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

FORM 6-K

**REPORT OF FOREIGN PRIVATE ISSUER PURSUANT TO RULE 13a-16
OR 15d-16 UNDER THE SECURITIES EXCHANGE ACT OF 1934**

For the month of April 2026

Commission File Number: 001-41730

Corporación Inmobiliaria Vesta, S.A.B. de C.V.

(Exact name of registrant as specified in its charter)

Paseo de los Tamarindos No. 90,
Torre II, Piso 28, Col. Bosques de las
Lomas
Cuajimalpa, C.P. 05120
Mexico City
United Mexican States
+52 (55) 5950-0070
(Address of principal executive office)

Indicate by check mark whether the registrant files or will file annual reports under cover of Form 20-F or Form 40-F:

Form 20-F

 X

Form 40-F

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SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

Corporación Inmobiliaria Vesta, S.A.B. de C.V.

By: /s/ Juan Felipe Sottil Achutegui

Name: Juan Felipe Sottil Achutegui

Title: Chief Financial Officer

Date: April 24, 2026



**Summary of agreements of the Ordinary General
Shareholders Meeting of Corporación Inmobiliaria Vesta, S.A.B. de C.V.
held in first call on April 22nd, 2026**

- I. Presentation and, if applicable, approval of the 2025 annual report of the CEO.
-
1. The annual report of the CEO for the fiscal year 2025 and the opinion issued by the board of directors regarding it were approved in all its parts.
- II. Presentation and, if applicable, approval of the 2025 Annual Report of the Board of Directors.
-
1. The annual report presented by the board of directors regarding the fiscal year 2025, was approved in all its parts.
- III. Presentation and, if applicable, approval of the 2025 annual reports of the Audit, Corporate Practices, Investment, Ethics, Debt and Equity, and Environmental, Social, and Corporate Governance Committees.
-
1. The annual reports of the audit, corporate practices, investment, ethics, debt and equity, and environmental, social, and corporate governance committees, presented for the fiscal year 2025, were approved.
- IV. Report on compliance with tax obligations by the Company and its subsidiaries during 2025.
-
1. The report regarding the compliance with tax obligations of the Company and its subsidiaries during the fiscal year 2025 was approved.
- V. Presentation and, if applicable, approval of the audited and consolidated financial statements of the Company and its subsidiaries for 2025, including the report of the external auditor of the Company.
-
1. The audited and consolidated financial statements of the Company and its subsidiaries, including the balance sheet, income statement, statement of changes in financial position, statement of changes in equity, supplementary notes, and the report and opinion of the external auditor of the Company, issued for the fiscal year 2025, were approved in all their parts.
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2. It was resolved to allocate the corresponding amounts to the legal reserve.
 3. It was resolved to allocate the result of the fiscal year 2025 to the income statement.
- VI. Presentation and, if applicable, approval for the decree and payment of a cash dividend, delegating powers to the Board of Directors.
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1. The payment of a cash dividend in the total amount of **EUA\$74,753,321.00** legal currency of the United States of America, derived from the retained earnings account of the Company, was decreed.
2. It was resolved to pay the declared dividend in 4 equal installments, each one for the amount of **EUA\$18,688,330.25** legal currency of the United States of America, payable in pesos, national currency, at the exchange rate published by the Bank of Mexico in the Official Gazette of the Federation on the business day prior to each payment date, with the first payment date being May 6th, 2026, the second being July 15th, 2026, the third being October 15th, 2026, and the last being January 19th, 2027, through the SD Indeval.
3. It was resolved that the declared dividend will be paid to the shareholders in proportion to their shareholding on each payment date and without considering treasury shares.

Presentation and, if applicable, (i) approval of the exercise of the share buyback program during the fiscal year 2026 and (ii) *of the Company's share buyback program for 2026, the amount that can be allocated in a revolving manner and delegation of powers*

1. The report on the exercise of the own share repurchase program in force during 2024 was approved.
- VII. Presentation and, if applicable, approval of the Company's share buyback program for 2025, of the amount that may be used in a revolving manner to such purposes and delegation of authority to the board of directors for its execution.
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1. The report on the exercise of the Company's share buyback program in force during 2025 was approved.
 2. The Company's share buyback program approved for 2025 was ratified, so that it remains in force during 2026, and it was resolved that the reserve that may be used on a revolving basis during 2026 will be equal to the amount of **US\$150,000,000.00**
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dollars, legal tender of the United States of America, or its equivalent in Pesos, National Currency.

3. It was noted that the reserve amount does not exceed the total balance of net profits, including retained earnings.
 4. The board of directors was authorized to operate in accordance with the latest rules issued by the board of directors, and until such board of directors determines to modify them.
- VIII. Appointment or, if applicable, ratification of the members of the Board of Directors, and appointment of the presidents of the Audit and Corporate Practices Committees and its compensation for 2026.
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1. The appointment of Mr. Stephen B. Williams as alternate director of Mr. Douglas M. Arthur was revoked, release him from any liability that he may have incurred in the legal performance of his office, and Mr. Ricardo Dueñas Espriú was appointed as the new alternate director of Mr. Douglas M. Arthur.
 2. Lorenzo Manuel Berho Corona, Lorenzo Dominique Berho Carranza, Manuela Molina Peralta, Jorge Alberto de Jesús Delgado Herrera, Douglas M. Arthur, José Manuel Domínguez Díaz Ceballos, José Guillermo Zozaya Délano, Craig Wieland, Enrique Carlos Lorente Ludlow, Daniela Berho Carranza, Elías Laniado Laborín, Luis Javier Solloa Hernández, Viviana Belaunzarán Barrera, Loreanne Helena García Ottati, José Antonio Pujals Fuentes, Oscar Francisco Cázares Elías, Rocío Ruíz Chávez, Luis de la Calle Pardo, and Francisco Javier Mancera de Arrigunaga were ratified to continue as members of the Company's board of directors during the fiscal year 2026.
 3. Mr. Lorenzo Manuel Berho Corona was ratified as the executive chairman of the board of directors.
 4. Mr. Alejandro Pucheu Romero was ratified as the proprietary secretary of the board of directors without being a member thereof; and Ms. Claudia Alejandra Márquez Rueda was appointed to replace Jimena María García-Cuéllar Céspedes as alternate secretary; both were not members of the board of directors.
 5. It was confirmed that none of the members of the board of directors, the proprietary secretary, or the alternate secretary, shall have any obligation to provide surety.
 6. Mr. Francisco Javier Mancera de Arrigunaga was ratified as chairman of the corporate practices committee.
 7. Mr. Luis Javier Solloa Hernández was ratified as chairman of the audit committee.
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8. Note was taken of the appointment of the other members of the audit and corporate practices committees, as well as the appointments of the chairpersons and members of the other committees.
9. Manuela Molina Peralta, Jorge Alberto de Jesús Delgado Herrera, José Manuel Domínguez Díaz Ceballos, José Guillermo Zozaya Délano, Craig Wieland, Enrique Carlos Lorente Ludlow, Luis Javier Solloa Hernández, Viviana Belaunzarán Barrera, Loreanne Helena García Ottati, José Antonio Pujals Fuentes, Oscar Francisco Cázares Elias, Rocío Ruiz Chávez, Douglas M. Arthur, Ricardo Dueñas Espriú, Luis de la Calle Pardo, and Francisco Javier Mancera de Arrigunaga were qualified as independent directors.
10. It was established that the compensation of the members of the board of directors and committees, will continue to be the same as approved for 2025.

