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Sustainable Taxonomy 2024



Vesta has a portfolio made up of 214 industrial buildings located in five key regions of Mexico: [Northeast](#), [Northwest](#), [North Bajío](#), [South Bajío](#) and [Central](#).

In this sense, it is crucial to align our operations with the Mexican Sustainable Taxonomy to ensure that our portfolio and associated activities meet the specific sustainability criteria defined at the national level.



214
Properties

187
Clients



3.5
million square meters of industrial assets in the North, Bajío and Central regions of Mexico.



At Vesta, we strive to improve financial sustainability and position ourselves as leaders in sustainable practices within the sector. Therefore, with the support of an independent third party, we are in the process of implementing the Sustainable Taxonomy of Mexico and adopting the best practices of the European Taxonomy.*

The following slides explain the first steps taken to identify eligible projects with the Taxonomy, in order to subsequently identify sustainable projects. In this sense, this document includes a section describing the process that has been followed to begin the implementation of the Taxonomy.

*It is important to mention that the Mexican Taxonomy was published in the first half of 2023 and is still voluntary. Additionally, we maintain the European Taxonomy as a reference as a good benchmarking practice, even though we do not have operations in that continent.

Summary of the Process of selecting Eligible Activities

Given the location of Vesta's portfolio, it is crucial to align our operations with the Sustainable Taxonomy of Mexico and, additionally, implement the best practices of the European Union Taxonomy. To achieve this objective, we are in the first phase of the process, in which we have carried out the following actions:

1. We carry out a training and awareness process for the areas involved in aligning the portfolio with the Sustainable Taxonomy of Mexico and the good practices of the Taxonomy of the European Union. This phase, considered prior to the start of the project, was necessary to guarantee the knowledge and support of the company in its development.
2. To align our operations with the Taxonomies, we reviewed the classification of our projects. This exercise allowed us to understand how they fit into existing classification systems. Subsequently, we carried out a correlation exercise between our activities and the activities identified in the Taxonomies. This eligibility process acts as an initial filter to identify potentially sustainable activities, thus allowing a detailed evaluation of the criteria.

Eligible Activities

SUSTAINABLE TAXONOMY OF MEXICO	GREEN TAXONOMY OF THE EUROPEAN UNION
<p>236211. Construction of warehouses and industrial plants, except supervision.</p>	<p>7.1 Construction of new buildings. 7.2 Building renovation. 7.3 Installation, maintenance and repair of energy efficient equipment. 7.6 Installation, maintenance and repair of renewable energy technologies.</p>

Next Steps

After determining the correlation of the projects with the eligible activities of the Taxonomies, we will proceed with the process to evaluate the alignment of said projects with the technical criteria established by the Taxonomies.

This will allow us to determine its sustainability and disclose the degree of alignment in our sales, capital expenditures and operating expenses.



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