

# Monthly report - June 2020

**COP 6.81 Bn**  
AUM<sup>1</sup>

**COP 4.66 Bn**  
Equity Value

**146** Properties  
**1,043,196** m<sup>2</sup> GLA<sup>2</sup>

**28%** Real  
Indebtedness<sup>3</sup>  
**40%** Limit

**5.25% EA**  
Dividend Yield  
2019

**431,422**  
Securities  
outstanding

**COP 10,792,517**  
NAV – Net Asset  
Value

**4,447**  
Equity investors

**COP 36,942 MM**  
June Revenues

**COP 465,998 MM**  
Last 12 months revenues

<sup>1</sup> Assets Under Management <sup>2</sup> Gross Leasable Area (Square meters) <sup>3</sup> % AUMs

## Liquidity

	3 years	LTM	YTD
ADTV	COP 3,413MM	COP 3,254MM	COP 2,841MM
Average transaction value	COP 263 MM	COP 285 MM	COP 336 MM

■ Average traded volume (COP thousands of millions)  
— ADTV (COP thousands of millions)

## Profitability – IRR (internal return rate)

	Historical	3 years	LTM
Cash Flow	73%	60%	65%
Valorization	27%	40%	35%

## TEIS secondary market price

	3 years	2018	LTM
Trading on business days	95%	94%	90%
Average price	100.7%	99.0%	96.4%



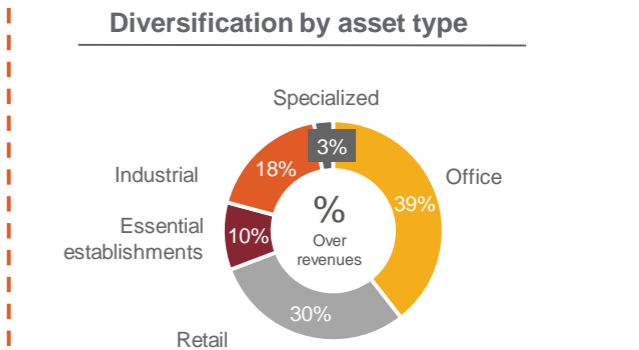
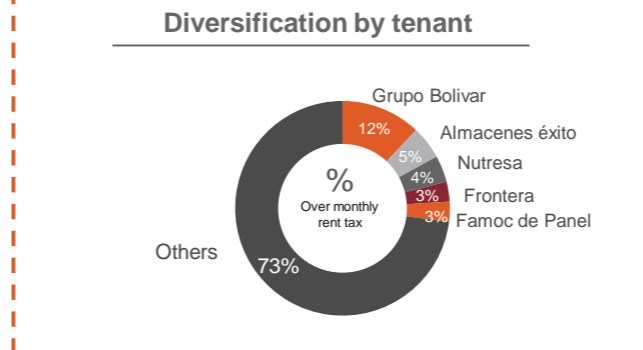
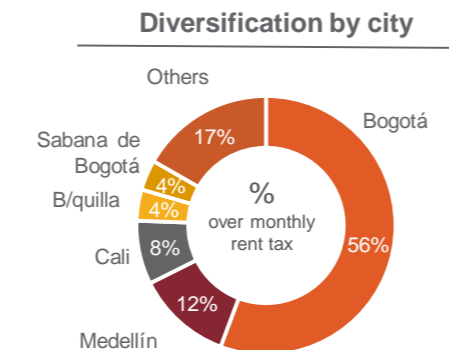
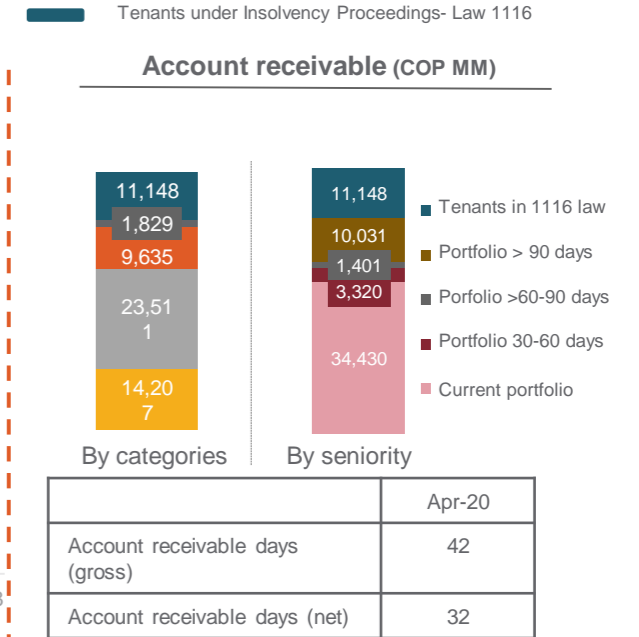
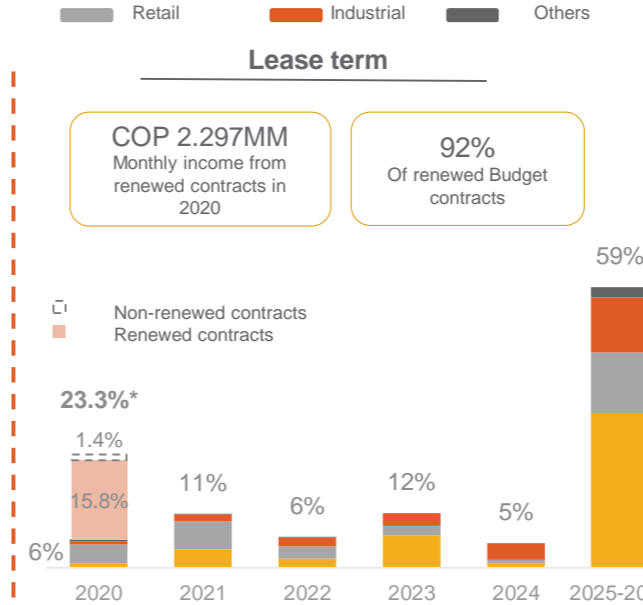
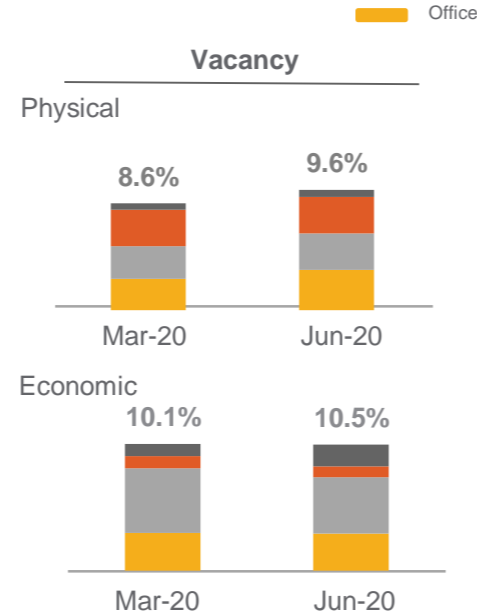
\*ADTV (Average Daily Trading Volume) \*LTM (Last Twelve Months) \* YTD (Year to Date)