IX. Appointment of special delegates

1. Lorenzo Dominique Berho Carranza, Alejandro Pucheu Romero, Jimena María García-Cuéllar Céspedes, and Claudia Alejandra Márquez Rueda were appointed as special delegates to issue certifications regarding the minutes and to protocolize them.

**Summary of agreements of the Extraordinary General Assembly of
shareholders of Corporación Inmobiliaria Vesta, S.A.B. de C.V.
held on first call on April 22nd, 2026**

1. *Proposal and, its case, approval of the amendment to Clause Fifteen of the Company's bylaws to adapt it to article 108, section II of the Securities Market Law*
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1. The fifteenth clause of the Company's bylaws was amended to bring it into line with article 108, section II of the Securities Market Law.
 2. The restatement of the Company's bylaws was approved.
 3. The secretary of the board of directors was authorized to carry out the necessary acts to give effect to the amendment of the bylaws.
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4. Any 2 members of the board of directors were authorized to subscribe for the new share certificates issued containing the amended bylaws, and the secretary to carry out such acts as may be necessary on this regard.

II. Appointment of Special Delegates to the Extraordinary General Assembly

1. Lorenzo Dominique Berho Carranza, Alejandro Pucheu Romero, Claudia Alejandra Márquez Rueda and Jimena María García-Cuéllar Céspedes were appointed as special delegates to issue the certifications in relation to the minutes and to formalize them.

****End of Text****



Translation for Informational Purposes Only

ANNUAL REPORT OF THE BOARD OF DIRECTORS OF
CORPORACIÓN INMOBILIARIA VESTA, S.A.B. DE C.V.

Fiscal year 2025

Dear shareholders of Corporación Inmobiliaria Vesta, S.A.B. de C.V.:

The undersigned, acting as executive chairman of the Board of Directors of Corporación Inmobiliaria Vesta, S.A.B. de C.V. (the "Company"), in compliance with the provisions of article 28 section IV of the Securities Market Law and article 172 section b) of the General Corporations Law, hereby submit to your consideration the annual report of the board of directors corresponding to the fiscal year ended on December 31st, 2025.

During the fiscal year ended 2025, the board of directors was integrated as follows:

Member	Character	Substitute	Character	Title
Lorenzo Manuel Berho Corona	Patrimonial	Lorenzo Dominique Berho Carranza	Patrimonial	Chairman
Manuela Molina Peralta	Independent	Jorge Alberto de Jesús Delgado Herrera	Independent	Member
José Manuel Domínguez Díaz Ceballos	Independent	José Guillermo Zozaya Délano	Independent	Member
Craig Wieland	Independent	Enrique Carlos Lorente Ludlow	Independent	Member
Daniela Berho Carranza	Patrimonial	Elías Laniado Laborín	Patrimonial	Member
Luis Javier Solloa Hernández	Independent	Viviana Belaunzarán Barrera	Independent	Member
Loreanne Helena García Ottati	Independent	José Antonio Pujals Fuentes	Independent	Member
Oscar Francisco Cázares Elías	Independent	Rocío Ruíz Chávez	Independent	Member
Douglas M. Arthur	Independent	Stephen B. Williams	Independent	Member
Luis de la Calle Pardo	Independent	Francisco Javier Mancera de Arrigunaga	Independent	Member
Alejandro Pucheu Romero	Not member	Jimena García-Cuéllar Céspedes	Not Member	Secretary

The performance of the Board of Directors during the fiscal year 2025 was according to the provisions in the Securities Market Law, General Corporations Law, General Provisions Applicable



to Issuers of Securities and Other Participants in the Stock Market, the code of principles and best practices of corporate governance and other laws, regulations and rules applicable to the Company in the markets where its shares are being traded.

During fiscal year ended on December 31st, 2025, the board of directors met 5 (five) times; and therefore, submits this:

ANNUAL REPORT

I. Report of the Corporate Practices Committee

Attached hereto as Annex "1", is the report of the corporate practices committee of the Company, issued pursuant to the provisions of article 43 section I of the Securities Market Law, with respect to the fiscal year ended on December 31st, 2025.

In this regard, the board of directors confirms that it has reviewed said report and agrees with the terms thereof; therefore, recommends its approval.

II. Report of the Audit Committee

Attached hereto as Annex "2" is the report of the audit committee of the Company, issued pursuant to the provisions of article 43 section II of the Securities Market Law, with respect to the fiscal year ended on December 31st, 2025.

In this regard, the board of directors of the Company confirms that it has reviewed said report and agrees with the terms thereof; therefore, it recommends its approval.

III. Opinion on the Report by the Chief Executive Officer

Attached hereto as Annex "3" is the report of the Chief Executive Officer of the Company, issued pursuant to the provisions of article 44 section XI of the Securities Market Law, and which includes a copy of the report of the external auditor of the Company regarding to the audited and consolidated financial statements of the Company and its subsidiaries prepared for the fiscal year ended on December 31st, 2025.

In connection with the report of the chief executive officer, after completing its review, this board of director is of the opinion that: (i) it complies with the provisions of the Securities Market Law, (ii) confirms the application of the internal controls related to information and records of the transactions of the Company and its subsidiaries, (iii) clearly expresses matters related to the business of the Company; and (iv) includes the financial information that the Company and its subsidiaries shall submit for the approval of the shareholders.

Likewise, according to the report of the external auditor of the Company and the report of the chief executive officer, it is hereby concluded that: (1) the policies and criteria of information of the Company are adequate and sufficient, considering the particular circumstances of the Company, (2) said policies and criteria have been consistently applied in the information submitted by the chief executive officer, and (3) the report presented by the chief executive officer reflects



reasonably the financial situation and results of the Company and its subsidiaries for the fiscal year ended on December 31st, 2025.

Therefore, this board of directors issues a favorable opinion and recommends the approval of the annual report of the chief executive officer in the terms of the document attached herein.

IV. Report of the Investment Committee

Attached hereto as Annex "4" is the annual activity report of the investment committee of the Company for the fiscal year ended on December 31st, 2025.

In this regard, the board of directors of the Company has reviewed and approved said report, since it falls within its authority.

V. Report of the Ethics Committee

Attached hereto as Annex "5" is the annual activity report of the ethics committee of the Company for the fiscal year ended on December 31st, 2025.

In this regard, the board of directors of the Company has reviewed and approved said report, since it falls within its authority.

VI. Report of the Environmental, Social and Governance Committee

Attached hereto as Annex "6" is the annual activity report of the environmental and social responsibility committee of the Company for the fiscal year ended on December 31st, 2025.

In this regard, the board of directors of the Company has reviewed and approved said report, since it falls within its authority.

VII. Report of the Debt and Equity Committee

Attached hereto as Annex "7" is the annual activity report of the debt and equity committee of the Company for the fiscal year ended on December 31st, 2025.

In this regard, the board of directors of the Company has reviewed and approved said report, since it falls within its authority.

