QUARTERLY RESULTS CALL

Q3 2025

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Agenda

1. Update on Strategic Plan
2. Third-quarter Business Results
3. Capital Market Review
4. Q&A

1. Update on Strategic Plan

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Update on Strategic Plan

Real Estate Portfolio Management

- Progress in the portfolio **optimization strategy: divestment**
- **Demolition of “Torre Calle 90”** — Asset redevelopment as part of the portfolio optimization strategy

Commercial and Operational Management

- Progress in the commercialization of **ATRIO**: a 63% occupancy rate in the building has enabled greater absorption of office space and the retail pavilion.
- Implementation of the **solar energy project at Nuestro Cartago: 498 panels installed**, achieving a 53% energy cost savings in the first year. The system is projected to **generate 417,000 kWh annually**, supplying 65–70% of common-area demand.
- The solar **panel project was implemented at Amadeus, with 132 panels installed** and 100% tariff savings achieved in the first year. The projected **generation is 125,000 kWh per year**, equivalent to 10–12% of total energy consumption.

Financial and Capital Markets Management

- The issuance of the twelfth tranche of **Securities** took place between August 19 and September 3.
- PEI was **included in the S&P Colombia Select Index with a weighting of 4.6%**. This milestone enhances its market visibility and access to passive investment.

Tranche XII Issuance Results

September 3
Placement date

COP 500,000 MM
Issued Amount

COP 1,460,697 MM
Amount Demanded

2.92x
Demand

i AAA
BRC Ratings Qualification

Allocation of Resources

Issuance Cost	0.44%; $ 2,220 MM[1]
FTT	0.40%; $ 1,992 MM
Interests	1.36%; $ 6,776 MM
Capital	97.80%; $ 489,012 MM

Financial Results

Debt / EBITDA	**4.67x**
LTV	**27.8%**
ICR	**1.73x**

Prepaid loans selected based on **cost and maturity variables.**

10 loans were prepaid, with an average **cost of debt (Kd) of 11.05%** and an average **duration of 1.63 years**

Growth in the investor base, with international investors representing 14% of total participation

Positions the trust for profitable growth and reinforces its status as a recurring issuer in the capital markets

1. Fees: COP 1,590 MM , Legal Costs: COP 595 MM and Advertising: COP: COP 34 MM

Portfolio Summary: 2024 vs. 2025 (YTD)[1]

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Key Figures[2]

COP 9.93 BN	COP 2.75 BN	8.290	1,476[3]
Assets Under Management (AUM)	Leverage Ratio	Investors	Tenants

Operating Results

1,142,412 m^2	7.20%	7.98%	74,575	47,369
Gross Leasable Area (GLA)[4]	Physical vacancy	Economic vacancy	Leased area (m2)	Lease renewals (m2)
	▼ -2 bps	▼ -41 bps	78.2% Contract renewal	

Financial Results

COP 605,077 MM	COP 507,399 MM	83.86%	COP 428,842 MM	70.87%	COP 5,369 MM
Revenues	NOI	NOI Margin	EBITDA	EBITDA Margin	Net receivables
▲ +7.2%	▲ +8.0%	▲ +64 bps	▲ +6.9%	▼ -19 bps	0.66% Net receivables / Revenues LTM

DCF
COP 65,040 MM
COP 1,302 per Security
18 November
2025:COP 225,066 MM

1. YTD: Year to Date – data reflects 2024 and 2025 results through the end of September.
2. Quarter-end figures. Percentage changes are calculated by comparing the quarter-end results of 2024 and 2025.
3. Includes tenants by brand, which may occupy more than one property. Excludes tenants from Calablanca, CityU housing, and Boho due to seasonality in their leases.
4. Does not include the GLA of Calablanca, CityU housing, and Boho

