

INVESTORS EXTRAORDINARY ASSEMBLY

2026

A quorum is required for the Assembly to begin.



of the securities outstanding



Investors
Extraordinary assembly
2026



Dear Investor, please be reminded that the agenda items for the Ordinary General Assembly have been available through the following links since the publication of the first notice of convocation:

https://pei.com.co/asambleas-y-eventos/

https://www.avalfiduciaria.com/web/empresas/pei-corporativo

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

In-Person Attendants' Participation

Dear Investor, if you attend the Assembly in person, **please scan the following QR code** and enter your ID to access the platform:



Instructions for In-Person Voting

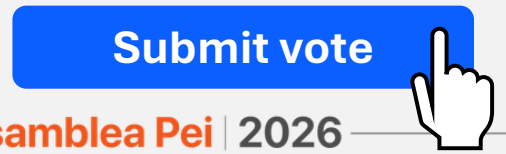
1. The technical desk will open the question by running a **1 minute and 30 seconds** countdown.

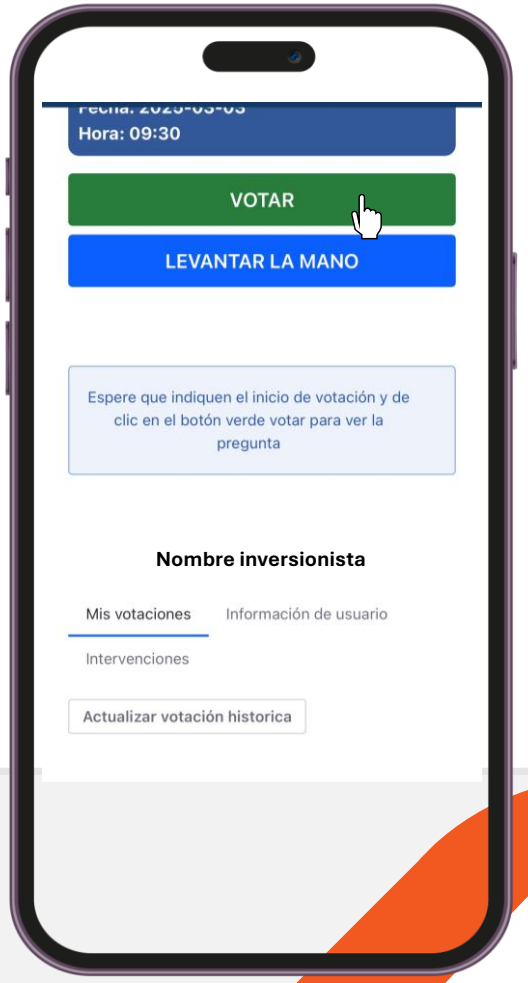
2. Click on the **“Vote”** button after the countdown starts.



3. If you represent more than one investor, you may vote in block by clicking on **"Cast Same Vote for All."**

4. **Click on both, your preferred answer and, “Submit Vote.”**
Note that your vote cannot be changed after it is submitted.

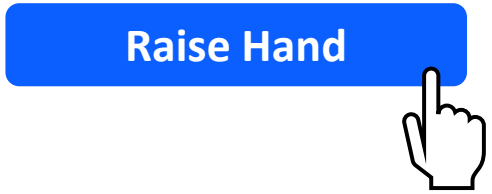




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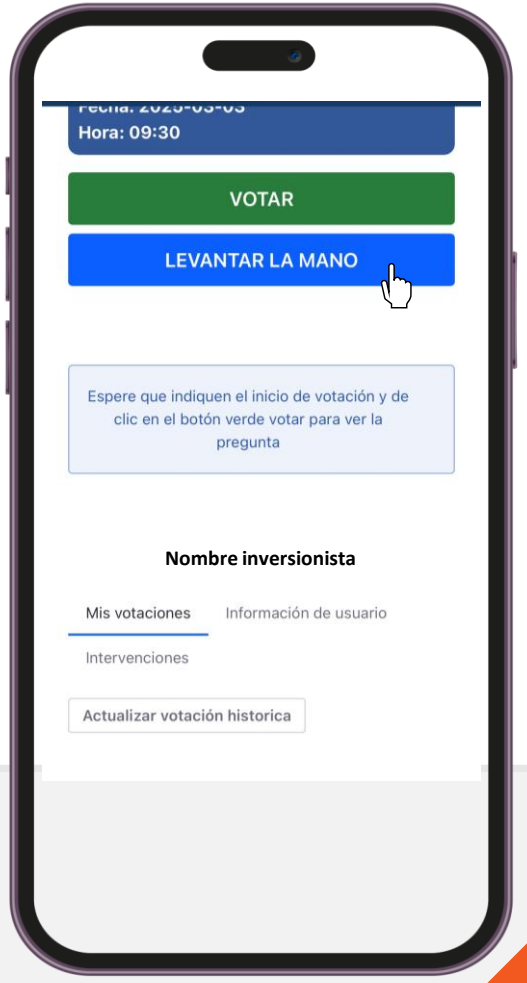
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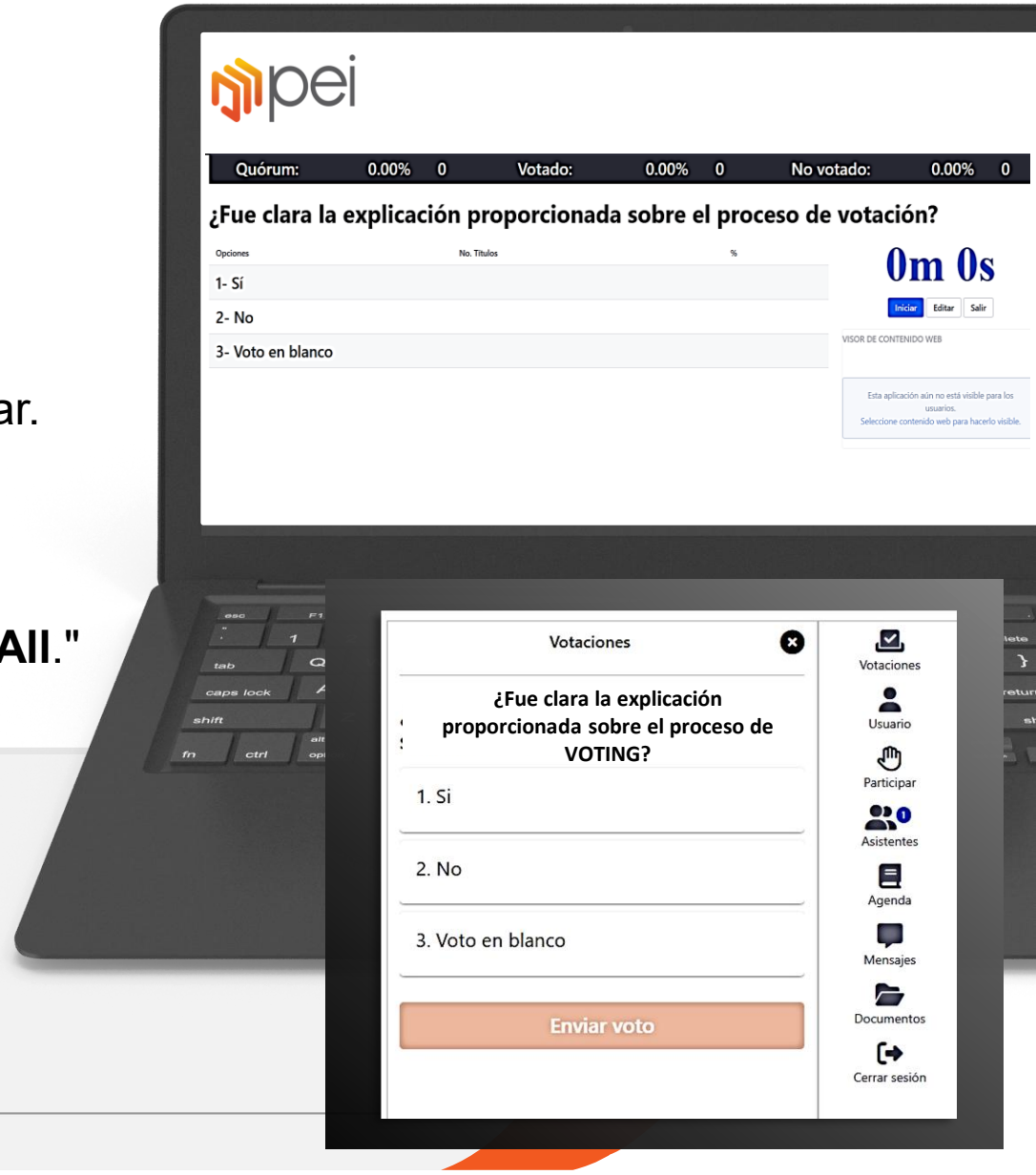
Instructions for Virtual Voting

