

Monthly report - April 2020

COP 6.76 Bn
AUM¹

COP 4.62 Bn
Equity Value

146 Properties
1,040,804 m² GLA²

27% Real Indebtedness³
40% Limit

5.25% EA
Dividend Yield 2019

431,422
Securities outstanding

COP 10,700,793
NAV

4,420
Equity investors

COP 39,570 MM
Average monthly income

¹ Assets Under Management ² Gross Leasable Area (Square meters) ³ % AUMs

Liquidity

	3 years	LTM	YTD
ADTV	COP 3,686MM	COP 3,873MM	COP 3,968MM
Average transaction value	COP 266 MM	COP 304 MM	COP 378 MM

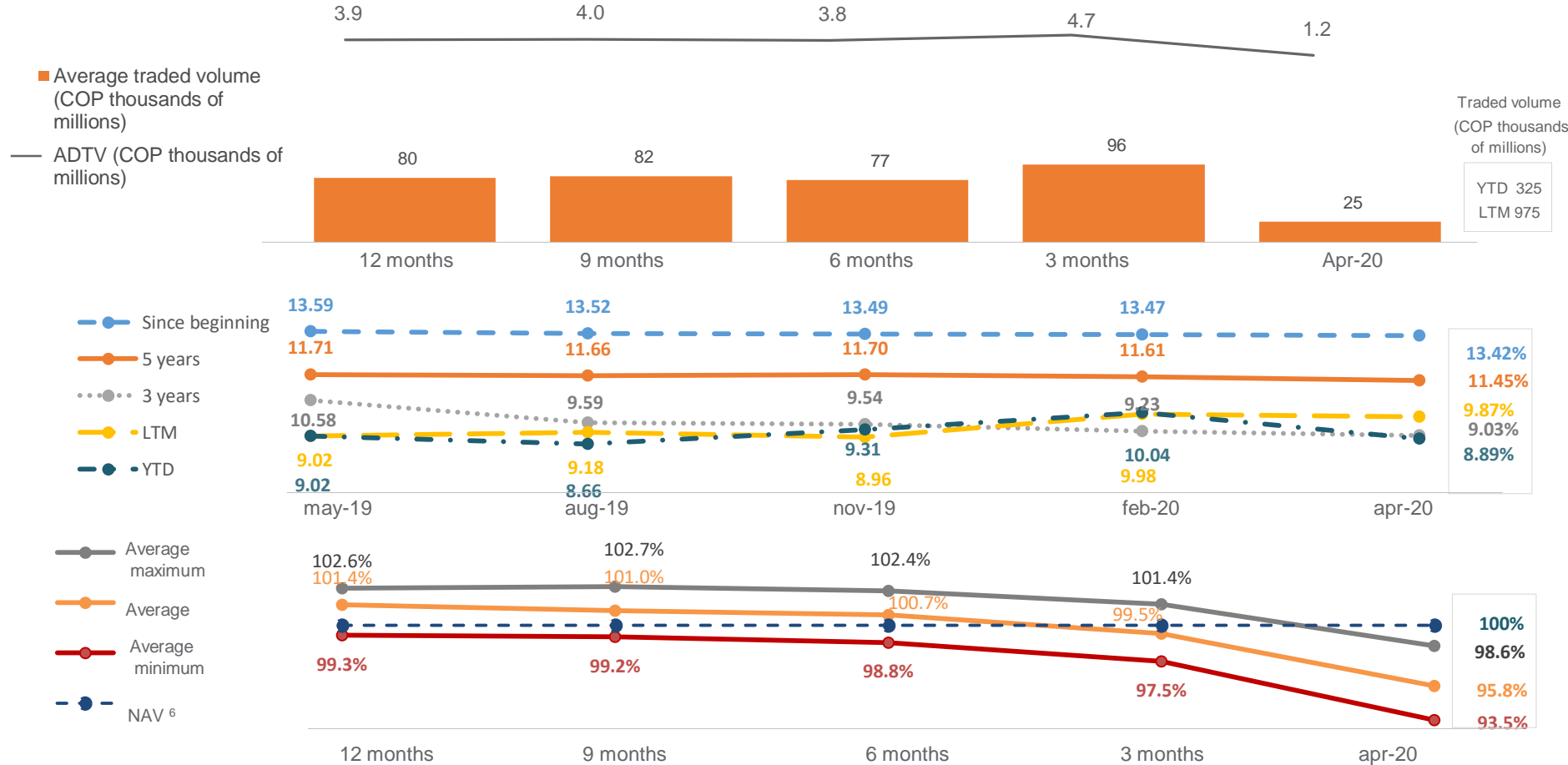
⁵ 2018 value refers to the year end

Profitability

	Historical	3 years	LTM
Cash Flow	73%	60%	63%
Valorization	27%	40%	37%

TEIS secondary market price

	3 years	2018	LTM
Trading on business days	96%	98%	98%
Average price	101.3%	101.0%	100.1%



*ADTV (Average Daily Trading Volume) *LTM (Last Twelve Months) *YTD (Year to Date)

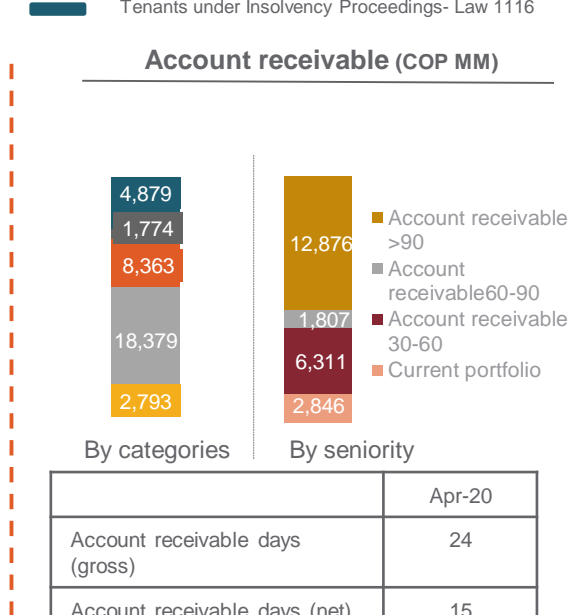
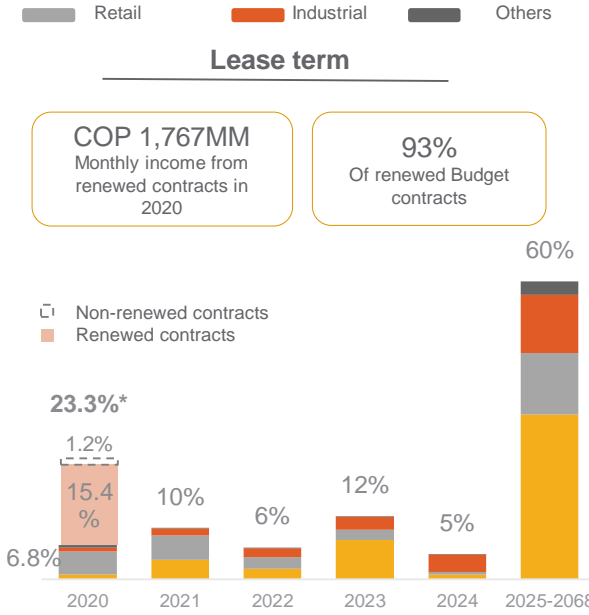
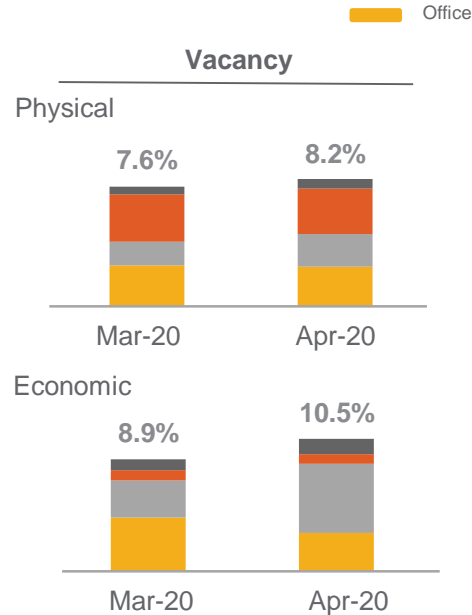
⁶ NAV= Net Asset Value