2. Third-quarter Business Results

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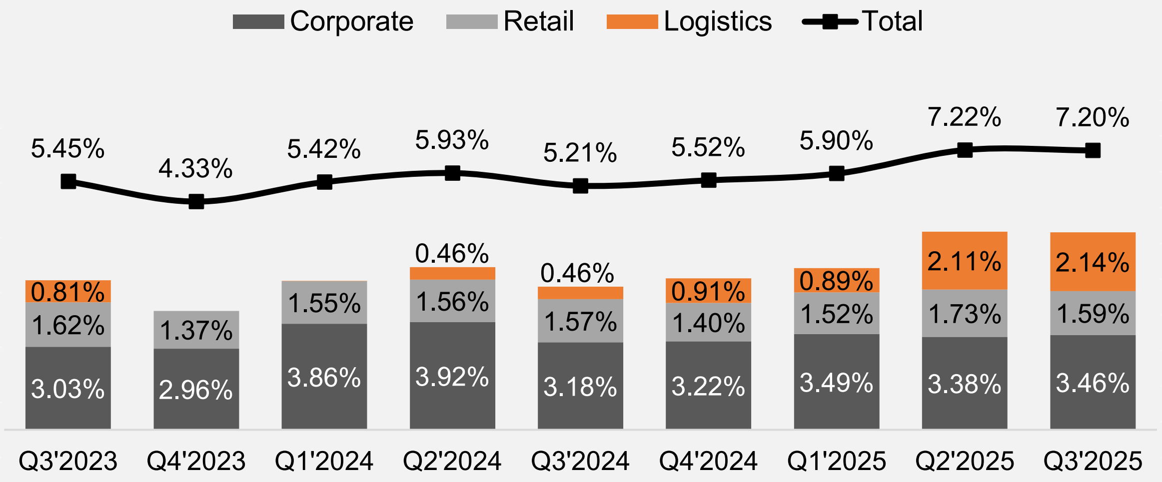
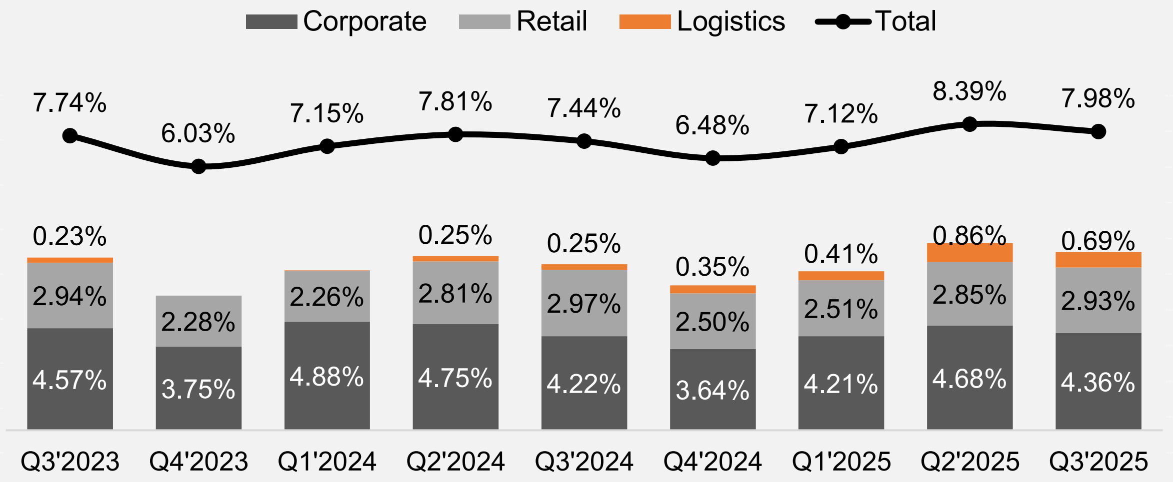
Commercial and Operational Management

Commercial Management

Physical vacancy

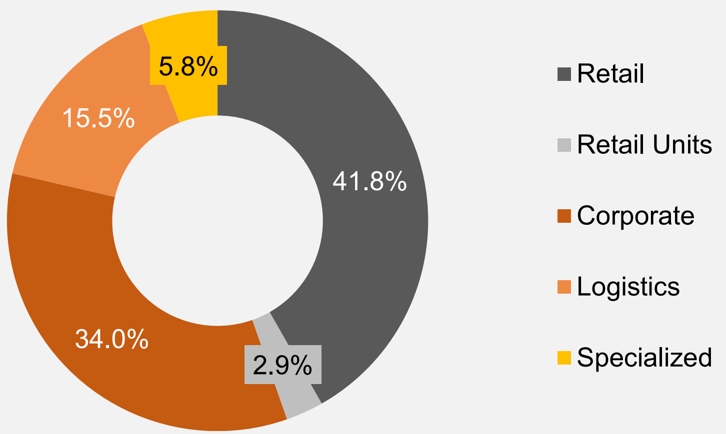


Economic vacancy



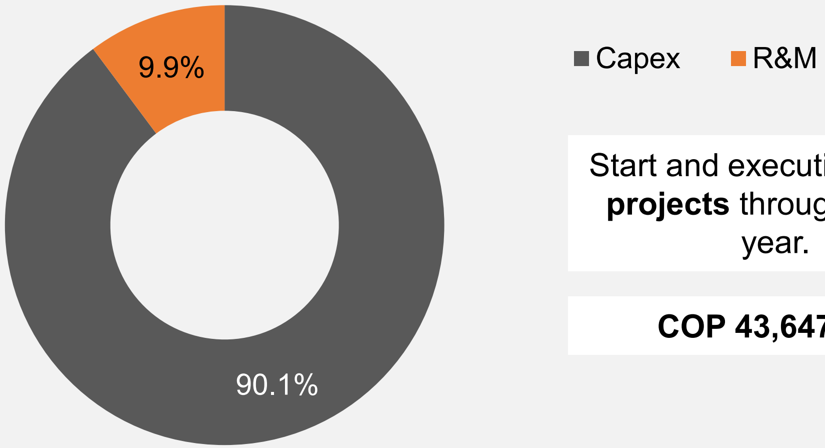
Category Diversification

Based on Investment Property Value¹



Capex, Repair and Maintenance (R&M)

