

# Monthly report - April 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

<p><b>COP 5.723 Bn</b> AUM<sup>1</sup></p>	<p><b>COP 3.652 Bn</b> Equity Value</p>	<p><b>141</b> Properties</p>	<p><b>967k</b> m<sup>2</sup> GLA<sup>2</sup></p>	<p><b>35%</b> Real Indebtedness</p>	<p><b>40%</b> Limit Indebtedness<sup>3</sup></p>	<p><b>4.62% EA</b> Dividend Yield 2018</p>	<p><b>353,649</b> Securities outstanding</p>	<p><b>COP 10,328,699</b> NAV<sup>4</sup></p>	<p><b>3,579</b> Equity investors</p>	<p><b>COP 35,734 MM</b> Monthly income</p>
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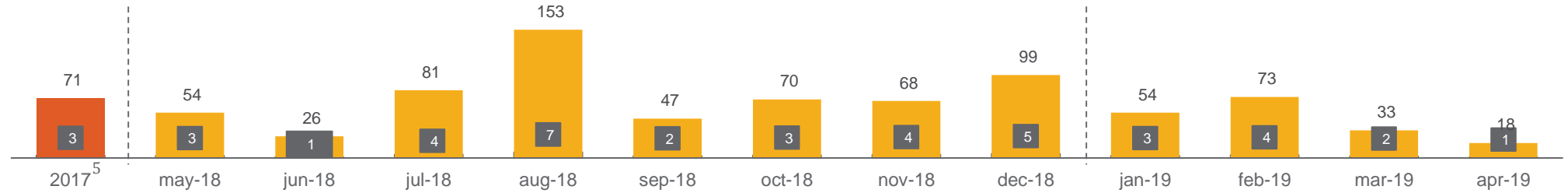
## Liquidity

■ ADTV (COP kMM)

■ Traded Volume (COP kMM)

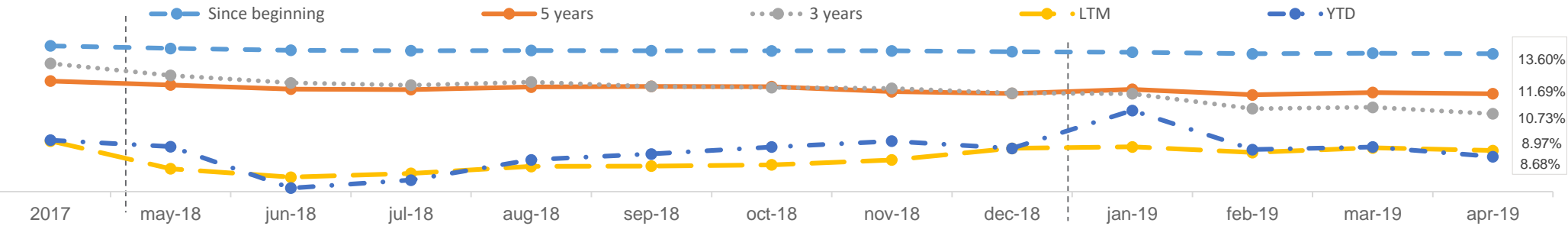
<sup>5</sup>2017 value refers to the year average.

	3 years	LTM	YTD
ADTV	COP 3,466MM	COP 3,159MM	COP 2,198MM
Average transaction price	COP 267 MM	COP 225 MM	COP 166 MM



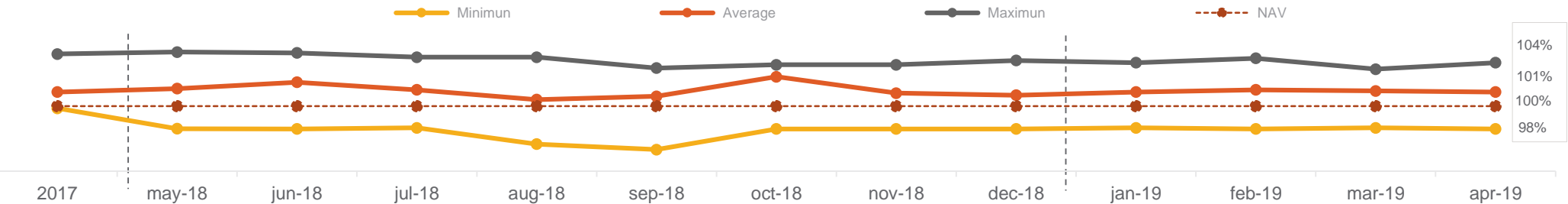
## Profitability

	3 years	LTM	YTD
Cash flow	51%	53%	93%
Valorization	49%	47%	7%



## TEIS secondary market price

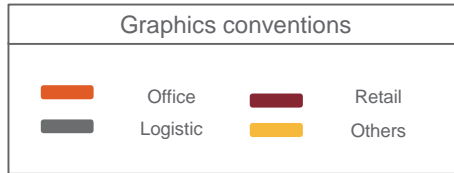
	3 years	LTM	YTD
Trading on business days	95%	97%	95%



