



INVESTORS ORDINARY ASSEMBLY

2 0 2 4



Is required to begin with the Assembly.

51% of the outstanding securities



One Plaza - Medellín

INVESTORS ORDINARY ASSEMBLY

2 0 2 4

Dear Investor, the information put for your consideration during today's Assembly has been available from the call's date in the following links:



<https://pei.com.co/en/assemblies/>



<https://www.fiduciariacorficolombiana.com/patrimonio-autonomo-estrategias-inmobiliarias>



<https://fiducoldex.com.co/seccion/asamblea-de-inversionistas>

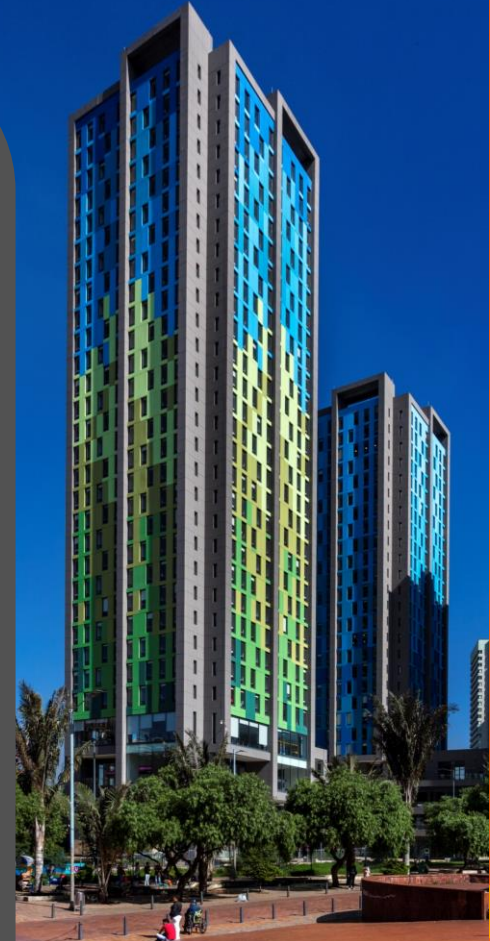
IN-PERSON ATTENDANCE VOTING



Dear Investor, if you are attending the Assembly in person, please scan the following QR code and enter your identification document to access the platform:



CityU - Bogotá



INSTRUCTIONS FOR VIRTUAL AND IN-PERSON VOTING

1

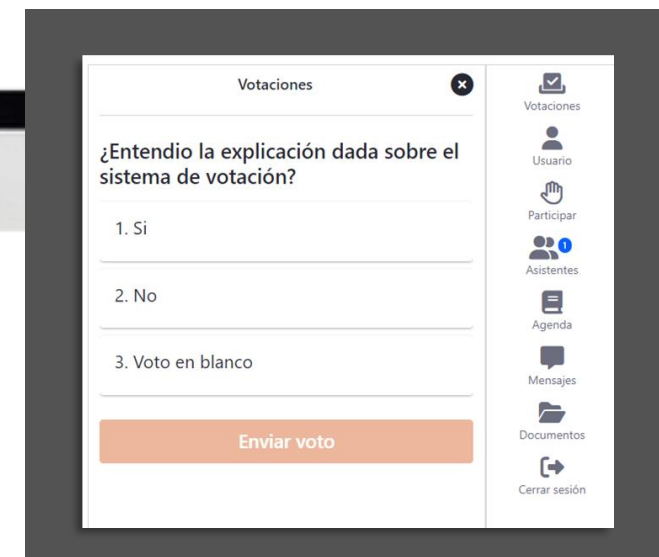
The technical desk will introduce the question activating the countdown available to vote for **1 minute and 30 seconds**.

2

Upon the countdown's start, the relevant **question and answer options will appear on the screen**.

3

Click on the answer of your choice. Please note that your vote cannot be changed once submitted.



INTERVENTIONS BY IN-PERSON ATTENDEES

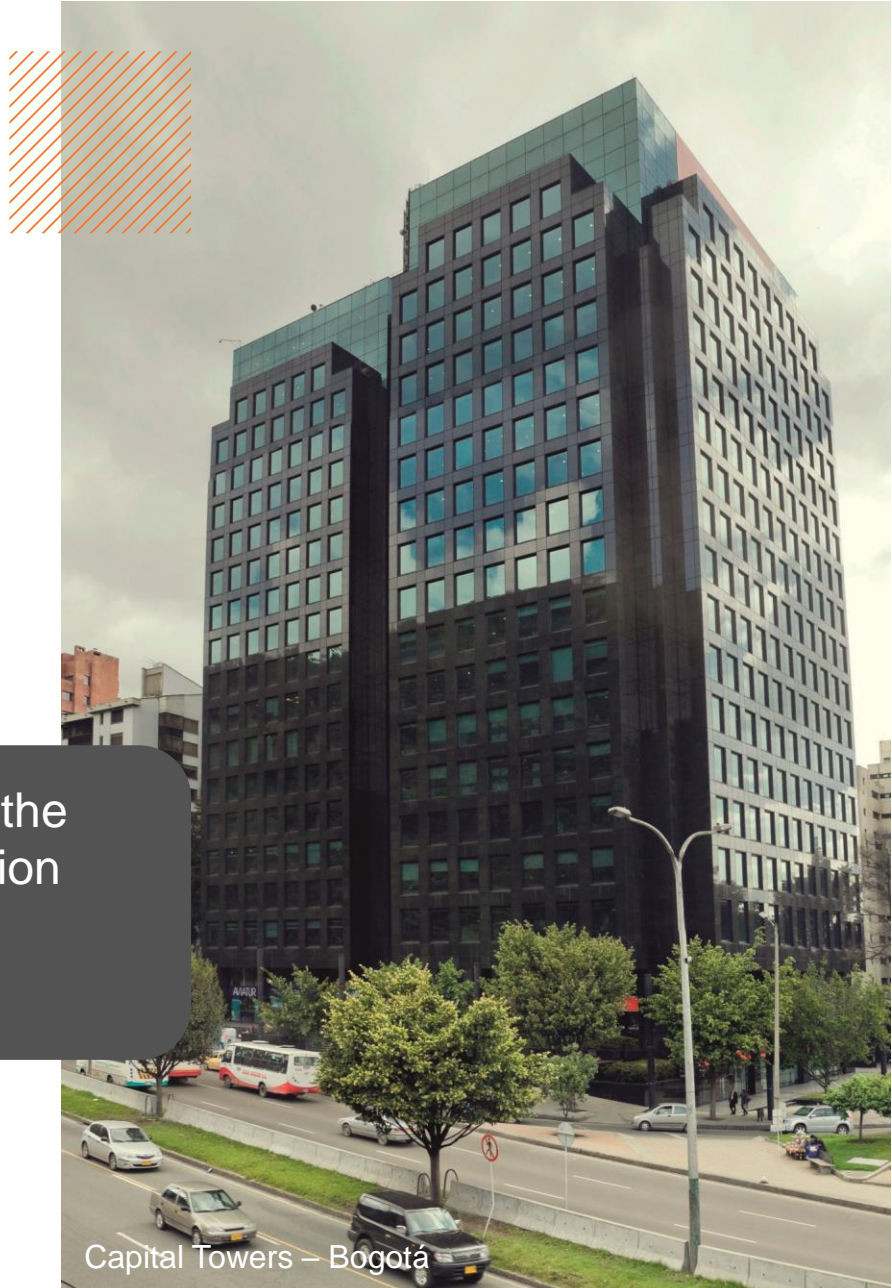


1

Once on the platform, to make your intervention, click on “levantar la mano” (raise hand)

