



VESTA STRENGTHENS ITS BALANCE SHEET THROUGH A US\$90 MILLION UNSECURED TERM LOAN

Mexico City, Mexico; May 31, 2018 – Corporación Inmobiliaria Vesta, S.A.B. de C.V. ("VESTA") (BMV: Vesta), one of the leading real estate companies in Mexico, today announced that it has entered into a US\$90 million unsecured term loan with Prudential Insurance Company of America and affiliates, further strengthening Vesta's balance sheet to take advantage of future growth opportunities.

The transactions is comprised of a dual-tranche unsecured loan: 7-year non-amortizing tranche of US\$45 million with a fixed 5.50% semi-annual interest rate and a 10-year non-amortizing tranche of US\$45 million with a fixed 5.85% semi-annual interest rate. The proceeds will be used to fund Vesta Vision 20/20 growth plan.

"Repeat business with both our lenders and our clients reflects the strong relationships Vesta has built through our successful deployment of the Company's growth plan as well as our efficient approach to bringing innovative solutions to Mexico's industrial platform" said Lorenzo Berho, Chief Executive Officer of Vesta. "This new unsecured term loan will enable us to continue to seize important investment opportunities, in line with our focus on allocating capital to increase shareholder value."

With this new issuance, Vesta maintains its best-in-class debt profile with average cost of debt at 4.69%, extends its average debt maturity to 7.1 years, keeps leverage level at 36.8%, in line with the company's debt policy, while securing part of the financing needed to complete its current development pipeline with 11% average returns and increasing its leverage power to keep seeking accretive and strategical acquisitions.

About Vesta

Vesta is a real estate owner, developer and asset administrator of industrial buildings and distribution centers in Mexico. As of March 31, 2018, Vesta owned 174 properties located in modern industrial parks in 13 states of Mexico totaling a GLA of 27.05 million ft² (2.51 million m²). 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.

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