SECOND CALL FOR THE 2026 EXTRAORDINARY MEETING OF PEI'S INVESTORS GENERAL ASSEMBLY
FIDUCIARIA COLOMBIANA DE COMERCIO EXTERIOR – FIDUCOLDEX S.A.
EQUITY SECURITIES OF PATRIMONIO AUTÓNOMO ESTRATEGIAS INMOBILIARIAS – PEI

Fiduciaria Colombiana de Comercio Exterior S.A. – FIDUCOLDEX, in its capacity as Investors Legal Representative of the Equity Securities of Patrimonio Autónomo Estrategias Inmobiliarias – PEI, hereby calls the extraordinary meeting of the Investors General Assembly, to be held on September 22, 2026, at 8:00 a.m. (the "Meeting"), pursuant to Article 19 of Law 222 of 1995, Decree 1074 of 2015, and any other provisions that regulate, supplement, amend, or replace them. The Meeting will be held in a hybrid format. For Investors wishing to attend in person, the Meeting will take place at Calle 100 No. 7-33, auditorium, first floor (Capital Towers Building), Bogotá. Participation, nomination, and voting will be conducted through a single electronic platform that will allow Investors or their proxies to participate and vote duly, simultaneously, and successively, whether attending the Meeting in person or virtually (the "Platform"). Investors attending the Meeting in person are requested to bring smart mobile devices.

To participate in the Meeting and exercise voting rights, Investors or their proxies must have completed the Meeting pre-registration process and must follow the instructions provided for such purpose on PEI's website at https://pei.com.co/asambleas-y-eventos/ (the "Website"). During pre-registration, Investors must indicate whether they intend to attend the Meeting in person or virtually.

The Meeting will also be recorded and broadcast live via streaming. Persons registered as guests, subject to prior authorization from the Investors Legal Representative, may access the broadcast through the system indicated on the Website. Guests may follow the Meeting but may not participate, speak, or vote.

The Meeting may validly deliberate and decide with the affirmative vote of any plurality of Investors representing at least forty percent (40%) of all outstanding Securities as of the date of the Meeting. The Platform will continuously monitor the quorum present at the Meeting before each agenda item is submitted to a vote and will count the votes cast on each resolution submitted to the Investors General Assembly. The following will be the agenda for the Meeting:

1. Verification of the quorum.

2. Reading and approval of the agenda.

3. Designation of the Meeting's Chair and Secretary, and appointment of the Minutes Approval Commission.

4. Information item. 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. Decision item. Presentation for approval of the Transaction's closing through the transitory amendment to the Payment-in-Kind mechanism under the Prospectus and the Trust Agreement, as follows:

- The Payment-in-Kind features under the Issuance of Tranche XIII.
- The waiver of the Investors' Preemption Rights for purposes of 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 of the Issuance of Tranche XIII.
- Instruction to and granting of a special irrevocable power of attorney to the Managing Agent to carry out all acts deemed advisable or necessary to execute the Transaction.

The decision regarding agenda item five requires the affirmative vote of a plurality of Investors holding at least forty percent (40%) of all outstanding Securities as of the date of the Meeting.

The following stages and processes for holding the Meeting will be conducted through the Website: (i) pre-registration of Investors and proxies, beginning no less than five (5) calendar days before the date of the Meeting, from 8:00 a.m. until 5:00 p.m. on the day preceding the Meeting; (ii) review of the authenticity of the registered information, verification of Investors' identities and powers of attorney by the Investors Legal Representative, and approval of Investors' pre-registration; (iii) registration of Investors or their proxies on the date of the Meeting; (iv) uploading powers of attorney, where applicable; (v) validation of the Meeting's quorum; (vi) voting and vote counting during the Meeting; and (vii) submission of comments or questions by Investors and/or proxies during the Meeting through written messages addressed to the Meeting's presiding officers.

