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

Unaudited Condensed Consolidated Interim Statements of Financial Position

As of September 30, 2013 and December 31, 2012
(In US dollars)

Assets	**Note**	**30/09/2013 (Unaudited)**	**31/12/2012**
Current assets:			
Cash and cash equivalents	4	$ 150,752,112	$ 36,947,094
Financial assets held for trading	5	116,680,205	120,345,021
Recoverable taxes	6	20,830,516	10,412,489
Operating lease receivables – Net	7	3,743,050	4,285,002
Prepaid expenses		482,321	-
Total current assets		292,488,204	171,989,606
Non-current assets:			
Investment property	8	858,200,346	744,761,666
Office furniture – Net		331,803	297,840
Guarantee deposits made		2,785,458	2,773,832
Total non-current assets		861,317,607	747,833,338
Total assets		$ 1,153,805,811	$ 919,822,944
Liabilities and stockholders' equity			
Current liabilities:			
Current portion of long-term debt	9	$ 8,151,525	$ 9,834,497
Accrued interest		2,411,560	3,371,482
Accounts payable		930,189	1,037,044
Income tax payable		208,305	2,429,104
Accrued expenses		384,259	300,518
Total current liabilities		12,085,838	16,972,645
Non-current liabilities:			
Long-term debt	9	311,680,782	318,027,750
Guarantee deposits received		5,458,901	5,077,934
Deferred income taxes	13	77,677,357	62,516,445
Total non-current liabilities		394,817,040	385,622,129
Total liabilities		406,902,878	402,594,774
Litigation and other contingencies	15		
Stockholders' equity:			
Capital stock	10	374,842,772	286,868,218
Additional paid-in capital		207,395,097	101,900,964
Retained earnings		161,469,905	125,299,684
Foreign currency translation		3,195,159	3,159,304
Total stockholders' equity		746,902,933	517,228,170
Total liabilities and stockholders' equity		$ 1,153,805,811	$ 919,822,944

See accompanying notes to unaudited condensed consolidated interim financial statements.

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

Unaudited Condensed Consolidated Interim Statements of Profit and Other Comprehensive Income

For the nine and three months ended September 30, 2013 and 2012
(In US dollars)

	Note	Nine months ended 30/09/2013	Nine months ended 30/09/2012	Three months ended 30/09/2013	Three months ended 30/09/2012
Revenues:					
Rental income		$ 42,799,562	$ 38,955,425	$ 14,786,037	$ 12,706,059
Property operating cost	12.1	(2,606,067)	(3,346,461)	(963,521)	(793,633)
Gross profit		40,193,495	35,608,964	13,822,516	11,912,426
Administration expenses	12.2	(4,390,688)	(4,230,882)	(1,890,332)	(3,061,168)
Depreciation		(57,798)	(37,340)	(18,751)	(12,489)
Other Income and Expenses:					
Interest Income		4,960,439	1,489,047	2,414,226	1,484,036
Other gains (losses)		3,181	38,116	(3,383)	58,942
Interest expense		(17,751,300)	(18,728,836)	(5,870,921)	(6,276,178)
Exchange gain		215,348	10,271,420	1,966,834	6,614,634
Gain on revaluation of investment property	8	39,065,159	16,438,384	13,120,125	(2,158,014)
Total other income		26,492,827	9,508,131	11,626,881	(276,580)
Profit before income taxes		62,237,836	40,848,873	23,540,314	8,562,189
Income tax expense	13	(15,599,442)	(4,072,433)	(6,071,466)	5,859,793
Profit for the period		46,638,394	36,776,440	17,468,848	14,421,982
Other comprehensive loss (items that may be reclassified subsequently to profit or loss):					
Exchange differences on translating other functional currency operations		35,855	(8,509,755)	(3,522,722)	(4,661,661)
Total comprehensive for the period		$ 46,674,249	$ 28,266,685	$ 13,946,126	$ 9,760,321
Basic and diluted earnings per share		$ 0.11	$ 0.14	$ 0.03	$ 0.04

See accompanying notes to unaudited condensed consolidated interim financial statements.

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

Unaudited Condensed Consolidated Interim Statements of Changes in Stockholders' Equity

For the nine and three months ended September 30, 2013 and 2012
(In US dollars)

	Capital Stock	Additional Paid-in Capital	Retained Earnings	Foreign Currency Translation	Total Stockholders' Equity
Balances as of January 1, 2012	$ 167,975,675	$ -	$ 94,251,285	$ 2,337,137	$ 264,564,097
Capital increase	118,892,543	101,900,964	-	-	220,793,507
Dividends declared	-	-	(9,770,272)	-	(9,770,272)
Comprehensive income	-	-	36,776,440	(8,509,754)	28,266,686
Balances as of September 30, 2012	$ 286,868,218	$ 101,900,964	$ 121,257,453	$ (6,172,617)	$ 503,854,018
Balances as of January 1, 2013	$ 286,868,218	$ 101,900,964	$ 125,299,684	$ 3,159,304	$ 517,228,170
Capital increase	87,974,554	105,494,133	-	-	193,468,687
Dividends declared	-	-	(10,468,173)	-	(10,468,173)
Comprehensive income	-	-	46,638,394	35,855	46,674,249
Balances as of September 30, 2013	$ 374,842,772	$ 207,395,097	$ 161,469,905	$ 3,195,159	$ 746,902,933

See accompanying notes to unaudited condensed consolidated interim financial statements.

