

## VEHICLE'S STRUCTURE

### **What is Pei?**

It is an investment alternative that allows participation in a diversified portfolio of income-generating commercial assets through Participative Securities traded on the Colombian Stock Exchange and carrying the highest rating given by Standard & Poor's S&P Global. For more information, please visit <https://pei.com.co/en/about-pei/>.

### **What is Pei Asset management role on Pei?**

For the past 16 years, Pei Asset Management has been the Real Estate Asset Manager of Pei, responsible for managing the asset portfolio of the vehicle, as well as evaluating investment opportunities. For more information, please visit [www.peiam.com](http://www.peiam.com)

### **What does PEIS mean?**

It is the abbreviation for Patrimonio Estrategias Inmobiliarias (Real Estate Strategic Assets), which refers to the Participative Securities of Pei's portfolio traded on the Colombian Stock Exchange under the ticker symbol PEI. For more information, please visit <https://pei.com.co/en/investors-site-new-2/how-to-invest-in-pei/>

### **I want to invest, what do I have to do?**

To learn more about Pei's real estate investment alternative, please email us at [inversionistas@pei.com.co](mailto:inversionistas@pei.com.co) or find the contacts of brokerage firms through which you can invest in Pei Securities at: <https://pei.com.co/en/investment/stock-brokerage-firms/>.

### **Which is the minimum amount to invest?**

The minimum investment amount in Pei is equivalent to one (1) Participative Security. To learn more about investments in Pei, please contact us at [inversionistas@pei.com.co](mailto:inversionistas@pei.com.co)

### **Is there a minimum holding period for the investment?**

There is no minimum holding period for the investment. However, this is a diversified portfolio of long-term income generation. The holding period allows for the potential optimization of returns. To learn more about investments in Pei, please contact us at [inversionistas@pei.com.co](mailto:inversionistas@pei.com.co)

### **What is the process for investing in Pei?**

An individual, company, or entity interested in investing in Pei should do so by purchasing Participatory Securities (PEIS), which can be acquired through a primary issuance or in the secondary market. For more information, please contact us at [inversionistas@pei.com.co](mailto:inversionistas@pei.com.co).

## How many investors does Pei have?

After almost 16 years of operation, Pei has managed to attract over 5,500 capital investors, including mandatory and voluntary pension funds, insurance companies, mutual funds, family offices, and over 4,600 individual investors. For more information, please visit <https://bit.ly/3j4J5vx>

## FINANCIAL

### What is the profitability of Pei?

The profitability of Participative Securities is variable as investors participate in the business results at any given point in time. Since Pei is a long-term investment vehicle, profitability varies depending on the investment horizon, with the potential to maximize returns over longer investment periods. The target profitability for a 10-year period is CPI +7%. For more information, please contact us at [inversionistas@pei.com.co](mailto:inversionistas@pei.com.co)

### How often are returns distributed?

The funds generated by Pei's operations are distributed in their entirety to investors on a quarterly basis, specifically on the 10th business day of February, May, August, and November. For more information, please refer to the historical Distributable Cash Flow distributed per security (<https://pei.com.co/en/investors-site-new-2/> > Financial Information > Distributable Cash Flow) or contact us at [inversionistas@pei.com.co](mailto:inversionistas@pei.com.co).

### What is the allocation of funds when selling an asset?

The funds generated from the sale of portfolio assets can be reinvested in assets in accordance with Pei's Investment Policy within a period of up to twelve (12) months. If not reinvested within this timeframe, the available cash flow should be distributed to the vehicle's investors. For more information, please refer to the investment regulations <https://pei.com.co/en/investors-site-new-2/equity-securities/> or contact us at [inversionistas@pei.com.co](mailto:inversionistas@pei.com.co)

### Where can I see Pei's Financial Statements?

To access the company's Financial Statements, please visit <https://pei.com.co/en/investors-site-new-2/financial-statements/> or go to the website of our Trust Agent, Corficolombiana (<https://www.fiduciariacorficolombiana.com/patrimonio-autonomo-estrategias-inmobiliarias>), and the website of the Legal Representative of Investors, Fiducoldex (<https://www.fiducoldex.com.co/seccion/informacion-relevante>).