VIII. Principal Accounting and Administration Policies and Criteria

For purposes of the provisions of section b) of Article 172 of the General Corporations Law, this board of directors confirms that the main accounting and administration policies and criteria are:

- a) The audited and consolidated financial statements of the Company and its subsidiaries have been prepared in accordance with the International Financial Reporting Standards



issued by the International Accounting Rules Bureau (“IFRS”) and have also been audited pursuant to the standards of the Public Companies Accounting Oversight Board - PCAOB.

- b) The consolidated financial statements of the Company and its subsidiaries have been prepared on a historical cost basis, except for the investment in real estate and financial instruments, which are measured according to their fair market value.
- c) The financial statements of the Company consolidate the entities for which the Company has the power to impose financial and operating policies.
- d) All intercompany transactions are eliminated once they are financially consolidated.
- e) When making acquisitions, the assets and liabilities assumed are recognized based on their fair market values, except for deferred taxes or labor liabilities.
- f) The dollar of the United States of America has been established as the functional currency of the Company and its subsidiaries. Notwithstanding the foregoing, the accounting records are kept in Pesos, national currency. The differences in monetary assets are recognized as profit or loss in the period in which they occur.
- g) Labor responsibilities are registered as they occur.
- h) The financial assets and liabilities are recognized at fair market value and when the Company or the subsidiaries are part of any agreement thereon.
- i) Real estate properties of the Company and its subsidiaries are destined for lease. Investments in real estate are initially considered based on their cost and thereafter, based on their market value.
- j) Leases with respect to the real estate properties of the Company and its subsidiaries are considered as operating leases, since the Company and its subsidiaries have all the benefits and risks of ownership of the property.
- k) Rental income is recognized along the term of the respective lease.
- l) Rental income tax is recognized within the annual results of the year when incurred; and
- m) The deferred tax income is recognized only when there is a high probability of recovering.

IX. Transactions in which the Board of Directors Participated.

During the fiscal year from January 1st to December 31st, 2025, the board of directors attended the ordinary matters related to the administration of the Company and adopted specific resolutions in connection with the following topics.

- § Approved the acquisition of 54 Has of land in Guadalajara, Jalisco.



- § Approved to acquire 250 Has of land in Monterrey, Nuevo León.
- § Approval of capitalization alternatives for the Company

Mexico City, February 19th, 2026

/s/

Mr. Lorenzo Manuel Berho Corona
Executive Chairman of the Board of Directors of
Corporación Inmobiliaria Vesta, S.A.B. de C.V.



TRANSLATION FOR INFORMATIONAL PURPOSES

**CORPORACIÓN INMOBILIARIA VESTA, S.A.B. DE C.V.
ANNUAL REPORT OF THE AUDIT COMMITTEE
Fiscal Year of 2025**

Dear shareholders and members of the board of directors of Corporación Inmobiliaria Vesta, S.A.B. de C.V.:

The undersigned in my character of chairman of the audit committee of Corporación Inmobiliaria Vesta, S.A.B. de C.V. (the "**Company**"), in compliance to the provisions of article 43 of the Securities Market Law, I hereby submit to your consideration the annual report of the audit committee during the fiscal year ended on December 31st, 2025.

During the fiscal year of 2025, the audit committee was integrated as follows:

Member	Title	Character
Luis Javier Solloa Hernández	President	Independent Member
Viviana Belaunzarán Barrera	Member	Independent Member
Manuela Molina Peralta	Member	Independent Member
José Manuel Domínguez Díaz Ceballos	Member	Independent Member
Lorenzo Manuel Berho Corona	Permanent Invitee	Executive Chairman of the Board

The work of the audit committee during the fiscal year of 2025 was performed according to the provisions of the Securities Market Law, the General Provisions Applicable to Issuers and other Participants in the Securities Market, the code of principles and best practices of corporate governance as well as other laws, regulations and rules applicable in the markets where the shares of the Company are traded.

During the fiscal year ending on December 31st, 2025, the audit committee met 4 times on: (i) February 14th, (ii) April 21st, (iii) July 21st and (iv) October 21st. Additionally, on January 16th, 2025, the committee adopted unanimous resolutions without a meeting.

The relevant matters attended by, and with respect to which this committee issued an authorization, opinion and/or recommendation to the board of directors were the following:

- I. Reviewal of the audited and consolidated financial statements of the Company and its subsidiaries prepared by the external auditor for the fiscal year ended on December 31st, 2025. It is important to point out that the external auditors issued a clean opinion with respect to said financial statements and based on the
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foregoing, the committee recommended the board of directors to approve said financial statements, for them to be thereafter submitted for definitive approval by the shareholders, since the truly and fully reflect the financial information of the Company.

All financial information mentioned before, was prepared based on the International Financial Reporting Standards, in compliance with the regulations issued by the National Banking and Securities Commission, as well as, according to the standards of the Public Company Accounting Oversight Board – PCAOB.

- II.** The committee confirmed compliance by the Company and its subsidiaries of their respective tax obligations either as direct payee or as receiver.
- III.** Authorized the audit of the financial statements of the Company and its subsidiaries pursuant to the standards of the Public Company Accounting Oversight Board – PCAOB, as well as the compensation of the external auditor.
- IV.** Evaluated the external audit plan and the services proposal to engage Galaz, Yamazaki, Ruiz Urquiza, S.C. member of (Deloitte Touche Tomatsu Limited), as external auditor of the Company and its subsidiaries for the fiscal year of 2025 and the first 2 quarters of 2026.
- V.** Evaluated, determined and authorized the additional services to the audit of the basic financial statements of the Company, required from Galaz, Yamazaki, Ruiz Urquiza, S.C. member of (Deloitte Touche Tomatsu Limited) during the fiscal year of 2025 and the first 2 quarters of 2026, as well as the maximum amount payable therefor.
- VI.** Confirmed compliance of the independence requirements of the auditing firm and of the auditing team, pursuant to the applicable regulations.
- VII.** Analyzed and follow-up of the operating budget of the Company for the fiscal year 2025.
- VIII.** Reviewed of the quarterly reports issued by the internal auditor of the Company, according to the annual internal audit working plan, reviewed and followed up its findings, by setting forth action and follow up plans.
- IX.** Monitored the resolutions adopted by the shareholders and by the board of directors of the Company; and



X. Monitored the work of the external auditors in connection with the compliance of the regulations applicable to the Company considering the markets where its shares are being traded.

Likewise, the audit committee has always had direct access and free communication with the external and internal auditors of the Company, when deemed necessary and without intervention or presence of the management.

Company's Internal Control

The Company and its subsidiaries, have policies and procedures for internal control, designed to ensure the correct recordation and report of transactions according to the information standards adopted by the Company, which are the "*International Financial Reporting Standards*", issued by the International Accounting Standards Bureau.

During 2025, the Company conducted a project of identification and implementation of risks and controls throughout the organization. Such project was aligned with the internationally accepted standards, such as COSO (*Committe Of Sponsoring Organizations*) as well as Sarbanes – Oxley, more specifically Section 404, which intends to give reasonable confidence on the generation of financial information, also known as *Internal Control over Financial Reporting* (ICFR).