During pre-registration, individual Investors must verify their identity by providing a legible copy of their identification document, and legal-entity Investors must provide a copy of a current certificate of existence and legal representation, in accordance with the instructions set forth on the Website.

For Investors that are legal entities or investment vehicles, the person attending the Meeting must, in addition to providing a copy of the person's identification document, evidence the authority of the legal representative of the legal entity or the manager of the investment vehicle, as applicable. If attending as a proxy, the person must also attach during pre-registration: the power of attorney duly granted by the Investor's legal representative or by the manager of the investment vehicle; the certificate of existence and legal representation; and a copy of the identification document of the legal representative granting the power of attorney. These documents must be provided during the pre-registration and Meeting registration stages.

Certificates of existence and legal representation of the relevant Investor may not have been issued more than thirty (30) days before their submission. **Completion of all information requested during the pre-registration and registration stages is an obligation of Investors and must be completed before the Meeting in order to attend.**

Only persons qualifying as Investors under the Global Certificate for the Exercise of Participation Rights issued by DECEVAL, or any document replacing it, may participate in the Meeting. For such purpose, the Investors Legal Representative will perform the Investor accreditation process by verifying such status in the certificate, which DECEVAL will issue after the trading session for the Securities on the Colombian Stock Exchange has closed on the business day immediately preceding the date of the Meeting. This Investor accreditation process will be conducted during the pre-registration and Meeting registration stages.

The guidelines, instructions, and description of the Platform to be used for the Meeting will be available for Investors' review on the Website as of the date of this call notice.

If an Investor participates in the Meeting through a proxy, the proxy must attach the corresponding power of attorney, duly completed, signed in writing, and compliant with all applicable legal requirements. For Investors' convenience, forms of power of attorney for individuals and legal entities will be available on the Website.

From the date of this call notice until the date of the Meeting, the following documents will be available for Investors' review: (i) information materials describing the main terms and projected impacts of the Transaction; (ii) forms of power of attorney for individuals and legal entities that Investors may use at their discretion; (iii) a guide to the operation of the Platform, including the virtual pre-registration and registration system; (iv) the Internal Operating Rules of PEI's Equity Securities Investors General Assembly; (v) the Managing Agent's Report to Investors regarding the proposed transitory amendment to the Prospectus and the Trust Agreement; (vi) the Investors Legal Representative's Opinion on the proposed amendment to the Prospectus and the Trust Agreement; and (vii) the prior opinion of S&P Global – National Ratings S.A., the securities rating agency, regarding the proposed amendment to the Prospectus and the Trust Agreement.

The documents available for Investors' review will be posted on the websites of the following entities: (i) the Investors Legal Representative: https://www.fiducoldex.com.co/seccion/asamblea-de-inversionistas; and (ii) the Managing Agent: avalfiduciaria.com/web/empresas/pei-corporativo. The documents will also be available for review during the same period on the Website.

Pursuant to Article 6.4.1.1.22 of Decree 2555 of 2010, decisions adopted by the Investors General Assembly in accordance with the law and the Prospectus will be enforceable against and binding upon all Investors, including absent or dissenting Investors.

In accordance with the Trust Agreement and the Prospectus, if the required deliberative quorum is not present at the Meeting, the Investors Legal Representative may call a new meeting on third call. At such third-call meeting, the presence of any plurality of Investors will be sufficient to deliberate and decide validly.

This call notice is published in the print or digital edition of a newspaper with nationwide circulation. In addition, this notice is published on the websites of the Investors Legal Representative, the Managing Agent, and on the Website.

Note: *Capitalized terms used in this notice shall have the meanings assigned to them in the Prospectus for the Issuance and Placement Program of the Equity Securities of Patrimonio Autónomo Estrategias Inmobiliarias – PEI.*

pei ASSET MANAGEMENT
VIGILADO SUPERINTENDENCIA FINANCIERA DE COLOMBIA
AVAL Fiduciaria
VIGILADO SUPERINTENDENCIA FINANCIERA DE COLOMBIA
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