



Biodiversity Risks and Impacts Analysis  
Based on *Taskforce for Nature-Related  
Financial Disclosures 2024*



Vesta has a portfolio made up of 228 industrial buildings located in five key regions of Mexico: Northeast, Northwest, North Bajío, South Bajío and Central.

Considering these regions, a classification of the probability of occurrence and impact of the materialization of financial, market, legal, technological, environmental, and social risks is developed



228  
Properties

191  
Clients



3.7  
Million square meters of industrial assets in the North Bajío and Central regions of México.



As human societies develop, they increasingly pressure ecosystems, leading to a decrease in biodiversity, particularly in recent decades, during which the rise in societal wealth has reduced the diversity of genes, species, and ecosystems.

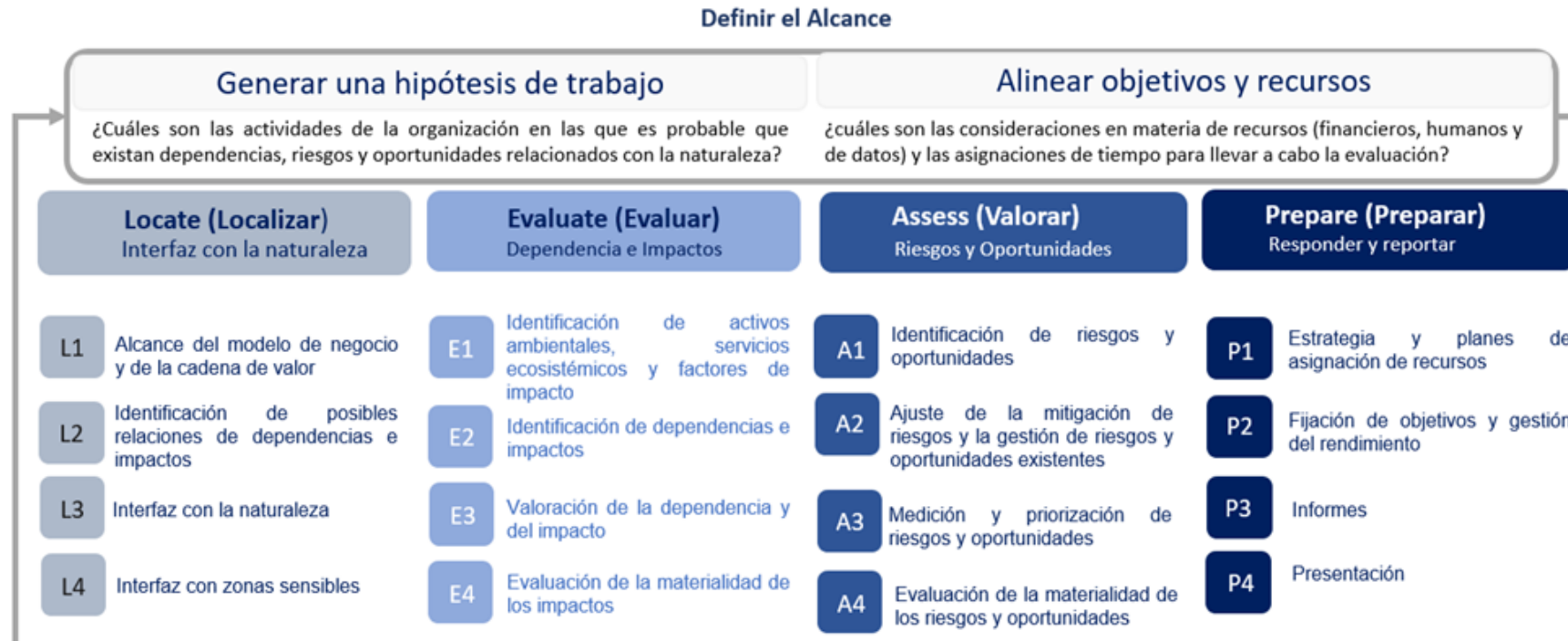
In this regard, nature plays a crucial role in various aspects of society, the economy, and financial systems as it significantly contributes to human well-being and the integral functioning of the economy through ecosystems and their services.

At the end of 2023, we began our first Biodiversity Related Risks Analysis, using the LEAP methodology of the Taskforce for Nature-Related Financial Disclosures (TNFD). The objective of the analysis is to understand the potential dependencies, impacts, as well as the risks and opportunities associated with our activities as a company.

In this document, we summarize the implemented methodology, the project scope, as well as the progress of the analysis carried out during 2024.

