LatAm Logistic Properties, S.A.

Condensed Consolidated Interim Financial Statements

As of September 30, 2023 and December 31, 2022 (restated), and for the three and nine months ended September 30, 2023 and 2022 (restated)

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REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

To the Board of Directors and Stockholders of
Latam Logistic Properties, S.A.

Introduction

We have reviewed the condensed consolidated interim financial statements of Latam Logistic Properties, S.A. and Subsidiaries ("the Group"), which comprise the condensed consolidated interim statement of financial position as of September, 30, 2023 and the condensed consolidated interim statements of profit or loss and other comprehensive income (loss) for the periods of three and nine months ended at that date, respectively and the condensed consolidated interim changes in equity and cash flows for the nine months period then ended at September 30, 2023, as well as the notes to the condensed consolidated interim financial statements, including a summary of the significant accounting policies. Management is responsible for the preparation and fair presentation of this condensed consolidated interim financial information in accordance with International Financial Reporting Standards ("IFRS"). Our responsibility is to express a conclusion on this interim consolidated financial information based on our review.

Review Scope

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of condensed consolidated interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed consolidated interim financial information does not present fairly, in all material respects the condensed consolidated interim financial position of the Group as September 30, 2023, and of its condensed consolidated interim financial results for the three and nine months periods ended at September 30, 2023 and the condensed consolidated interim cash flows for the period of nine months ended at September 30, 2003, in accordance with International Financial Reporting Standards ("IFRS").

Emphasis of Matter

Restated Financial Statements - As discussed in Note 16 to the condensed consolidated interim financial statements, the annual consolidated financial statements at December 31st, 2022 and the condensed consolidated interim financial statements at September 30, 2022 and for the nine month period ended, respectively, have been restated. Our conclusion is not modified with respect to this matter.

Other Matter

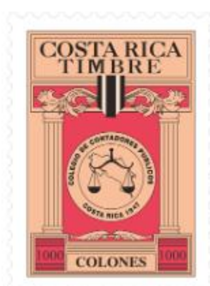
I am not subject to the limitations of Article 9 of Law 1038, and of Articles 20 and 21 of the Regulations to said Law, nor of Article 11 of the Code of Ethics of the College of Public Accountants of Costa Rica to issue this report.

Jorge Andrés Barboza Hidalgo - C.P.A. No.5079
Insurance Policy No.0116 FIG 7
Expires: September 30, 2024
Revenue stamp of law No.6663, ¢1.000
Affixed and paid

December 8th, 2023

Nombre del CPA: JORGE BARBOZA HIDALGO
Carné: 5079
Cédula: 110390955
Nombre del Cliente: Latam Logistics Properties, S.A.
Identificación del cliente: 155601029
Dirigido a: Junta Directiva y Accionistas
Fecha: 08-12-2023 04:27:32 PM
Tipo de trabajo: 19-2022 Encargo de Revisión de Información Financiera Histórica o Intermedia.

Timbre de ¢1000 de la Ley 6663 adherido y cancelado en el original.



Código de Timbre: CPA-1000-8297

LATAM LOGISTIC PROPERTIES, S.A.

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CONDENSED CONSOLIDATED INTERIM STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (LOSS)
FOR THE THREE AND NINE MONTHS ENDED SEPTEMBER 30, 2023 AND 2022
(in U.S. Dollars)

	Notes	For the Three Months Ended September 30 2023 (Unaudited)	For the Three Months Ended September 30 2022 (As Restated - Note 16) (Unaudited)	For the Nine Months Ended September 30 2023 (Unaudited)	For the Nine Months Ended September 30 2022 (As Restated – Note 16) (Unaudited)
REVENUES					
Rental revenue	3	$ 10,175,293	$ 8,155,142	$ 27,793,027	$ 23,571,135
Other		38,896	96,848	74,916	97,303
Total revenues		10,214,189	8,251,990	27,867,943	23,668,438
Investment property operating expense	4	(1,509,044)	(1,341,615)	(4,032,138)	(3,901,944)
General and administrative		(2,519,836)	(1,277,916)	(4,834,222)	(3,950,419)
Investment property valuation gain	7	9,826,109	1,686,881	21,688,490	9,689,406
Interest income from affiliates	13	159,850	159,850	474,338	401,522
Financing costs	9	(5,646,861)	(4,013,345)	(23,283,779)	(7,077,622)
Net foreign currency gain (loss)		13,595	(43,860)	243,367	146,939
Gain on sale of investment properties	7	—	—	—	87,976
Gain on sale of asset held for sale	8	—	—	1,022,853	—
Other income		31,703	27,980	131,213	67,803
Other expenses		(3,345,296)	(249,547)	(3,483,718)	(334,861)
Profit before taxes		7,224,409	3,200,418	15,794,347	18,797,238
INCOME TAX (EXPENSE) BENEFIT	11	(4,853,279)	(3,088,378)	(6,632,916)	(4,752,535)
PROFIT FOR THE PERIOD		$ 2,371,130	$ 112,040	$ 9,161,431	$ 14,044,703
OTHER COMPREHENSIVE INCOME (LOSS):					
Items that may be reclassified subsequently to profit or loss:					
Translation gain (loss) from functional currency to reporting currency		2,456,718	(6,738,137)	12,277,835	(9,540,932)
TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE PERIOD		$ 4,827,848	$ (6,626,097)	$ 21,439,266	$ 4,503,771
PROFIT (LOSS) FOR THE PERIOD ATTRIBUTABLE TO:					
Owners of the Group		$ 1,351,495	$ (213,087)	$ 4,959,776	$ 11,652,782
Non-controlling interests		1,019,635	325,127	4,201,655	2,391,921
Total profit for the period		$ 2,371,130	$ 112,040	$ 9,161,431	$ 14,044,703
TOTAL COMPREHENSIVE INCOME (LOSS) ATTRIBUTABLE TO:					
Owners of the Group		$ 3,808,212	$ (6,951,224)	$ 17,237,610	$ 2,111,850
Non-controlling interests		1,019,636	325,127	4,201,656	2,391,921
Total comprehensive income (loss) for the period		$ 4,827,848	$ (6,626,097)	$ 21,439,266	$ 4,503,771
Weighted average number of shares – basic and diluted		168,142,740	168,142,740	168,142,740	168,142,740
Earnings (loss) per share attributable to owners of the Group – basic and diluted	10	$ 0.008	$ (0.001)	$ 0.029	$ 0.069

The accompanying notes are an integral part of these condensed consolidated financial statements.

LATAM LOGISTIC PROPERTIES, S.A. AND SUBSIDIARIES

CONDENSED CONSOLIDATED INTERIM STATEMENTS OF FINANCIAL POSITION
AS OF SEPTEMBER 30, 2023 AND DECEMBER 31, 2022
(in U.S. Dollars)

	Notes	September 30, 2023 (Unaudited)	December 31, 2022 (As Restated – Note 16) (Audited)
ASSETS			
CURRENT ASSETS:			
Cash and cash equivalents		$ 11,658,044	$ 14,988,112
Due from affiliates	13	9,273,282	8,798,945
Lease and other receivables, net	6	2,988,263	2,516,525
Asset held for sale	8	17,801,991	2,977,147
Prepaid construction costs		1,750,708	2,317,383
Other current assets		3,002,799	1,708,313
Total current assets		46,475,087	33,306,425
NON-CURRENT ASSETS:			
Investment properties	7	494,917,388	449,036,633
Tenant notes receivables – long term, net	6	6,202,416	6,796,584
Restricted cash equivalent		1,303,136	3,252,897
Property and equipment, net		367,555	427,719
Deferred tax asset	11	162,493	239,281
Other non-current assets		4,929,971	4,559,330
Total non-current assets		507,882,959	464,312,444
TOTAL ASSETS		$ 554,358,046	$ 497,618,869
LIABILITIES AND SHAREHOLDERS' EQUITY			
CURRENT LIABILITIES:			
Accounts payable and accrued expenses		$ 9,827,152	$ 8,591,922
Deposits for the sale of assets	8	—	2,400,000
Income tax payable	11	665,462	663,703
Retainage payable		1,655,782	3,001,433
Long term debt – current portion	9	10,542,849	110,943,460
Liabilities related to asset held for sale	8	8,345,189	—
Other current liabilities		666,420	54,983
Total current liabilities		31,702,854	125,655,501
NON—CURRENT LIABILITIES:			
Long term debt	9	224,145,449	98,383,315
Deferred tax liability	11	40,072,680	37,215,884
Security deposits		1,790,554	1,706,959
Other non-current liabilities		3,163,710	590,740
Total non-current liabilities		269,172,393	137,896,898
TOTAL LIABILITIES		300,875,247	263,552,399
EQUITY:			
Common share capital		168,142,740	168,142,740
Retained earnings		69,699,088	64,739,312
Foreign currency translation reserve		(19,790,212)	(32,068,047)
Equity attributable to owners of the Group		218,051,616	200,814,005
Non-controlling interests		35,431,183	33,252,465
Total equity		253,482,799	234,066,470
TOTAL LIABILITIES AND EQUITY		$ 554,358,046	$ 497,618,869

The accompanying notes are an integral part of these condensed consolidated financial statements.

LATAM LOGISTIC PROPERTIES, S.A. AND SUBSIDIARIES

CONDENSED CONSOLIDATED INTERIM STATEMENTS OF CHANGES IN EQUITY
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2023 AND 2022
(in U.S. Dollars)

	Attributable to owners of Common Shares of the Group						
	Number of Shares	**Common share capital**	**Retained Earnings**	**Foreign currency translation reserve**	**Equity attributable to owners of the Group**	**Non—Controlling Interests**	**Total Equity**
BALANCE AS OF DECEMBER 31, 2022 (As Restated)	**168,142,740**	**$ 168,142,740**	**$ 64,739,312**	**$ (32,068,047)**	**$ 200,814,005**	**$ 33,252,465**	**$ 234,066,470**
Profit for the period	—	—	4,959,776	—	4,959,776	4,201,655	9,161,431
Other comprehensive income (loss)	—	—	—	12,277,835	12,277,835	—	12,277,835
Total comprehensive income (loss) for the period	—	—	4,959,776	12,277,835	17,237,611	4,201,655	21,439,266
Capital contributions	—	—	—	—	—	2,500,000	2,500,000
Distributions paid to non-controlling interests	—	—	—	—	—	(4,522,937)	(4,522,937)
BALANCE AS OF SEPTEMBER 30, 2023 (Unaudited)	**168,142,740**	**$ 168,142,740**	**$ 69,699,088**	**$ (19,790,212)**	**$ 218,051,616**	**$ 35,431,183**	**$ 253,482,799**

	Attributable to owners of Common Shares of the Group						
	Number of Shares	**Common share capital**	**Retained Earnings**	**Foreign currency translation reserve**	**Equity attributable to owners of the Group**	**Non—Controlling Interests**	**Total Equity**
BALANCE AS OF DECEMBER 31, 2021 (As Previously Reported)	**168,142,740**	**$ 168,142,740**	**$ 54,394,213**	**$ (18,534,315)**	**$ 204,002,638**	**$ 31,123,151**	**$ 235,125,789**
Impact of restatement (Note 16)	—	—	2,316,489	—	2,316,489	84,494	2,400,983
BALANCE AS OF DECEMBER 31, 2021 (As Restated)	**168,142,740**	**168,142,740**	**56,710,702**	**(18,534,315)**	**206,319,127**	**31,207,645**	**237,526,772**
Profit for the period	—	—	11,652,782	—	11,652,782	2,391,921	14,044,703
Other comprehensive income (loss)	—	—	—	(9,540,932)	(9,540,932)	—	(9,540,932)
Total comprehensive income (loss) for the period	—	—	11,652,782	(9,540,932)	2,111,850	2,391,921	4,503,771
Capital contributions	—	—	—	—	—	700,000	700,000
Distributions paid to non-controlling interests	—	—	—	—	—	(1,104,231)	(1,104,231)
BALANCE AS OF SEPTEMBER 30, 2022 (Unaudited)	**168,142,740**	**$ 168,142,740**	**$ 68,363,484**	**$ (28,075,247)**	**$ 208,430,977**	**$ 33,195,335**	**$ 241,626,312**

The accompanying notes are an integral part of these condensed consolidated financial statements.