Due to the foregoing, and according to the evaluation performed to the information issued by the administration, the internal audit reports, the audited financial statements and other documents received and analyzed, this committee concluded that the internal control system of Corporación Inmobiliaria Vesta, S.A.B. de C.V. is in a stage of definitive consolidation.

The Company has an internal auditing area, which coordinates with the external auditor and this committee and verifies the application of said control policies and procedures, and monitors the existence of possible conflicts of interest pursuant to an internal auditor plan duly approved by this committee.

Preventive and Corrective Measures

During the fiscal year of 2025, the management developed and applied corrective and preventive actions with respect to the findings of the internal auditor of the Company, to establish adequate controls or corrections to improve processes.

To improve the internal control of the organization, the internal audit evaluated the recently implemented internal controls of the organization. The progress and results of the internal audit tests were reported to this committee, who instructed the management to set up remediation plans for the deficiencies.



Evaluation of the External Auditor

The external auditor of the Company during the fiscal year ended on December 31st, 2025 was Galaz, Yamasaki, Ruiz Urquiza, S.C. (member of Deloitte Touche Tomatsu Limited) acting through its auditing partner Mr. Alejandro Pérez Contreras, whose offices are located at Paseo de la Reforma 489, Piso 6, Colonia Cuauhtémoc, Ciudad de Mexico, C.P. 06500.

As of the date hereof, the performance of the appointed external auditor has been acceptable according to what was expected from, and agreed with said external auditor; therefore, the committee expressed no objection to the performance of the external auditor during the fiscal year ended on December 31st, 2025. It is worth mentioning that within the interviews and committee sessions with the external auditors, the committee confirmed compliance with the requirements of independence and rotation of the supervising personnel of the external auditor, in terms of the provisions of applicable law and no conflicts of interest were identified.

Additional Services by the External Auditor

During the fiscal year ended on December 31st 2025, the external auditor provided services related to:

- 1) Review of the long-term incentive plan for 2025, and transfer pricings for 2025.
- 2) Review of the appraisal of the investment properties conducted by external appraisers engaged by the Company.
- 3) Preparation of form "S-8" to be submitted to the Securities and Exchange Commission.
- 4) Rendered advising services related to the adoption of rules IFERS S1 and S2, related to the environmental, social and corporate governance matters.
- 5) Advise in connection with the purpose and scope of rule IFRS 18.

The auditing services of the basic financial statements, as well as the additional services, were rendered in the conditions and scope previously agreed and in no case affected the independence of the external auditor.

The services provided by other advisors of the Company were hired in the ordinary course of business, and under market terms and conditions.

Modifications to the Accounting Policies.

During the fiscal year ended on December 31st, 2025, this committee performed periodical reviews to the quarterly and annual consolidated financial statements of the Company and its subsidiaries and confirmed that there was no modification to the accounting policies followed by the Company.



The “*International Financial Reporting Standards*” IFRS issued by the International Accounting Standards Bureau; have been consistently applied by the Company and its subsidiaries in the preparation of their internal and audited financial statements.

Related Parties Transactions

During the fiscal year ended on December 31st, 2025, this committee did not identify related parties transactions outside the ordinary course of business, which were made in compliance to the applicable law and verified by the external auditors.

Complaints

During the fiscal year subject matter hereof, the committee did not receive any comment or complaint from shareholders, board members, relevant directors, employees or third parties in connection with the internal controls of the Company or any related matters, nor any accusations regarding any irregularity or transactions with related parties, other than those that the Company normally carries out with its subsidiaries, which were duly reviewed by the external auditor.

Differences with Management

As of the date hereof, there has been no difference of opinion between the committee and the relevant officers of the Company, or with the internal and external auditors.

With respect to the annual report of the CEO to be submitted to the shareholders of Corporación Inmobiliaria Vesta, S.A.B. de C.V. and that was previously distributed among the corporate instances of the Company, it is important to note that it clearly summarizes what occurred during the fiscal year of 2025. Due to the foregoing, this committee considers that the report to be submitted by the CEO truly and sufficiently reflects the operations and results of the Company.

Mexico City, February 17th, 2026

/s/

Luis Javier Solloa Hernández
Chairman of the Audit Committee



Translation for Informational Purposes

**ANNUAL REPORT OF THE CHIEF EXECUTIVE OFFICER (“CEO”) OF
CORPORACIÓN INMOBILIARIA VESTA, S.A.B. DE C.V.**

Fiscal Year 2025

Agregar mensaje de LDBC

I. Business Strategy

The business of the Company and its subsidiaries during the fiscal year 2025, was conducted in accordance with the organizational objective's matrix established by the management and according to the approved strategic plan.

II. Compliance with the Resolutions of the Shareholders and the Board of Directors.

I am pleased to inform that all agreements and resolutions adopted by the shareholders and the board of directors during 2025 were duly completed and executed, except for those which due to their own nature require more time for completion or require of a series of actions; however, for the latter, the Company and its subsidiaries have taken appropriate actions to ensure their fulfillment.

III. Internal Controls and Audit

During 2025, the internal audit department of the Company worked according to the internal audit statute approved by the audit committee and reviewed projects and specific areas of the Company. The findings were periodically submitted to the audit committee, and the management is taking the necessary actions to attend the findings and ensure that the internal processes of the Company are duly complied with.

IV. Information and Relevant Events

All the information and relevant events of the Company and its subsidiaries have been duly filed and reported to the corporate instances of the Company and to the relevant authorities in terms of the applicable laws and in compliance with the requirements of the corresponding authorities.

V. Operations Related to the Repurchase of Shares

The general ordinary shareholders' meeting held on March 19th, 2025, approved to maintain the amount of US\$150,000,000.00 or its equivalent in Pesos, legal currency of United States of Mexico, as a revolving amount of the share's repurchase program of the Company.



During 2025, the activity of the share repurchase program was periodically reported to the board of directors.

VI. Corrective and Responsibility Actions

During 2025 and as of this date, the Company has applied corrective measures to its internal processes, derived from the findings of the revisions made by our internal audit department.

Notwithstanding the foregoing, none of the findings have required to initiate responsibility actions against the persons involved in the administration of the Company, since none of said findings constituted a loss for the Company.

VII. Capital Contributions

All capital contributions by the shareholders of the Company have been duly paid, and as of this date there are no pending contributions.

VIII. Payment of Dividends

Dividends declared by the Company from the previous fiscal year had been fully paid. Dividends declared by the shareholders' meeting of March 19th, 2025, were paid in four installments, three in 2025 and the last in January 2026, all in strict compliance to that resolved by the shareholders of the Company.

IX. Accounting and Information System

The accounting and reporting systems of the Company and its subsidiaries are kept in a complete and correct manner and in compliance with the U.S. Public Company Accounting Oversight Board ("PCAOB") and the International Financial Reporting Standards ("IFRS") issued by the International Accounting Rules Bureau and other rules and legal provisions applicable to the Company.

X. Financial Information

In compliance with the provisions of Article 44, section XI of the Securities Market Law and Article 172 of the General Corporations Law, it is hereby reported that the business strategy of the Company and its subsidiaries has been at all times, within the strategic goals and objectives established by the administration at the beginning of each calendar year and according to the approved strategic plan.