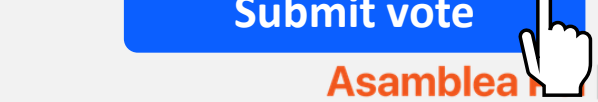
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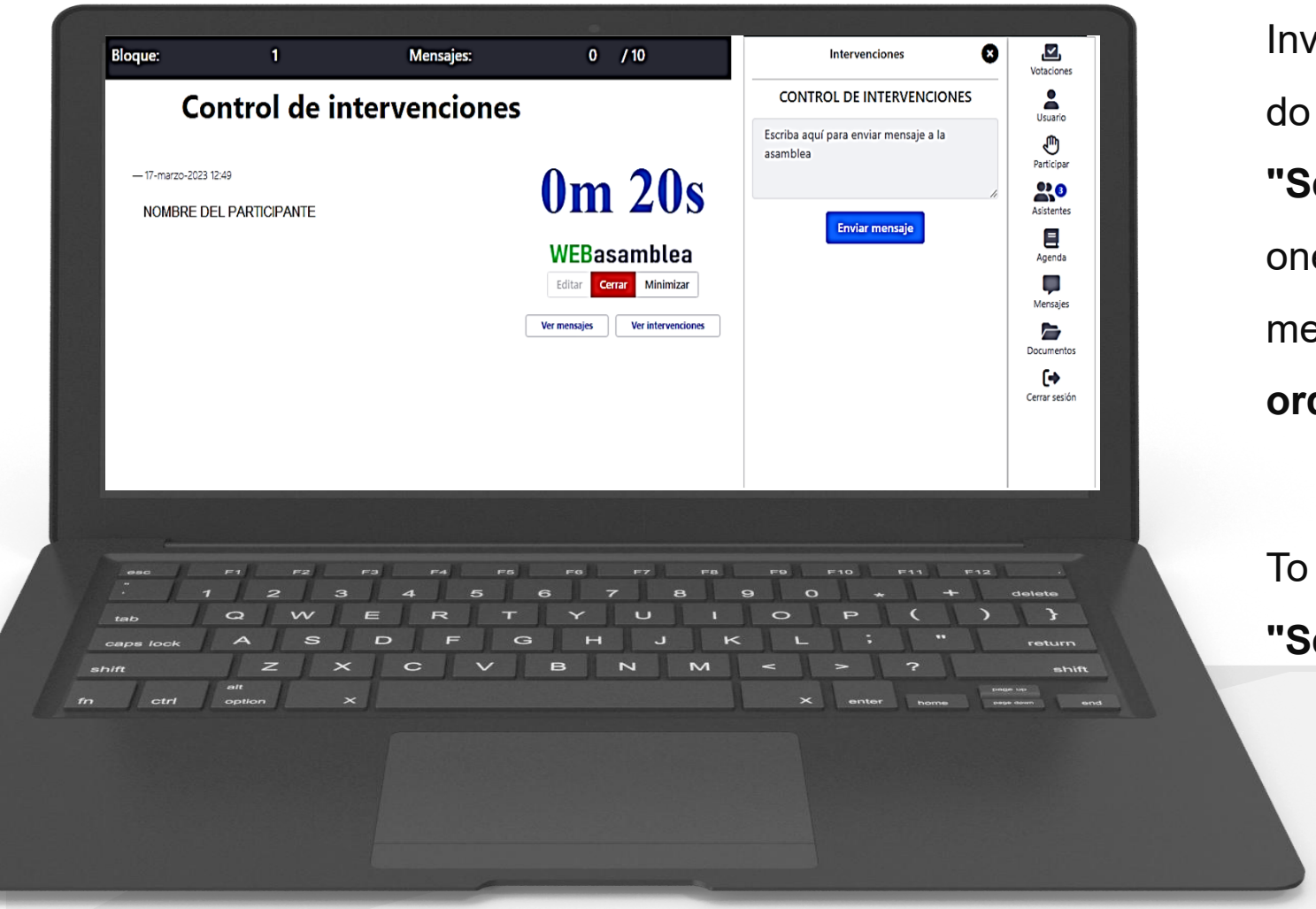
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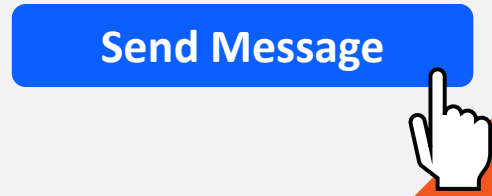


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INVESTORS EXTRAORDINARY ASSEMBLY

2026

01.
Verification of the quorum



Main Desk



Jairo Corrales
President
Pei Asset Management



Andrés Guzmán
Investors Legal Representative
Fiduciaria Fiducoldex



Carlos Fradique-Mendez
Member of PEI's Advisory Committee



Julio Manuel Ayerbe
Independent Member of PEI's Advisory Committee



Roberto Holguín
Independent Member of PEI's Advisory Committee



Daniel Torres
IRO Pei Asset Management



Edwin Diaz
Legal Representative, Managing Agent, Aval Fiduciaria

Agenda



1. Verification of the quorum.
2. **Reading and Approval of the Agenda.**
3. Designation of the Assembly's Chair and Secretary, and the Minutes Approval Commission.
4. Manager's presentation on the main features and terms of the acquisition of Fondo de Capital Privado Terranum's real estate assets portfolio (the "Transaction").
5. Presentation for approval of the Transaction's closing through the Transitional amendment to the Payment-in-Kind mechanism under the Prospectus and the Trust Agreements, as follows:
   - The Payment-in-Kind's features under the issuance of Tranche XIII
   - The waiver of the Investors' Preemptive Rights under the Issuance of Tranche XIII
   - The granting of powers to the independent members of the Advisory Committee and the Investors Legal Representative to implement the special features unde the Issuance of Tranche XIII
   - Instruction to and granting of a special irrevocable power of attorney to the Managing Agent to engage in any acts required or advisable to execute the Transaction.

INVESTORS EXTRAORDINARY ASSEMBLY

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VOTING

Reading and Approval of the Agenda

The decision will be made by a **simple majority** of the attendees at the Assembly.

Agenda



1. Verification of the quorum.

2. Reading and Approval of the Agenda.

3. **Designation of the Assembly's Chair and Secretary, and the Minutes Approval Commission.**

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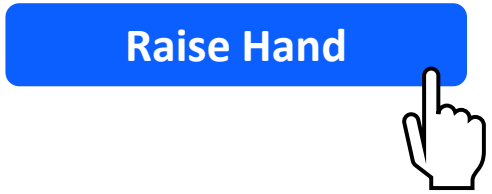
03.
Designation of the Assembly’s Chair and Secretary, and the Minutes Approval Commission.



