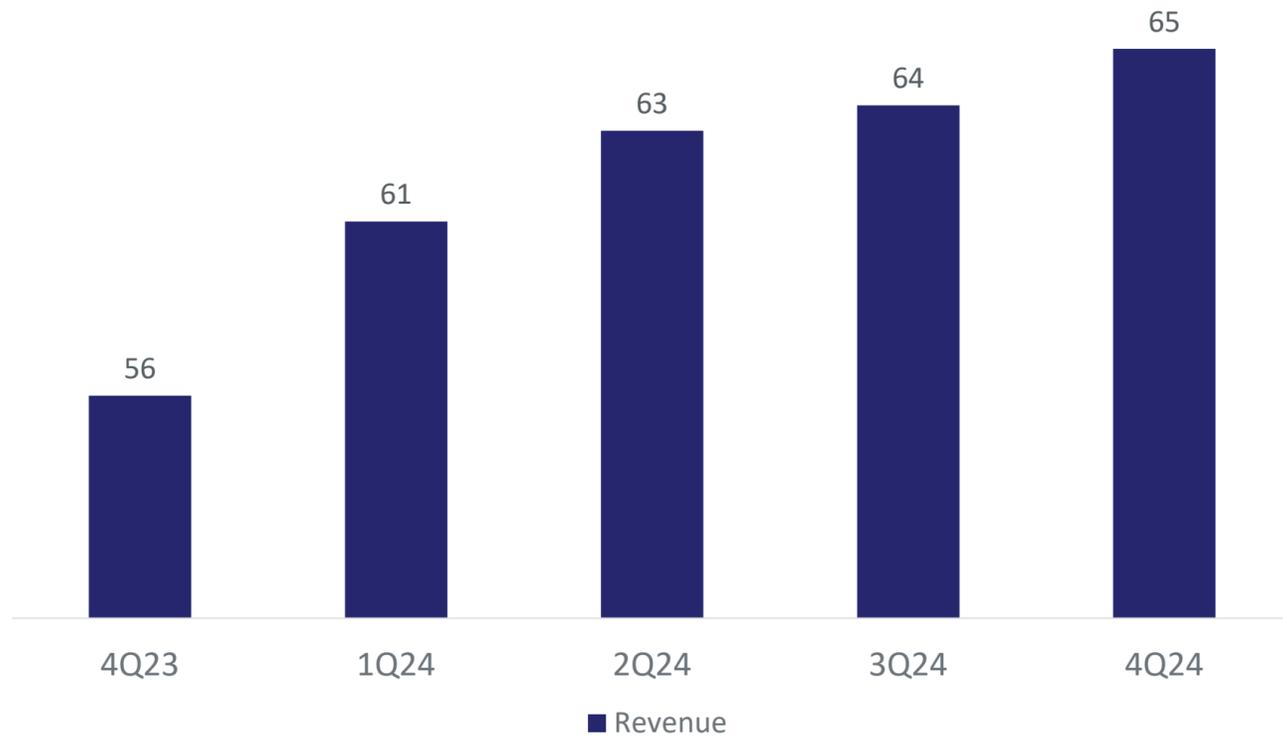


Appendix

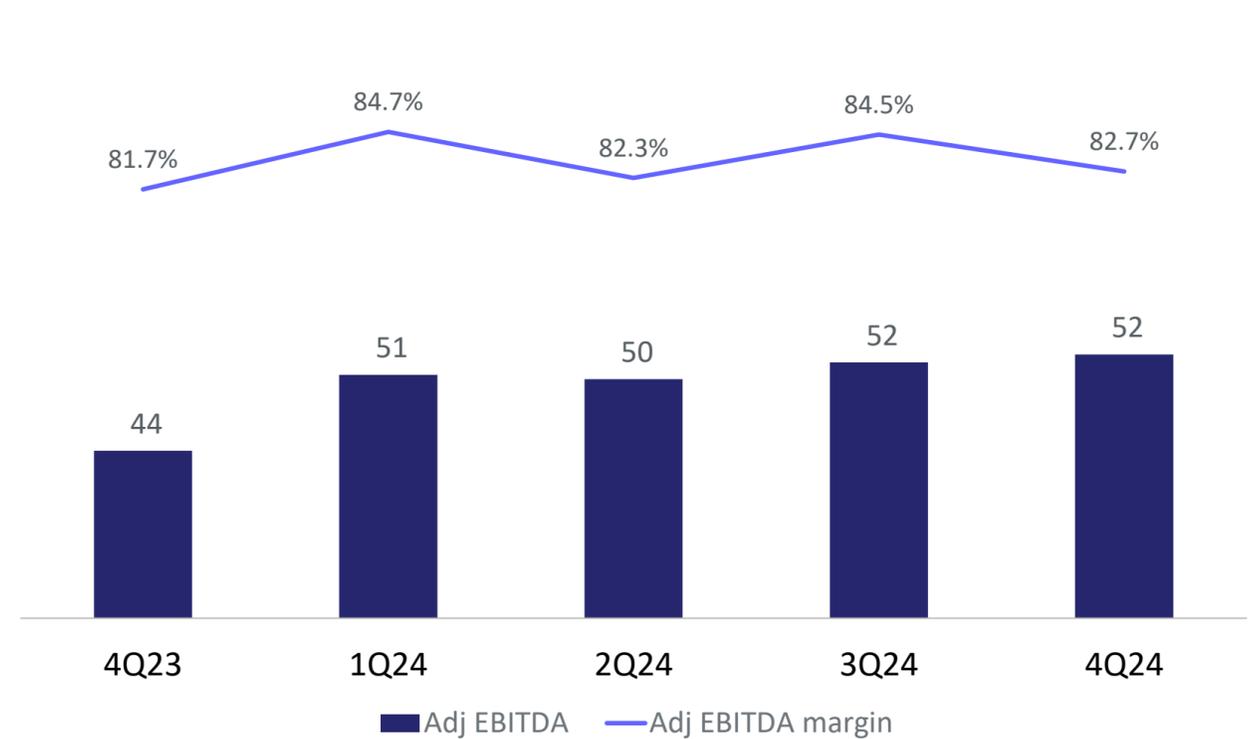