According to the amount of investment



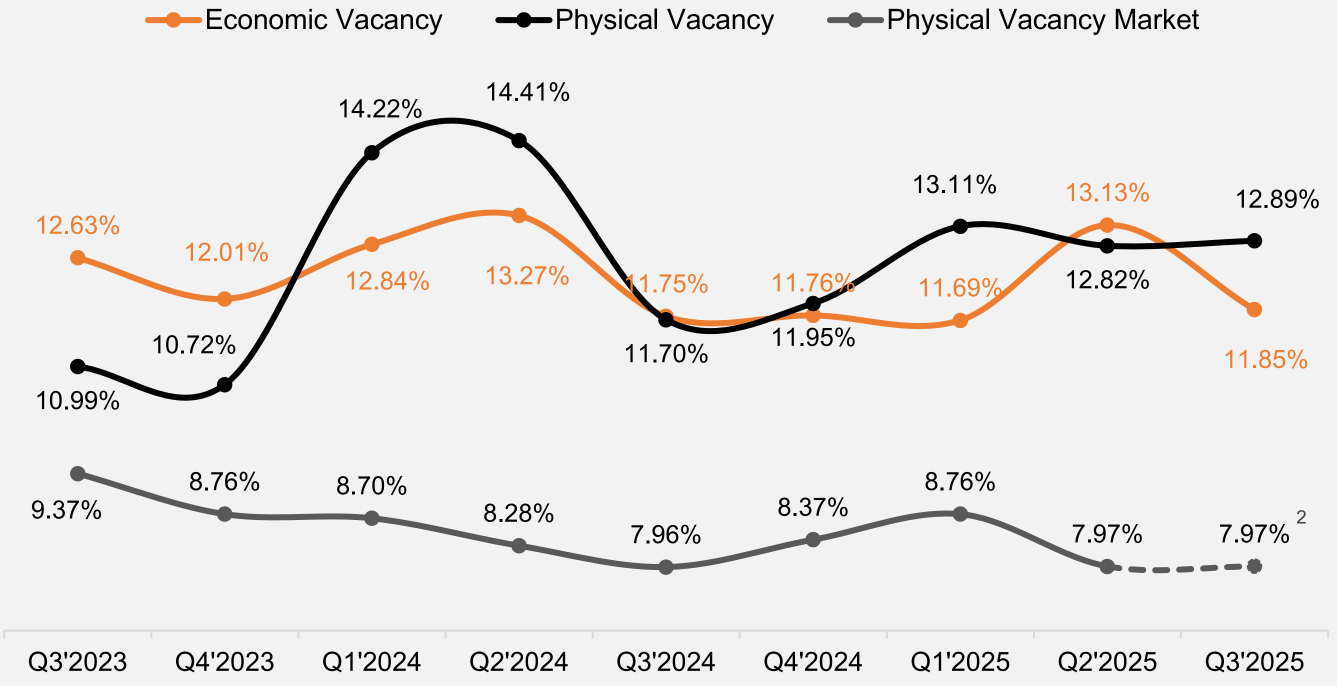
Start and execution of **340 projects** throughout the year.

COP 43,647 MM

1. Calculated as the average per category.

Corporate

PEI Vacancy[1] vs Market Vacancy[2]

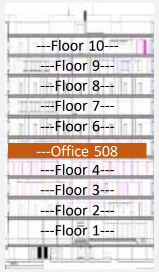


Commercial management

Corporate Asset Prospecting – Q3 2025

84,831 m²	**68**
Prospected Area	Number of Prospects

Completion of the metros a la 4 project



Edificio WBP

Lessee : gtd + SECURESOFT

Area involved: **435 m²**

Investment : **COP 1,040 MM**

306,720 m²
Total leasable area[3]

