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vesta

Home **to grow**

www.vesta.com.mx

This is Vesta:

Welcome home

Vesta is more than a name, it is a symbol of vision, growth, and possibility. Born from the idea of home, Vesta represents the place where the future is built, protected and set in motion. A place where companies don't simply exist, they thrive.

As a strategic partner Vesta connects businesses to opportunity through a key presence across Mexico and direct access to the United States by air, sea and land. Its strength lies not only in infrastructure and reach, but in a culture driven by excellence, innovation and an unwavering obsession for customer success.

Vesta's purpose is bold: to transform Mexico's industrial platform into a modern, competitive and dynamic environment that attracts high-level investment and unlocks new opportunities.

Every development is built with intention: to spark innovation, strengthen communities and create lasting value.

Because when a company grows, grows extends far beyond business. People grow. Communities grow. Mexico grows.

Vesta is more than a destination for industry.



Vesta is where the future grows

Vesta in Numbers

43

Million sf
GLA

1,196

Landbank Acres

16

States

23

Vesta Parks

231

Buildings

181

Clients

51:49

Male, female ratio
employees

1.55

Under construction
million sf

Results as of end of 1Q2026

Kindness and proximity
are our signature



Where growth feels like home

Growth doesn't happen by chance, it happens in the right place.



Vesta's 23 industrial parks are more than locations, they are ecosystems designed for businesses to evolve, expand and thrive. Strategically located and carefully planned, each park meets the demands of a constantly changing market.

At Vesta, companies don't just set up operations, they build a purposeful presence. With strong connectivity, modern infrastructure and a supportive business environment, they gain the tools and confidence to move forward.

Vesta parks combine everything that drives success:



Accessibility



Efficiency



Flexibility



Community

Whether entering a new region or scaling to new heights, companies find the foundation they need to grow.

Because growth is not only about space, it is about the environment that make it possible.

This is Vesta, where companies grow.

Regions



North Bajío



North East



North West



Central



South Bajío

North Bajío

Innovation Meets Industry

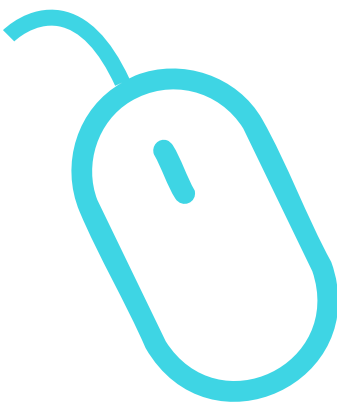
North Bajío brings together technology, innovation and advanced manufacturing. The region has become an important destination for companies looking to develop sophisticated operations supported by engineering talent, universities, research capabilities and a diversified industrial base. Its strength in automotive, electronics, technology and advanced manufacturing creates opportunities not only for production, but also for companies seeking to incorporate greater technological capabilities into their operations.

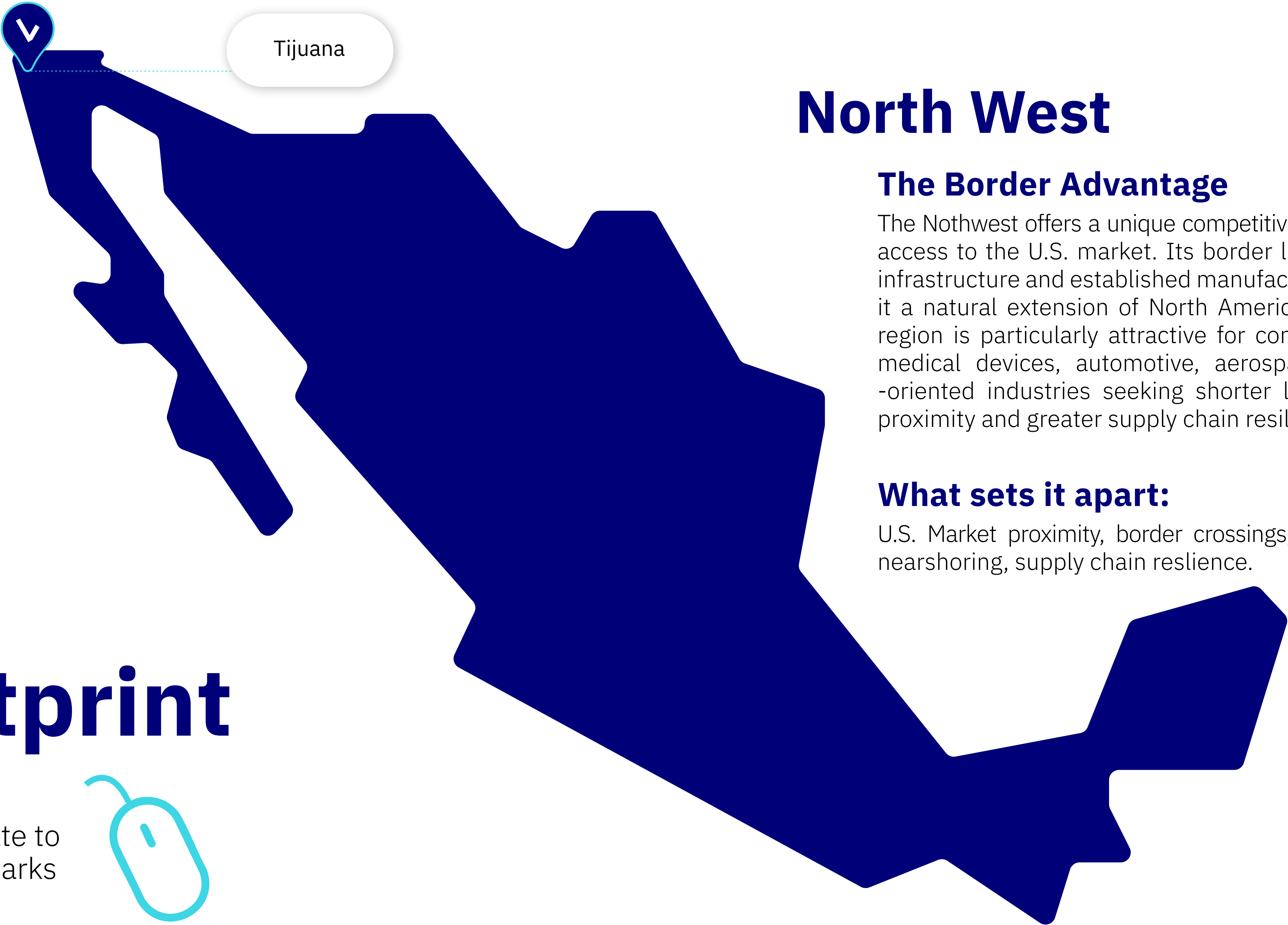
What sets it apart:

Engineering talent, technology, advanced manufacturing, R&D ecosystem, industrial diversification.

Our Footprint

Click on a state to explore our parks





North West

The Border Advantage

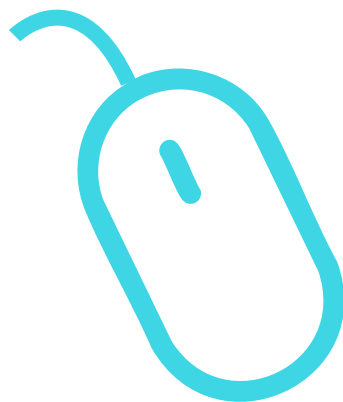
The Nothwest offers a unique competitive advantage: immediate access to the U.S. market. Its border location, mature export infrastructure and established manufacturing ecosystem make it a natural extension of North American supply chains. The region is particularly attractive for companies in electronics, medical devices, automotive, aerospace and other export -oriented industries seeking shorter lead times operational proximity and greater supply chain resilience.

What sets it apart:

U.S. Market proximity, border crossings, export manufacturing, nearshoring, supply chain resilience.

