

# Monthly report - March 2020

**COP 6.65 Bn**  
AUM<sup>1</sup>

**COP 4.59 Bn**  
Equity Value

**145 +1 Million**  
Properties  
m<sup>2</sup> GLA<sup>2</sup>

**27%** Real  
Indebtedness<sup>3</sup>

**40%** Limit

**5.25% EA**  
Dividend Yield  
LTM

**431,422**  
Securities  
outstanding

**COP 10,651,674**  
NAV

**4,412**  
Equity investors

**COP 39,445 MM**  
Monthly income

<sup>1</sup> Assets Under Management <sup>2</sup> Gross Leasable Area (Square meters) <sup>3</sup> % AUMs

## Liquidity

	3 years	LTM	YTD
ADTV	COP 3,802MM	COP 3,846MM	COP 4,846MM
Average transaction value	COP 269 MM	COP 297 MM	COP 427 MM

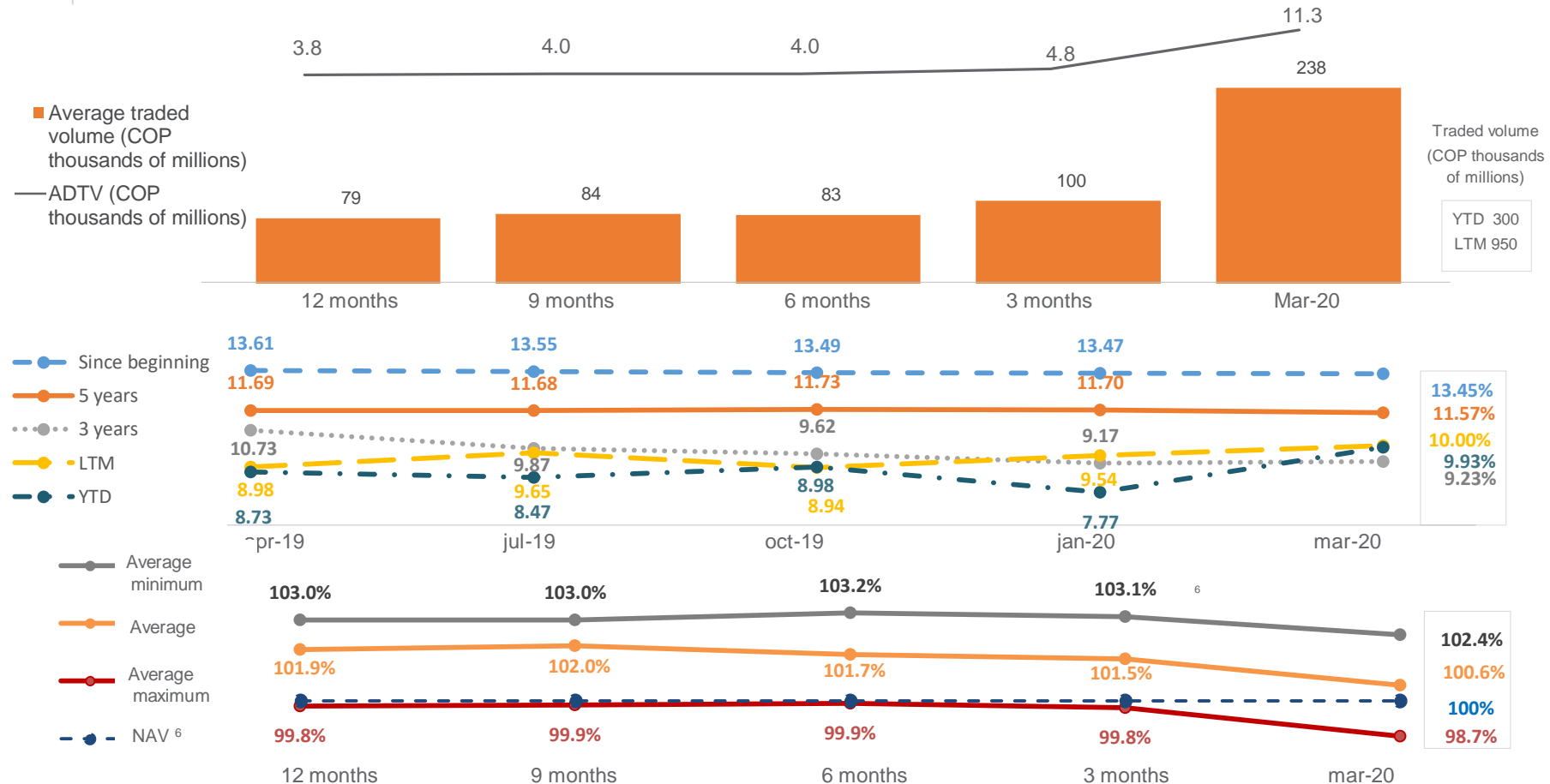
<sup>5</sup> 2018 value refers to the year end

## Profitability

	Historical	3 years	LTM
Cash Flow	74%	59%	62%
Valorization	26%	41%	38%

## TEIS secondary market price

	3 years	2018	LTM
Trading on business days	96%	97%	97%
Average price	101.5%	101.4%	101.6%