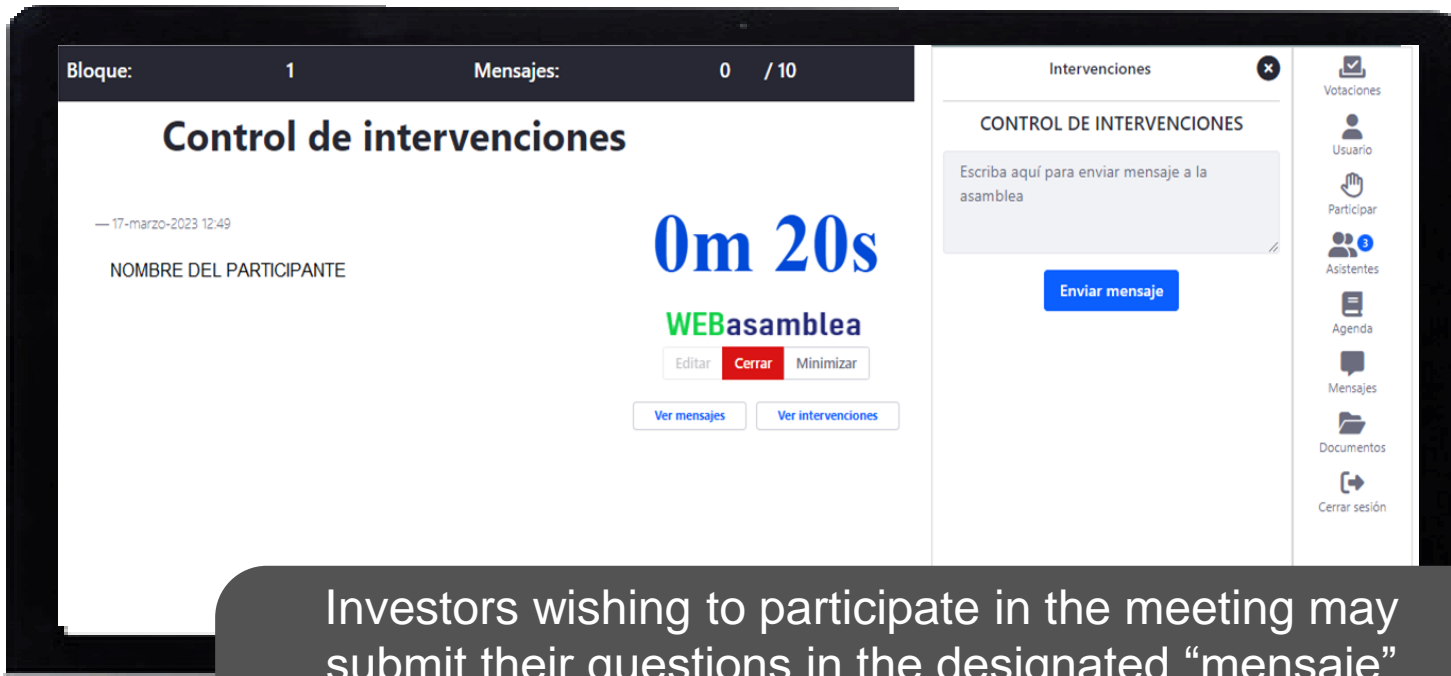
2

Please remember that the time for each intervention shall be 1 minute



Capital Towers – Bogotá

INSTRUCTIONS FOR VIRTUAL PARTICIPATION



Investors wishing to participate in the meeting may submit their questions in the designated “mensaje” (message) box. Please consolidate multiple questions into a single message, and they will be addressed in the order received

Write your message and click on the button to deliver it.



Cittium- Tenjo



01 Verification of Quorum

Rivana – Medellín



Jairo Corrales
CEO
Pei Asset Management



Andrés Ruiz
CFO & IRO
Pei Asset Management



Lida Afanador
Legal Representative of Investors
Fiducoldex



Ana María Bernal
Legal and Corporate Affairs Manager
Pei Asset Management



Carlos Angulo
Chairman of the PEI's Advisory
Committee



Carlos Fradique
Member
PEI's Advisory Committee



Edwin Díaz
Legal Representative Trustee
Fiduciaria Corfic Colombiana

01 »

Verification of quorum.

05 »

Presentation for consideration and approval of the Strategic Plan (2024 update).

02 »

Reading and approval of the agenda.

06 »

Presentation for the consideration and approval of the Trustee's Management Report for the year 2023

03 »

Appointment of the Chair, Secretary, and Minutes' Approval Commission.

07 »

Submission for consideration and approval of PEI's year-end statement report (financial statements) as of December 31, 2023.

04 »

Presentation for Consideration and Approval of the Asset Manager's Report for the Year 2023.

INVESTORS ORDINARY ASSEMBLY

2 0 2 4

VOTING

Reading and approval of the agenda

The decision will be made by simple majority of those attending the Assembly.



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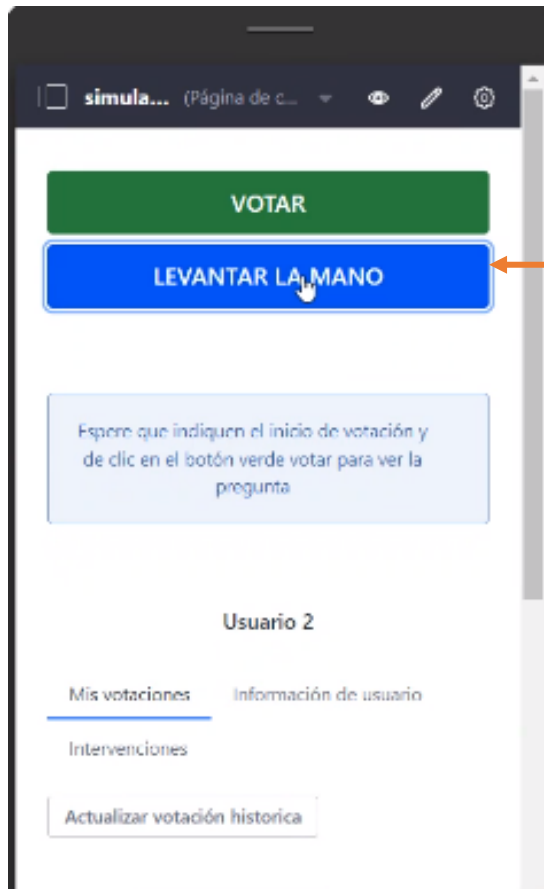
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City U - Bogotá



To nominate yourself, please click on “Levantar la mano” (raise your hand) after you scan the QR code



Please remember that the time to nominate yourself shall be 1:30 minutes.



The screenshot displays the 'Asamblea Ordinaria de Inversionistas 2024' interface. On the left, a nomination form titled 'Postulación presidente de la asamblea.' is shown. It includes a timestamp '30-August-2023 09:44:24', a text input field for 'Nombre Apellido', and buttons for 'Aprobado' (blue) and 'Cancelar' (red). Below the form are 'Editar', 'Cerrar', and 'Minimizar' buttons. A large blue timer shows '0m 10s' and the text 'WEBasamblea' is visible. On the right, a 'Postulaciones' panel shows the same nomination form with a prominent orange 'Postularme' button. An orange arrow points from this button to a callout box. A vertical sidebar on the far right contains navigation icons for 'Votaciones', 'Usuario', 'Participar', 'Asistentes', 'Agenda', 'Mensajes', 'Documentos', and 'Cerrar sesión'. The bottom left corner shows 'LIVE' and a video player control bar.

To make the nomination, click the button "Postularme" (Nominate myself)

INVESTORS ORDINARY ASSEMBLY

2 0 2 4

NOMINATION

Appointment of the
Chairman



INVESTORS ORDINARY ASSEMBLY

2 0 2 4

NOMINATION

Minutes' Approval
Commission



INVESTORS ORDINARY ASSEMBLY

2 0 2 4

VOTING

Appointment of the Chair, Secretary, and Minutes' Approval Commission.

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The content of this document is the result of a prospective analysis and forecast by **Pei Asset Management** in its capacity as the real estate manager of **Patrimonio Autónomo Estrategias Inmobiliarias (“PEI”)**. It is based on various potential variables and macroeconomic factors that are subject to change.

This document and all information derived from it are part of financial projections or assumptions of the vehicle, which should be analyzed by its recipients and/or addressees using their own due diligence criteria.

The recipient of this information must maintain strict confidentiality, as its content and scope are privileged information from a securities issuer, in accordance with the highest standards of good faith and professional business diligence. This information may not be used by its recipient and/or addressee for purposes other than those associated with the analysis of business opportunities that they may implement with PEI; any other use is prohibited.



