

Monthly report - August 2019

¹ Assets Under Management ² Gross Leasable Area (Square meters) ³ % AUMs ⁴ Net Asset Value

PEI

COP 5.90 Bn
AUM¹

COP 4.46 Bn
Equity Value

142 Properties
970k m² GLA²

23% Real
Indebtedness ³
40% Limit

5.4% EA
Dividend Yield
YTD

431,422
Securities
outstanding

COP 10,329,496
NAV⁴

4,464
Equity investors

COP 37,846 MM
Monthly income

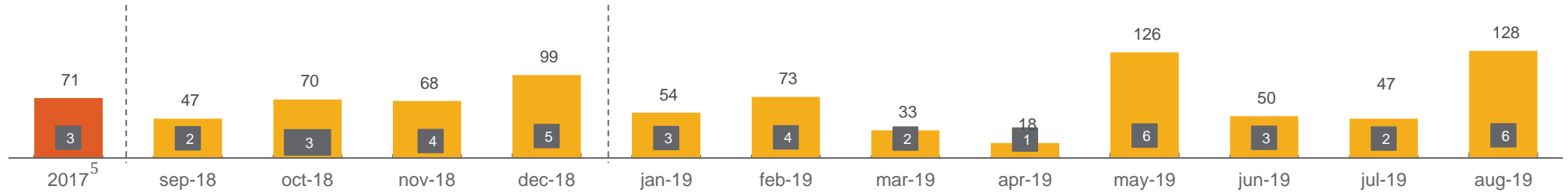
Liquidity

■ ADTV (COP kMM)

■ Traded volume (COP kMM)

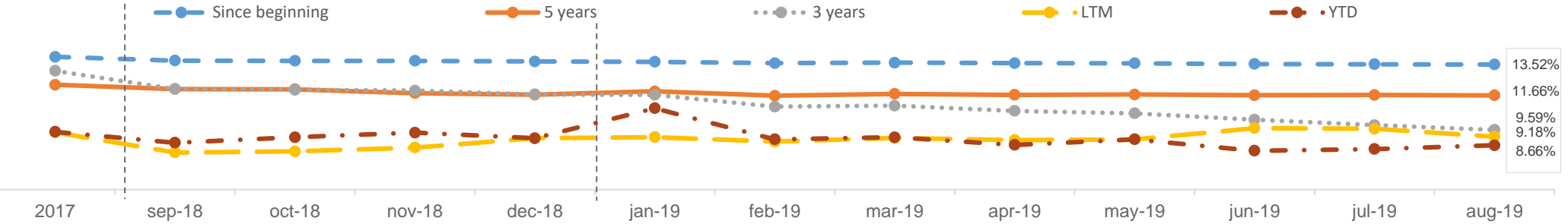
⁵2017 value refers to the year average

	3 years	LTM	YTD
ADTV	COP 3,591MM	COP 3,291MM	COP 3,242MM
Average transaction price	COP 263 MM	COP 249 MM	COP 235 MM



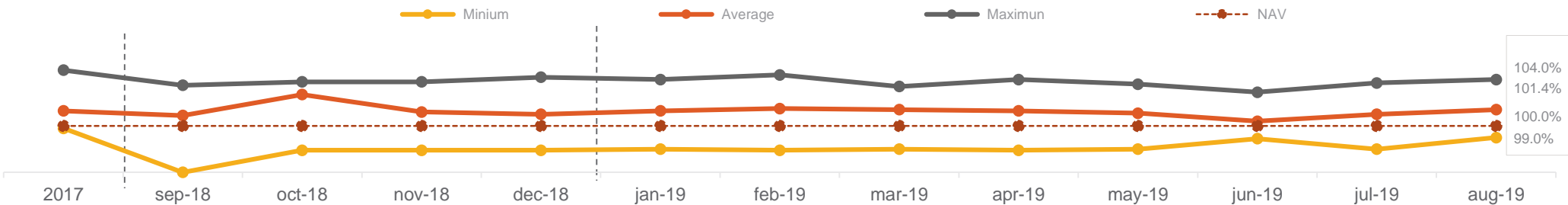
Profitability

	Historical	3 years	LTM
Cash flow	73%	57%	61%
Valorization	27%	43%	39%



TEIS secondary market price

	3 years	LTM	YTD
Trading on bussines days	96%	96%	96%
Average price	101.4%	101.3%	101.2%



*ADTV (Average Daily Trading Volume)

*LTM (Last Twelve Months)

*YTD (Year to Date)

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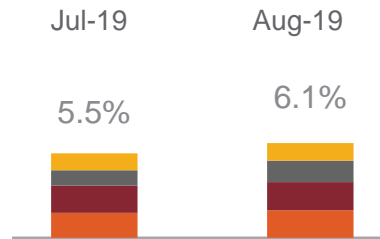
August 2019

- On August 15, Distributable Cash Flow for COP 288,753 per Security was paid.
- The volume traded in the secondary market registered the highest amount for the year, with COP 128 thousand million.
- The vacancy's increase resulted from the termination of contracts in the warehouses and corporate assets category.
- 46 contracts, equivalent to a monthly revenue of COP 217MM, were renewed.
- The commercial appraisals of 7 assets were updated during the month.