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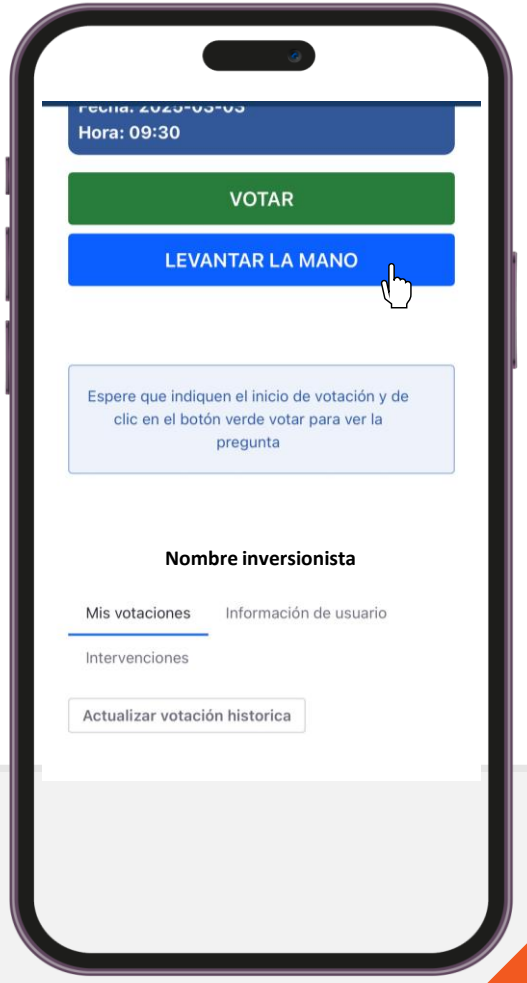
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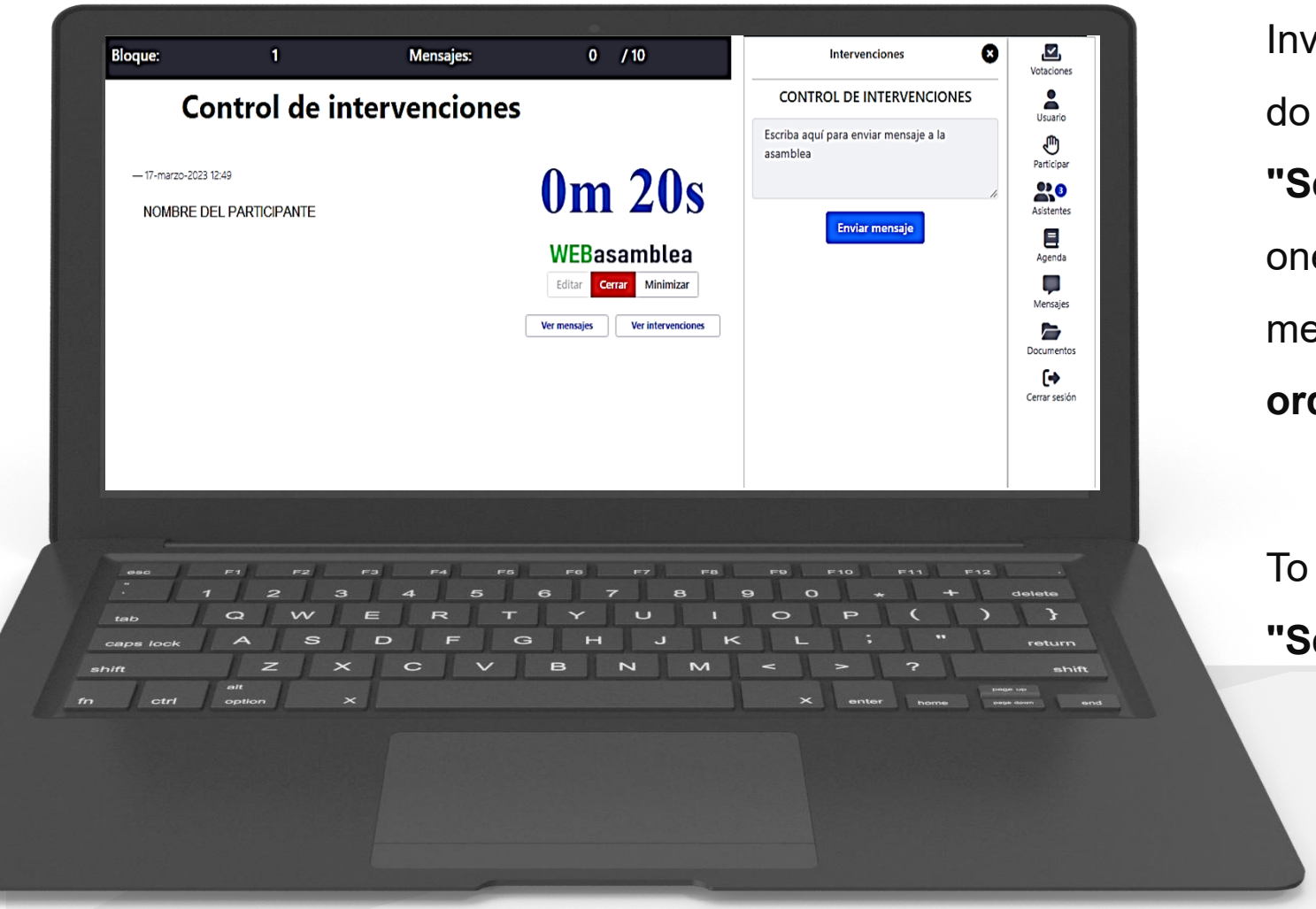




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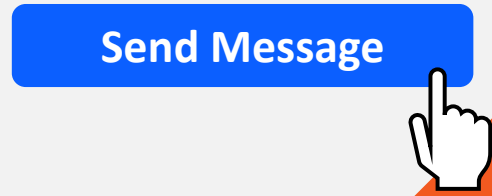


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INVESTORS EXTRAORDINARY ASSEMBLY

2 0 2 6







NOMINATION

Designation of the Chair

INVESTORS EXTRAORDINARY ASSEMBLY

2 0 2 6







VOTING

Chair of the Investors Assembly

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

INVESTORS EXTRAORDINARY ASSEMBLY

2 0 2 6







NOMINATION

Minutes Approval Commission

INVESTORS EXTRAORDINARY ASSEMBLY

2 0 2 6







VOTING

Designation of the Assembly's Chair and Secretary, and the Minutes.

The decision will be made by a simple majority of the attendees at the Assembly.

Agenda



1. Verification of the quorum.
2. Reading and Approval of the Agenda.
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4. **Manager's presentation on the main features and terms of the acquisition of Fondo de Capital Privado Terranum's real estate assets portfolio (the "Transaction").**
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04.

Main features and terms of the acquisition of *Fondo de Capital Privado Terranum's* real estate assets portfolio.

&

05.

Approval of the Transaction's closing through the Transitional amendment to the Payment-in-Kind mechanism under the Prospectus and the Trust Agreement.

The contents herein resulted from the prospective analysis and projections made by Pei Asset Management –as real estate manager for the *Estrategias Inmobiliarias Trust* (“PEI”)–, based on several possible variables and macroeconomic factors subject to change.

This document and any information derived therefrom correspond to financial projections or assumptions on the vehicle; recipients must assess this information based on their own due diligence standards.

The recipient shall keep this information strictly confidential, as its contents and scope are privileged —pertaining to a securities issuer— and must be handled under the highest standards of good faith and professional business diligence. The recipient shall not use this information for purposes other than assessing a potential business opportunity with PEI. Any other use is prohibited.

Point to Discuss



Edicifio Capital Towers – Bogotá

- Background
- Corporate Governance
- Description of the Transaction
- Amendment to the Prospectus and the Trust Agreement

Hotel Sofitel Barú Cartagena Beach Resort

Background

Asamblea Pei | 2026

PEI has engaged in a comprehensive strategy aimed at maximizing value for the vehicle's investors.



