Supplemental Package

Second Quarter 2026
Supplemental Information

LPA

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This Presentation also contains estimates and other statistical data made by independent parties which they believe to be reliable and by LPA relating to market size and growth and other data about LPA’s industry. This data involves a number of assumptions and limitations, and you are cautioned not to give undue weight to such estimates. In addition, projections, assumptions, and estimates of the future performance of the markets in which LPA operates are necessarily subject to a high degree of uncertainty and risk. LPA has not independently verified the accuracy or completeness of the independent parties’ information. No representation is made as to the reasonableness of the assumptions made within or the accuracy or completeness of such independent information.

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LPA delivers the world-class logistics and industrial spaces that power global supply chains.

Our integrated platform combines global standards with on-the-ground execution, empowering companies to grow, connect, and compete across the Americas.

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The leading pioneer in logistics and industrial real estate in the Americas.

— As one of the region's only publicly traded, vertically integrated platforms, LPA develops, owns, and manages institutional-grade, built-to-suit facilities in the most dynamic, high-barrier-to-entry markets.(1)

Developer

- Development and construction (2) of properties in the land bank

Owner

- Asset ownership on a long-term basis

Acquirer

- Acquisition of stabilized assets

Manager

- Leasing and management (3) of assets

Notes: (1) The Company considers that most real estate companies and funds in México, Costa Rica, Perú and Colombia do not focus exclusively on the industrial segment; instead, they have investments across multiple sectors, including retail, hospitality, and others, and often lack a regional presence. (2) Construction is outsourced to construction companies; (3) Relationship with tenants and administration of logistics parks.

Puebla, México

Operating GLA (sqft)	Development GLA (sqft)	Land Reserves (Acres)[1]
257,681	-	-

San José, Costa Rica

Operating GLA (sqft)	Development GLA (sqft)	Land Reserves (Acres)[1]
2,516,471	-	-

Bogotá, Colombia

Operating GLA (sqft)	Development GLA (sqft)	Land Reserves (Acres)[1]
1,255,178	-	50.6

Lima, Peru

Operating GLA (sqft)	Development GLA (sqft)	Land Reserves (Acres)[1]
1,774,816	440,383	5.0

(1) Land reserve acres are adjusted for Floor Area Ratio ("FAR").

Selected Properties

Logistic Park Callao
Callao, Peru

Logistic Park San José Verbena
San José, Costa Rica

Logistic Park Coyol II
Alajuela, Costa Rica

Logistic Park Coyol I
Alajuela, Costa Rica

Logistic Park Calle 80
Tenjo, Colombia

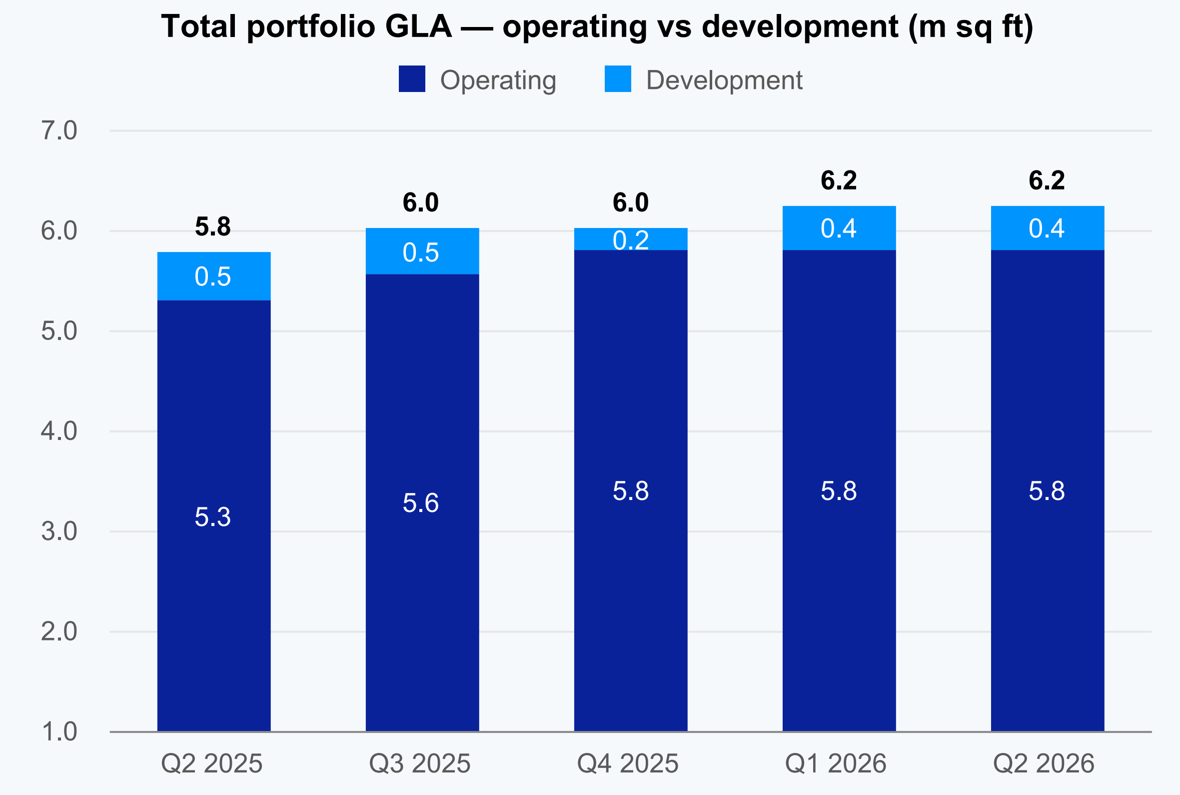
Logistic Park Lima Sur
Lurín,Peru

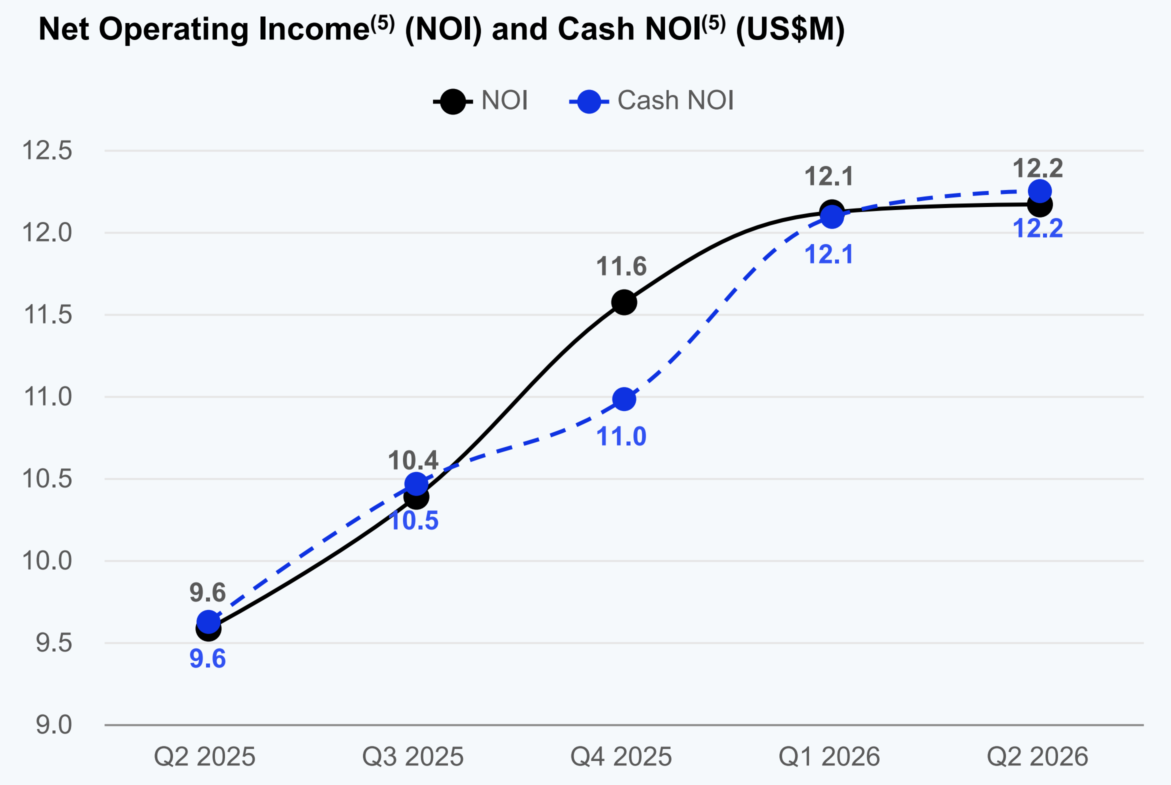
Logistic Park San Joaquín
Heredia, Costa Rica

Logistic Park Puebla MX
Puebla, Mexico

Company Overview – Q2 2026

Total GLA[1]	Occupancy[2]	US Dollar[3]	WALT[4]	Avg. Rent/Sq Ft/Yr	Q2 2026 NOI[5]	Cash NOI [5]
7.5 M sq ft	**100.0%**	**76.7%**	**4.5 years**	**$8.88**	**$12.2 mm**	**27.3%**
Total portfolio	Operating portfolio	denominated leases	Wtd. Avg. Remaining lease term	Δ +2.7% YoY	Δ +27.0% YoY	YoY Growth

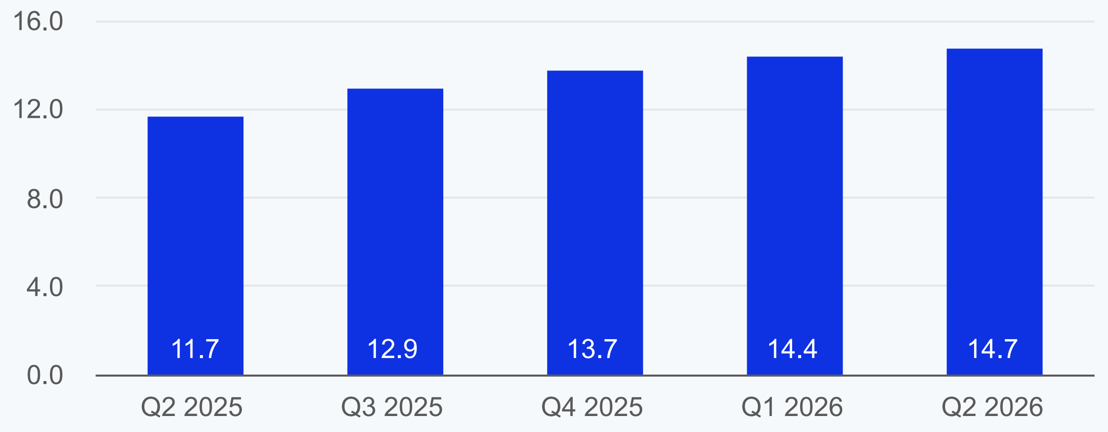




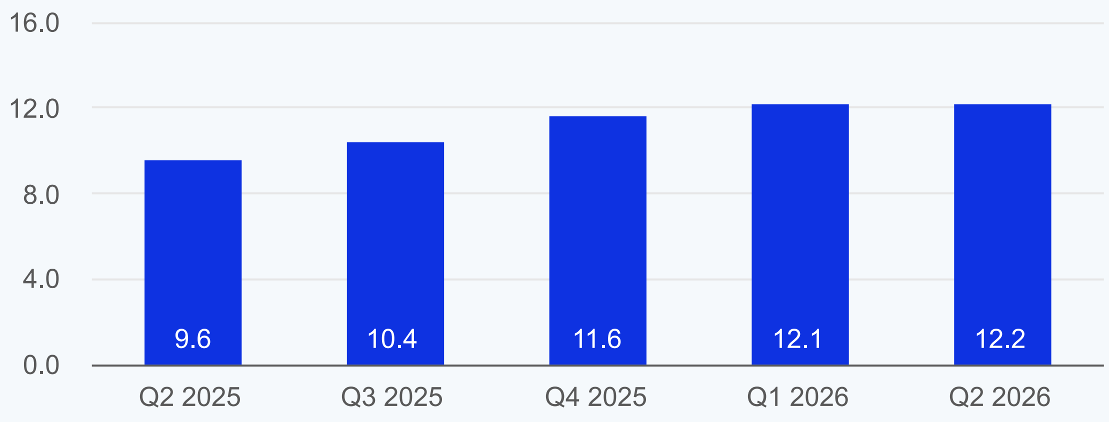
(1) Includes 6.2 million sq ft of GLA in our total portfolio and 1.2 million of potential new GLA to be built-out in our land portfolio.
(2) Operating Portfolio period end occupancy.
(3) Based on active leases as of June 30, 2026.
(4) Remaining lease life weighted average by leased area.
(5) NOI and Cash NOI are non-IFRS measures.

