



Environmental Policy

Environmental, Social and Governance Area

Mexico City, January 2023

	Environmental Policy	CORPORATE POLICY
		Version: 02
		Approval date: 2023/01/01
		Department: ESG

1. PURPOSE.

The purpose of this document is to enumerate and define the guidelines of the Environmental Policy of CORPORACIÓN INMOBILIARIA VESTA, S.A.B. de C.V., its subsidiaries and affiliates (hereinafter referred to jointly as “VESTA”).

2. SCOPE.

The Environmental Policy of VESTA applies to all facilities owned or leased by VESTA where one or more direct members of the organization do business.

3. POLICY

At Vesta, through this Environmental Policy backed by our senior management, we express our commitment to gradually introducing environmental criteria into our activities, ensuring that the work carried out in our developments and their operations, as well as in our offices, accounts for these factors. This is done for the benefit of our tenants, the industrial real estate sector, and the society in which we operate, focusing on environmental protection and the prevention of pollution in all its forms through actions that promote the reduction of environmental impact.

The adoption of this policy responds to:

- The continuous improvement of the Environmental Management System, aimed at reducing the environmental impact of our operations and/or activities regarding the sustainable management of resources such as water and energy, comprehensive waste management, promoting the circularity of materials, bioclimatic design, the reduction of atmospheric emissions, protection and conservation of biodiversity, and climate change adaptation.
- The prevention and control of pollution, using processes, practices, materials, and products that avoid, reduce, or control it, including the sustainable use of resources, climate change mitigation and adaptation, and biodiversity protection. (For more information, please consult our Resilience and Climate Change Policy, as well as our Biodiversity Policy.) Compliance with current legal requirements and other requirements associated with the significant environmental impacts identified and derived from agreements with our stakeholders.
- The establishment and review of environmental objectives and targets, through the annual review process (or another specified period).

4. RESPONSIBILITIES

a) Senior Management Commitment: Senior management is committed to leading, supporting and approving this Environmental Policy, ensuring its effective implementation and alignment with the organization's strategic goals.

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b) Roles and Responsibilities: As required under ISO 14001, the following roles and responsibilities were established within the organization to address environmental needs:

AREA OF THE COMPANY	RESPONSIBILITY
Board of Directors	Oversee the progress of Vesta's ESG strategy, which includes initiatives related to environmental aspects, addressing risks and opportunities related to climate change and biodiversity. Receive updates on these issues from Vesta's ESG Committee.
Senior management	Endorse and approve the Environmental Policy, ensuring that it is enforced, effectively implemented and aligned with the strategic goals listed in this document.
Environmental, Social and Corporate Governance Committee	Decide on the strategy, verify compliance and evaluate the company's climate change performance.
ESG Area	A representative of this area will act as liaison with senior management and related departments to issue and update the policy, and to support communication, training and oversight efforts. Also, in charge of coordinating policy compliance actions such as identification, measurement and tracking of significant environmental aspects of the organization to meet the established environmental improvement goals and targets.
Asset Management area	1. Manage the development and implementation of, and compliance with, the conditions of Environmental Impact Statements. 2. Provide maintenance of green areas and any environmental protection initiatives in our properties. 3. Take all necessary environmental actions to achieve ISO 14001 certification for the property.
Development area	Build properties in accordance with LEED Certification. Conduct lifecycle assessments of the properties and to build the parks with as many environmental efficiency measures as possible (wastewater treatment plants, storage reservoirs, and others).
Investment Committee	Analyze and sign off on investments, defining the required performance and strategic parameters and taking into consideration the Responsible Investment Policy, Biodiversity Protocol and Policy, Community Relations Protocol and Land Acquisition Protocol.
Investment and Sales Area	Carry out land and portfolio acquisitions, taking into consideration the Responsible Investment Policy and Checklist.

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5. ENVIRONMENTAL COMMITMENTS

Vesta has made the following environmental commitments:

ENVIRONMENTAL ASPECT	COMMITMENT
Energy	Continuously improve energy efficiency and reduce energy consumption in all operations, adopting renewable and clean energy sources whenever possible,
Emissions	Reduce greenhouse gas (GHG) emissions and other air pollutants by implementing clean technologies and optimized processes.
Water	Manage water use in a sustainable manner, ensuring its conservation and quality by taking steps to reduce water consumption and promoting the recycling and reuse of this vital resource.
Waste	Minimize waste generation and promote responsible waste management practices such as the reduction, reuse and recycling of materials, as well as the proper disposal of hazardous waste.
Climate change	Adopt and promote actions to mitigate the effects of climate change, including the implementation of GHG emission reduction strategies, improved energy efficiency, and support for climate change adaptation initiatives. For more details, please refer to the Climate Change and Resilience Policy.
Biodiversity	Protect and conserve biodiversity in all areas of operation, introducing practices to preserve natural habitats and promote the recovery of degraded ecosystems. For more details, please refer to the Biodiversity Policy.

6. COMMUNICATION

Through the procedures of the Environmental Management System, the Organization will provide communication and training on this policy among the corresponding stakeholders, including employees, contractors, customers, and others.

Vesta will establish the required skills and competencies for employees responsible for environmental performance, including the necessary education, training and experience. It will identify the training needs associated with environmental aspects and the environmental management system and provide the necessary training to ensure that employees acquire the required skills.

7. REFERENCES

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- Federal environmental regulations, such as:
 - General Law of Ecological Equilibrium and Environmental Protection, with its Regulations, Mexican Official Standards, Agreements and other associated standards.
 - General Law for the Prevention and Comprehensive Management of Waste, with its Regulations, Mexican Official Standards, Agreements, and other associated standards.
 - Law of National Waters, with its Regulations, Mexican Official Standards, Agreements and other associated standards.
 - Energy Transition Law, with its Regulations, Mexican Official Standards, Agreements and other associated standards.
- State and local environmental regulations.
- ISO 14001:2015.
- GHG Protocol.
- Paris Agreement and Mexico's intended Nationally Determined Contributions (NDC).
- Policy on Social Responsibility, Environment and Governance.

8. SUBSIDIARIES

CORPORACIÓN INMOBILIARIA VESTA
S.A.B. DE C.V.
QVC S. DE R.L. DE C.V.
QVC II S. DE R.L. DE C.V.
VESTA QUERETARO S. DE R.L. DE C.V.
VESTA BAJIO S. DE R.L. DE C.V.
VESTA BAJA CALIFORNIA S. DE R.L. DE C.V.

PROYECTOS AEROESPACIALES S. DE R.L. DE C.V.
WTN DESARROLLOS INMOBILIARIOS DE MÉXICO S. DE R.L. DE C.V.
VESTA DSP S. DE R.L. DE C.V.
VESTA MANAGEMENT
SERVICIOS DE ADMINISTRACIÓN Y MANTENIMIENTO VESTA

9. CONTROL CHANGES

Version	Date	Change Description	Approved by
01	01/01/2023	New creation.	ESG Committee
02	15/05/2025	Document update.	ESG Committee