LATAM LOGISTIC PROPERTIES, S.A. AND SUBSIDIARIES

CONDENSED CONSOLIDATED INTERIM STATEMENTS OF CASH FLOWS FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2023 AND 2022

(in U.S. Dollars)

	Notes	For the nine months ended September 30 (Unaudited) 2023	2022 (As Restated – Note 16)
Cash flows from operating activities:			
Profit for the period		$ 9,161,431	$ 14,044,703
Adjustments:			
Depreciation and amortization		80,312	95,170
Provision for expected credit losses	6	(27,070)	1,193,293
Net foreign currency gain		(254,266)	(151,361)
Amortization of right-of-use assets		43,771	78,435
Investment property valuation gain	7	(21,688,490)	(9,689,406)
Financing costs	9	23,283,779	7,077,622
Gain on disposition of asset held for sale	8	(1,022,853)	–
Gain on sale of investment properties		–	(87,976)
Loss on disposal of property and equipment		83,389	28,915
Straight-line rent		269,786	(1,968,096)
Interest income from affiliates	13	(474,338)	(401,522)
Income tax expense	11	6,632,916	4,752,535
Working capital adjustments		1,664,717	2,940,877
Taxes paid	11	(3,144,709)	(153,511)
Net cash generated by operating activities		$ 14,608,375	$ 17,759,678
Cash flows from investing activities:			
Capital expenditure on investment properties	7	$ (20,372,152)	$ (31,129,536)
Purchase of property and equipment		(106,306)	(42,761)
Proceeds from sale of asset held for sale	8	1,600,000	1,200,000
Proceeds from sale of investment properties		–	4,887,976
Loans to affiliates	13	–	(2,100,000)
Loans to tenants for lease improvement	6	–	(4,590,000)
Repayments on loans to tenants	6	565,398	532,244
Restricted cash		1,949,761	624,115
Net cash used in investing activities		$ (16,363,299)	$ (30,617,962)
Cash flows from financing activities:			
Long term debt borrowing	9	$ 121,888,624	$ 34,690,338
Long term debt repayment	9	(101,047,865)	(9,914,876)
Cash paid for raising debt	9	(425,820)	(39,557)
Debt extinguishment cost paid	9	(1,552,683)	–
Interest and commitment fee paid	9	(18,257,710)	(10,394,421)
Capital contributions from non-controlling partners		2,500,000	700,000
Distributions to non-controlling partners		(4,522,937)	(1,104,231)
Repayment of office lease liabilities		(32,632)	(82,017)
Net cash (used) provided by financing activities		$ (1,451,023)	$ 13,855,236
Effects of exchange rate fluctuations on cash held		(124,121)	(426,169)
Net decrease in cash and cash equivalents		(3,330,068)	570,783
Cash and cash equivalents at the beginning of period		14,988,112	17,360,353
Cash and cash equivalents at the end of period		$ 11,658,044	$ 17,931,136

The accompanying notes are an integral part of these condensed consolidated financial statements.

1. NATURE OF BUSINESS

Latam Logistic Properties, S.A. ("LLP" or "Parent Company") is a company organized in accordance with the laws of the Republic of Panama, constituted as a limited liability company, by public deed dated April 29, 2015, and registered before the Public Registry of Panama on May 4, 2015. The registered office is located in BMW Plaza, 9th floor, Calle 50, Panama City, Republic of Panama.

Latam Logistic Properties, S.A., through its affiliates and subsidiaries (jointly referred to as "the Group" and individually as "Group entities"), is a fully-integrated, internally managed real estate company that develops, owns and manages a diversified portfolio of warehouse logistics assets in Central and South America.

The condensed consolidated financial statements of the Group as of September 30, 2023 and December 31, 2022 and for the three and nine months ended September 30, 2023 and 2022 include the condensed consolidated financial information of the parent company and its subsidiaries.

These unaudited condensed consolidated financial statements do not include all information and disclosures required for the annual consolidated financial statements and should be read in conjunction with the Group's audited consolidated financial statements and notes as of and for the years ended December 31, 2022 and 2021.

Business Combination Agreement - On August 15, 2023, the Group and TWO (NYSE:TWOA) ("TWOA"), a special purpose acquisition company, entered into a definitive business combination agreement, pursuant to which LLP would become publicly listed on the U.S. stock exchange. Pursuant to the business combination agreement, LLP and TWOA will merge with newly-formed subsidiaries of a to-be-formed holding company ("Pubco") and Pubco will be the parent company of TWOA and LLP following the consummation of the business combination. Upon the closing of the transaction contemplated by the business combination agreement, the ordinary shares of Pubco are expected to be listed on the New York Stock Exchange ("NYSE") under the new ticker symbol "LLP".

2. MATERIAL ACCOUNTING POLICY INFORMATION

a. ***Basis of Accounting -*** The condensed consolidated financial statements have been prepared in accordance with International Accounting Standard 34, Interim Financial Reporting ("IAS 34") as issued by the International Accounting Standards Board ("IASB").

   The condensed consolidated interim financial statements have been prepared on the historical cost basis except certain investment properties that are measured at fair value as of end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

The Group management believes that all adjustments that are required for a proper presentation of the financial information are incorporated in these condensed consolidated financial statements.

b. ***Going Concern –*** The accompanying condensed consolidated financial statements are prepared on a going concern basis in accordance with International Accounting Standard ("IAS") 1, Presentation of Financial Statements, which contemplates the realization of assets and the satisfaction of liabilities in the normal course of business.

In September 2023, the Group restructured its debt with Bancolombia, S.A. ("Bancolombia") to defer principal payments until May, 2024, at which point the Group will have 12 months to pay the deferred principal. The Group also obtained a waiver for the Bancolombia debt service coverage ratio covenant, which was breached in June 2023, thereby waiving compliance with this ratio covenant through December 31, 2023, after which the next debt service coverage ratio compliance testing date will be in June 2024. The outstanding Bancolombia loan balance as of September 30, 2023 was $39.4 million, of which approximately $0.6 million was classified within current liabilities in the condensed consolidated interim statement of financial position.

While the Group has fulfilled all debt service payments required by its lending agreements in all jurisdictions to date, current interest rates in Colombia make it probable that further debt waivers, restructuring, or repayment will be necessary relating to the Bancolombia loan prior to May 2024, when principal payments resume on the loan. No other guarantees have been provided by the Group's other subsidiaries that would put the Group's operations outside of Colombia at risk in event of foreclosure. While the $6.0 million in revenue generated by the Group's Colombian operations for the nine months ended September 30, 2023 represents 21.6% of the Group's consolidated revenues for the period, the Group's operations outside of Colombia are expected to be profitable and generate adequate liquidity to provide for continued operations. Therefore, in the event that the Group is unable to obtain further debt waivers, restructure the debt, or otherwise repay the Bancolombia loan, Bancolombia would likely foreclose on the Colombian properties. Considering planned mitigating activities, management believes that this does not create material uncertainty that may cast significant doubt about the Group's ability to continue as a going concern.

c. ***New and amended IFRS accounting standards that are effective for the current year***

i. The accounting policies adopted in the preparation of the interim condensed consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended December 31, 2022, except for the adoption of new standards effective as of January 1, 2023.

Several amendments apply for the first time in 2023, but do not have an impact on the interim condensed consolidated financial statements of the Group.

- ***Amendments to IFRS 3 Reference to the Conceptual Framework*** - The Group has adopted the amendments to IFRS 3 Business Combinations for the first time in the current year. The amendments update IFRS 3 so that it refers to the 2018 Conceptual Framework instead of the 1989 Framework. They also add to IFRS 3 a requirement that, for obligations within the scope of IAS 37 Provisions, Contingent Liabilities and Contingent Assets, an acquirer applies IAS 37 to determine whether at the acquisition date a present obligation exists as a result of past events. For a levy that would be within the scope of IFRIC 21 Levies, the acquirer applies IFRIC 21 to determine whether the obligating event that gives rise to a liability to pay the levy has occurred by the acquisition date. The adoption of the amendment has no material impact to the Group.

- ***Amendments to IAS 16 Property, Plant and Equipment - Proceeds before Intended Use*** - The Group has adopted the amendments to IAS 16 for the first time in the current year. The amendments prohibit deducting from the cost of an item of property, plant and equipment any proceeds from selling items produced before that asset is available for use, i.e. proceeds while bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Consequently, an entity recognizes such sales proceeds and related costs in profit or loss. The entity measures the cost of those items in accordance with IAS 2 Inventories.

  The amendments also clarify the meaning of "testing whether an asset is functioning properly". IAS 16 now specifies this as assessing whether the technical and physical performance of the asset is such that it is capable of being used in the production or supply of goods or services, for rental to others, or for administrative purposes.

  If not presented separately in the statement of comprehensive income, the financial statements shall disclose the amounts of proceeds and cost included in profit or loss that relate to items produced that are not an output of the entity's ordinary activities, and which line item(s) in the statement of comprehensive income include(s) such proceeds and cost. The adoption of the amendments has no material impact to the Group.

- ***Amendments to IAS 37 Onerous Contracts - Cost of Fulfilling a Contract*** - The Group has adopted the amendments to IAS 37 for the first time in the current year. The amendments specify that the cost of fulfilling a contract comprises the costs that relate directly to the contract. Costs that relate directly to a contract consist of both the incremental costs of fulfilling that contract (examples would be direct labour or materials) and an allocation of other costs that relate directly to fulfilling contracts (an example would be the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract). The adoption of the amendment has no material impact to the Group.

- ***Amendments to IAS 12 Income Taxes*** - The amendments require an exception to IAS 12, whereby an entity does not recognize or disclose information about deferred tax assets and liabilities specifically related to tax laws that have been enacted or substantively enacted to implement the Organization for Economic Co-operation and Development's international tax reform recommendations known as the Pillar Two model rules. The Group has applied the exception which was effective upon the issuance of the amendments and did not have any DTAs or DTLs on September 30, 2023 that had not been recognized as a result of the application of this exception. The adoption of the amendment has no material impact to the Group.

- ***Amendments to IAS 1 - Presentation of Financial Statements - Classification of Liabilities as Current or Non-Current ("2020 Amendment")*** - The amendments clarify that the classification of liabilities as current or non-current is based on rights that are in existence at the end of the reporting period, specify that classification is unaffected by expectations about whether an entity will exercise its right to defer settlement of a liability, explain that rights are in existence if covenants are complied with at the end of the reporting period, and introduce a definition of "settlement" to make clear that settlement refers to the transfer to the counterparty of cash, equity instruments, other assets or services. The Group has early adopted the amendment as of January 1, 2023 together with the 2022 Amendment mentioned below.

- ***Amendments to IAS 1 - Presentation of Financial Statements - Non-Current Liabilities with Covenants ("2022 Amendment")*** - The amendments specify that only covenants that an entity is required to comply with on or before the end of the reporting period affect the entity's right to defer settlement of a liability for at least twelve months after the reporting date (and therefore must be considered in assessing the classification of the liability as current or non-current). Such covenants affect whether the right exists at the end of the reporting period, even if compliance with the covenant is assessed only after the reporting date (e.g. a covenant based on the entity's financial position at the reporting date that is assessed for compliance only after the reporting date).

  The IASB also specifies that the right to defer settlement of a liability for at least twelve months after the reporting date is not affected if an entity only has to comply with a covenant after the reporting period. However, if the entity's right to defer settlement of a liability is subject to the entity complying with covenants within twelve months after the reporting period, an entity discloses information that enables users of financial statements to understand the risk of the liabilities becoming repayable within twelve months after the reporting period. This would include information about the covenants (including the nature of the covenants and when the entity is required to comply with them), the carrying amount of related liabilities and facts and circumstances, if any, that indicate that the entity may have difficulties complying with the covenants.

The Group early adopted the amendment as of January 1, 2023. Note 9 contains the detail disclosures related to the Group's compliance with debt covenants.

- **Amendments to IAS 1 - Presentation of Financial Statements and IFRS Practice Statement 2 Making Materiality Judgements -** The IASB amended IAS 1 to require entities to disclose their material rather than their significant accounting policies. The amendments define what is 'material accounting policy information' and explain how to identify when accounting policy information is material. They further clarify that immaterial accounting policy information does not need to be disclosed. If it is disclosed, it should not obscure material accounting information. To support this amendment, the IASB also amended IFRS Practice Statement 2 Making Materiality Judgements to provide guidance on how to apply the concept of materiality to accounting policy disclosures.