Attached hereto as Annex "1" are: (i) the audited consolidated financial statements of the Company and its subsidiaries, which reflect the true, complete and correct financial position of the Company and its subsidiaries for the fiscal year ended December 31st, 2025, (ii) the consolidated income statement of the Company and its subsidiaries for the fiscal



year ended December 31st, 2025, (iii) a statement of changes in the financial position of the Company during the fiscal year ended December 31st, 2025, (iv) a statement of changes in the items comprising the Company's patrimony expressed on a consolidated basis during the fiscal year ended December 31st, 2025, (v) the notes necessary to complete and clarify the information; and (vi) the report of the external auditor of the Company on its review to the consolidated financial statements of the Company and its subsidiaries prepared for the fiscal year ended December 31st, 2025.

XI. Responsibility Actions Against Third Parties

During 2025, none of the Company or its subsidiaries initiated any legal proceedings against third parties due to damages caused to the Company and/or any of its subsidiaries, except for those litigation and collection procedures incurred in the ordinary course of business of the Company and its subsidiaries.

Mexico City, February 18th, 2026

/s/

Lorenzo Dominique Berho Carranza
Chief Executive Officer



Translation for Informational Purposes Only

CORPORACIÓN INMOBILIARIA VESTA, S.A.B. DE C.V.
ANNUAL REPORT OF THE CORPORATE PRACTICES COMMITTEE

Fiscal Year of 2025

Dear shareholders and members of the board of directors of Corporación Inmobiliaria Vesta, S.A.B. de C.V.:

The undersigned in my character of chairman of the corporate practices committee of Corporación Inmobiliaria Vesta, S.A.B. de C.V. (the "Company"), and according to the provisions of article 43 of the Securities Market Law, hereby submit the annual report of the committee presided by the undersigned during the fiscal year ended on December 31st, 2025.

During the fiscal year ended on December 31st, 2025, the committee was comprised as follows:

Member	Title	Character
Francisco Javier Mancera de Arrigunaga	President	Independent Board Member
Oscar Francisco Cázares Elías	Member	Independent Board Member
José Guillermo Zozaya Delano	Member	Independent Board Member
José Antonio Pujals Fuentes	Member	Independent Board Member
Lorenzo Manuel Berho Corona	Permanent Invitee	Executive Chairman of the Board

The activities of the corporate practices committee during the fiscal year of 2025 were performed according to the provisions of the Securities Market Law, the General Provisions Applicable to the Issuers and other Participants in the Market, the code of principles and best practices of corporate governance, and other laws, regulations and rules applicable to the Company.

During the fiscal year ended on December 31st, 2025, the corporate practices committee adopted resolutions on: (i) January 17th, 2025 and (iii) September 29th 2025.

The relevant matters attended and with respect to which this corporate practice committee issued a resolution and/or a recommendation to the board of directors of the Company, were the following:



- I. Analysis of the operating mechanism of Vesta's Long-Term Plan, for the period 2024-2028
- II. Compensation for 2025 for the executive chairman of the board of directors.
- III. Compensation for 2025 and 2026 for the CEO
- IV. Executive Compensation within the LTI Plan by 2025
- V. Grant of powers of attorney to amend the trust agreement of the Vesta Long-Term Plan.
- VI. Review of Compliance area report.

During the fiscal year ended on December 31st, 2025, the committee did not receive any notice of transactions with parties related to the executives of the Company, nor did grant any waiver for the executives of the Company to benefit from business opportunities corresponding to the Company.

Mexico City, January 22nd, 2026.

/S/
Javier Mancera Arrigunaga
Chairman of the Corporate Practices Committee of
Corporación Inmobiliaria Vesta, S.A.B. de C.V.



Translation for Informational Purposes Only

CORPORACIÓN INMOBILIARIA VESTA, S.A.B. DE C.V.
ANNUAL REPORT OF THE DEBT & EQUITY COMMITTEE

Fiscal Year of 2025

Dear shareholders and members of the Board of Directors of Corporación Inmobiliaria Vesta, S.A.B. de C.V.:

The undersigned in my character of chairman of the Debt & Equity Committee of Corporación Inmobiliaria Vesta, S.A.B. de C.V. (the "Company"), hereby submit the annual activity report of the committee I chaired during the fiscal year ended on December 31st, 2025.

During the fiscal year of 2025, the Debt & Equity was integrated as follows:

Member	Position	Character
José Manuel Domínguez Díaz Ceballos	Chairman	Independent Member
Douglas M. Arthur	Member	Independent Member
Manuela Molina Peralta	Member	Independent Member
Lorenzo Manuel Berho Corona	Member	Executive Chairman of the Board of Directors

The debt and equity committee acted in accordance with the guidelines established by the Board of Directors of the Company when incorporating said committee, and during the fiscal year of 2025, its members by unanimity recommended the board of directors to approve the issuance of debt by the Company, through a private offer in the United States of America and in other countries pursuant to Rule 144-Q and Regulation "S" of the Securities Law of the United States of America or 1933.

During the fiscal year of 2025, we had no knowledge of any breach of the guidelines and financing policies of the Company.

The committee ensured that the financing and capital obtained by the Company during fiscal year 2025 was consistent with the Company's medium and long-term strategic plans.

Sincerely,

Mexico City, January 22, 2026

/s/
José Manuel Domínguez Díaz Ceballos
President of the Debt & Equity Committee



Translation for Informational Purposes Only

**CORPORACIÓN INMOBILIARIA VESTA, S.A.B. DE C.V.
ANNUAL REPORT OF THE ETHICS COMMITTEE**

Fiscal Year of 2025

Dear members of the board of directors of Corporación Inmobiliaria Vesta, S.A.B. de C.V.:

The undersigned in my character of chairman of the ethics committee of Corporación Inmobiliaria Vesta, S.A.B. de C.V. (the "Company"), hereby submit to your consideration the annual report of the ethics committee for the fiscal year ended on December 31st, 2025.

During the fiscal year ended on December 31st, 2025, the committee comprised as follows:

Member	Title	Character
José Antonio Pujals Fuentes	President	Independent Board Member
Daniela Berho Carranza	Member	Patrimonial Board Member
Elías Laniado Laborin	Member	Independent Board Member
Alfredo Marcos Paredes Calderón	Member	Executive
Alejandro Pucheu Romero	Member	Executive

The activities of the ethics committee during the fiscal year of 2025 were performed in accordance with the resolutions of the board of directors incorporating this committee and according to the provisions of the ethics code of the Company.

During the fiscal year ended on December 31st, 2025, the members of the ethics committee gathered (i) on February 19th, and (ii) on August 20th.

At such meetings the committee resolved the following matters:

- 1) Reviewed the Compliance Plan 2024-2025.
 - 2) Established the roles and responsibilities of the Compliance area and of the committee; and
-



3) Attended and resolved on a complaint received through the complaint channel of the Company.

Also, the members of the ethics committee actively participated with the Compliance Officer in the preparation, update and review of several policies of the Company.

The committee, acting through Mr. Alfredo Paredes, kept close contact with the members of the “*embassadors*” program to give permanent follow up to the concerns of the collaborators in the different regions, and without finding any issue requiring the direct attention of the ethics committee.