Company Overview – Q2 2026 (continued)

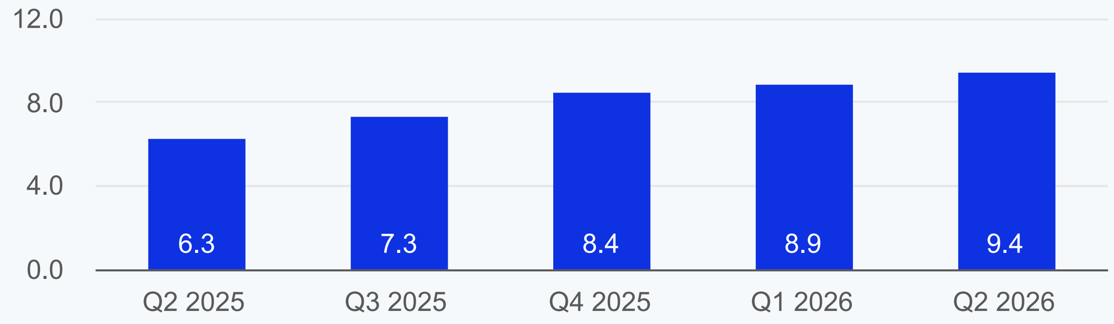
Revenues (US$M) - Quarterly



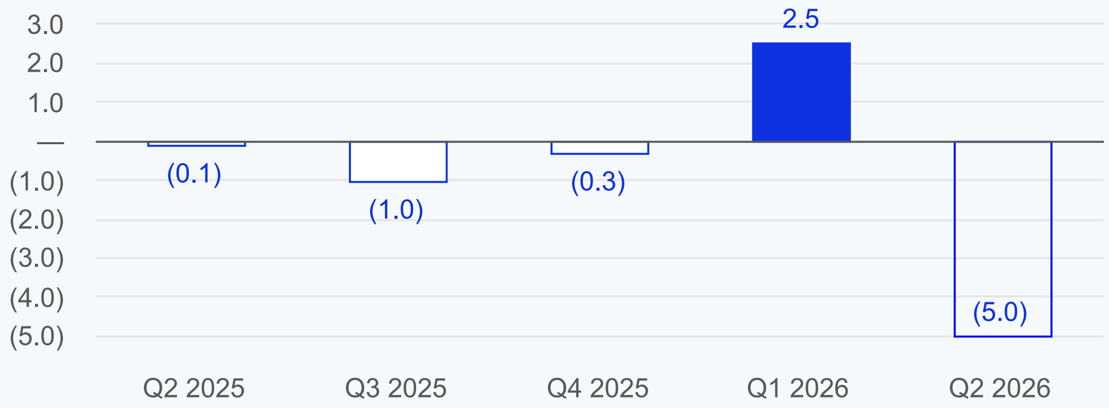
Net Operating Income (US$M) - Quarterly



Adjusted EBITDA (US$M) - Quarterly



FFO, as defined by LPA (US$M) - Quarterly



LPA

Highlights

Company Performance

US$ in millions, except for number of buildings, sq ft, and percentages	As of and for the three months ended				
	June 30, 2026	March 31, 2026	December 31, 2025	September 30, 2025	June 30, 2025
Portfolio (sq ft)					
Same Property Portfolio					
No. of buildings	**30**	**30**	**28**	**28**	**28**
Gross leasable area (GLA)	5,123,509	5,123,617	4,745,298	4,745,082	4,745,082
Period end occupancy %	100.0%	100.0%	100.0%	97.6%	93.9%
NOI	9.6	9.7	9.5	9.1	8.6
YTD NOI Growth over prior year(1)	14.5%	10.7%	5.0%	4.8%	(0.4%)
Cash NOI	9.9	9.8	9.6	9.2	8.7
YTD Cash NOI Growth over prior year(1)	15.6%	11.0%	5.0%	3.2%	(1.9%)
Operating Portfolio					
No. of buildings	34	34	34	33	31
Gross leasable area (GLA)	5,804,146	5,804,261	5,804,261	5,550,277	5,292,588
Period end leased %	100.0%	100.0%	100.0%	98.2%	98.2%
Period end occupancy %	100.0%	100.0%	100.0%	97.9%	94.5%
Development Portfolio					
No. of buildings	2	2	1	2	2
Gross leasable area (GLA)	440,383	440,071	224,427	478,229	478,229
Period end leased %	91.9%	91.9%	84.1%	85.8%	85.9%
Period end occupancy %	13.9%	13.9%	— %	— %	— %
Total Portfolio					
No. of buildings	36	36	35	35	33
Gross leasable area (GLA)	6,244,529	6,244,332	6,028,688	6,028,506	5,770,817
Period end leased %	99.4%	99.4%	99.4%	97.3%	97.1%
Period end occupancy %	93.9%	93.9%	96.3%	90.1%	86.7%

(1) Year to date NOI and Cash NOI amounts are used to determine growth over the prior period.

Highlights

Financial Summary

US$ in millions, except for percentages	As of and for the three months ended				
	June 30, 2026	March 31, 2026	December 31, 2025	September 30, 2025	June 30, 2025
Rental revenues	14.7	14.4	13.6	12.2	11.6
Revenues	14.7	14.4	13.7	12.9	11.7
Cash net operating income (Cash NOI)	12.2	12.1	11.0	10.5	9.6
Net operating income (NOI)	12.2	12.1	11.6	10.4	9.6
NOI margin %	82.7%	84.4%	85.2%	85.3%	82.8%
Net earnings (loss)	14.3	(7.6)	10.9	5.2	(1.1)
Adjusted EBITDA	9.4	8.9	8.4	7.3	6.3
Adjusted EBITDA margin	63.5 %	61.7 %	61.3 %	56.7 %	53.7 %
FFO, as defined by LPA	(5.0)	2.5	(0.3)	(1.0)	(0.1)
AFFO	(5.0)	3.0	(0.5)	(0.6)	0.3
Debt					
Outstanding balance at carrying value	320.8	308.6	295.3	280.6	276.1
Cash and restricted cash	(40.8)	(34.9)	(34.0)	(24.6)	(32.0)
Net Debt	**280.0**	**273.7**	**261.3**	**256.0**	**244.1**
Investment properties	687.1	650.6	649.8	624.6	579.0
Leverage ratio (1)	40.7%	42.1%	40.2%	41.0%	42.2%
Cash interest rate at period-end	8.2%	7.4%	7.4%	7.5%	7.7%

(1) Net Debt/Investment properties

Financial Information

Condensed Consolidated Interim Statements of Financial Position

	As of	
	June 30, 2026	December 31, 2025
Assets		
Current Assets:		
Cash and cash equivalents	$ 33,582,188	$ 27,323,468
Lease and other receivables, net	3,742,796	4,142,217
Prepaid construction costs	767,443	125,061
Restricted cash equivalent – short term	5,000	105,000
Prepaid income taxes	2,129,152	1,196,382
Other current assets	5,808,442	6,709,555
Total current assets	**46,035,021**	**39,601,683**
Non-Current Assets:		
Investment properties	$ 687,060,442	$ 649,825,184
Tenant notes receivables – long term, net	1,210,639	1,370,812
Restricted cash equivalent – long term	7,242,243	6,598,299
Property and equipment, net	363,677	355,265
Deferred tax asset	185,542	179,509
Other non-current assets	3,097,768	2,842,514
Total non-current assets	**699,160,311**	**661,171,583**
Total Assets	**$ 745,195,332**	**$ 700,773,266**

LPA

Condensed Consolidated Interim Statements of Financial Position (continued)

	As of	
	June 30, 2026	December 31, 2025
Liabilities and Shareholder's Equity		
Current Liablities:		
Accounts payable and accrued expenses	$ 10,554,399	$ 11,694,817
Income tax payable	905,010	7,101,476
Retainage payable	2,135,677	2,598,043
Long term debt – current portion	10,607,609	10,270,261
Security deposits - current portion	81,506	112,624
Lease liability – current portion	746,125	131,641
Other current liabilities	543,696	90,785
Total current liabilities	**$ 25,574,022**	**$ 31,999,647**
Non-Current liablities:		
Long term debt	$ 310,182,329	$ 285,064,648
Deferred tax liability	50,873,775	42,804,138
Security deposits	3,274,027	3,004,501
Lease liability	13,261,380	13,153,846
Other non-current liabilities	—	178,196
Total non-current liabilities	**$ 377,591,511**	**$ 344,205,329**
Total Liabilities	**$ 403,165,533**	**$ 376,204,976**
Equity:		
Ordinary Shares	3,168	3,186
Additional paid-in capital	217,976,407	219,191,477
Retained earnings	53,913,723	49,090,064
Treasury shares, at cost	—	(2,030,382)
Foreign currency translation reserve	1,545,479	(9,590,791)
Equity attributable to owners of the Company	273,438,777	256,663,554
Non-controlling interests	68,591,022	67,904,736
Total Equity	**$ 342,029,799**	**$ 324,568,290**
Total Liabilities and Equity	**$ 745,195,332**	**$ 700,773,266**

Condensed Consolidated Interim Statements of Profit or Loss and Other Comprehensive Income (Loss)

	Three months ended June 30, 2026	2025
Revenues		
Rental revenue	$ 14,715,722	$ 11,589,985
Other	27,099	102,707
Total revenues	**14,742,821**	**11,692,692**
Investment property operating expense	(2,548,730)	(2,007,135)
General and administrative	(4,181,069)	(4,579,830)
Investment property valuation gain (loss)	19,981,310	(257,400)
Financing costs	(4,938,236)	(4,933,560)
Net foreign currency gain (loss)	(586,245)	64,530
Other income	324,314	212,567
Other expenses	(327,078)	—
Profit (loss) before taxes	**22,467,087**	**191,864**
Income tax expense	**(8,211,739)**	**(1,306,837)**
Profit (Loss) for the period	**$ 14,255,348**	**$ (1,114,973)**
Other comprehensive income (loss):		
Items that may be reclassified subsequently to profit or loss:		
Translation (loss) gain from functional currency to reporting currency	8,203,068	3,089,457
TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE PERIOD	**$ 22,458,416**	**$ 1,974,484**
Profit (Loss) for the period attributable to:		
Owners of the Company	$ 12,733,405	$ (1,208,387)
Non-controlling interests	1,521,943	93,414
Total profit (loss) for the period	**$ 14,255,348**	**$ (1,114,973)**
Total comprehensive income (loss) attributable to:		
Owners of the Company	$ 20,936,473	$ 1,881,070
Non-controlling interests	1,521,943	93,414
Total profit (loss) for the period	**$ 22,458,416**	**$ 1,974,484**
Weighted average number of shares – basic	31,698,635	31,584,816
Weighted average number of shares – diluted	31,849,901	31,584,816
Earnings (loss) per share attributable to owners of the Company – basic and diluted	$ 0.40	$ (0.04)