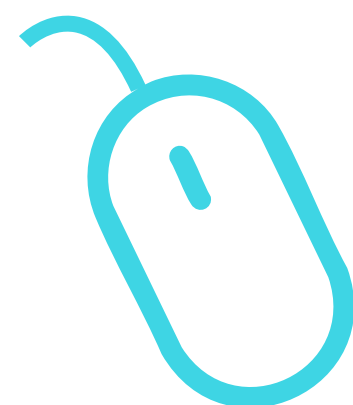
Our Footprint

Click on a state to explore our parks



Our Footprint

Click on a state to explore our parks



North East

The Manufacturing Powerhouse

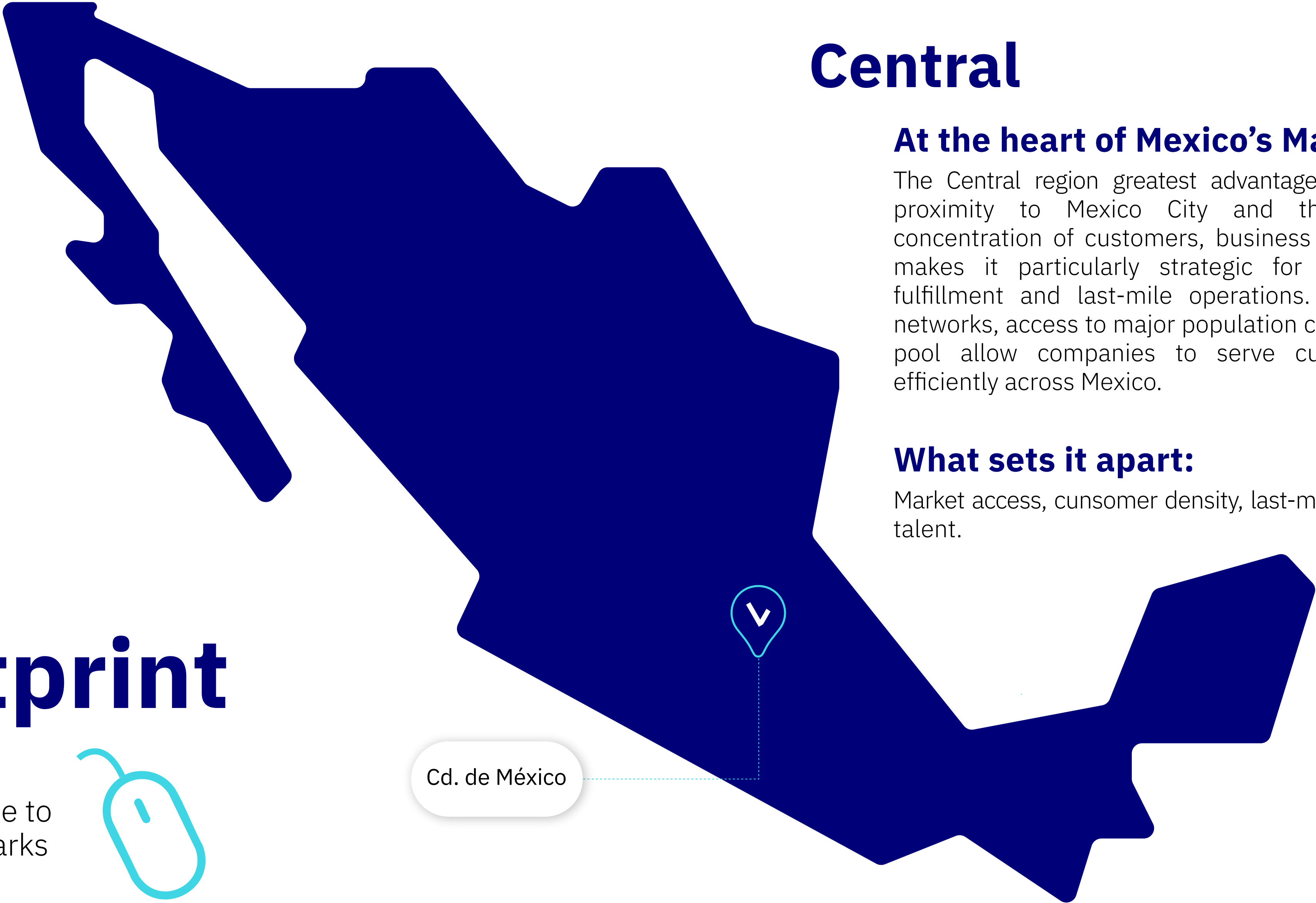
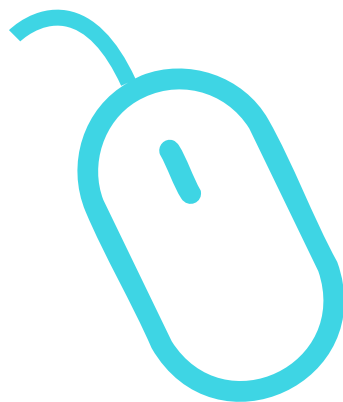
The Northeast stands out for the depth and maturity of its industrial ecosystem. With decades of manufacturing expertise, a strong supplier network and highly specialized technical talent, the region supports complex, high-value operations at scale. Its strong presence in automotive, metalworking, electrical and advanced manufacturing, combined with robust logistics infrastructure, creates an environment where companies can build, expand and integrate efficiently into North American production networks.

What sets it apart:

Industrial expertise, supplier ecosystem, specialized workforce, manufacturing scale, North American integration.

Our Footprint

Click on a state to explore our parks



Central

At the heart of Mexico’s Market

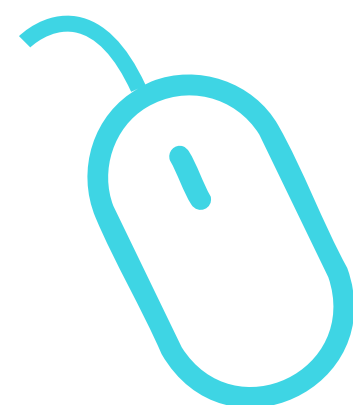
The Central region greatest advantage is market access. Its proximity to Mexico City and the country’s largest concentration of customers, business and economic activity makes it particularly strategic for logistics, distribution, fulfillment and last-mile operations. Dense transportation networks, access to major population centers an a large talent pool allow companies to serve customers quickly and efficiently across Mexico.

What sets it apart:

Market access, cunsomer density, last-mile logistics, distribution, talent.

Our Footprint

Click on a state to explore our parks



South Bajío

Built for Global Manufacturing

South Bajío is defined by its world-class industrial clusters and deep supplier networks. Querétaro and Guanajuato have developed highly integrated ecosystems serving automotive, aerospace, logistics and advanced manufacturing companies. This concentration of OEMs, Tier 1 suppliers, specialized talent and supporting services enables companies to establish operations within an existing industrial ecosystem and scale efficiently accessing Mexico's major domestic and export markets.

What sets it apart:

Industrial clusters, aerospace & automotive, supplier networks, specialized talent, global manufacturing.

AGUASCALIENTES



Vesta Park Aguascalientes



Vesta Douki Seisan Park



Vesta Douki Seisan Park



Total GLA:

199,473 m² / 2,147,106 sf.

Available buildings:

- + DSP-LOG I:**
7,465 m² / 80,348.71 sf
- + DSP-MFT II:**
9,888 m² / 106,434 sf.
- + DSP-MFT III:**
17,280 m² / 186,002 sf
- + DSP-BTS IV:**
9,221 m² / 99,256 sf.



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Vesta Park Aguascalientes



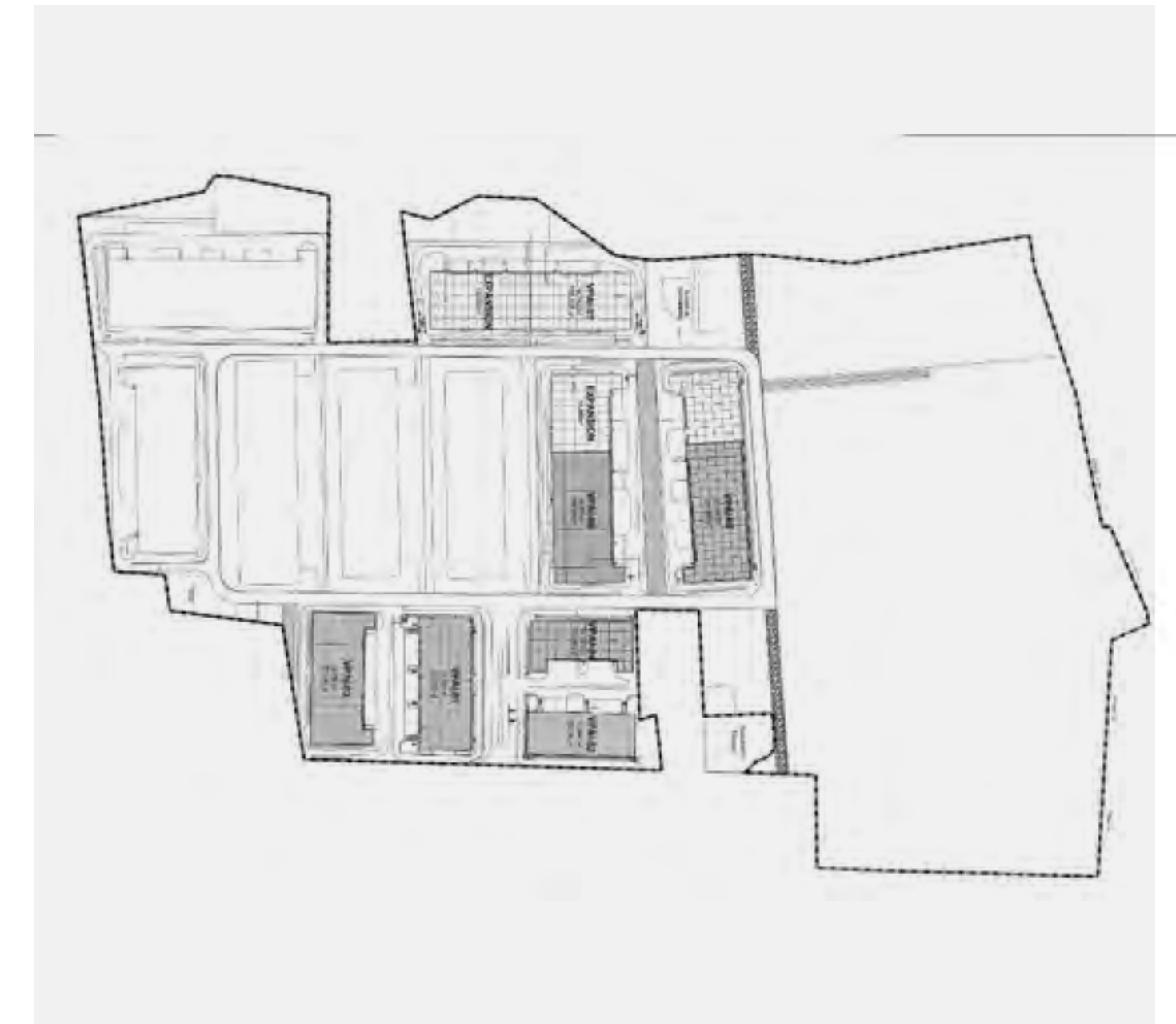
Total GLA:

