QUARTERLY RESULTS CALL

Q2 2026

Atrio Torre Norte – Bogotá

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Capital Towers Building – Bogotá

Agenda

- Update on Strategic Plan
- Second-quarter Business Results
- Capital Market Review
- Q&A

Sofitel Barú Hotel Cartagena Beach Resort

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1. Update on Strategic Plan

Progress in Strategy – Second Quarter

Real Estate Portfolio management

As a result of the **51% divestment of Plaza Central**, the Company **received COP 459 MM in proceeds during the quarter**. The commercial segment's share of investment property is expected to decrease to approximately 41%.

On July 9[1], **an agreement was signed** for the acquisition of Terranum's real estate portfolio.

Financial and Capital Markets management

Financial obligations totaling COP 306,806 MM were prepaid using proceeds from the Plaza Central divestment, **reducing leverage to 26.4%** relative to the value of assets under management.

As part of the **acquisition of Terranum's real estate portfolio**, an application was filed with the **Superintendencia Financiera de Colombia** seeking authorization to convene an **Extraordinary Investors' Meeting**.

Commercial and Operational management

Leasing activity totaled 2,259 m² in the Corporate Office category: Calle 74 Building (1,005 m²), Capital Towers (865 m²), Calle 26 Building (277 m²), and World Business Port (117 m²).

Compared to the first half of 2025, **the portfolio's energy consumption decreased by 0.59%**, and **9.58% of the energy** previously sourced from non-renewable sources **was replaced with renewable energy.**

1. On that date, a Material Information notice was published regarding the transaction.

Portfolio Summary Year-to-Date through June 2026 vs. June 2025

General Figures[1]

COP 10.15 BN	COP 2.68 BN	11,339	1,495[2]
Assets Under Management (AUM)	Leverage	Investors	Tenants

Operating Results

1,115,144 m^2	6.72%	7.25%	29,090	7,767
Gross Leasable Area (GLA)[3]	Physical vacancy	Economic vacancy	Leased area (sqm)	m^2 leased
	▼ -50 pbs	▼ -113 pbs	95.8% Contract renewal	

Financial Results

COP 425,880 MM	COP 362,132 MM	85.03%	COP 302,121 MM	70.94%	COP 7,035 MM
Revenues	NOI	NOI Margin	EBITDA	EBITDA Margin	Net Receivables
▲ +5.3%	▲ +6.0%	▲ +62 pbs	▲ +3.6%	▼ -113 pbs	0.83% Net receivables / Revenues LTM

DCF

COP 65,040 MM

COP 1,302 per Security

August 18

1. Figures are cumulative as of quarter-end. Percentage variations correspond to the year-to-date comparison between 2025 and 2026.
2. Includes tenants by brand, which may be present in more than one property. Excludes tenants of Sofitel Barú, CityU Student Housing, and Boho due to the seasonality of their contracts.
3. Excludes the GLA of Sofitel Barú, CityU Student Housing, and Boho. Includes the effect of the 51% divestment of Plaza Central, which reduced leasable area by 39,042 m^2.

2. Second-quarter Business Results

Ideo Shopping Center –Cali

Sofitel Barú Hotel Cartagena Beach Resort

Commercial and Operational Management

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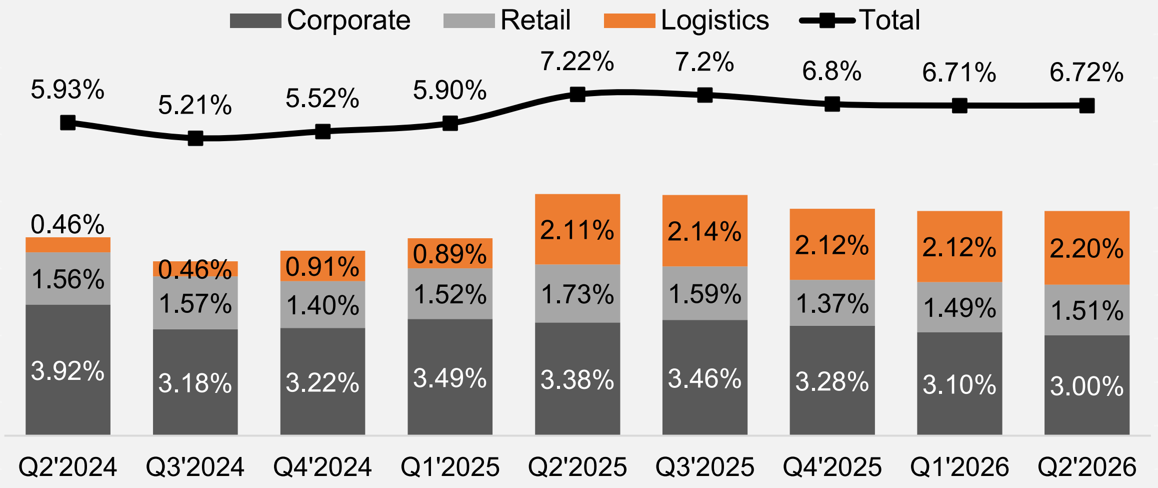
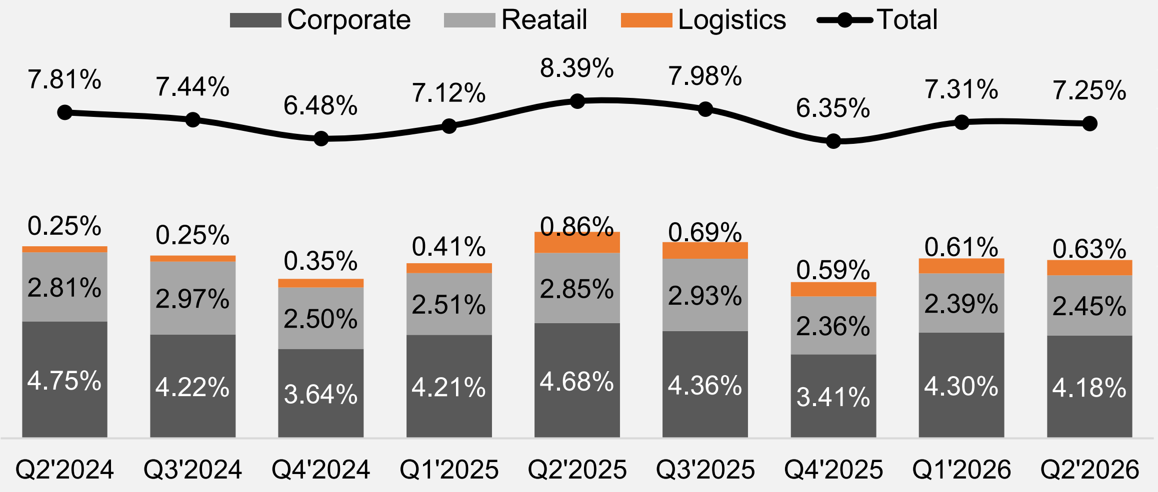
Commercial Management

