

INVESTOR RELATIONS:
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At the end of the first quarter of 2024, Pei disclosed operational revenues amounting to COP 191.008 million, representing an increase of 12.96% compared to the corresponding period of the previous year.

Physical vacancy closed at 5.42%, a decrease of 25 basis points compared to the same quarter of 2023, with a year-to-date lease renewal rate of 99.25%

At the end of the quarter, the business's operating margins, NOI margin, and EBITDA margin closed at 84.48% and 72.80%, respectively.

Bogotá, May 2024– Pei (BVC: PEI) (Bloomberg: PEI CB Eqty) reported today financial results for the first quarter of 2024.

During the first quarter, operational revenues of COP 191,008 million were recorded, **reflecting a 12.96% increase** compared to 2023.

Year-to-date, contract renewals reached 99.25%, equivalent to a retention of 60,561 m² and a placement of 3,116 m². In this regard, compared to 2023, decreases of 25 bps and 85 bps were recorded in physical vacancy (5.42%) and economic vacancy (7.15%), respectively. It is noteworthy that occupancy rates for logistic and specialized categories remained at 100% throughout this period.

Operating income (NOI) was COP 161,363 million with an operating margin of 84.48%. EBITDA was **COP 139.145 million**, representing a variation of **13.64%** compared to the previous year, while **EBITDA margin closed at 72.82%**. These results are consistent with the stabilization path outlined by the new fee structure approved during the extraordinary shareholders' meeting in December 2023.

Similarly, during the first quarter of 2024, the cost of debt continued to decrease from 14.08% at the end of 2023 to 12.85% at the end of the quarter. This reduction is a result of the debt portfolio management strategy focused on optimizing spreads and maturities considering improved financing conditions.

Additionally, the first quarter closed with gross accounts receivable of COP 14,740 million, representing a 16.30% increase compared to the first quarter of 2023.

On May 16, the Cash Flow Distributable to investors for the first quarter of 2024 will be paid, amounting to COP 27,014 million, equivalent to, equivalent to **COP 631 per security**.

FINANCIAL RESULTS

COP Millons Except for the CDI per security	PERIOD		
	1Q 2023	1Q 2024	VARIATION %
REVENUES	\$ 169,097	\$ 191,008	12.96%
NOI	\$ 141,192	\$ 161,363	14.29%
NOI MARGIN	83.50%	84.48%	1.18%
EBITDA	\$ 122,443	\$ 139,145	13.64%
EBITDA MARGIN	72.41%	72.85%	0.61%
GROSS ACCOUNTS RECEIVABLE	\$ 12,674	\$ 14,740	16.30%
* CDI PAID per security	\$ 351	\$ 631	79.77%

*CDI: Cash Flow Distributable to investors