04 Asset Manager's Report for the Year 2023


Torre Alianza - Bogotá





**PORTFOLIO
SNAPSHOT**

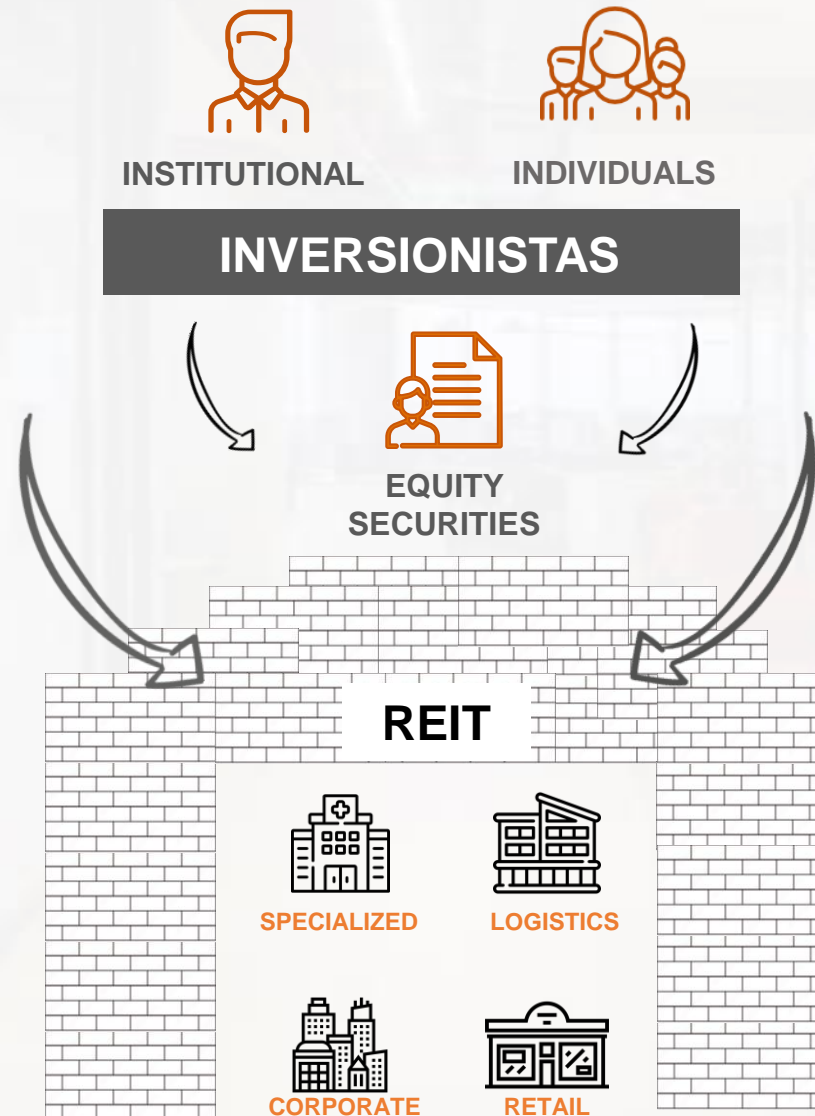
2 0 2 4


WHAT ARE REITs?


 Investment structures listed with a stock exchange, where investments are collectively made in real estate assets underlying the relevant securities.


 Securities listed with a stock exchange provide access to a diversified portfolio of real estate assets.

 REITs are designed to distribute all the cash resulting from their operation to investors.



 Emerged in the US in 1960, so that individuals could access the real estate sector.

 In Colombia, PEI was the pioneer. PEI's first equity securities issuance in the market took place over 16 years ago, in February 2007.

 The REITs' profits stem from two sources: the cash flow distributed to investors and the underlying assets appreciation.

FUNDAMENTALS OF THE REAL ESTATE INVESTMENT VEHICLE



LONG-TERM COMMITMENT

PEI has been structured and is managed with a long-term horizon, creating value through the investment and divestment of assets across economic cycles.

The investment is supported by a diversified portfolio of high-specification real estate properties.

UNDERLYING TANGIBLE ASSETS



ASSET VALUATION ACCORDING TO INTERNATIONAL STANDARDS

Annual appraisal of real estate assets conducted by independent professional firms

Listed on the market since 2007

ALTERNATIVE INVESTMENT IN THE STOCK MARKET



ROBUST CORPORATE GOVERNANCE

An Advisory Committee with a majority of independent members, responsible for making key decisions for the vehicle.

Manager and administrator with comprehensive knowledge of the real estate sector and capital markets.

EXPERIENCED MANAGER AND ADMINISTRATOR





Strategy Progress

2 0 2 4

2023 - MILESTONES

BUSINESS MODEL

Prospectus Update

- ✓ Real Estate Asset Manager Remuneration
- ✓ Capital Structure
- ✓ Corporate Governance

REAL ESTATE PORTFOLIO OPTIMIZATION

- ✓ **Divestment:** Promise of Sale Agreement Bodega Yumbo
- ✓ Escalation of rents to spread over CPI
- ✓ **Redevelopment and reconversion:** Regulatory evaluation and obtaining licenses for standard authorization in 7 assets

CAPITAL STRUCTURE

- ✓ Negotiation of financial and business conditions with IFC
- ✓ Optimization in the cost of financing (shorter debt maturity)
- ✓ Expanding Capital Sources and Financing

DIVERSIFICATION INVESTOR BASE

- ✓ 18.6% increase in the number of investors
- ✓ Progress in attracting international investors
- MSCI and S&P enabled real estate assets within the universe of assets eligible for their indices

Pei AM delved into the Corporate Sustainability Model

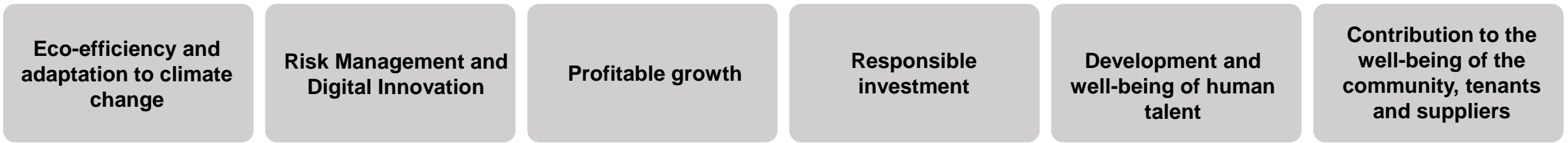


Pei incorporated a Sustainability Mega into its strategic plan



MEGA 3

Creating value for stakeholders through sustainability



6 Material Matters

Environmental

Carbon footprint measurement



37
Assets¹



#4
Categories



+10
Cities



Aspiration
2030 –30%
2040 – 70%
2050 – Neutral

Solar panels



3,189
Panels

#12
Assets

Green certifications



#13
Assets

22%
GLA

Social

Pei Asset Management as the administrator of Pei

- He was an active promoter of the creation of the Real Estate Investment Chamber of ColCapital
- Is affiliated with **Women In Connection**

Government

- Update of the Prospectus of Equity Securities:
Independent member period up to 10 years
Legal Representative of Investors ratification every 3 years
- Renewal of IR Recognition for Pei as an issuer



¹ Most of the measurement is carried out in the common areas of the assets



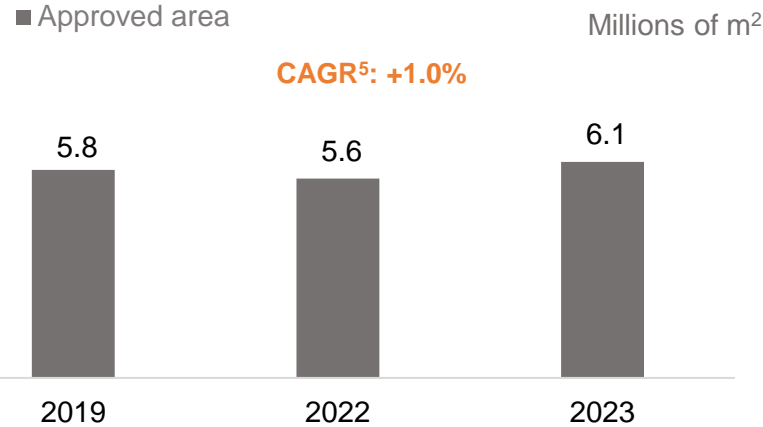
MARKET CONTEXT

CONSTRUCTION COST INDEX¹

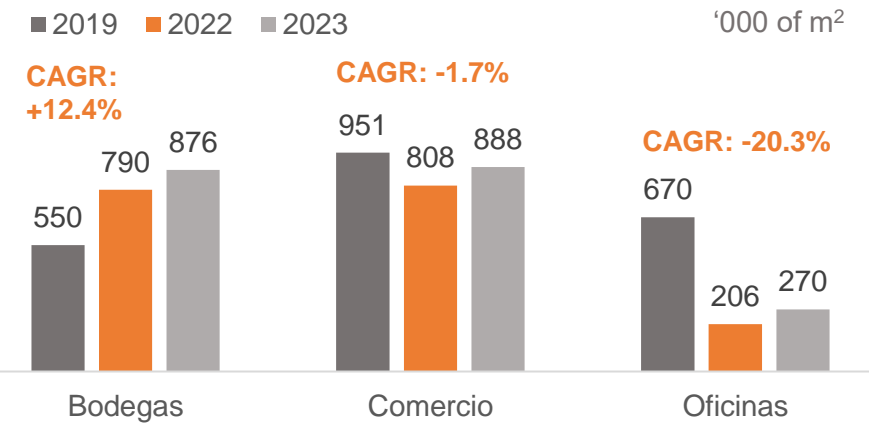
Annual variation of the main items:



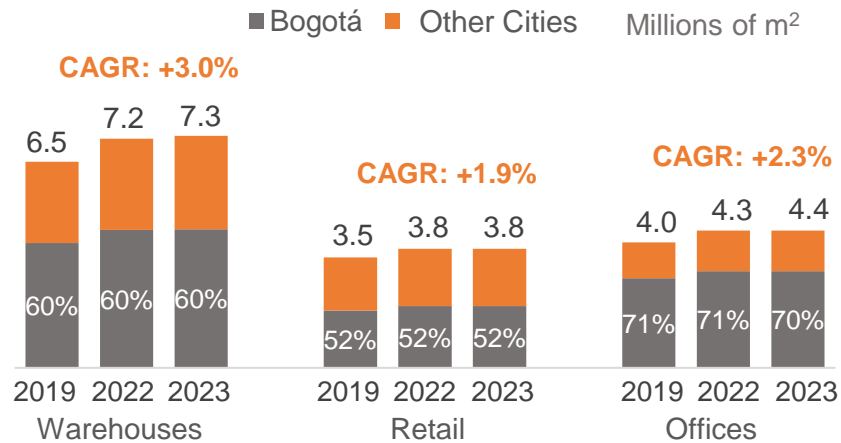
NON-RESIDENTIAL BUILDING PERMITS



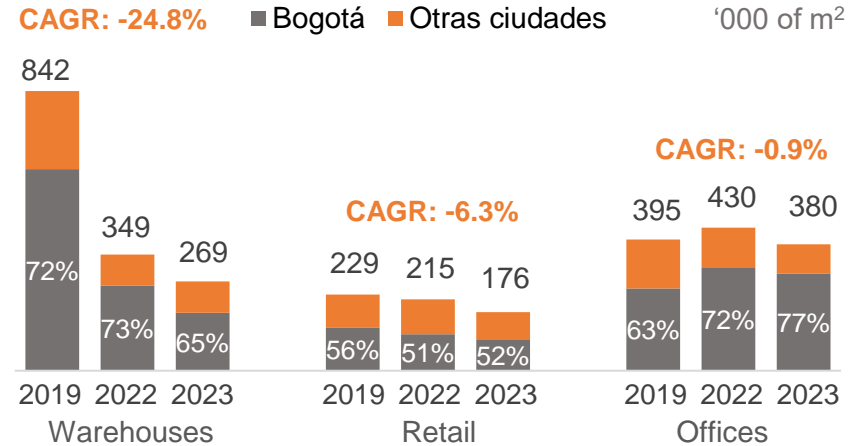
COMPLETED CONSTRUCTION WORKS NATIONWIDE³



INVENTORY IN MAJOR CITIES OF COLOMBIA⁴



OFFER⁴



CONSIDERATIONS

Lower supply of new square meters

Absorption of existing square metres

Possible increase in rents in the sector

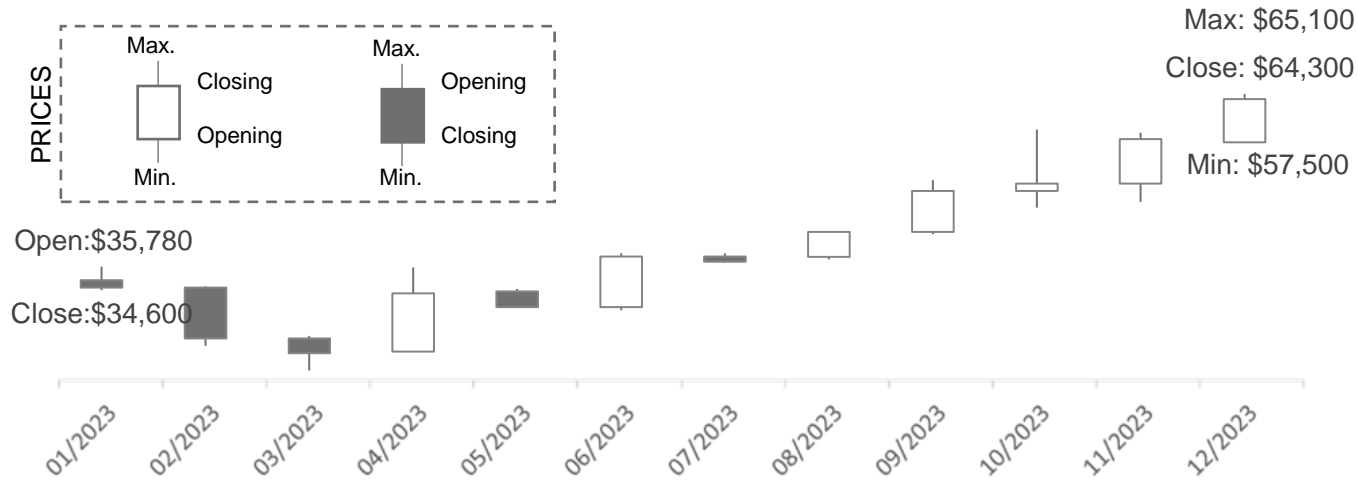
1. Source: DANE (National Administrative Department of Statistics), Index of Construction Costs for Buildings (ICOCED). The services refer to finishing services, structure, installations, among others.
 2. Source: DANE, total licensed area as of December of each year nationwide.
 3. Source: DANE, area surveyed by construction status as of Q4 of each year nationwide.

4. Information obtained from Colliers International, Major cities of Colombia: Bogotá, Medellín, Barranquilla, and Cali (corresponding to other cities).
 5. CAGR: Compound Annual Growth Rate.

CAPITAL MARKET BEHAVIOR AND COMPETING FUNDS



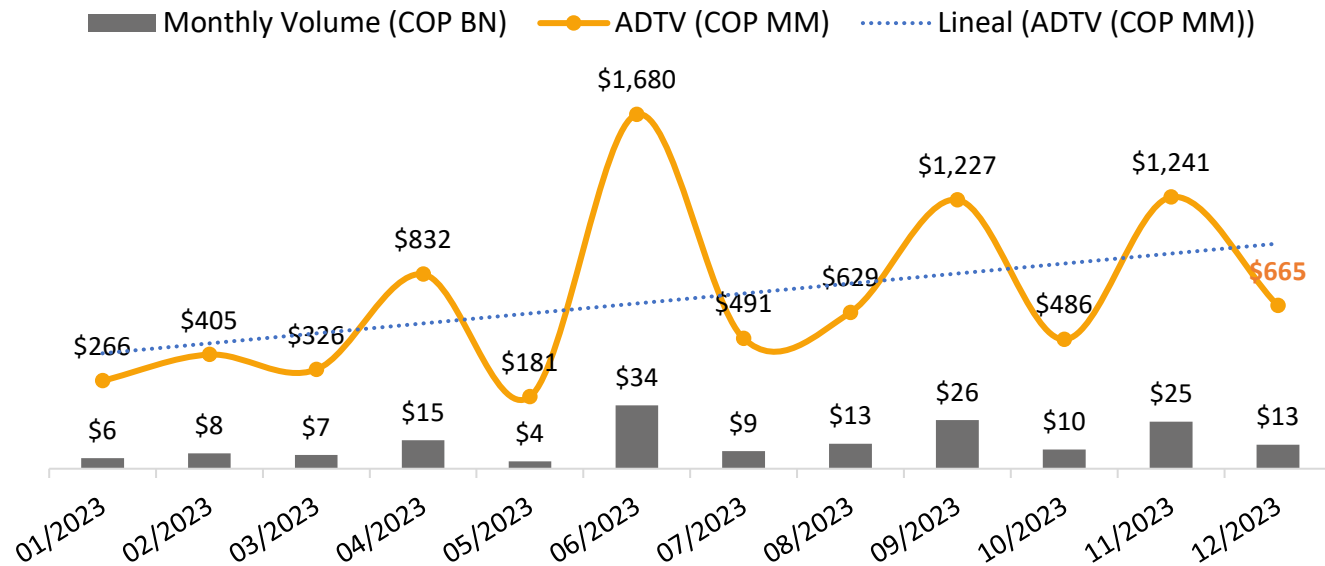
PEIS PRICE ON THE SECONDARY MARKET



EQUITY ROUND RANKING

RANKING	VALORIZATION	Δ PRICE	ADTV ¹ COP Millions	RANKING VOLUME
1°	PEI	79.7%	\$696	14°
2°	PF CEMARGOS	77.2%	\$229	22°
3°	CEMARGOS	69.7%	\$2,793	6°
4°	BVC	64.6%	\$56	29°
5°	PF GRUPO ARGOS	33.2%	\$245	21°

AVERAGE DAILY TRADED VOLUME PEIS



REAL ESTATE MARKET (COP Millions)

	VOLUME NEGOTIATED	Δ VOLUME	Δ PRICE	PRICE / NAV
PEI	169,229	23%	79.7%	46%
Inmoval	11,227	79%	9.6%	45%
Davivienda	3,683	-91%	-9.8%	45%
Skandia	1,488	-55%	1.2%	87%
Visum	762	-74%	1.4%	100%
Tin	0	-100%	0.0%	100%

TOTAL REAL ESTATE MARKET VOLUME: 186,389 Millions

1. ADTV: Daily Average Volume

We carried out a basic exercise that shows the disconnection between the value of the managed real estate portfolio and the value of the security in the secondary market at the end of 2023 (\$64,300) traded at 45.9% of the NAV

	Valuation by Fundamentals		Secondary Market Price		
	<u>Value</u>	<u>\$/m²</u>	<u>Value</u>	<u>\$/m²</u>	<u>Caprate</u>
<u>CORPORATE</u>	COP\$ 3.0 Bn	9.4 M	COP\$ 1.9 Bn	6.1 M	10.2%
<u>SHOPPING CENTERS</u>	COP\$ 3.5 Bn	11.4 M	COP\$ 2.3 Bn	7.4 M	9.2%
<u>LOGISTIC</u>	COP\$ 1.5 Bn	3.7 M	COP\$ 1.0 Bn	2.4 M	9.9%
<u>TOTAL PORTFOLIO</u>	COP\$ 9.28 Bn	7.9 M	COP\$ 5.9 Bn	5.2 M	9.8%

Messages key

- The secondary market price does not reflect a replacement cost of the assets taking into account the technical specifications of the assets.
- Currently, a COP\$ 10 M operation sets a price for an equity of COP\$ 5.97 Bn, that is, a 0.0002% stake in the securities determines the value of the real estate portfolio in the secondary market.