Assets divestment strategy

- Sale of a **51%** stake in *Plaza Central* at 96% of its book value **– COP 459,000 MM**.
- **A significant transaction** with a cap rate below 6.5%.
- Release of capital for strategic reinvestment.



Capital structure’s optimization

- Debt repayment with proceeds from the **COP 500,000 MM** securities issue. **492 bps reduction in debt.**
- Proceeds from the asset divestments used to repay debt for **COP 300,000 million. 224 bps reduction in debt**.

What is the background of this *transaction*?

BTG Pactual invited PEI to participate in a competitive process for the acquisition of **52% of *Fondo de Capital Privado (FCP) Terranum***.

Composition of Terranum

52.0% — **Ontario Teachers' Pension Plan**
(+USD 195,000 MM in assets).

Grupo Santo Domingo — **39.7%** — **Grupo Santo Domingo**
Colombian family office with a diversified media, retail, food, and energy assets portfolio.

Estrategias Corporativas Real Estate — **8.3%** — **Estrategias Corporativas Real Estate**
Investment banking firm specialized in M&A.

pei ASSET MANAGEMENT
Partners of the real estate manager

Transaction with Related Parties

As part of the Related-Party Transactions Policy, the Independent Members of the Advisory Committee decided to:

Hire J.P.Morgan
an international investment banking firm

Prepare an offer
for 100% of Terranum's real estate assets portfolio

Corporate Governance

Asamblea Pei | 2026



Centro Comercial Ideo –Cali

Because this is a related-party transaction, a rigorous process was conducted to ensure independence. The corporate governance was also strengthened.

1 Legal and corporate governance compliance

The **Related-Party Transactions policy** was applied. In connection with this transaction, the **Advisory Committee's** decisions were exclusively made by the **Independent Members.**

Presentation of the Investment Opportunity > Analysis and Assessment > Two Valuations > Approval > Closing

2 Analysis and assessment

- **Independent valuation of the portfolio** and support with the transaction by J.P. Morgan.
- Financial, technical, and legal analysis supported by J.P. Morgan, Summa, Preveo, and Brigard Urrutia.
- Valuation conducted by Logan Valuation, an entity independent from the seller.

3 Transparency and communication

The process was properly and timely documented and communicated to investors.

1. Only the independent members of the Advisory Committee participated in the investment opportunity's analysis and approval.

Because this is a related-party transaction, a rigorous process was conducted to ensure independence. The corporate governance was also strengthened.

4 Formalization

The Purchase and Sale Agreement has already been executed, with the approval of the boards of directors of Terranum's partners and the independent members of PEI's Advisory Committee. **Nonetheless, the agreement's closing is subject, among others, to the transaction's approval by the Investors General Assembly.**

5 Risk management

A Representations & Warranties (R&W) insurance policy covers the transaction in case of any contingencies.

6 Good Corporate Governance Code's Amendment

The independent members of the Advisory Committee approved the amendment to the Good Corporate Governance Code for purposes of the purchase and sale of securities by the Manager's shareholders, directors, and employees.

- Prior authorization by the independent members
- 15-days term to execute the transaction
- Closed periods before the amount's disclosure to the DCF
- 1-year term minimum Lock-ups
- Disclosure of the transaction to the market

7 Exercise of voting rights

Investors who receive securities under the Transaction—and which, in turn, hold an interest in the Manager—shall cast their votes in PEI's best interest and refrain from voting whenever required for the best operation of the vehicle, observing the best practices in this regard.

Hotel Sofitel Barú Cartagena Beach Resort



Description of the Transaction

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A unique opportunity to acquire a portfolio backed by robust, stable, and predictable real estate metrics.

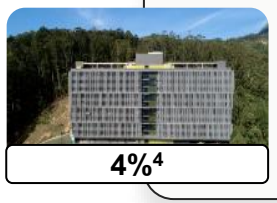
Summary of the portfolio and its assets

$2.97 Bn	375,053 m²	93.9%	101	4.1 years
Assets Value	GLA[2]	Occupancy[3]	Tenants	Agreements' Term

Corporate Assets



Connecta 26
Bogotá
Terranum: 65%
GLA: 188,043 m²
50%[4]



Cortezza Las Palmas
Medellín
Terranum: 59%
GLA: 18,204 m²
4%[4]



Connecta 80
Bogotá
Terranum: 100%
GLA: 31,731 m²
13%[4]

171,899 m² - GLA[2]
$10.5 MM - $/m²
93.6% - Occupancy

Logistics Assets



ZOL Funza
Bogotá
Terranum: 65%
GLA: 193,422 m²
18%[4]



Exennta
Gachancipá
Terranum: 100%
GLA: 77,429 m²
3%[4]

203,154 m² - GLA[2]
$3.5 MM - $/m²
94.2% - Occupancy

TIERRAS DE EXPANSIÓN

Corporate	**32,041 m²** Plots Area	**95,549 m²** Potential GLA	**8.6%** % Total Value	**7%[4]**
Logistics	**366,813 m²** Plots Area	**220,999 m²** Potential GLA	**6.8%** % Total Value	**5%[4]**

1. Valuations Logan June 2026 @Stake Terranum. 2. GLA @Stake Terranum. 3. Considers October 2026 – September 2027. 4. Share of each asset calculated on acquisition value $2,181,025MM.

The portfolio includes plots where the operating assets can expand and which are acquired at a significant discount.

Summary of Pinnacle's plots

398,854 m²
Plots Area (m²)

+315,000 m²
Potential GLA (m²)

42.6%
Discount

Key Considerations

- The seller stated as a condition to the business the **sale of 100% of the assets.**
- Three of the four plots are part of the stabilized assets' **expansion strategy**.
- The land is subject to defined standards and has available public utilities, except for Arial Sopo, where availability is in process.
- The discount on the acquisition allows obtaining a **return higher than that available in the market.**

Connecta 26

21,784 m²
Plots Area[1]

+51,000 m²
Potential GLA[1]

$6.35
Valuation value[2] / m²

$4.55
Purchase value / m²

28.3% discount

Zol Funza

191,809 m²
Plots Area[1]

+144,000 m²
Potential GLA[1]

$0.78
Valuation value[2] / m²

$0.33
Purchase value/ m²

43.4% discount

Connecta 80

10,257 m²
Plots Area[1]

+44,000 m²
Potential GLA[1]

$11.38
Valuation value[2] / m²

$6.19
Purchase value / m²

45.6% discount

Arial Sopo

175,004 m²
Plots Area[1]

+76,000 m²
Potential GLA[1]

$0.30
Valuation value[2] / m²

$0.08
Purchase value / m²

73.3% discount

1. @Stake Terranum 2. Logan's valuations value in June 2026.

A unique opportunity to acquire a portfolio backed by robust, stable, and predictable real estate metrics.

Terranum Portfolio's Financial Indicators

$237,791 MM	Revenues first year[1]
$209,720 MM	NOI first year[1]
$917,200 MM	Net debt
8.4%	Cap Rate per valuation[2]
IPC + 0.64%	Lease agreement's increase

Commitment to sustainability

LEED, Fitwel, and EDGE certified assets supporting the vehicle's sustainability strategy

Cortezza Las Palmas



Connecta 26



Connecta 80



Zol Funza



1. Considers October 2026 – September 2027. 2. Cap Rate without plots.

A discount and manner of payment that increases the creation of value for investors was agreed

Transaction Return Metrics

IPC + [11.0% - 12.4%]
IRR Range Transaction

10.9%
Cap Rate Purchase[2]

Corporate **$8.3 MM** Logistics **$2.3 MM**
Price per m²

Payment Structure

Assets Portfolio Value $2,965,758 MM
Assets Portfolio Purchase Value **$2,181,025 MM**[1]

26.46%
Negotiated discount

Equity 58% | **Debt 42%**

Total Equity $1,263,825 MM

Net Debt $917,200 MM

Payment of equity

CASH — $507,314 MM

- 4 installments **30%, 25%, 20%, 25%**
- Balances indexed to the CPI

Present value **$466,774 MM**

PEI SECURITIES[2] — $756,511 MM

Issuance at NAV price

- 9.34% equity interest
- Lock up period (restriction to sell)
- Assignment of Economic Rights[3]
- No securitization fee is charged[4]

Market-price securities **$324,024 MM**

1. Value without considering the present value with the payment terms. 2. The figures may vary depending on the security value to NAV on the day before the payment of the component in securities. 3. 100% of first distributable cash flow, 15% 3 subsequent cash flows for the first year and 10% in the second year. 4. Because this is a transaction between related parties, Pei AM charges no securitization fee.