<sup>6</sup> NAV= Net Asset Value

## June 2020

- The delivery of 6554 m<sup>2</sup> at Torre Pacific, affected the physical vacancy but not the economic due to the associated penalty fee to the advance cancelation of the agreement, on the other hand, the economic vacancy was affected by the specialized category.
- So far this year, 92% of the agreements prompt to expire have been renewed representing 15.8% of the revenues.
- Along the month of June, the commercial appraisal of 12 assets was updated with an impact of 0.27% over the active value.

## INDICATORS



# Data sheet TEIS

## ISSUER'S INFORMATION

<b>President</b>	Jairo Corrales
<b>Investor Relations Manager</b>	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

<b>TYPE OF SECURITY</b>	Estrategias Inmobiliarias Equity Securities "TEIS"- Fungible, regardless of the tranche under which they are issued		
<b>ISIN CODE<sup>1</sup></b>	COV34PT00013		
<b>TERM</b>	99 years as of February 2, 2006, extendable.		
<b>PROGRAM'S AUTHORIZED AMOUNT</b>	COP 5,000,000,000,000.00 – COP 5 billones de pesos		
<b>AMOUNT ISSUED AS OF TO DATE</b>	COP 3,716,684,160,000.00	<b>LATEST ISSUANCE DATE</b>	25/June/2019
<b>CURRENCY</b>	Colombian pesos	<b>CIRCULATION RULES</b>	Registration
<b>NUMBER OF SECURITIES OUTSTANDING</b>	431,422 Securities		
<b>PREEMPTION RIGHT</b>	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.		
<b>RECIPIENTS</b>	General public, including pension and "cesantías" funds		
<b>PAYMENT MODALITY</b>	Upon Maturity		
<b>AMORTIZATION OF CAPITAL</b>	NO	<b>DCF<sup>2</sup> PAYMENT PERIODICITY</b>	Twice a year (February and August)
<b>SECURITIES RATING AGENCY</b>	<b>BRC STANDARD &amp; POOR'S</b> BRC Standard & Poor's S&P Global	<b>LATEST REPORT DATE</b>	17/04/2020
<b>ISSUANCE PROGRAM RATING</b>	<b>"i-AAA"</b>		<b>PORTFOLIO MANAGEMENT EFFICIENCY RATING</b>
			<b>"G-aaa"</b>