

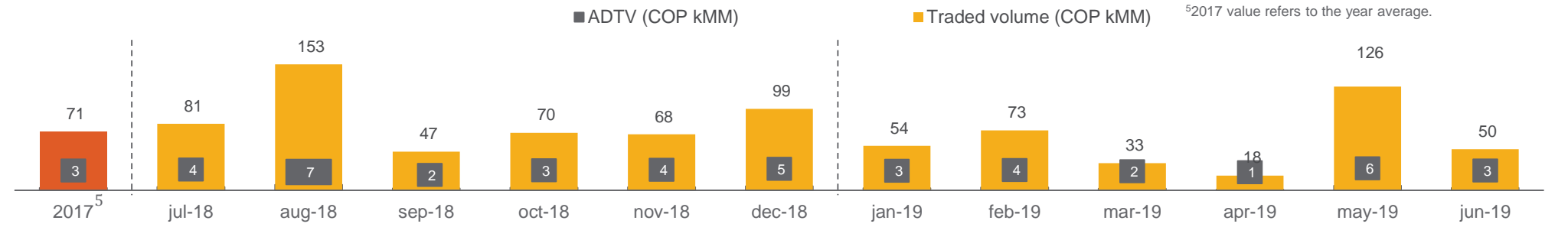
# Monthly report - June 2019

1- Assets Under Management 2 Gross Leasable Area (Square meters) 3 % AUMs 4 Net Asset Value

<b>COP 5.888 Bn</b> AUM <sup>1</sup>	<b>COP 4.510 Bn</b> Equity Value	<b>142</b> Properties	<b>970k</b> m <sup>2</sup> GLA <sup>2</sup>	<b>21%</b> Real Indebtedness	<b>40%</b> Limit Indebtedness <sup>3</sup>	<b>4.62% EA</b> Dividend Yield 2018	<b>431,422</b> Securities outstanding	<b>COP 10,454,638</b> NAV <sup>4</sup>	<b>4,555</b> Equity investors	<b>COP 37,801 MM</b> Monthly income
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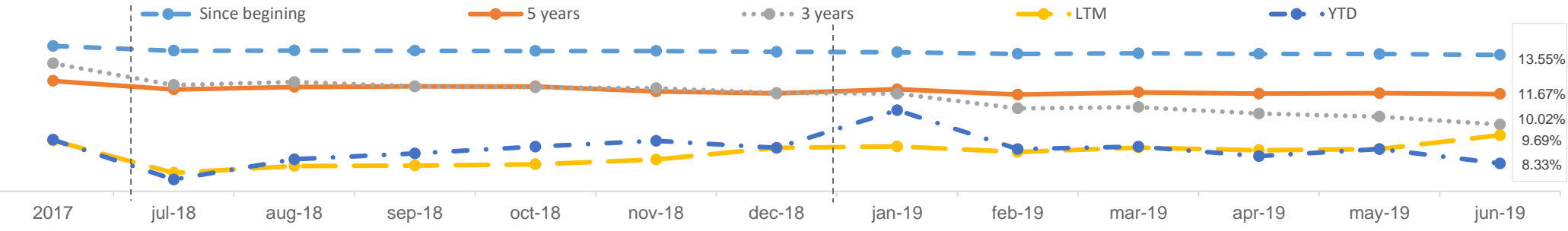
## Liquidity

	3 years	LTM	YTD
<b>ADTV</b>	<b>COP 3,547MM</b>	<b>COP 3,557MM</b>	<b>COP 2,920MM</b>
<b>Average transaction price</b>	<b>COP 269 MM</b>	<b>COP 251 MM</b>	<b>COP 225 MM</b>



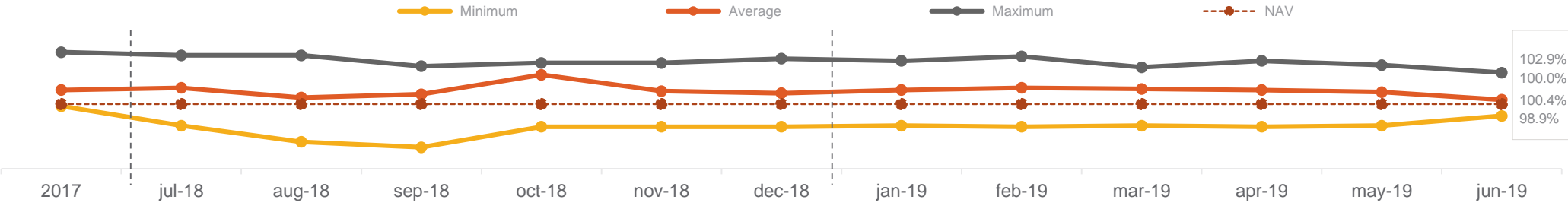
## Profitability

	Historical	3 years	LTM
<b>Cash flow</b>	<b>71%</b>	<b>53%</b>	<b>49%</b>
<b>Valorization</b>	<b>29%</b>	<b>47%</b>	<b>51%</b>