Financial Information

Reconciliation for Net Operating Income (NOI) and Cash Net Operating Income

$14.7 M
Rental Revenues
Top Line

(-)
Prop. Op. exp.
$-2.6M

$12.2 M
NOI
82.7% margin

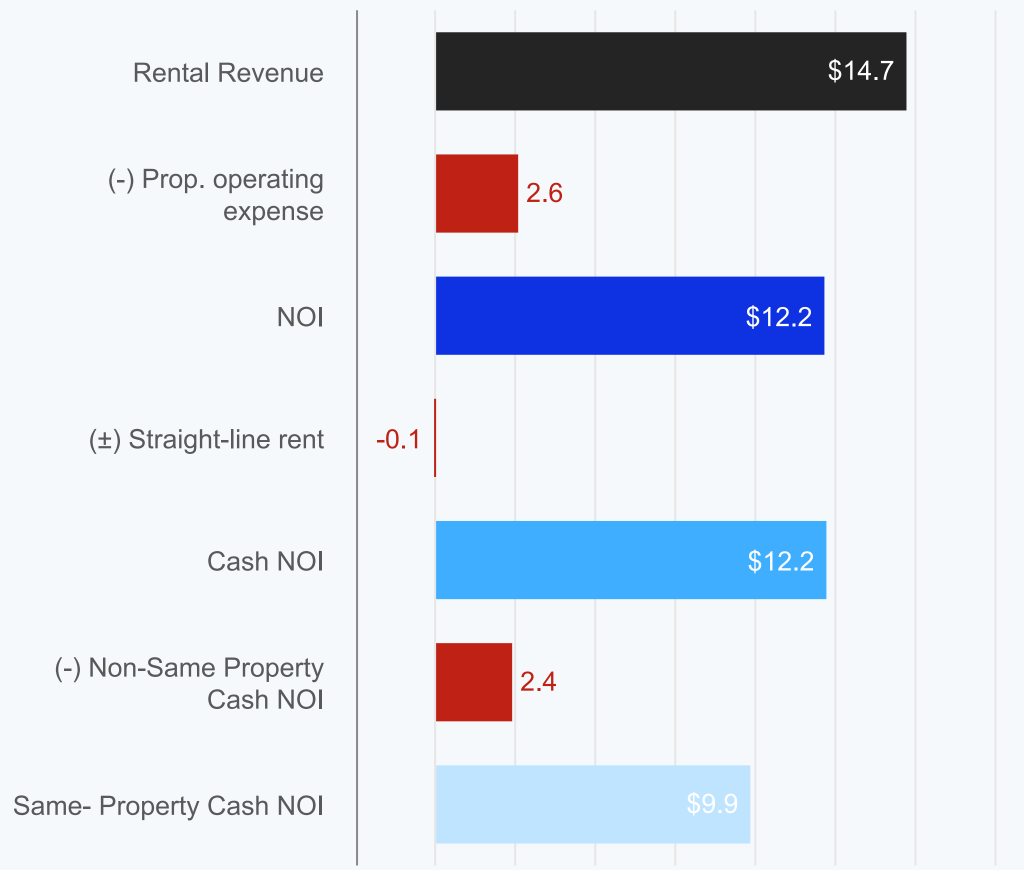
(±)
Straight Line Rent.
$0.08M

$12.2 M
Cash NOI
83.2% margin

(-)
Non-SP &CC Adj.
$2.4M

$9.9 M
Same Property Cash NOI
30 buildings

NOI Reconciliation Bridge – Q2 2026 (US$M)



US$ in millions, except for percentages	Jun 30, 2026	Mar 31, 2026	Dec 31, 2025	Sep 30, 2025	Jun 30, 2025
	For the three months ended				
From rental revenues → NOI →Cash NOI					
Rental revenues	14.7	14.4	13.6	12.2	11.6
(−) Prop. Operating expense	(2.5)	(2.2)	(2.0)	(1.8)	(2.0)
Net Operating income (NOI)	**12.2**	**12.1**	**11.6**	**10.4**	**9.6**
NOI margin %	82.7%	84.4%	85.3%	85.3%	82.8%
(±) Straight-line rent	0.1	—	(0.6)	0.1	—
Cash Net operating income (Cash NOI)	**12.2**	**12.1**	**11.0**	**10.5**	**9.6**
From profit (loss) → NOI cross-check					
Profit(loss) for period	14.3	(7.6)	10.9	5.2	(1.1)
(−)Other revenue	—	—	(0.1)	(0.7)	(0.1)
(+) G&A expense	4.2	4.1	4.1	4.5	4.6
(−) Investment Properties valuation gain	(19.9)	9.2	(11.8)	(7.1)	0.3
(+) Financing cost	4.9	5.9	5.7	4.9	4.9
(±) Net foreign currency gain (loss)	0.6	0.3	(0.2)	—	(0.1)
(−)Other Income	(0.3)	(0.6)	(0.4)	(0.2)	(0.2)
(+)Other expenses	0.3	—	0.4	0.6	—
(+)Income tax expense	8.2	0.8	3.1	3.3	1.3
NOI(cross-check)	**12.2**	**12.1**	**11.6**	**10.4**	**9.6**
(±) Constant currency	—	—	—	(0.3)	(0.2)
(−)Non same-property cash NOI	2.5	2.5	2.1	1.3	1.0
Same-property NOI	9.6	9.7	9.5	8.8	8.4
(±) Straight-line rent	0.1	—	(0.6)	0.1	—
Cash NOI	12.2	12.1	11.0	10.5	9.6
(±) Constant currency	—	—	—	(0.3)	(0.2)
(−)Non same-property cash NOI	2.4	2.3	(1.4)	1.3	0.9
Same-property cash NOI	**9.9**	**9.8**	**9.6**	**8.9**	**8.5**

Financial Information

Reconciliation for Adjusted EBITDA, Adjusted EBITDA Margin, FFO and AFFO (1)

US$ in millions, except for percentages	For the three months ended June 30, 2026	March 31, 2026	December 31, 2025	Septembe r 30, 2025	June 30, 2025
Revenues	14.7	14.4	13.7	12.9	11.7
PROFIT (LOSS) FOR THE PERIOD	14.3	(7.6)	10.9	5.2	(1.1)
Financing costs[2]	5.6	6.0	5.9	5.0	5.0
Income tax expense (benefit)	8.2	0.8	3.1	3.3	1.3
Depreciation and amortization	0.2	0.2	0.2	0.2	0.2
Investment property valuation gain	(20.0)	9.2	(11.8)	(7.1)	0.3
Share-based payment	0.5	0.4	0.4	0.4	0.9
Other income	(0.3)	(0.6)	(0.4)	(0.2)	(0.2)
Other expenses	0.3	—	0.4	0.6	—
Net foreign currency (loss) gain	0.6	0.3	(0.2)	—	(0.1)
Adjusted EBITDA	**9.4**	**8.9**	**8.4**	**7.3**	**6.3**
Adjusted EBITDA margin	**63.6 %**	**61.7 %**	**61.3 %**	**56.7 %**	**53.7 %**

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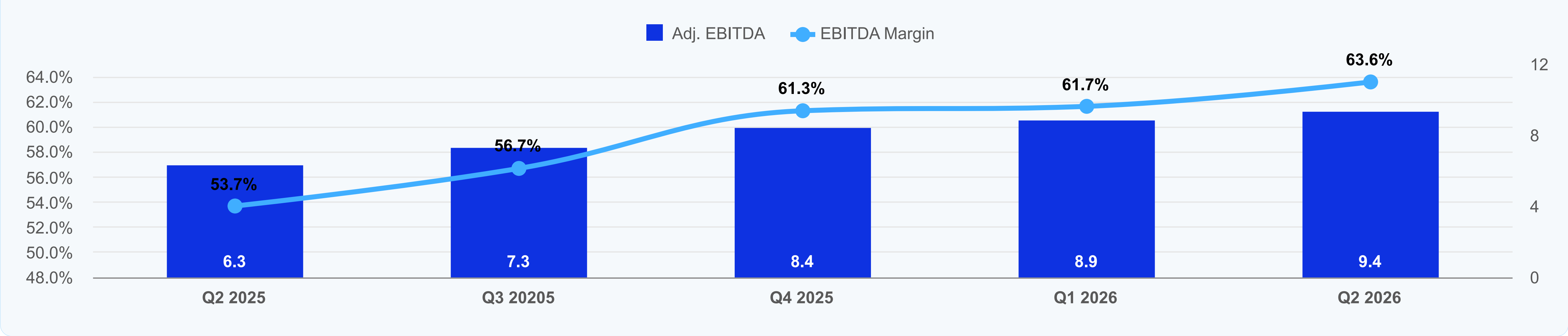
US$ in millions	For the three months ended June 30, 2026	March 31, 2026	December 31, 2025	Septem ber 30, 2025	June 30, 2025
Profit for the period	14.3	(7.6)	10.9	5.2	(1.1)
Investment property valuation gain	(20.0)	9.2	(11.8)	(7.1)	0.3
FFO	**(5.7)**	**1.7**	**(0.9)**	**(1.9)**	**(0.9)**
Share-based payment	0.5	0.4	0.4	0.4	0.9
Other income[3]	(0.1)	0.4	(0.2)	(0.1)	(0.1)
Other expenses	0.3	—	0.4	0.6	—
FFO (as defined by LPA)	**(5.0)**	**2.5**	**(0.3)**	**(1.0)**	**(0.1)**
Depreciation and amortization	0.2	0.2	0.2	0.2	0.2
Financing costs[4]	(1.2)	0.2	0.2	0.1	0.1
Unrealized foreign currency loss (gain)	1.0	0.1	—	0.1	—
Straight-line rental revenue	0.1	—	(0.6)	0.1	—
Adjusted FFO	**(5.0)**	**3.0**	**(0.5)**	**(0.6)**	**0.3**

Adjusted EBITDA (US$M) and EBITDA Margin



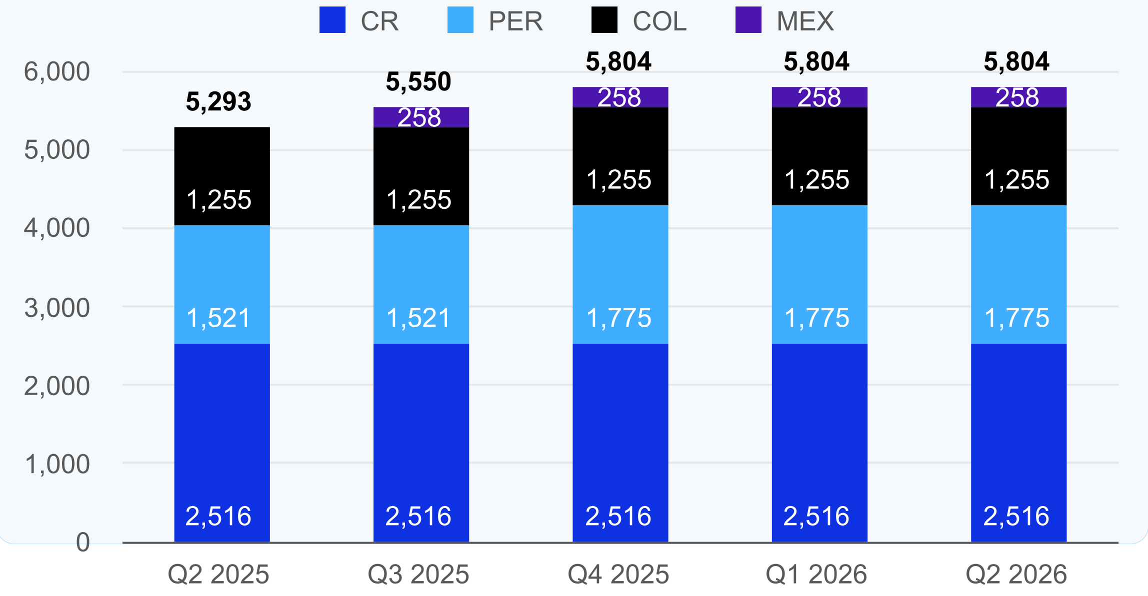
(1) Refer to the “Non-IFRS Financial Measures and Other Measures and Reconciliations” in the MD&A for more details around the non-IFRS measures