99,629 m² / 1,072,394 sf.

Available buildings:

+ VPAI-03:
4,682 m² / 50,397 sf.

+ VPAI-06:
20,280 m² / 218,292 sf.



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CIUDAD DE MÉXICO



Vesta Park Punta Norte



Vesta Park Santa Bárbara



Vesta La Villa



Vesta Park Punta Norte

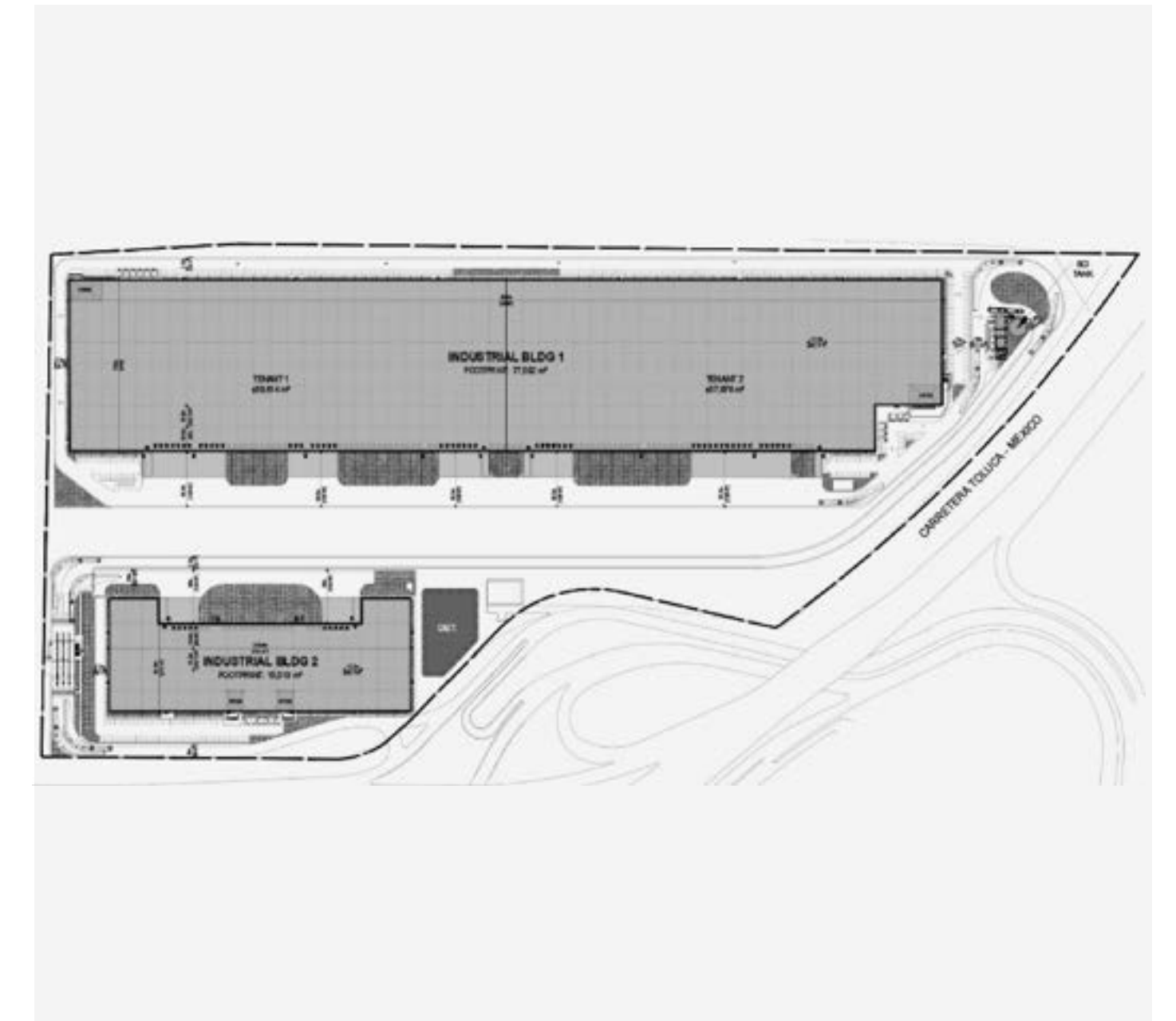


Total GLA:

95,420 m² / 1,027,090 sf.

Available buildings:

*No buildings
available*



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Vesta Park Santa Bárbara



Total GLA:

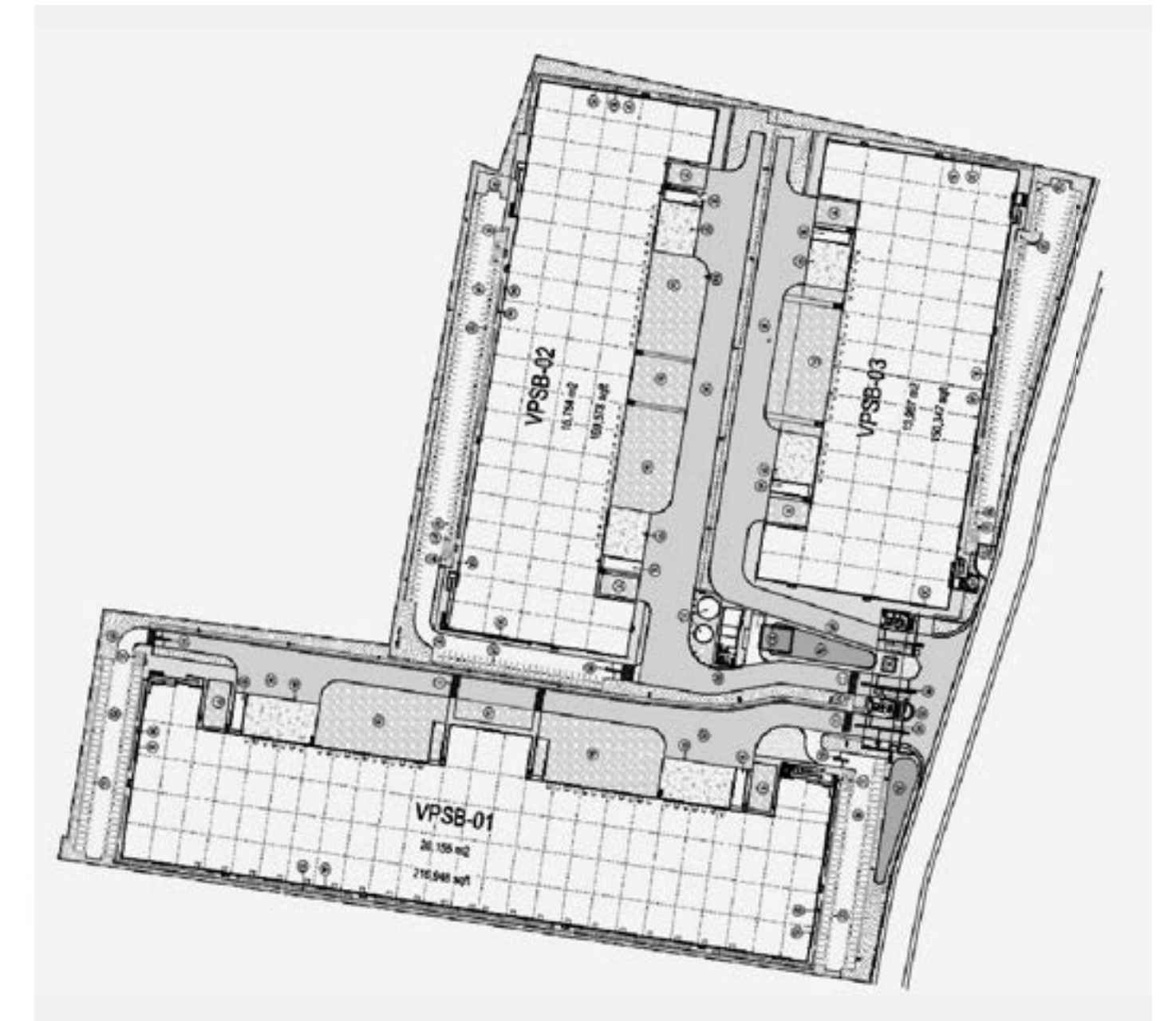
101,939.81 m² / 1,097,265 sf.