Quarterly Results

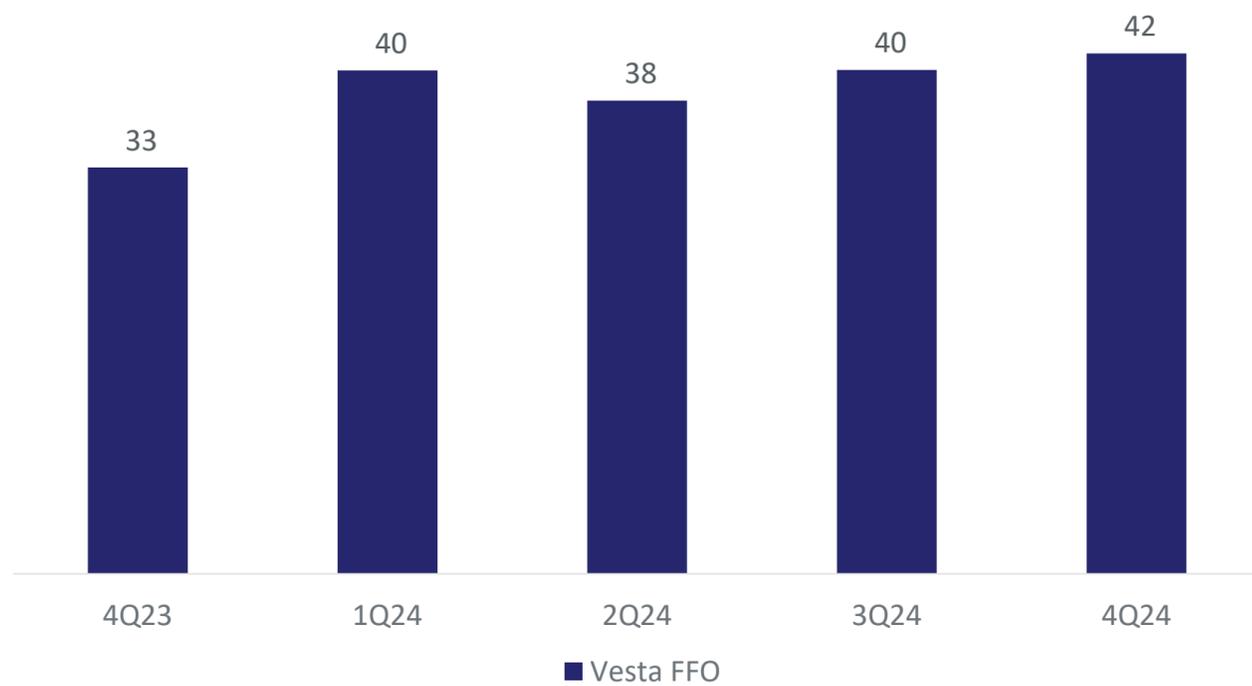
Quarterly Revenue