Physical vacancy

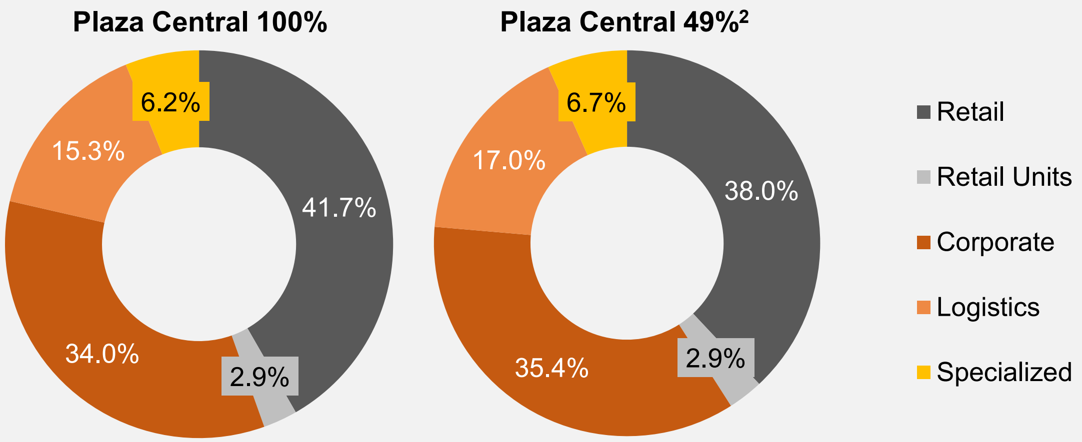


Economic vacancy



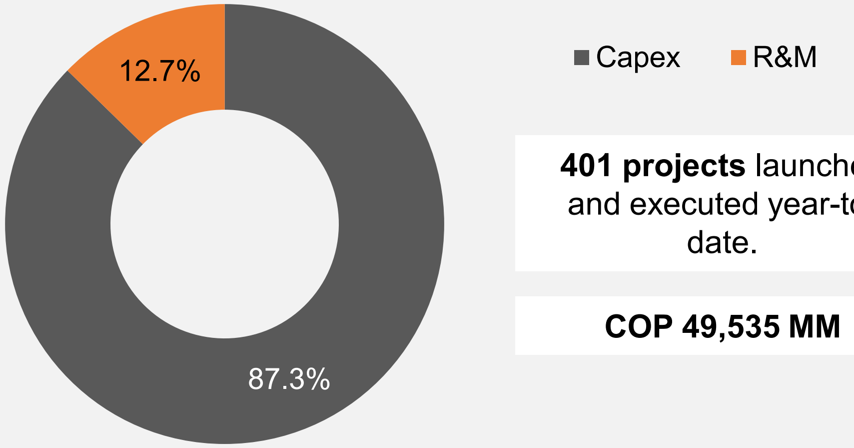
Category Diversification

Based on Investment Property Value[1]



Capex, Repair and Maintenance (R&M)

According to the amount of investment



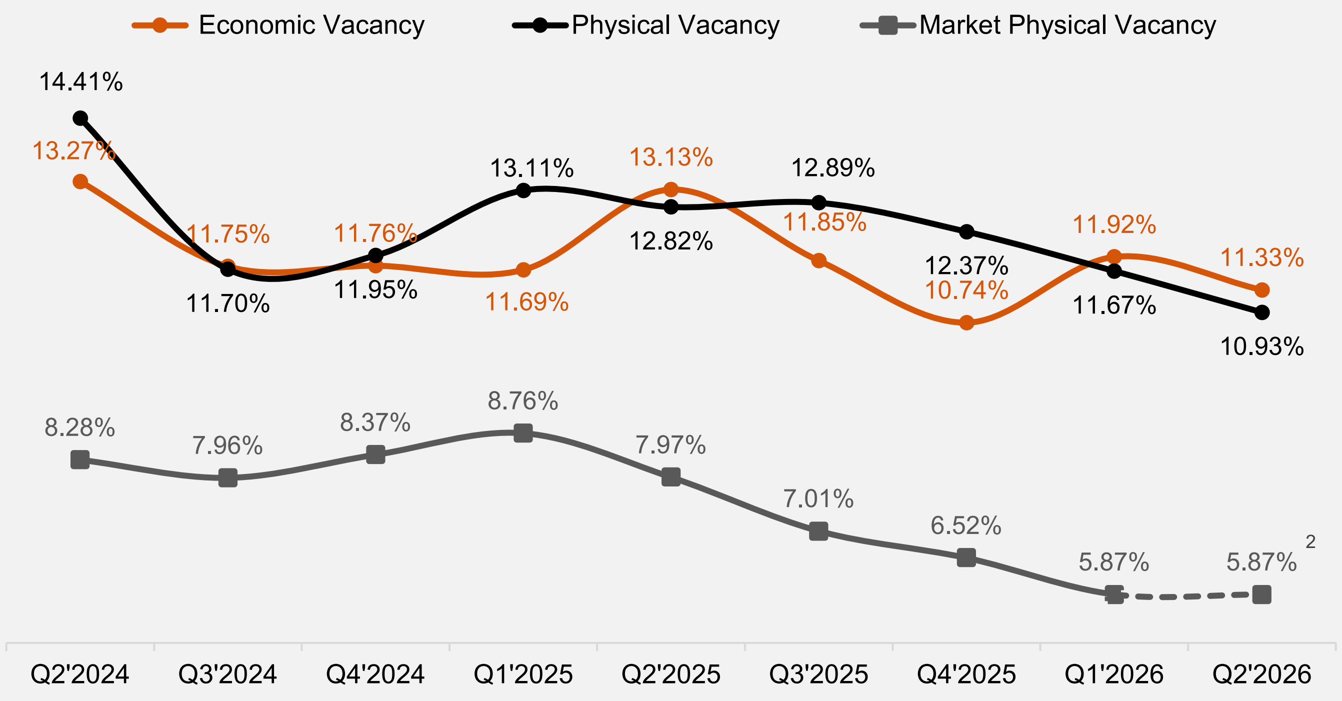
401 projects launched and executed year-to-date.