The transaction maintains a prudent debt profile

Debt subrogation

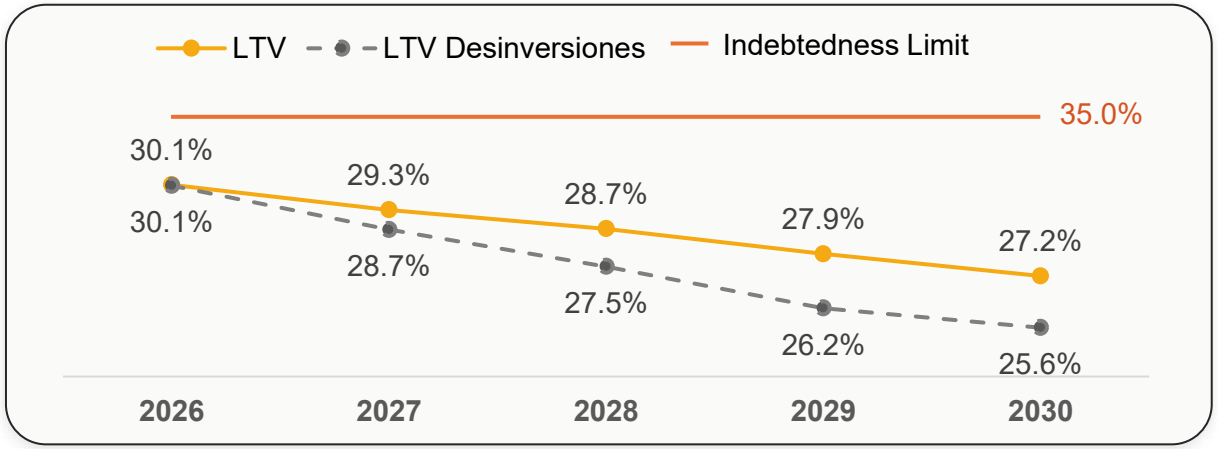
As a result of the transaction, PEI acquires assets with an associated debt of **COP 917,200 MM**

PEI acquires the real estate assets with an associated debt that will be part of the vehicle's indebtedness. As of the closing of the transaction, PEI **receives 100% of the rental income** from these assets.

PEI negotiated with the main creditor the associated debt's rate, **achieving a reduction of over 100 bps** from Terranum's current debt cost.

Capital structure and LTV

COP 13.27 Bn AUM 2026	**COP 3.99 Bn** Debt 2026	**COP 9.1 Bn** Equity 2026
27.4% LTV Indebtedness End of 2026	**2.7%** LTV CxP Seller 2026	**6 years** Average Debt Maturity



1. Includes value of the Investment Property + other items such as cash, accounts receivable. 2. Amounts by the end of the calendar year.

The transaction represents an increase in profitability and cash flow per share, even increasing the cost of debt by 200 bps

The Transaction[1] is projected to increase Profitability and the Cash Flow per Security

+108bps A 108 bps increase in profitability is expected with the transaction, reaching a market IRR of **CPI + 11.54%.**

+4.8% Cash flow per share will increase 4.80% with the transaction, reaching a total **$9,966** for current investors.

The discounts obtained and the economic rights assignment favor the current investors' profitability

Sensitivity according to Cost of Debt and Vacancy

A sensitivity analysis was conducted on the average cost of 10-year debts and the vacancy, ***to assess the profitability and cash flow's increase per security, resulting from the transaction, compared to PEI's current position.***

	- 200bps	- 100bps	Baseline Scenario	+100bps	+200bps
KD Average 10Y	7.22%	8.22%	9.22%	10.22%	11.22%
Vacancy	3.70%	4.70%	5.70%	6.70%	7.70%
Increased Profitability (CPI + Spread)	+123 bps	+108 bps	+108 bps	+85 bps	+66 bps
Increase in DCF x Securitye2	+ 6.36%	+ 4.93%	+ 4.80%	+ 2.56%	+ 0.08%

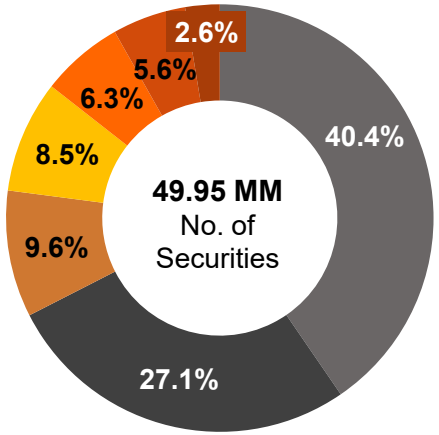
The Transaction is projected to generate higher profitability and cash flows per share for current investors, even increasing the Vacancy and average Cost of Debt by 200 bps (11.22%).

1. Comparison of PEI's current scenario v. PEI's scenario following Pinnacle's transaction. 2. Average Cash Flow x Security 10Y for Current Investors.

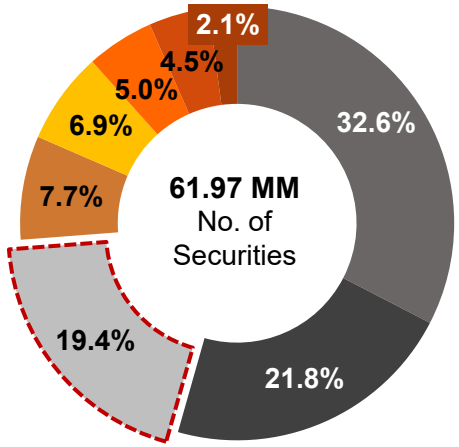
Expected impact on investor composition

Composition of investor base

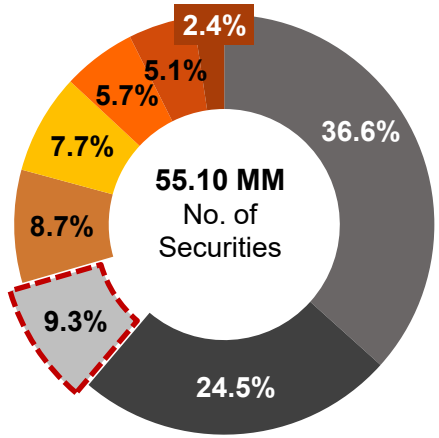
Currently



Theoretical scenario issuance at market price[1]



Issuance of tranche XIII scenario at NAV[2] price



- Pension Managers
- Family Offices
- Individuals
- Manager's Partners
- International ETFs and Funds
- Insurance Companies
- Legal entities
- Other Institutional

Example:



