

# Monthly report - January 2019

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

<b>COP 5.469 Bn</b> AUM <sup>1</sup>	<b>COP 3.678 Bn</b> Equity Value	<b>141</b> Properties	<b>967k</b> m <sup>2</sup> GLA <sup>2</sup>	<b>34%</b> Real Indebtedness <sup>3</sup>	<b>40%</b> Limit Indebtedness <sup>3</sup>	<b>4.62% EA</b> Dividend Yield 2018	<b>353,649</b> Securities outstanding	<b>COP 10,399,683</b> NAV <sup>4</sup>	<b>3,526</b> Equity investors	<b>COP 38,606 MM</b> Monthly income
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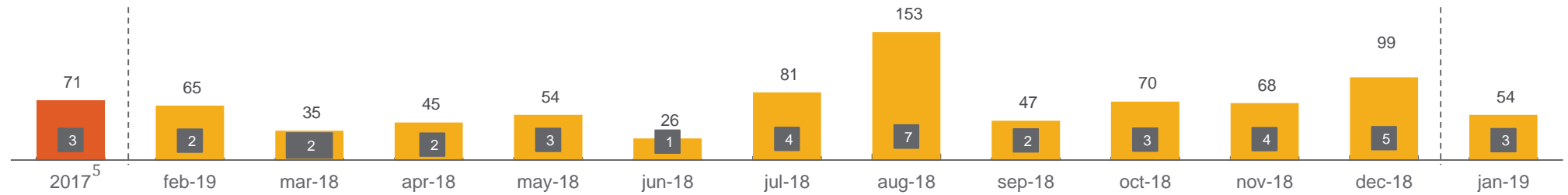
## Liquidity

■ ADTV (COP kMM)

■ Traded volume (COP kMM)

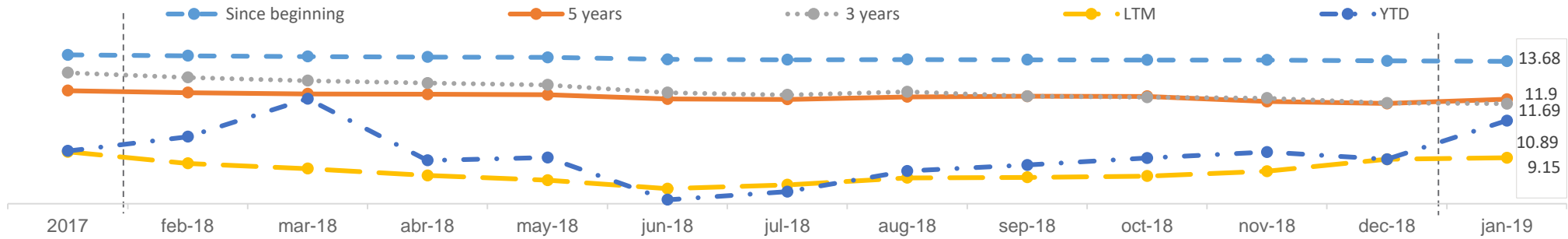
<sup>5</sup>2017 value refers to the year average.

	3 years	LTM	YTD
<b>ADTV</b>	<b>COP 3,477MM</b>	<b>COP 3,220MM</b>	<b>COP 2,585MM</b>
<b>Average transaction price</b>	<b>COP 275 MM</b>	<b>COP 239 MM</b>	<b>COP 183 MM</b>



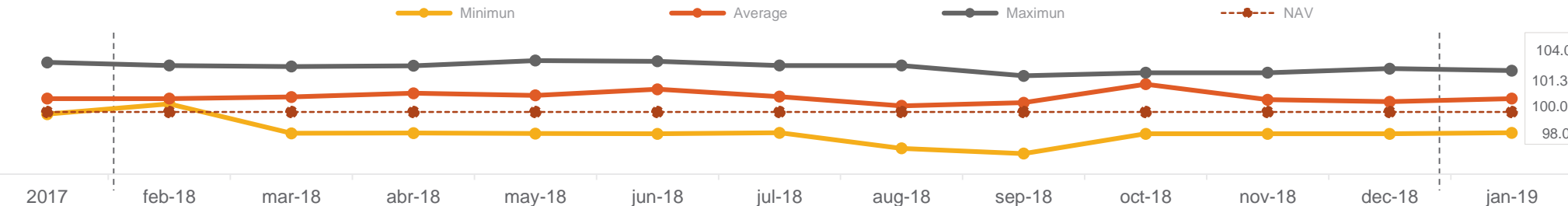
## Profitability

	3 years	LTM	YTD
<b>Cash flow</b>	<b>51%</b>	<b>53%</b>	<b>100%</b>
<b>Valorization</b>	<b>49%</b>	<b>47%</b>	<b>0%</b>



## TEIS secondary market price

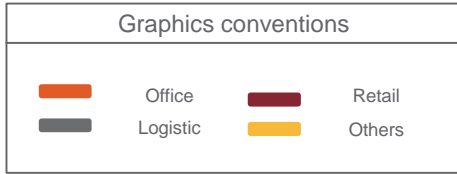
	3 years	LTM	YTD
<b>Trading on business days</b>	<b>95%</b>	<b>96%</b>	<b>90%</b>