COP 49,535 MM

1. Calculated as the average by category over the last 12 months.
2. Estimate considering the 49% ownership interest in Plaza Central over the last 12 months.

Corporate

PEI Vacancy[1] vs Market Vacancy[2]



Commercial management

Leasing 2Q26

Calle 74	Capital Towers	Calle 26	WBP
1,005 m²	865 m²	277 m²	117 m²

Corporate Assets Pipeline 2Q26

39,593 m²	**31**
Prospected Area	Number of Prospects

306,431 m²
Total leasable area[3]

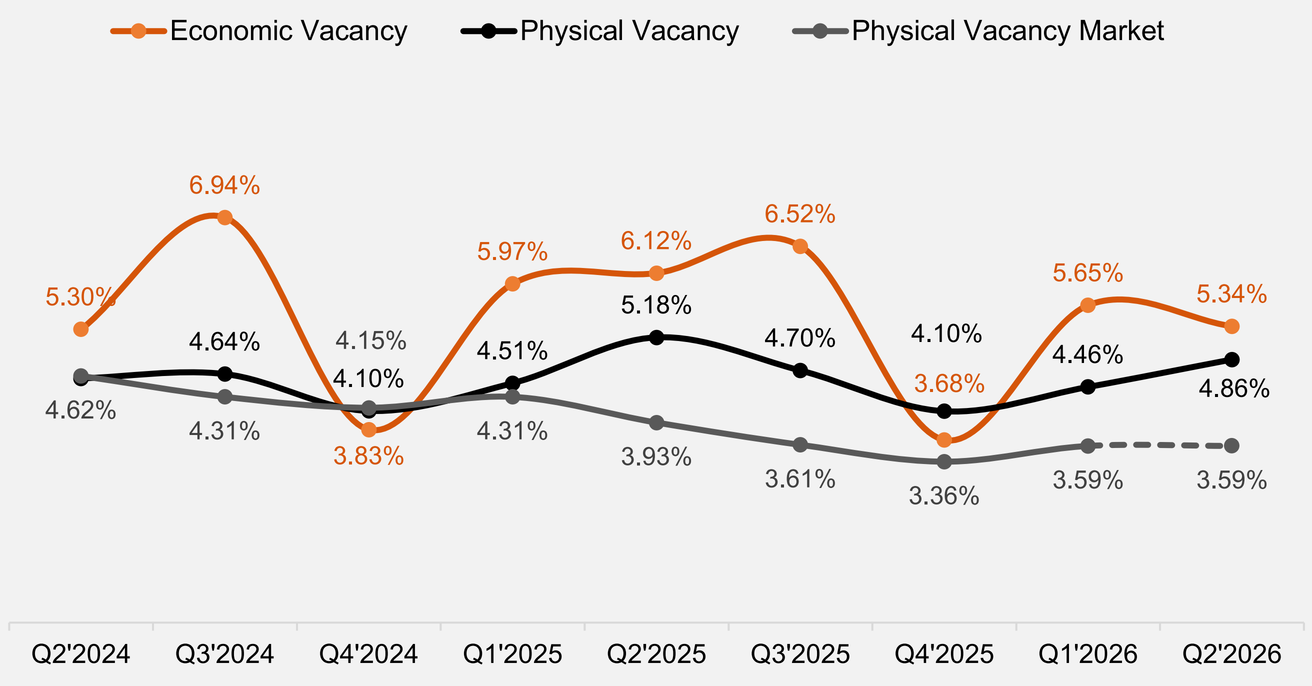
4,348 m²
Leased area 2026

33,483 m²
Vacant Area

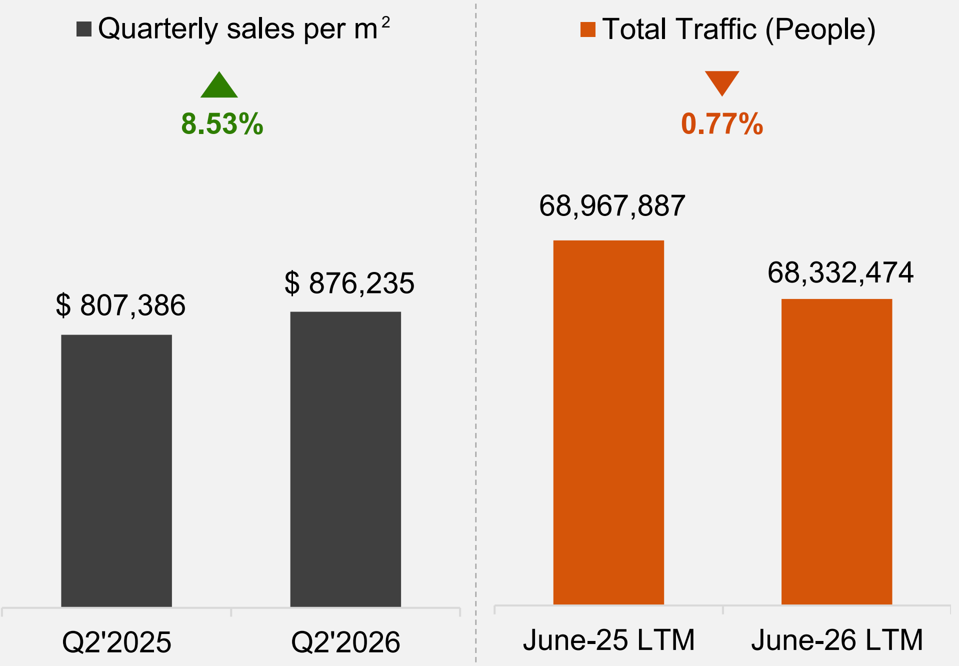
1. Figures are reported as of the end of each quarter.
2. For 2Q26, the information corresponds to the Colliers International Market Report available as of July 2026, with data as of March 2026 for Class A and A+ office properties. From March 2026 onward, information on Bogotá's physical market vacancy rate is used, as 77.14% of the portfolio is in that city.
3. Corresponds to PEI's leasable area.