# Methodology and Scope of the Project

The analysis approach is based on the LEAP (Locate, Evaluate, Assess, and Prepare) methodology of the Taskforce for Nature-Related Financial Disclosures. The main objective of the analysis is to identify dependencies, impacts, risks, and opportunities related to nature.

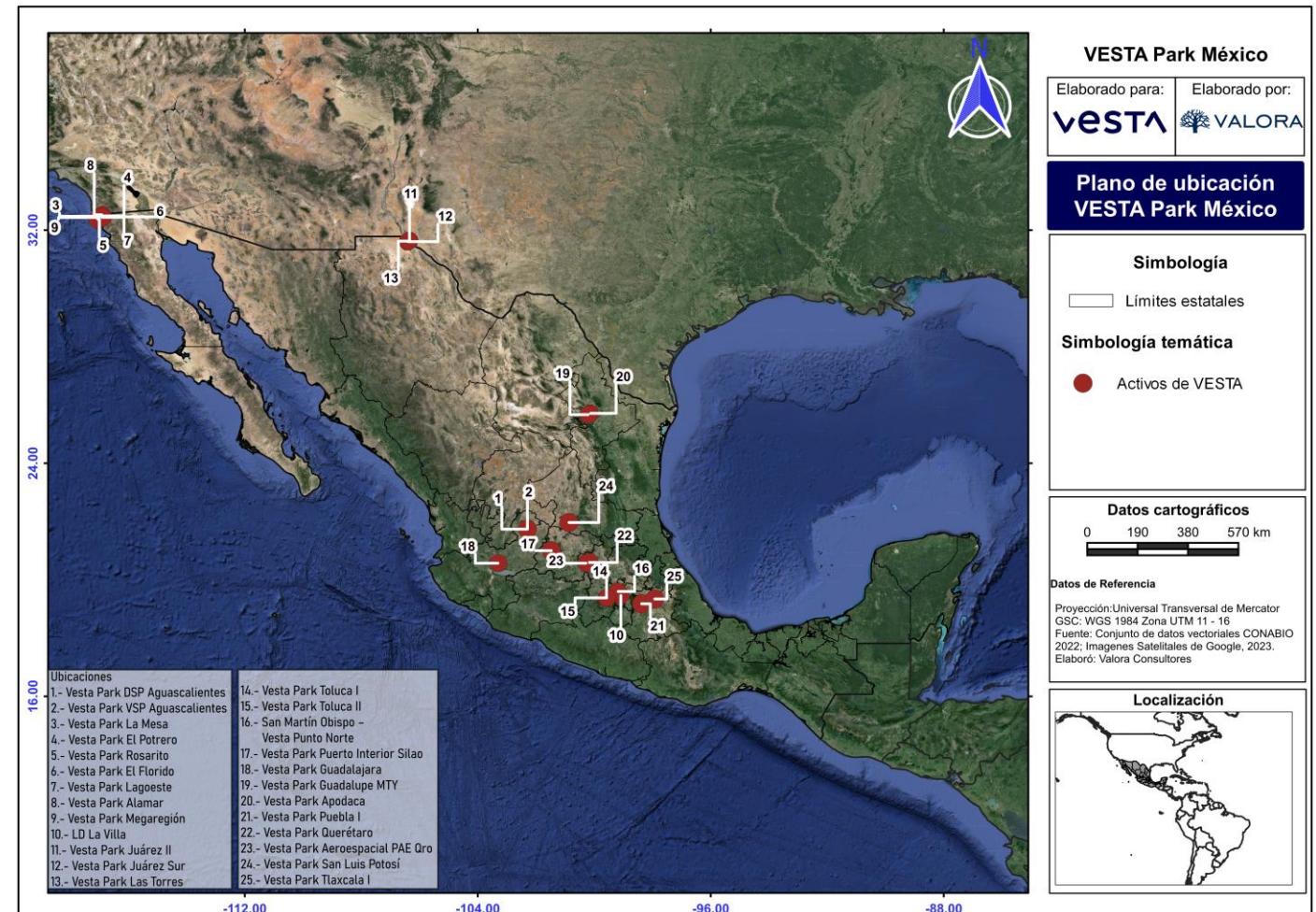




## vesta

The analysis considers the evaluation of 25 VESTA industrial parks in 12 states of the Mexican Republic. Similarly, the possible impacts and dependencies on natural capital and ecosystem services were identified, of the main sectors Vesta leases its facilities.

