

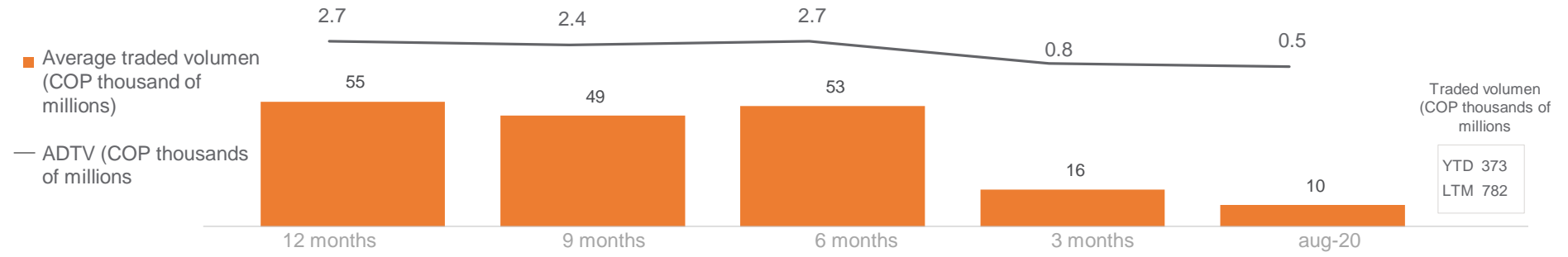
Monthly report August - 2020

COP 6.79 Bn AUM ¹	COP 4.63 Bn Equity Value	146 Properties 1,044,135 m² GLA²	30% Real Endebtedness³	40% Limit Endebtedness³	4.52% EA Dividend yield 2020	431,422 Securities outstanding	COP 10,730,289 NAV – Net Asste Value	4,466 Equity Investors	70% de PI⁴ Appraisal update 2020	COP 32,571 MM August revenues	COP 455,656 MM Last 12 months revenues
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¹ Assets Under Management ² Gross Leasable Area ³ % over AUMs ⁴ Investment properties

Liquidity

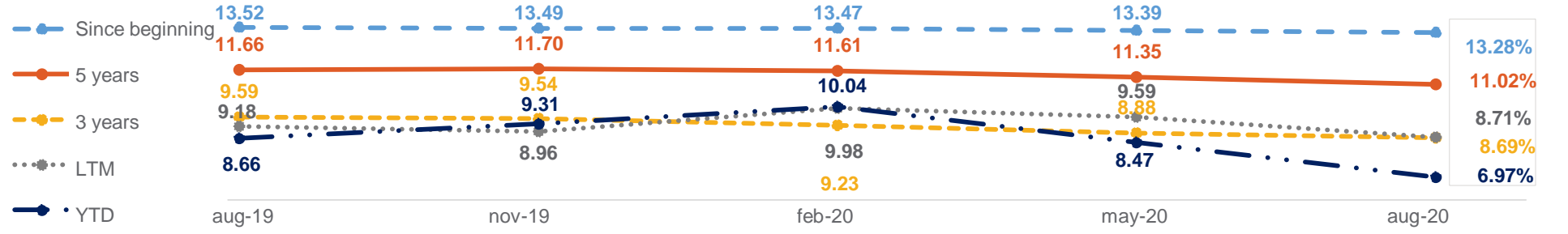
	3 years	LTM	YTD
ADTV	COP 3,179MM	COP 2,720MM	COP 2,377MM
Average transaction value	COP 254 MM	COP 282 MM	COP 308 MM



Traded volumen (COP thousands of millions)
YTD 373
LTM 782

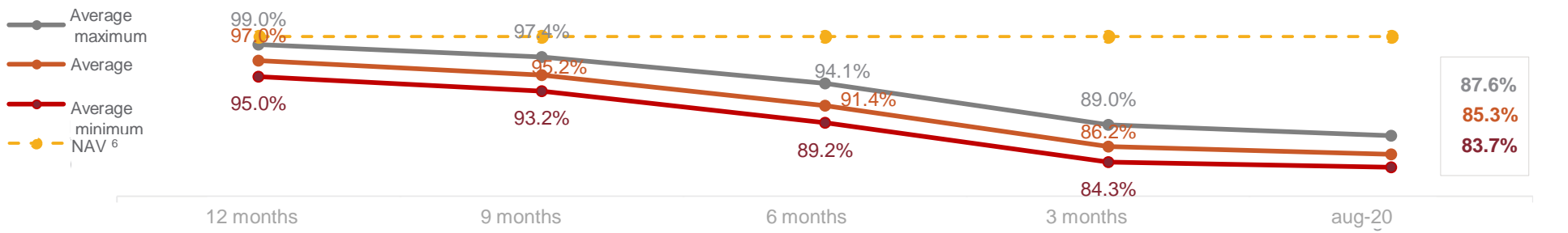
Profitability IRR – (internal return rate)

	Historical	3 years	LTM
Cash flow	74%	61%	55%
Valuation	26%	39%	45%



TEIS secondary market price

	3 years	LTM	YTD
Trading on business day	95%	93%	90%
Average price	99.8%	96.4%	93.7%



*LTM (Last Twelve Months) * YTD (Year to Date) *ADTV (Average Daily Trading Volume)= Σ Traded volumen / Σ Business day