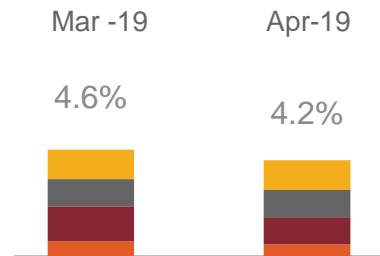
\*ADTV (Average Daily Trading Volume)  
\*LTM (Last Twelve Months)  
\*YTD (Year to Date)

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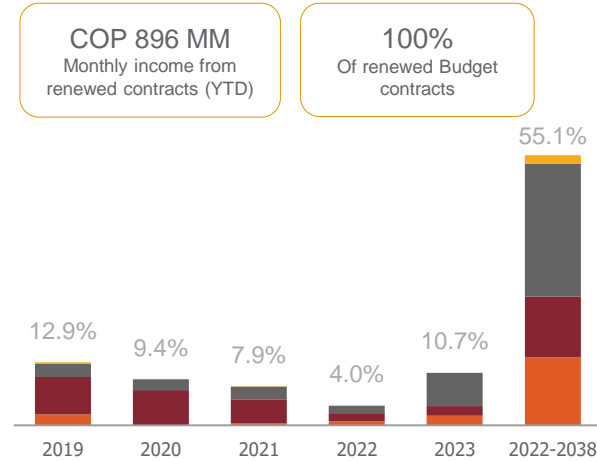
## INDICATORS



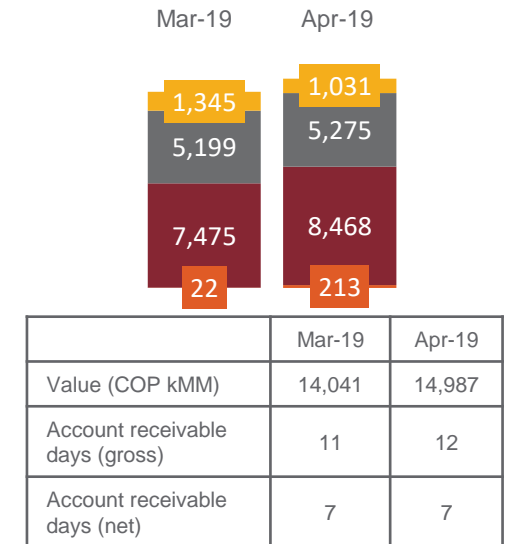
### Economic vacancy



### Lease term



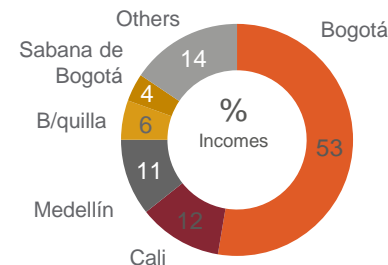
### Account receivable



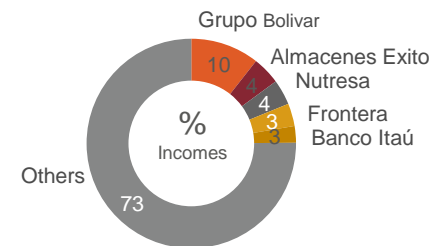
## APRIL 2019

- On April 11, the 2019 Ordinary Assembly was held. Investors got to know Elemento Business Complex, one of the portfolio's corporate assets.
- The commercial appraisals of 13 assets were updated during the month.
- The economic vacancy decreased as a result of the termination of a commercial asset's grace period.

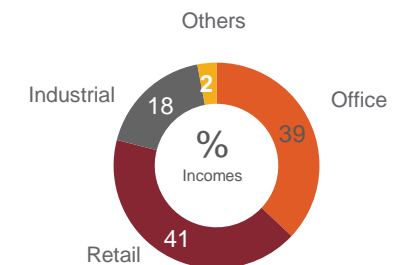
### Diversification by city



### 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 Corfic Colombiana 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**

BRC  
Standard & Poor's  
S&P Global

**LATEST REPORT DATE**

18/04/2018

**ISSUANCE PROGRAM RATING**

"i-AAA"

**PORTFOLIO MANAGEMENT EFFICIENCY RATING**

"G-aaa"