Mexico City, January 20, 2026.

/S/

Mr. Jose Antonio Pujals Fuentes
Chairman of the Ethics Committee of
Corporación Inmobiliaria Vesta, S.A.B. de C.V.



Translation for Informational Purposes

CORPORACIÓN INMOBILIARIA VESTA, S.A.B. DE C.V. ANNUAL REPORT OF THE INVESTMENT COMMITTEE

Fiscal year 2025

Dear shareholders and members of the board of directors of Corporación Inmobiliaria Vesta, S.A.B. de C.V.:

The undersigned acting as president of the investment committee of Corporación Inmobiliaria Vesta, S.A.B. de C.V. (the "Company"), hereby submit to your consideration, the annual activity report of the investment committee during the fiscal year ended on December 31st, 2025.

During the fiscal year of 2025, the investment committee was integrated as follows:

Member	Office	Character
Douglas M. Arthur	President	Independent Board Member
Stephen B. Williams	Member	Independent Board Member
Lorenzo Manuel Berho Corona	Member	Executive Chairman of the Board of Directors
Craig Wieland	Member	Independent Board Member
Manuela Molina Peralta	Member	Independent Board Member

The performance of the investment committee during the fiscal year of 2025 was according with the applicable rules set forth by the board of directors.

During the fiscal year ended on December 31st, 2025, the investment committee met twice on: (i) June 30th and (ii) November 14th.

The investment committee focused on (1) approving and/or recommending the board of directors to approve the acquisition of new land for future developments in the different regions where the Company has presence, (2) approving the development of infrastructure within its land reserves, and (3) approving the development of inventory and built to suit buildings within its land reserves.

During 2025, the investment committee approved projects for the amounts set forth in each case:



Type of Investment	Amount
Land acquisition	US\$238,610,000
Recommendations to the board to approve land acquisitions	US\$206,300,000
Development of infrastructure	US\$147,910,000
Development of inventory buildings	US\$51,820,000
Total amount approved	US\$438,340,000

Mexico City, January 19th, 2026

/S/ Douglas M. Arthur

President of the Investment Committee of Corporación Inmobiliaria Vesta, S.A.B. de C.V.



Translation for Informational Purposes Only

**CORPORACIÓN INMOBILIARIA VESTA, S.A.B. DE C.V.
ANNUAL REPORT OF THE ENVIRONMENTAL, SOCIAL AND GOVERNANCE COMMITTEE**

Fiscal Year of 2025

Dear shareholders and members of the Board of Directors of Corporación Inmobiliaria Vesta,

S.A.B. de C.V.:

The undersigned, as president of the Environmental, Social and Governance Committee of Corporación Inmobiliaria Vesta, S.A.B. de C.V. (the “Company”), by this means submit to your consideration the annual activities report of the committee which I presided during the fiscal year ending on December 31st, 2025.

During the fiscal year of 2025, the committee was integrated as follows:

Member	Position	Quality
Jorge Alberto de Jesús Delgado Herrera	President	Independent Board Member
José Manuel Domínguez Díaz Ceballos	Member	Independent Board Member
Loreanne Helena García Ottati	Member	Independent Board Member
Daniela Berho Carranza	Member	Patrimonial Board Member
Lorenzo Manuel Berho Corona	Member	Patrimonial Board Member

The activities of the committee during the fiscal year of 2025 were carried out based on the commitment of client and shareholder satisfaction, the interest for our collaborators and the community in general, compliance of environmental laws in all regions in which we operate, and strict ethics guidelines with the aim of achieving economic and social development, as well as care for the environment, as a fundamental element of our competitiveness.

During the fiscal year ended on December 31st, 2025, the committee met on 1 (one) occasion, on December 17th, 2025, session in which the progress of the different programs developed by the Company was reviewed, as well as the exercise of the corresponding budgets.

The following are the activities carried out during fiscal year 2025:

- The results of the indices in which we participated in 2025:



INDEX	QUALIFICATION 2025
CSA	67
EcoVadis	In process
Pacto Mundial	Advance
S&P/BMV Total ESG Index	Fifth consecutive year as part of the index
CDP	B General B in Water
UN PRI	Policy Governance and Strategy: 92 points Direct – Real Estate: 93 points Confidence Building Measures: 81 points
AMAFORE	NO QUALIFICATION
MSCI	AA
GRESB	67
S&P Yearbook	Part of the Index

In addition to these indexes, we are part of:

- **WEPs (Women’s Empowerment Principles):** As official signatories of the UN Women’s Empowerment Principles.
- **Target Gender Equality:** Which promotes gender equality in companies.
- **Participation in the “Global Syndicated Sustainable Credit Facility”:** As part of the KPIs with the IFC, the following documents were delivered on time:
 - Biodiversity Policy
 - Biodiversity Protocol
 - Manual ESG
 - Health and Safety Policy
 - Safety Protocol
 - Land Acquisition Protocol
 - Community Engagement Protocol

·Work continues with the IFC for an extension of an additional 6 months, at no cost, for the accompaniment that will help to comply with the roadmap towards the Decarbonization of Vesta.

Among the general advances for 2025 are:

Corporate Governance:



- **ESG Objectives Evaluation:** Within the employee performance evaluation, a specific objective related to ESG with financial impact was included, at all levels of the organization.
- Adjustment of the **ESG Management System** Model, where ESG policies, manuals, protocols and procedures were updated and created, aligning them with the IFC Performance Standards.
- Work is being done with the Compliance area to **strengthen the ethical line** for the follow-up of complaints on human rights, social and environmental issues.
- Implementation of the **Sustainable Taxonomy 2024**.
- The process of **Alignment with the IFRS standards on ESG (NS1 and NS2) began**, based on the new requirement of the Mexican Stock Exchange and the CNBV.

Environmental:

- The **roadmap** to achieve the **Decarbonization process of Vesta** and its stakeholders by 2050 continued.
 - Carrying out environmental life cycle analysis in 11 buildings based on the SBTi's guidelines, for the integration of embedded carbon or embodied carbon measurement.
 - Energy analysis was proposed by building.
- Continuation of the creation of **Vesta's Environmental Management System**, based on **ISO 14001**, carrying out:
 - Waste Collection Programs in Parks and offices; as well as to register with authorities as generators of solid, urban and hazardous waste.
 - Legal Requirements Matrices for each park and offices and;
 - Emergency Plans by park and offices.

Social:

- 100% of the **social organizations with which Vesta works, have been audited in fiscal, legal and accounting matters**, which made it possible to identify improvement areas and strengthening of the organization's internal controls. Based on the audits carried out, a specific development plan was carried out for each organization and work was carried out jointly with each of them on the findings found.
- A 5-month seminar entitled "Strengthening CSO's" was held, with the aim of contributing to the organizational structure of civil societies.
- The Exit Protocol of **two civil organizations was carried out**, due to the negative scenarios they showed in their evaluations.
- Achieved **299 hours of face-to-face and professional volunteering** with the participation of 70 collaborators in 7 projects.
- Implementation of **Vesta's Theory of Change** in two civil society organizations, reinforcing Vesta's commitment to strategic, measurable, and high-impact social investment.