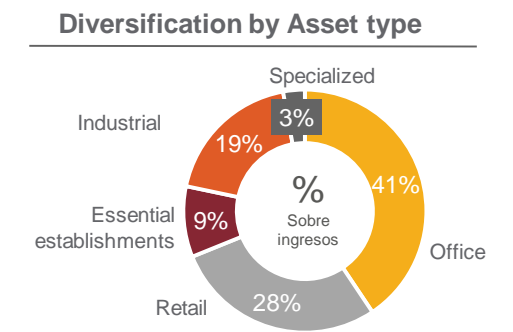
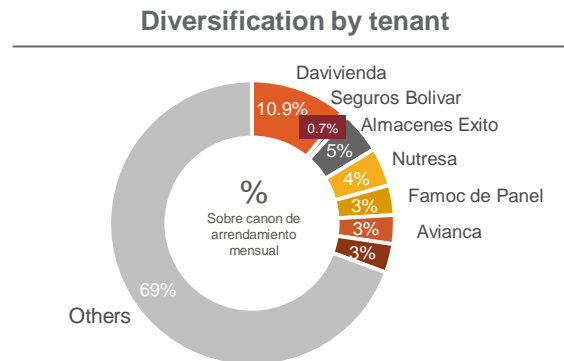
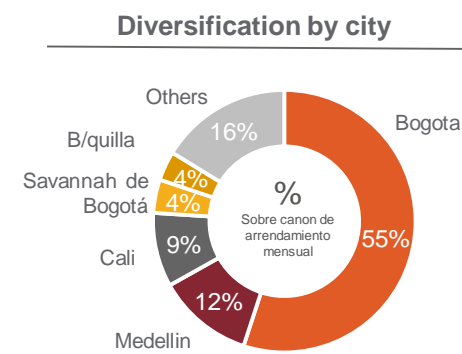
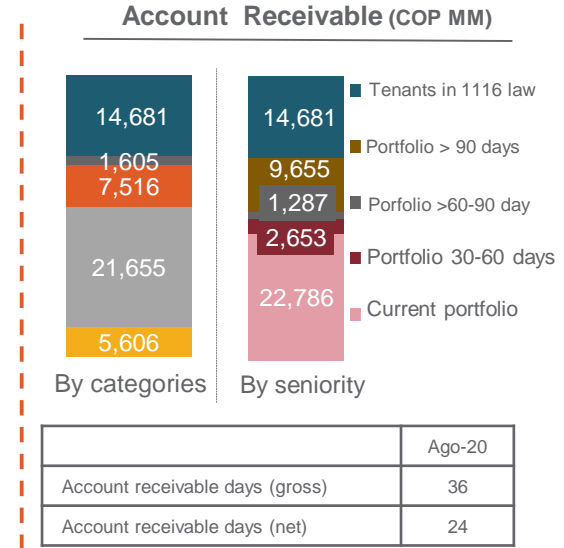
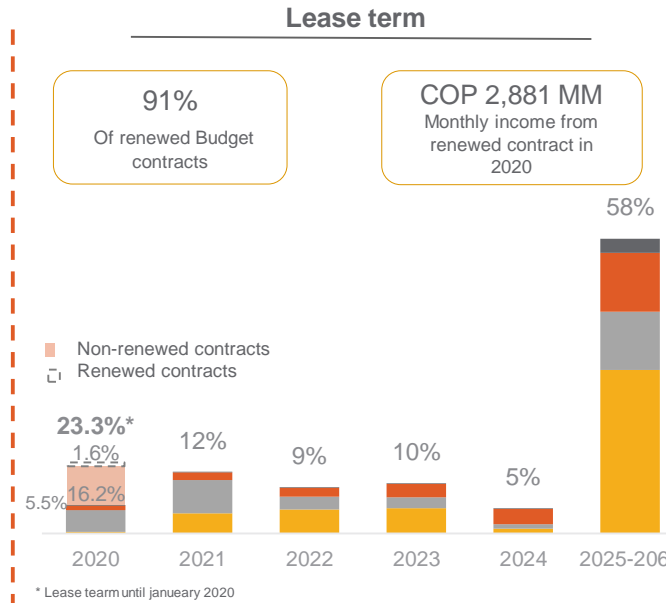
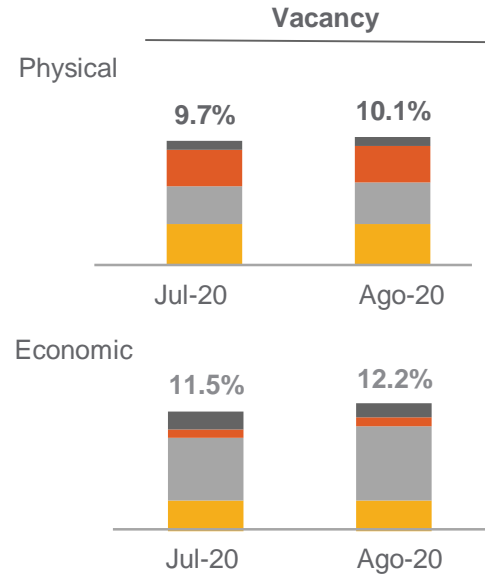
NAV= Net Asset Value

Monthly report - August 2020

Office Retail Logistic Others Tenants under Insolvency Proceedings- Law 1116

August 2020

- The economic vacancy increased due to 70pbs by less variable revenues in the retail category.
- So far this year, 91% of agreements prompt to expire have been renewed, representing 16% of revenues.
- Along the month of august, the retail appraisal of 31 assets was updated, considering the 70% of the investment properties; the update of assets created an impact of -0.035% over the Asset value along the month.



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.
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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	17/04/2020
ISSUANCE PROGRAM RATING	"i-AAA"	PORTFOLIO MANAGEMENT EFFICIENCY RATING	"G-aaa"

BRC Standard & Poor's S&P Global