



# Colombia's Premier Real Estate Investment Vehicle

## EXECUTIVE TECHNICAL SHEET - PEIS PARTICIPATORY SECURITIES PROGRAM

ISSUER:	Patrimonio Autónomo Estrategias Inmobiliarias	TRUSTEE:	Aval Fiduciaria
REA ESTATE MANAGER:	<b>Pei Asset Management SAS</b>	LEGAL REPRESENTATIVE OF THE INVESTOR:	Fiducoldex
OFFERED SECURITIES:	Participatory Securities registered in RNVE and listed on BVC Fungible with preemptive rights	FIRST ISSUANCE:	February 2007
ISIN:	COV34 (Listed on the Colombian Stock Exchange)	RATING AGENCY:	BRC Standard & Poors S&P Global
LEGAL STRUCTURE:	Real Estate Investment Trust		
CURRENCY:	Colombian Pesos (COP)		
MINIMUM INVESTMENT AMOUNT:	One Security		
TERM:	99 years extendable for an equal period Long-term Investment Horizon		

## INVESTMENT POLICY

### PERMISSIBLE INVESTMENTS

Commercial real estate assets with attractive potential for rental income and/or appreciation located in Colombia, diversified across various criteria to maintain a moderate risk profile. Pei has adopted a responsible investment policy that incorporates ESG factors into the investment decision-making process.

#### Exposure Limits:

**By Tenant:** ≤ 20%

**By Real Estate Category:** ≤ 70%

**By City::** ≤ 85% Bogotá; ≤ 50% Medellín y Cali; ≤ 30% Otros.

Insurance Program: All Risk Property Damage Policy / Tort liability

## RISKS

### Vacancy

### Tenants' Accounts Receivable

### Liquidity

Hedging Schemes for New Assets: Fixed Global Price, Guaranteed Rent, and Preferential Flow

Limit of Assets under Development (LAD) ≤ 15% AUMs forecasted for one year and ≤ 40% AUMs Long-term forecast

Pei does not assume construction risk

## CAPITAL STRUCTURE

Program for Issuance and Placement of Participatory Securities

**APPROVED AMOUNT:** COP 5 Bn

**ISSUED AMOUNT:** 4.2 Bn

Program for Issuance and Placement of Credit-linked Securities

**APPROVED AMOUNT:** COP 3 Bn

**ISSUED AMOUNT:** 1 Bn

## DEBT LIMIT

**TOTAL DEBT** ≤ 35% AUMs

**SHORT-TERM DEBT** ≤ 30% AUMs

**LONG-TERM DEBT** ≤ 30% AUMs

## INVESTOR COMPOSITION

### INSTITUTIONAL INVESTORS

Pension Funds | Insurance Companies | Otros

### INTERNATIONAL INVESTOR

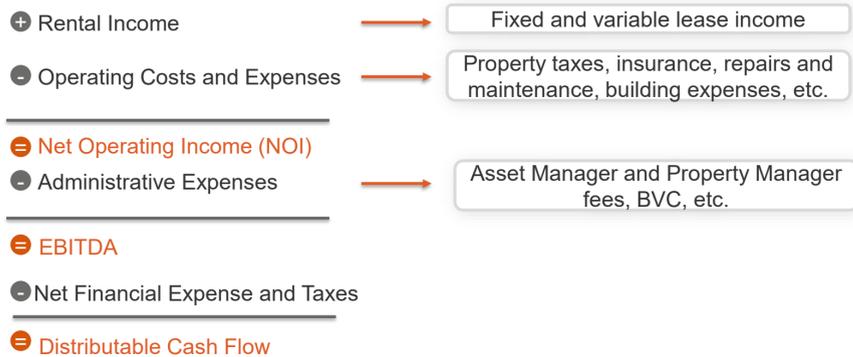
ETFs | Funds | Others

### RETAIL

Individuals | Corporate investors and family offices

## SECURITIES PROFITABILITY

### DISTRIBUTABLE CASH FLOW (FCD)



### PAYMENT MECHANISM FOR CASH FLOW DISTRIBUTABLE TO INVESTORS

- Quarterly payment on the tenth (10th) business day of February, May, August, and November.
- The CFD is paid to holders of record prior to the ex-dividend period (4 business days before payment, excluding the payment date).
- The amount paid is subject to applicable taxes and withholdings according to each investor's tax status.

### PORTFOLIO APPRECIATION

- Valuation of each asset once a year by specialized firms using international methodologies such as Discounted Cash Flow, Direct Capitalization, Comparable Prices, etc.
- Valuation firms approved by the Advisory Committee, which must be rotated at least every 3 years for the same asset.

## SALE OF ASSETS

Proceeds from asset sales may be::

➢ Reinvested in Pei within the subsequent 12 months

➢ Distributed to investors

## CORPORATE GOVERNANCE

**1. Advisory committee** Nine (9) members

Five (5) independent members  
four (4) members of the Asset Manager

**2. Disclosure of Information**

Relevant Information Reporting Mechanism SIMEV - SFC

**3. Decisions of the vehicle**

Debt Level:

Investments:

Regulation Modifications:

Advisory committee

Advisory committee

General Assembly of Investors 80% Peis