



Vesta Management, S. de R.L. de C.V.

Double Materiality Assessment Overview

Advisory

April 2025

KPMG México



Materiality and Double Materiality

Materiality and double materiality are key sustainability concepts. The Global Reporting Initiative (GRI), the Sustainability Accounting Standards Board (SASB) and the International Financial Reporting Standards (IFRS) offer useful international reference frameworks for these concepts.

While materiality refers to the identification and reporting of aspects that are most significant for an organization and its stakeholders, double materiality broadens this approach by considering not just the impacts on the organization in its context, but also the impact of the context on the organization.

GRI Standards focus on materiality from the standpoint of the organization and its stakeholders, while the SASB is concerned about financial materiality and environmental, social and governance (ESG) matters.

The IFRS, meanwhile, concentrates on financial accounting, which is evolving to address financial risks as they relate to sustainability.



In today's world there is a growing recognition that sustainability aspects may have a material impact on businesses' profitability and reputation.

Investors and stakeholders are demanding increasing transparency in the disclosure of information about sustainability.



The adoption of standards like GRI and SASB and the incorporation of IFRS sustainability considerations reflect an evolution toward greater accountability and transparency among organizations regarding sustainability.

Double Materiality: Methodology

1

Identification of topics

Identification of preliminary topics based on a variety of public sources, peers, international information from the organization and Vesta's current materiality.

2

Identification of IROs

Comparison and assessment of the impacts, risks and opportunities (IROs) associated with the preliminary topics, to be assessed later on.

4

Weighting, calibration and analysis of topics

Design of the materiality matrix considering environmental, social, and governance impacts for the organization, compared to their financial relevance.

3

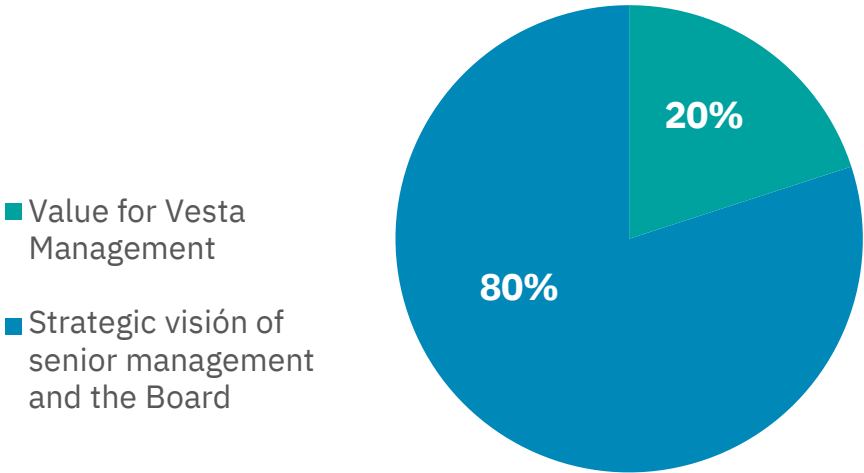
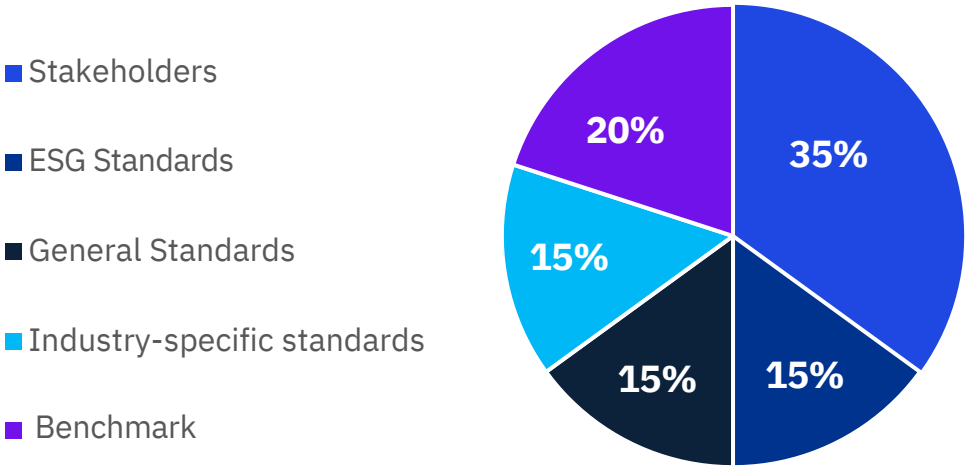
Stakeholder Consultation

Consulting with Vesta's stakeholders to assess these topics from the impact and financial perspectives.