LPA

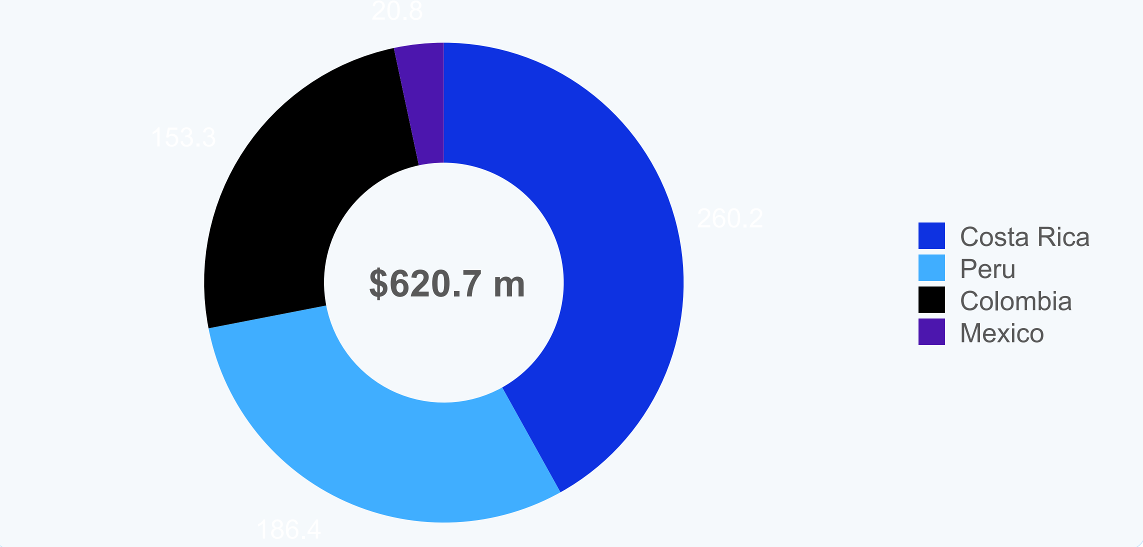
Portfolio overview by market – June 30, 2026

US$ in millions, except for number of buildings, sq ft, and percentages	No. of buildings	Square Feet				Year to Date NOI	Net Effective Rent		Investment Properties	
		Total	% of Total	Occupied %	Leased %		Annualized	Sqft / Year	Total Fair Market Value	% of Total Fair Market Value
Operating Portfolio										
Costa Rica	19	2,516,471	43.4%	100.0%	100.0%	5.2	$22.2	$8.81	260.2	41.9%
Colombia	5	1,255,178	21.6%	100.0%	100.0%	2.7	$11.7	$9.34	153.3	24.7%
Peru	8	1,774,816	30.6%	100.0%	100.0%	3.9	$16.5	$8.97	186.4	30.0%
Mexico	2	257,681	4.4%	100.0%	100.0%	0.4	$1.7	$6.72	20.8	3.4%
Subtotal	**34**	**5,804,146**	**100.0%**	**100.0%**	**100.0%**	**12.2**	**52.1**	**$8.98**	**620.7**	**100.0%**
Development Portfolio										
Peru	2	440,383	100.0%	13.9%	91.9%	—	—	$—	30.1	100.0%
Total Portfolio	**36**	**6,244,529**	**100.0%**	**93.9%**	**99.4%**	**$12.2**	**$52.1**	**$8.34**	**$650.8**	

GLA by Market – Operating Portfolio (‘000 sq ft)



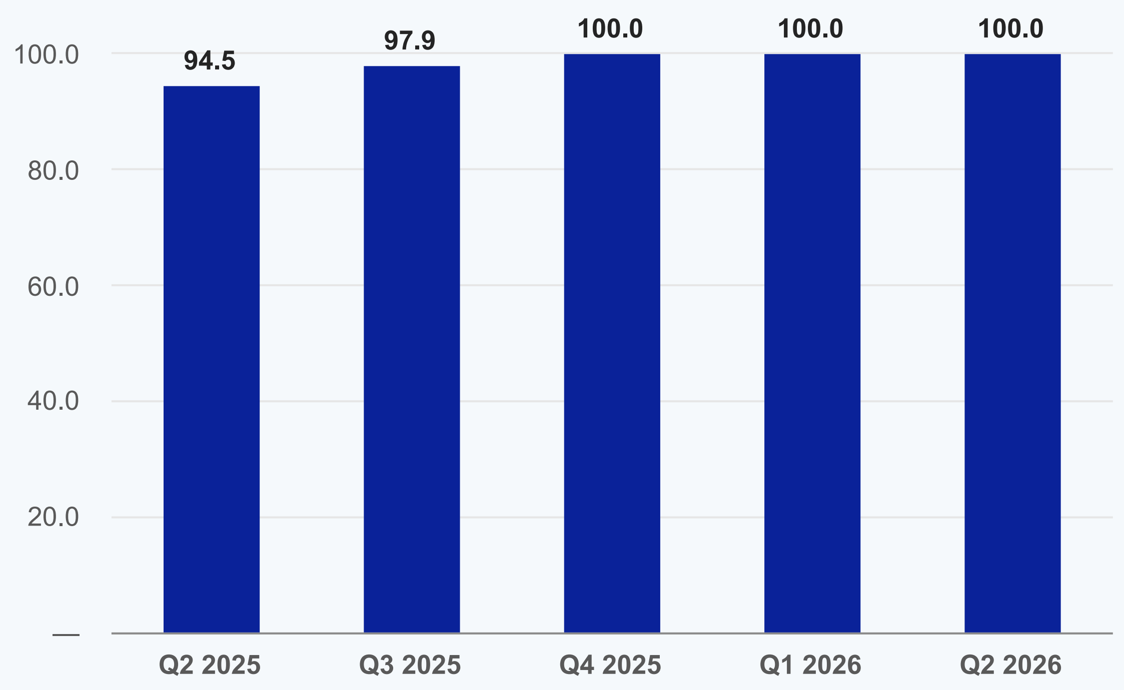
FMV by Market – Operating Portfolio



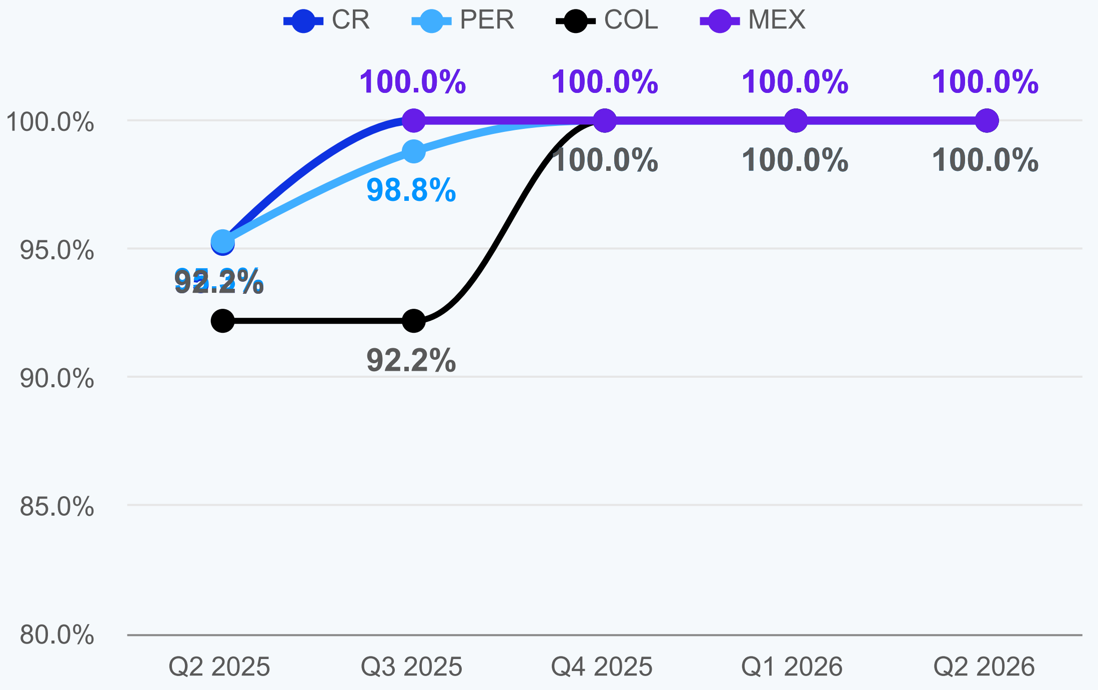
Operating Portfolio – period-end occupancy

Operating Portfolio	Costa Rica	Peru	Colombia	Mexico
100.0%	**100.0%**	**100.0%**	**100.0%**	**100.0%**
+582 bps YoY	+ 504 bps YoY	+ 493 bps YoY	+ 846 bps YoY	+ n/a bps QoQ