PORTFOLIO MANAGEMENT REPORT

Nuestro Bogotá Shopping Center

PORTFOLIO SUMMARY 2023 vs 2022



AUM's

COP **9.28** Bn



Leasing area

1,146,696¹ m²



Tenants

1,640²



Investors

6,414



OPERATING RESULTS

Physical vacancy

4.33%

▼ - 135 bps

Economic vacancy

6.03%

▼ - 160 bps

Placed m²

52,463 m²

Renewed m²

208,795 m²

98% renewal



FINANCIAL RESULTS (COP M)³

Revenues

\$703,580

▲ + 15.3 %

NOI

\$580,989

▲ + 15.5%

NOI Margin

82.58%

▲ +12 bps

EBITDA

\$498,888

▲ + 24.9 %

EBITDA Margin

70.91%

▲ + 544 bps

ACCOUNTS RECEIVABLE

\$3,616

2 days turnover

Cash Flow Distributed To Investors (CDI)

\$63,145

CDI by title

\$1,475

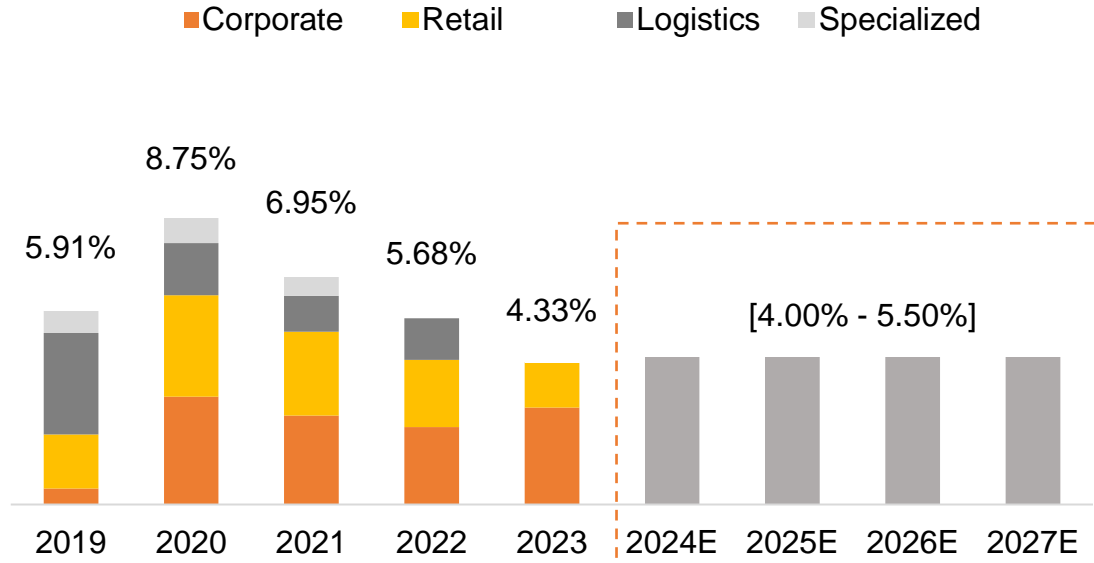
Dividend Yield⁴

2.29%

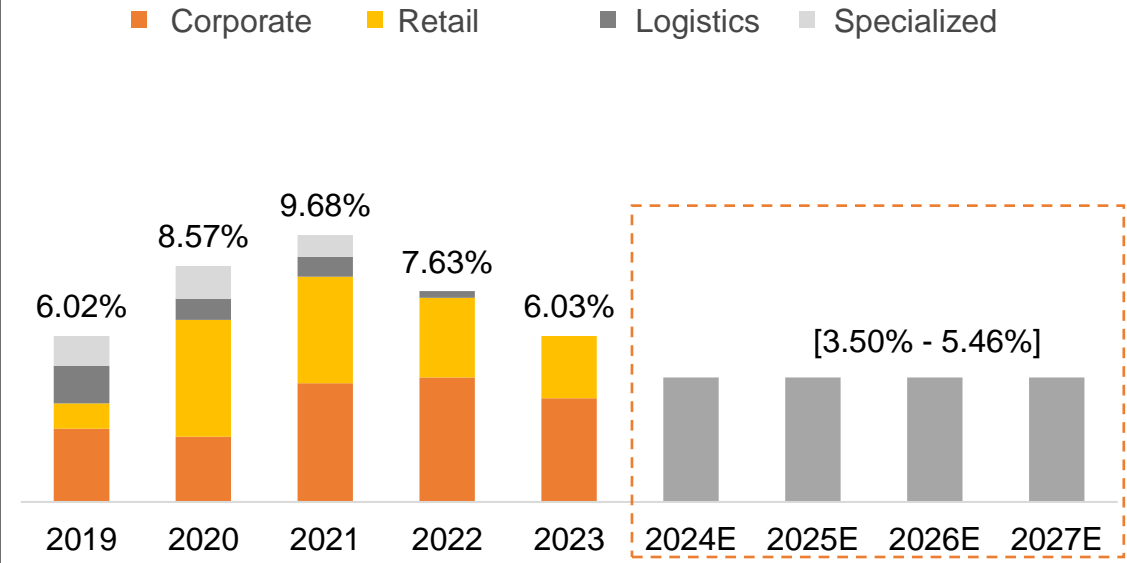
1. Does not include GLA of Calablanca, CityU housing AND Boho
2. Includes tenants by brand who can be in more than one property. Does not include tenants of Calablanca, CityU housing and Boho due to seasonality in contracts
3. All the figures except for the percentages and the CDI per title are in millions of pesos.
4. Market dividend yield calculated as equity at closing market value (64,300) and a base of outstanding securities of 42,810,749.

PERFORMANCE AND FORECAST PEI 2019 - 2027¹

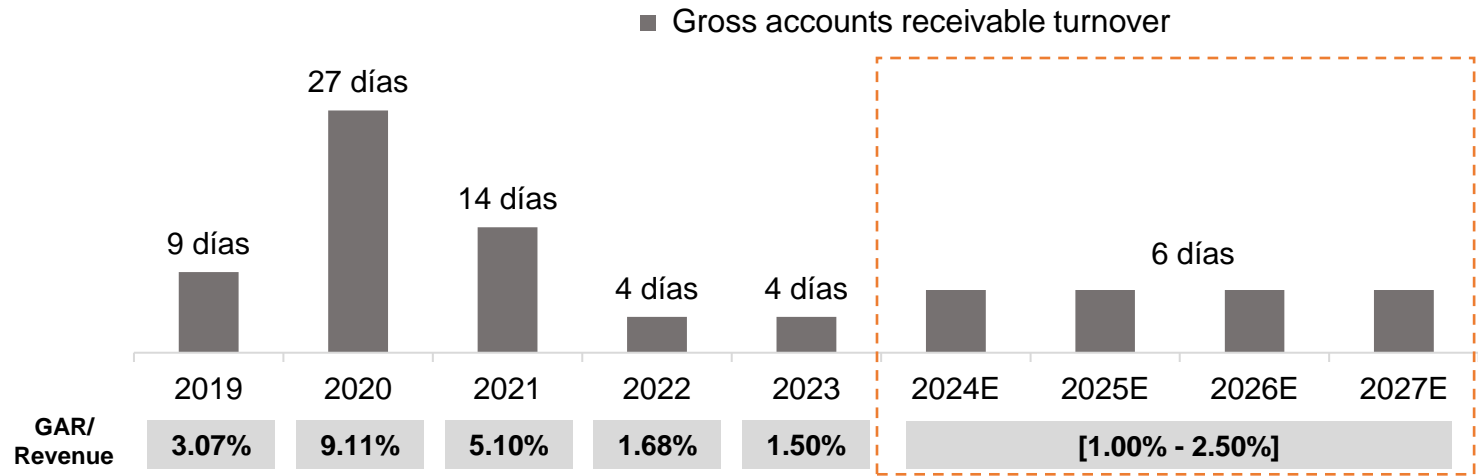
PHYSICAL VACANCY



ECONOMIC VACANCY



GROSS ACCOUNTS RECEIVABLE



On average, a gross portfolio turnover of 6 days is expected, with an expected amount aligned with the increase in revenues over the next four years.