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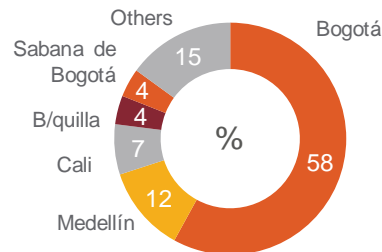
April 2020

- Fulfilling the commitments in connection with the assets under development, Jardín Plaza Cúcuta shopping center was incorporated to the portfolio in April, with a preferential flow, consolidating 146 assets in the portfolio.
- The corporate assets' economic vacancy decreased as a result of certain grace periods' expiration. On the other hand, the commercial vacancy increased given the shopping centers' lower coverage, which was affected by the COVID-19's current situation and Jardín Plaza Cúcuta's opening.
- So far this year, 93% of the agreements prompt to expire have been renewed, representing 15.4% of the revenues.

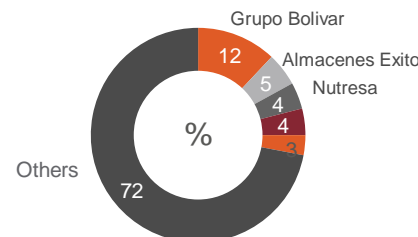
INDICATORS



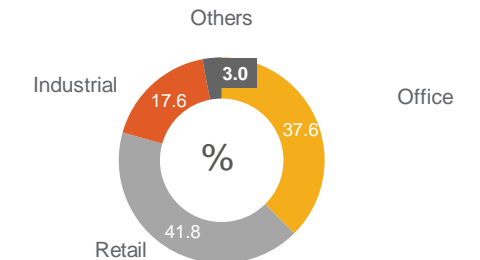
Diversification by city



Diversification by tenant



Diversification by asset type



Data sheet TEIS

ISSUER'S INFORMATION

President Jairo Corrales

Investor Relations Manager Jimena Maya

ASSET MANAGEMENT INFORMATION

Name	Pei Asset Management SAS
Address	Calle 80 # 11-42 Piso 10
City	Bogotá
Contact	Ana María Bernal
Telephone	(57-1) 744 8999

MANAGEMENT AGENT

Name	Fiduciaria Corficolombiana S.A.
Contact	Edwin Diaz
Title	Pei's Business Unit Manager
Telephone	(57-1) 3538795 Ext 6301
Contact	Johanna Patricia Alomía
Title	Accounting and Tax Manager
Telephone	(57-1) 3538795 Ext 2031

INVESTORS REPRESENTATIVE

Name	Fiduciaria Colmena S.A.
Contact	Luz María Alvarez
Title	President
Telephone	(57-1) 2105040
Contact	Claudia Pérez
Title	Operations Manager
Telephone	(57-1) 2105040 Ext 221

1. International Securities Identification Numbering System
2. Distributable Cash Flow

ISSUE'S INFORMATION

TYPE OF SECURITY

Estrategias Inmobiliarias Equity Securities "TEIS" - Fungible, regardless of the tranche under which they are issued

ISIN CODE¹

COV34PT00013

TERM

99 years as of February 2, 2006, extendable.

PROGRAM'S AUTHORIZED AMOUNT

COP 5,000,000,000,000.00 – COP 5 billones de pesos

AMOUNT ISSUED AS OF TO DATE

COP 3,716,684,160,000.00

LATEST ISSUANCE DATE

25/June/2019

CURRENCY

Colombian pesos

CIRCULATION RULES

Registration

NUMBER OF SECURITIES OUTSTANDING

431,422 Securities

PREEMPTION RIGHT

Investors appearing as TEIS titleholders in the account entry registry managed by DECEVAL on the publication date of a new tranche's offer notice, are entitled to preemptively subscribe TEIS from such new tranche in the same proportion of their TEIS in the total number of TEIS outstanding on such date.

RECIPIENTS

General public, including pension and "cesantías" funds

PAYMENT MODALITY

Upon Maturity

AMORTIZATION OF CAPITAL

NO

DCF² PAYMENT PERIODICITY

Twice a year (February and August)

SECURITIES RATING AGENCY

BRC STANDARD & POOR'S
BRC Standard & Poor's S&P Global

LATEST REPORT DATE

17/04/2020

ISSUANCE PROGRAM RATING

"i-AAA"

PORTFOLIO MANAGEMENT EFFICIENCY RATING

"G-aaa"