Total Operating Portfolio Period-end Occupancy



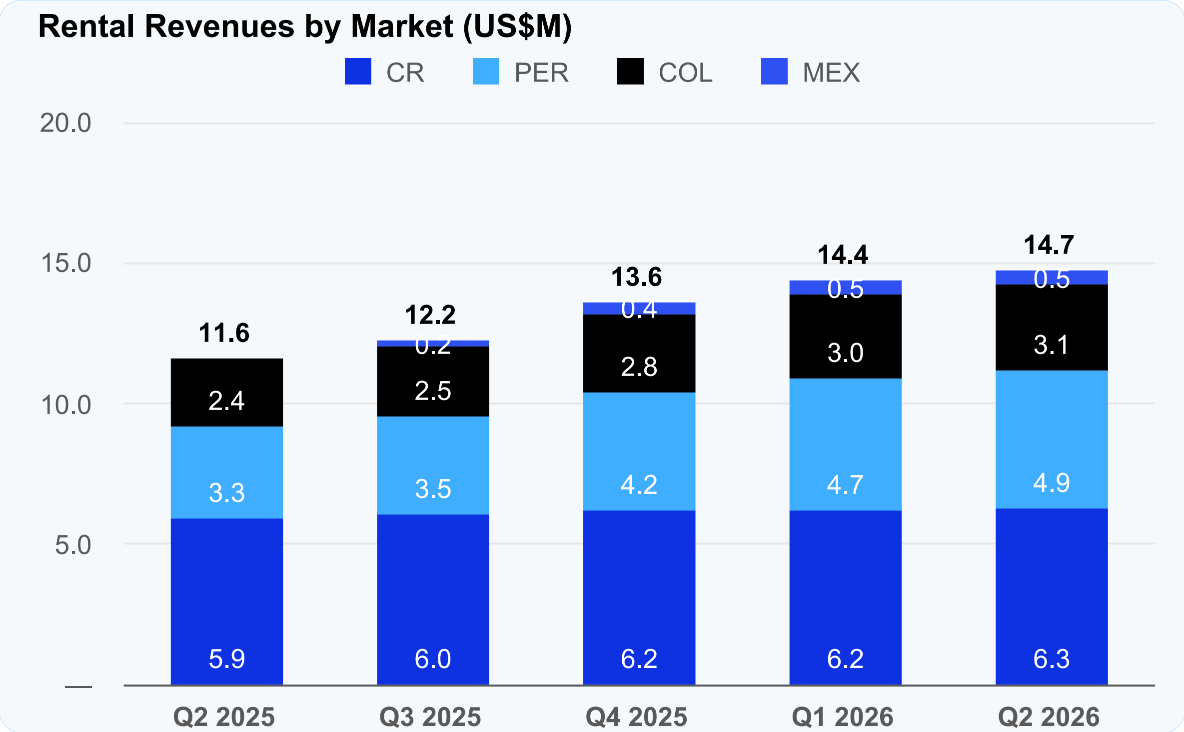
Period-end Occupancy by Market

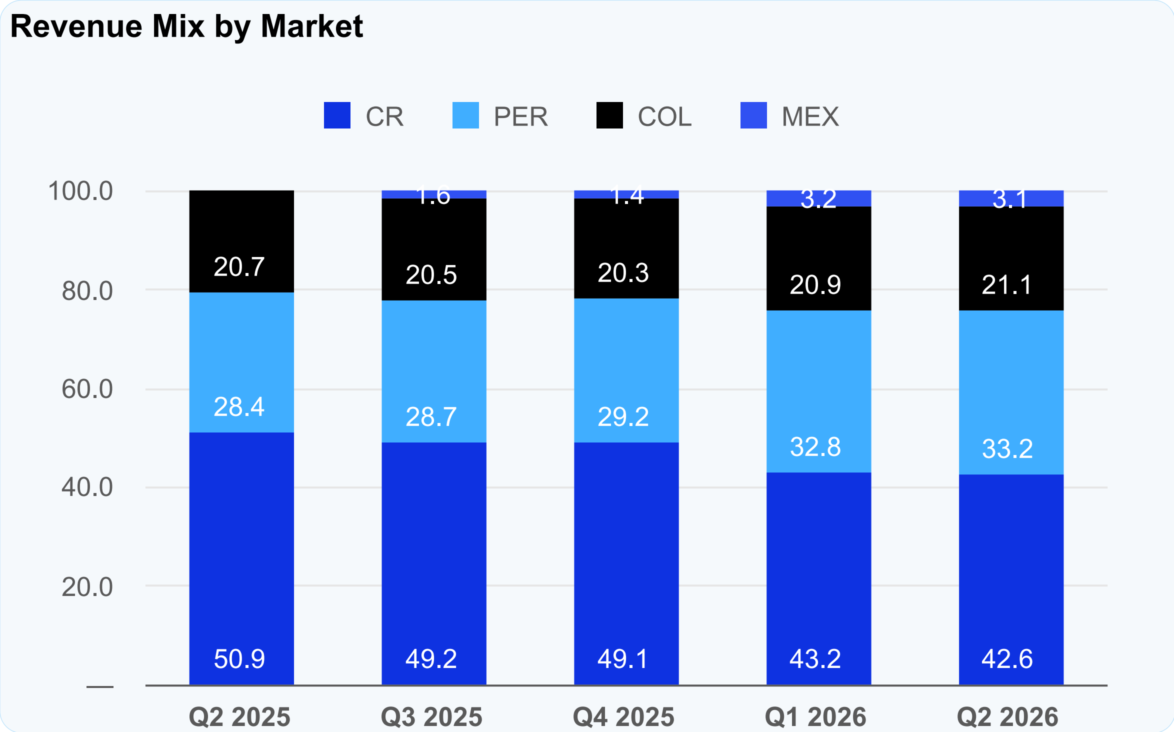


Operations

Rental Revenues

US $M		Q2 2026		Q1 2026		Q4 2025		Q3 2025		Q2 2025	QoQ Change	YoY Change
Costa Rica	$	6.3	$	6.2	$	6.2	$	6.0	$	5.9	1.2 %	5.6 %
Peru	$	4.9	$	4.7		4.2		3.5		3.2	3.8 %	50.4 %
Colombia	$	3.1	$	3.0		2.8		2.5		2.4	3.7 %	29.3 %
Mexico	$	0.5	$	0.5		0.4		0.2		0.0	(2.4)%	n/m
Total rental revenues	**$**	**14.7**	**$**	**14.4**		**13.6**		**12.2**		**11.5**	**2.5 %**	**27.0 %**
Other revenues	$	—	$	—		0.1		0.7		0.1	(28.5)%	(73.6)%
Total revenues	**$**	**14.7**	**$**	**14.4**	**$**	**13.7**	**$**	**12.9**	**$**	**11.6**	**2.4 %**	**26.1 %**





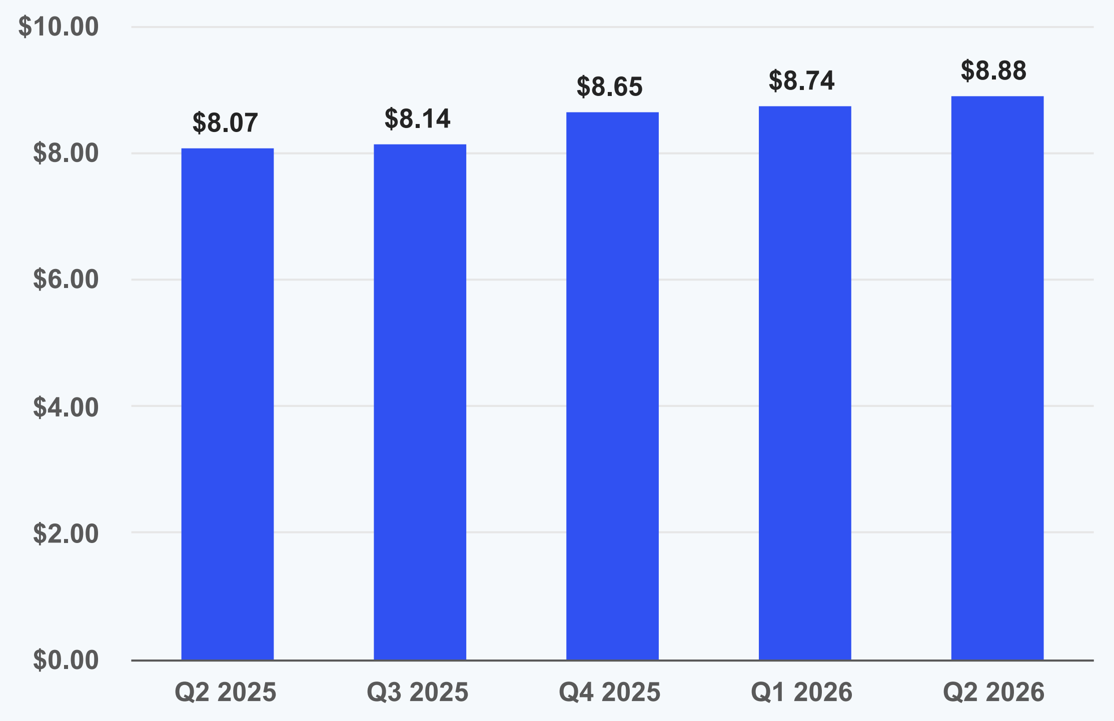
LPA

Operations

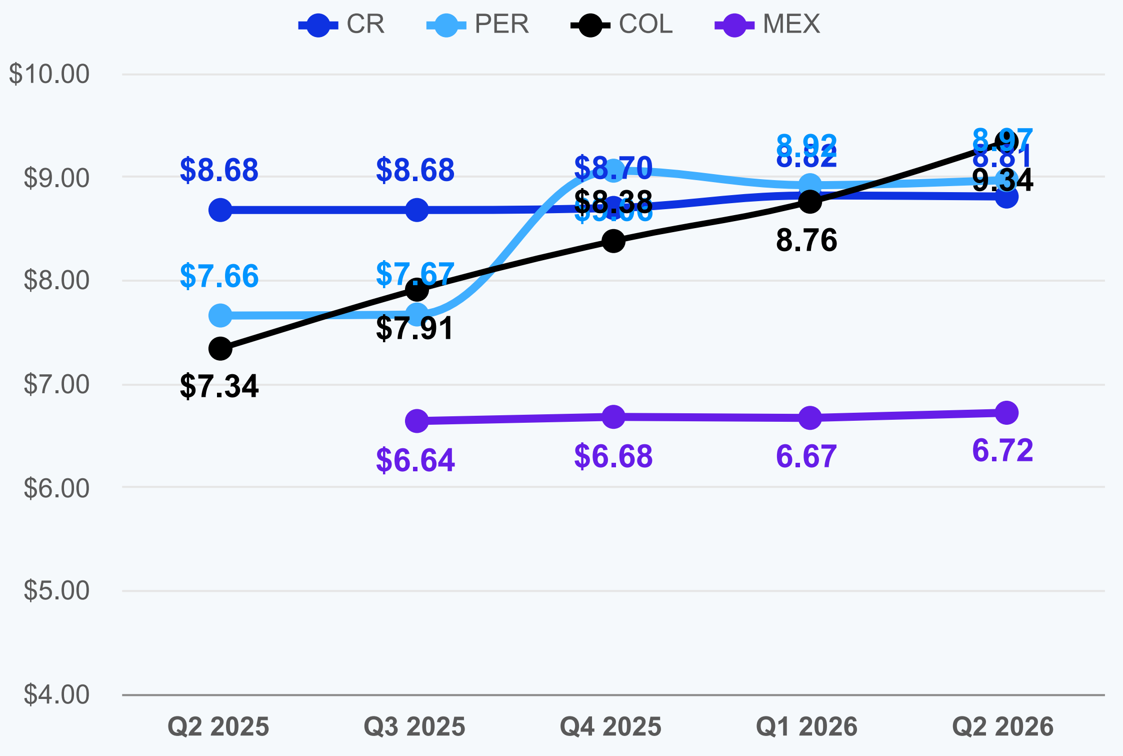
Average Rent per Square Foot per Year

Total Portfolio	Costa Rica	Peru	Colombia	Mexico
$8.88 /sq ft/yr	**$8.81 /sq ft/yr**	**$8.97 /sq ft/yr**	**$9.34 /sq ft/yr**	**$6.72 /sq ft/yr**
+ 10.0% YoY	+ 1.5% YoY	+ 17.1% YoY	+ 27.2% YoY	+ 0.6% QoQ

Total Portfolio Avg. Rent (US$/sq ft/yr)



Total Portfolio Avg. Rent (US$/sq ft/yr)