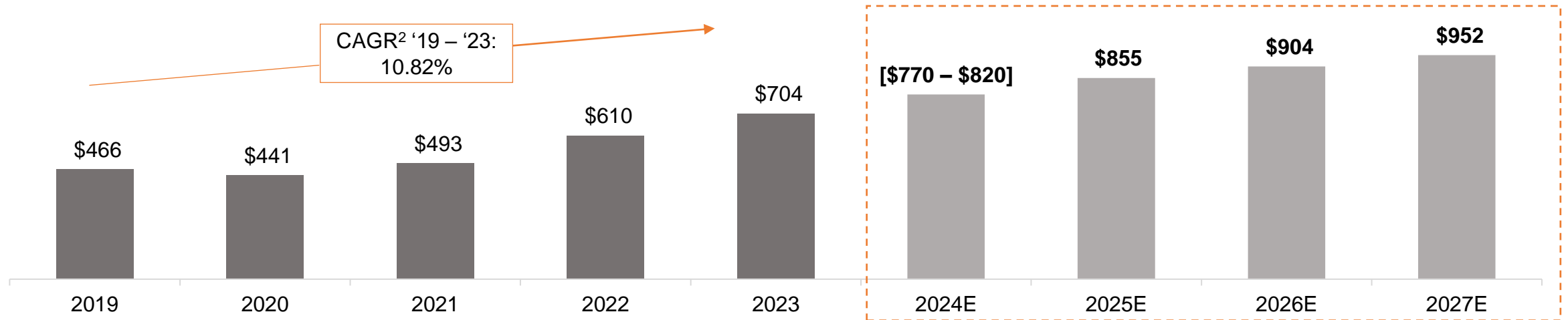
1. The projections do not contemplate divestments or new acquisitions