Available buildings:

+ VPSB01:
20,256.95 m² / 218,044 sf.

+ VPSB02:
15,892.23 m² / 171,061 sf.

+ VPSB03:
14,099.14 m² / 151,764 sf.



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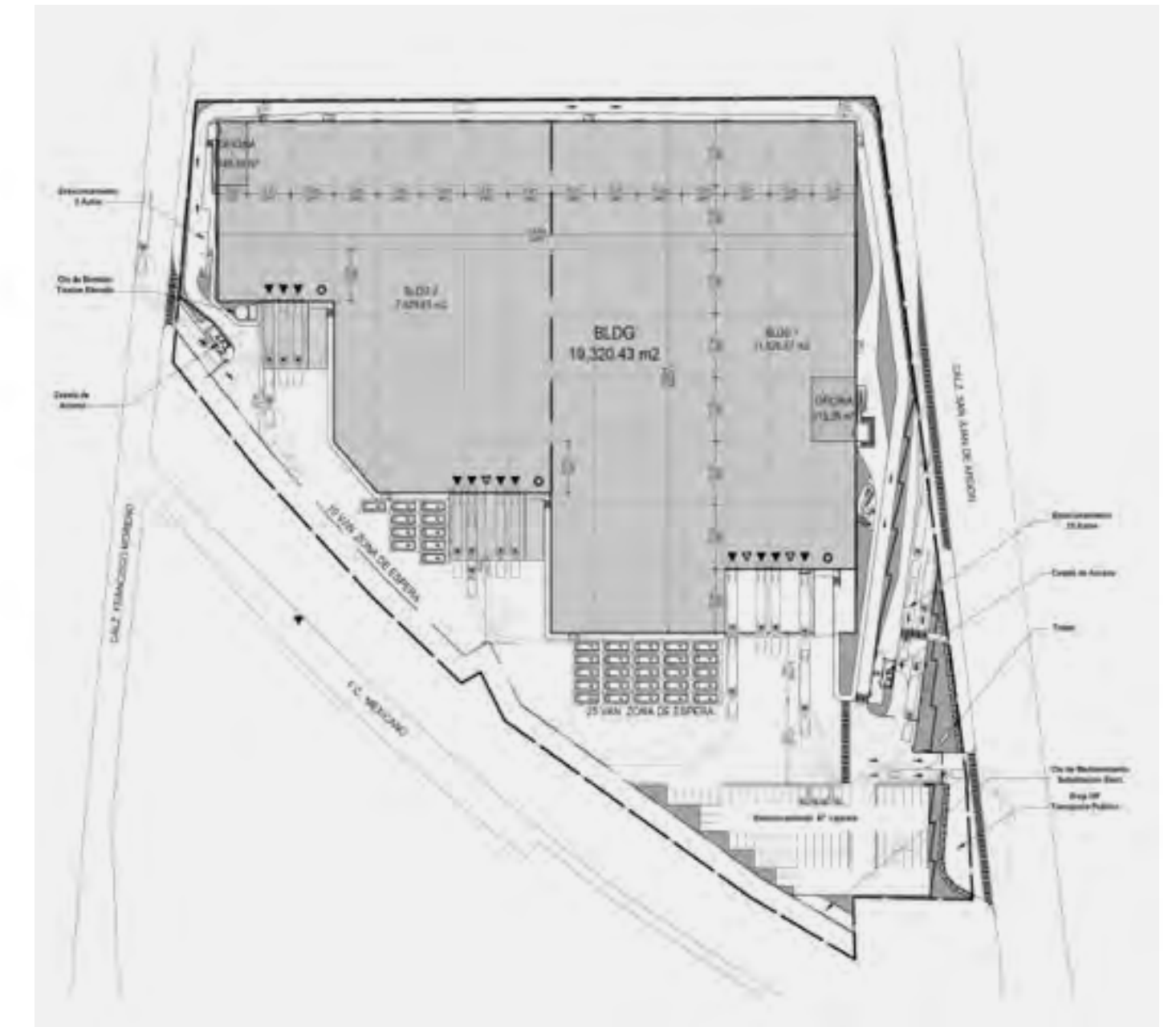
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Vesta La Villa



Total GLA:
20,000 m²/215,278 sf

LEASED



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CIUDAD JUÁREZ



Vesta Park Juárez Oriente



Vesta Park Juárez Sur



Vesta Park Paso del Norte



Vesta Park Juárez Oriente

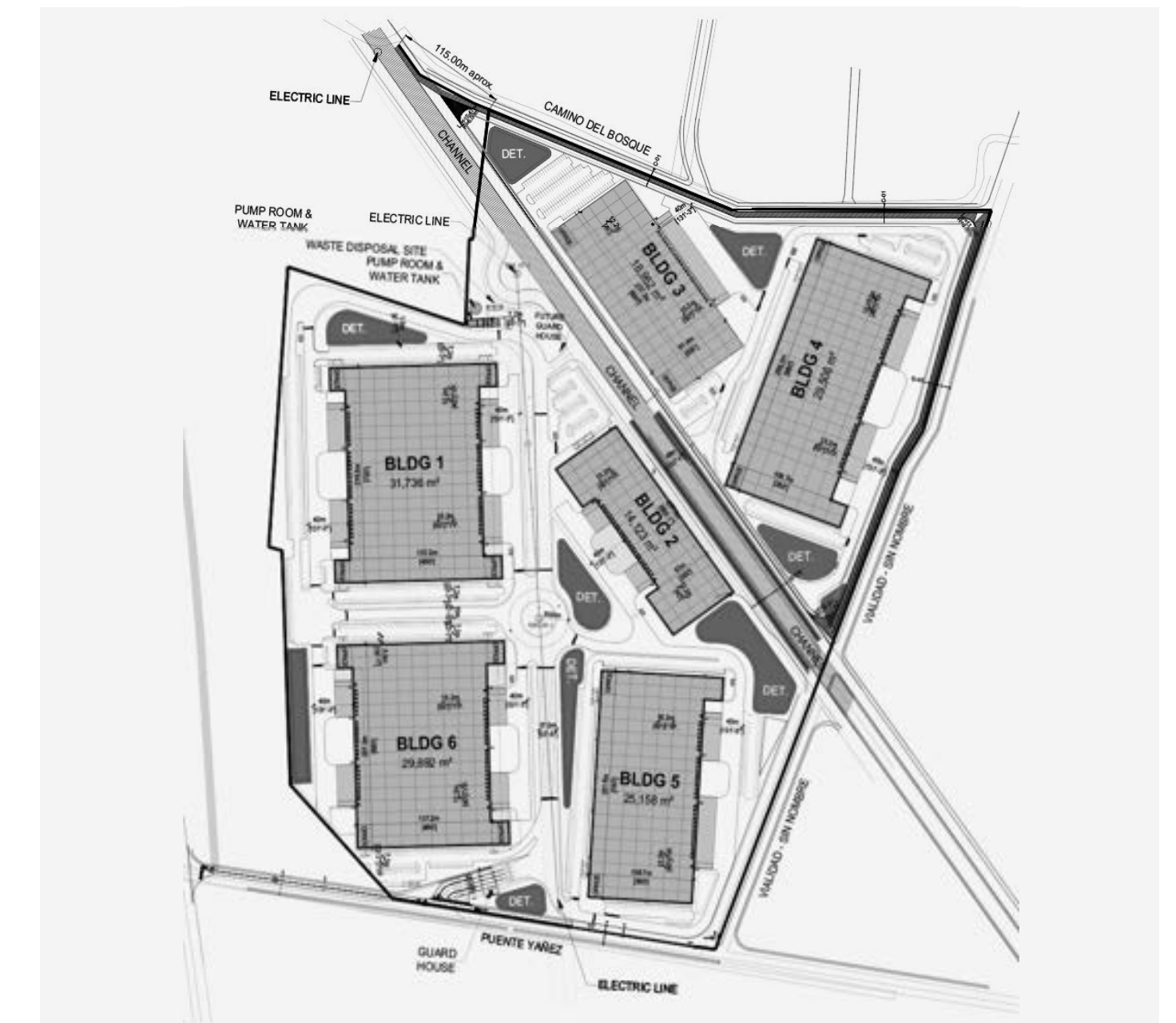


Total GLA:

116,140 m² / 1,250,122 sf.

