



**VESTA ACQUIRES AND LEASES 143,337 SQUARE-FOOT FACILITY IN TIJUANA  
INVESTS IN ADJACENT LAND FOR FUTURE DEVELOPMENT**

**Mexico City, Mexico; January 10, 2018** – Corporación Inmobiliaria Vesta, S.A.B. de C.V. ("VESTA") (BMV: Vesta), one of the leading pure-play industrial real estate companies in Mexico, today completed the acquisition of a 143,337 ft<sup>2</sup> (13,316 m<sup>2</sup>) GLA facility in Tijuana for a total investment of US\$ 8.1 million. Vesta has successfully leased this facility through a 10-year USD-denominated contract with Smurfit Kappa Group, plc., Europe's leading corrugated packaging company and one of the leading paper-based packaging companies in the world. The Company has also invested US\$2.0 million to acquire the adjacent property with the potential to develop a 92,140 ft<sup>2</sup> (8,560 m<sup>2</sup>) GLA.

Both the facility and adjacent land are located in Otay, one mile (1.6 km) from the Otay Mesa border crossing and one of the region's most important submarkets, with abundant skilled labor and access to public transportation. The facility will generate US\$ 856,582 in annual revenues while further diversifying Vesta's total portfolio across industries.

The full property, including development potential on adjacent land, is expected to provide 235,477 ft<sup>2</sup> (21,877 m<sup>2</sup>) GLA and approximately US\$ 1.4 million in annual rental income when fully stabilized, with approximately US\$ 3.1 million in additional estimated investment.

"Our opportunistic and accretive acquisitions ensure we maintain Vesta's robust pace of growth while our development pipeline is deployed. Today's acquisition establishes our leadership position in a market with scarce land and strong demand, while building a long-term relationship with a world-class tenant," commented Lorenzo Berho, Vesta's Chief Executive Officer.

**About Smurfit Kappa Group**

Headquartered in Dublin, Ireland, Smurfit Kappa is one of the leading providers of paper-based packaging solutions in the world, with around 45,000 employees at approximately 370 production sites across 34 countries and with revenue of €8.2 billion in 2016. Located in 21 countries in Europe, and 13 in the Americas, Smurfit is the only large-scale pan-regional player in Latin America.

**About Vesta**

Vesta is a real estate owner, developer and asset administrator of industrial buildings and distribution centers in Mexico. As of September 30, 2017, Vesta owned 147 properties located in modern industrial parks in 13 states of Mexico totaling a GLA of 24.62 million ft<sup>2</sup> (2.29 million m<sup>2</sup>). The Company has multinational clients, which are focused in industries such as aerospace, automotive, food and beverage, logistics, medical devices, and plastics, among others. For additional information visit: [www.vesta.com.mx](http://www.vesta.com.mx).

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