Dual Materiality Calibration

IMPACT AXIS

FINANCIAL AXIS

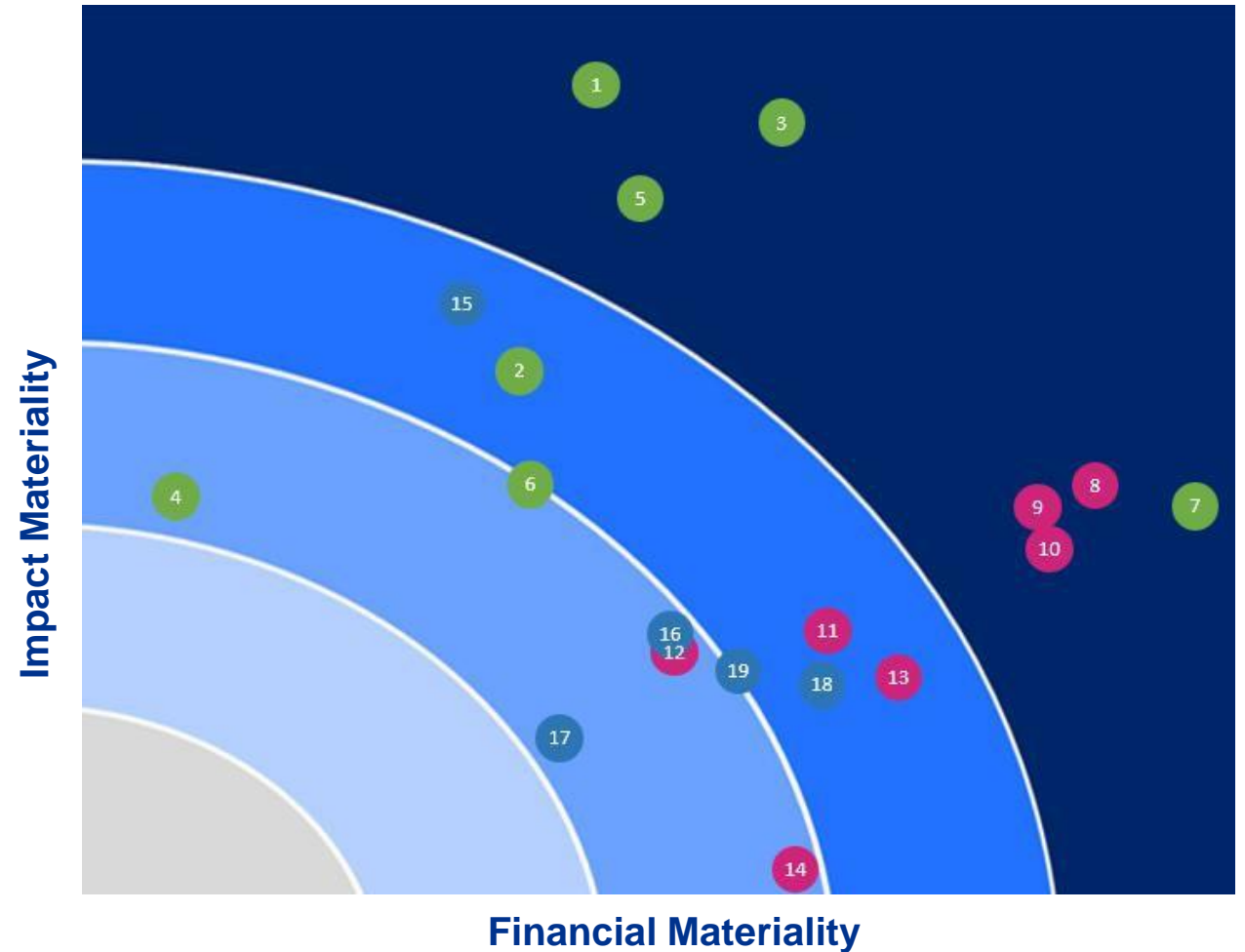


To assign specific weightings, we considered the affinities between the material topics identified for Vesta and its industry and those conceptualized by external arbiters (benchmarks).