Available buildings:

*No buildings
available*



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Vesta Park Juárez Sur

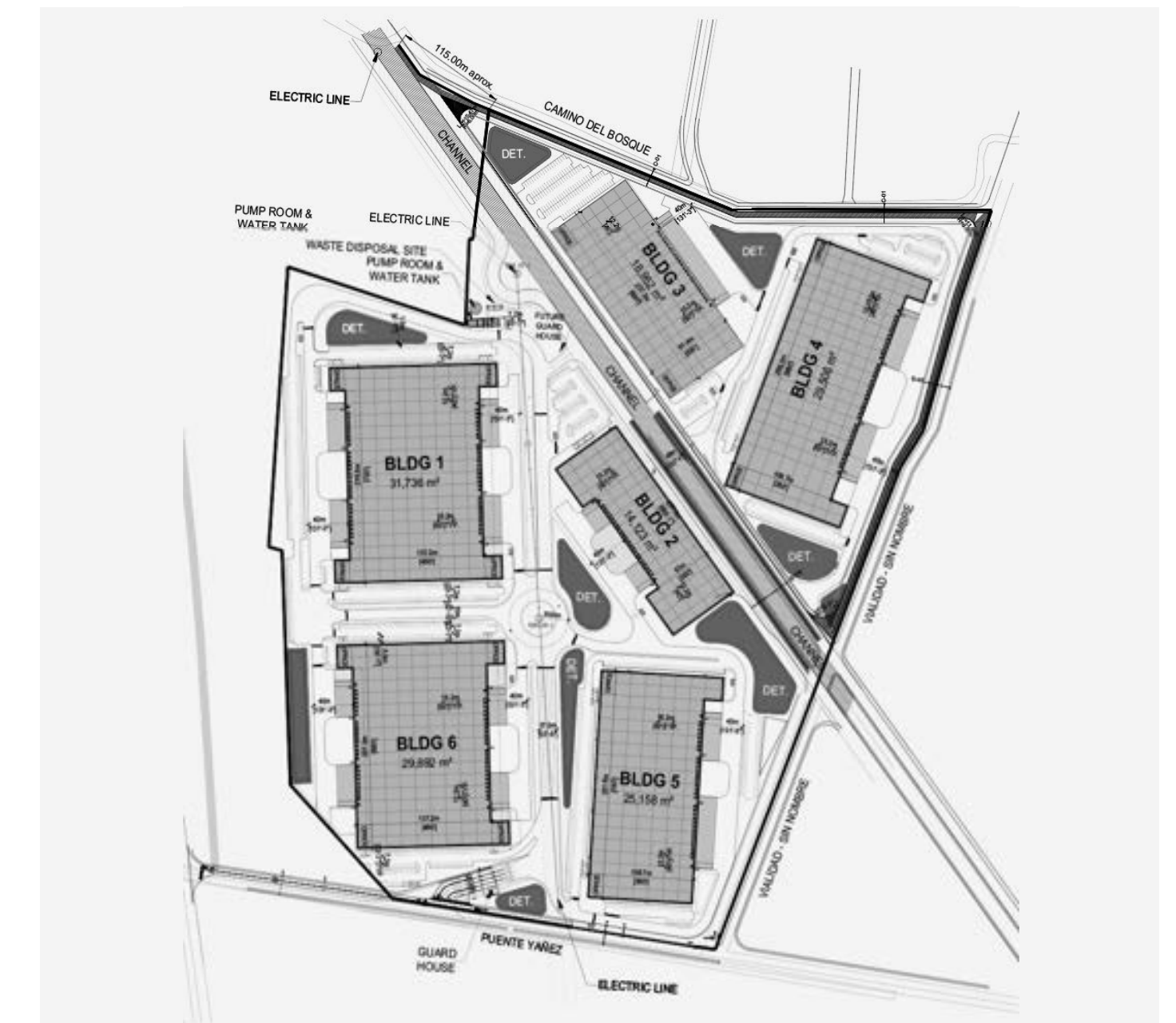


Total GLA:

71,086 m² /765,163 sf.

Available buildings:

*No buildings
available*



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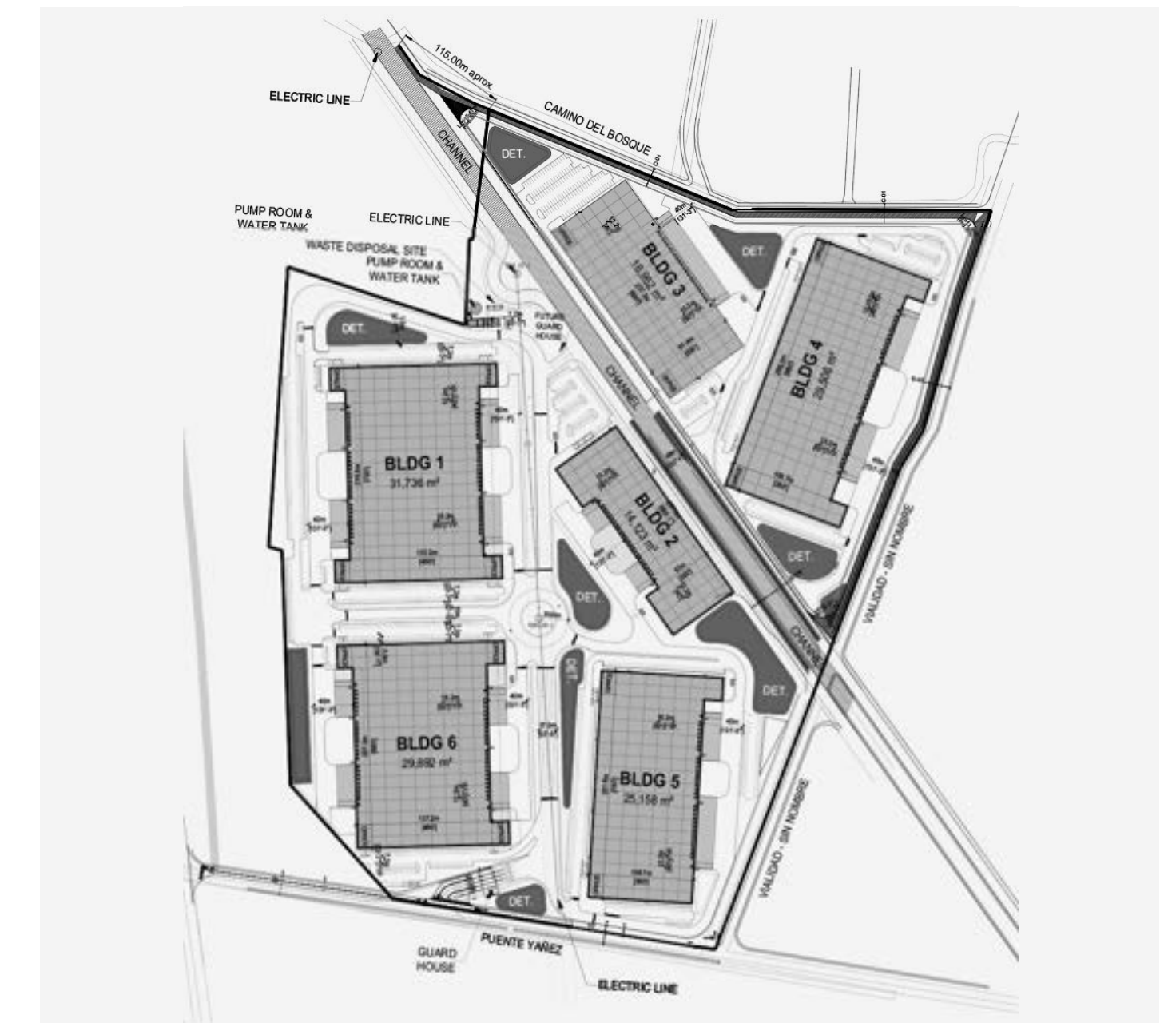
Vesta Park Paso del Norte



Total GLA:
149,167 m² /1,605,619 sf.

Available buildings:

*No buildings
available*



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GUADALAJARA



Vesta Park Guadalajara I



Vesta Park Guadalajara II



Vesta Park Guadalajara I



Total GLA:
370,137 m² /3,984,125 sf.

Available buildings:

*No buildings
available*



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Vesta Park Guadalajara II



Total GLA:

227,483 m² / 2,448,606 sf.