Ana currently holds 2,000,000 Securities

Scenario without transaction

Outstanding securities: **49,953,606**

Ana's equity %: **4%**

DCF per Security (Avg. 10 years): $9,513

Scenario with transaction

Outstanding securities: **55,099,940**

Ana's equity %: **3.63%** ▼

DCF per Security (Avg. 10 years): **$ 9,966** ▲

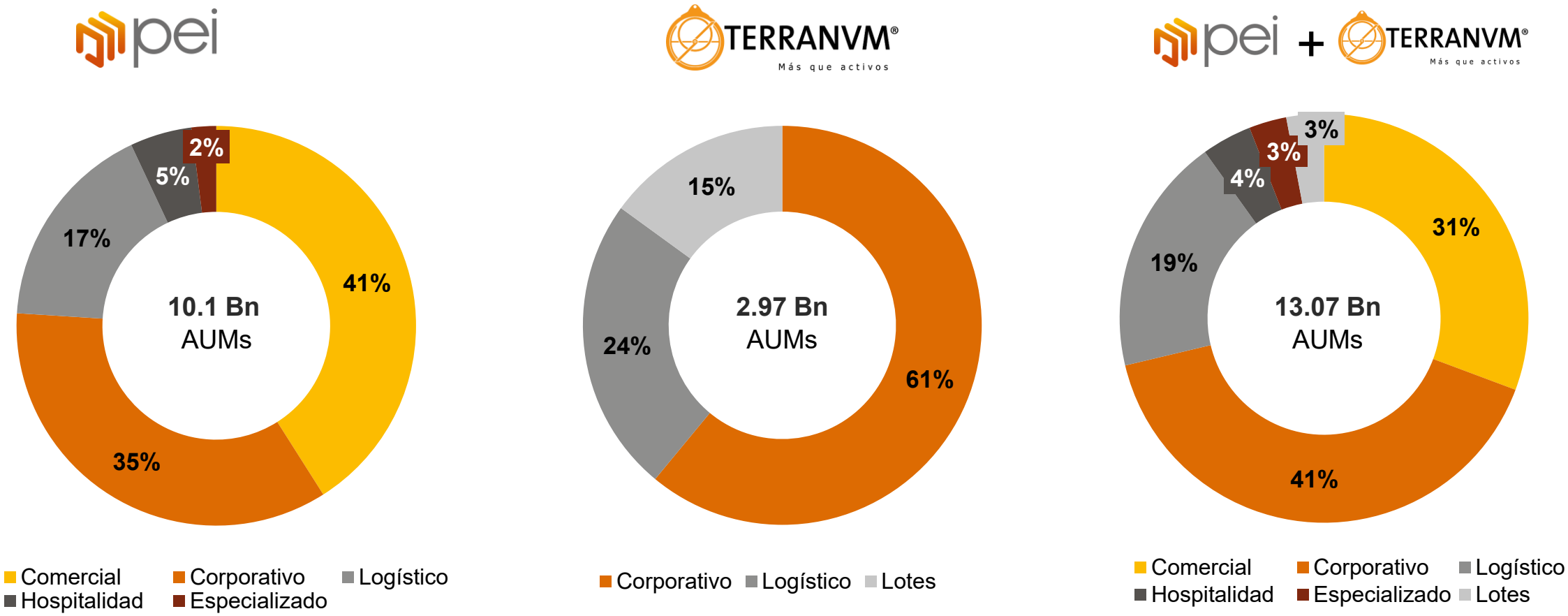
Value creation

Though the issuance entails a decrease of the investors' equity, the transaction is projected to enable the DCF's increase by 4.8%, on average, over the next 10 years.

1. Market value COP 62,962 (57% discount) 2. NAV value COP 147,000

The acquisition would consolidate a high-specification, diversified, and profitable real estate portfolio

Asset Composition per Segment (% AUM)



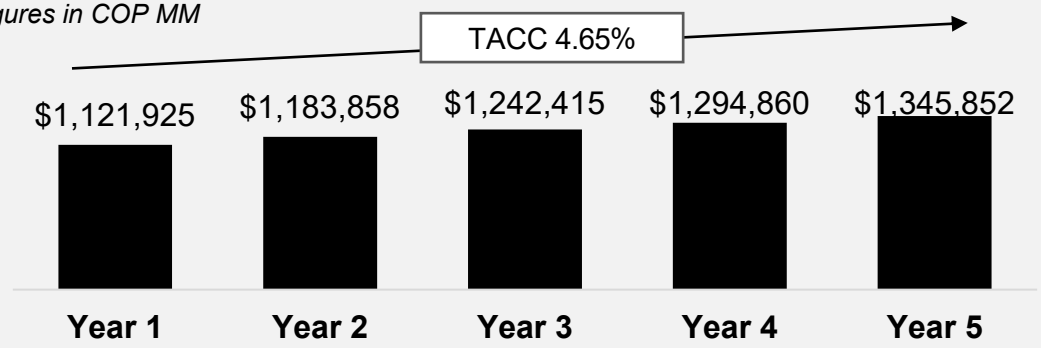
The consolidated portfolio is projected to generate a sustained and profitable growth

Projection assumptions:

» Average CPI: 3.71% » Long Term K_d: 9.22% » No acquisitions additional to Pinnacle's, are considered. » No asset sales are considered.

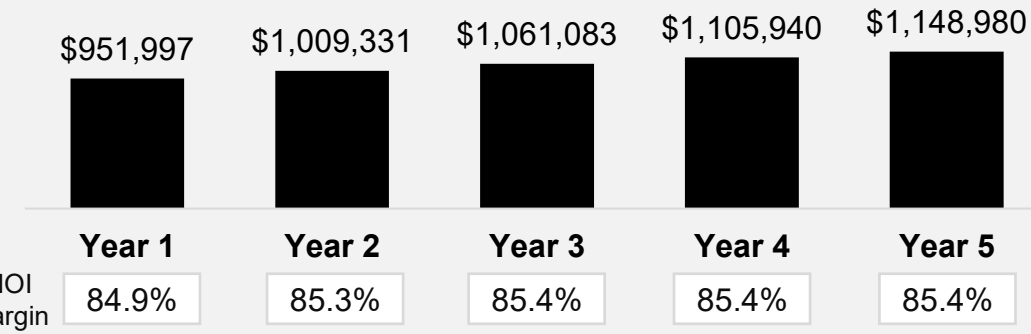
Income

Figures in COP MM



NOI

Figures in COP MM



NOI Margin	Year 1	Year 2	Year 3	Year 4	Year 5
	84.9%	85.3%	85.4%	85.4%	85.4%

EBITDA

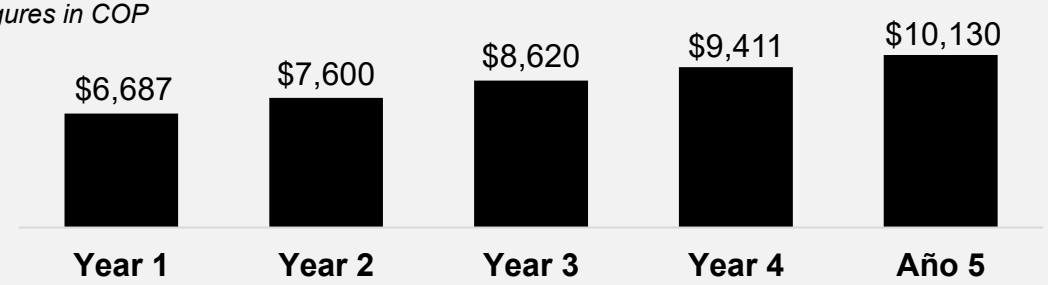
Figures in COP MM



EBITDA Margin	Year 1	Year 2	Year 3	Year 4	Año 5
	72.5%	70.9%	70.6%	70.2%	70.0%

DCF by Current Investors Title

Figures in COP



1. Years run from October to September. Year 1: October - 2026 – September 2027.

The acquisition would consolidate a high-specification, diversified, and profitable real estate portfolio

Comparative metrics: PEI + Terranum

	pei	+	TERRANVM® Más que activos	=	pei + TERRANVM® Más que activos	
Investment Property Dec 2026	$10.1 Bn	+	$2.97 Bn	=	$13.07 Bn	+29%
GLA (m²)	1,118,613	+	375,053	=	1,493,666	+34%
Revenue Year 1[1]	$884,134 MM	+	$237,791 MM	=	$1,121,925 MM	+27%
NOI Year 1	$742,277 MM	+	$209,720 MM	=	$951,997 MM	+28%
NOI Margin	84.0%	+	88.2%	=	84.9%	
Occupancy 2026 (Physical / Economic)	95.0% / 94.0%	+	93.9% / 93.8%	=	94.7% / 94.0%	

1. Year 1 begins in October 2026 and runs until September 2027.

The transaction improves profitability and cash flow per security, without diluting the current distributions

	pei	pei + TERRANVM Más que activos	
DCF[1] 2026	*COP 261,000 MM*	COP 272,400 MM	+4.3%
DCF 12 months[2]	*COP 319,258 MM*	COP 358,818 MM	+12.4%
DCF per security 2026	*COP 5,228*	COP 5,451	+4.3%
DCF per security 12 months	*COP 6,391*	COP 6,687	+4.6%
DCF per security [3] (Average 10Y)	*COP 9,513*	COP 9,966	+4.8%
Investors Profitability (10Y)	*CPI + 10.46%*	CPI + 11.54%	+108 bps

1. DCF stemming 100% from PEI. 2. Year 1 starts in October 2026 and runs until September 2027 3. DCF per security for PEI's current investors.