Vesta Materiality

The matrix shows the relates the different material topics according to their importance to Vesta from a financial perspective and their importance in terms of impact. The material topics are classified as environmental, social or governance-related, as follows:

Environmental, **Social** and **Governance**.



Vesta Materiality

Environmental

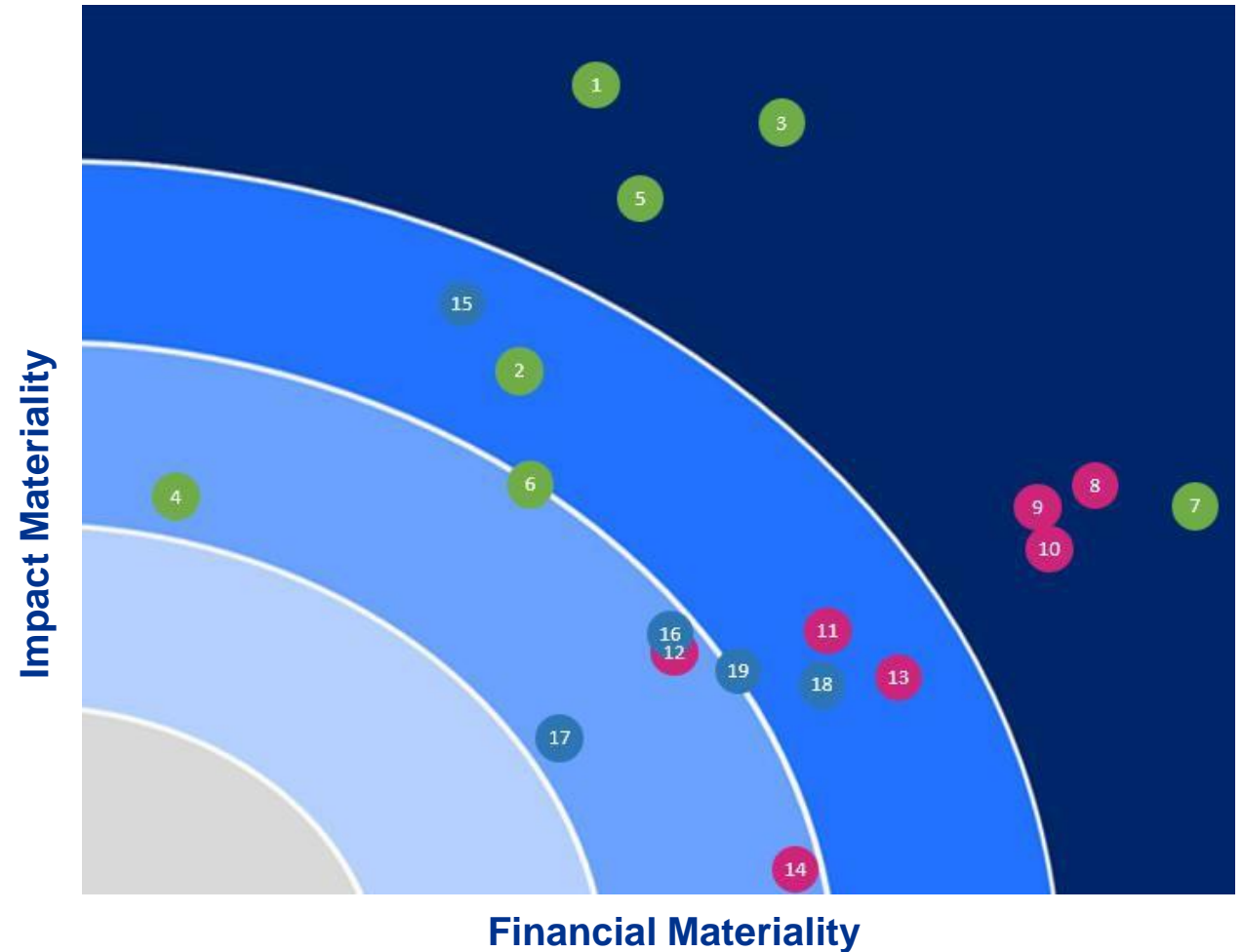
- Climate Change Adaptation (1)
- GHG Emissions (2)
- Energy Management (3)
- Biodiversity Management (4)
- Water Resource Management (5)
- Waste Management (6)
- Sustainable Development and Construction (7)