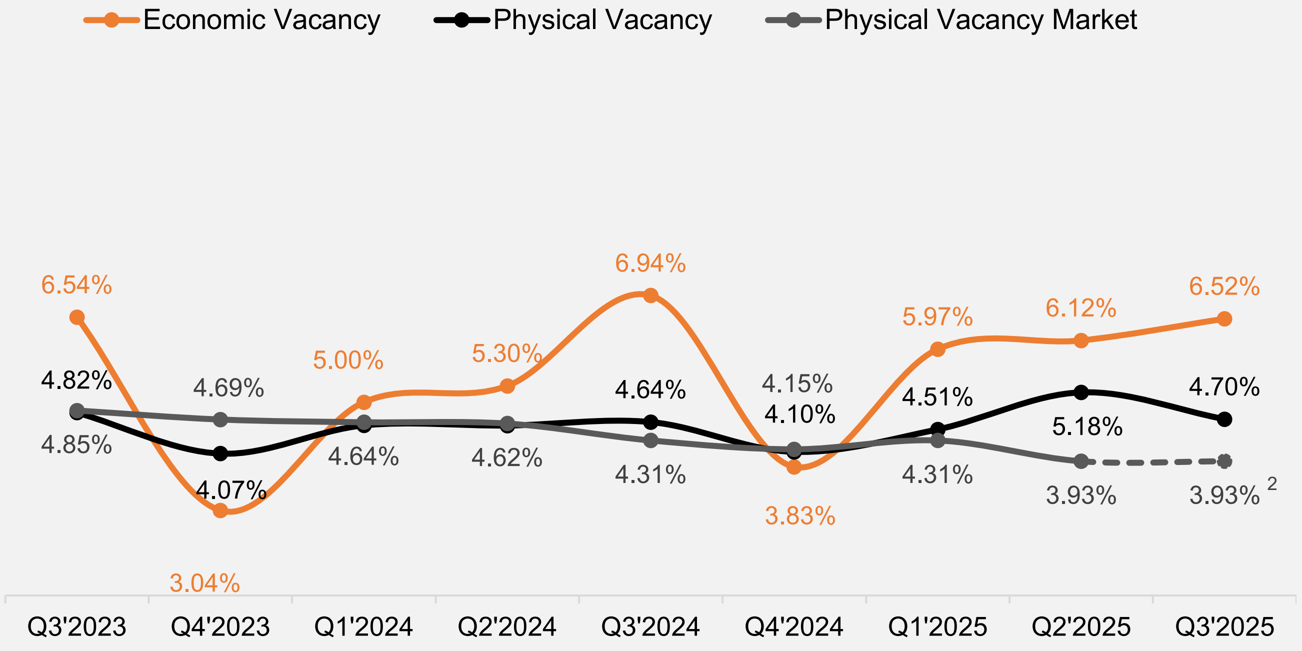
11,853 m²
Leased area 2025

39,539 m²
Vacant Area

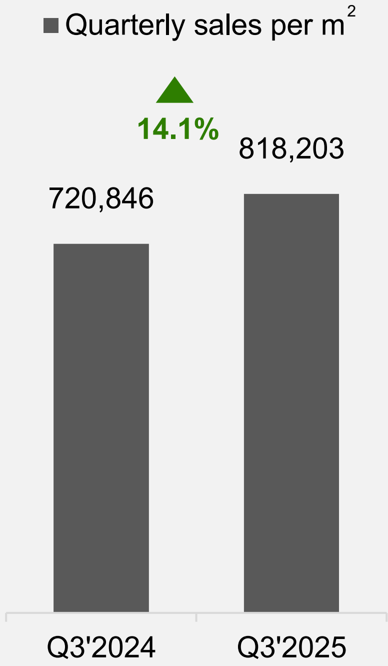
1. Information at the end of each quarter.
2. For Q3, the market report data from Colliers International as of September 2025 is used, as there is no updated information for that period. For this conference and onwards, the physical vacancy data for the Bogotá market will be utilized, given that 77.20% of the portfolio is in the city.
3. Corresponding to PEI's Gross Leasable Area (GLA).

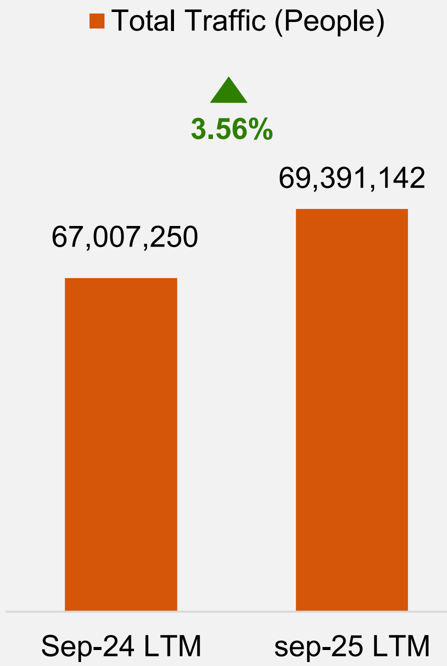
Retail

PEI Vacancy[1] vs Market Vacancy[2]



Sales and traffic





387,300 m²
Total leasable area[3]

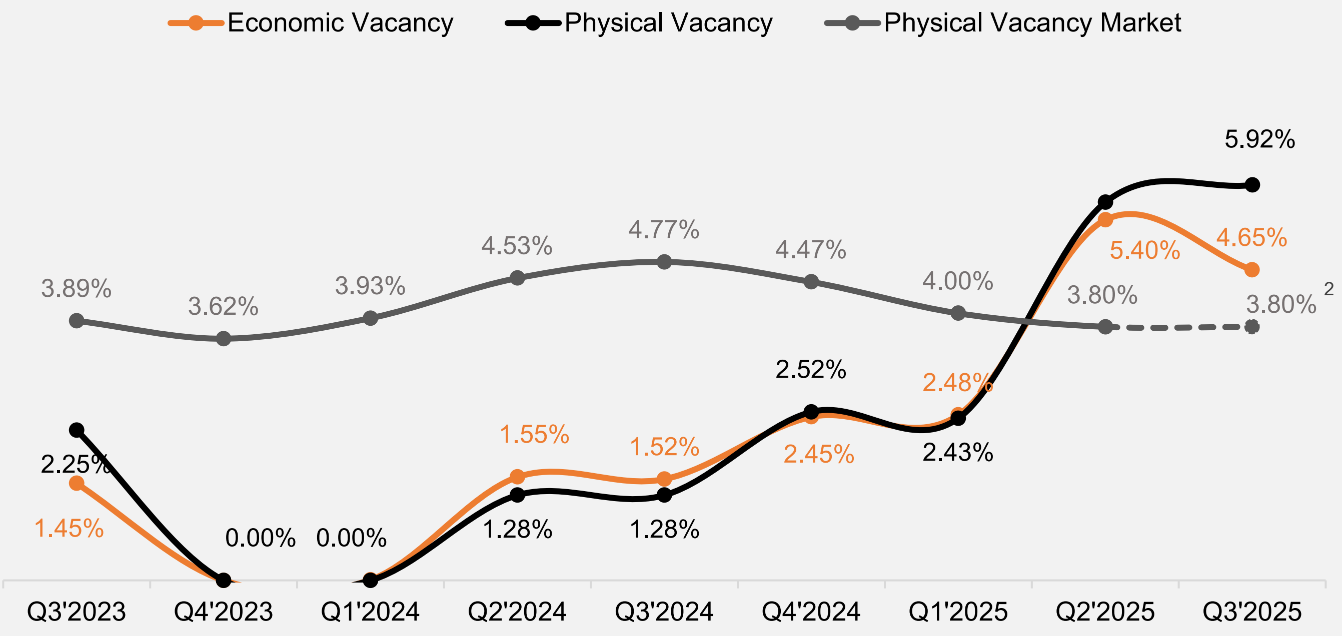
8,155 m²
Leased area 2025

18,190 m²
Vacant Area

1. Information at the end of each quarter.
2. For Q3, the market report from Colliers International as of September 2025 is used, given the absence of updated data for that period. The physical vacancy information corresponds to the markets of Bogotá, Medellín, Cali, and Barranquilla.
3. Corresponding to PEI's Gross Leasable Area (GLA)