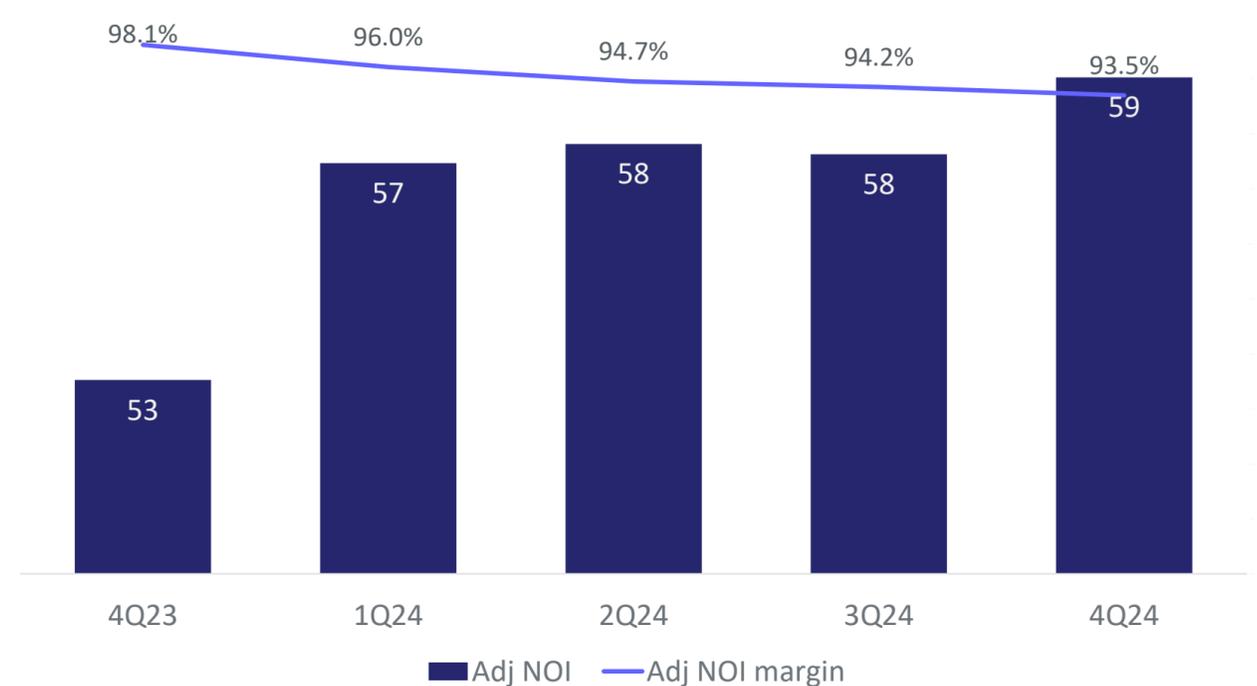
Quarterly Adjusted EBITDA and EBITDA margin