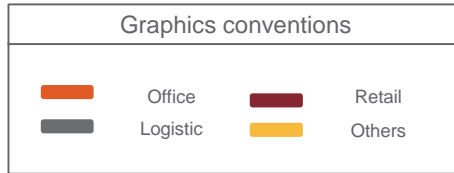
## TEIS secondary market price

	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)

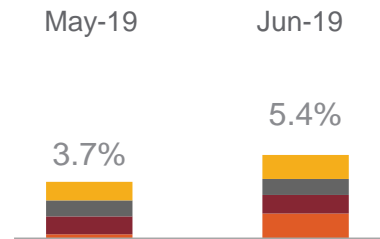
## INDICATORS



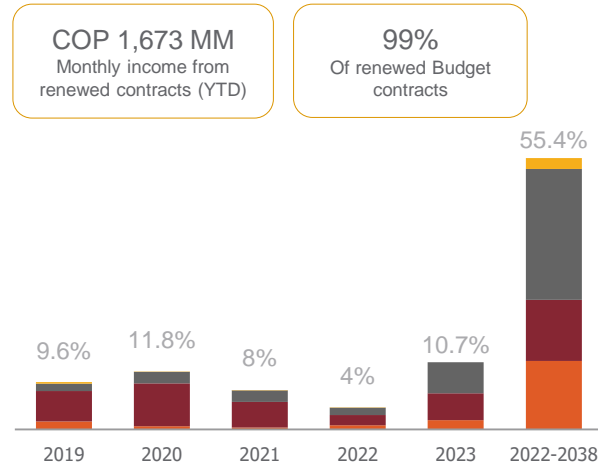
### JUNE 2019

- The Eleventh Tranche of the Equity Securities was issued for an amount of COP 816 kMM, ending on June 25, with 1.71x over-biddings and more than 1,000 new investors.
- The vacancy in June increased due to the delivery of 5,769m<sup>2</sup> from a corporate asset's contract in Bogotá. This is equivalent to 0.6% of the vehicle's area. Delivery of this space was expected for the beginning of the year; however, it does not represent a decrease of the budgeted revenues, as the area was forecasted to be vacant for the second half of 2019.
- The commercial appraisals of 8 assets were updated during the month.

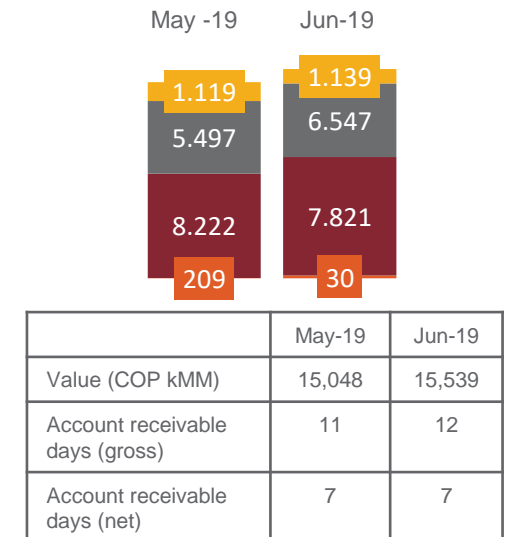
### Economic vacancy



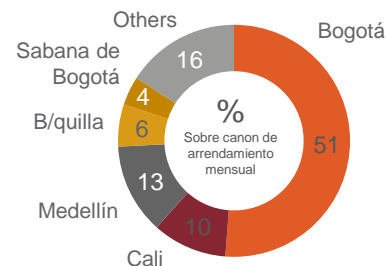
### Lease term



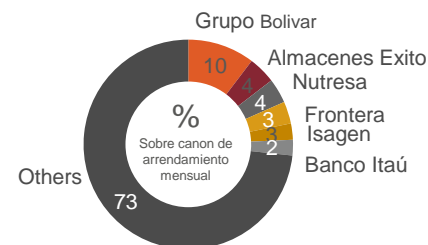
### Account receivable



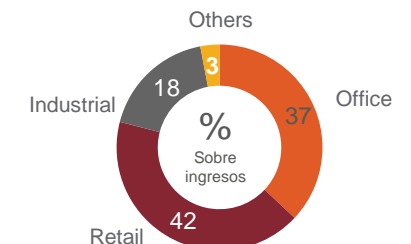
### Diversification by city



### 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**  
BRC Standard & Poor's S&P Global

**LATEST REPORT DATE**

09/04/2019

**ISSUANCE PROGRAM RATING**

"i-AAA"

**PORTFOLIO MANAGEMENT EFFICIENCY RATING**

"G-aaa"