PERFORMANCE AND FORECAST¹ PEI 2019 - 2027



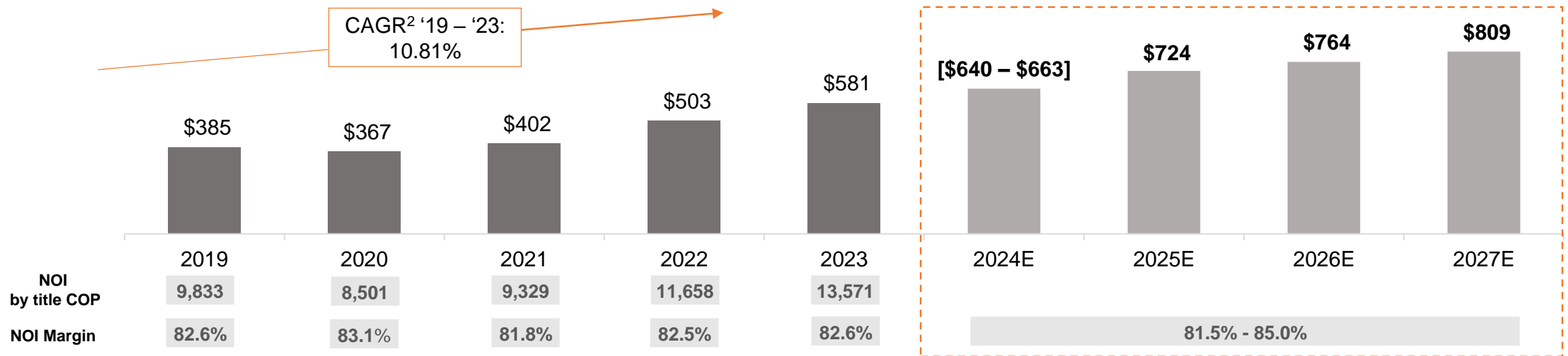
Figures in COP Billions

REVENUES



Figures in COP Billions

NOI



1. The projections do not contemplate divestments or new acquisitions

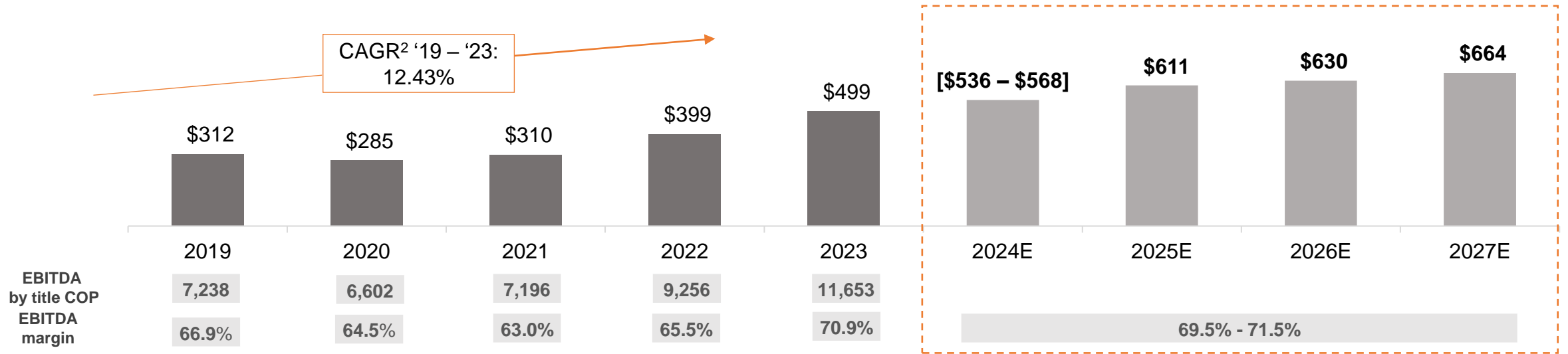
2. Compound Annual Growth Rate

PERFORMANCE AND FORECAST¹ PEI 2019 - 2027



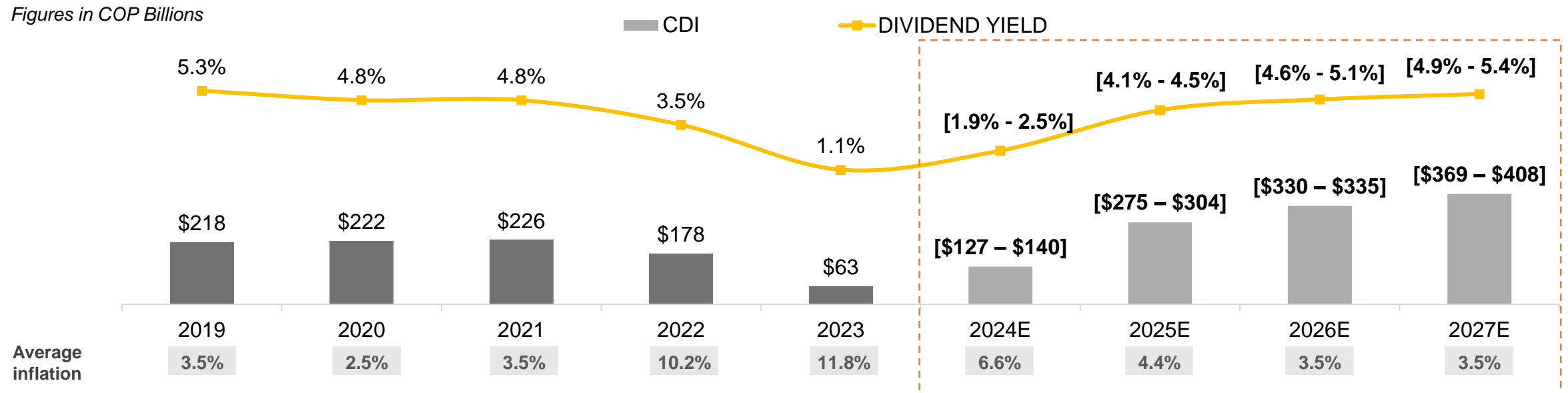
EBITDA

Figures in COP Billions



CDI³ AND DIVIDEND YIELD

Figures in COP Billions



1. The projections do not contemplate divestments or new acquisitions
 2. Compound Annual Growth Rate

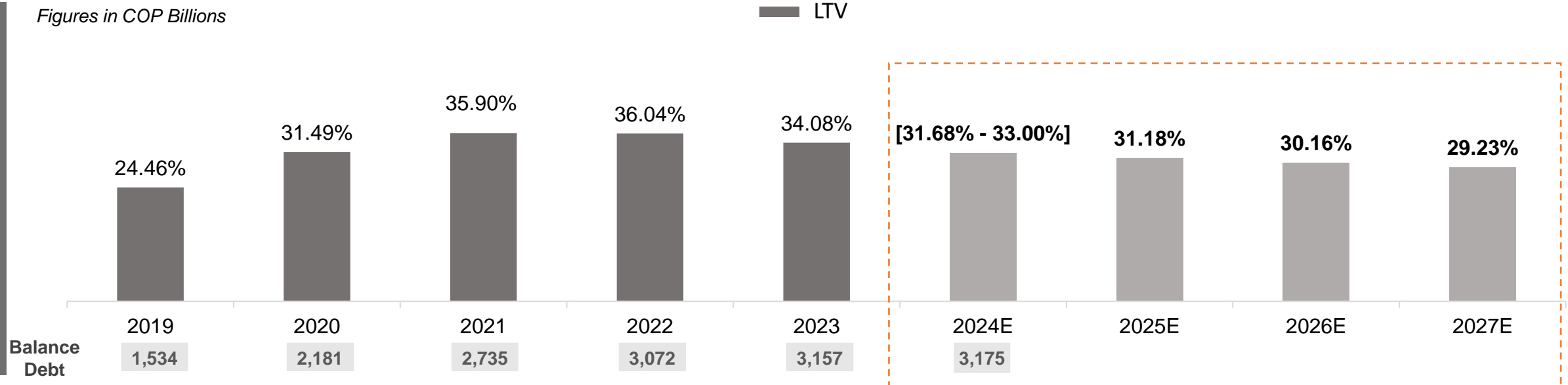
3. CDI (2024-2027) forecast caused (Unpaid)

Investors Ordinary Assembly

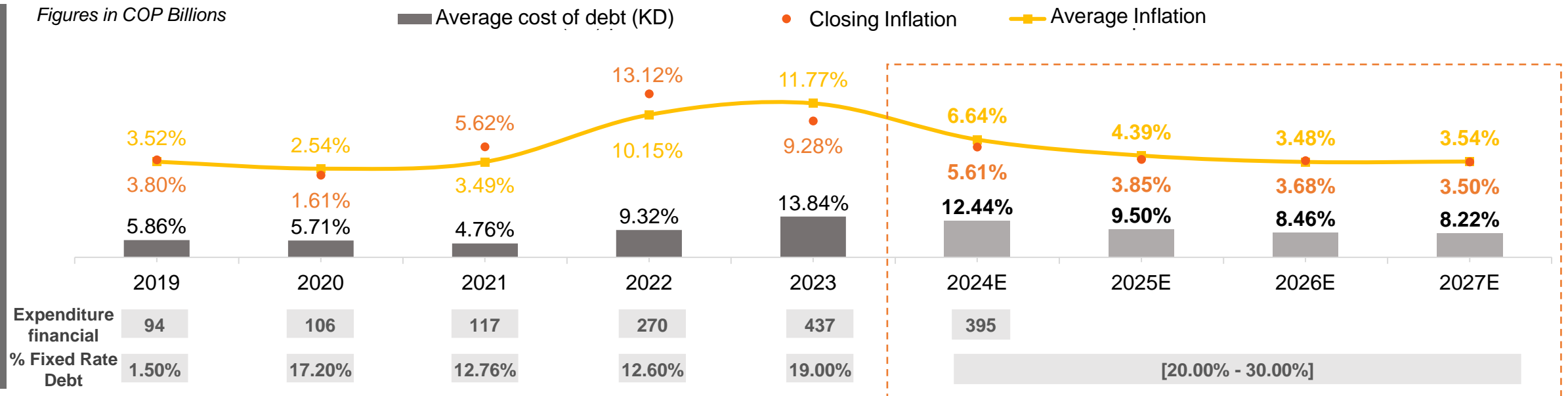
PERFORMANCE AND FORECAST¹ PEI 2019 - 2027



LEVERAGE



DEBT INDICATORS



1. The projections do not include divestments or new acquisitions.

INVESTORS ORDINARY ASSEMBLY

2 0 2 4

INTERVENTION

Asset Management's
Report for 2023



INVESTORS ORDINARY ASSEMBLY

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Asset Management's Report for 2023

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The background of the slide is a photograph of a modern multi-story office building. The building features a mix of brickwork and large glass windows. A prominent dark glass tower section has the word 'AURORA' written vertically in white capital letters. The sky is blue with scattered white clouds.

05 Strategic Plan (2024 Update)

Deloitte - Bogotá



To be the preferred real estate investment alternative in Colombia by investors



To be the real estate ally of tenants, recognized for high standards of service

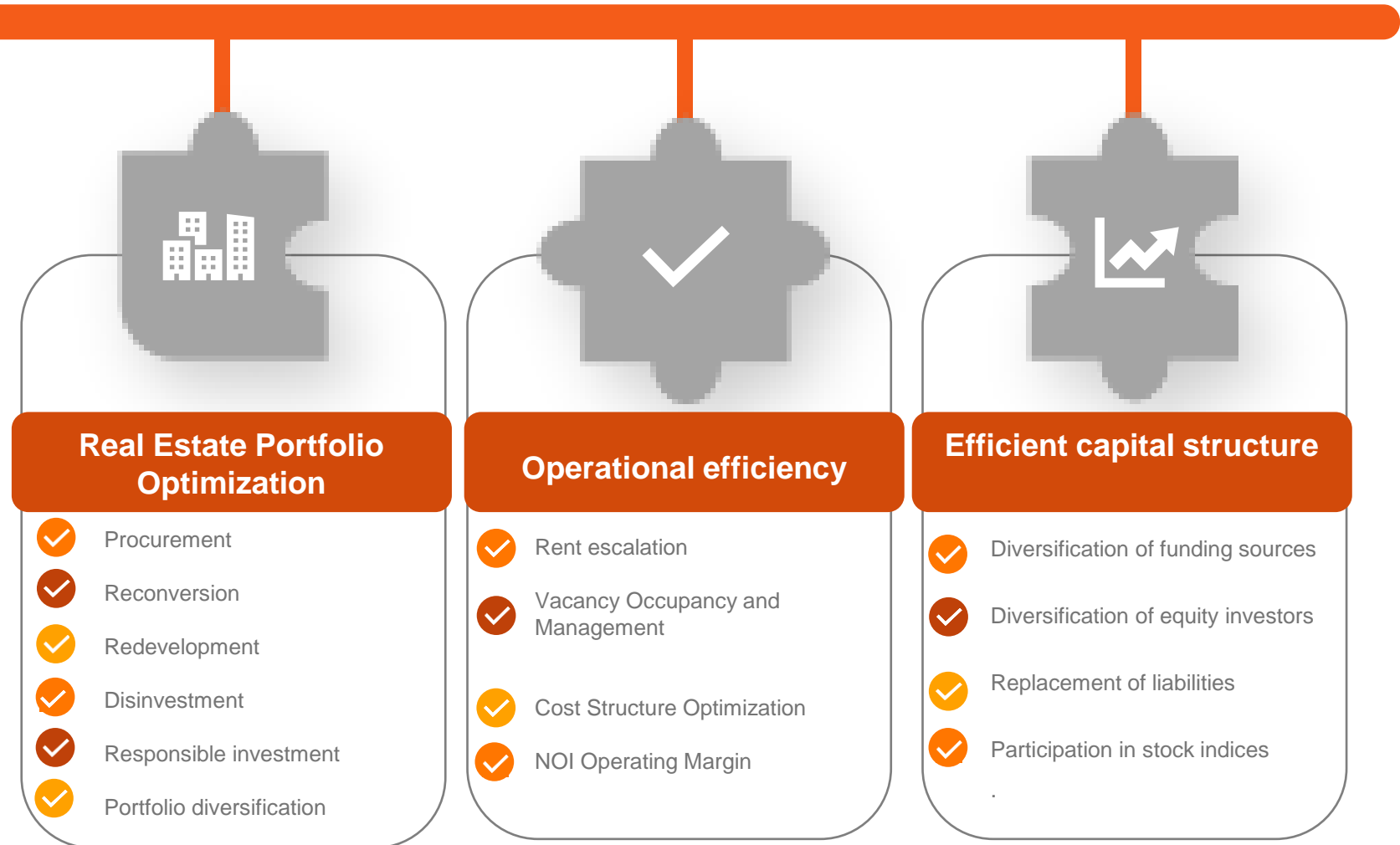


Creating value for stakeholders through sustainability



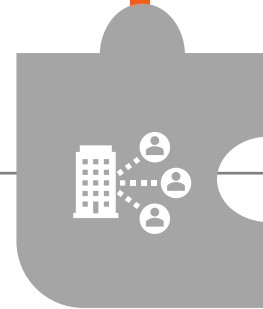


To be the preferred real estate investment alternative in Colombia by investors





To be the real estate ally of tenants, recognized for high standards of service



Added values

- ✓ Products and services m⁴
- ✓ Cross-selling plan – multi-category tenants
- ✓ Real Estate Asset Master Plan