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

Unaudited Condensed Consolidated Interim Statements of Cash Flows

For the nine and three months ended September 30, 2013 and 2012
(In US dollars)

	Nine months ended 30/09/2013	Nine months ended 30/09/2012
Cash flows from operating activities:		
Profit before income taxes	$ 62,237,836	$ 40,848,873
Adjustments:		
Depreciation	57,798	37,340
Gain on revaluation of investment property	(39,065,159)	(16,438,384)
Effect of foreign exchange rates	(1,428,073)	(10,271,420)
Interest income	(4,960,439)	(1,489,047)
Interest expense	17,751,300	18,728,836
Working capital adjustments:		
(Increase) decrease in:		
Operating lease receivables - Net	541,952	1,470,578
Recoverable taxes	(10,856,558)	(6,202,429)
Prepaid expenses	(482,321)	(98,408)
Guarantee deposits made	(11,626)	(657,109)
Increase (decrease) in:		
Due to related parties	-	(2,302,224)
Accounts payable	(506,855)	(1,275,749)
Guarantee deposits received	380,967	130,659
Accrued expenses	531,133	(706,747)
Income taxes paid	(2,668,191)	-
Net cash generated by operating activities	21,521,764	21,774,769
Cash flows from investing activities:		
Acquisition of investment property	(74,373,521)	(26,739,351)
Financial assets held for trading	8,871,407	-
Acquisition of office furniture	(91,761)	(200,430)
Interest received	1,243,008	1,489,047
Net cash used in investing activities	(64,350,867)	(25,450,734)
Cash flows from financing activities:		
Proceeds from equity issuance	193,468,687	217,979,483
Proceeds from borrowings	-	15,126,892
Repayments of borrowings	(8,029,940)	(5,104,880)
Interest paid	(18,311,222)	(18,728,836)
Dividends paid	(10,468,172)	(1,078,886)
Net cash used in financing activities	156,659,353	208,193,773
Effects of exchange rates changes on cash	(25,232)	1,700,859
Net increase in cash and cash equivalents	113,805,018	206,218,667
Cash and cash equivalents at the beginning of period	36,947,094	4,848,250
Cash and cash equivalents at the end of period	$ 150,752,112	$ 211,066,917

See accompanying notes to unaudited condensed consolidated interim financial statements.

Notes to Unaudited Condensed Consolidated Interim Financial Statements unaudited

For the nine and three months ended September 30, 2013 and 2012
(In US dollars)

1. General information and significant events

Corporación Inmobiliaria Vesta, S. A.B. de C. V. ("Vesta") is a corporation incorporated in Mexico. The address of its registered office and principal place of business is Bosques de Ciruelos 304, 7th floor, Mexico City.

Vesta and subsidiaries (collectively, the "Entity") are engaged in the development, acquisition and operation of industrial buildings and distribution facilities that are rented to corporations in eleven states throughout Mexico.

On June 25, 2013, the Entity issued through a follow-on public offering of shares in the Mexican stock market a total of 114,573,661. The proceeds related to the follow-on public offering were received on July 1, 2013.

On July 25, 2012, the Entity issued equity through an initial public offering of shares in the Mexican stock market becoming a Listed Corporation (Sociedad Anonima Bursatil), under the Securities and Exchange Act in México so it denomination became Corporación Inmobiliaria Vesta, Sociedad Anónima Bursátil de Capital Variable, (S. A. B. de C. V.).

On August 1, 2012, the Entity's newly incorporated subsidiary, Vesta Management S.C., hired all of the former employees and executives of Desarrolladora Vesta, S. de R.L. de C.V., a related party, that until such date provided management services to Vesta. This subsidiary will incur employee benefits, other employee related expenses and employee retirement and postemployment obligations that were formerly paid to Desarrolladora Vesta by the Entity.

2. Significant accounting policies

2.1 *Basis of preparation*

The Entity unaudited condensed consolidated interim financial statements have been prepared in conformity with International Accounting Standard ("IAS") 34, Interim Financial Reporting, on a historical cost basis, except for investment properties and financial instruments, both of which are measured at fair value, as permitted by International Financial Reporting Standards ("IFRS"). Historical cost is generally based on the fair value of the consideration given in exchange for assets.