Logistics

PEI Vacancy[1] vs Market Vacancy[2]

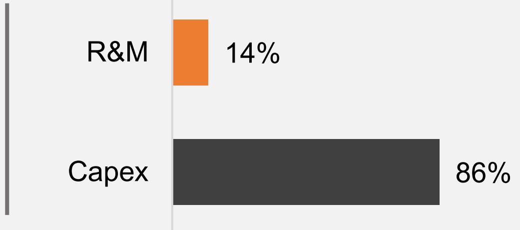


Commercial management

New tenants Q3'25	Tenant Prospecting
Zona Franca del Pacifico= **14,042 m²**	**10** Number of Prospects
	119,615 m² Prospected Area

Real Estate Management

Launch of Project Execution for **COP 19,014 MM** LTM



432,417 m²
Total leasable area[3]

27,362 m²
Leased area 2025

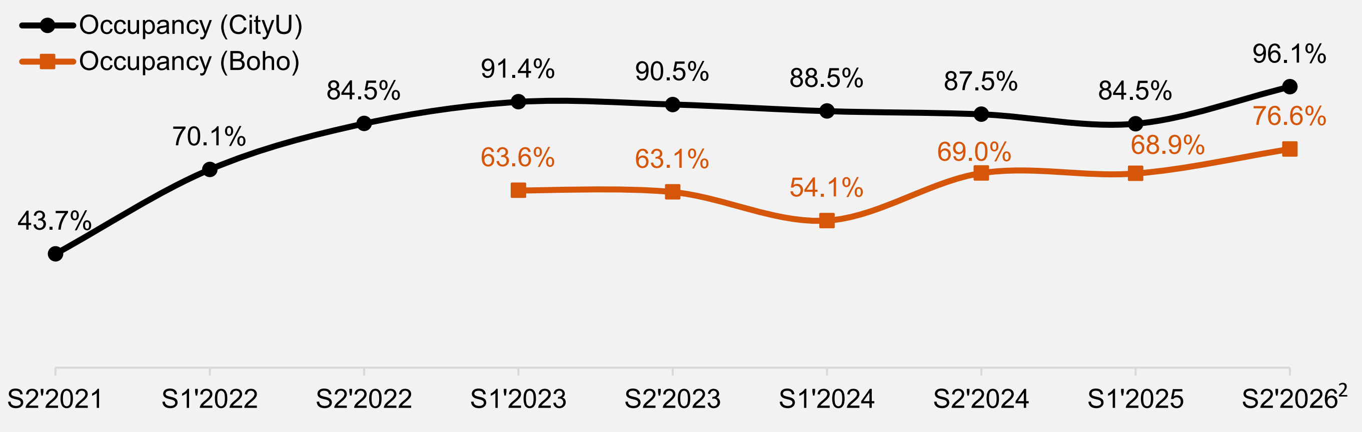
24,479 m²
Vacant Area

1. Information at the end of each quarter.
2. For Q3, the market report from Colliers International as of September 2025 is used, given the absence of updated data for that period. The physical vacancy information corresponds to the markets of Bogotá, Medellín, Cali, and Barranquilla.
3. Corresponding to PEI's Gross Leasable Area (GLA)

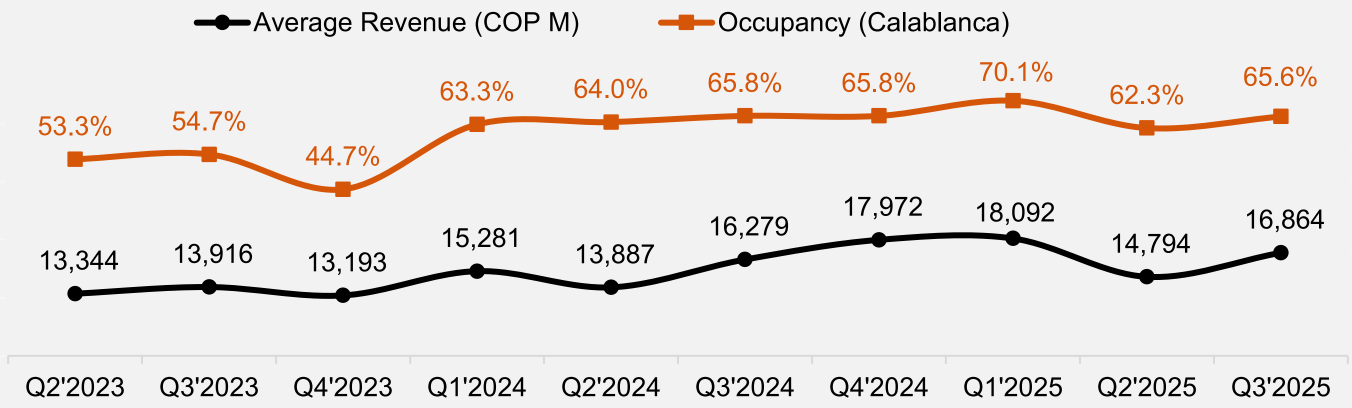
Hospitality And Specialized Assets

Hospitality[1]

CityU - Bogotá : 1,508 beds | **Boho - Cali:** 344 beds



Calablanca - Barú: 187 rooms



Specialized

35,081 m^2
Total leasable area[3]

100%
Occupancy

Key Highlights

- Launch and execution **of Capex and R&M projects totaling over COP 2,700 million** year to date.
- Calablanca's average occupancy year to date has **increased by 133 basic points** compared to the same period in 2024.
- The average occupancy of Boho and CityU year to date **has increased by 541 and 59 basic points, respectively**, compared to the same period in 2024

