

## Form 144 Filer Information

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

FORM 144

## Form 144

NOTICE OF PROPOSED SALE OF SECURITIES  
PURSUANT TO RULE 144 UNDER THE SECURITIES ACT OF 1933

## 144: Filer Information

Filer CIK

0002027327

Filer CCC

XXXXXXXX

Is this a LIVE or TEST Filing?

☒ LIVE ☐ TEST

## Submission Contact Information

Name

Phone

E-Mail Address

## 144: Issuer Information

Name of Issuer

Vesta Real Estate Corporation, S.A.B. de C.V.

SEC File Number

001-41730

Address of Issuer

Paseo Tamarindos 90, Torre II, Piso 28  
Col. Bosques de las Lomas Cuajimalpa  
Mexico City  
MEXICO  
05120

Phone

52-5559500070

Name of Person for Whose Account the  
Securities are To Be Sold

Stephen Beatie Williams

See the definition of "person" in paragraph (a) of Rule 144. Information is to be given not only as to the person for whose account the securities are to be sold but also as to all other persons included in that definition. In addition, information shall be given as to sales by all persons whose sales are required by paragraph (e) of Rule 144 to be aggregated with sales for the account of the person filing this notice.

Relationship to Issuer

Director

## 144: Securities Information

Title of the Class of Securities To Be Sold

Ordinary Shares (in the form of American Depositary Shares - each ADS represents 10 Ordinary Shares)

Name and Address of the Broker

UBS Private Wealth Management  
2000 Avenue of the Stars  
7th Floor North  
Los Angeles  
CA  
90067Number of Shares or Other Units To Be  
Sold

20000

Aggregate Market Value

563200.00

Number of Shares or Other Units  
Outstanding

884486436

Approximate Date of Sale

08/05/2025

Name the Securities Exchange

NYSE

Furnish the following information with respect to the acquisition of the securities to be sold and with respect to the payment of all or any part of the purchase price or other consideration therefor:

## 144: Securities To Be Sold

Title of the Class	Ordinary Shares (in the form of American Depositary Shares - each ADS represents 10 Ordinary Shares)	
Date you Acquired	08/17/2023	
Nature of Acquisition Transaction	Shareholder since 2001, derived from various capital increases.	
Name of Person from Whom Acquired	Transfer from Bolsa Mexicana de Valores (BMV)	
Is this a Gift?	<input type="checkbox"/> Date Donor Acquired	
Amount of Securities Acquired	3000000	
Date of Payment	08/17/2023	
Nature of Payment	Transfer foreign stock MXN into ADS	

If the securities were purchased and full payment therefor was not made in cash at the time of purchase, explain in the table or in a note thereto the nature of the consideration given. If the consideration consisted of any note or other obligation, or if payment was made in installments describe the arrangement and state when the note or other obligation was discharged in full or the last installment paid.

Furnish the following information as to all securities of the issuer sold during the past 3 months by the person for whose account the securities are to be sold.

## 144: Securities Sold During The Past 3 Months

Name and Address of Seller	Stephen B. Williams 6015 Vista de la Mesa La Joya CA 92037
Title of Securities Sold	VTMX
Date of Sale	05/22/2025
Amount of Securities Sold	5000
Gross Proceeds	146500.00

## 144: Remarks and Signature

Remarks	
Date of Notice	08/05/2025

### ATTENTION:

The person for whose account the securities to which this notice relates are to be sold hereby represents by signing this notice that he does not know any material adverse information in regard to the current and prospective operations of the Issuer of the securities to be sold which has not been publicly disclosed. If such person has adopted a written trading plan or given trading instructions to satisfy Rule 10b5-1 under the Exchange Act, by signing the form and indicating the date that the plan was adopted or the instruction given, that person makes such representation as of the plan adoption or instruction date.

Signature	/s/ Stephen Beatie Williams
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**ATTENTION: Intentional misstatements or omission of facts constitute Federal Criminal Violations (See 18 U.S.C. 1001)**