Available buildings:



VPGLII-01:

43,148 m² / 464,444 sf.



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GUANAJUATO



Vesta Park Guanajuato



Las Colinas Industrial Park



Vesta Park Guanajuato



Total GLA:

350,000 m² / 3,767,014 sf.

Available buildings:

+ PT004:
23,100 m² / 248,646 sf COMING SOON 2027

+ PT005:
21,998 m² / 236,785 sf COMING SOON 2027



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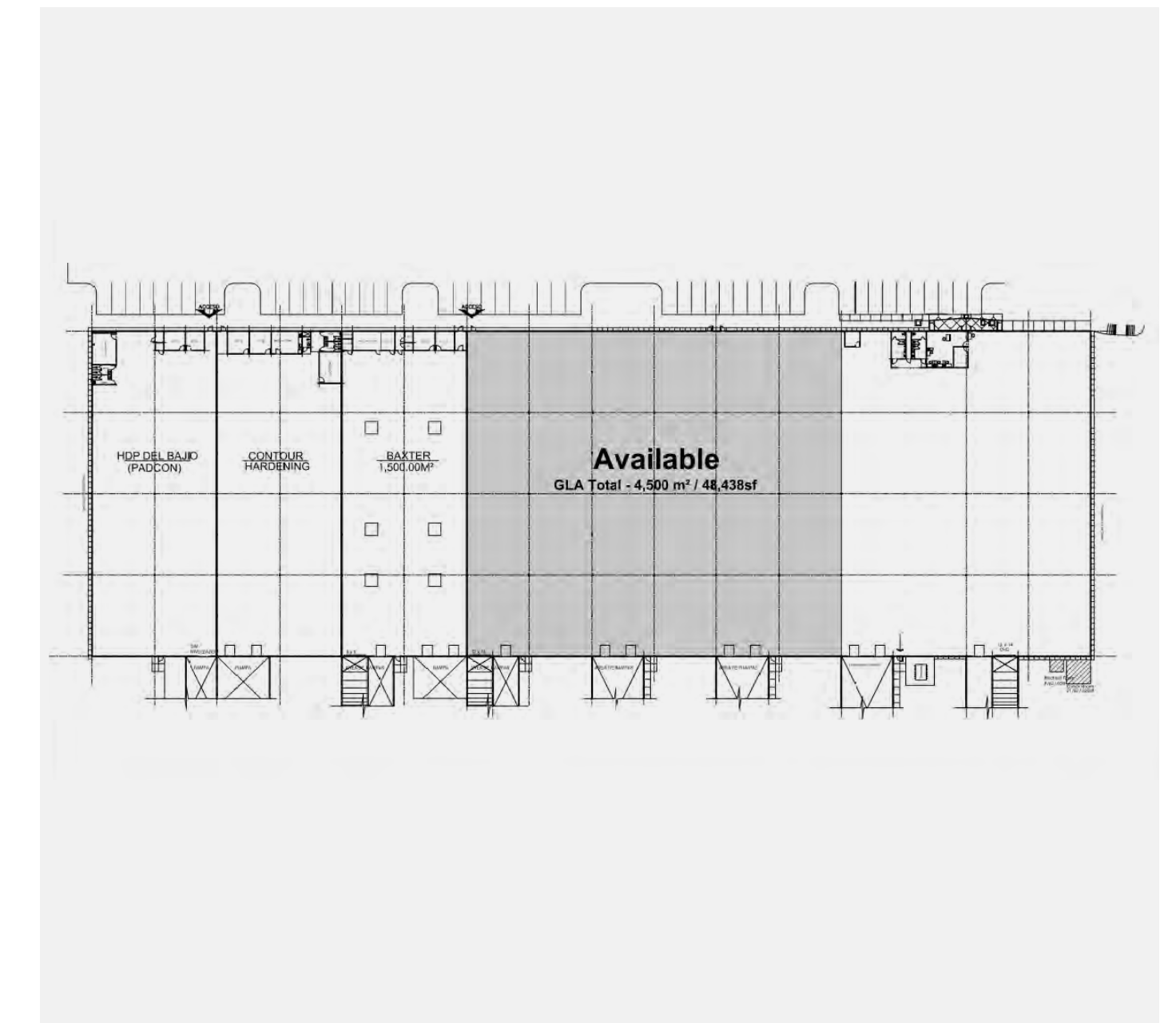
Las Colinas Industrial Park



Total GLA:
4,500 m² / 48,440 sf

Available buildings:

+ PLC141:
4,500 m² / 48,440 sf



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MONTERREY



Vesta Park Apodaca



Vesta Park Guadalupe



Vesta Park Monterrey Phase I



Vesta Park Apodaca



Total GLA:

246,098 m² / 2,648,985 sf.

Available buildings:

+ VPMA08:
14,919 m² / 160,592 sf.



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Vesta Park Guadalupe

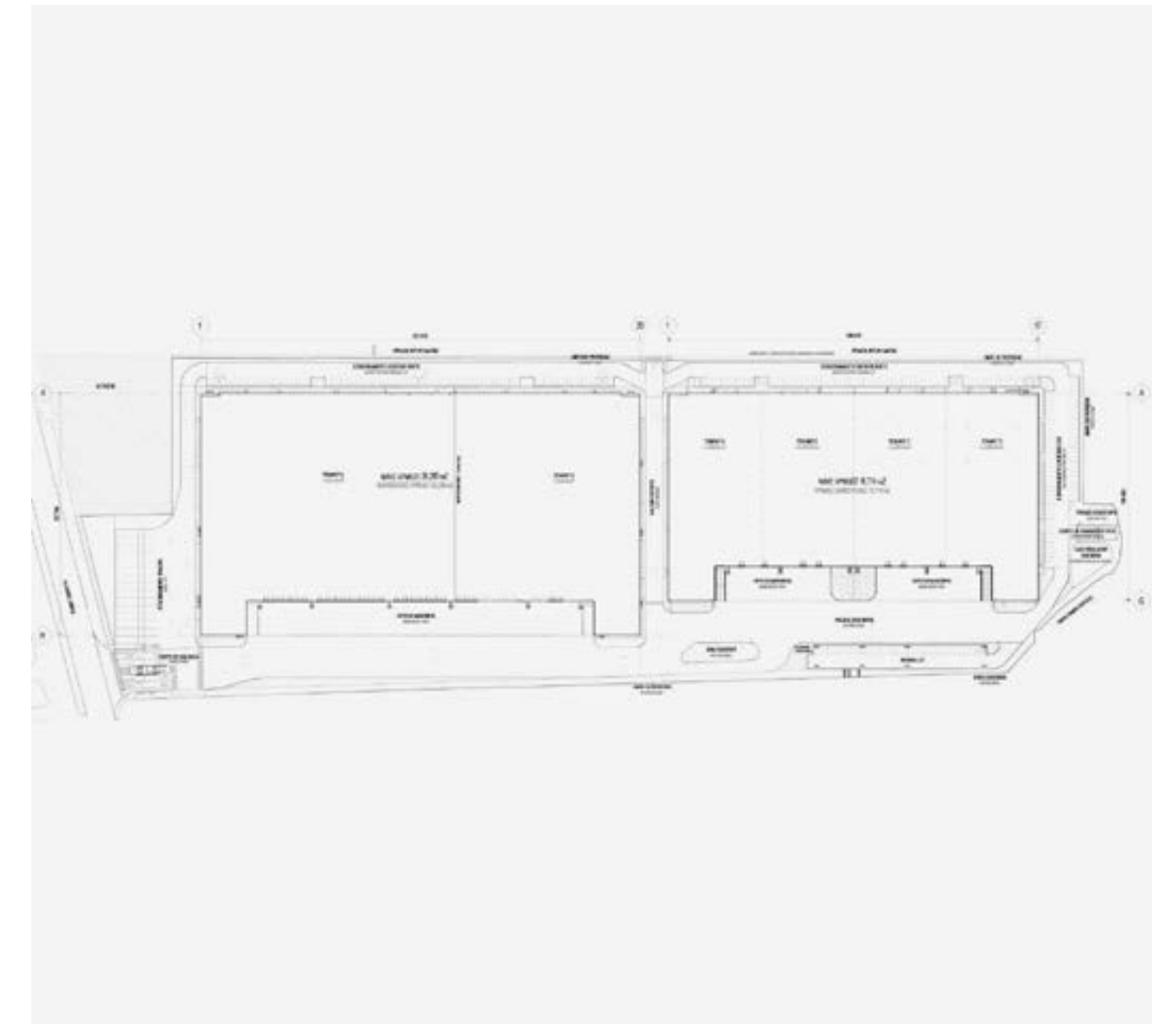


Total GLA:

46,257 m² /497,924 sf.

Available buildings:

*Buildings
not available*



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Vesta Park Monterrey Phase I



Total GLA:

359,125 m² / 3,865,689 sf.