- Based on **the risks related to human rights** identified in the 2023 analysis, various specific actions were developed for their mitigation, among which are:
 - The creation of the Land Acquisition Protocol and the Community Relations Protocol – which are being implemented in various Vesta projects, such as: San Nicolás and Vesta Park Juárez Oriente II, among others.
 - Inclusion of the Sustainable Clause in the Maintenance Manuals of the buildings where recommendations are established in this matter.
 - As part of the Internal Civil Protection Plans (PIPC's), tenants were asked for PIPC's and Operating Licenses, to verify their health and safety measures in their processes.
 - In terms of Health and Safety:
 - The Health and Safety Policy for Vesta were created.
 - The Health and Safety Regulations for Vesta Contractors and Project Managers were created, along with the training of these groups for its implementation.
 - Occupational Risk Analysis, based on NOM-030-STPS-2009 in joint work with the company Mercer.
 - Implementation of PIPCs in parks and offices.
- The implementation of the Social Investment Projects continues, and some relevant data are:
 - 100% of the regions have social projects
 - 8 Social Investment projects
 - 9 states of the Mexican Republic
 - 3,165 beneficiaries in total

Sustainability Business

- As part of the Responsible Investment Process:
 - 4 Flora and Fauna Rescue programs were carried out, as part of our **Biodiversity strategy**, in the following parks:
 - Megaregion 2
 - Vesta Park Juárez Oriente II
 - St. Nicholas
 - La Palma MTY
- **Social Analysis.** To identify relevant actors and establish action plans with each of them, in the following regions:
 1. The San Nicolas development in Monterrey, N.L.
 2. The Paso del Norte development in Ciudad Juárez, Chihuahua.
- In 2025, the ESG area carried out the following **trainings**:



- Diversity, Equity and Inclusion; Training of Brigades in offices and Parks; Integrated Management of Waste and Biodiversity and its impact on the Sector, with a total of 260.7 hours of training given.
- **ESG Supplier Evaluation and Development Program**, which consists of detecting opportunities for improvement and training suppliers to whom request and require it.
- During 2025, 13 suppliers were evaluated out of the 16 called, that is, 81% of the chosen sample.
- The improvements implemented in the Development Program by each of the evaluated suppliers were 70%.

Mexico city, January 22nd, 2026

/s/

Jorge Alberto de Jesús Delgado Herrera
President of the Environmental, Social and Governance Committee



Translation for Informational Purposes Only

**CORPORACIÓN INMOBILIARIA VESTA, S.A.B. DE C.V.
REPORT OF THE EXECUTIVE CHAIRMAN OF THE BOARD OF DIRECTORS**

Dear members of the Board of Directors of Corporación Inmobiliaria Vesta, S.A.B. de C.V: The undersigned in my character of executive chairman of the Board of Directors of

Corporación Inmobiliaria Vesta, S.A.B. de C.V. ("Vesta"), hereby submit to your consideration my annual activity report for the period from January 1st to December 31st, 2025.

I. Board of Directors and Committees

The board of directors has continued improving its processes and protocols to comply with the requirements of Vesta as a listed company in the NYSE.

During recent years a platform has been put in place to improve the effectiveness, efficiency and strategic focus of the processes of the board of directors to continue improving. According to the information obtained with the assistance of an advisor, we have concluded that the preparation of the members of the board of directors is now 9.5 out of 10.

As executive chairman one of my duties is to assure that the board of directors constitutes a strategic asset of Vesta, always oriented to value creation through an improved supervision, better dialogue and effective decision making.

The members of the board of directors contribute in many ways other than only participating in the board meetings, and the process that has been implemented is designed to promote this contribution while increasing the standard of how the time of the board members is used.

Finally, the 2025 board evaluation delivered tangible evidence of the search for a higher standard in the future. Therefore, the board of directors has improved its capacities to adopt better decisions at the speed required by Vesta.

II. Investor's Events

a) Participation in meetings with major investors, financial institutions and analysts.

III. Participation in Strategic Issues

- a) Participation and opinion related to strategic projects for Vesta.
- b) Participation within the executive committees of New Business and Portfolio of Vesta.

IV. Public Relations

- a) Representation of Vesta at several events.
 - b) Participation Vesta's social responsibility events.
-



V. Other Activities

- a) Participation as member of the national directive board of COMCE
- b) Participation as member of AMPIP 's (*Asociación Mexicana de Parques Industriales*) board, acting as former president of the association.
- c) Participation as president of the COMCE Mexico-Germany bilateral committee.
- d) Participation at the board of Anahuac University - Engineering School.
- e) Meetings with former presidents and the board of the AMPIP with the Secretary of Economy to strengthen Mexico's position in the United States.
- f) Participation at the Consultive Board of Virtus (Family Office).
- g) Participation in the event "The Year Ahead" by Bank of America.
- h) Le Bourget – Airshow in France.
- i) Participation in the monthly board of YPO/Gold Mexico.
- j) Attendance to the 70th anniversary of YCH Asian logistics company and visit to Supply Chain City in Singapore.
- k) National convention of AMPIP in Cancún
- l) Session with several New York developers at the New York Stock Exchange

Finally, the undersigned has continued working according to the guidelines set forth by the board of directors during the meeting held on July 2018, and actively participating with the management in the strategic planning for Vesta.

Mexico City, January 29th, 2026.

/S/

Mr. Lorenzo Manuel Berho Corona
Executive Chairman of the Board of Directors of Corporación Inmobiliaria Vesta, S.A.B. de C.V.

CEO BOARD REPORT
4Q2024 Executive Summary

February 19, 2026

Resilience as a Strategic Imperative for Long-Term Value

The close of 2025 marked the end of a long-standing geopolitical era, with 2026 unfolding at the intersection of heightened uncertainty and structural transition. Geopolitical realignment, the potential evolution of the USMCA, accelerating regionalization, and the shift from analytical to operational digitization are reshaping how capital, supply chains, and production are organized across the global economy. Against this backdrop, Mr. Trump's approach to strengthening the Western Hemisphere translated into an increased economic leverage over allies, stricter migration control, efforts to counter China's growing presence in Latin America and the reframing of USMCA as a strategic tool, introduces meaningful challenges and volatility for our sector.

Against this backdrop, Mexico enters 2026 with a resilient and uniquely strategic role within North America's industrial and logistics ecosystem. Even in a scenario where the USMCA is weakened, redefined or subject to greater political conditionality, Mexico's position remains supported by deeply integrated production networks, increasing requirements for supply-chain resilience, and the continued advance of operational digitization across manufacturing and logistics. That said, the prospect of USMCA renegotiation, security and rule-of-law concerns, among others, represent material challenges that will shape the operating environment in the year ahead.

As geopolitical tensions persist and uncertainty remains elevated, resilience has become a strategic imperative to protect value and support durable, long-term competitive advantage. Vesta's strategy remains focused on preparing for the future by leveraging our experience to continuously raise quality standards, enhance execution, and further differentiate our industrial parks in a market where scale, reliability, and operational excellence are increasingly critical.