2.2 *Interim financial condensed statements*

The accompanying condensed consolidated interim financial statements as of September 30, 2013 and for the nine months ended September 30, 2013 and 2012 have not been audited. In the opinion of Entity management, all adjustments (consisting mainly of ordinary, recurring adjustments) necessary for a fair presentation of the accompanying condensed consolidated interim financial statements are included. The results of the periods are not necessarily indicative of the results for the full year. These unaudited condensed consolidated interim financial statements should be read in conjunction with the audited consolidated financial statements of the Entity and their respective notes for the year ended December 31, 2012.

The accounting policies and methods of computation are consistent with the audited consolidated financial statements for the year ended December 31, 2012, except for what it is mentioned in note 3.

2.3 ***Basis of consolidation***

The condensed consolidated interim financial statements include the financial statements of Vesta and entities (including special purpose entities) controlled by Vesta (its subsidiaries). The Entity has control over an entity when it is exposed, or has rights, to variable returns from its involvement with such entity and it has the ability to affect those returns through its power over the entity.

Subsidiary / entity	Ownership percentage 30/09/13	31/12/12	Activity
QVC, S. de R.L. de C.V.	99.99%	99.99%	Holds investment properties
QVC II, S. de R.L. de C.V.	99.99%	99.99%	Holds investment properties
WTN Desarrollos Inmobiliarios de México, S. de R.L. de C.V.	99.99%	99.99%	Holds investment properties
Vesta Baja California, S. de R.L. de C.V.	99.99%	99.99%	Holds investment properties
Vesta Bajio, S. de R.L. de C.V.	99.99%	99.99%	Holds investment properties
Vesta Queretaro, S. de R.L. de C.V.	99.99%	99.99%	Holds investment properties
Proyectos Aeroespaciales, S. de R.L. de C.V.	99.99%	99.99%	Holds investment properties
CIV Infraestructura, S. de R.L. de C.V. ("CIV Infraestructura")	99.99%	99.99%	Holds investment properties
Vesta Management, S.C.- (1)	99.99%	99.99%	Provides administrative services to the Entity
Vesta DSP, S. de R. L. de C.V.- (2)	99.99%	-	Holds investment properties

All intercompany transactions, balances, income and expenses are eliminated upon consolidation.

(1) Vesta Management, S.C. was incorporated as a subsidiary of the Entity as of August 1, 2012.
(2) Vesta DSP, S. de R. L. de C. V. was incorporated as a subsidiary of the Entity as of January 1, 2013.

3. Application of new and revised international financial reporting standards (IFRSS)

3.1. Amendments to IFRSs affecting presentation and disclosure only

a. *Amendments to IAS 1 Presentation of Items of Other Comprehensive Income* - The Entity has applied the amendments which introduce new terminology for the statement of comprehensive income and income statement. Under the amendments to IAS 1, the 'statement of comprehensive income' is renamed the 'statement of profit or loss and other comprehensive income' and the 'income statement' is renamed the 'statement of profit or loss'. The amendments to IAS 1 retain the option to present profit or loss and other comprehensive income in either a single statement or in two separate but consecutive statements. However, the amendments to IAS 1 require items of other comprehensive income to be grouped into two categories in the other comprehensive income section: (a) items that will not be reclassified subsequently to profit or loss and (b) items that may be reclassified subsequently to profit or loss when specific conditions are met. Income tax on items of other comprehensive income is required to be allocated on the same basis – the amendments do not change the option to present items of other comprehensive income either before tax or net of tax. The amendments have been applied retrospectively.

IAS 1 - The Entity has applied the amendments to IAS 1 as part of the Annual Improvements to IFRS 2011 Cycle in advance of the effective date. IAS 1 requires an entity that changes accounting policies retrospectively, or makes a retrospective restatement or reclassification to present a statement of financial position as at the beginning of the preceding period (third statement of financial position). The amendments to IAS 1 clarify that an entity is required to present a third statement of financial position only when the retrospective application, restatement or reclassification has a material effect on the information in the third statement of financial position and that related notes are not required to accompany the third statement of financial position. Within the periods presented herein there are no changes in accounting policies.

b. *IAS 19 Employee Benefits* - The amendments to IAS 19 change the accounting for defined benefit plans and termination benefits. The most significant change relates to the accounting for changes in defined benefit obligations and plan assets. The amendments require the recognition of changes in defined benefit obligations and in fair value of plan assets when they occur, and hence eliminate the 'corridor approach' permitted under the previous version of IAS 19 and accelerate the recognition of past service costs. The amendments require all actuarial gains and losses to be recognised immediately through other comprehensive income in order for the net pension asset or liability recognised in the consolidated statement of financial position to reflect the full value of the plan deficit or surplus. Furthermore, the interest cost and expected return on plan assets used in the previous version of IAS 19 are replaced with a 'net-interest' amount, which is calculated by applying the discount rate to the net defined benefit liability or asset.

c. *New and revised Standards on consolidation, joint arrangements, associates and disclosures* - In May 2011, a package of five Standards on consolidation, joint arrangements, associates and disclosures was issued, including IFRS 10, IFRS 11, IFRS 12, IAS 27 (as revised in 2011) and IAS 28 (as revised in 2011).