Quarterly Vesta FFO



Quarterly Adjusted NOI and NOI margin³



Vesta Park Toluca II



2014

Operations Start Year



GLA 1.47

Million sf

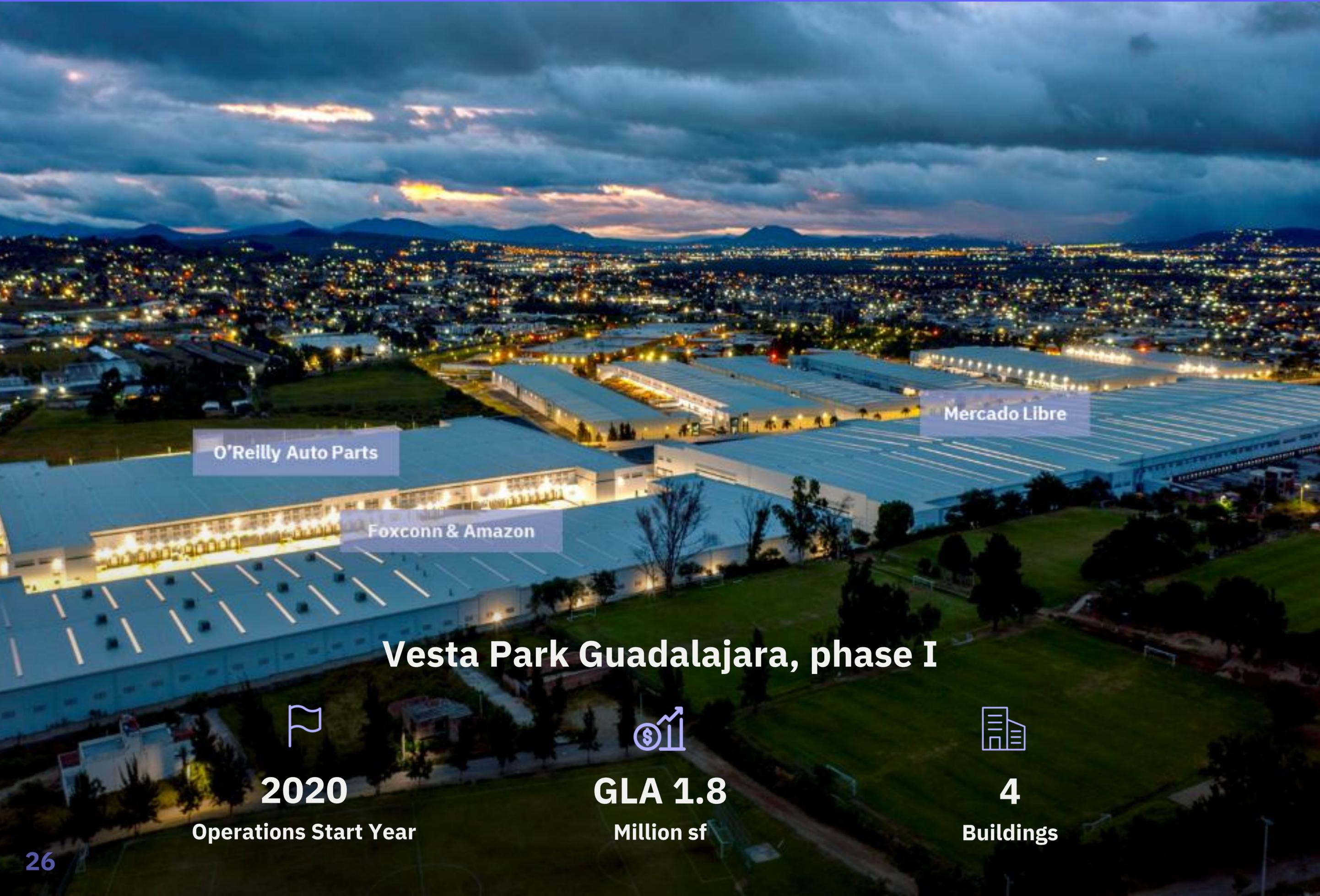


6

Buildings



Case Studies - Guadalajara



O'Reilly Auto Parts

Foxconn & Amazon

Mercado Libre