### Is it a good time to invest?

To learn more about Pei's real estate investment alternative, please contact us at [inversionistas@pei.com.co](mailto:inversionistas@pei.com.co) or find the contact information for Brokerage Firms that can advise you at: <https://pei.com.co/en/investment/stock-brokerage-firms/>

**How do I know what is a good investment opportunity for me? I would like to increase my income capacity?**

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## **REAL ESTATE PORTFOLIO**

**How many assets does Pei have? ¿Where are they located?**

Pei has over 150 assets in 32 cities and municipalities in Colombia. For more information, please visit <https://pei.com.co/en/portfolio/>

**What types of assets does Pei invest in?**

Pei invests in income-generating commercial assets with high potential for appreciation. The asset categories in which Pei invests include corporate, retail, logistics, and specialized use. For more information, please visit <https://pei.com.co/en/portfolio/>

## CORPORATE GOVERNANCE

### **Who makes the material decisions at Pei?**

Material decisions at Pei are made by the Advisory Committee, the highest governing body of the vehicle. For more information, please visit <https://pei.com.co/en/about-pei/advisory-committee/>

### **How is Pei's Advisory Committee structured?**

The Advisory Committee has a mixed composition: independent members, the Legal Representative of the Investors, and members of the Real Estate Manager. For more information, please visit <https://pei.com.co/en/about-pei/advisory-committee/>

### **Who are the partners of Pei Asset Management?**

Pei Asset Management is a company dedicated to structuring and managing real estate vehicles in Colombia with over 15 years of experience and has been consolidated with local capital. To learn more about us, please visit [www.peiam.com](http://www.peiam.com)

### **What topics are discussed at investor meetings?**

The Ordinary Investor Assembly presents Pei's Financial Statements, the annual management report prepared by the Real Estate Manager, and the annual report prepared by the Trust Agent. For more information, please visit <https://pei.com.co/en/investors-site-new-2/assemblies/>

### **Can I access previous investor meetings?**

For more information about Pei's Ordinary Investor Assemblies, please visit: <https://pei.com.co/en/investors-site-new-2/assemblies/>

### **How often are investor meetings held?**

The Ordinary Investor Assembly is held annually in accordance with the Issuance and Placement Prospectus of the Pei Participatory Securities Program with information as of the previous year-end. For more information about the assemblies, please visit <https://pei.com.co/en/investors-site-new-2/assemblies/>

## OTHER

### **How can I access the investor portal? I'm having trouble logging**

To access the investor portal at <https://pei.com.co/en/investors-site-new-2/>, we recommend trying from a Chrome browser.

### **What are your office hours?**

Contact us Monday to Friday from 8:00 a.m. to 12:00 p.m. and from 2:00 p.m. to 5:00 p.m. by phone, or continuously via email at [inversionistas@pei.com.co](mailto:inversionistas@pei.com.co).

### **How can I submit a request, complaint, claim or recognition?**

To address investor requests, we have different channels of assistance depending on your inquiry. If it relates to business management, key indicators and financial figures, real estate industry trends, or business expectations and projections, please email [inversionistas@pei.com.co](mailto:inversionistas@pei.com.co). For tax-related matters, you can send your inquiry to the email provided by the Trust Agent, Corficolombiana Fiduciary, at [inversionistas.pei@fiduciariacoricolombiana.com](mailto:inversionistas.pei@fiduciariacoricolombiana.com). If you have a request regarding your investor experience or improvement opportunities, you can send it to [representanteinversionistaspei@fiducoldex.com.co](mailto:representanteinversionistaspei@fiducoldex.com.co), assigned by the Legal Representative of the Investors, Fiducoldex.

### **What is your website URL?**

To access our website, please visit [www.pei.com.co](http://www.pei.com.co)