Retail

PEI Vacancy[1] vs Market Vacancy[2]



Sales[4] and traffic[5]



347,292 m^2
Total leasable area[3]

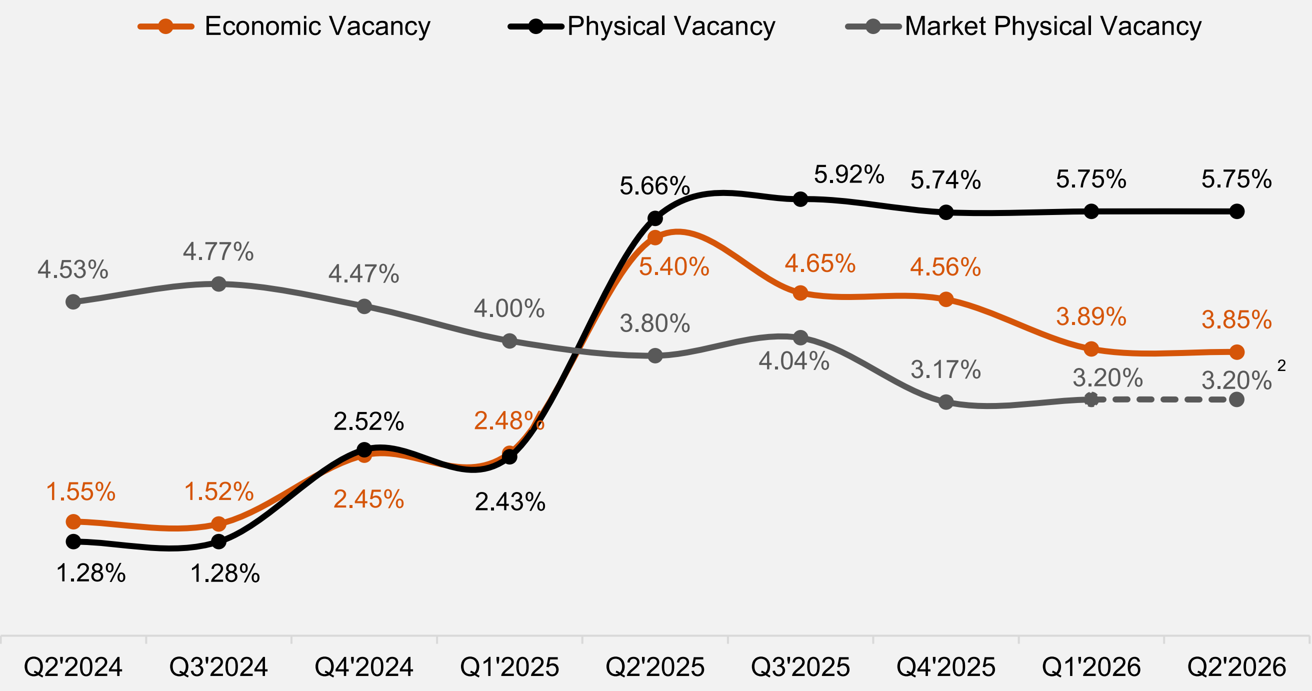
3,419 m^2
Leased area 2026

16,871 m^2
Vacant Area

1. Figures are reported as of the end of each quarter.
2. For 2Q26, the information corresponds to the Colliers International Market Report available as of July 2026, with data as of March 2026. Physical market vacancy information for Bogotá, Medellín, Cali, and Barranquilla.
3. Corresponds to PEI's leasable area. Includes the effect of the 51% divestment of Plaza Central, which reduced leasable area by 39,042 m².
4. Average monthly sales per square meter.
5. Shopping center information: Plaza Central, Atlantis, Jardín Plaza Cali, Jardín Plaza Cúcuta, and Nuestro Portfolio.

Logistics

PEI Vacancy[1] vs Market Vacancy[2]



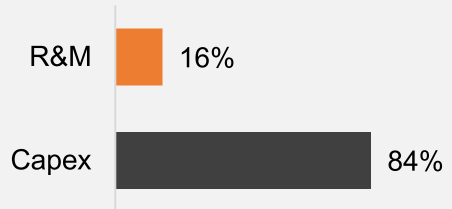
Commercial management

Logistics Assets Pipeline 2Q26

10,000 m²	**1**
Prospected Area	Number of Prospects

Real Estate Management

Projects launched and executed year-to-date totaling **COP 21,554 MM.**



426,340 m²
Total leasable area[3]