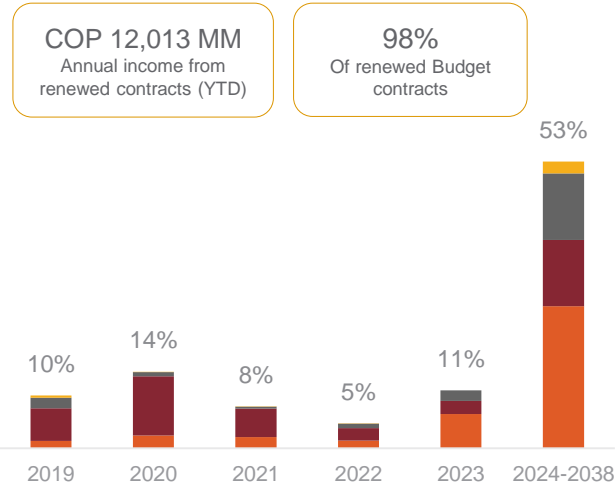
INDICATORS

Office Retail Industrial Others

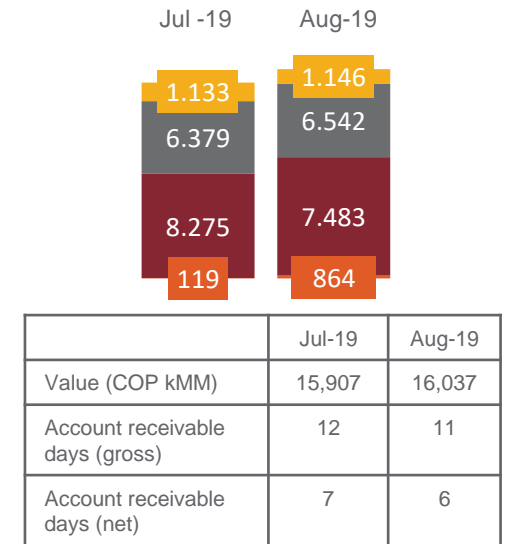
Economic vacancy



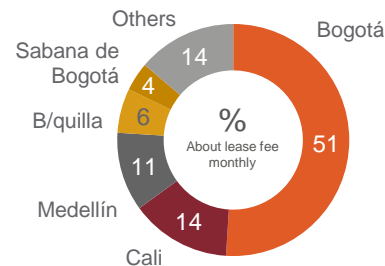
Lease term



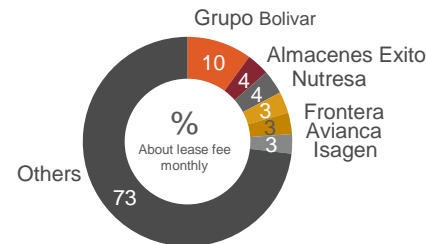
Account receivable



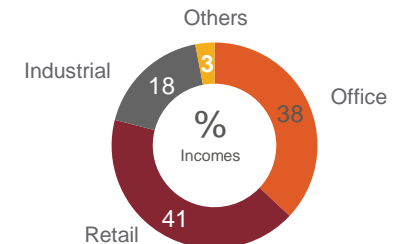
Diversification by city



Diversification by tenant



Diversification by asset type



Data sheet TEIS

ISSUER'S INFORMATION

President | Jairo Corrales

Investor Relations Manager | Jimena Maya

ASSET MANAGEMENT INFORMATION

Name	Pei Asset Management SAS
Address	Calle 80 # 11-42 Piso 10
City	Bogotá
Contact	Ana María Bernal
Telephone	(57-1) 744 8999

MANAGEMENT AGENT

Name	Fiduciaria Corficolombiana S.A.
Contact	Edwin Diaz
Title	Pei's Business Unit Manager
Telephone	(57-1) 3538795 Ext 6301
Contact	Johanna Patricia Alomía
Title	Accounting and Tax Manager
Telephone	(57-1) 3538795 Ext 2031

INVESTORS REPRESENTATIVE

Name	Fiduciaria Colmena S.A.
Contact	Luz María Alvarez
Title	President
Telephone	(57-1) 2105040
Contact	Claudia Pérez
Title	Operations Manager
Telephone	(57-1) 2105040 Ext 221

1. International Securities Identification Numbering System
2. Distributable Cash Flow

ISSUE'S INFORMATION

TYPE OF SECURITY | Estrategias Inmobiliarias Equity Securities "TEIS"- Fungible, regardless of the tranche under which they are issued

ISIN CODE¹ | **COV34PT00013**

TERM | 99 years as of February 2, 2006, extendable.

PROGRAM'S AUTHORIZED AMOUNT | **COP 5,000,000,000,000.00 – COP 5 billones de pesos**

AMOUNT ISSUED AS OF TO DATE | **COP 3,716,684,160,000.00** | **LATEST ISSUANCE DATE** | 25/June/2019

CURRENCY | Colombian pesos | **CIRCULATION RULES** | Registration

NUMBER OF SECURITIES OUTSTANDING | **431,422 Securities**

PREEMPTION RIGHT | Investors appearing as TEIS titleholders in the account entry registry managed by DECEVAL on the publication date of a new tranche's offer notice, are entitled to preemptively subscribe TEIS from such new tranche in the same proportion of their TEIS in the total number of TEIS outstanding on such date.

RECIPIENTS | General public, including pension and "cesantías" funds

PAYMENT MODALITY | **Upon Maturity**

AMORTIZATION OF CAPITAL | NO | **DCF² PAYMENT PERIODICITY** | Twice a year (February and August)

SECURITIES RATING AGENCY | **BRC STANDARD & POOR'S** | **LATEST REPORT DATE** | 09/04/2019

ISSUANCE PROGRAM RATING | **"i-AAA"** | **PORTFOLIO MANAGEMENT EFFICIENCY RATING** | **"G-aaa"**