Available buildings:

+ VPM01:
28,057 m² / 302,000 sf.

+ VPM02:
22,854 m² / 245,996 sf.

+ VPM03:
74,204 m² / 798,725 sf.



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QUERÉTARO



Vesta Park Querétaro



Vesta Park Querétaro

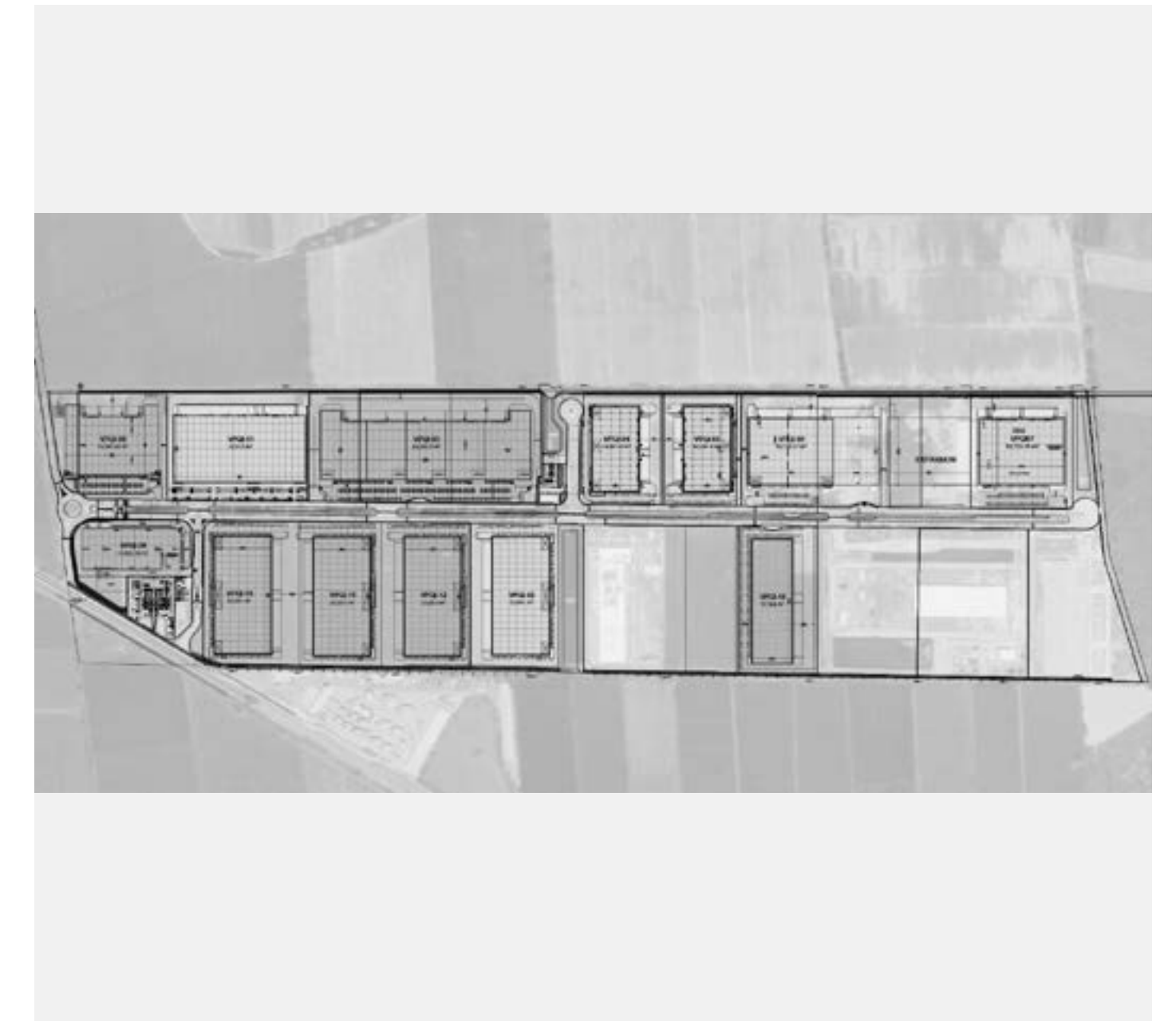


Total GLA:

164,322 m² / 1,768,747.28 sf.

Available buildings:

- + VPQ08:**
20,271 m² / 218,194 sf.
- + VPQ09:**
14,192 m² / 152,761 sf.



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SAN LUIS POTOSÍ



Vesta Park San Luis Potosí



Vesta Park San Luis Potosí



Total GLA:

80,462 m² / 866,083 sf.

Available buildings:

- + VPSLPI04:**
24,390 m² / 262,532 sf.
- + PTNA07:**
9,426.93 m² / 101,471 sf.
- + PTNA09:**
17,803 m² / 191,639 sf.
- + PTNA10:**
12,223 m² / 131,571 sf.
- + PTNA 10054:**
8,432 m² / 90,761 sf.



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TIJUANA



Vesta Park Mega Región



Vesta Park Lago Este



Vesta Park Mega Región



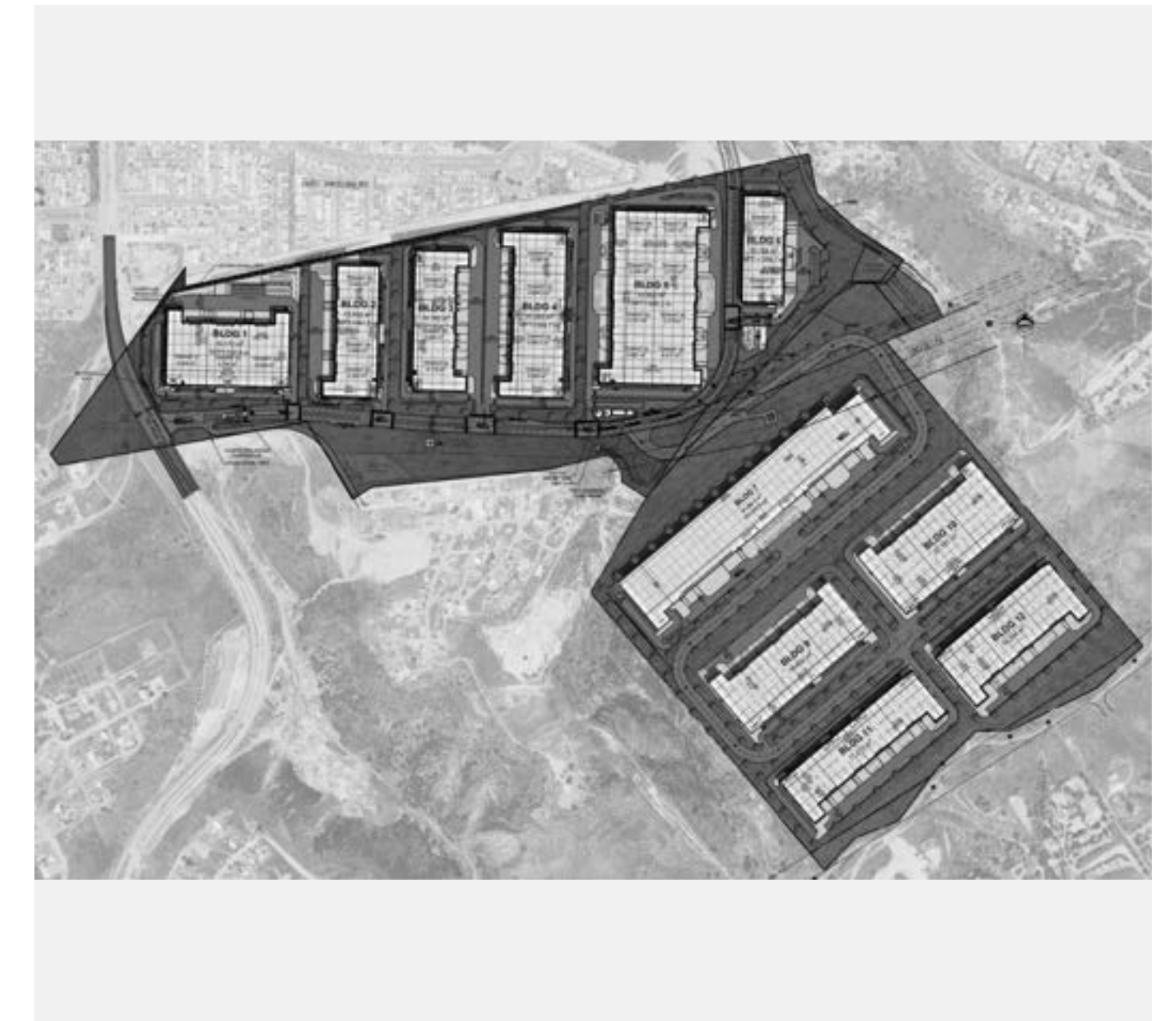
Total GLA:

111,371.79 m² / 1,198,796 sf.