0 m²
Leased area 2026

24,535 m²
Vacant Area

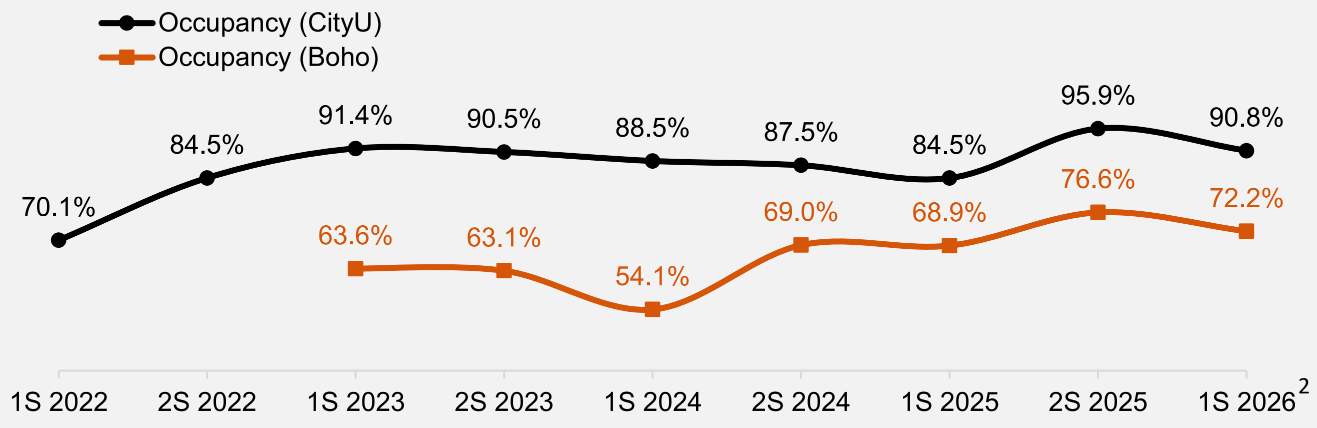
1. Figures are reported as of the end of each quarter.
2. For 2Q26, the information corresponds to the Colliers International Market Report available as of July 2026, with data as of March 2026. Physical market vacancy information for Bogotá, Medellín, Cali, and Barranquilla.
3. Corresponds to PEI's leasable area.

Hospitality And Specialized Assets

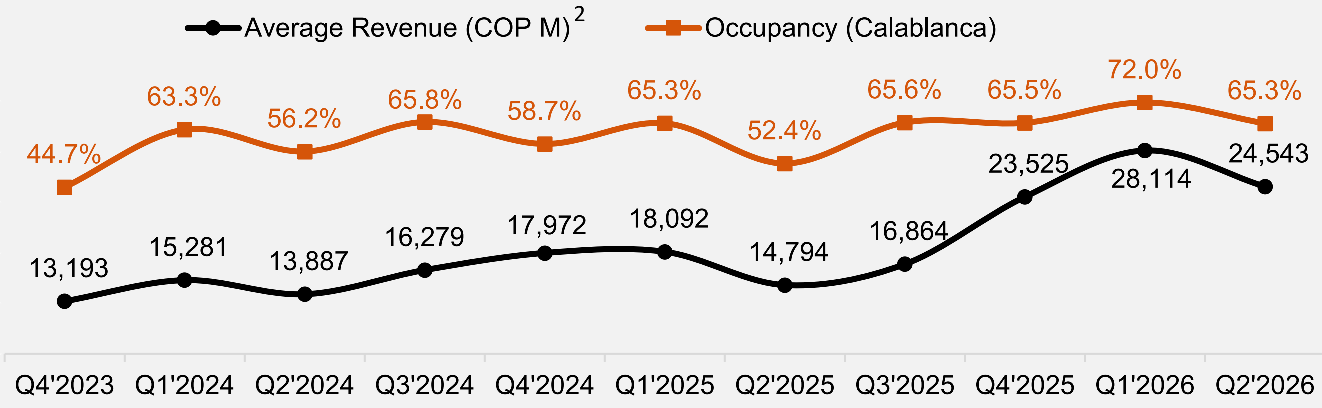
Hospitality[1]

CityU - Bogotá : 1,504 beds

Boho - Cali: 344 beds



Sofitel Barú Hotel Cartagena : 187 rooms



Specialized

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

100%
Occupancy

Key Highlights

Although May and June have historically been low-season months for Barú, **occupancy during 2Q26 delivered a strong performance, reaching 65.3%,** compared to 52.4% in the same period of the previous year.

During the quarter, Sofitel Barú Cartagena Hotel recorded **sales of more than COP 24,500 MM.**

1. Semiannual average excluding vacation periods.
2. Sales corresponding to PEI's ownership interest in the asset, before operating costs and expenses.
3. Corresponds to PEI's leasable area.

Hotel Sofitel Barú Cartagena Beach Resort

Second – quarter Financial Results

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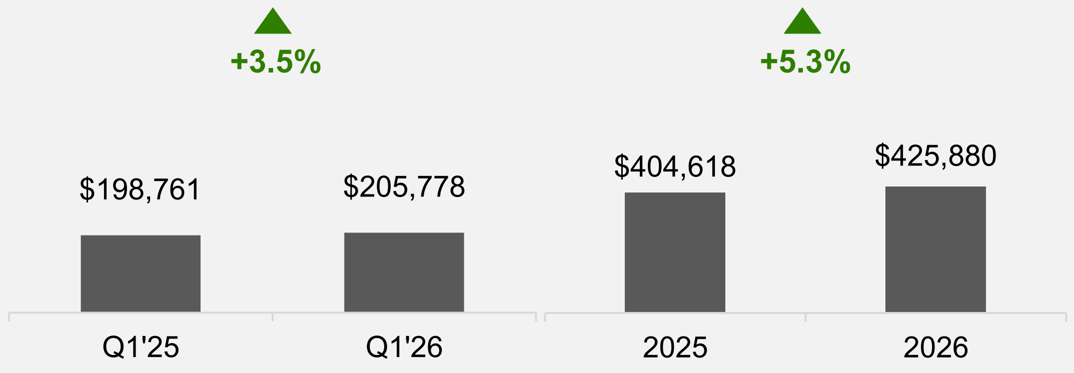
Financial Overview