- **Amendments to IAS 8 - Accounting Policies Changes in Accounting Estimates and Errors -** The amendment to IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors clarifies how companies should distinguish changes in accounting policies from changes in accounting estimates. The distinction is important, because changes in accounting estimates are applied prospectively to future transactions and other future events, whereas changes in accounting policies are generally applied retrospectively to past transactions and other past events as well as the current period. The adoption of the amendment has no material impact to the Group. Note 16 contains certain disclosures related to accounting policy changes of the Group and restatement of prior period financial statements.

- **Amendments to IAS 12 Income Taxes - Deferred Tax related to Assets and Liabilities arising from a Single Transaction -** The amendments to IAS 12 Income Taxes require companies to recognize deferred tax on transactions that, on initial recognition, give rise to equal amounts of taxable and deductible temporary differences. They will typically apply to transactions such as leases of lessees and decommissioning obligations, and will require the recognition of additional deferred tax assets and liabilities. The amendment should be applied to transactions that occur on or after the beginning of the earliest comparative period presented. In addition, entities should recognize deferred tax assets (to the extent that it is probable that they can be utilized) and deferred tax liabilities at the beginning of the earliest comparative period for all deductible and taxable temporary differences associated with: (i) right-of-use assets and lease liabilities; and (ii) decommissioning, restoration and similar liabilities, and the corresponding amounts recognized as part of the cost of the related assets. The cumulative effect of recognizing these adjustments is recognized in retained earnings, or another component of equity, as appropriate. The adoption of the amendment has no material impact to the Group.

d. ***New and amended IFRS accounting standards issued but not yet effective*** **-** At the date of authorization of these financial statements, the Group has not applied the following new and revised IFRS Accounting Standards that have been issued but are not yet effective:

- **Amendments to IFRS 10** - Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture - The amendments to IFRS 10 and IAS 28 deal with situations where there is a sale or contribution of assets between an investor and its associate or joint venture. Specifically, the amendments state that gains or losses resulting from the loss of control of a subsidiary that does not contain a business in a transaction with an associate or a joint venture that is accounted for using the equity method, are recognised in the parent's profit or loss only to the extent of the unrelated investors' interests in that associate or joint venture. Similarly, gains and losses resulting from the remeasurement of investments retained in any former subsidiary (that has become an associate or a joint venture that is accounted for using the equity method) to fair value are recognised in the former parent's profit or loss only to the extent of the unrelated investors' interests in the new associate or joint venture.

  The effective date of the amendments has yet to be set by the IASB; however, earlier application of the amendments is permitted. The directors of the Group anticipate that the application of these amendments may have an impact on the Group's consolidated financial statements in future periods should such transactions arise.

3. REVENUE

The Group's revenue was as follows:

	Three months ended September 30, 2023	Three months ended September 30, 2022	Nine months ended September 30, 2023	Nine months ended September 30, 2022
Non-lease components of rental arrangements	$ 1,094,546	$ 875,314	$ 3,140,319	$ 2,455,124
Other	38,896	96,848	74,916	97,303
Revenue from contracts with customers (IFRS 15)	1,133,442	972,162	3,215,235	2,552,427
Rental income	9,080,747	7,279,828	24,652,708	21,116,011
Total revenue	$ 10,214,189	$ 8,251,990	$ 27,867,943	$ 23,668,438

Note 5 contains further information of the Group's revenue based on segment and geography.

The Group, through its subsidiaries, has entered into various operating leases agreements with customers for the rental of its investment properties. Most of the Group's lease agreements associated with the investment properties contain an initial lease term from 5 to 10 years and generally include renewal options for one or more additional terms of varying lengths. The Group's weighted average lease term remaining on leases in the operating properties and properties under development, based on the square footage of the leases in effect as of September 30, 2023 and 2022 was 5.5 years and 6.5 years, respectively.

These leases are based on a minimum rental payment in United States Dollars (USD) for properties located in Costa Rica and Peru, and Colombian Pesos (COP) for properties in Colombia, plus maintenance fees and recoverable expenses, and guarantee deposits associated with the agreements, which are commonly used for covering any repair, improvement tasks or as a final payment when the lease agreement ends.

4. INVESTMENT PROPERTY OPERATING EXPENSES

Rental property operating expenses were as follows:

	Three months ended September 30, 2023	Three months ended September 30, 2022	Nine months ended September 30, 2023	Nine months ended September 30, 2022
Repair and maintenance	$ 618,276	$ 405,913	$ 1,833,513	$ 1,167,240
Utilities	101,602	106,390	317,842	218,998
Insurance	96,030	79,280	269,168	225,258
Property management	53,924	50,790	167,724	142,480
Real estate taxes	233,394	88,940	662,744	268,001
Expected credit loss adjustments	140,139	390,088	(27,070)	1,193,293
Other property related expenses	265,679	220,214	808,217	686,674
Total	$ 1,509,044	$ 1,341,615	$ 4,032,138	$ 3,901,944

5. SEGMENT REPORTING

The Group has three operating segments, based on geographic regions consisting of Colombia, Peru, and Costa Rica. Operating segments are defined as components of an enterprise for which separate financial information is evaluated regularly by the chief operating decision maker ("CODM"), the Group's Chief Executive Officer, in deciding how to allocate resources and assess the Group's financial and operational performance. The CODM receives information and evaluates the business from a geographic perspective and reviews the Group's internal reporting by geography in order to assess performance and allocate resources. As a result, the Group has determined the business operates in three distinct operating segments based on geography.

The three geographic segments, Colombia, Peru, and Costa Rica primarily derive revenue from various operating lease agreements with customers for the rental of warehouses. Each of these locations and corresponding operations are presented and managed and separately. The operating segments are each reportable segments, and aggregation of segments is not applied. Unallocated revenue consists of other revenue streams earned by operating subsidiaries that are not allocated to segments for CODM's review. Unallocated expenses consist of certain corporate general and administrative expenses, investment property valuation gain, financing costs and certain transaction-related expenses that are not allocated to segments for CODM's review, as well as financing costs for the bridge loan held by the parent entity.

There was no inter-segment revenue for the three months and nine months ended September 30, 2023 and 2022.

The tables below present information by segment presented to the CODM and reconciliations to the Group's consolidated amounts.

The Group evaluates the performance of its reportable segments based on net operating income. Segment net operating income consists of segment investment property rental revenue less segment investment property operating expense.

	Three months ended September 30,	
	2023	2022
Revenue:		
Colombia	$ 2,226,178	$ 1,467,158
Peru	2,360,078	2,265,929
Costa Rica	5,589,037	4,422,055
Unallocated revenue	38,896	96,848
Total	$ 10,214,189	$ 8,251,990
Investment property operating expense:		
Colombia	$ (261,035)	$ (111,814)
Peru	(422,608)	(322,398)
Costa Rica	(825,401)	(907,403)
Total	$ (1,509,044)	$ (1,341,615)
Net operating income		
Colombia	$ 1,965,143	$ 1,355,344
Peru	1,937,470	1,943,531
Costa Rica	4,763,636	3,514,652
Total	$ 8,666,249	$ 6,813,527
General and administrative:		
Colombia	$ (265,094)	$ (259,566)
Peru	(306,774)	(228,423)
Costa Rica	(525,885)	(701,178)
Corporate	(1,422,083)	(88,749)
Total	$ (2,519,836)	$ (1,277,916)
Financing costs		
Colombia	$ (2,156,213)	$ (1,656,864)
Peru	(954,483)	(315,035)
Costa Rica	(2,529,762)	(2,039,686)
Corporate	(6,403)	(1,760)
Total	$ (5,646,861)	$ (4,013,345)

The following table reconciles segment net operating income to profit before taxes for the three months ended September 30, 2023 and 2022:

	Three months ended September 30,	
	2023	2022
Net operating income	$ 8,666,249	$ 6,813,527
Unallocated revenue	38,896	96,848
General and administrative	(2,519,836)	(1,277,916)
Investment property valuation gain	9,826,109	1,686,881
Interest income from affiliates	159,850	159,850
Financing costs	(5,646,861)	(4,013,345)
Net foreign currency gain (loss)	13,595	(43,860)
Other income	31,703	27,980
Other expenses	(3,345,296)	(249,547)
Profit before taxes	$ 7,224,409	$ 3,200,418

The tables below present information by segment presented to the CODM and reconciliations to the Group's consolidated amounts for the nine months ended September 30, 2023, and 2022.

	Nine months ended September 30, 2023	2022
Revenue:		
Colombia	$ 6,007,582	$ 4,237,641
Peru	7,049,033	6,237,308
Costa Rica	14,736,412	13,096,186
Unallocated revenue	74,916	97,303
Total	$ 27,867,943	$ 23,668,438
Investment property operating expense:		
Colombia	$ (730,411)	$ (410,565)
Peru	(1,245,407)	(914,029)
Costa Rica	(2,056,320)	(2,577,350)
Total	$ (4,032,138)	$ (3,901,944)
Net operating income		
Colombia	$ 5,277,171	$ 3,827,076
Peru	5,803,626	5,323,279
Costa Rica	12,680,092	10,518,836
Total	$ 23,760,889	$ 19,669,191
General and administrative:		
Colombia	$ (728,132)	$ (743,563)
Peru	(923,880)	(672,452)
Costa Rica	(1,606,595)	(2,324,514)
Corporate	(1,575,615)	(209,890)
Total	$ (4,834,222)	$ (3,950,419)
Financing costs		
Colombia	$ (6,184,431)	$ (4,635,879)
Peru	(2,728,579)	(1,311,379)
Costa Rica	(14,317,089)	(1,114,864)
Corporate	(53,680)	(15,500)
Total	$ (23,283,779)	$ (7,077,622)

The following table reconciles segment net operating income to profit before taxes for the nine months ended September 30, 2023 and 2022:

	Nine months ended September 30, 2023	2022
Net operating income	$ 23,760,889	$ 19,669,191
Unallocated revenue	74,916	97,303
General and administrative	(4,834,222)	(3,950,419)
Investment property valuation gain	21,688,490	9,689,406
Interest income from affiliates	474,338	401,522
Financing costs	(23,283,779)	(7,077,622)
Net foreign currency gain	243,367	146,939
Gain on sale of investment properties	—	87,976
Gain on sale of asset held of sale	1,022,853	—
Other income	131,213	67,803
Other expenses	(3,483,718)	(334,861)
Profit before taxes	$ 15,794,347	$ 18,797,238

Segment Assets and Liabilities

For the purposes of monitoring segment performance and allocating resources between segments, the CODM monitors select assets and liabilities attributable to each segment. The following table summarizes the Group's total assets by reportable operating segment as of September 30, 2023 and December 31, 2022:

		September 30, 2023		December 31, 2022
Segment investment properties				
Colombia	$	121,568,371	$	107,749,342
Peru		122,031,891		105,121,058
Costa Rica		251,317,126		236,166,233
Total	$	494,917,388	$	449,036,633
Reconciling items:				
Cash and cash equivalents		11,658,044		14,988,112
Due from affiliates		9,273,282		8,798,945
Lease and other receivables, net		2,988,263		2,516,525
Land inventory		17,801,991		2,977,147
Prepaid construction costs		1,750,708		2,317,383
Other current assets		3,002,799		1,708,313
Tenant notes receivables - long term, net		6,202,416		6,796,584
Restricted cash equivalent		1,303,136		3,252,897
Property and equipment, net		367,555		427,719
Deferred tax asset		162,493		239,281
Other non-current assets		4,929,971		4,559,330
Total assets	$	554,358,046	$	497,618,869
Segment debt				
Colombia	$	44,971,400	$	55,260,326
Peru		28,166,733		35,662,360
Costa Rica		161,550,165		118,404,089
Total	$	234,688,298	$	209,326,775
Reconciling items:				
Accounts payable and accrued expenses		9,827,152		8,591,922
Deposits for the sale of assets		—		2,400,000
Income tax payable		665,462		663,703
Retainage payable		1,655,782		3,001,433
Liabilities related to asset held for sale		8,345,189		—
Other current liabilities		666,420		54,983
Deferred tax liability		40,072,680		37,215,884
Security deposits		1,790,554		1,706,959
Other non-current liabilities		3,163,710		590,740
Total liabilities	$	300,875,247		263,552,399

Geographic Area Information

		September 30, 2023		December 31, 2022
Long-lived assets				
Colombia	$	121,697,580	$	107,807,334
Peru		122,101,739		105,448,377
Costa Rica		251,625,297		236,471,570
Total	$	495,424,616	$	449,727,281

6. LEASE AND OTHER RECEIVABLES, NET

As of September 30, 2023 and December 31, 2022, lease and other receivables, net were as follows:

	September 30, 2023	December 31, 2022
Lease receivables, net	$ 2,087,036	$ 1,644,555
Tenant notes receivables - short term, net	678,640	751,908
Others	222,587	120,062
Sub-total	2,988,263	2,516,525
Tenant notes receivable - long term, net	6,202,416	6,796,584
Lease and other receivables, net	$ 9,190,679	$ 9,313,109

The expected credit loss allowance provision for lease receivables and tenant notes receivables as of September 30, 2023 and September 30, 2022 reconciled to the opening loss allowance for that provision as follows:

	September 30, 2023			September 30, 2022		
	Lease Receivables	Tenants Notes Receivables	Total	Lease Receivables	Tenants Notes Receivables	Total
Beginning balance	$ 2,646,337	$ 126,640	$ 2,772,977	$ 1,294,649	$ 62,089	$ 1,356,738
Adjustments in loan loss allowance recognized in profit or loss during the period	(137,569)	110,499	(27,070)	1,181,514	11,779	1,193,293
Receivables written-off during the period as uncollectible	(1,732,873)	(5,733)	(1,738,606)	(54,751)	—	(54,751)
Ending balance	$ 775,895	$ 231,406	$ 1,007,301	$ 2,421,412	$ 73,868	$ 2,495,280

7. INVESTMENT PROPERTIES

As of September 30, 2023, the Group obtained a valuation from independent appraisers in order to determine the fair value of its investment properties. Gains and losses arising from changes in the fair values are included in the consolidated statements of profit or loss and other comprehensive income (loss) in the period in which they arise.