Key requirements of these five Standards are described below.

IFRS 10 replaces the parts of IAS 27 Consolidated and Separate Financial Statements that deal with consolidated financial statements. SIC-12 Consolidation – Special Purpose Entities will be withdrawn upon the effective date of IFRS 10. Under IFRS 10, there is only one basis for consolidation, that is, control. In addition, IFRS 10 includes a new definition of control that contains three elements: (a) power over an investee, (b) exposure, or rights, to variable returns from its involvement with the investee, and (c) the ability to use its power over the investee to affect the amount of the investor's return. Extensive guidance has been added in IFRS 10 to deal with complex scenarios.

IFRS 11 replaces IAS 31 Interests in Joint Ventures. IFRS 11 deals with how a joint arrangement of which two or more parties have joint control should be classified. SIC-13 Jointly Controlled Entities – Non-monetary Contributions by Venturers will be withdrawn upon the effective date of IFRS 11. Under IFRS 11, joint arrangements are classified as joint operations or joint ventures, depending on the rights and obligations of the parties to the arrangements. In contrast, under IAS 31, there are three types of joint arrangements: jointly controlled entities, jointly controlled assets and jointly controlled operations. In addition, joint ventures under IFRS 11 are required to be accounted for using the equity method of accounting, whereas jointly controlled entities under IAS 31 can be accounted for using the equity method of accounting or proportional consolidation.

IFRS 12 is a disclosure standard and is applicable to entities that have interests in subsidiaries, joint arrangements, associates and/or unconsolidated structured entities. In general, the disclosure requirements in IFRS 12 are more extensive than those in the current standards.

In June 2012, the amendments to IFRS 10, IFRS 11 and IFRS 12 were issued to clarify certain transitional guidance on the application of these IFRSs for the first time.

d. *IFRS 13 Fair Value Measurement* - IFRS 13 establishes a single source of guidance for fair value measurements and disclosures about fair value measurements. The Standard defines fair value, establishes a framework for measuring fair value, and requires disclosures about fair value measurements. The scope of IFRS 13 is broad; it applies to both financial instrument items and non-financial instrument items for which other IFRSs require or permit fair value measurements and disclosures about fair value measurements, except in specified circumstances. In general, the disclosure requirements in IFRS 13 are more extensive than those required in the current standards. For example, quantitative and qualitative disclosures based on the three-level fair value hierarchy currently required for financial instruments only under IFRS 7 Financial Instruments: Disclosures will be extended by IFRS 13 to cover all assets and liabilities within its scope.

e. *Amendments to IFRS 7 and IAS 32 Offsetting Financial Assets and Financial Liabilities and the related disclosures* – The amendments to IFRS 7 require entities to disclose information about rights of offset and related arrangements (such as collateral posting requirements) for financial instruments under an enforceable master netting agreement or similar arrangement.

f. *Annual Improvements to IFRSs 2009 – 2011 Cycle issued in May 2012* – The Annual Improvements to IFRSs 2009 – 2011 Cycle include a number of amendments to various IFRSs. The amendments are effective for annual periods beginning on or after 1 January 2013. Amendments to IFRSs include:

- Amendments to IAS 16 Property, Plant and Equipment; and
- Amendments to IAS 32 Financial Instruments: Presentation.

Amendments to IAS 16 - The amendments to IAS 16 clarify that spare parts, stand-by equipment and servicing equipment should be classified as property, plant and equipment when they meet the definition of property, plant and equipment in IAS 16 and as inventory otherwise. The directors do not anticipate that the amendments to IAS 16 will have a significant effect on the Group's consolidated financial statements.

Amendments to IAS 32 - The amendments to IAS 32 clarify that income tax relating to distributions to holders of an equity instrument and to transaction costs of an equity transaction should be accounted for in accordance with IAS 12 Income Taxes. The directors anticipate that the amendments to IAS 32 will have no effect on the Group's consolidated financial statements as the Group has already adopted this treatment.

3.2. <u>New and revised IFRSs issued but not yet effective</u>

The Entity has not applied the following new and revised IFRSs that have been issued but are not yet effective:

IFRS 9 Financial Instruments[2]
Amendments to IFRS 9 and IFRS 7 Mandatory Effective Date of IFRS 9 and Transition Disclosures[2]
Amendments to IFRS 10, IFRS 11 Consolidated Financial Statements, Joint Arrangements and IFRS 12 Disclosure of Interests in Other Entities: Transition Guidance[2]
Amendments to IAS 32 Offsetting Financial Assets and Financial Liabilities[1]

1 Effective for annual periods beginning on or after 1 January 2014.
2 Effective for annual periods beginning on or after 1 January 2015.
3 Effective for annual periods beginning on or after 1 January 2016.