State	Name	State	Location
Aguascalientes	Vesta Park DSP Aguascalientes	Estado de México	Vesta Park Toluca II
	Vesta Park VSP Aguascalientes		Vesta Park Toluca II
Baja california	Vesta Park La Mesa		
	Vesta Park El Potrero	Guanajuato	Vesta Park Puerto Interior Silao
	Vesta Park Rosarito	Jalisco	Vesta Park Guadalajara
	Vesta Park El Florido	Nuevo León	Vesta Park Guadalupe MTY
	Vesta Park Lagoeste		Vesta Park Apodaca
	Vesta Park Alamar	Puebla	Vesta Park Puebla I
	Vesta Park Megaregión	Querétaro	Vesta Park Querétaro
			Vesta Park Aeroespacial PAEQro
CDMX	LD La Villa		
Chihuahua	Vesta Park Juárez II	San Luis Potosí	Vesta Park San Luis Potosí
	Vesta Park Juárez Sur	Tlaxcala	Vesta Park Tlaxcala I
	Vesta Park Las Torres		



# Main Results

# Main Results – Identification of dependencies and impacts

As part of Phase 2: Evaluate, the operational sites with the greatest impacts and dependencies on nature have been identified by type. In this regard, we consider all 25 operational sites to have significant impacts and dependencies.

	Number of Vesta's Locations	Total Area Evaluated* (hectáreas)
<b>Infraestructura Vesta (Parques)</b>	25	668.45
<b>Ubicaciones evaluadas en impactos y dependencias (Ubicaciones)</b>	<b>25</b>	<b>668.45</b>
<b>Impactos significativos (Por ubicaciones)</b>	<b>25</b>	<b>668.45</b>
• Emisiones de GEI	24	623.41
• Contaminantes del aire no GEI	1	28.16
• Contaminantes del agua	10	363.92
• Contaminantes del suelo	23	619.10
• Perturbaciones	23	600.68
• Uso del agua	23	608.20
• Uso del ecosistema	25	668.45
<b>Dependencias significativas (Por ubicaciones)</b>	<b>25</b>	<b>668.45</b>
• Aguas subterráneas	14	548.97
• Aguas superficiales	12	239.96
• Mediación de impactos sensoriales	25	668.45
• Protección contra inundaciones y tormentas	16	286.38
• Regulación climática	23	615.04
• Mantenimiento del flujo de agua	9	81.54
<b>Planes de gestión (Por ubicaciones)</b>	<b>0**</b>	<b>0**</b>

\***Total Area Evaluated:** Area assessed for biodiversity aspects at VESTA park locations

\*\*As part of Vesta's biodiversity strategy, park-level management plans will be developed. However, mitigation measures have currently been proposed for each risk identified as significant.



## Phase 4: Prepare (Main Results)

As part of Phase 4: Prepare, potential mitigation measures have been identified based on the main impacts, risks, and dependencies identified in previous stages.

Avoid	Reduce	Regenerate	Restore	Transform
Monitor regulatory trends at the local, national and international levels.	Conduct periodic internal audits to ensure that the company's activities comply with environmental regulations.	Recycle and reuse water in industrial processes to minimize dependence on external sources.	Promote ecosystem rehabilitation projects in areas where an impact has occurred.	Invest in sustainable technologies for design and construction that promote resource efficiency
Develop alternative water harvesting options, such as rainwater harvesting, to diversify water sources.	Implement a robust waste and hazardous substances management system that minimizes the risk of spills and contamination.	Promote the creation of ecological corridors that allow the integration of urban development with species conservation.	Establish rapid response protocols to handle any contamination incidents and mitigate their impact.	
Conduct comprehensive environmental impact studies before beginning any development to identify the presence of protected species.	Train staff in safe handling practices for contaminated materials and conduct emergency drills.	Implementar diseños urbanos con infraestructuras verdes (techos verdes, pavimentos permeables).	Reforest and restore natural ecosystems (forests, wetlands) to protect areas from real estate development.	
Promote the use of already developed or altered land for new projects, avoiding expansion on natural land.	Implement water efficiency technologies in all operations to reduce water consumption.	Integrate sustainable drainage systems (SDI) to mitigate flooding and increase groundwater recharge.		
Actively monitor changes in urban planning and species conservation regulations to anticipate future regulatory adjustments.	Implement action plans to mitigate impacts on biodiversity, such as the creation of protected areas or the relocation of species when necessary.	Create water absorption zones to reduce soil impermeability.		
Design urban projects that respect areas of high biodiversity and adapt to new regulations.	Promote the use of building materials that contribute to heat reduction and improved energy efficiency.	Implement water recycling and reuse technologies in buildings		
Explore development alternatives in less ecologically sensitive areas.	Implement physical barriers (retaining walls, drains) in high-risk areas.			
Develop rainwater harvesting and storage solutions.	Develop emergency response plans for floods and other events.			
Conduct natural disaster risk assessments and adapt infrastructure to these risks.				

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