In addition, for financial reporting purposes, fair value measurements are categorized into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 - Inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.
- Level 2 - Inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 - Inputs are unobservable inputs for the asset or liability, among others, statistics information, and own Group's information, in some instances based on the information provided by some independent experts.

As of September 30, 2023 and December 31, 2022, all investment properties are guaranteeing the Group's debt.

a) As of September 30, 2023 and December 31, 2022, investment properties were as follows:

	Fair Market Value as of September 30, 2023	Fair Market Value as of December 31, 2022
Land bank:		
Owned properties		
Colombia	$ 22,262,541	$ 16,394,722
Peru	12,804,323	7,190,000
Costa Rica	—	6,155,000
Total Land Bank	35,066,864	29,739,722
Properties under development:		
Owned properties		
Colombia	—	20,708,910
Peru	11,059,228	9,793,481
Costa Rica	8,791,000	35,715,220
Sub-total	19,850,228	66,217,611
Properties under right-of-use		
Peru	6,390,000	614,523
Sub-total	6,390,000	614,523
Total properties under development	26,240,228	66,832,134
Operating properties		
Owned properties		
Colombia	99,305,830	70,645,712
Peru	91,778,340	87,523,052
Costa Rica	242,526,126	194,296,013
Total operating properties	433,610,296	352,464,777
Total operating properties and properties under development	459,850,524	419,296,911
Total	$ 494,917,388	$ 449,036,633

b) The reconciliation of investment properties for the nine months ended September 30, 2023 and 2022, were as follows:

		September 30, 2023		September 30, 2022
Beginning balance	$	449,036,633	$	428,275,741
Additions		19,271,252		31,293,578
Disposition of investment properties		—		(4,485,129)
Transfer to asset held for sale		(17,801,991)		(4,800,000)
Gain on valuation of investment properties		21,688,490		9,689,406
Translation effect from functional currency		22,723,004		(14,718,673)
Ending balance	$	494,917,388	$	445,254,923

Disclosed below is the valuation technique used to measure the fair value of investment properties, along with the significant unobservable inputs used.

Valuation Techniques - This fair value measurement is considered Level 3 of the fair value hierarchy, except where otherwise noted below.

– **Operating Properties** - The valuation model considers a combination of the present value of net cash flows to be generated by the property, the direct capitalization of the net operating income, and the replacement cost to construct a similar property.

i. The present value of net cash flows generated by the property takes into account the expected rental growth rate, vacancy periods, occupancy rate, lease incentive costs such as rent-free periods and other costs not paid by tenants. The expected net cash flows are discounted using risk adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location, tenant credit quality and lease terms.

ii. The 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. involves capitalizing the property net operating income at a market capitalization rate. The net operating income is determined by using the property Effective Gross Income (EGI) net of operating expenses. The EGI is determined by the property's Potential Gross Income (PGI) through analysis of the property actual historic income and an analysis of competitive current market income rates and deducting the PGI with an estimate for vacancy and collection.

iii. The cost approach. The cost approach involves the estimation of the replacement cost of the building and site improvements 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.

– **Properties Under Development** - The valuation model considers the present value of net cash flows, direct capitalization, and the cost approaches adjusted by the net present value of the cost to complete and vacancy in the properties under construction.

- **Land Bank** - The valuation model used for the land portfolio is a combination of sales comparison approach (or market approach), cost approach, residual land value approach and the discounted cash flow method. For undeveloped land, the market approach is used. For land that is under development, the market approach is used in conjunction with the cost approach and residual land value approach, and the discounted cash flow approach, to determine the fair value of the finished lots.

    i. The sales comparison approach. This approach compares sales or listing of similar properties with the subject property using the price per square feet (Level 2 input). This approach is given supporting weight in this analysis because of the well-supported range of value within this approach and the likelihood that the subject could be purchased by an owner-user.

    ii. The cost approach. This approach is based on the principle of substitution that a prudent and rational person would pay not more than the cost to construct a similar property. This approach generally considers estimated replacement cost of the land and the site improvements (e.g., infrastructure) and estimated depreciation accrued to the improvements (Level 2 input).

    iii. The residual land value approach. This approach involves residual amount after deducting all known or anticipated costs required to complete the development from the anticipated value of the project when completed after consideration of the risks associated with the completion of the project (Level 2 input).

Significant Inputs as of September 30, 2023 and December 31, 2022 —

Property	Fair value hierarchy	Valuation techniques	Significant unobservable inputs	Value	Relationship of unobservable inputs to fair value
Operating Properties	Level 3	Discounted cash flows	Occupancy rate	2023: 98.2% 2022: 98.1%	The higher the occupancy rate, the higher the fair value.
			Risk adjusted discount rate	2023: 10.7% 2022: 10.5%	The higher the risk adjusted discount rate, the lower the fair value.
		Direct capitalization method	Risk adjusted residual capitalization rate	2023: 8.0% 2022: 7.8%	The higher the risk adjusted residual rate, the lower the fair value.
			Going in stabilized capitalization rate	2023: 7.9% 2022: 7.5%	The higher the stabilized capitalization rate, the lower the fair value
Properties Under Development	Level 3	Discounted cash flows	Occupancy rate	2023: 99.0% 2022: 97.8%,	The higher the occupancy rate, the higher the fair value.
			Risk adjusted discount rate	2023:10.3% 2022: 10.4%	The higher the risk adjusted discount rate, the lower the fair value.
		Direct capitalization method	Risk adjusted residual capitalization rate	2023: 7.8% 2022: 7.8%	The higher the risk adjusted residual rate, the lower the fair value.
			Going in stabilized capitalization rate	2023: 7.8% 2022: 7.8%	The higher the stabilized capitalization rate, the lower the fair value
Land Bank	Level 3	Discounted cash flows	Direct capitalization rate	2023: 7.75% 2022: 7.75%	The higher the stabilized capitalization rate, the lower the fair value
			Risk adjusted discount rate	2023: 11.75% 2022: 11.25%	The higher the risk adjusted discount rate, the lower the fair value.

8. ASSET HELD FOR SALE

In late June 2023, the Group approved the plan to sell its investment property, Latam Parque Logistico Calle 80 Building 500A, to a third party. Since the asset is available for immediate sale in its present condition, and the sale is determined to be highly probable, the Group reclassified the associated assets and liabilities as held for sale as of September 30, 2023. The asset held for sale balance associated with Latam Parque Logistico Calle 80 Building 500A as of September 30, 2023 amounted to $17,801,991 and the liabilities related to the asset held for sale was $8,345,189. The Group closed the sale of Latam Parque Logistico Calle 80 Building 500A on November 24, 2023.

On May 21, 2021, the Group signed on behalf of LatAm Parque Logistico San José - Verbena partnership, the purchase and sale agreement for the sale of the fully serviced land parcel for $4,000,000. On May 24, 2021, the Group, through LatAm Parque Logistico San José - Verbena partnership, received the first installment payment of $1,200,000 from the buyer. The Group received the second installment of $1,200,000 on January 27, 2022 upon the conclusion of the land infrastructure work. Although the Group initially anticipated the sale to be completed within one year from the agreement execution date, unforeseen administrative delays related to title transfer arose, thereby extending the expected sale duration beyond one year. These delays were triggered by events or circumstances beyond the Group's control. The sale subsequently closed in the second quarter of 2023 upon the transfer of the property title and the receipt of the third installment payment. The Group recognized a gain on sale of asset held for sale of $1,022,853 during the nine months ended September 30, 2023. As of December 31, 2022, the land lot and its respective infrastructure work is presented as an asset held for sale within the consolidated statements of financial position, with a value of $2,977,147 representing the carrying value of the asset.

9. LONG TERM DEBT

As of September 30, 2023 and December 31, 2022, the debt of the Group was as follows:

All loans are USD denominated, except loans in Colombia are COP denominated.

Financial Institution	Type	Expiration	Annual Interest Rate	Restricted Cash at September 30, 2023	Restricted Cash at December 31, 2022	Remaining Borrowing Capacity at September 30, 2023	Amount Outstanding at September 30, 2023	Amount Outstanding at December 31, 2022
Costa Rica (USD denominated)								
Banco Davivienda Costa Rica, S.A.	Mortgage Loan	Refinanced on April 28, 2023	3Mo SOFR + 435 bps, no min. rate	$ —	$ 874,210	$ —	$ —	$ 30,411,676
Banco Davivienda Costa Rica, S.A.	Mortgage Loan	Refinanced on April 28, 2023	3Mo SOFR + 435.091 bps, no min. rate	—	309,814	—	—	11,355,244
Banco Davivienda Costa Rica, S.A.	Mortgage Loan	Refinanced on April 28, 2023	3Mo SOFR + 435.091 bps, no min. rate	—	142,244	—	—	4,856,716
Banco Davivienda Costa Rica, S.A.	Mortgage Loan	Refinanced on April 28, 2023	3Mo SOFR + 441.991 bps, no min. rate	—	339,900	—	—	10,731,686
Banco Davivienda Costa Rica, S.A.	Mortgage Loan	Refinanced on April 28, 2023	3Mo SOFR + 435.091 bps, no min. rate	—	320,940	—	—	3,865,901
BAC Credomatic, S.A.	Mortgage Loan	Refinanced on April 28, 2023	3Mo SOFR + 432 bps, no min. rate	—	—	—	—	2,218,382
BAC Credomatic, S.A.	Mortgage Loan	Refinanced on April 28, 2023	3Mo SOFR + 440 bps, no min. rate	—	—	—	—	3,034,137
BAC Credomatic, S.A.	Mortgage Loan	Refinanced on April 28, 2023	US Prime Rate + 110 bps, no min. rate	—	—	—	—	972,476
BAC Credomatic, S.A.	Mortgage Loan	Refinanced on April 28, 2023	3Mo SOFR + 439 bps, no min. rate	—	—	—	—	6,562,983
BAC Credomatic, S.A.	Mortgage Loan	Jul 1,2036	3Mo SOFR + 378 bps, no min. rate (except for the fixed rate of 8.12% from March to August 2023)	—	—	4,684,001	43,365,999	34,997,899
Banco Promerica deCosta Rica, S.A.	Mortgage Loan	Refinanced on April 28, 2023	Prime Rate + 475 bps, no min. rate	—	2	—	—	6,697,365
Banco Nacional de Costa Rica, S.A.	Mortgage Loan	April 28, 2048	Year 1: 5.9%, Year 2: 6.2%,	—	—	—	66,019,113	—