At the date of these consolidated financial statements, the entity has not fully assessed the effects of adopting these new standards on its financial information but management believes that their adoption will not have a material impact on its financial position or the results of its operations.

4. Cash and cash equivalents

For purposes of the unaudited condensed consolidated interim statements of cash flows, cash and cash equivalents include cash on hand and in banks, net of outstanding bank overdrafts. Cash and cash equivalents at the end of the reporting period as shown in the unaudited condensed consolidated interim statements of cash flows can be reconciled to the related items in the unaudited condensed consolidated statements of financial position as follows:

	30/09/2013 (Unaudited)	31/12/2012
Cash and bank balances	$ 653	$ 3,972,805
Cash equivalents	143,894,760	26,208,428
Restricted cash	6,856,699	6,765,861
	$ 150,752,112	$ 36,947,094

Restricted cash represents balances held by the Entity that are only available for use under certain conditions pursuant to the loan agreements entered into by the Entity. Such conditions include payment of monthly debt service and compliance with certain covenants set forth in the loan agreement.

5. Financial assets held for trading

The portfolio of financial assets that the Entity has classified as held for trading relates to investments used by the Entity to manage it cash surplus. Such financial assets were acquired in active markets and are the principally comprised of investment funds with no maturity date and which mainly invest in AAA debt instruments, such as government bonds.

6. Recoverable taxes

	30/09/2013 (Unaudited)	31/12/2012
Recoverable value-added tax ("VAT")	$ 16,697,022	$ 8,233,933
Recoverable taxes other than	4,133,494	2,178,556
	$ 20,830,516	$ 10,412,489

7. Operating lease receivables

7.1 The aging profile of operating lease receivables as of the dates indicated below are as follows:

	30/09/2013 (Unaudited)	31/12/2012
0-30 days	$ 3,689,147	$ 3,960,900
30-60 days	49,827	263,738
60-90 days	864	58,549
Over 90 days	3,212	1,815
Total	$ 3,743,050	$ 4,285,002

7.2 Client concentration risk

As of September 30, 2013, one of the Entity's clients accounts for 79% or $2,954,344 of the total operating lease receivable balance. The same client accounted for $2,901,894 or 67% of the total balance of the operating lease receivables as of December 31, 2012, under the lease agreement entered with such customer lease payments are invoiced every six months in arrears in June and December and they are payable in the first half of the following month after issuing the invoice.

8. Investment property

The Entity uses external appraisers in order to determine the fair value for all of its investment properties. The independent appraisers, which hold recognized and relevant professional qualifications and have vast experience in the types of investment properties, owned by the Entity, use valuation techniques such as the discounted cash flows approach, replacement cost approach and income cap rate approach. The techniques used include assumptions, the majority of which are not directly observable in the market, to estimate the fair value of the Entity's investment properties such as discount rates, capitalization rates and occupancy rates.

The values determined by the external appraisers are recognized as the fair value of the Entity's investment properties at the end of each reporting period. On an annual basis, the appraisers use a discounted cash flow approach to determine the fair value of land and buildings and a replacement cost approach to determine the fair value of land reserves.

As of September 30, 2013 and 2012, the Entity obtained an updated valuation for its investment properties from the external appraiser. Using the appraisal obtained as of December 31, 2012 y 2011, respectively, underlying data and significant assumptions included therein were analyzed and updated for significant changes that occurred during the three months ended September 30, 2013 and 2012.

Gains or losses arising from changes in the fair values are included in the consolidated statements of comprehensive income in the period in which they arise.

The table below sets forth the aggregate values of the Entity's investment properties for the dates indicated:

	30/09/2013 (Unaudited)	31/12/2012
Buildings and land	$ 846,089,236	$ 712,000,000
Land reserves	47,575,000	50,220,000
	893,664,236	762,220,000
Deduct:		
Cost to complete construction in-progress	(35,463,890)	(17,458,334)
Balance at end of period	$ 858,200,346	$ 744,761,666

The reconciliation of investment property is as follows:

	30/09/2013 (Unaudited)	31/12/2012
Balance at beginning of period	$ 744,761,666	$ 658,900,000
Additions	74,373,521	64,026,374
Gain on revaluation of investment property	39,065,159	21,835,292
Balance at end of period	$ 858,200,346	$ 744,761,666

The gain on revaluation of investment property is driven by changes in: 1) discount rates used to calculate the fair value, 2) occupancy rates, 3) new operating leases entered into by the Entity as well as changes in the market-related assumptions used to determine the fair value of the land reserves and land under development.

As of September 30, 2013 and December 31, 2012, the Entity's investment properties have a gross leasable area of the 13,559,160 square feet (1,259,687 square meters) and 12,047,896 square feet (1,119,286 square meters), respectively and they were 91.86% and 89.1%, respectively, occupied by tenants. As of September 30, 2013 and December 31, 2012, investment properties with a gross leasable area of 1,351,416 square feet (or 125,550 square meters) and 864,698 square feet (or 80,333 square meters), respectively equivalent to 11.21% and 6.53%, respectively, of the Entity's total leasable area were under construction.