Vesta Park Guadalajara, phase I



2020

Operations Start Year



GLA 1.8

Million sf



4

Buildings

Vesta Park Guadalupe



2021

Operations Start Year



GLA 498

K sf



2

Buildings

Amazon



Coppel

Case Studies - Tijuana



TCL

HERDEZ
BRAND

THE HOME
DEPOT

Mega Region Park



2022

Operations Start Year



GLA 1.2

Million sf



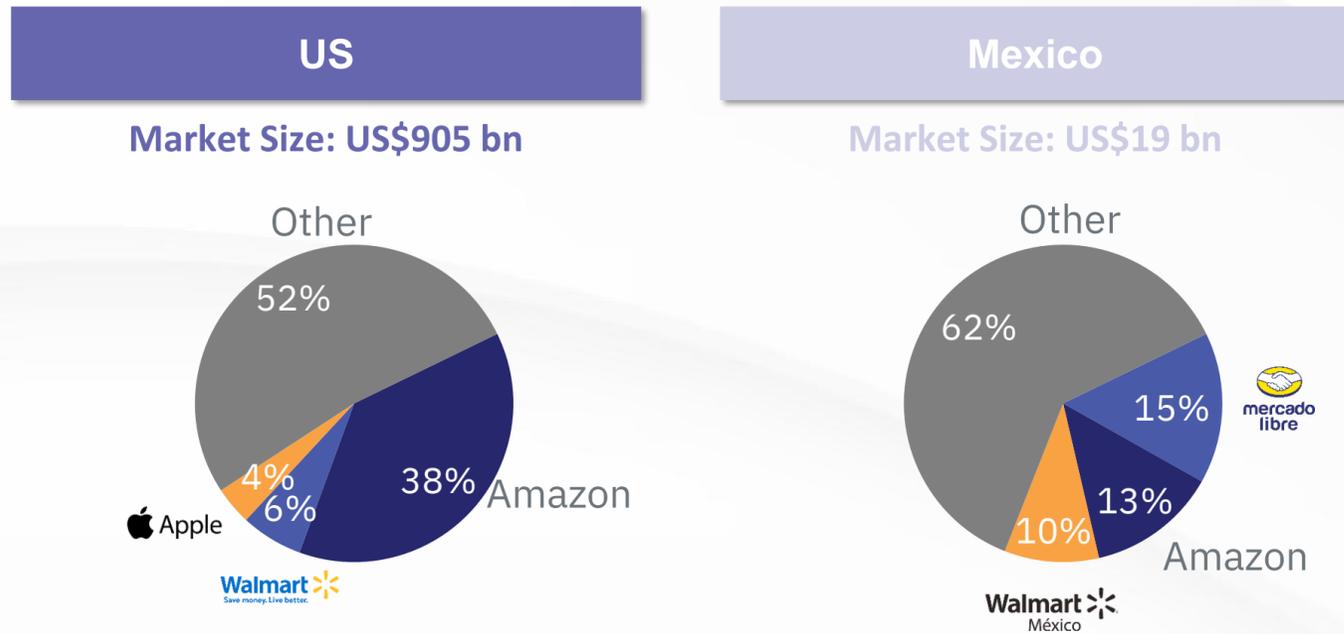
6

Buildings

Vesta Benefits from increased Mexico logistics and e-commerce

US and Mexico E-Commerce Comparison⁽¹⁾

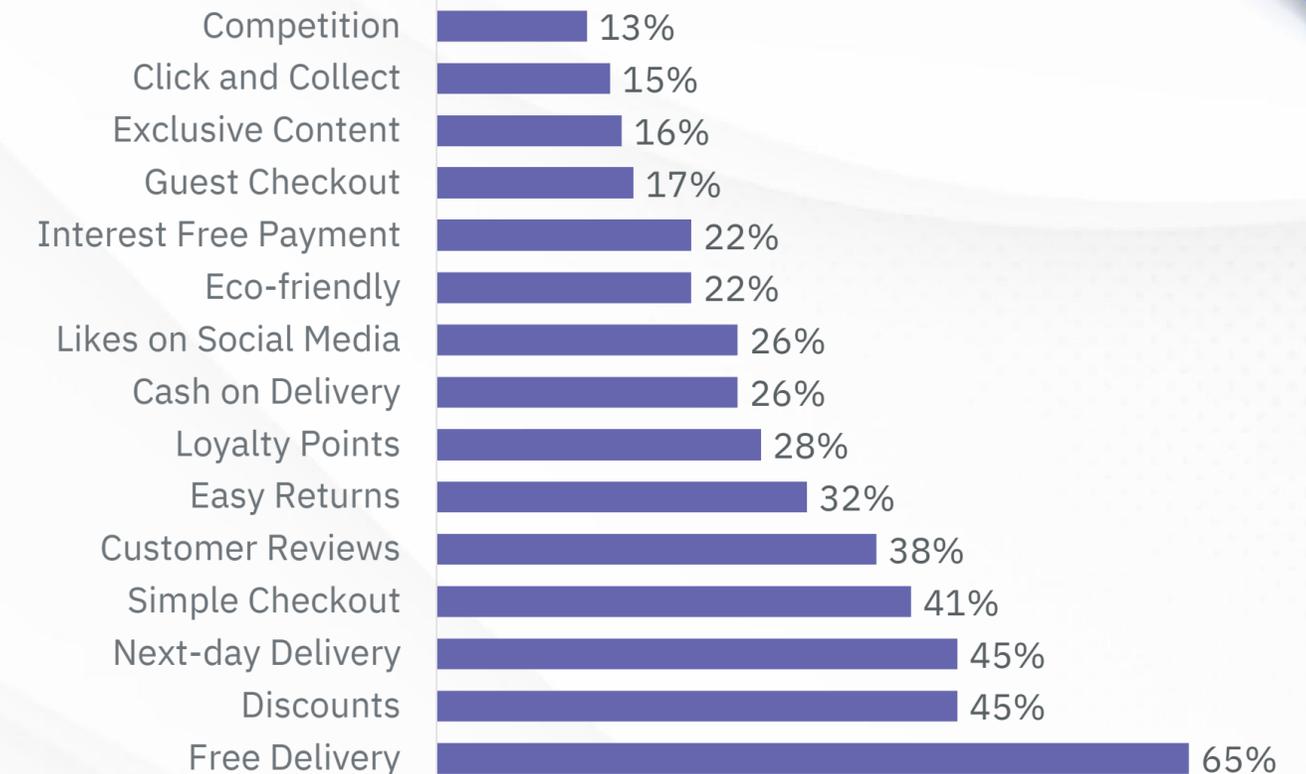
(Market Share of online retailers, %)



