

# Monthly report - July 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 5.93 Bn</b> AUM <sup>1</sup>	<b>COP 4.54 Bn</b> Equity Value	<b>142</b> Properties <b>970k</b> m <sup>2</sup> GLA <sup>2</sup>	<b>21%</b> Real Indebtedness <sup>3</sup> <b>40%</b> Limit Indebtedness <sup>3</sup>	<b>5.4% EA</b> Dividend Yield YTD	<b>431,422</b> Securities outstanding	<b>COP 10,534,261</b> NAV <sup>4</sup>	<b>4,557</b> Equity investors	<b>COP 38,508 MM</b> Monthly income
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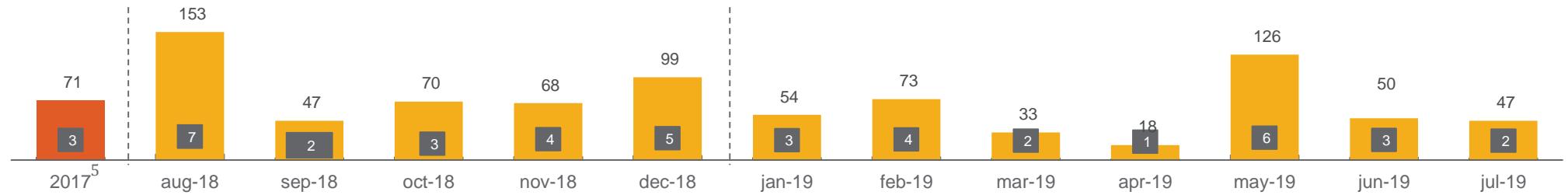
## Liquidity

■ ADTV (COP kMM)

■ Traded volume (COP kMM)

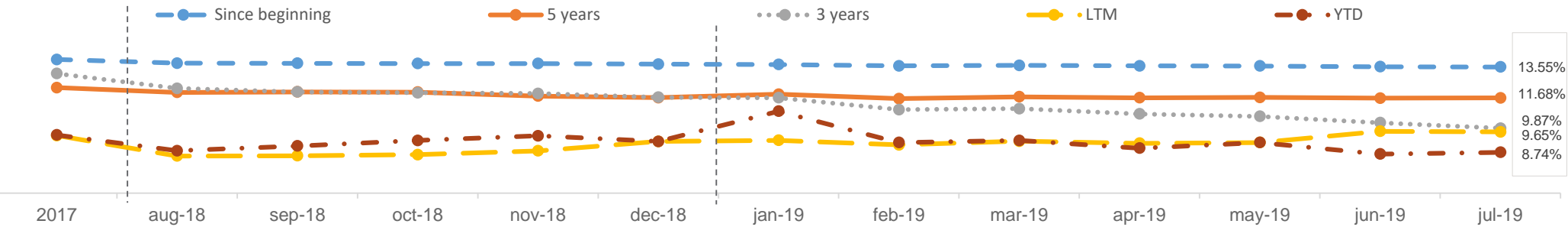
<sup>5</sup>2017 value refers to the year average.

	3 years	LTM	YTD
<b>ADTV</b>	<b>COP 3,521MM</b>	<b>COP 3,376MM</b>	<b>COP 2,799MM</b>
<b>Average transaction price</b>	<b>COP 266 MM</b>	<b>COP 249 MM</b>	<b>COP 223 MM</b>



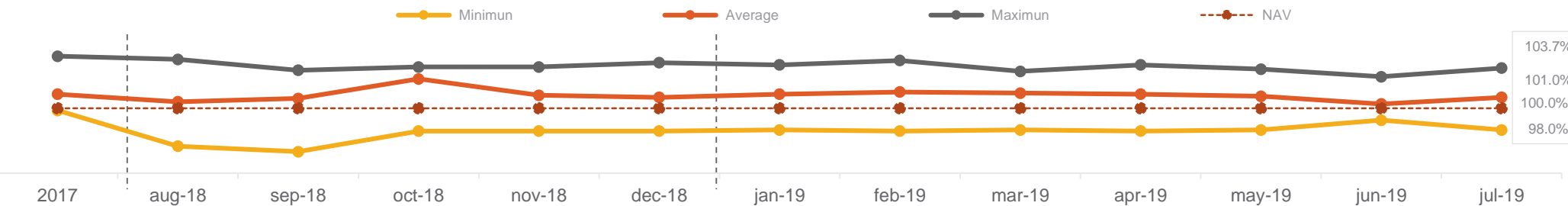
## Profitability

	Historical	3 years	LTM
<b>Cash flow</b>	<b>71%</b>	<b>54%</b>	<b>49%</b>
<b>Valorization</b>	<b>29%</b>	<b>46%</b>	<b>51%</b>