Financial Institution	Type	Expiration	Annual Interest Rate	Restricted Cash at September 30, 2023	Restricted Cash at December 31, 2022	Remaining Borrowing Capacity at September 30, 2023	Amount Outstanding at September 30, 2023	Amount Outstanding at December 31, 2022
			Thereafter: 3Mo SOFR + 140 bps					
Banco Nacional de Costa Rica, S.A.	Mortgage Loan	April 28, 2048	Year 1: 5.9%, Year 2: 6.2%, Thereafter: 3Mo SOFR + 140 bps	480,000	—	—	18,366,271	—
Banco Nacional de Costa Rica, S.A.	Mortgage Loan	April 28, 2048	Year 1: 5.9%, Year 2: 6.2%, Thereafter: 3Mo SOFR + 140 bps	—	—	—	15,231,581	—
Banco Nacional de Costa Rica, S.A.	Mortgage Loan	April 28, 2048	Year 1: 6.4%, Year 2: 7.3%, Thereafter: 3Mo SOFR + 280 bps	140,485	—	—	6,946,785	—
Banco Nacional de Costa Rica, S.A.	Mortgage Loan	Jan 26, 2035	0-2 years: 6.5%, Thereafter: US Prime Rate + 290 bps, no min. rate	—	—	—	7,373,460	7,583,783
Total Costa Rica Loans				**$ 620,485**	**$ 1,987,110**	**$ 4,684,001**	**$ 157,303,209**	**$ 123,288,248**
Peru (USD denominated)								
International Finance Corporation Tranche 1	Mortgage Loan	Jul 15, 2028	6Mo SOFR+ 425 bps, no min. rate	$ —	$ —	$ —	$ 19,423,623	$ 21,671,047
International Finance Corporation Tranche 2	Mortgage Loan	Jul 15, 2030	6Mo SOFR + 525 bps no min. rate	617,026	1,205,162	10,292,677	13,883,722	15,009,719
Total Peru Loans				**$ 617,026**	**$ 1,205,162**	**$ 10,292,677**	**$ 33,307,345**	**$ 36,680,766**
Colombia (COP denominated)								
Bancolombia, S.A.	Mortgage Loan	Jan 1, 2036	IBR + 327 bps no min. rate	$ —	$ —	$ —	$ 21,766,518	$ 18,688,521
Bancolombia, S.A.	Mortgage Loan	May 31, 2036	IBR + 365 bps no min. rate	—	—	—	17,659,738	15,145,128
ITAU Corpbanca Colombia, S.A.	Mortgage Loan	Jul 6,2033	IBR + 447 bps no min. rate	—	—	—	—	7,047,004
Banco BTG Pactual S.A.	Secured Bridge Loan	August 2024	IBR + 720 bps no min. rate	—	—	—	6,104,849	—
Total Colombia Loans				$ —	$ —	$ —	**$ 45,531,105**	**$ 40,880,653**
Panama (USD denominated)								
Banco BTG Pactual S.A. — Cayman Branch	Secured Bridge Loan	Mar 17,2023	SOFR + 600 bps, no min rate	$ —	$ —	$ —	$ —	$ 15,000,000

Financial Institution	Type	Expiration	Annual Interest Rate	Restricted Cash at September 30, 2023	Restricted Cash at December 31, 2022	Remaining Borrowing Capacity at September 30, 2023	Amount Outstanding at September 30, 2023	Amount Outstanding at December 31, 2022
Total Panama Loans				**—**	**—**	**—**	**—**	**15,000,000**
Total				**$ 1,237,511**	**$ 3,192,272**	**$ 14,976,678**	**$ 236,141,659**	**$ 215,849,667**
Accrued financing costs							$ 1,880,796	$ 2,823,170
Deferred financing costs, net							(3,334,157)	(9,346,062)
Total debt							**$ 234,688,298**	**$ 209,326,775**
Less: Current portion of long-term debt							(10,542,849)	(23,576,982)
Less: Reclassified to short term due to certain debt waivers on certain loans							—	(87,366,478)
Total Long-term debt							**$ 224,145,449**	**$ 98,383,315**

(1) ***Debt Modification and Extinguishment*** - On January 6, 2022, the Group negotiated a new interest rate on the Davivienda de Costa Rica loans 3 months LIBOR plus 470 basis points and eliminated the interest rate floor, all the other terms and conditions of the loans with Davivienda de Costa Rica remained the same. A gain of $4,077,399 was recognized as part of modification of this debt facility and is included in financing costs in the condensed consolidated statements of profit or loss.

On January 19, 2022, the Group increased by COP$34,000 million ($8,429,675) for one of its existing financing facilities denominated in Colombian pesos (COP) with Bancolombia from COP$57,810 million ($14,332,969) to COP$91,810 million ($22,762,644). The financing has a fourteen-year term with a balloon of COP$42,866 million ($11,436,567) at expiration. Pricing is IBR plus 327 basis points. A loss of $653,847 was recognized as part of modification of the debt facility and is included in financing costs in the condensed consolidated statements of profit or loss.

On February 16, 2022, the Group repaid one of the loans with BAC Credomatic due to the sale of the underlying property. The loan outstanding balance at the time of the sale was $2,868,155 and the Group recognized a loss of $586 due to the extinguishment of the debt facility and is included in financing costs in the condensed consolidated statements of profit or loss.

On March 14, 2022, the Group negotiated a new interest rate on the International Finance Corporation ("IFC") Tranche 1, reducing the spread by 100 basis points to 425 basis points, effective July 15, 2022. All the other terms and conditions of the loan with IFC remained the same. A gain of $351,503 was recognized as part of modification of this debt facility and is included in financing costs in the condensed consolidated statements of profit or loss.

On March 1, 2023, the Group negotiated a reduced interest rate with BAC Credomatic, S.A. ("BAC"), reducing the interest rate from 3-month SOFR plus 378 basis points to 8.12% for six months. All the other terms and conditions of the loan with BAC remained the same. A gain of $121,038 was recognized as part of the modification of this debt facility and is included in financing costs in the condensed consolidated statements of profit or loss.

On April 28, 2023, the Group refinanced all outstanding loans with Banco Davivienda de Costa Rica, Banco Promerica de Costa Rica, S.A. and all loans except one with BAC Credomatic, S.A., with Banco Nacional de Costa Rica, S.A. A loss of $6,437,788 was recognized as part of extinguishment of these debt facilities and is included in financing costs in the condensed consolidated statements of profit or loss.

On September 22, 2023, the Group negotiated a deferral of principal with Bancolombia, deferring all principal payments for seven months, beginning on October 1, 2023. All the other terms and conditions of the loan with Bancolombia remained the same. A gain of $67,819 was recognized as part of the modification of this debt facility and is included in financing costs in the condensed consolidated statements of profit or loss.

(2) ***New Mortgage Debt -*** On January 31, 2022, the Group entered into a U.S. dollar denominated mortgage loan of $2,385,000 with Banco Davivienda de Costa Rica for the acquisition of a container parking lot. The loan have a fifteen-year term with fully amortization at expiration. The loans bear an annual interest rate of US Prime Rate plus 175 basis points. This loan was repaid on October 31, 2022 with the sale of the investment property.

On April 28, 2023, the Group entered into four U.S. dollar denominated mortgage loans with Banco Nacional de Costa Rica for an aggregate amount of $107,353,410. The loans have a twenty-five-year term. The loans bear a fixed annual interest rate for the first two years and a variable rate thereafter. Refer to the table above for details.

(3) ***Transfer to liabilities related to asset held for Sale -*** On June 28, 2023, the Group signed a Purchase and Sale Agreement for the sale of building 500 in LatAm Parque Logistico Calle 80 in Colombia. As of September 30, 2023, building 500 had an outstanding debt balance of $8,345,189 with Itau Corpbanca Colombia, S.A that was reclassified to liabilities related to asset held for sale.

(4) ***International Finance Corporation (IFC)*** - The International Finance Corporation (IFC) secured credit facility includes full development of Latam Logistic Lima Sur through a two tranche facility. Latam Logistic Lima Sur is a total of six buildings development divided in two phases. The loan has an aggregate borrowing capacity of $53,000,000 and is divided in two tranches corresponding to each development phase.

- **Tranche 1** - The loan is for the financing of the development of phase 1. The loan has a total borrowing capacity of $27,100,000 and is interest only until January 15, 2020 with a balloon payment of $6,865,611 at expiration on July 15, 2028. According to the amendment letter signed on March 14, 2022, effective July 15, 2022, the spread over 6-month LIBOR in the Tranche 1 was reduced 100 basis points to 425 basis points. As of September 30, 2023 and December 31, 2022, the Group had disbursed all the tranche.

- **Tranche 2** - The loan is for the financing of the development of phase 2. The loan has a total borrowing capacity of $25,900,000 and is interest only until January 15, 2022 with a balloon payment of $6,475,000 at expiration on July 15, 2030. As of September 30, 2023 the Group had disbursed $15,607,323 of the second tranche.

The loan bears a commitment fee over unborrowed amounts until December 15, 2022 as follows:

- June 16, 2019 - December 31, 2019 - 0.50% over unborrowed amount.
- January 1, 2020 - June 30, 2021 - 1.00% over unborrowed amount.
- July 1, 2021 - January 15, 2022 - 1.50% over unborrowed amount.

As per the loan agreement, the Group has to maintain a cash collateral account as a guarantee of the principal during the construction and leasing period. As of September 30, 2023 and December 31, 2022, the Group had a restricted cash equivalent of $617,026 and $613,834, respectively, in the cash collateral account.

(5) ***Secured Bridge Loan -*** On May 21, 2021, the group entered into a loan U.S Denominated secured bridge loan agreement of $15.0 million with BTG Pactual, S.A - Cayman Branch. The proceeds of the loan were used to fund the continued growth of LatAm Logistics Properties. As per the initial conditions, the credit facility was scheduled to mature on June 17, 2022, with a fixed annual interest rate of 5.85%. In June 2022, the Group extended the denominated secured bridge loan to March 17, 2023, including a substitution of the fixed interest rate to a variable interest rate consisting of SOFR annual average plus 600 basis points. The agreement restricts Latam Logistic Properties S.R.L to change its ownership. This excludes the event of an IPO if Jaguar Growth Partners LLC remains as the final beneficiary of the debtor. The facility was fully paid in May 2023.

On August 25, 2023 and August 30, 2023, the Group entered into two new line of credit agreement with BTG Pactual Colombia S.A. for COP 15,000,000,000 and COP 10,000,000,000 (approximately $3,679,266 and $2,433,042 at the date the transactions were initiated), respectively. Interest is calculated and paid monthly at the rate of a one-month Colombian IBR plus 720 basis points. Principal repayment is due at maturity, on August 25, 2024 and August 30, 2024, respectively. This debt agreement is guaranteed by the trust established for Latam Logistic Col Propco Cota 1, where Banco BTG Pactual Colombia S.A is established as a guaranteed creditor, with three underlying properties defined as guarantees. As of the issuance date, the Group has drawn both of the lines of credit.

(6) ***Restricted Cash*** - As of September 30, 2023 and December 31, 2022, the Group maintains a deposit certificate in Latam Logistic CR Opco, S.R.L. and LatAm CR Zona Franca SRL for the sum of $65,625 and $60,625, respectively, that is given as guarantee to Banco Davivienda Costa Rica, S.A. to guarantee the remnants of corporate credit cards.

(7) ***Debt Classification –*** As discussed in Note 2, the Group has adopted the 2020 Amendment and 2022 Amendment, which indicates that only debt covenants with which an entity must comply on or before the reporting date will affect a liability's classification as current or non-current. The Group currently is in compliance and anticipatess future compliance with all loan covenants except for those of its loans with Bancolombia. The Group obtained a waiver from Bancolombia for its June 2023 covenant breach, which waives compliance with the debt service coverage ratio through December 31, 2023, thereby bringing it into compliance with its loan covenants as of September 30, 2023. As of September 30, 2023, the outstanding Bancolombia loan balance was $39.4 million, of which $0.6 million was presented within current liabilities within the Condensed Consolidated Interim Statement of Financial Position. According to the Group's projections, due to current interest rates environment in Colombia, it is probable that further debt waivers, restructuring, or repayment will be necessary for the Bancolombia loan subsequent to the expiration of the current waiver and prior to the June 2024 covenant compliance date in order avoid an event of default. Failure to comply with this Bancolombia debt covenant at the June 2024 compliance date would result in the loan principal becoming payable upon demand and classified as current in its entirety.