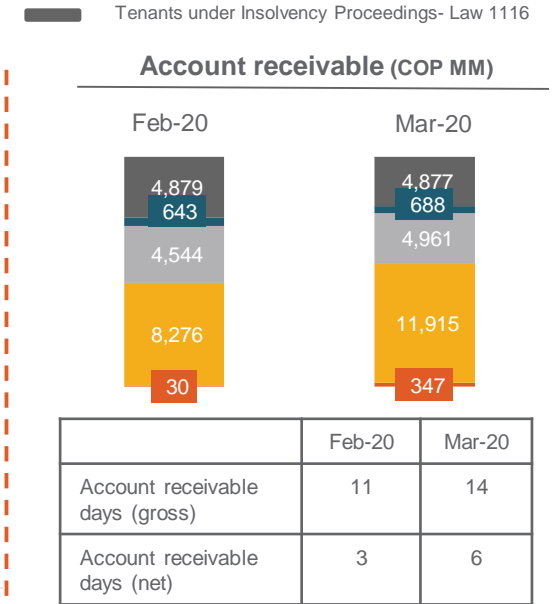
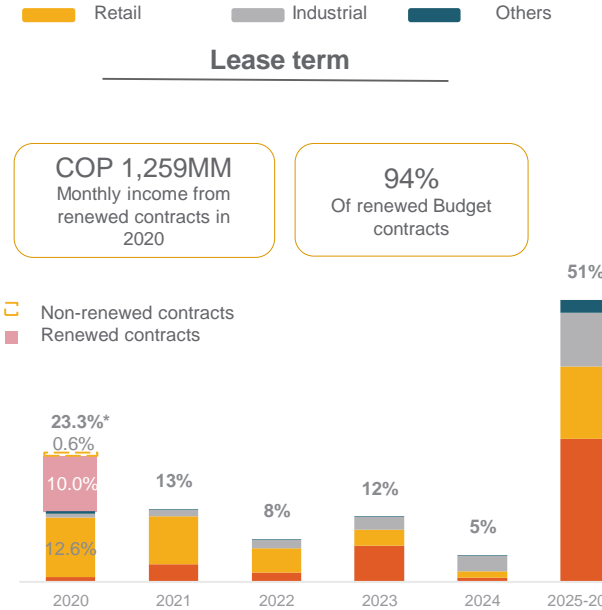
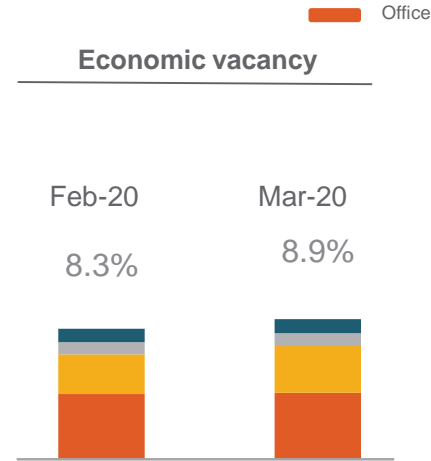
\*ADTV (Average Daily Trading Volume) \*LTM (Last Twelve Months) \*YTD (Year to Date)

<sup>6</sup> NAV= Net Asset Value

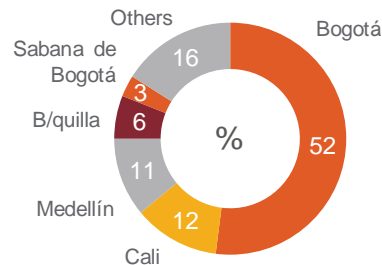
## March 2020

- In March, a second healthcare asset was added to the portfolio: Sanitas Ciudad Jardín medical center, in the city of Cali, with 2,593 m<sup>2</sup>.
- The economic vacancy increased because the commercial assets' category had a lower turnover compared to February, which registered an increase in connection with a significant number of contracts.
- During the year, certain contracts representing 10% of the revenues have expired; however, 94% of such contracts were renewed.
- In March, 6 assets' commercial appraisals were updated.

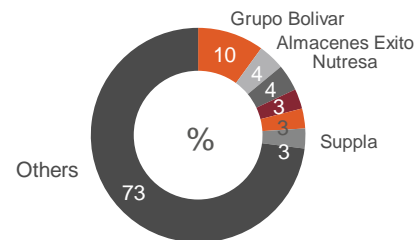
## INDICATORS



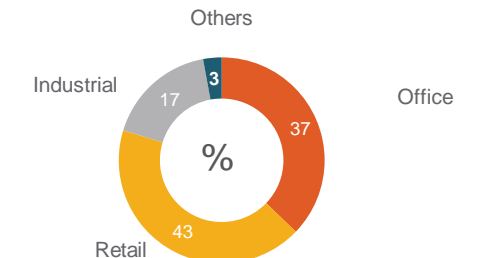
### Diversification by city



### Diversification by tenant



### Diversification by asset type



# Data sheet TEIS

## ISSUER'S INFORMATION

**President** | Jairo Corrales

**Investor Relations Manager** | Jimena Maya

## ASSET MANAGEMENT INFORMATION

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

## MANAGEMENT AGENT

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

## INVESTORS REPRESENTATIVE

<b>Name</b>	Fiduciaria Colmena S.A.
<b>Contact</b>	Luz María Alvarez
<b>Title</b>	President
<b>Telephone</b>	(57-1) 2105040
<b>Contact</b>	Claudia Pérez
<b>Title</b>	Operations Manager
<b>Telephone</b>	(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 CODE<sup>1</sup>** | **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 | **DCF<sup>2</sup> PAYMENT PERIODICITY** | Twice a year (February and August)

**SECURITIES RATING AGENCY** | **BRC STANDARD & POOR'S** | **LATEST REPORT DATE** | 09/04/2019

**ISSUANCE PROGRAM RATING** | **"i-AAA"** | **PORTFOLIO MANAGEMENT EFFICIENCY RATING** | **"G-aaa"**