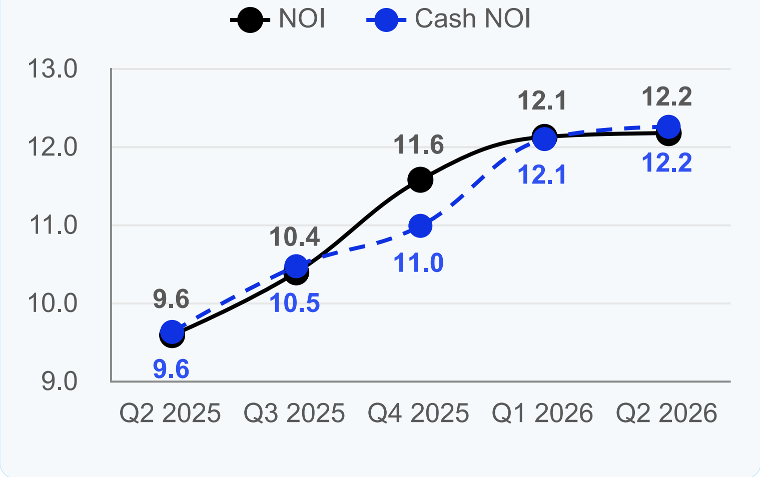


LPA

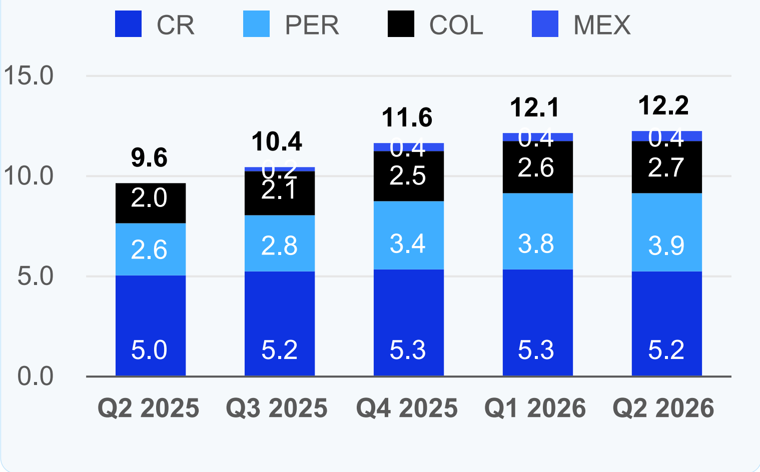
Net Operating Income (NOI)

Q2 2026 NOI	Q2 2026 Cash NOI	NOI Margin	Annualized NOI	Costa Rica % of NOI
$12.2 M	**$12.2 M**	**82.7%**	**$48.7 M**	**43.1%**
+ 27.0% YoY	+ 27.3% YoY	+ 1 bps YoY	Q2 2026 x 4	largest contributor

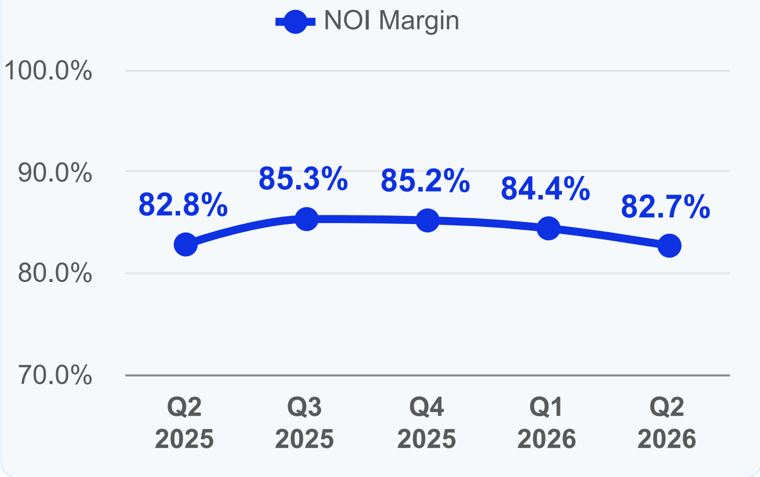
NOI and Cash NOI (US$M)



NOI by Geography (US$M)



NOI Margin



Geography	Q2 2026		Q1 2026		Q4 2025		Q3 2025		Q2 2025			
	NOI	Cash	NOI	Cash	NOI	Cash	NOI	Cash	NOI	Cash	YoY Change	% Q2 NOI
Costa Rica	5.2	5.2	5.3	5.2	5.3	5.3	5.2	5.1	5.0	4.8	4.0 %	42.6 %
Peru	3.9	3.9	3.8	3.8	3.4	2.8	2.8	2.9	2.6	2.7	50.0 %	32.0 %
Colombia	2.7	2.7	2.6	2.7	2.5	2.4	2.1	2.2	2.0	2.1	35.0 %	22.1 %
Mexico	0.4	0.4	0.4	0.4	0.4	0.4	0.2	0.2	0.0	0.0	n/m	3.3 %
Total portfolio	**12.2**	**12.2**	**12.1**	**12.1**	**11.6**	**10.9**	**10.3**	**10.4**	**9.6**	**9.6**	**27.1 %**	**100.0 %**
NOI margin	**82.7%**		**84.4%**		**85.2%**		**85.3%**		**82.8%**			

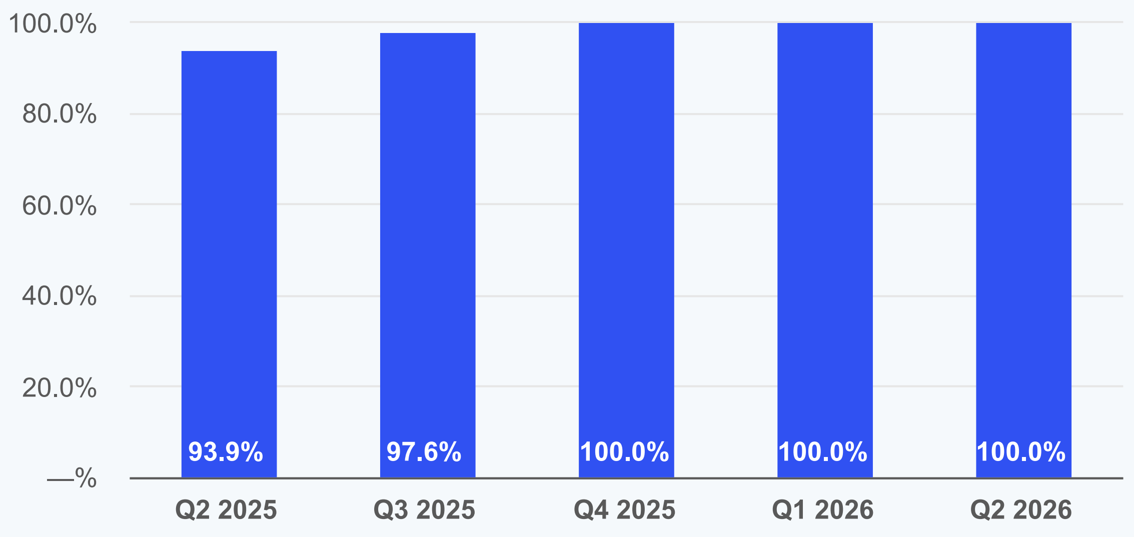
LPA

Operations

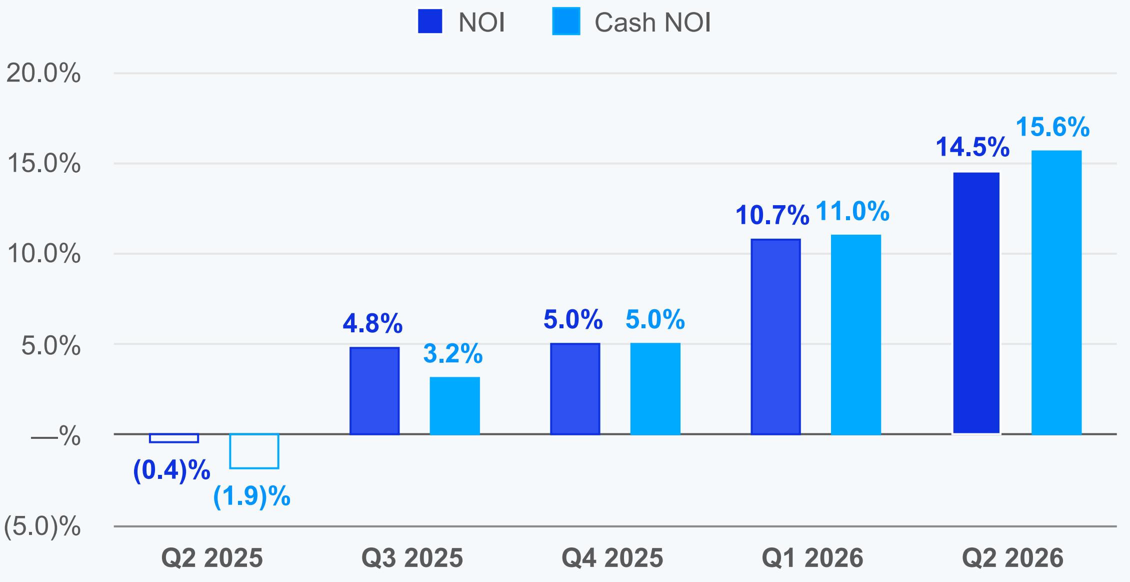
Same Property Net Operating Income (NOI)

	Same Property Pool				YoY Change									
	Building #		GLA		Q2 2026		Q1 2026		Q4 2025		Q3 2025		Q2 2025	
Geography	2026	2025	2026	2025	NOI	Cash	NOI	Cash	NOI	Cash	NOI	Cash	NOI	Cash
Costa Rica	19	18	2,516,471	2,359,027	4.9 %	7.8 %	2.8 %	(2.5)%	(3.0)%	0.8 %	(3.9)%	(5.6)%	(5.9)%	(6.5)%
Peru	6	5	1,351,860	1,130,985	7.3 %	7.5 %	23.7 %	31.7 %	27.5 %	32.9 %	13.6 %	15.0 %	4.4 %	3.1 %
Colombia	5	5	1,255,178	1,255,286	24.1 %	21.5 %	20.2 %	(6.3)%	22.7 %	24.1 %	20.2 %	14.1 %	23.9 %	16.6 %
Total same property	**30**	**28**	**5,123,509**	**4,745,298**	**14.5 %**	**15.6 %**	**10.7 %**	**11.0 %**	**5.0 %**	**5.0 %**	**4.8 %**	**3.2 %**	**(0.4)%**	**(1.9)%**
Excluded	6	7	1,121,020	1,283,390										
Total portfolio	**36**	**35**	**6,244,529**	**6,028,688**										

Period End Occupancy Same Property (%)



Same Property YoY Change (%)



LPA

Customer Concentration and Lease Expiration Analysis

Top 10 Customers - % of NER

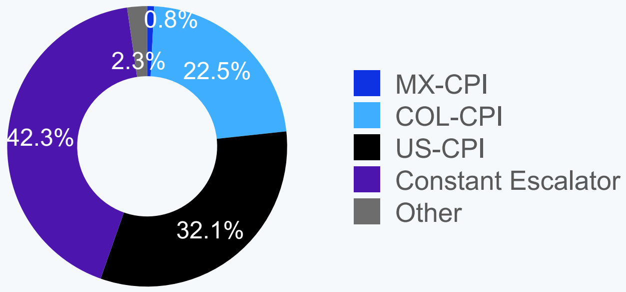
#	Customer	% of Net Effective Rent	Total Square Feet
1	Kuehne + Nagel	8.1%	474,688
2	Pepsico	7.9%	253,770
3	Pricesmart	5.2%	264,975
4	Pequeño Mundo	4.7%	270,572
5	Alicorp	4.7%	335,812
6	Natura & Co	3.6%	206,785
7	CEVA	3.6%	219,734
8	Samsung	3.3%	200,209
9	Ikea	3.2%	185,548
10	Yichang	3.1%	220,875
	Total	**47.4%**	**2,632,968**

