Gisela Bravo Welcome to the presentation of the quarterly report of financial results for the second half of 2021 of Latam Logistic Properties. These results were disclosed on July 30 and reported to the respective authorities. The information presented here contains "forward-looking statements." This report will be presented by LLP CFO Annette Fernandez. The press release with detailed information is available at https://ir.latamlp.com. As this is a presentation of financial results already disclosed, we appreciate that if there are any questions you send them to annette@latamlp.com, this presentation of results will be expressed in English first and then in Spanish. We are also joined by Mike Fangman, CEO of LLP who will give a brief quote on the report. And with this I leave you with Mike Fangman.

Mike Fangman Thanks Gisela, and good afternoon everyone.

The second quarter and first half of the year exceeded our expectations, both in terms of our results and outlook for 2021 and beyond. At the close of the second quarter, we had grown by 131,000 sqm which represents 97% of our business plan for 2021. This activity during the first semester included leasing of our development portfolio, most notably the pre-leasing of 31,200 square meters to Alicorp in Lima; as well as new asset acquisitions that are currently under due diligence. All this activity in the first semester translates to a contracted annualized net operating income of $33.1 million dollars that will be reflected in our NOI over the next several quarters. This represents an increase of close to 80 percent when compared to the NOI from the last twelve months.

We are continuing to see the strengthening of demand for modern logistic space in an environment in which the supply of class A warehouses is exceptionally constrained, resulting in favorable market conditions, and low of vacancies for class-A facilities. Vacancies in the class-A segment are at 4.2% in Bogota, 0% in Lima, and 2.8% in San Jose, Costa Rica. This is also reflected in the high occupancy rates of our operating portfolio, which ended the quarter at 98.3% , with Colombia and Peru at 100%.

E-Commerce has become one of the main drivers of demand for modern logistic real estate. The COVID-19 pandemic accelerated the adoption of e-commerce in our markets, with an expected growth in e-commerce sales penetration from 3% to 25% over the next 10 years. This increase in e-commerce sales will translate to a need of new modern logistic real estate that today is non-existent. E-commerce represents close to 20% of our portfolio, up from 15% just a year ago.

There are several tailwinds contributing to higher than expected demand for modern logistics spaces.

- First, there is a high demand for class-A logistic spaces from the e-commerce sector
- Second, there is an acute scarcity of modern logistic real estate caused by the pervasive obsolescence of the existing logistic warehouse stock
- Third, the increased needs from our clients to re-tool their supply chains with a modern and efficient warehouse
- And lastly, the increase in consumption and favorable demographics in our markets

We base our growth strategy on meeting our customers' needs. We have been fielding increasing requests from our current and potential customers to be a provider of logistics real estate in the Andean Region and Central America. As a result, we are accelerating our expansion plans in the region working on new opportunities in Ecuador, Panama and Chile.

All these drivers of demand are the basis of our highly executable 5-year business plan to grow by more than 250% by 2025.

When we look at the factors impacting supply, the disruption caused by the pandemic caused new construction of logistic facilities to be significantly restrained in all our markets. The barriers that exist in our markets, including a lack of suitable land, increasingly difficult and expensive permitting and entitlement processes, as well as increased commodity prices, will maintain new construction in low levels and maintaining vacancy rates at low levels in the short-term.

Taking advantage of this gap between existing supply and demand, we started new construction in all our markets for a total of 82,700 square meters in 5 buildings, and close to 60% of these construction starts are pre-leased.

Before closing, I would like to talk about the situation in Peru and our perspective regarding the elections.

The results of the Peruvian election have created a sense of uncertainty surrounding future economic policy in Peru. However, we see this mitigated by the swearing in of the new minister of economy, Pedro Franke, and his stated commitment to act with fiscal responsibility and maintain debt at a prudent level. Despite this uncertainty, our long-term outlook continues to be cautiously positive. We see the Peruvian economy benefitting from a new commodity cycle driven decarbonization of the global economy and shift to cleaner energy. Moreover, structural changes in the spending patterns towards e-commerce, Peru's youthful population and its rapidly growing middle class are driving higher consumption and will continue to fuel demand for modern logistic real estate.