Long-Term Debt Maturities – Scheduled principal and interest payments due on the Group's debt as of September 30, 2023, are as follows:

	Mortgage Loan	Secured Bridge Loan	Total
Maturity:			
Remainder of 2023	$ 525,139	$ —	$ 525,139
2024	8,577,522	6,104,849	14,682,371
2025	9,927,019	—	9,927,019
2026	10,662,077	—	10,662,077
2027	11,510,164	—	11,510,164
Thereafter	188,834,889	—	188,834,889
Accrued and deferred financing cost, net	(1,453,361)	—	(1,453,361)
Total	$ 228,583,449	$ 6,104,849	$ 234,688,298

Financing Cost – The following table summarizes the components of financing cost including the deferred financial cost amortization for the three and nine months ended September 30, 2023 and 2022:

	Three months ended September 30,		Nine months ended September 30,	
	2023	2022	2023	2022
Gross interest expense	$ 4,972,920	$ 4,337,779	$ 16,344,969	$ 10,594,668
Gross commitment fees	39,455	56,079	117,260	176,590
Amortization of debt issuance cost	94,595	265,434	603,147	828,063
Debt modification gain	(67,819)	(351,503)	(188,857)	(3,775,054)
Debt extinguishment loss	236,199	—	6,437,788	—
Other expense	412,437	23,026	451,108	74,027
Total financing cost before capitalization	5,687,787	4,330,815	23,765,415	7,898,294
Capitalized amounts into investment properties	(40,926)	(317,470)	(481,636)	(820,672)
Net financing cost	5,646,861	4,013,345	23,283,779	7,077,622
Cash paid for interest and commitment fees	$ 6,477,938	$ 4,454,826	$ 18,257,710	$ 10,394,421

Debt Reconciliation – The reconciliation of debt as of September 30, 2023 and 2022 were as follows:

	Nine months ended September 30,	
	2023	2022
Beginning balance	$ 209,326,775	$ 188,719,114
Secured bank debt borrowings	115,721,510	34,690,338
Bridge loan borrowings	6,167,114	–
Secured bank debt repayments	(100,985,600)	(9,914,876)
Bridge loan repayments	(62,265)	–
Transfer to liabilities related to Asst held for sale	(8,345,189)	–
Accrued interest	–	(9,733)
Debt issuance cost	(65,143)	(39,557)
Deferred financing cost amortization	584,333	787,053
Debt extinguishment loss (gain)	6,437,788	(3,775,054)
Debt modification loss (gain)	(188,857)	–
Foreign currency translation effect	6,097,832	(5,036,609)
Ending balance	$ 234,688,298	$ 205,420,676

10. EARNINGS PER SHARE

The Group determines basic earnings per share based on the weighted average number of shares of common stock outstanding during the year. The Group computes diluted earnings per share on the weighted average number of shares outstanding combined with the incremental weighted average effect from all outstanding potentially dilutive instruments. As described in Note 1 of the annual consolidated financial statements as of and for the years ended December 31, 2022 and 2021, the Conversion of the Group from S.R.L. to S.A. represented a change in the form of legal ownership, which is akin to a stock split. The calculation of earnings per share has been adjusted retrospectively to accommodate this change in company structure.

The calculated basic and diluted earnings per share for the three and nine months ended September 30, 2023 and 2022, were the same, as follows:

	Three months ended September 30,		Nine months ended September 30,	
	2023	2022	2023	2022
Earnings (loss) per share – basic and diluted	$ 0.008	$ (0.001)	$ 0.029	$ 0.069
Net earnings (loss) attributed to owners of the Group	$ 1,351,495	$ (213,087)	$ 4,959,776	$ 11,652,782
Weighted average number of shares – basic and diluted	168,142,740	168,142,740	168,142,740	168,142,740

11. INCOME TAX

LLP is a foreign corporation that is not subject to United States federal income taxes. Further, LLP is a company organized in accordance with the laws of the Republic of Panama and is not subject to income tax in Panama. LLP has a diversified portfolio, operating in Costa Rica, Colombia and Peru through various subsidiaries located in the local countries. The income tax rates applicable to the LLP in Costa Rica, Colombia and Peru are 30.0%, 35.0% and 29.5%, respectively.

The Group's effective tax rate for the three months ended September 30, 2023 and 2022 are 67.2% and 96.5%, respectively; The Group's effective tax rate for the nine months ended September 30, 2023 and 2022 are 42.0% and 25.3%, respectively. The effective income tax rates for the three and nine months ended September 30, 2023 and 2022 were different than the local statutory income tax rates primarily due to the change in deferred tax assets or liabilities related to fluctuations in currency translation for investment properties and debt, movement in unrecognized deferred tax assets, and tax on intercompany dividends.

12. EMPLOYEE BENEFITS

Employee benefits are recognized in general and administrative expense in the condensed consolidated interim statements of profit or loss and comprehensive income (loss), and for the three months and nine months ended September 30, 2023 and 2022, consisted of the following:

	Three months ended September 30,		Nine months ended September 30,	
	2023	2022	2023	2022
Short-term employee benefits	$ 684,504	$ 761,944	$ 2,044,752	$ 2,432,317

13. RELATED PARTY TRANSACTIONS

Transactions between the Group and its related parties are made on terms equivalent to those that prevail in arm's length transactions.

Subsidiaries

Transactions between the Group and its subsidiaries are eliminated on consolidation and therefore are not disclosed. Details of the principal group companies and partnerships the Group enters into that are fully consolidated are disclosed in the audited consolidated financial statements and notes as of December 31, 2022 and 2021 and for the years then ended.

Key Management Personnel Compensation

The amounts disclosed in the table represent the amounts recognized in General and administrative expense on the condensed consolidated interim statements of profit or loss and comprehensive income (loss) related to key management personnel for the three months and nine months ended September 30, 2023 and 2022.

	Three months ended September 30,		Nine months ended September 30,	
	2023	**2022**	**2023**	**2022**
Salaries	$ 243,067	$ 208,211	$ 785,689	$ 632,233
Cash performance and statutory bonus	184,090	10,059	911,566	760,587
Non-executive director's fees	28,167	—	84,500	—
Non-cash benefits	1,251	11,564	3,488	33,011
Total	$ 456,575	$ $229,834	$ 1,785,243	$ 1,425,831

Loan receivables from affiliates – On June 25, 2015, the Group entered into an agreement with Latam Logistic Investments, LLC. In July 2020, the Group expanded the loan receivable from Latam Logistic Investments, LLC to $4,165,000 from $3,015,000 and extended the term to December 31, 2023. In June 2021, the Group expanded the loan receivable from Latam Logistics Investment LLC to $4,850,000 from $4,165,000 and in May 2022, the Group expanded the loan receivable from Latam Logistics Investment LLC to $6,950,000 from $4,850,000. The expiration date of the loan remains as of December 31, 2023.

The loan bears an annual interest rate of 9.0%. Principal and interest are due at maturity.

Latam Logistic Investments, LLC is a wholly owned company of one of the prior executives of the Group and it owns 8.0% of the Group. The interest income for Latam Logistic Investments LLC was $159,850 for the three months ended September 30, 2023 and 2022 and $474,338 and $401,522 for the nine months ended September 30, 2023 and 2022, respectively. As of September 30, 2023 and December 31, 2022, the loan receivable from affiliates balances outstanding were as follows:

	September 30, 2023	December 31, 2022
Interest receivable:		
Latam Logistics Investments, LLC	$ 2,323,282	$ 1,848,945
Notes receivable:		
Latam Logistics Investments, LLC	6,950,000	6,950,000
Total due from affiliates	$ 9,273,282	$ 8,798,945

As of September 30, 2023 and December 31, 2022, the notes receivable has a fixed interest rate of 9% and a due date of December 31, 2023. The main conditions of the notes receivable are payment of the balance at maturity including interest receivable, the possibility of early payments without penalty, guarantee over common shares and a promissory note.

As of September 30, 2023 and December 31, 2022, there was no amount owed to related parties.

Additional transactions with key management personnel – A related party entity provided management and advisory services of $365,264 to the Group for the nine months ended September 30, 2023.

14. FINANCIAL RISK MANAGEMENT

Interest rate risk - Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to the risk of changes in market interest rates relates primarily to its long-term debt obligations with floating interest rates. Therefore, variations in interest rates at the reporting date would affect profit or loss.

Liquidity Risk – Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure, to the extent possible, that it will have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring in unacceptable losses or risking damage to the Group's reputation, and to maintain a balance between continuity of funding and flexibility through the use of bank deposits and loans.

Exposure to Liquidity Risk – The following tables detail the remaining contractual maturities of financial liabilities at the end of reporting period. The amounts are gross and undiscounted cash flows and include contractual interest payments.

September 30, 2023	On demand	Less than 3 months	3 to 12 months	1 to 5 years	Thereafter	Total
Accounts payable and accrued expenses	$ 448,111	$ 8,995,552	$ 383,489	$ —	$ —	$ 9,827,152
Lease liability	—	24,191	175,561	1,201,307	6,770,565	8,171,624
Income tax payable	—	—	665,462	—	—	665,462
Retainage payable	—	102,251	1,553,531	—	—	1,655,782
Security deposits	—	—	370,961	1,790,554	—	2,161,515
Liability related to asset held for sale	—	8,345,189	—	—	—	8,345,189
Long and short-term debt	—	6,629,988	7,140,638	58,837,048	163,533,985	236,141,659
Total	$ 448,111	$ 24,097,171	$ 10,289,642	$ 61,828,909	$ 170,304,550	$ 266,968,383

December 31, 2022	On demand	Less than 3 months	3 to 12 months	1 to 5 years	Thereafter	Total
Accounts payable and accrued expenses	$ 382,317	$ 6,899,250	$ 1,310,355	$ —	$ —	$ 8,591,922
Lease liability	—	15,637	47,085	96,954	—	159,676
Income tax payable	—	663,703	—	—	—	663,703
Retainage payable	—	302,066	2,699,367	—	—	3,001,433
Security deposits	—	—	—	1,706,959	—	1,706,959
Deposit for the asset held for sale	—	—	2,400,000	—	—	2,400,000
Long and short-term debt	87,906,445	5,888,900	17,666,699	29,632,991	74,754,632	215,849,667
Total	$ 88,288,762	$ 13,769,556	$ 24,123,506	$ 31,436,904	$ 74,754,632	$ 232,373,360

Fair Values – Management of the Group assessed the fair value of its financial assets and liabilities and concluded that their carrying value approximates their fair value.

15. COMMITMENTS AND CONTINGENCIES

Commitments

As of September 30, 2023, the Group had agreed construction contracts with third parties and is consequently committed to future capital in respect to investment property under development of $8,971,845. There are no contractual commitments in respect of completed investment property.

Legal Proceedings

On September 13, 2023, the Group became aware that a lawsuit was filed against a subsidiary of the Group by a construction company for services rendered prior to the reporting date. Based on currently available information, the Group has recorded a provision of $274,844 in other expenses in the year ended December 31, 2022 in relation to this matter. However, litigations are subject to inherent uncertainties and the Group's view of these matters may change in the future.

16. ACCOUNTING POLICY CHANGE AND RESTATEMENT

Accounting Policy Changes

The Group has renamed captions in its condensed consolidated interim statement of financial position as of December 31, 2022, condensed consolidated interim statements of profit or loss and other comprehensive income (loss) for the three months and nine months ended September 30, 2022, and condensed consolidated interim statement of cash flows for the nine months ended September 30, 2022 to provide a more accurate description of each line item and align with commonly used terminology by industry participants.

Additionally, in an effort to enhance the clarity of financial information for users of the financial statements, the Group has elected to adjust prior accounting policies related to financial statement presentation. As such, certain amounts in the prior periods presented have been reclassified to conform to the current period financial statement presentation.

On the condensed consolidated interim statements of profit or loss and other comprehensive income (loss), the result was: (i) grouping all debt-related costs, such as gain/loss on extinguishment, amortization of financing costs, interest expense, as a single Financing costs financial statement line item; and (ii) collapsing the amortization of right-of-use assets and office lease costs into General and administrative expense. On the condensed consolidated interim statement of financial position, the Group reclassified (i) receivable balances that are not "trade" in nature to other current or non-current assets; (ii) payable balances that are not "trade" in nature to Retainage payable; and (iii) grouped immaterial financial statement line items, such as right-of-use assets and lease liabilities, into other current or non-current assets or liabilities, as applicable. These reclassification changes, and elimination of subtotals and headers do not constitute errors because they represent changes in presentation from one acceptable method to another acceptable method under IFRS. They also have no effect on previously reported profit, total assets or liabilities, or net cash flows.

Refer to the tables in the below in "Description of Restatement Matters and Restatement Adjustments" section for a comparison of previous captions and current captions as well as the impact of policy changes by financial statement line item.