Sellers' Motivations for Making the Transaction

OTPP STRATEGIC DECISION

OTPP sells 100% in cash, in installments. The fund seeks to monetize mature investments, prioritizing liquidity.

Investment cycle
Joined in 2013 through Cadillac Fairview (USD 150 MM). 12-year holdship.

Non-strategic position
Latin America represents <6% of AUMs; a small, non-liquid, and non-strategic position.

General strategy
Left Multiplan in Brazil in 2024 (18 years, USD 450 MM), among other divestments.

Discounted sale
Decision to sell 100% of its investor stake in Multiplan, after 18 years.
Discount: 55% discount at equity level.

GSD AND EC STRATEGIC DECISION

Grupo Santo Domingo and *Estrategias Corporativas* consolidate their real estate's investment under the same real estate vehicle.

Higher fee value
As a result of the transaction and, in line with the fee calculation formula, the PEI's management fee will increase.

Synergies in consolidation costs
Integration of Terranum's portfolio into PEI, eliminating the fragmentation of separately managed assets through a single management group.

Confidence in the business fundamentals
The securities payment at NAV turns the Manager's partners into PEI Investors, aligning interests in the creation of long-term value.

The issuance of securities at NAV, as a form of payment, benefits the vehicle's current investors in multiple ways

1

Securities issuance strengthens the capital structure

Scenario with Debt 35.8%
LTV with payment in Debt

Transaction Scenario 30.1%

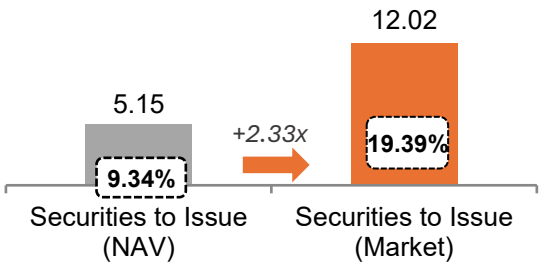
LTV with payment in kind

Reduces incremental financing through debt and the associated pressure on financial expense.

2

Lower equity dilution for current investors

NAV v. Market



+108 bps Profitability 10Y — *-207 bps* → **-99 bps** Profitability 10Y

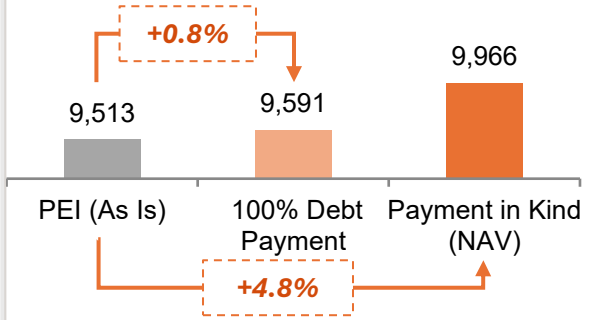
- 10.4%

+4.8% Average DCF 10Y → **10.05%** → **-5.6%** Average DCF 10Y

Equity dilution is avoided

3

Higher DCF per security



+400 bps
In distributable cash flow per security payment in kind

4

Alignment of interests

The payment in securities at NAV turns the Manager's partners into PEI investors, aligning interests in the creation of long-term value

Receiving securities at NAV shows the Manager's partners **confidence** in the underlying assets value.

Payment at NAV does not alter the value of the transaction; it optimizes financing and how much value remains with the current investors.

In addition to the benefits of the issuance at NAV, the Transaction:

1

Generates unprecedented value

The expected 10-years profitability **increases 108 bps**, growing from the CPI + 10.46% to the CPI + 11.54%

2

Is an acquisition with the best price conditions

Purchase of portfolio of prime assets at a discount:

Asset value: 26.4%
Equity value: 38.3%

3

Is a long-term commitment by the Manager's partners

Sale restrictions will be imposed on the assets sellers' securities for three years

4

Protects the current investors' cash flow

Payment through installments from day one

The assets sellers will assign a part of the DCF to the other Investors during a specific period of time

Transitional amendment to the Payment in Kind mechanism

Asamblea Pei | 2026



Centro Comercial Ideo –Cali

Transitional Amendment to the Payment in Kind Mechanism under the Prospectus and the Trust Agreement, for purposes of Tranche XIII's Issue

A **transitory and exclusive** regulation is included to implement Tranche XIII's Issuance

Background of the Transaction

July 9, 2026	PEI and *Fondo de Capital Privado Terranum* entered into a **trust rights purchase and sale agreement.**
Purpose of the transaction	**PEI will acquire the trust rights over the real estate assets.**
Payment Manner	The transaction establishes the issuance of securities in favor of the seller as payment in kind thereto.

Section 2.3.7 shall be transitory

and will only apply to the issuance of Tranche XIII.

Main features of Tranche XIII's[1] Issuance

5,146,334	Total number of Securities issued under Tranche XIII
Subscription Value	Certified equity value on the business day immediately before the closing of the Transaction
Preemption Rights	The issue will not be subject to Preemption Rights.
Recipients	The seller (in case of any remnants, the investors and the public in general).
Sale restriction (lock up))	The seller will keep the securities received for 3 years, with 10% yearly sales permitted as of the second year.
DCF Assignment	The seller will assign part of the DCF during the first 8 distributions following the closing of the Transaction

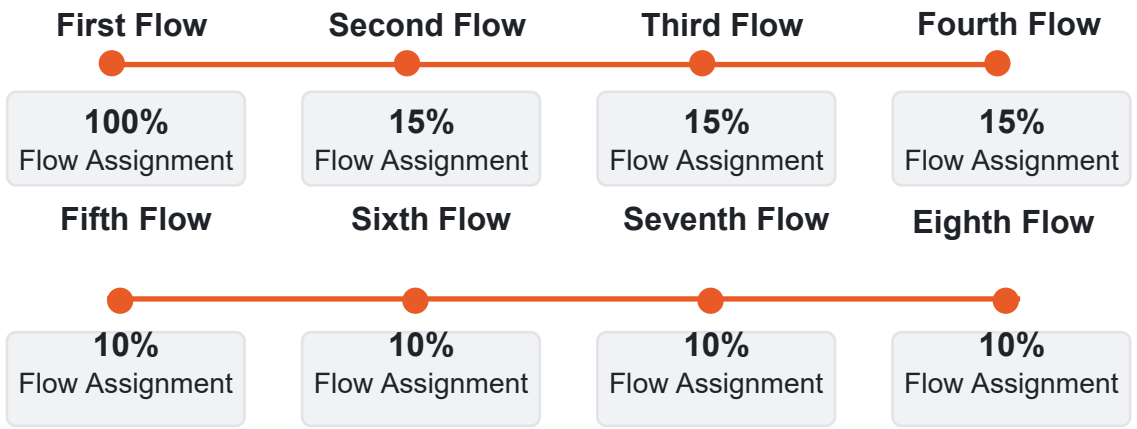
1. The final terms will be specified in line with the Transaction and any applicable regulations.