Most of the entity's investment properties have been pledged as collateral to secure its long-term debt.

9. Long-term debt

Long-term debt is represented by the following notes payable to ge real Estate de México, S. de R. L. de C. V. ("GERE"):

Issue date	Original amount	Annual interest rate	Monthly amortization	Maturity	30/09/2013	31/12/2012
September 2003	7,637,927	6.60%	$ 10,883	August 2016	$ 5,301,390	$ 5,496,401
April 2005	2,000,000	7.58%	3,043	August 2016	1,480,078	1,535,945
August 2005	6,300,000	6.19%	9,682	August 2016	4,714,316	4,890,702
August 2005	14,500,000	6.57%	22,391	August 2016	10,887,387	11,283,874
November 2005	32,000,000	7.03%	274,440*	August 2016	22,336,748	23,589,935
March 2006	15,000,000	7.19%	23,494	August 2016	11,505,416	11,899,735
July 2006	50,000,000	8.63%	92,695	August 2016	49,907,305	50,000,000
July 2006	12,000,000	7.66%	22,247	August 2016	11,246,046	11,511,709
September 2006	10,800,000	6.57%	18,498	August 2016	9,490,632	9,664,650
October 2006	8,300,000	6.75%	14,216	August 2016	7,293,726	7,427,462
November 2006	12,200,000	8.65%	37,075	August 2016	8,702,881	9,012,060
November 2006	28,091,497	7.05%	23,400	August 2016	12,012,262	12,230,262
May 2007	6,540,004	6.58%	11,297	August 2016	5,798,503	5,903,976
September 2007	8,204,039	6.72%	14,243	August 2016	7,312,237	7,444,616
April 2008	32,811,066	6.10%	69,032	August 2016	30,262,400	30,861,183
April 2008	867,704	7.25%	3,511	August 2016	1,539,061	1,569,514
April 2008	7,339,899	7.25%	183,115*	August 2016	12,451,855	12,782,938
August 2008	3,372,467	4.60%	11,158	August 2016	4,891,890	4,988,675
August 2008	6,286,453	7.25%	13,262	August 2016	5,813,890	5,928,923
April 2009	19,912,680	6.10%	33,788	August 2016	17,133,242	17,521,377
December 2009	30,000,000	8.65%	52,605	August 2016	25,675,690	26,610,383
July 2011	19,768,365	6.60%	36,649	August 2016	17,826,196	18,498,688
July 2011	27,960,333	7.58%	51,836	August 2016	25,874,755	26,602,959
July 2011	5,000,000	6.15%	12,363	August 2016	4,715,465	4,821,580
March 2012	5,918,171	5.80%	14,153	August 2016	5,658,936	5,784,700
					319,832,307	327,862,247
Less: Current portion					(8,151,525)	(9,834,497)
					$ 311,680,782	$ 318,027,750

* These notes payable have semi-annual payments.

Most of the Entity's investment properties and rental payments derived from the lease agreements relating to such investment properties have been pledged as collateral to secure the loans under the Entity's credit agreement with GERE. Additionally, without the written consent of GERE, the Entity may not directly or indirectly, sell, convey, mortgage, pledge or assign all or part of the rights it has on the whole or any part of its existing properties.

The GERE credit agreement requires the Entity to maintain certain financial ratios (such as Cash-on-Cash and debt service coverage ratios) and to comply with certain affirmative and negative covenants. The Entity was in compliance with covenants under the GERE credit agreement as of September 30, 2013 and as of December 31, 2012.

The credit agreement also entitles GERE to withhold certain amounts deposited by the Entity in a separate fund as guarantee deposits for the debt service and maintenance of the Entity's investment properties. Such amounts are presented as guarantee deposits assets in the statement of financial position.

Scheduled maturities and periodic amortization of long-term debt as of September 30, 2013 are as follows:

As of September 30, 2015	$ 8,516,206
As of August 1, 2016	303,164,576
	$ 311,680,782

10. Capital stock

10.1 Capital stock as of September 30, 2013 and December 31, 2012 is as follows:

	30/09/2013		31/12/2012	
	Number of shares	**Amount**	**Number of shares**	**Amount**
Fixed capital				
Series A	5,000	$ 3,696	5,000	$ 3,696
Variable capital				
Series B	507,447,012	374,839,076	392,873,351	286,864,522
Total	507,452,012	$ 374,842,772	392,878,351	$ 286,868,218

Stockholders' equity, except restated paid-in capital and tax retained earnings will be subject to income tax payable by the Entity at the rate in effect upon distribution. Any tax paid on such distribution may be credited against annual and estimated income taxes of the year in which the tax on dividends is paid and the following two fiscal years.