Lease Expiration Schedule

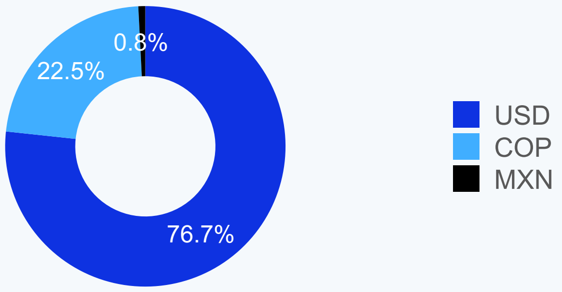
		Net Effective Rent			% of Currency		
Year	Occupied Sq Ft	Annualized (US$ in millions)	% of Total	$/Sq Ft/Yr	COP	USD	MXN
2026	162,287	1.3	2.5%	$ 8.07	0.0%	100.0%	—%
2027	1,097,078	9.1	17.4%	$ 8.27	45.5%	54.5%	—%
2028	729,095	5.6	10.8%	$ 7.74	17.9%	82.1%	—%
2029	1,287,593	11.3	21.7%	$ 8.79	29.1%	67.1%	3.8%
2030	793,504	6.6	12.7%	$ 8.32	— %	80.3%	19.7%
2031	230,251	2.0	3.8%	$ 8.53	— %	100.0%	—%
Thereafter	1,565,416	16.2	31.1%	$ 10.34	20.3%	79.7%	—%
Total	**5,865,224**	**52.1**	**100.0%**	**$ 8.88**	**22.5%**	**74.2%**	**3.3%**

Customer Type Mix - % of NER

Contractual Rental Increases - % of NER



Leases by Currency



Capital Deployment

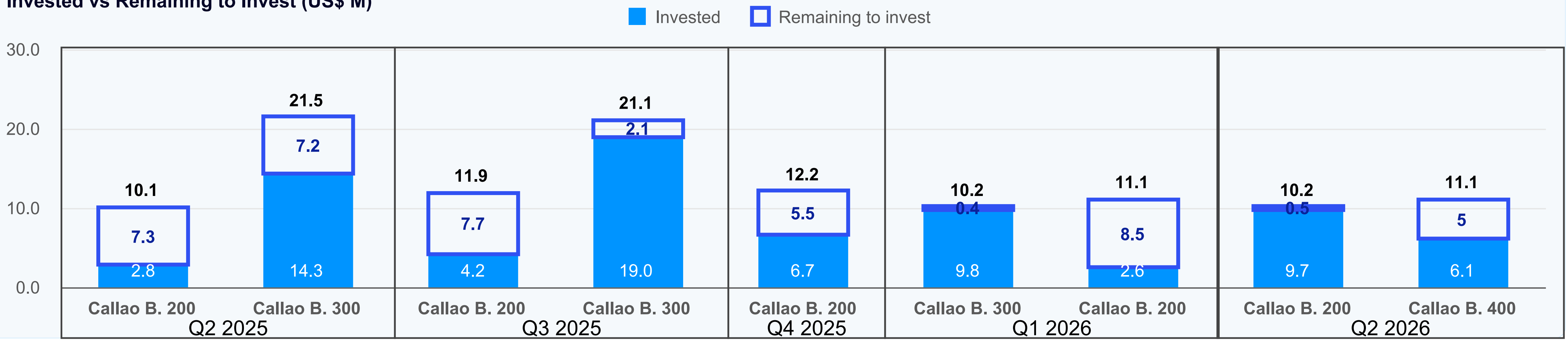
Development Pipeline

Active Projects	Total GLA under development	Total Est. Investment	Pre Leased	Wtd. Avg. Development Yield
2	**440,383**	**$21.3 M**	**91.9%**	**20.6%**
Under development	Sq Ft	pipeline TEI	% of pipeline GLA	est. stabilization

US$ in millions, except for sq ft, percentages and dates

Project	Sq Ft	Occupied %	Leased %	FMV	TEI Land + Infra	TEI Shell	TEI Total	Invested to Date Land + Infra	Invested to Date Shell	Invested to Date Total	Est. Stabilization Date	Annualized estimated Rent Revenues	Annualized estimated NOI	Est. Return on Cost[1]	Est. Develop. Yield[1]	Type
Peru																
Callao Logistic Park B. 200	224,739	—	84.1%	17.1	9.2	2.0	10.2	7.9	1.7	9.7	Jan-27	1.7	1.3	16.2%	12.5%	Modified
Callao Logistic Park B. 400	215,644	—	100.0%	12.9	9.8	1.3	11.1	6.1	—	6.1	Oct-26	2.1	1.6	18.9%	14.9%	Modified
Total	**440,383**	**—**	**91.9%**	**$30.0**	**$19.0**	**$3.3**	**$21.3**	**$14.0**	**$1.7**	**$15.8**		**$3.8**	**$2.9**	**17.7%**	**27.3%**	

Invested vs Remaining to Invest (US$ M)

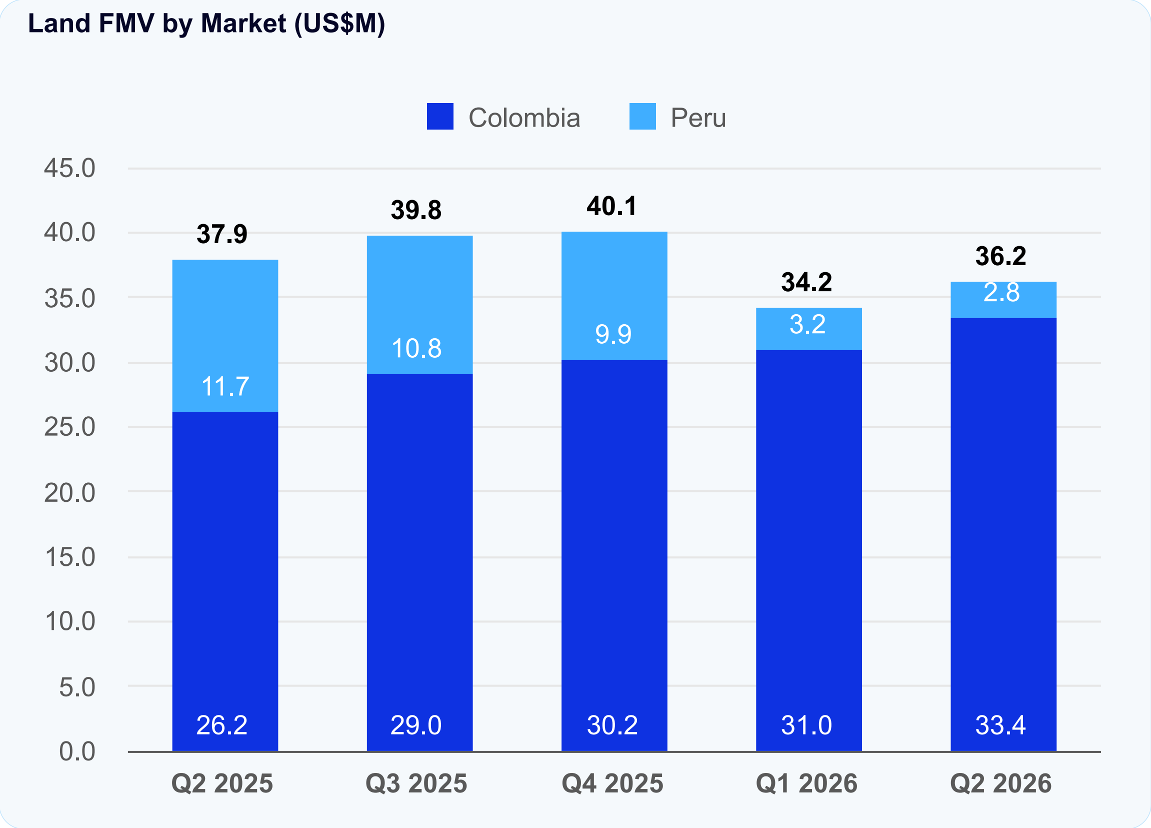


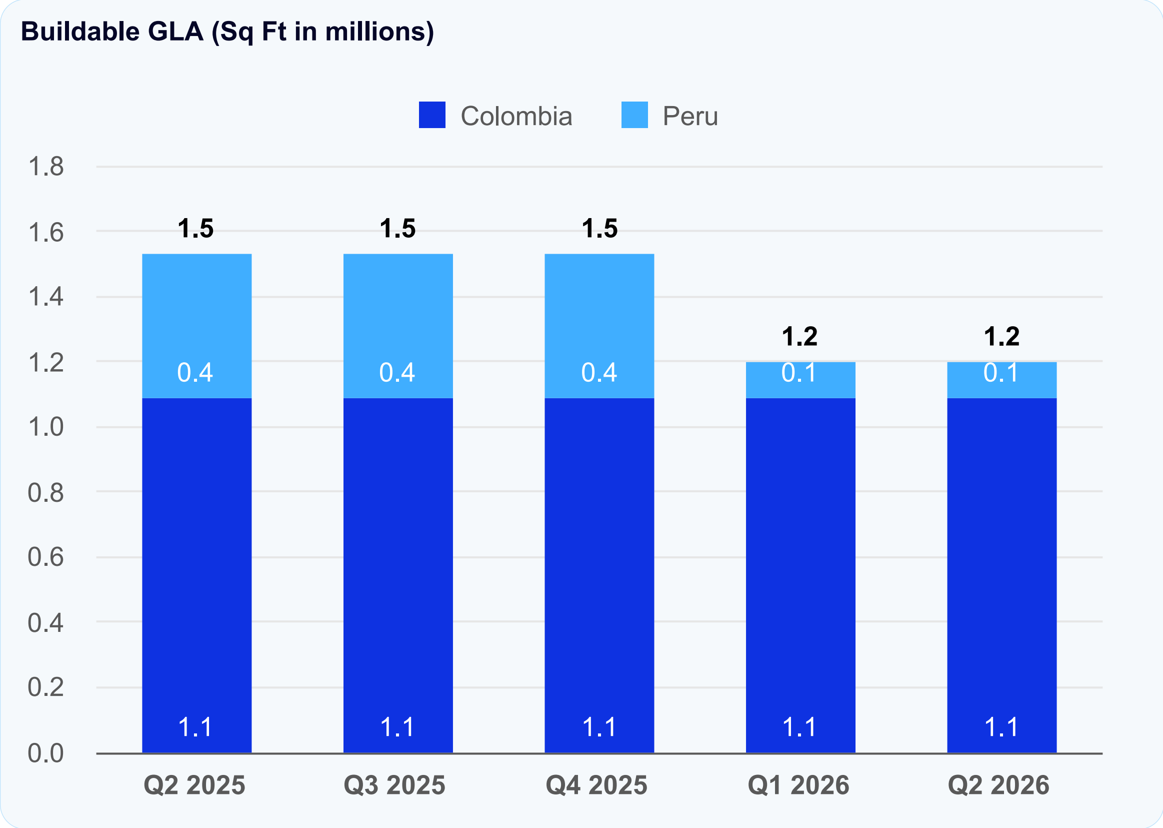
(1) Reflects the total development expenses of the entire industrial park, including costs associated with infrastructure, utilities, and landscaping, not just the individual warehouse

Capital Deployment

Land Portfolio

US$ in millions, except for sq ft and percentages	Gross Land Area (Acres)			Buildable Area (Sq Ft)[1]			FMV			FMV/Sq Ft of Gross Land Area		
	Q2 2026	Q4 2025	% Change	Q2 2026	Q4 2025	% Change	Q2 2026	Q4 2025	% Change	Q2 2026	Q4 2025	% Change
Peru[2]	5.0	19.0	-73.8 %	115,873	441,115	(73.7%)	2.8	9.9	(71.6)%	$ 13.00	$ 12.00	8.5 %
Colombia	50.6	50.6	— %	1,090,211	1,090,211	— %	33.4	30.2	10.8 %	$ 15.2	$ 13.7	10.8%
Total	**55.6**	**69.6**	**(20.1%)**	**1,206,084**	**1,531,326**	**(21.2%)**	**36.2**	**40.1**	**(9.6%)**	**$ 15.0**	**$ 13.2**	**13.2%**





(1) Buildable GLA of the Land Bank (2) Peru has a land lease contract with a third-party whereas LPA, through a 40% LPA -60% Capia ownership structure, acts as a lessee.