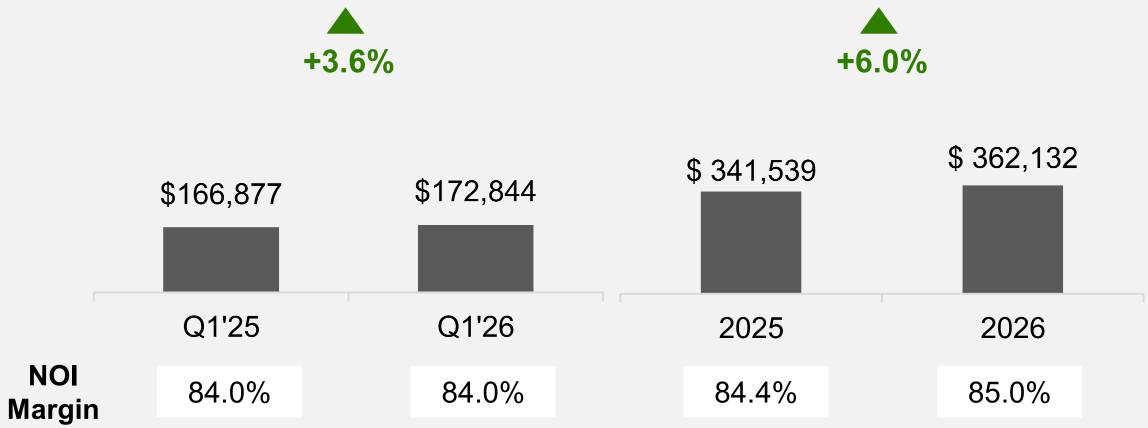
Revenues[1]