Restatement of Previously Issued Financial Statements

The Group is restating its condensed consolidated interim statement of financial position as of December 31, 2022, condensed consolidated interim statements of profit or loss and other comprehensive gain (loss) for the three and nine months ended September 30, 2022, and condensed consolidated interim statement of cash flows for nine months ended September 30, 2022, which were originally filed with the Superintendencia Financiera de Colombia ("SFC").

Description of Restatement Matters and Restatement Adjustments

The categories of the restatement adjustments and their impact on previously reported condensed consolidated interim financial statements are described below.

(a) *Reclassification of debt from long-term to short-term* – The Group reclassified long-term debt balance of $87,366,478 to long term debt – current portion in the condensed consolidated interim statement of financial position as of December 31, 2022 to correctly present the balances as short term in nature. The Group was not in compliance with certain financial covenants set forth in certain loan agreements with Banco Davivienda, Bancolombia and ITAÚ as of December 31, 2022. Each of these covenant breaches constituted "events of default" under its debt agreements. Upon an event of default, the lenders could have accelerated the repayment of the outstanding borrowings under the credit facility or exercised other rights and remedies that they had under applicable laws. Based on this, the associated debt balances with Banco Davivienda, Bancolombia and ITAÚ should be reclassified to be current liabilities as of December 31, 2022, because the liabilities were payable on demand and the Group did not have the right to defer its settlement for at least twelve months after that date. The Group received the waivers for the requirement to comply with the Banco Davivienda and Bancolombia financial covenants on February 17, 2023 and September 25, 2023, respectively.

(b) *Income Taxes* – The Group recorded a cumulative adjustment to true up its deferred tax liability balance as of December 31, 2022 by $3,114,415 through an adjustment to retained earnings ($3,013,628) and non-controlling interest of ($100,787). The Group also adjusted the income tax expense by $256,158 and $601,738 recognized during the three and nine months ended September 30, 2022, respectively. These adjustments are attributable to a portion of the fair value for investment properties, which previously was not considered in the measurement of the deferred tax liability.

The Group adjusted the income tax expense by ($503,327) and ($2,638,026) recognized during the three and nine months ended September 30, 2022, respectively, offset to the deferred tax liability. These adjustments are attributable to the change in the fair market value of the investment properties described in (f) below.

The Group recorded an incremental adjustment of ($1,670,482) to true up its deferred tax liability balance, with offsets to retained earnings of $1,527,828 and non-controlling interest of $142,654, as of December 31, 2022. The Group also adjusted the tax expense by ($133,062) and ($1,706,148) for the three and nine months ended September 30, 2022, respectively, for a misstatement related to accounting for debt financing costs and amortization.

The Group recognized an adjustment to tax expense related to debt denominated in USD which, when converted into local currency for purposes of the tax return calculation, result in a currency gain or loss. Deferred taxes are recognized for the unrealized basis difference between the local currency and USD debt balances. The Group corrected the deferred tax liability with an of ($507,945) with a corresponding offset to retained earnings for the year ended December 31, 2022. The Group adjusted the tax expense by ($2,900,688) and $1,270,904 for the three and nine months ended September 30, 2022, respectively, for a misstatement related to accounting for debt financing costs and amortization.

The Group corrected deferred taxes with an adjustment through tax expense for the tax impact of the other non-tax restatement adjustments to the deferred tax liability of $202,928 and adjustments to the deferred tax asset of $45,845 for the year ended December 31, 2022. During the year ended December 31, 2022, the Group also adjusted the current tax payable for $20,784, recorded through retained earnings.

(c) *Prepaid construction cost reclassification* - The Group reclassified prepaid construction costs of $2,382,335 from non-current assets to current assets to correct the presentation as current assets in the condensed consolidated interim statement of financial position as of December 31, 2022, as all construction costs are completed within a twelve-month period.

(d) *Adjustments related to debt modification versus extinguishment accounting* – The Group made certain accounting adjustments to appropriately reflect the accounting treatment of the Group's historical debt refinancing activities, either as debt extinguishments or debt modifications, in accordance with IFRS 9. Specifically, in the condensed consolidated interim statements of profit or loss and other comprehensive income (loss), the Group reversed the loss on debt extinguishment of $318,663 and recognized debt modification gain of $351,503 for the three months ended September 30, 2022, and the Group reversed the loss on debt extinguishment of $2,457,254 and recognized debt modification gain of $3,775,054 during the nine months ended September 30, 2022. Additionally, the Group recorded incremental amortization expenses of and $216,017 and $541,645 for the three and nine months ended September 30, 2022, respectively. In the condensed consolidated interim statement of financial position as of December 31, 2022, The Group adjusted the carrying value of the debt down by $5,457,407 as of December 31, 2022, which together with the prior year adjustments making up a total balance sheet restatement of $5,566,891 as of December 31, 2022.

(e) *Classification of loans to tenants and the associated repayment on the condensed consolidated interim statements of cash flows* – The Group reclassified loans to tenants and associated repayment from operating activities to investing activities on the condensed consolidated interim statements of cash flows because the loans extended to tenants and the resulting repayments constitute financing provided by the Group to the tenants, and should therefore be categorized as investing activities, not operating activities on the statements of cash flows. The net amount of the correcting adjustment was $4,057,757 for the nine months ended September 30, 2022. There was no impact to the condensed consolidated interim statements of profit or loss and other comprehensive income (loss) or the condensed consolidated interim statements of financial position.

(f) *Fair value adjustment of investment properties* - In accordance with the fair market value model outlined within IAS 40, Investment Property, the Group is required to measure the investment properties as of the end of each reporting period. The Group corrected the carrying value of its investment properties to fair value based on the valuation obtained from an independent appraiser. The adjustment was $1,686,881 and $9,689,406 for the three months and nine months ended September 30, 2022, respectively.

(g) *Other adjustments* – There are other restatement matters otherwise not described in items (a) through (f) of this Note. The related adjustments are not material individually and in aggregate to the Group's condensed consolidated interim statement of financial position as of December 31, 2022, condensed consolidated interim statements of profit or loss and other comprehensive income (loss) for the three and nine months ended September 30, 2022, and condensed consolidated interim statement of cash flows for the nine months ended September 30, 2022. The aggregate impact of these misstatements to the Group's condensed consolidated interim statement of financial position as of December 31, 2022 was an increase of $117,790 in total assets, an increase of $742,965 in total liabilities, and a decrease in retained earnings of $625,175. In the condensed consolidated interim statement of financial position as of December 31, 2022, the Group corrected a classification error by reclassifying $684,487 from Accounts payable and accrued expenses to Income tax payable. The aggregate impact of these misstatements to the Group's condensed consolidated interim statement of cash flows for the nine months ended September 30, 2022 was a decrease of $59,666 in net cash generated by operating activities and an increase of $59,666 in net cash provided by financing activities.

Restatement adjustment described in (b), (d) and (g) above had an impact of an increase of $2,316,489 to retained earnings as of December 31, 2021. Restatement adjustment described in (b) above had an impact of an increase of $84,494 to non-controlling interests as of December 31, 2021.

The following summarizes the impact of the restatement on the Group's condensed consolidated interim statements of profit and loss and other comprehensive income (loss) for the three and nine months ended September 30, 2022:

		For the three months ended September 30, 2022					For the nine months ended September 30, 2022				
Per Previous Caption	**Per Current Caption**	**As Issued**	**Policy Changes**	**Restatement Adjustments**	**Note**	**As Restated**	**As Issued**	**Policy Changes**	**Restatement Adjustments**	**Note**	**As Restated**
REVENUES	**REVENUES**										
Rental revenue	Rental revenue	$ 8,155,142	$ —	$ —		$ 8,155,142	$ 23,571,135	$ —	$ —		$ 23,571,135
Development fee income	Other	96,848	—	—		96,848	97,303	—	—		97,303
Total revenues	Total revenues	**8,251,990**	—	—		**8,251,990**	**23,668,438**	—	—		**23,668,438**
COST AND OPERATING EXPENSES	—										
Investment property operating expense	Investment property operating expense	1,341,615	—	—		1,341,615	3,901,944	—	—		3,901,944
General and administrative	General and administrative	1,218,431	59,485	—		1,277,916	3,766,257	184,162	—		3,950,419
Total costs and operating expenses	—*	**2,560,046**					**7,668,201**				
OTHER NON—OPERATING INCOME (EXPENSES)	—										
Investment property valuation gain	Investment property valuation gain	—	—	1,686,881	(f)	1,686,881	—	—	9,689,406	(f)	9,689,406
Interest income from affiliates	Interest income from affiliates	159,850	—	—		159,850	401,522	—	—		401,522
Interest expense	Financing costs	(4,087,867)	(379,627)	454,149	(d)	(4,013,345)	(9,991,596)	(2,776,689)	5,690,663	(d)	(7,077,622)
Loss on debt extinguishment	—	(318,663)	318,663	—		—	(2,457,840)	2,457,840	—		—
Office lease financing cost	—	(3,489)	3,489	—		—	(10,557)	10,557	—		—
Right-of-use amortization	—	(26,312)	26,312	—		—	(78,435)	78,435	—		—
Depreciation and amortization	—	(29,684)	29,684	—		—	(95,170)	95,170	—		—
Net foreign currency (loss) gain	Net foreign currency gain (loss)	(43,860)	—	—		(43,860)	146,939	—	—		146,939
Other income	Other income	27,980	—	—		27,980	67,803	—	—		67,803
Gain on sale of investment properties	Gain on sale of investment properties	—	—	—		—	87,976	—	—		87,976
Other expense	Other expenses	(272,572)	23,025	—		(249,547)	(408,302)	73,441	—		(334,861)
Deferred financing cost amortization	—	(37,939)	37,939	—		—	(245,408)	245,408	—		—
NET INCOME (LOSS) BEFORE TAXES	**Profit before taxes**	**1,059,388**	—	**2,141,030**		**3,200,418**	**3,417,169**	—	**15,380,069**		**18,797,238**
INCOME TAX EXPENSE	INCOME TAX BENEFIT (EXPENSE)	192,541	—	(3,280,919)	(b)	(3,088,378)	(2,281,003)	—	(2,471,532)	(b)	(4,752,535)
INCOME (LOSS) FOR THE PERIOD	**PROFIT FOR THE PERIOD**	**$ 1,251,929**	**$ —**	**$ (1,139,889)**		**$ 112,040**	**$ 1,136,166**	**$ —**	**$ 12,908,537**		**$ 14,044,703**
OTHER COMPREHENSIVE LOSS:	**OTHER COMPREHENSIVE INCOME (LOSS):**										
Translation loss from functional currency to reporting currency	Translation loss from functional currency to reporting currency	(6,738,561)	—	424	(d)	(6,738,137)	(9,525,054)	—	(15,878)	(d)	(9,540,932)
TOTAL COMPREHENSIVE PROFIT FOR THE PERIOD	**TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE PERIOD**	**$ (5,486,632)**	**$ —**	**$ (1,139,465)**		**$ (6,626,097)**	**$ (8,388,888)**	**$ —**	**$ 12,892,659**		**$ 4,503,771**
(LOSS) PROFIT FOR THE PERIOD ATTRIBUTABLE TO:	**PROFIT FOR THE PERIOD ATTRIBUTABLE TO:**										
Owners of the Group	Owners of the Group	430,119	—	(643,206)		(213,087)	281,370	—	11,371,412		11,652,782
Non-controlling interests	Non-controlling interests	821,810	—	(496,683)		325,127	854,796	—	1,537,125		2,391,921
Total	Total profit for the period	**$ 1,251,929**	**$ —**	**$ (1,139,889)**		**$ 112,040**	**$ 1,136,166**	**$ —**	**$ 12,908,537**		**$ 14,044,703**
TOTAL COMPREHENSIVE (LOSS) PROFIT ATTRIBUTABLE TO:	**TOTAL COMPREHENSIVE INCOME (LOSS) ATTRIBUTABLE TO:**										
Owners of the Group	Owners of the Group	(6,308,442)	—	(642,782)		(6,951,224)	(9,243,684)	—	11,355,534		2,111,850
Non-controlling interests	Non-controlling interests	821,810	—	(496,683)		325,127	854,796	—	1,537,125		2,391,921
Total	Total comprehensive income (loss) for the period	**$ (5,486,632)**	**$ —**	**$ (1,139,465)**		**$ (6,626,097)**	**$ (8,388,888)**	**$ —**	**$ 12,892,659**		**$ 4,503,771**
(Losses) earnings for the period per share attributed to common stockholders of the Group	Earnings (loss) per share attributable to owners of the Group - basic and diluted	$ 0.003	$ —	$ (0.004)		$ (0.001)	$ 0.002	—	$0.067		$ 0.069

*The subtotal is not presented in this row (except for "As Issued" columns) as a result of the changes in presentation from the accounting policy.