Our Peruvian operations are 100% dollarized and represent 23% of our total portfolio. In a scenario of higher political risk, LLP is prepared to mitigate its exposure by redirecting its capital deployment to other countries in the region.

Looking to the next election cycle in the region, we believe that supply chain modernization and e-commerce will continue to drive incremental demand for logistics real estate. In the real estate business, location matters, and no portfolio in the countries where we operate has a better location strategy than ours.

We are constructing a portfolio that is resilient to disruptions. We have a highly diversified customer base that spans industries and space sizes, and none of our customers exceeds 8% of revenues.

Our experienced team remains determined in their commitment to our customers and will be vigilant in looking for signs of slowing demand. We have a great deal of experience, with each member of our executive team having over 20 years of experience in this market. We have managed through many periods of volatility, and our experience tells us that when we face headwinds, we turn to our strengths and convert them into opportunities.

In summary, we are set for a great second part of the year. The strength and resiliency of our portfolio and the expertise of our team will allow us to power through the volatility that election cycles may create. As a result, the company is positioned to succeed in creating value for the long term for all stakeholders.

With that, let me turn it over to Annette who will walk us through the numbers.

Annette Fernandez Thank you, Mike, and good afternoon to all. We had a great second quarter concluding the first half of the year with strong operating results that met or exceeded our 2021 guidance.

I would like to remind you that the U.S. dollar is LLPs functional currency, which is how we present our financial information.

Now, on to our results. Revenues for the quarter were $6.2 million dollars, of which 83% is denominated in U.S. dollars. Moreover, 80% of our contracted revenue is in U.S. dollar denominated leases. Contracted revenues include leases that are commencing in the next twelve months as buildings are delivered to our customers.

Net operating income for the quarter was $5.6 million dollars, representing an increase of close to 47% when compared to the same period last year. This increase was mainly driven by a 37% growth of the leased portfolio, or 107,000 square meters of leases commenced over the last twelve months.

Adjusted EBITDA for the quarter was $4.4 million dollars, an increase of 50% when compared to the same period last year. Adjusted EBITDA margin for the quarter was 69% of total revenues, which represents an improvement of close to 5 basis points when compared to the same period last year. This increase in the Adjusted EBITDA margin is reflective of the scalability of the platform as the operating portfolio grows. We expect the Adjusted EBITDA margin to continue improving as our business plan is being executed with an expectation to stabilize in the 80's once the leased portfolio reaches the projected 1.4 million square meters by 2025.

Funds from operations or FFO was $2 million dollars in the second quarter and $3.3 million dollars year to date.

Moving to valuations. Following market best practices, we started third-party appraisal cycles every six months and recognized a non-cash gain on valuation of our owned and managed portfolio of $13.7 million dollars. The gain on the valuation of our portfolio is primarily driven by the value creation triggered when our land bank is put to work with development starts of 82,700 square meters in 5 buildings, pre-leasing activity of 51,300 square meters, and accretive building acquisitions closed in the last twelve months.

Let me turn now to our Balance Sheet and Liquidity. During the quarter, we have successfully closed $15 million dollars of short-term secured bridge loan facility to fund immediate growth in anticipation of our IPO. In addition, we borrowed $6 million dollars from our previously arranged secured debt facilities with Bancolombia to fund our developments in Colombia. We also have additional liquidity with borrowing capacity of $25.9 million in our IFC credit facility to fund the development in Peru. The weighted average cost of debt is 5.8% and the weighted average remaining term of our debt is 11.1 years with no significant maturities in our asset backed debt in the next 12 months.

To sum up, we're very pleased with our results in 2021. They reflect our focused strategy, the quality of our portfolio, and solid operating conditions.

We entered the second half of the year confident in our ability to continue growing profit with a tangible growth plan led by the best and most experienced team in the market.

With that, we will conclude our earnings conference call.