Performance highlights

- The year proved to be a test of discipline and adaptability. It began with elevated uncertainty and slower activity, but conditions improved as the year progressed. In this environment, disciplined execution enabled us to lease
-

1.9 million square feet of vacant space, strengthening our market position while maintaining healthy retention rates of approximately 76% and completing nearly 5.0 million square feet of renewals- the highest level achieved the past three years. While leasing activity was slower than initially anticipated, portfolio occupancy remained resilient at 93.6%, reflecting the quality of our assets and the strength of our client relationships.

- During 2025, we executed a disciplined land acquisition strategy, acquiring a total of 600 acres that will allow us to build at least 9 million sf of gross leasable area, securing the execution of our 2030 strategic plan in Mexico City, Guadalajara and Monterrey, as well as in Ciudad Juárez. As a result, today we're in a privileged position to develop best-in-class industrial parks in Mexico's most dynamic and strategically relevant markets.
- During 2025, the development pipeline was 800,000 sf, reflecting the Company's careful approach to developing in a tough year.

Financial highlights

- We proactively accessed the capital markets to further strengthen our balance sheet and enhance financial flexibility, positioning the Company to execute through the cycle and into the next phase of growth.
- On September 30, 2025, we successfully issued US\$ 500 million of senior unsecured notes due 2033 at a fixed interest rate of 5.50%. The transaction strengthened our balance sheet, extended our debt maturity profile, and advanced our transition towards a fully unsecured capital structure. The issuance was rated BBB-/Positive by both S&P Global Ratings and Fitch. Proceeds are being used, in part, to prepay existing debt.
- Subsequently, on October 9, 2025, we repaid our Metlife II credit facility and related incremental facility totaling US\$176.6 million. We continue to prepay secured indebtedness and we paid our Metlife III credit during the first quarter of 2026, which will leave the Company with no secured debt outstanding.
- Vesta delivered solid performance in 2025, reflecting the resilience of our business model in a challenging operating environment. Total revenues increased to US\$ 283.2 million, while rental revenues reached US\$ 273.6 million, representing year-over-year growth of 11.8% and exceeding the upper end of our full-year guidance range of 10% to 11%.

- In the fourth quarter, total revenues were US\$ 76.4 million, with rental revenues of US\$ 73.4 million, increasing 16.0% compared to the same period last year and underscoring the continued strength of our core portfolio.
- On a full-year basis, net operating income totaled US \$259.4 million, representing year-over-year growth of 12.0%, with an NOI margin of 94.8%, exceeding our full-year guidance of 94.5%. In the fourth quarter, NOI reached US \$69.4 million, with a margin of 94.6%, reflecting strong growth of 17.1% compared to the prior-year quarter.
- Full year EBIDTA totaled US\$ 231.1 million, increasing 13.1% year over year, with an EBITDA margin of 84.4%, in line with our revised guidance of 84.5%. In the fourth quarter, EBITDA reached US\$ 61.1 million, with an 83.3% margin, representing an increase of 18.2% versus the prior year quarter.
- For the full year, Vesta FFO totaled US\$ 174.9 million, representing a 9.2% increase compared to 2024. In the fourth quarter, FFO reached US\$ 39.3 million, compared to US\$ 41.1 million in the prior quarter, reflecting a 4.3% decline.

Closing remarks

Driven by an experienced and proactive leadership team, a clearly defined strategy, and a deep understanding of client needs, Vesta is well positioned to execute through a resilient portfolio anchored by AAA clients, disciplined capital allocation, and strong contractual terms.

This year, we will move forward with new developments, by investing upfront in critical infrastructure, including utilities and energy, to accelerate execution and capture growing demand. We will continue to deploy capital in Mexico's most attractive logistics and manufacturing markets, supported by structural trends such as the sustained growth of e-commerce and the ongoing evolution of global supply chains. The consistently high quality of our Vesta Parks is a clear competitive advantage. Maintaining the highest standards of design, sustainability, and execution is central to our strategy, as demonstrated by projects that have earned global recognition, including the GRI Global Award. This is how we will continue to build: with discipline, long-term vision, and an unwavering commitment to excellence that reinforces Vesta's leadership.

Thank you for your continued support,

Lorenzo D. Berho, CEO



CORPORACION INMOBILIARIA
VESTA SAB. DE CV.

April 22nd, 2026

Comisión Nacional Bancaria y de Valores
Insurgentes Sur No. 1971
Col. Guadalupe Inn
01020 Ciudad de México

Bolsa Mexicana de Valores, S.A.B. de C.V.
Reforma No. 255, Mezzanine
Colonia Cuauhtémoc
06500, Ciudad de México

NEW YORK STOCK EXCHANGE

Re: Declaration referred to in article 32 of the General Provisions applicable to Entities and Issuers supervised by the National Banking and Securities Commission that hire external audit services of basic financial statements.

The undersigned, Lorenzo Dominique Berho Carranza, Juan Felipe Sottit Achutegui and Alejandro Pucheu Romero, representatives of the Company CORPORACIÓN INMOBILIARIA VESTA, S.A.B. DE C.V., ("Vesta"), we appear to comply with the provisions of article 32 of the General Provisions applicable to Entities and Issuers supervised by the National Banking and Securities Commission that hire external audit services of Financial Statements Basic (the "Provisions"), since our client has the status of Issuer according to the records that exist both in that commission and in the Mexican Stock Exchange. The terms used with an initial capital letter will have the same meaning attributed to them in the Provisions.

In this regard, the undersigned, as responsible for initialing the Basic Financial Statements approved in terms of the provisions that are applicable to the Issuer, within the scope of our respective functions, declare, under oath of truth:

- i) That we have reviewed the information presented in Vesta's audited Basic Financial Statements.
 - ii) That the audited Basic Financial Statements do not contain information on false facts, nor have we omitted any relevant fact or event, that is to our knowledge, that could be necessary for their correct interpretation in light of the provisions under which they were prepared.
-



iii) That the audited Basic Financial Statements and the additional information thereto fairly present, in all material respects, the financial situation and results of operations of Vesta and its subsidiaries.

iv) That internal controls have been established and maintained, as well as procedures related to the disclosure of relevant financial information.

v) That we have designed internal controls with the objective of ensuring that important aspects and information related to Vesta and its subsidiaries are made known to management.

vi) That we have revealed to the Galaz, Yamazaki, Ruiz Urquiza, S.C. office (member firm of Deloitte Touche Tohmatsu Limited in Mexico), as the firm in charge of providing external audit services to Vesta and its subsidiaries, as well as to the audit committee, through timely communications, the significant deficiencies detected in the design and operation of the control internal that could adversely affect, among others, the function of recording, processing and reporting Vesta's financial information; and

vii) That we have disclosed to the firm that provides the independent external audit services and, where applicable, to the audit committee, any alleged fraud or irregularity that comes to our knowledge and involves management or any other employee who plays an important role, related to internal controls.

Regards

Corporación Inmobiliaria Vesta, S.A.B. de C.V.

/s/ Lorenzo Dominique Berho Carranza

Lorenzo Dominique Berho Carranza

CEO

/s/ Juan Felipe Sottit Achutegui

Juan Felipe Sottit Achutegui

CFO

/s/ Alejandro Pucheu Romero

Alejandro Pucheu Romero

CLC
