Form 144 Filer Information	UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549 Form 144 NOTICE OF PROPOSED SALE OF SECURITIES PURSUANT TO RULE 144 UNDER THE SECURITIES ACT OF 1933
FORM 144	

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 90067
Number of Shares or Other Units To Be Sold	30000
Aggregate Market Value	917400.00
Number of Shares or Other Units Outstanding	884486436
Approximate Date of Sale	11/13/2025
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?	☐
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	09/24/2025
Amount of Securities Sold	5000
Gross Proceeds	138850.00

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	09/25/2025
Amount of Securities Sold	5000
Gross Proceeds	137900.00

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	09/26/2025
Amount of Securities Sold	5000
Gross Proceeds	137950.00

144: Remarks and Signature

Remarks	
Date of Notice	11/13/2025

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

ATTENTION: Intentional misstatements or omission of facts constitute Federal Criminal Violations (See 18 U.S.C. 1001)