Figures in COP millions



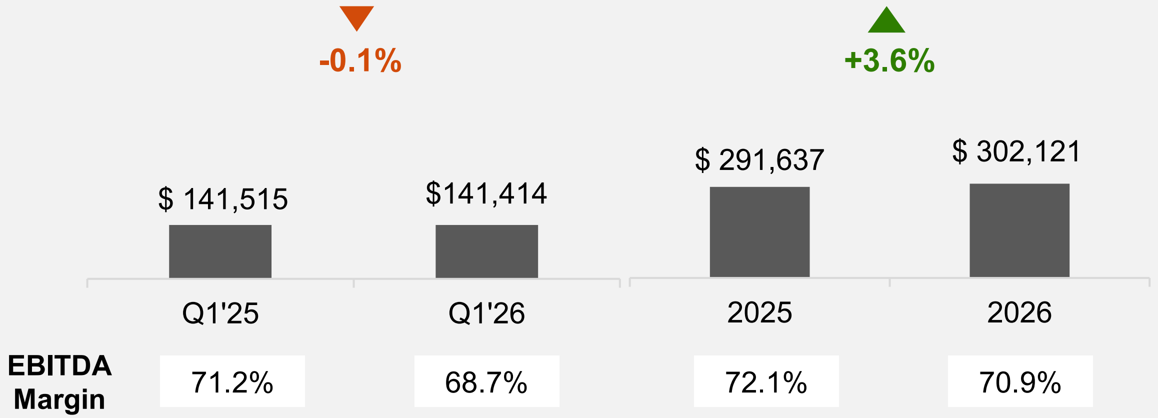
NOI[1] / NOI Margin

Figures in COP millions

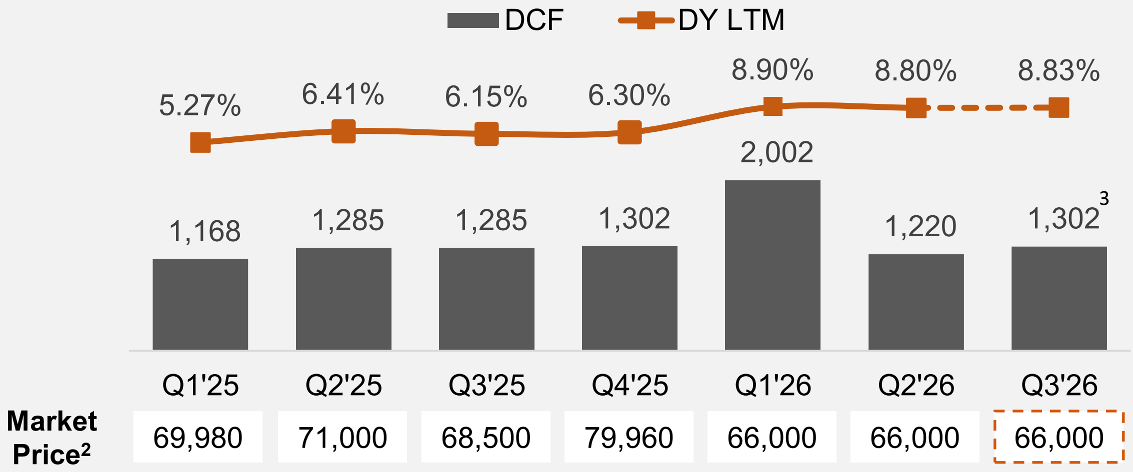


EBITDA[1] / EBITDA Margin

Figures in COP millions



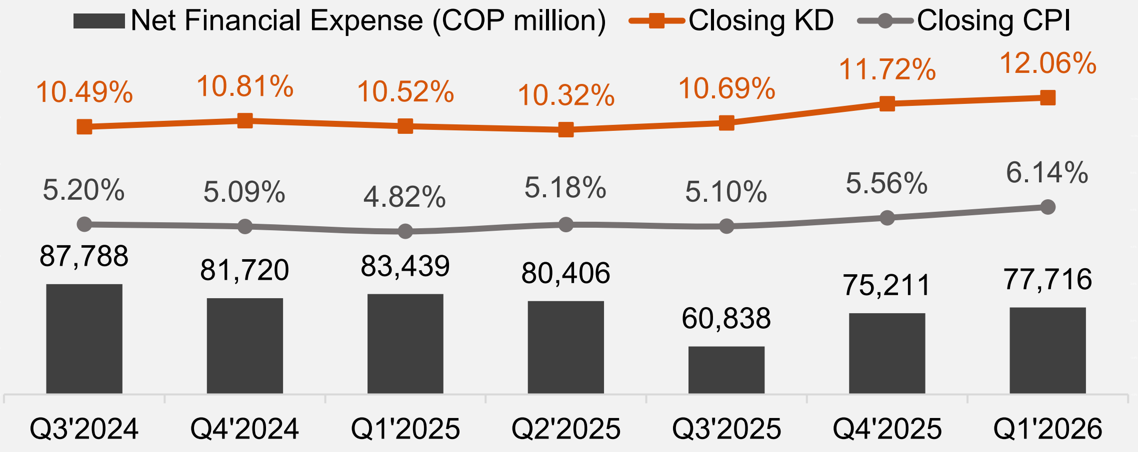
DCF Paid and Market Dividend Yield LTM



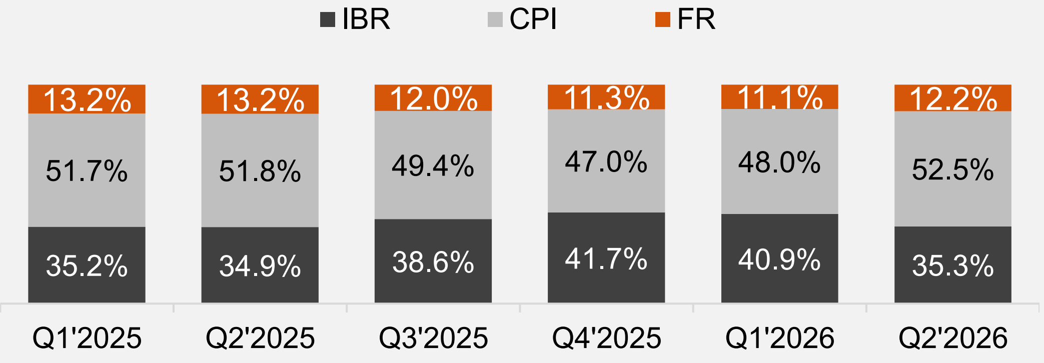
1. Calculated as the average by category.
2. Market price as of the end of each quarter. For 3Q26, the closing price as of June 2026 is used as the reference.
3. Distributable Cash Flow payable on August 18, 2026. Accrued during March, April, and May 2026.

Financial Overview

Financial Expense and Cost of Debt

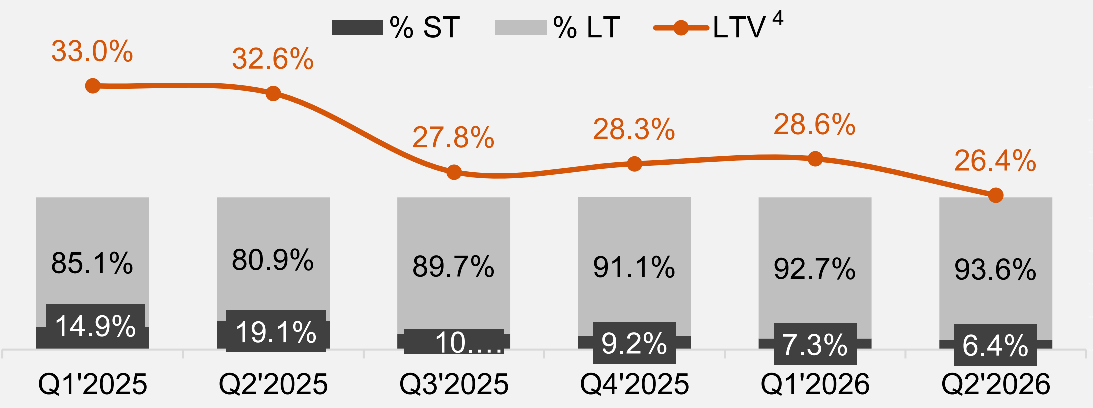


Debt Indexation



Deuda (COP bn)[1]	**3.24**	**3.23**	**2.75**	**2.88**	**2.95**	**2.68**

Leverage Ratio[2]



ICR[3]	**1.82x**	**1.65x**	**1.73x**	**2.19x**	**2.12x**	**1.82x**

Key Highlights

As a result of the debt prepayment using proceeds from **the sale of Plaza Central totaling COP 306,806 MM**, COP 300,238 MM was applied to principal and COP 6,568 MM to interest. The loan-to-value ratio (LTV) **decreased by 220 basis points compared to the previous quarter.**

During the quarter, the Board of Directors of the Bank of the Republic of Colombia raised the monetary policy interest rate to **12.00%, representing an increase of 275 bps compared to year-end 2025 (9.25%).**

Compared to the first half of 2025, **financial expenses decreased by COP 12,232 MM (7.41%)**, driven by a lower outstanding debt balance.

1. Figures are presented in COP billions.
2. Financial Debt as defined in the PEI Prospectus.
3. ICR: Quarterly Interest Coverage Ratio. EBITDA divided by net financial expense.
4. Ratio of financial debt to the total value of the Trust's assets (including cash).

3. Capital Market Review

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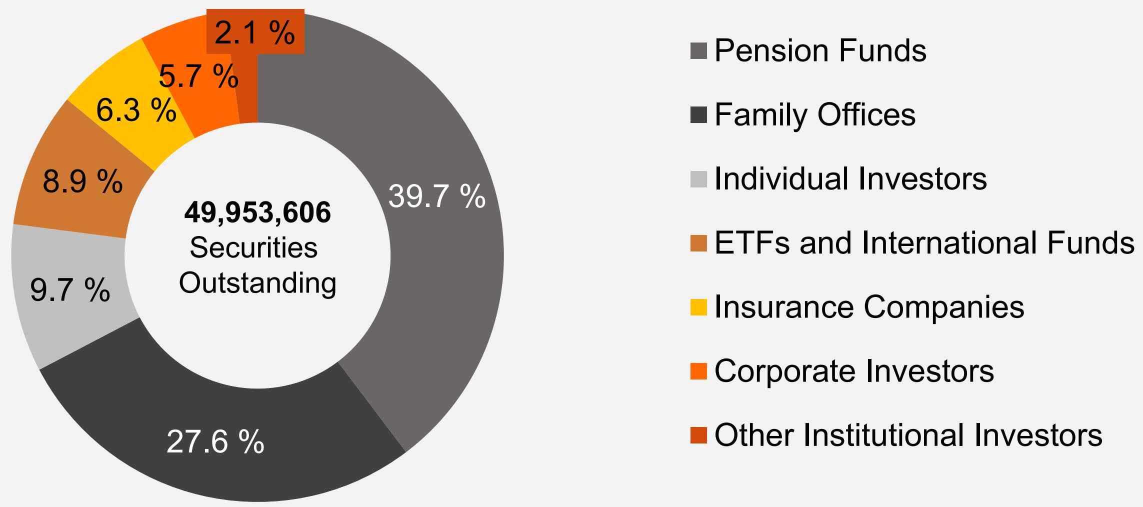
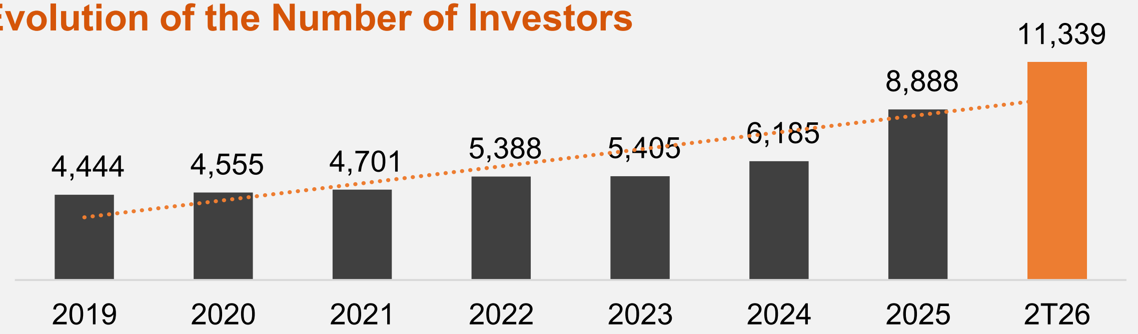
Capital Market Review