1. Half-year average excluding holiday periods
2. Information as of the end of the third quarter of 2025
3. Corresponding to the PEI leasable area

Third-quarter Financial Results

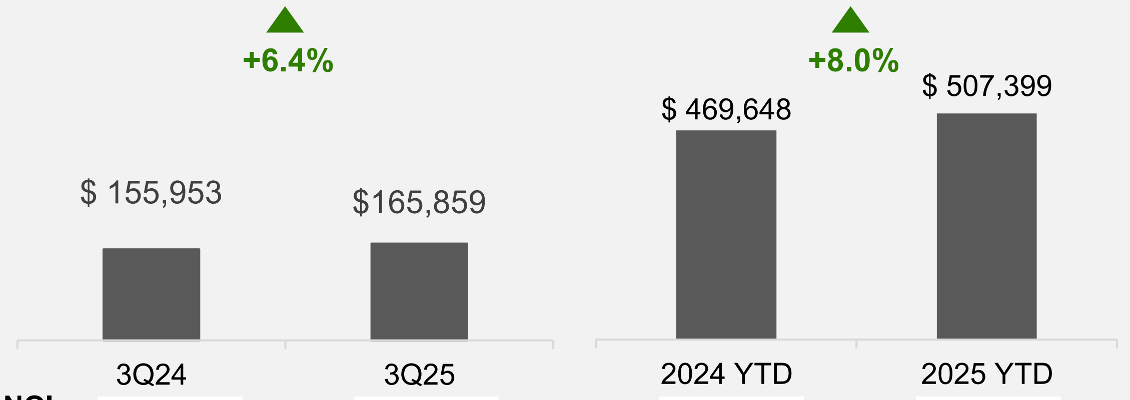
Financial Overview

Revenue[1]