The following summarizes the impact of the restatement on the Group's condensed consolidated interim statement of financial position as of December 31, 2022:

		As of December 31, 2022				
Per Previous Caption	**Per Current Caption**	**As Issued**	**Policy Changes**	**Restatement Adjustments**	**Note**	**As Restated**
ASSETS	**ASSETS**					
CURRENT ASSETS:	CURRENT ASSETS:					
Cash in bank accounts	Cash and cash equivalents	$ 14,988,112	$ —	$ —		$ 14,988,112
Due from affiliates	Due from affiliates	8,798,945	—	—		8,798,945
Receivables net	Lease and other receivables, net	2,690,255	(242,498)	68,768	(g)	2,516,525
Land inventory	Asset held for sale	2,977,147	—	—		2,977,147
—	Prepaid construction costs	—	—	2,317,383	(c), (g)	2,317,383
Other current assets	Other current assets	1,465,815	242,498	—		1,708,313
Total current assets	**Total current assets**	**30,920,274**	**—**	**2,386,151**		**33,306,425**
NON-CURRENT ASSETS:	NON-CURRENT ASSETS:					
Prepaid construction	—	2,382,335	—	(2,382,335)	(c)	—
Investment properties	Investment properties	448,808,634	—	227,999	(g)	449,036,633
Receivables, long term	Tenant notes receivables - long term, net	10,752,473	(3,841,864)	(114,025)	(g)	6,796,584
Right-of-use asset	—	130,402	(130,402)	—		—
Restricted cash	Restricted cash equivalent	3,252,897	—	—		3,252,897
Vehicle, furniture and equipment, net	Property and equipment, net	427,719	—	—		427,719
Deferred tax asset	Deferred tax asset	193,436	—	45,845	(b)	239,281
Other assets - long term	Other non-current assets	587,064	3,972,266	—		4,559,330
Total non-current assets	**Total non-current assets**	**466,534,960**	**—**	**(2,222,516)**		**464,312,444**
NON-CURRENT ASSETS CLASSIFIED AS HELD FOR SALE						
TOTAL ASSETS	**Total Assets**	**$497,455,234**	**$ —**	**$ 163,635**		**$497,618,869**
LIABILITIES AND STOCKHOLDERS' EQUITY	**LIABILITIES AND STOCKHOLDERS' EQUITY**					
CURRENT LIABILITIES	CURRENT LIABILITIES:					
Accounts payable and accrued expenses	Accounts payable and accrued expenses	$ 12,037,720	$ (3,001,433)	$ (444,365)	(g)	$ 8,591,922
Deposits for the sale of assets	Deposits for the sale of assets	2,400,000	—	—		2,400,000
Lease liability – current	—	54,327	(54,327)	—		—
—	Income tax payable	—	—	663,703	(b), (g)	663,703
—	Retainage payable	—	3,001,433	—		3,001,433
Long term debt – current portion	Long term debt – current portion	23,576,982	—	87,366,478	(a)	110,943,460
—	Other current liabilities	—	54,327	656	(g)	54,983
Total current liabilities	**Total current liabilities**	**38,069,029**	**—**	**87,586,472**		**125,655,501**
NON-CURRENT LIABILITIES:	NON-CURRENT LIABILITIES:					
Long term debt	Long term debt	191,316,684	—	(92,933,369)	(a), (d)	98,383,315
Lease liability – long term	—	88,553	(88,553)	—		—
Deferred tax liability	Deferred tax liability	38,354,800	—	(1,138,916)	(b)	37,215,884
Security deposits	Security deposits	1,706,959	—	—		1,706,959
—	Other non-current liabilities	—	88,553	502,187	(g)	590,740
Total non—current liabilities	**Total non—current liabilities**	**231,466,996**	**—**	**(93,570,098)**		**137,896,898**
Total liabilities	**Total liabilities**	**269,536,025**	**—**	**(5,983,626)**		**263,552,399**
EQUITY:	**EQUITY:**					
Common share capital	Common share capital	$168,142,740	—	—		168,142,740
Accumulated earnings	Retained earnings	58,544,743	—	6,194,569	(b), (d), (g)	64,739,312
Cumulative translation adjustment	Foreign currency translation reserve	(32,052,414)	—	(15,633)	(d)	(32,068,047)
Equity attributable to owners	**Equity attributable to owners of the Group**	**194,635,069**	**—**	**6,178,936**		**200,814,005**
Non—controlling interests	Non-controlling interests	33,284,140	—	(31,675)	(b), (d)	33,252,465
Total equity	**Total equity**	**227,919,209**	**—**	**6,147,261**		**234,066,470**
TOTAL LIABILITIES AND EQUITY	**TOTAL LIABILITIES AND EQUITY**	**$497,455,234**	**$ —**	**$ 163,635**		**$497,618,869**

The following summarizes the impact of the restatement on the Group's condensed consolidated interim statements of cash flows for the nine months ended September 30, 2022:

		For the nine months ended September 30, 2022				
Per Previous Caption	**Per Current Caption**	**As Issued**	**Policy Changes**	**Restatement Adjustments**	**Note**	**As Restated**
Cash flows from operating activities:	**Cash flows from operating activities:**					
Profit for the period	Profit for the period	$ 1,136,166	$ —	$ 12,908,537	(b), (d), (f), (g)	$ 14,044,703
Adjustments:	Adjustments:					
Depreciation, amortization and retirement	Depreciation and amortization	124,085	(28,915)	—		95,170
Bad debt reserve	Provision for expected credit losses	1,193,293	—	—		1,193,293
Unrealized foreign currency exchange (loss) gain	Net foreign currency (gain) loss	(151,361)	—	—		(151,361)
Right of Use Amortization	Amortization of right-of-use assets	78,435	—	—		78,435
Investment properties valuation gain	Investment property valuation gain	—	—	(9,689,406)	(f)	(9,689,406)
—	Financing costs	—	12,768,285	(5,690,663)	(d)	7,077,622
Loss on debt negotiation	—	2,457,840	(2,457,840)	—		—
Gain on sale of investment properties	Loss on sale of investment properties	(87,976)	—	—		(87,976)
—	Loss on disposal of property and equipment	—	28,915	—		28,915
Rent leveling	Straight-line rent	(1,998,918)	30,822	—		(1,968,096)
Rent Incentive amortizations	—	30,822	(30,822)	—		—
Interest expense	—	9,991,596	(9,991,596)	—		—
Interest income from affiliates	Interest income from affiliates	(401,522)	—	—		(401,522)
Deferred income tax	Income tax expense	(189,281)	2,470,284	2,471,532	(b)	4,752,535
Current income tax	—	2,470,284	(2,470,284)	—		—
Deferred financing cost amortization	—	245,408	(245,408)	—		—
Office lease financing cost	—	10,557	—	(10,557)	(g)	—
Gain on early termination of office lease	—	(5,997)	5,997	—		—
Changes in working capital:	Working capital adjustments		(1,083,648)	4,024,525	(e), (d)	2,940,877
(Increase) decrease in:	—					
Receivables	—	(708,800)	708,800	—		—
Other assets	—	(116,469)	116,469	—		—
Payables and accrued expenses	—	(495,106)	495,106	—		—
Security deposits	—	316,165	(316,165)	—		—
—	Retainage Payable	—	—	—		—
—	Income Tax Payable	—	—	—		—
Income tax paid	Income tax paid	(153,511)	—	—		(153,511)
Net cash provided by operating activities	**Net cash generated by operating activities**	**$ 13,745,710**	**$ —**	**4,013,968**		**$ 17,759,678**
Cash flows from investing activities:	**Cash flows from investing activities:**					
Additions to investment property, including acquisitions closing costs	Capital expenditure on investment properties	(26,644,407)	(4,485,129)	—		(31,129,536)
Additions to assets held for sale	—	(4,485,129)	4,485,129	—		—
Additions to property, furniture and equipment	Purchases of property and equipment	(42,761)	—	—		(42,761)
Cash net proceeds from sale of investment properties	Proceeds from sale of investment properties	4,887,976	—	—		4,887,976
Proceeds from the deposits received for sale of land inventory	Proceeds from deposits received the sale of asset held for sale	1,200,000	—	—		1,200,000
Due from related parties	Loans to affiliates	(2,100,000)	—	—		(2,100,000)
—	Loans to tenants for lease improvements	—	—	(4,590,000)	(e)	(4,590,000)
—	Repayments on loans to tenants	—	—	532,244	(e)	532,244
Restricted cash	Restricted cash equivalent	624,115	—	—		624,115
Net cash used in investing Activities	**Net cash used in investing activities**	**$ (26,560,206)**	**$ —**	**$ (4,057,756)**		**$ (30,617,962)**
Cash flows from financing activities:	**Cash flows from financing activities:**					
Long term debt borrowing	Long term debt borrowing	34,690,338	—	—		34,690,338
Long term debt repayment	Long term debt repayment	(9,914,876)	—	—		(9,914,876)
Cash paid for raising debt	Cash paid for raising debt	(39,557)	—	—		(39,557)
Interest and commitment fee paid	Interest and commitment fee paid	(10,394,421)	—	—		(10,394,421)
Capital contributions from non-controlling partners	Capital contributions from non-controlling partners	700,000	—	—		700,000
Distributions to non-controlling partners	Distributions to non-controlling partners	(1,104,231)	—	—		(1,104,231)
Office lease liability repayments	Repayment of office lease payments	(82,017)	—	—		(82,017)
Initial public offering issuance costs paid	—	(49,109)	—	49,109	(g)	—
Lease financing cost paid	—	(10,557)	—	10,557	(g)	—
Net cash provided by financing activities	**Net cash provided by financing activities**	**$ 13,795,570**	**$ —**	**$ 59,666**		**$ 13,855,236**
Effects of exchange rate fluctuations on cash held	Effects of exchange rate fluctuations on cash held	(410,291)	—	(15,878)	(d)	(426,169)
Net increase (decrease) in cash	Net decrease in cash and cash equivalents	570,783	—	—		570,783
Cash at the beginning of the period	Cash and cash equivalents at the beginning of the period	17,360,353	—	—		17,360,353
Cash at the end of the period	Cash and cash equivalents at the end of the period	**$ 17,931,136**	**$ —**	**$ —**		**$ 17,931,136**

17. SUBSEQUENT EVENTS

Debt –

On October 19, 2023, the Group entered into a new line of credit agreement with El Banco BBVA Peru for $2,000,000. The line of credit agreement has a nominal rate of 14.45% fixed and an annual effective rate of 8.35%. The line of credit agreement matures in 9 months and follows a monthly repayment schedule. This debt agreement is a senior unsecured loan and is not guaranteed by any of the properties of the Group. As of the issuance date, the Company has fully drawn the line of credit.

On October 26, 2023, the Group drew on its debt facilities with IFC for a total of $10,292,677 to finance the construction of the Lurin I project in Peru. The related interest expense directly attributable to the construction is capitalized.

On November 1, 2023, the Group refinanced the debt outstanding with Banco Nacional de Costa Rica, S.A. ($7,373,460) with a mortgage loan denominated in USD with Davivienda de Costa Rica for an aggregate amount of $8,000,000. The new mortgage loan matures in 15 years. The loan is subject to a fixed interest rate of 7.00% in the first year, and a rate of 6-month SOFR plus 2.4% adjustable monthly from the second year onwards.

Sale of Investment Property -

On November 24, 2023, the Group closed the sale of its investment property, Latam Parque Logistico Calle 80 Building 500A, to a third party. The net carrying value of the investment property was $17,801,991 and the cash sale price was COP 79,850,000,000 (approximately $19,512,112 at the date the sale closed). Consideration was used to settle liabilities directly associated with the investment property with proceeds collected by the Group in full within fifteen months after the close of the sale, through five installment payments, as specified in the sale agreement.

Contingent Liability -

On November 30, 2023, the Group became aware that a lawsuit was filed against them by a former employee of the Group who rendered services for the Group prior to the reporting date. The Group is currently vigorously defending this lawsuit and believes the claims are without merit. The Group is in the process of analyzing this matter but currently does not have a sufficient basis for concluding whether any loss is probable.

18. APPROVAL OF THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

The condensed consolidated financial statements were authorized for issue by the Group’s management on December 8, 2023.

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