Social

- Social Investment (8)
- Human Talent (9)
- Respect for and promotion of Human Rights (10)
- Occupational Health and Safety (11)
- Tenant Satisfaction (12)
- Diversity, Equality and Inclusion (13)
- Tenant Sustainability Management (14)

Governance

- Ethics and anti-corruption (15)
- Transparency and accountability (16)
- Cybersecurity and technology (17)
- Corporate Governance (18)
- Sustainable Supply Chain (19)



Classification of Topics

CRITICAL	These issues are of the utmost importance for the organization and its environment. Their impact is profound and direct, with the potential to significantly affect stakeholders, the viability of the business, and its reputation, with a considerable financial impact. These are issues that require immediate attention and concrete actions for their management and mitigation.
SIGNIFICANT	Although not as urgent as critical issues, these issues have a considerable impact on the company and its stakeholders. Handling and addressing them can generate significant long-term benefits or risks. They require constant attention and action plans to manage them effectively.
IMPORTANT	These issues are relevant to the organization and its environment, but their impact is not as immediate or critical as the first two levels. Although they may not pose an imminent threat, proactive management is necessary to prevent them from becoming major problems in the future.
INFORMATIONAL	These issues are relevant, but do not have a direct impact on the organization's strategy, operations or reputation. They are relevant to certain stakeholders or may be related to emerging trends, but are not critical or significant in the current context.
MINIMAL	These issues are of less relevance to the organization and its stakeholders. Although they could be considered, their impact is minimal compared to other aspects of the operation and its environment. They do not require immediate attention or specific actions, but it is important to keep them in consideration in order to understand the big picture.

Materiality Topics for Vesta

Organized by impact and financial relevance

CRITICAL	SIGNIFICANT	IMPORTANT	INFORMATIVE*	MINIMAL*
<div>Energy Management (3)</div> <div>Climate Change Adaptation (1)</div> <div>Sustainable Development and Construction (7)</div> <div>Social Investment (8)</div> <div>Water resource management (5)</div> <div>Human Talent (9)</div> <div>Respect for and promotion of Human Rights (10)</div>	<div>Ethics and Anti-corruption (15)</div> <div>Diversity, Equality and Inclusion (13)</div> <div>GHG Emissions (2)</div> <div>Occupational Health and Safety (11)</div> <div>Corporate Governance (18)</div>	<div>Waste Management (6)</div> <div>Sustainable Supply Chain (19)</div> <div>Transparency and Accountability (16)</div> <div>Tenant Satisfaction (12)</div> <div>Tenant sustainability management (14)</div> <div>Cybersecurity and Technology (17)</div> <div>Biodiversity Management (4)</div>		

*These topics are not presented in this section



Vesta Material Topics

Change from 2023 Materiality Assessment

Increase	↑	Environmental
Declined	↓	Social
Unchanged	=	Governance

2023 Materiality	Change
Water Management (4)	↓
Migration to renewable energies (3)	↑
Corporate Governance (20)	↓
Sustainable Development and Construction (22)	↑
Risk Management and Resilience (16)*	↓
Climate Change Adaptation (6)	↑
Human Capital attraction, retention and development (9)	↑
Responsible Investment (21)	↑
Ethics and Anti-corruption (18)	↑
GHG Emissions (2)	=
Tenant and Employees Satisfaction (8)	↓
Community Engagement and Development (12)	↑

2024 Materiality
Energy Management (3)
Climate Change Adaptation (1)
Sustainable Development and Construction (7)
Social Investment (8)
Water Resources Management (5)
Human Talent (9)
Respect and support for Human Rights (10)
Ethics and Anti-corruption (15)
Diversity, equality and inclusión (13)
GHG Emissions (2)
Occupational Health and Safety (11)
Corporate Governance (18)



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