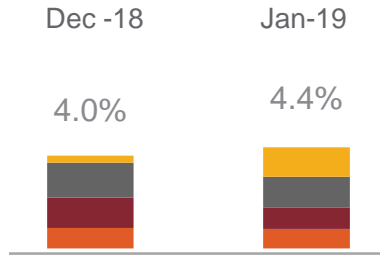
\*ADTV (Average Daily Trading Volume)  
\*LTM (Last Twelve Months)  
\*YTD (Year to Date)

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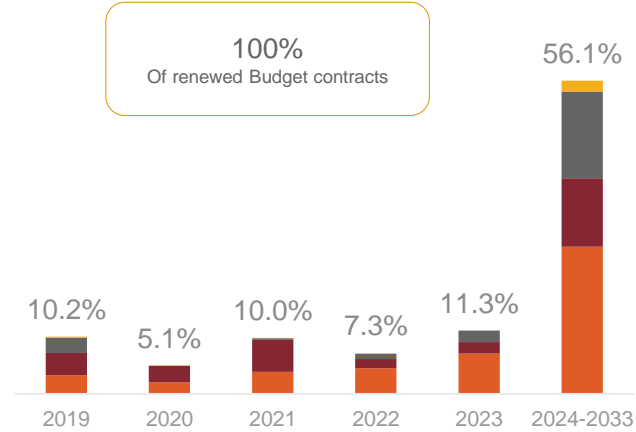
## INDICATORS



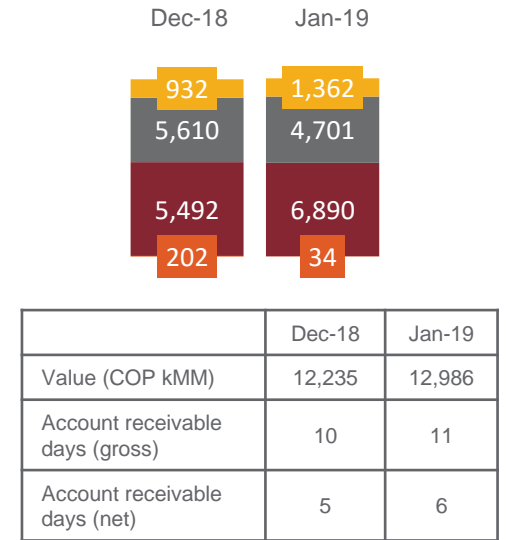
### Economic vacancy



### Lease term



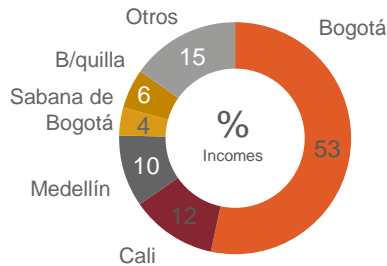
### Account receivable



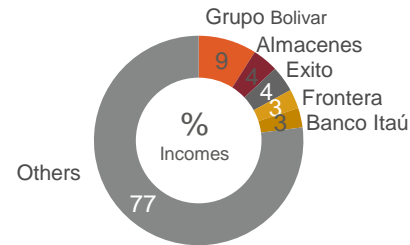
## JANUARY 2019

- Coca Cola rented the 7th floor of the Amadeus tower, corresponding to 1,271 m<sup>2</sup>, for a total of 3,803 m<sup>2</sup> and 37% of the property's participation, thus achieving an 88% occupation of this asset.
- The amount traded in the stock exchange in January, was equivalent to 54 kMM. Transactions in the secondary market, in 90% of the business days of January, corresponded to a daily average of COP 2.6 kMM for 297 transactions.

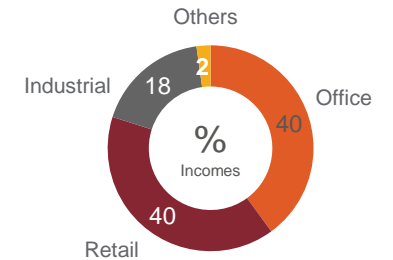
### Diversification by city



### Diversification by tenant



### Diversification by asset type



# Data sheet TEIS

## ISSUER'S INFORMATION

**President** | Jairo Corrales

**Investor Relations Manager** | Jimena Maya

## ASSET MANAGEMENT INFORMATION

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

## MANAGEMENT AGENT

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

## INVESTORS REPRESENTATIVE

<b>Name</b>	Fiduciaria Colmena S.A.
<b>Contact</b>	Luz María Alvarez
<b>Title</b>	President
<b>Telephone</b>	(57-1) 2105040
<b>Contact</b>	Claudia Pérez
<b>Title</b>	Operations Manager
<b>Telephone</b>	(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 CODE<sup>1</sup>** | **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 2,900,067,160,000.00** | **LATEST ISSUANCE DATE** | 20/12/2017

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

**NUMBER OF SECURITIES OUTSTANDING** | **353,649 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** | **DCF<sup>2</sup> PAYMENT PERIODICITY** | Twice a year (February and August)

**SECURITIES RATING AGENCY** | **BRC STANDARD & POOR'S** | **LATEST REPORT DATE** | 18/04/2018

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

**BRC STANDARD & POOR'S**  
BRC  
Standard & Poor's  
S&P Global