Service Level

- ✓ MEXA – Tenant Experience Model
- ✓ Tenant retention and loyalty plan

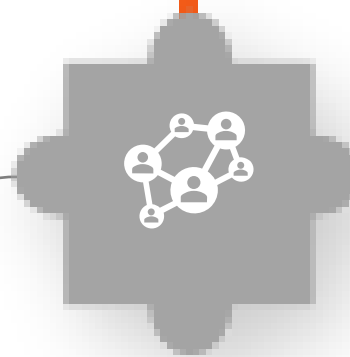


Creating value for stakeholders through sustainability



Environmental

- ✓ Decarbonization of the real estate portfolio
- ✓ Green certifications
- ✓ Energy efficiency
- ✓ Responsible investment



Social

- ✓ Financial Education Program
- ✓ Good Neighbor PEI Plan with the Communities






Government

- ✓ Comprehensive Risk Management System
- ✓ Environmental and Social Management System
- ✓ Corporate Governance Standards
- ✓ Open and transparent communication with stakeholders



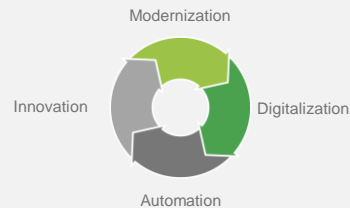
Human Talent

-  Expert team in financial and real estate issues
-  Promoting diversity, equity, and inclusion
-  Development and well-being



Technology and innovation

-  Development of new business capabilities
-  Digital transformation plan for real estate portfolio management



Business partners

-  Promoting sustainable cities through real estate investment
-  Contribution to the development of the capital market
-  Relationships based on trust and transparency

INVESTORS ORDINARY ASSEMBLY

2 0 2 4

INTERVENTION

Strategic Plan
(2024 Update)



INVESTORS ORDINARY ASSEMBLY

2 0 2 4

VOTING

Strategic Plan (2024 Update)

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The background of the slide is a photograph of the Capital Towers in Bogotá, Colombia. The building is a modern skyscraper with a dark facade and a grid of windows. The sky is filled with large, white, fluffy clouds. In the foreground, there are green trees and a street with a few cars and a bus.

06 Trustee's Management Report for the year 2023

Capital Towers - Bogotá



Fiduciaria
corfi
colombiana

Asset
Management

TRUSTEE

PATRIMONIO AUTÓNOMO ESTRATEGIAS
INMOBILIARIAS

MARCH 2024

Fiduciaria Corficolombiana, a leader in articulating responsible businesses and investments that contribute to the growth and sustainable development of the country.



FIDUCIARIA CORFICOLOMBIANA

Is a subsidiary of Corporación Financiera Colombiana S.A., controlled by Grupo Aval, the largest financial group in Colombia and Central America

We are an entity specialized in the provision of fiduciary services, with a history of more than 30 years in the market, advising and establishing relationships of trust with our clients, through a professional, agile and personalized service



RESULTS

- Operating Income \$104,004 Mill
- Net Income \$17,491 Mill
- Assets Under Management \$60 Bill
- Balances in FIC's \$4.9 Bill



REAL ESTATE



INFRASTRUCTURE



CAPITAL MARKETS

RECOGNITIONS

Trustee 2023



Fitch Ratings affirmed Fiduciaria Corficolombiana S.A.'s national Investment Management Quality rating of 'Excellent (col)' and at long- and short-term counterparty risk at 'AAA(col)' and 'F1+(col)'. of Sociedad Fiduciaria Corficolombiana S.A. The Long-Term Rating Outlook is Stable.



We have also joined as signatories of the PRI (Principles for Responsible Investment), reaffirming our commitment to incorporate ESG criteria in the analysis of our investment and decision-making processes, as well as in our policies and practices of good corporate governance.



We are certified by the Great Place ToWork firm as one of the best companies to work for in the country, thus reaffirming our commitment to offering an environment of trust and well-being for our employees.



The ISO 9001:2015 Quality recognition granted by ICONTEC, becomes for our customers the following:

- Agility and efficiency
- Greater effectiveness in our processes
- Innovative and improved proposals
- Authentic satisfaction of your needs



The FriendlyBiz certification recognizes us as a company that creates institutional policies of inclusion and normalization of the LGBT customer as a potential consumer

MANAGEMENT REPORT 2023

TRUSTEE PATRIMONIO AUTÓNOMO ESTRATEGIAS INMOBILIARIAS



OPERATIONS



REPORTING



INVESTORS



CONTRACTS



RELEVANT INFORMATION



OPERATIONS

Total
operations
26.387
Annual

Third-party billing

4.045

173

Orders
Trust

Precautions

15.018

115

Conciliations
Bank

Financials
Obligations
40

2.537

Property Taxes

Paid to providers

3.619

Transfers
Bank

840



REPORTING



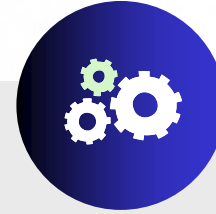
4

AUDITED
FINANCIAL
STATEMENTS



12

FINANCIAL
REPORTS



12

ACCOUNTABILITY



4

PERIODIC
REPORT SFC/
RNVE



12

SICOP
SECURITIZATION
REPORTS



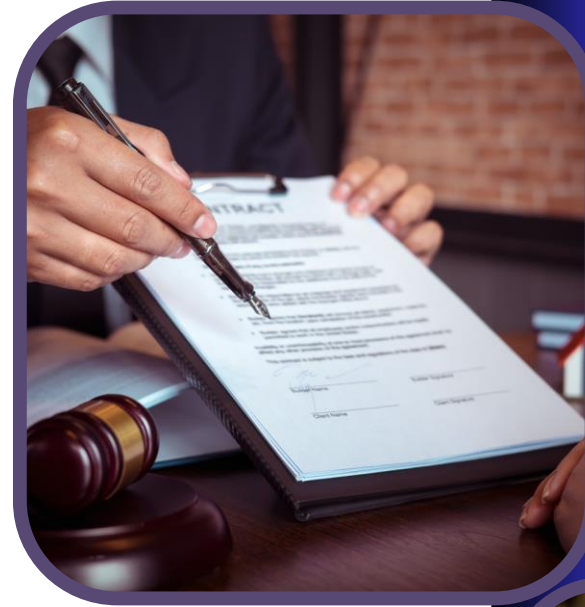
ATTENTION TO INVERSIONIST

- Update information and unit value on the PEI and Fiduciaria websites
- Price Provider Monitoring



CONTRACT MANAGEMENT

- Procurement contracts
- Lease Agreements
- Other
- Considerations
- Negotiating intentions
- Communications
- Settlements
- Powers
- Other necessary for the operation of the business



INVESTORS ORDINARY ASSEMBLY

2 0 2 4

INTERVENTION

Trustee's Management
Report for the year 2023



INVESTORS ORDINARY ASSEMBLY

2 0 2 4

VOTING

Trustee's Management Report for the year 2023

The decision will be taken by a simple majority of those attending the Assembly



01 »

Verification of quorum.

05 »

Presentation for consideration and approval of the Strategic Plan (2024 update).

02 »

Reading and approval of the agenda.

06 »

Presentation for the consideration and approval of the Trustee's Management Report for the year 2023

03 »

Appointment of the Chair, Secretary, and Minutes' Approval Commission.

07 »

Submission for consideration and approval of PEI's year-end statement report (financial statements) as of December 31, 2023.

04 »

Presentation for Consideration and Approval of the Asset Manager's Report for the Year 2023.

07

PEI's year-end statement report (financial statements) as of December 31, 2023

Capital Towers - Bogotá



Asset
Management

STATES

FINANCIAL 2023

TRUSTEE

PATRIMONIO AUTÓNOMO
ESTRATEGIAS INMOBILIARIAS



Autonomous Wealth Real Estate Strategies

Financial Statements as of December 31, 2023
(COP million)

Statement of Financial Position



CURRENT ASSETS	103.929
NON-CURRENT ASSETS	9.176.256
TOTAL ASSETS	COP 9.280.185
CURRENT LIABILITIES	859.671
NON-CURRENT LIABILITIES	2.445.751
TOTAL LIABILITIES	COP 3.305.422
TOTAL EQUITY	COP 5.974.763

Judged by Ernst & Young Audit SAS
No exceptions for the year 2023

Comprehensive Income Statements



Current Assets	COP 756.085
Operating Expenses	COP 173.967
Administrative Expenses	COP 83.527
Valuation IP	COP 656.994
Other Income And Expenses	COP 5.811
Financial Expense	COP 437.645
Period utility	COP 723.751

INVESTORS ORDINARY ASSEMBLY

2 0 2 4

INTERVENTION

PEI's year-end
statement report
(financial statements) as
of December 31, 2023



INVESTORS ORDINARY ASSEMBLY

2 0 2 4

VOTING

PEI's year-end
statement report
(financial statements) as
of December 31, 2023

The decision will be taken by a simple majority of those attending the Assembly





THANK YOU

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