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

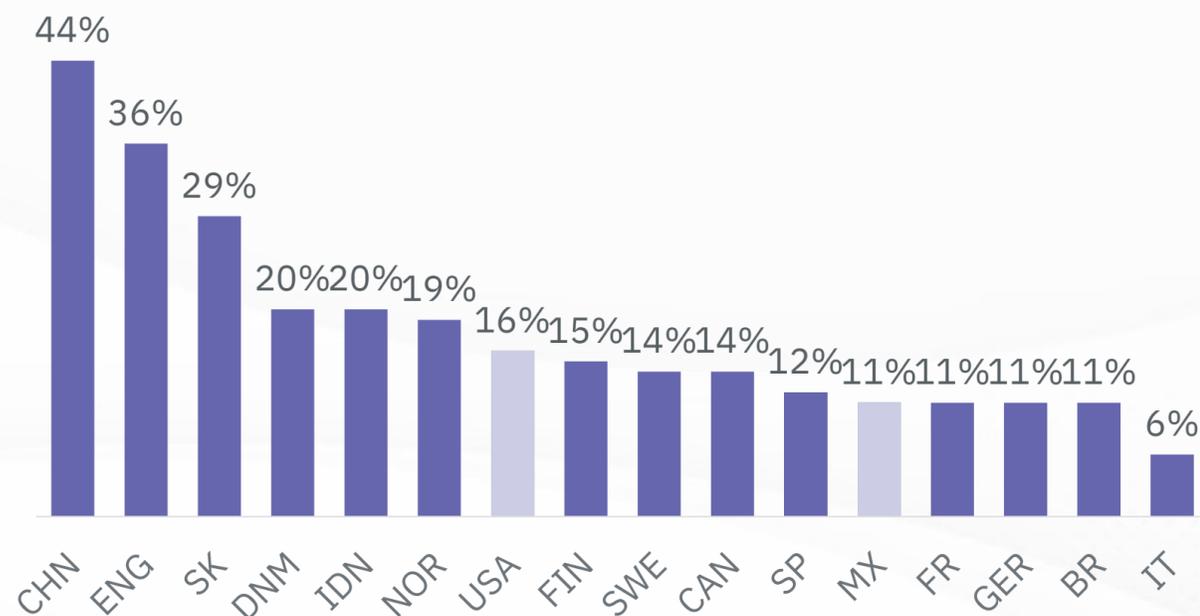
Top Motivator for Online Shopping in Mexico⁽³⁾

(%)



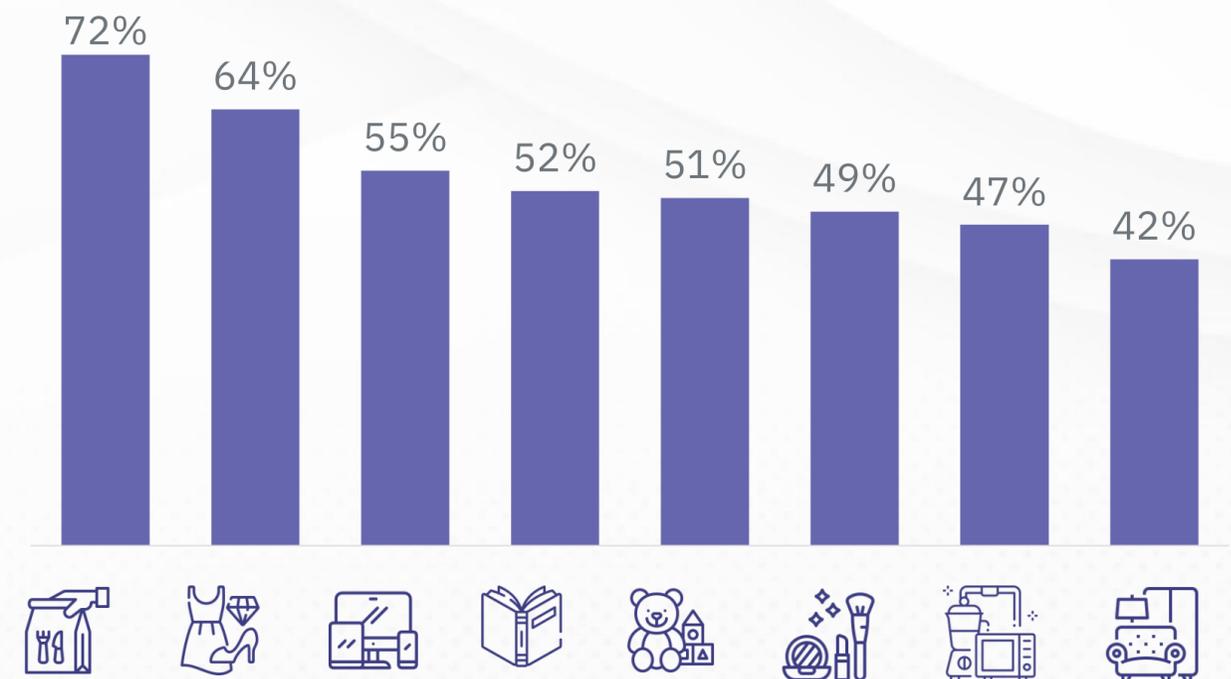
Mexico E-Commerce Penetration Opportunity⁽²⁾