On June 25, 2013, the Entity issued a total of 114,573,661 shares through a follow-on public offering of shares in the Mexican Stock Exchange. The net proceeds of this offering were $197,942,747 (net of direct issuance costs of $4,474,059) of consisting of an increase in capital stock of $87,974,554 and a increase in additional paid-in capital of $109,968,193. The net proceeds of this equity issuance were received on July 1, 2013.

Pursuant to a resolution of the general extraordinary stockholders meeting on July 17, 2012, variable capital stock was increased in 7,762,761 shares equivalent to $581,702.

On July 25, 2012, the Entity listed its shares in the Mexican Stock Exchange through an initial public offering. At the same time, the Entity issued a total of 139,355,000 shares equivalent to $190,279,885 (net to the of direct issuance costs of $6,566,057).

On August 21, 2012, the Entity issued thorough an overallotment through the underwriters a total of 21,506,034 shares equivalent to $29,931,920.

Pursuant to a resolution at the general extraordinary stock holders meeting held on September 25, 2012 $101,900,964 of the aforementioned capital increase was reclassified to additional paid – in capital.

10.2 Ordinary shares

	Number of shares	Amount	Additional paid-in capital
Balance as of January1, 2012	224,254,556	$ 167,975,675	$ -
Capital stock increase of July 17, 2012	7,762,761	581,702	-
IPO issuance of July 25, 2012	139,355,000	196,845,942	-
Direct equity issuance costs	-	(9,380,081)	-
Income taxes related to direct equity issuance costs	-	2,814,024	-
Increase in share capital of August 21, 2012	21,506,034	29,931,920	-
Creation of additional paid-in capital account	-	(101,900,964)	101,900,964
Balance as of December 31, 2012	392,878,351	$ 286,868,218	$ 101,900,964
Capital stock increase of June 25, 2013	114,573,661	$ 87,974,554	$ 109,968,193
Direct equity issuance costs	-		(6,391,514)
Income taxes related to direct equity issuance costs	-		1,917,454
Balance as of September 30, 2013	507,452,012	$ 374,842,772	$ 207,395,097

10.3 Dividend payments

Pursuant to a resolution of the general ordinary stockholders meeting on March 19, 2013 the Entity declared a dividend of $0.027 per share, a total dividend of $10,468,172 which was paid via cash distributions on April 1, 2013. The payment was applied against the Company's net tax income account.

Pursuant to a resolution of the general ordinary stockholders meeting on September 25, 2012 the Company declared a dividend of $9,770,272 which was paid on October 8, 2012 and November 9, 2012.

11. Earnings per share

The amounts used to determine earnings per share are as follows:

	Nine months ended as of September 30, 2013		
	Earnings	Weighted-average number of shares	Dollars per share
Consolidated profit for the period	$ 46,638,394	433,737,340	$ 0.11

	Nine months ended as of September 30, 2012		
	Earnings	Weighted-average number of shares	Dollars per share
Consolidated profit for the period	$ 36,776,440	263,738,928	$ 0.14

	Nine months ended as of September 30, 2013			
	Number of shares	Days outstanding	Weighing-factor	Weighted-average number of shares
Opening Balance	392,878,351	272	1.00	392,878,351
Equity issuance	114,573,661	97	0.36	40,858,989
Total	507,452,012			433,737,340

	Nine months ended as of September 30, 2012			
	Number of shares	Days outstanding	Weighing-factor	Weighted-average number of shares
Opening Balance	224,254,556	272	1.00	224,254,556
Equity issuance	7,762,761	75	0.28	2,140,467
Equity issuance	139,355,000	67	0.25	34,181,253
Equity issuance	21,506,034	40	0.15	3,162,652
Total	392,878,928			263,738,928

12. Property operating costs and administration expenses

12.1 Direct property operating costs from investment properties that generated rental income during the period:

	Nine months ended 30/09/2013	Nine months ended 30/09/2012	Three months ended 30/09/2013	Three months ended 30/09/2012
Real estate tax	$ 647,405	$ 950,518	$ 208,450	$ 19,475
Insurance	243,018	186,369	101,488	62,753
Maintenance	294,147	255,265	67,152	113,996
Other property related expenses	827,424	883,276	309,762	367,714
Property management fee	-	738,956	-	115,503
	$ 2,011,994	$ 3,014,384	$ 686,852	$ 679,441

12.1.1 Direct property operating costs from investment property that did not generate rental income during the period:

	Nine months ended 30/09/2013	Nine months ended 30/09/2013	Three months ended 30/09/2013	Three months ended 30/09/2013
Real estate tax	$ 190,013	$ 114,616	$ 63,422	$ 2,348
Insurance	24,035	23,932	10,037	8,058
Maintenance	29,091	32,779	6,641	14,639
Other property related expenses	350,934	160,750	196,569	89,147
	$ 594,073	$ 332,077	$ 276,669	$ 114,192