LPA

Debt Summary and Metrics

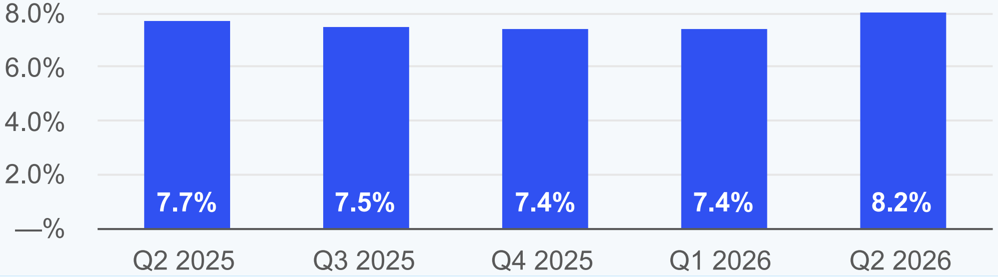
Total Debt	Net Debt	Net Debt[1] / Inv. Props	Net Debt[1]/ NOI	Net Debt[1]/ Adj. EBITDA	Net Debt[1]/ Profit and Loss
$320.8 M	**$280.0 M**	**40.7%**	**6.1x**	**8.2x**	**12.3x**
carrying value	less cash $40.8 million	**vs. 40.2% Q4 2025**	**vs. 6.4x Q4 2025**	**vs. 9.1x Q4 2025**	**vs. 16.2x Q4 2025**

Debt Maturity Schedule

US$ in millions

Maturity		Loans	Weighted Average Cash Interest Rate
Remainder of 2026		5,101,420	7.3 %
2027		11,131,570	6.8 %
2028		25,540,427	6.5 %
2029		12,817,783	6.5 %
2030		13,737,347	6.5 %
2031		14,728,883	6.5 %
Thereafter		241,156,189	5.9 %
Sub-total debt at par	**$**	**324,213,619**	**6.2%**
Accrued and deferred financing cost, net	$	(3,423,681)	
Total Debt		**320,789,938**	

Weighted Average Interest Rates



Fixed vs Floating Rate

Debt by Currency

Secured vs. Unsecured Debt

(1) Net debt related multiples were calculated using the last twelve months ended June 30, 2026 for Profit (loss), NOI and Adjusted EBITDA in their respective calculations.

Definitions

Definitions

Please refer to LPA financial statements as prepared in accordance with International Financial Reporting Standards (“IFRS”) as issued by the International Accounting Standards Board and filed with the Securities and Exchange Commission (“SEC”) and other public reports for further information about LPA and LPA business. “YTD” (Year to Date) period starting from the beginning of the current year up to the current date, used to measure the performance over this period.

Adjusted EBITDA

LPA defines Adjusted EBITDA as profit (loss) for the period excluding (a) interest income from affiliates, (b) financing costs, (c) income tax expense, (d) depreciation and amortization, (e) investment property valuation gain (loss) on disposal of asset held for sale, (g) share-based payment, (h) one-time cash bonus related to the Business Combination, (i) listing expense, (j) other income, (k) other expenses, and (l) net foreign currency gain or loss. Management believes Adjusted EBITDA measures and evaluates the operating performance of LPA’s business, which consists of developing, leasing and managing industrial properties, before LPA’s cost of capital and income tax expense. Adjusted EBITDA is a measure commonly used in LPA’s industry and is presented to supplement investor understanding of operating performance. LPA’s management believes that Adjusted EBITDA provides investors and analysts with a measure of operating results not affected by differences in capital structures, capital investment cycles and fair value adjustments of LPA’s assets.

Cash Net Operating Income (Cash NOI)

LPA defines Cash NOI as NOI adjusted for straight-line rental revenue during the relevant period.

Debt Metrics

We evaluate the following debt metrics to monitor the strength and flexibility of our capital structure and evaluate the performance of our management. Investors can utilize these metrics to make a determination about our ability to service or refinance our debt.

Net Debt

LPA defines Net Debt as LPA’s total debt (defined as long-term debt plus long-term debt — current portion) less cash, cash equivalents and restricted cash. Net Debt to Profit (Loss) represents Net Debt divided by Profit (Loss) for the period.

Net Debt to Adjusted EBITDA

This metric represents Net Debt divided by Adjusted EBITDA. LPA’s management believes that this ratio is useful because it provides investors with information on LPA’s ability to repay debt, compared to LPA’s performance as measured using Adjusted EBITDA.

Net Debt to Net Operating Income (NOI)

This metric represents Net Debt divided by NOI. LPA’s management believes that this ratio is useful because it provides investors with information on LPA’s ability to repay debt, compared to LPA’s performance as measured using NOI.

Net Debt to Investment Properties

This metric represents Net Debt divided by Investment Properties (end of period value). LPA believes that this ratio is useful because it shows the degree in which Net Debt has been used to finance LPA’s assets.

Development Portfolio

Represents industrial properties that are under development and properties that are developed but have not met Stabilization.

Development Yield

This metric is calculated for development properties as Stabilized NOI divided by TEI.

Estimated Build Out (TEI and sq ft)

This metric represents the estimated TEI and finished square feet available for lease upon completion of an industrial building on existing parcels of land.

Estimated Value Creation

This metric represents the value that we expect to create through our development and leasing activities. We calculate Estimated Value Creation by estimating the Stabilized NOI that the property will generate and applying a stabilized capitalization rate applicable to that property. Estimated Value Creation is calculated as the amount by which the value exceeds our TEI, including closing costs and taxes.

Funds From Operations, or FFO (as calculated by LPA)

FFO is profit for the period, excluding (a) investment property valuation gain (loss) on disposal of asset held for sale. LPA calculates FFO (as defined by LPA) excluding (b) share-based payment, (c) one-time cash bonus related to the Business Combination, (d) listing expense, (e) other income and (f) other expenses. LPA defines Adjusted FFO as FFO (as defined by LPA) excluding (a) depreciation and amortization, (b) non-cash financing costs, (c) interest income from affiliates, (d) unrealized foreign currency gain or loss and (e) straight-line non-cash rent.

FFO (as defined by LPA) and Adjusted FFO (collectively, “FFO Measures”)

These non-IFRS measures help analyze the operating results of LPA’s assets and operations. LPA’s management believes that FFO Measures are useful to investors as supplemental performance measures because they exclude the effects of certain items which can create significant earnings volatility, as well as certain non-cash items which do not directly relate to LPA’s ongoing business operations or cash flow generation. LPA’s management believes FFO Measures facilitate comparisons of operating performance between periods. The usefulness of FFO Measures may be limited, and LPA’s computation may not be comparable to measures reported by other real estate companies.

Definitions

Discounted Cash Flow Method

Using this valuation method, future cash flows forecasted over an investment horizon, together with the proceeds of a deemed disposition at the end of the holding period. This method allows for modeling any uneven revenues or costs associated with lease-up, rental growth, vacancies, leasing commissions, tenant inducements and vacant space costs. These future financial benefits are discounted to present value at an appropriate discount rate based on market transactions.

A discount rate applicable to future cash flows and determined primarily by the risks associated with income, and a capitalization rate used to obtain the future value of the property based on estimated future market conditions.

These rates are determined based on the constant interviews we have with developers, brokers, clients and active players in the market to know their expectation of IRR (before debt or without leverage). Mainly the real transactions in the market are analyzed. Since we are a leading company in the real estate sector, we have extensive experience in most purchase transactions and have the details of these before and during the purchase, which allows us to have a solid base when selecting our rates.

Direct Capitalization Method

This method involves capitalizing a fully leased net operating income estimate by an appropriate yield. This approach is best utilized with stabilized assets, where there is little volatility in the net income and the growth prospects are also stable. It is most commonly used with single-tenant investments or stabilized investments.

Direct Comparison Approach

The Direct Comparison Approach utilizes sales of comparable properties, adjusting for differences to estimate a value for the subject property. This approach is developed in a simplified method to establish a range of unit prices from market comparable sales. This method is typically developed to support the Income Approach rather than to conclude on a value.

Cost Approach

The Cost Approach is based on the principle of substitution – that a prudent and rational person would pay no more for a property than the cost to construct a similar and competitive property, assuming no undue delay in the process. The Cost Approach tends to set the upper limit of value before depreciation is considered.

Gross Leasable Area (GLA)

The total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floors.

Net Effective Rent (“NER”)

This amount is calculated at the beginning of the lease using estimated total cash base rent to be received over the term and annualized. The NER per square foot is calculated by dividing the annualized net rent by the occupied square feet of the lease.

Net Operating Income (“NOI”)

LPA defines NOI as profit for the period excluding (a) other income (which primarily relates to development fee revenue), (b) general and administrative expenses, (c) listing expense, (d) investment property valuation gain, (e) interest income from affiliates, (f) financing costs, (g) net foreign currency gain or loss, (h) other income, (i) gain on disposition of asset held for sale, (j) other expenses, and (k) income tax expense.

Operating Portfolio

This includes stabilized industrial properties. Assets held for sale are excluded from the portfolio.

Return on Cost

This is calculated on development properties as Stabilized rental revenue divided by TEI.

Same-Property

Same-Property metrics are non-IFRS financial measures, which are commonly used in the real estate industry and expected from the financial community, on both a net-effective and cash basis. We evaluate the performance of the operating properties we own and manage using a Same-Property analysis because the population of properties in this analysis is consistent from period to period, which allows us to analyze our ongoing business operations.

We have defined Same-Property as properties that were owned by LPA as of January 1, 2024 and have been in operations throughout the same nine-month periods in both 2024 and 2025. We believe that the factors that affect lease rental income, recoveries, property operating expenses and NOI in the Same-Property portfolio generally remain the same as for our total operating portfolio.

Same-Property NOI

LPA defines Same-Property NOI as NOI less non same-property NOI and adjusted for constant currency.

Same-Property Cash NOI

LPA defines Same-Property Cash NOI as Cash NOI less non same-property Cash NOI and adjusted for constant currency.

Stabilization

LPA defines stabilization as the earlier of the point at which a developed property has been completed for one year, or when it reaches a 90% occupancy rate.

Stabilized NOI

This metric is the estimated twelve months of potential gross rental revenue (base rent, including above or below market rents plus operating expense reimbursements) multiplied by 95% to adjust income to a stabilized vacancy factor of 5%, minus estimated operating expenses.

Total Expected Investment (“TEI”)

This represents total estimated cost of development or expansion, including land, development and leasing costs. TEI is based on current projections and is subject to change.

Total Portfolio

Is comprised of the Operating Portfolio and Development Portfolio

LPA

LPA

Bridging local insight
with global impact.