Available buildings:

+ VPMR-07:
34,396 m² / 370,240 sf.

+ VPMR-08:
19,834 m² / 213,477 sf.



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Vesta Park Lago Este



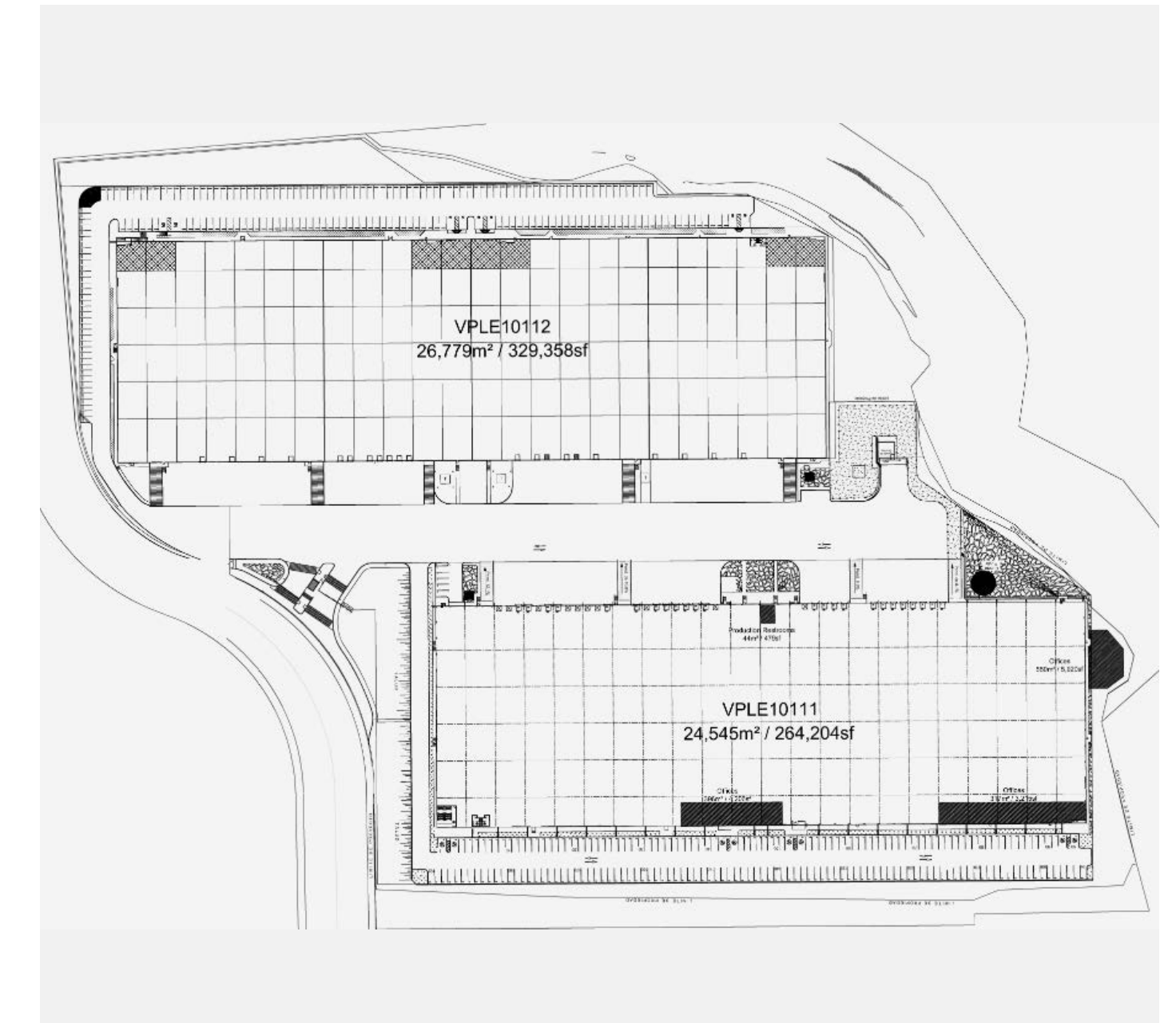
Total GLA:

51,876 m² / 558,371 sf.

Available buildings:

+ L1:
25,096 m² / 270,120 sf.

+ Suite L2-B:
5,579 m² / 60,052 sf.



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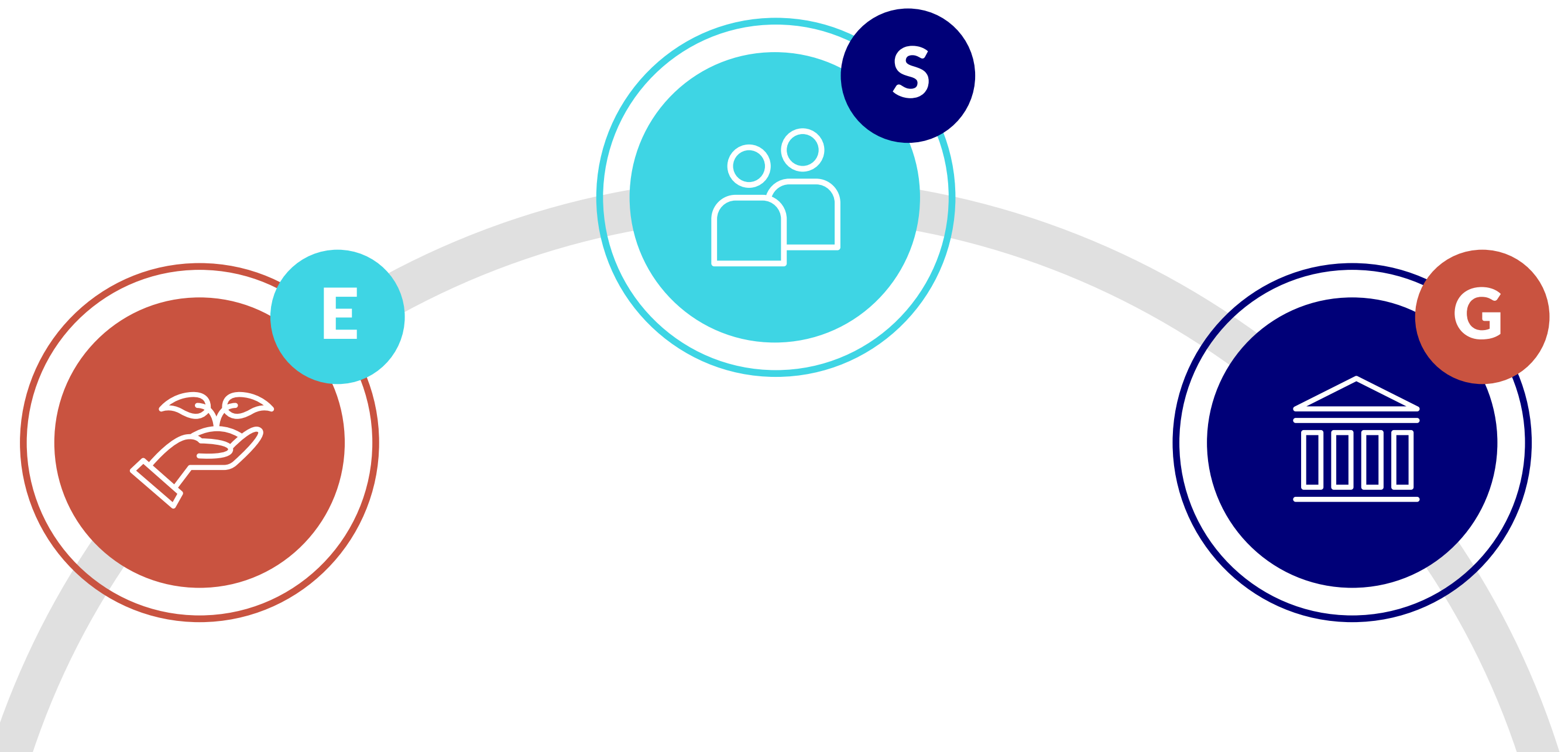
Diana Fontes

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Building a home with purpose: **ESG**

At Vesta, Environmental, Social and Governance (ESG) principles are not an add-on, they are embedded in everything we do and from the foundation of our business model. Our three ESG pillars are managed with equal priority through a comprehensive ESG Management System that guides our decisions, shapes our processes, and defines how we operate across every project, from developing industrial parks to acquiring new land.

On the social front, this commitment translates into close, meaningful engagement with local communities. Before developing or acquiring any site, we conduct in-depth social assessments to understand local contexts and foster healthy, trust-based relationships from the outset. When needed, we go further by investing in social initiatives that enhance quality of life, including educational programs and initiatives that support social and productive entrepreneurship.



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