12.2. Administration expenses consist of the following:

	Nine months ended 30/09/2013	Nine months ended 30/09/2012	Three months ended 30/09/2013	Three months ended 30/09/2012
Marketing expenses	$ 35,954	$ 35,203	$ 19,922	$ 24,295
Auditing and legal expenses	476,902	3,315,875	171,357	2,889,241
Employee direct benefits and office expenses	3,532,249	-	1,548,651	-
Fees for acquisition of properties	230,777	115,597	148,800	41,902
Asset management fees	-	760,923	-	105,417
Other	2,623	3,284	36	311
Equity trading related expenses	112,183	-	1,556	-
	$ 4,390,688	$ 4,230,882	$ 1,890,332	$ 3,061,166

13. Income taxes

The Entity is subject to income tax (“ISR”) and the business flat tax (“IETU”).

ISR - Through the Law of Federal Income for 2013, modified the rate of income tax applicable to companies, for which for years had established a transition that affected fiscal years 2013 and 2014. The rates were 30% for 2012 and 2011, and will be 30% for 2013, 29% for 2014 and 28% for 2015 and subsequent years.

IETU - Revenues, as well as deductions and certain tax credits, are determined based on cash flows of each fiscal year. In 2013 and 2012, the IETU rate was 17.5%. The Asset Tax (IMPAC) Law was repealed upon enactment of the IETU Law; however, under certain circumstances, IMPAC paid in the ten years prior to the year in which ISR is paid for the first time may be recovered, according to the terms of the law.

Income tax incurred will be the higher of ISR and IETU.

Based on its financial projections, the Entity determined that it will essentially pay ISR. Therefore, it only recognizes deferred ISR.

The effective ISR rates are 25% and 10% for the nine months ended September 30, 2013 and 2012, respectively. The difference between the statutory rate and the effective rate is due to inflation effects, the effect of exchange rates on the tax basis of investment properties and tax losses as well as other permanent differences.

13.1 Income taxes are as follows:

	Nine months ended 30/09/2013	Nine months ended 30/09/2012	Three months ended 30/09/2013	Three months ended 30/09/2012
ISR expense:				
Expired ISR credit on dividends	$ 438,530	$ -	$ 143,559	$ -
Deferred	15,160,912	4,072,433	5,927,907	(5,859,793)
Total income taxes	$ 15,599,442	$ 4,072,433	$ 6,071,466	$ (5,859,793)

The income tax expense for the nine months ended September 30, 2013 and 2012 relates entirely to deferred income tax, as the Entity is amortizing its cumulative tax loss carryforwards.

13.2 The main items originating the deferred ISR liability are:

	30/09/2013 (Unaudited)	31/12/2012
Deferred ISR asset (liability):		
Investment property	$ (87,968,708)	$ (74,464,893)
Effect of tax loss carry forwards	9,999,763	11,830,926
Other provisions	291,588	117,522
Deferred income taxes – Net	$ (77,677,357)	$ (62,516,445)

To determine deferred ISR, the Entity applied the applicable tax rates to temporary differences based on their estimated reversal dates.

13.3 The benefits of restated tax loss carryforwards for which the deferred ISR asset has been recognized can be recovered subject to certain conditions. Restated amounts as of September 30, 2013 and expiration dates are:

Year of Expiration	Tax Loss Carry forwards
2022	$ 35,713,438

14. Transactions with related parties

Transactions with related parties carried out in the ordinary course of business, were as follows:

	Nine months ended 30/09/2013 (Unaudited)	Nine months ended 30/09/2012 (Unaudited)	Three months ended 30/09/2013 (Unaudited)	Three months ended 30/09/2012 (Unaudited)
Desarrolladora Vesta, S. de R.L. de C.V. (affiliated Entity):				
Property management fees	$ -	$ 738,596	$ -	$ 376,446
Brokerage fees	-	1,1876,220	-	1,534,202
Commission for portfolio management	-	185,677	-	185,677
Commission for acquisition of investment property	-	57,307	-	57,307
Commission for portfolio management	-	760,293	-	105,417
IPO commission	-	1,000,000	-	1,000,000
Servicios de Construcción Vesta, S. de R.L. de C.V. (affiliate):				
Development commission	$ -	$ 129,955	$ -	$ 29,724
Construction services	-	6,496,661	-	1,486,195

15. Litigation and other contingencies

In the ordinary course of business, the Entity is party to various legal proceedings. The Entity is not involved in any litigation or arbitration proceeding for which the Entity believes it is not adequately insured or indemnified, or which, if determined adversely, would have a material adverse effect on the Entity or its financial position, results of operations or cash flows. To the Entity's knowledge, no such proceedings are threatened.

16. Unaudited condensed consolidated interim financial statements issuance authorization

On October 18, 2013, the issuance of the accompanying unaudited condensed consolidated interim financial statements was authorized by Mr. Juan Sottil, the Entity's Chief Financial Officer and consequently do not reflect events after this date.

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