Figures in COP millions

NOI[1] / NOI Margin

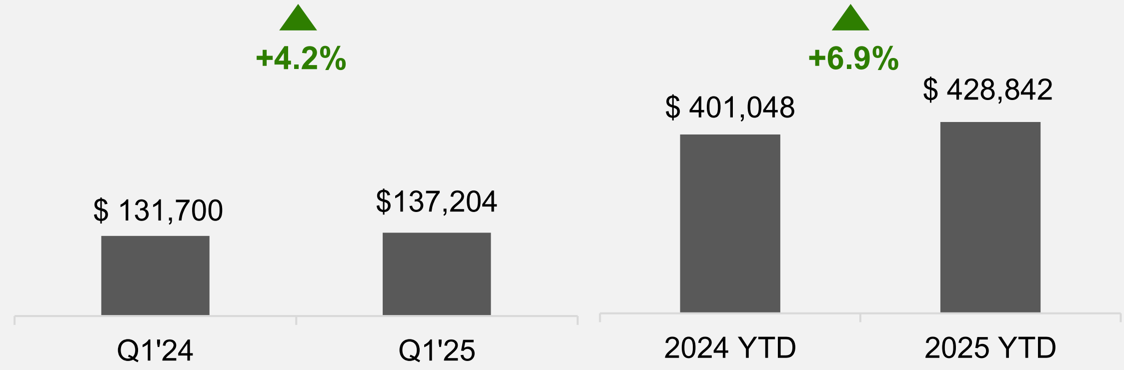
Figures in COP millions



NOI Margin	82.9%	82.7%	83.2%	83.9%

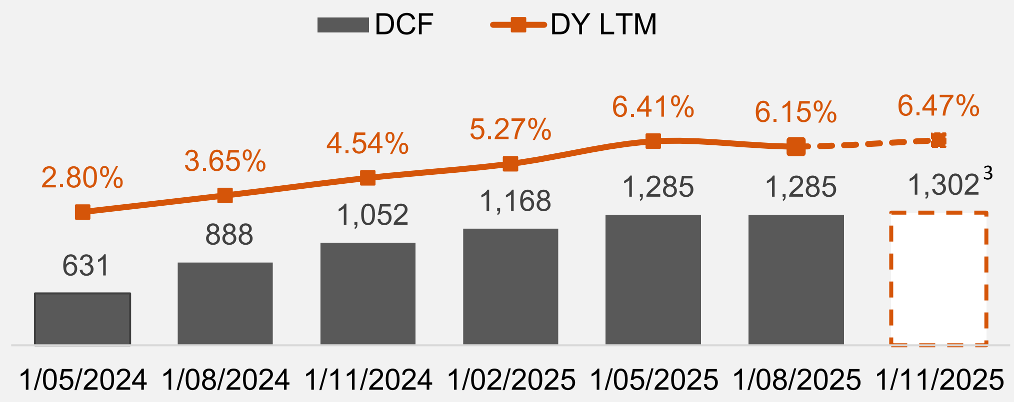
EBITDA[1] / EBITDA Margin

Figures in COP millions



EBITDA Margin	70.0%	68.4%	71.1%	70.9%

DCF Paid and Market Dividend Yield LTM



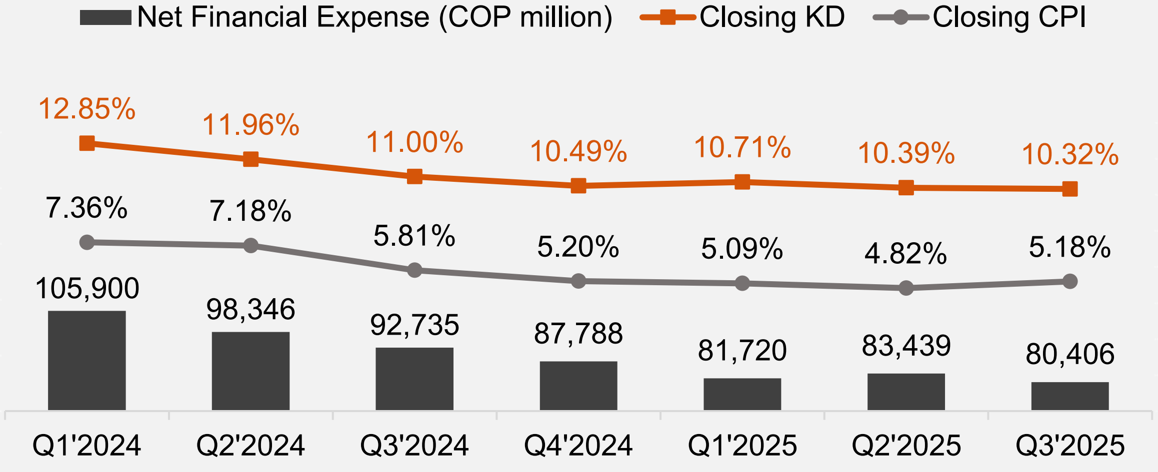
Market Price[2]	75,100	70,180	69,980	71,000	68,500	77,900	77,900

1. Calculated as the average per category.
2. Market price as of each quarter-end. For November 2025, the closing price of September 2025 is used as reference

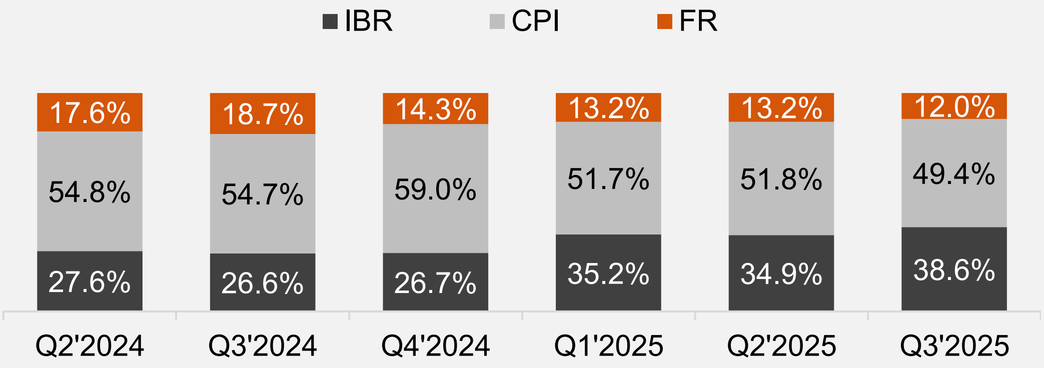
3. Distributable Cash Flow payable on November 18, 2025, corresponding to the months of July, August, and September.

Financial Overview

Financial Expense and Cost of Debt

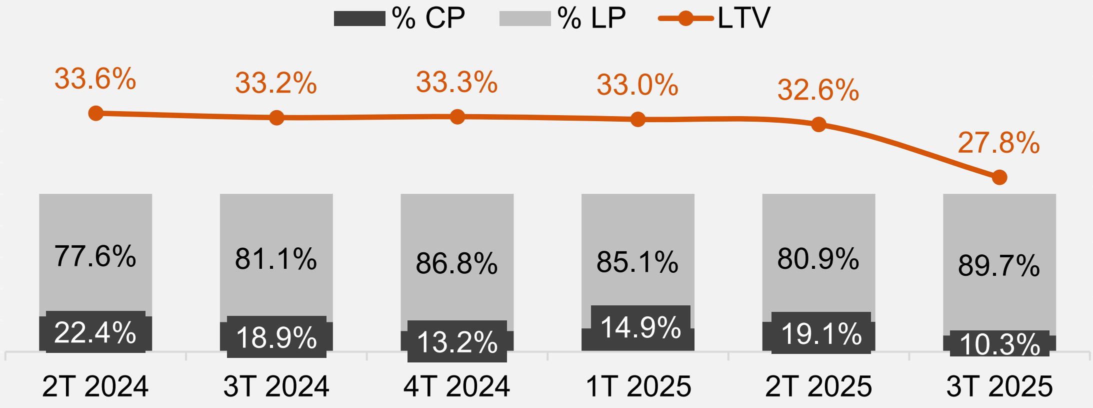


Indexation of Debt



	Q2'2024	Q3'2024	Q4'2024	Q1'2025	Q2'2025	Q3'2025
Debt Amount (COP Tn)[1]	**3.21**	**3.21**	**3.24**	**3.24**	**3.23**	**2.75**

Level of Indebtedness[2]



	2T 2024	3T 2024	4T 2024	1T 2025	2T 2025	3T 2025
ICR[3]	**1.31x**	**1.41x**	**1.67x**	**1.82x**	**1.65x**	**1.73x**

Key Highlights

The cost of debt decreased by 20 basic points during the quarter, offset by a 36 basic points increase in 12-month inflation.

LTV stood 720 basic points below the 35% regulatory limit.

As a result of the principal repayment following the issuance of Participatory Securities, **a reduction of 876 basic points in short-term debt was observed**, representing an improvement in the debt maturity profile.