Transitional Amendment to the Payment in Kind Mechanism under the Prospectus and the Trust Agreement, for purposes of Tranche XIII's Issue

Powers to implement Tranche XIII's Issuance

Management Agent

It is empowered to represent investors and carry out the necessary acts to implement the assignment of Distributable Cash Flow, including the management of sales restrictions on the seller's securities.



No assignment of the DCF will take place following the Eighth Flow.

Independent Members of the Advisory Committee and RLI

- Determine the underlying real estate assets of Tranche XIII's Issuance.
- Placement period, validity of the offer, and award mechanism.
- Placement Agent's choice on the order's placement and acceptance of the offer in the Colombian Stock Exchange (BVC) system.
- Define the number of Securities under Tranche XIII's Issuance, only in the event that Distributable Cash Flow is paid for the Divestment before the issue.

OPINIONS ON THE PROPOSED AMENDMENTS

Management Agent's Report

Investors Legal Representative's Opinion

Securities Rating Company's Opinion

Available at:

https://pei.com.co/Assemblys-y-eventos/

https://www.avalfiduciaria.com/web/empresas/pei-corporativo

https://fiducoldex.com.co/seccion/Assembly-de-inversionistas

Amendments to the Trust Agreement and Consequent Update and/or Modification to the Prospectus

The following transitional definitions are added to the definitions section of the Trust Agreement:

"Tranche XIII's Issue" means that provided for under Section 15.11 of the Trust Agreement.

"Issuer" means Patrimonio Autonomo Estrategias Inmobiliarias [Estrategias Inmobiliarias Trust] or PEI, the issuer under the PEI Equity Securities Issuance and Placement Program.

"Distributable Cash Flow Assigned" means that provided for under Section 15.11 of the Trust Agreement.

"Encumbered Instruments" means that provided for under transitory Section 15.11 of the Trust Agreement.

"Transaction" means that provided for under transitory Section 15.11 of the Trust Agreement.

"Seller" means that provided for under transitory Section 15.11 of the Trust Agreement.

Amendments to the Trust Agreement and Consequent Update and/or Modification to the Prospectus

Transitory Section 15.11 is added to Clause 15 of the Trust Agreement:

"15.11 Transitory Regulation for the Issuance of Tranche XIII:

Considering that on July 9, 2026, Fondo de Capital Privado Terranum (the "Seller") –whose spokesperson is Alianza Fiduciaria S.A.– and the Trust entered into a trust rights purchase and sale agreement, under which PEI will acquire the trust rights to exploit the underlying real estate assets (the "Transaction"), where the manner of payment includes an Issuance in favor of the Seller (the "Tranche XIII's Issuance") as Payment in Kind, in accordance with the following regulations:

(i) Tranche XIII's Issue will have the following features:

Issuer	*PEI*
Recipient	*The Seller, the Investors, and the general public, as set forth in the relevant public offering notice.*
Total number of Securities under Tranche XIII's Issue	*5,146,334 Securities or, if there any Distributable Cash Flow results from the Divestment before Tranche XIII's Issue, the number of Securities resulting from the applicable terms and conditions under the Transaction.*
Securities' Subscription Value	*Will be the equity value certified on the business day immediately before the closing of the Transaction.*
No Preemption Rights	*Tranche XIII's Issue will not be subject to Preemption Rights, which have been waived by the Investors Assembly in the terms and with the majority provided for in Section 13.10 of the Trust Agreement.*
Manner and Time of Payment	*Payment of the Securities will be made through the assignment to PEI of all the trust rights to exploit the underlying real estate assets, under the Transaction.* *Therefore, Deceval and BVC will not be liable for the satisfaction of the payment of any Securities to be subscribed.*

Amendments to the Trust Agreement and Consequent Update and/or Modification to the Prospectus

(ii) The provisions in Section 15.10 of the Trust Agreement shall apply to Tranche XIII's Issue. Notwithstanding, the procedure in Section 20.14 of the Trust Agreement shall be applicable thereto, considering any special conditions that may require adjustment in accordance with the terms of the Transaction.

(iii) The independent members of the Advisory Committee and the Investors Legal Representative will be collectively empowered to determine, in writing, all other advisable or necessary aspects to carry out Tranche XIII's Issuance; among others, if there is any distribution of Distributable Cash Flow as a result of a Divestment before Tranche XIII's Issue, the number of Securities resulting from applying the terms and conditions of the Transaction, and the verification and approval of the final subscription price. The independent members of the Advisory Committee and the Investors Legal Representative shall also determine any other aspects required to conduct Tranche XIII's Issue, such as the placement term, the offer's term of validity, the real estate assets underlying Tranche XIII's Issue, the award mechanism, and/or the hiring of any Placement Agents, as well as any other operational aspects therefor, abiding by the applicable regulations and the terms of the Transaction, and will pursue or instruct that any required proceedings and actions are pursued before the competent authorities.

(iv) Likewise, the Investors instruct the Management Agent to carry out, in its role as such, any actions and/or proceedings and acts required for the operation of paragraph (v).

ModiAmendments to the Trust Agreement and Consequent Update and/or Modification to the Prospectus

(v) In the terms of the Transaction, the Issuer and the Seller agreed that the Securities to be subscribed by the Seller will be subjected to different ownership limitation measures (collectively, the "Encumbered Securities"). Accordingly, the entire Distributable Cash Flow (except for any amounts that are part thereof as a result of a Divestment), corresponding from time to time to the whole or part of the Encumbered Securities to be placed in favor of the Seller, will be assigned by the latter to the other Investors under the conditions and during the term agreed between the Issuer and the Seller (the "Assigned Distributable Cash Flow"):

No.	***Number of Securities[1]***	***Percentage of Distributable Cash Flow Assigned***	***Operation***
1.	*5.146.334*	*100%*	*Assignment of the first distributable cash flow to be distributed after the Payment in Kind Issuance.*
2.	*257.317*	*100%*	*Assignment of the second to fourth Distributable Cash Flows to be distributed after the Payment in Kind Issuance.*
3.	*514.633*	*100%*	*Assignment of the second to eighth Distributable Cash Flows to be distributed after the Payment in Kind Issuance.*

[1] The number of Securities resulting from applying the terms and conditions of the Transaction, if any Distributable Cash Flow is distributed as a result of a Divestment before Tranche XIII's Issuance.

Consequently, the Assigned Distributable Cash Flow (i) Will be part of the Distributable Cash Flow corresponding to the Investors holding securities other than the Encumbered Securities; and (ii) Does not imply any alteration to the Securities' economic rights or fungibility, remaining the same as the rights and obligations under this Trust Agreement.

The Investors grant a special and irrevocable power of attorney to the Management Agent to engage in any required or advisable acts before the direct depositor for the cancellation of the ownership limitations and/or the assignment of the Assigned Distributable Cash Flow, in the terms of the Transaction, on behalf of the Assigned Distributable Cash Flow's beneficiaries.

(vi) This Section 15.11 shall be transitory and exclusively applicable to Tranche XIII's Issuance. Therefore, this Section shall apply to Issuances other than that of Tranche XIII, notwithstanding the validity and enforceability of any acts, rights, and obligations arising under the Transaction and Tranche XIII's Issuance, according to this Section 15.11."

INVESTORS EXTRAORDINARY ASSEMBLY

2 0 2 6

QUESTIONS







INVESTORS EXTRAORDINARY ASSEMBLY

2 0 2 6







VOTING

Approval of the Transaction's closing through the transitory amendment to the Payment in Kind mechanism under the Prospectus and the Trust Agreement

The decision requires the positive vote of the Investors representing not less than forty percent (40%) of all outstanding Securities.

THANK YOU

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