## TEIS secondary market price

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



\*ADTV (Average Daily Trading Volume)

\*LTM (Last Twelve Months)

\*YTD (Year to Date)

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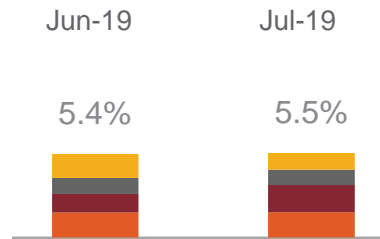
## JULY 2019

- Vacancy remained at levels similar to those of the previous month, well below market vacancy levels in all categories.
- The debt pool's gross and net days remain constant; the slight increase below 2.5% corresponds to the commercial and corporate assets category.
- 39 contracts were renewed for COP 362MM.
- The commercial appraisals of 38 assets were updated during the month.

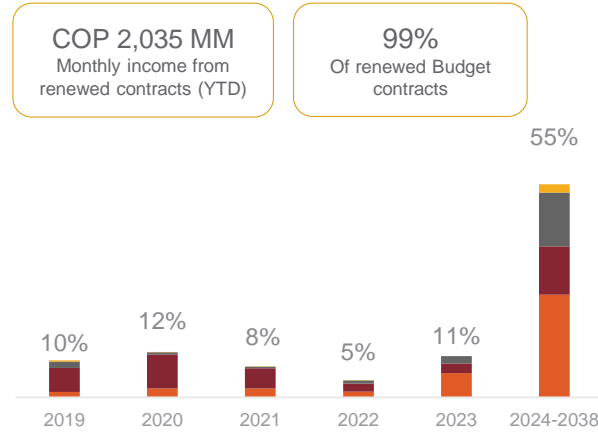
## INDICATORS

Office Retail Logistic Others

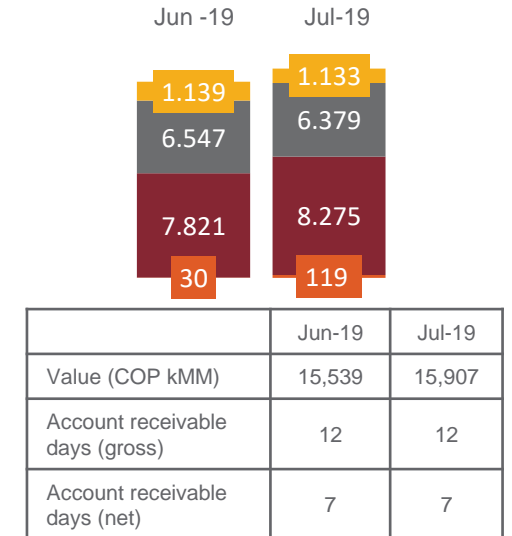
### Economic vancy



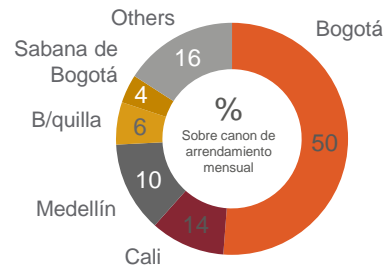
### Lease term



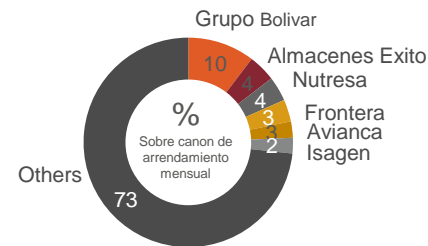
### Account receivable



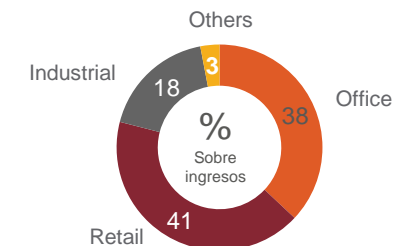
### Diversification by city



### 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 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** | **DCF<sup>2</sup> PAYMENT PERIODICITY** | Twice a year (February and August)

**SECURITIES RATING AGENCY** | **BRC STANDARD & POOR'S** | **LATEST REPORT DATE** | 09/04/2019

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