(% 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.

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 December 31,		12 months Cumulative	
	2024	2023	2024	2023
	(millions of US\$)			
Profit for the period	(62.6)	113.8	223.3	316.6
(+) Total income tax expense	143.8	(14.0)	202.8	65.0
(-) Interest income	(2.0)	(3.9)	(15.2)	(9.4)
(-) Other income – net ⁽¹⁾	(0.9)	(2.7)	(4.3)	(5.1)
(-) Other income energy	0.8	3.0	5.2	3.0
(+) Finance costs	10.6	11.6	44.3	46.3
(-) Exchange gain (loss) - net	0.9	(2.7)	10.8	(8.9)
(-) Gain on sale of investment property	(2.4)	0.5	(2.6)	0.5
(-) Gain on revaluation of investment property	(39.4)	(63.9)	(270.7)	(243.5)
(+) Depreciation	0.5	0.6	1.4	1.6
(+) Long-term incentive plan and Equity plus	2.0	1.7	9.0	8.0
(+) Energy net	1.0	0.2	0.4	0.2
Adjusted EBITDA	52.3	44.1	204.4	174.2
(+) General and administrative expenses	8.5	8.8	32.8	30.1
(-) Long-term incentive plan and Equity plus	(2.0)	(1.7)	(9.0)	(8.0)
NOI	58.7	51.2	228.2	196.4
(+) Property operating costs related to properties that did not generate rental income	0.4	1.7	3.3	4.8
Adjusted NOI	59.1	53.0	231.5	201.2

Vesta FFO and Vesta FFO per Share

	For the Three-Month Period Ended December 31,		12 months Cumulative	
	2024	2023	2024	2023
	(millions of US\$)			
Profit for the period	(62.6)	113.8	223.3	316.6
(-) Gain on sale of investment property	(2.4)	0.5	(2.6)	0.5
(-) Gain on revaluation of investment property	(39.4)	(63.9)	(270.7)	(243.5)
FFO	(104.4)	50.4	(50.0)	73.6
(-) Exchange gain (loss) – net	0.9	(2.7)	10.8	(8.9)
(-) Other income – net ⁽¹⁾	(0.9)	(2.7)	(4.3)	(5.1)
(-) Other income energy	0.8	3.0	5.2	3.0
(-) Interest income	(2.0)	(3.9)	(15.2)	(9.4)
(+) Total income tax expense	143.8	(14.0)	202.8	65.0
(+) Depreciation	0.5	0.6	1.4	1.6
(+) Long-term incentive plan and Equity plus	2.0	1.7	9.0	8.0
(+) Energy net	1.0	0.2	0.4	0.2
Vesta FFO	41.7	32.6	160.1	127.9

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 December 31, 2024	As of December 31, 2023
Total Assets	3,957.9	3,792.2
Total Debt	847.1	915.2
Current Portion of Long Term Debt	49.9	69.6
Long term Debt	797.2	845.6
Direct Issuance cost	9.4	10.1
(-) Cash and cash Equivalents	(184.1)	(501.2)
Net Debt	672.3	424.1
Net Debt to Total Assets	0.2	0.1
Net Debt to Adjusted EBITDA	3.3	5.3

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

Thank you