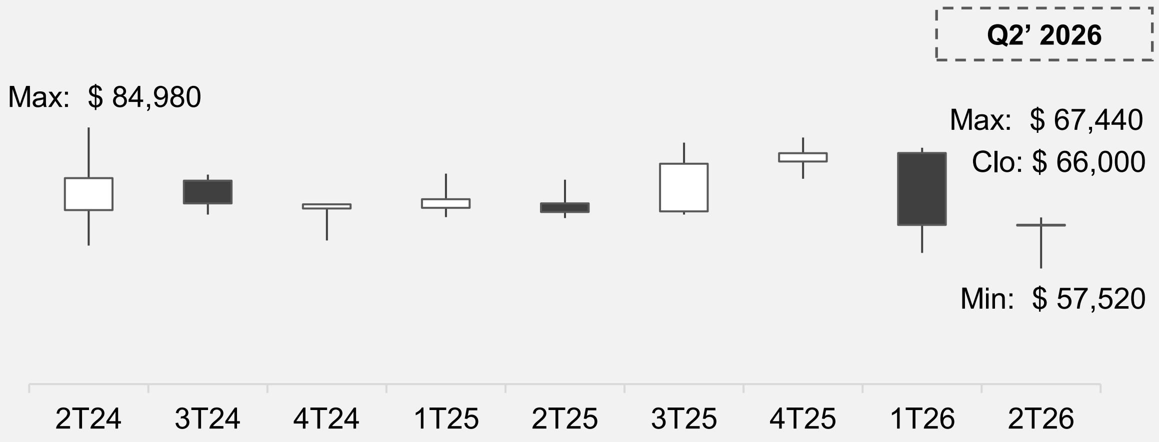
Growing and Diversified Investor Base



Evolution of the Number of Investors



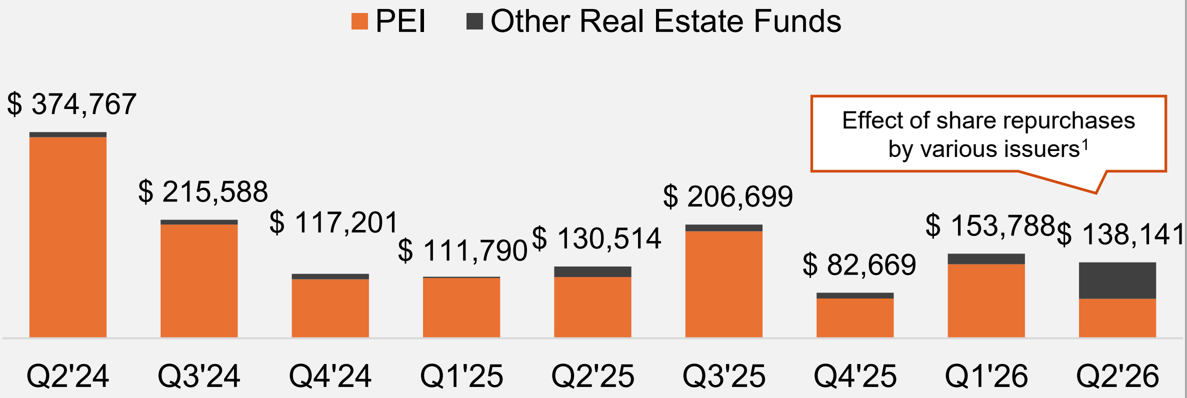
PEIS Price in the Secondary Market



Real Estate Industry Trading Volume in the Secondary Market

Figures in COP millions

ADTV pei	2024	2025	2026 YTD
	2,956 MM	**1,997 MM**	**1,652 MM**



PEI's Share of Total Industry Trading Volume (PEI Average): 87.6%

Q2'24	Q3'24	Q4'24	Q1'25	Q2'25	Q3'25	Q4'25	Q1'26	Q2'26
97.6	95.8	91.3	98.0	85.1	94.1	87.1	87.5	52.1

1. Repurchases by Skandia of 430,000 securities, Visum of 30,000 securities, and TIN's repurchase program, in place since April, had accumulated repurchases of COP 2,978 MM as of June.

4. Q&A

AGENDA **2026**

FEB 12	MAY 7	AGO 6	NOV 12
Results Conference Q1 2026	Results Conference Q1 2026	Results Conference Q2 2026	Results Conference Q3 2026

FEB 13	MAY 15	AGO 18	NOV 17
DCF Payment Q1 2026	DCF Payment Q1 2026	DCF Payment Q2 2026	DCF Payment Q3 2026

The General Investors' Meeting was held on March 26.

GRACIAS

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