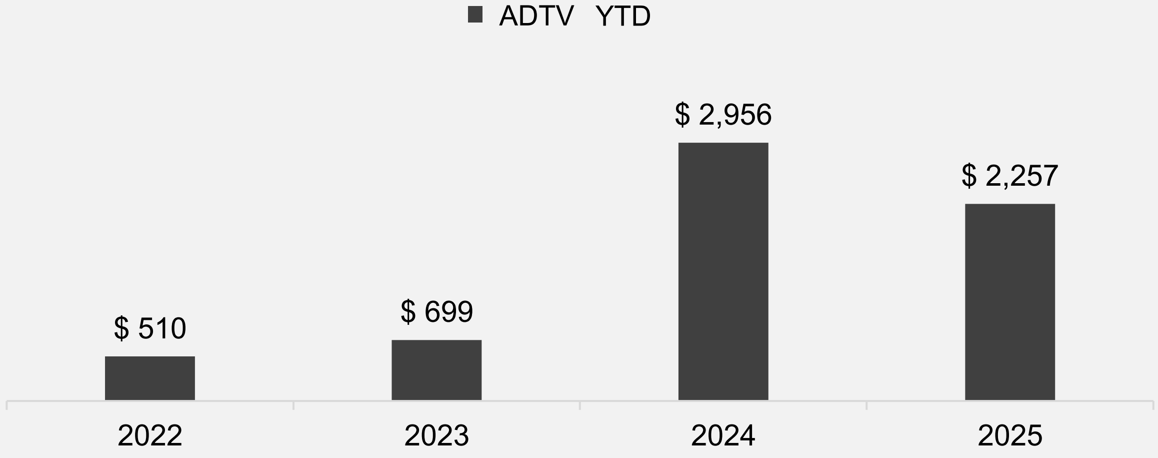
1. Figures in trillions of Colombian pesos.
2. Financial Debt as defined in the PEI Prospectus
3. ICR: Quarterly Interest Coverage Ratio, calculated as EBITDA over Net Financial Expense.

3. Capital Market Review

Capital Market Review

PEIS price on the secondary market

Average Daily Trading Volume of PEIS (COP million)



Ranking MSCI COLCAP– YTD

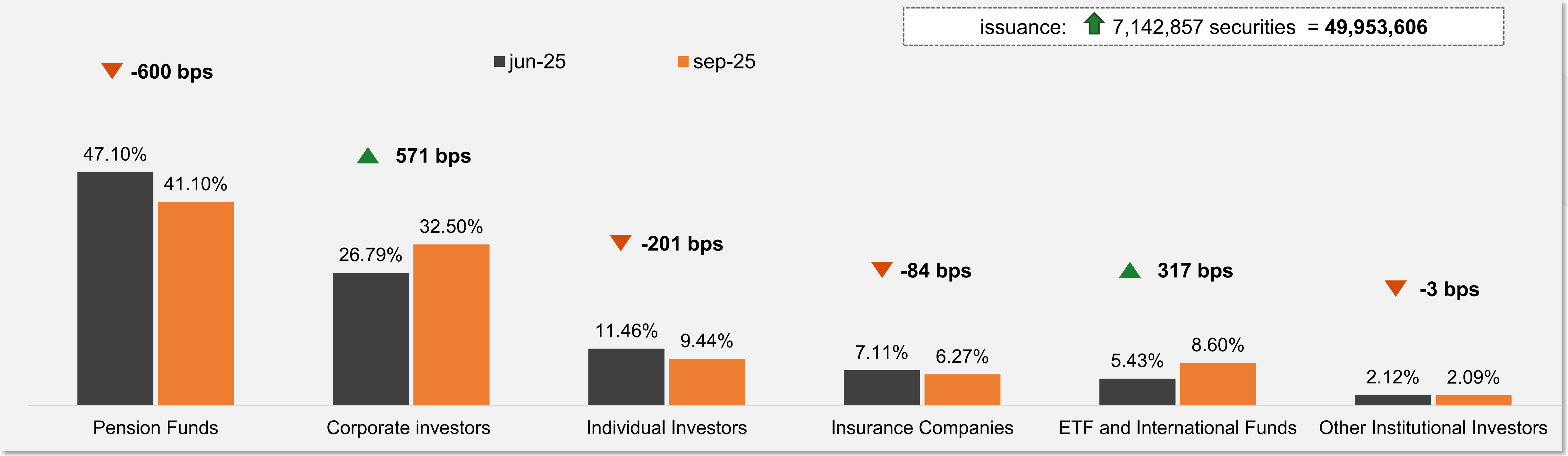
Valuation Ranking		Δ Price	ADTV COP MM	Volume Ranking
1°	Mineros	195.7%	$ 1,406	14°
2°	Cibest	60.9%	$ 8,594	3°
3°	PF Aval	46.9%	$ 1,706	13°
4°	PF Cibest	45.1%	$ 27,158	1°
17°	PEI	11.3%	$ 2,257	12°

Key Highlights

Throughout 2025, **Pei has represented roughly 2% of the aggregate trading volume** among the constituents of the **MSCI COLCAP** Index, holding the **12th position** in the ranking.

As of the end of September 2025, a total of **4,946,952 PEI securities** have been traded, representing **11.05% of the outstanding securities**.

Investor Base Evolution



During the quarter, 1,130 new investors joined the trust.

40% of preemptive rights were exercised in the twelfth tranch

Throughout 2025, **there has been further diversification within the investor base**

Following a 58% increase in participation, international investors have become the fourth-largest investor group in the trust

4. Q&A

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THANK YOU

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