SAE
SOCIEDAD DE ACTIVOS ESPECIALES

Strategic Portfolio 2026

Properties 100% available for sale, ready for large transactions

MILAGRO WEEK · NEW YORK · NOVEMBER 2026 · VALUES IN US DOLLARS

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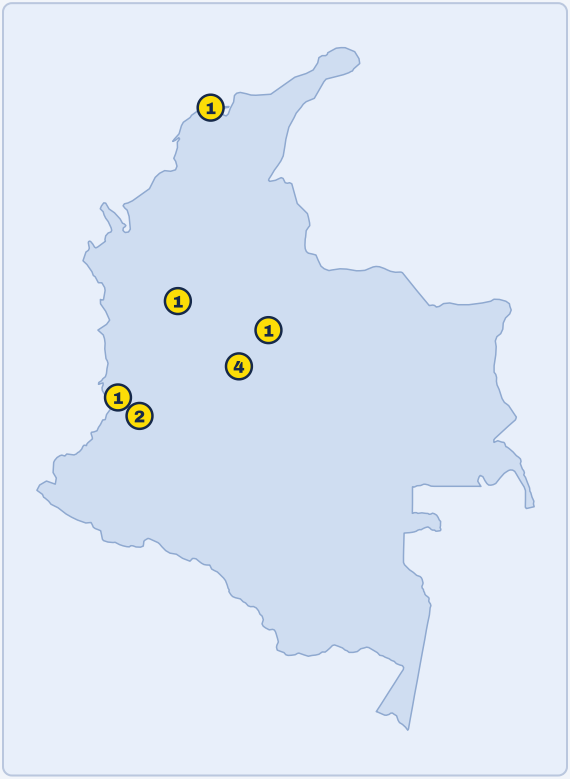
RETAIL
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Each property takes a spread: on the left, the fact sheet and photos; on the right, the location and the case for buying. Titles are links; the «Index» button at the top opens the same list, with a link to each listing.

THE PORTFOLIO AT A GLANCE

Dashboard

10	6	USD 41.5 M
properties · 11 title deeds	cities in 5 departments	portfolio value



VALUE BY CITY

Bogotá	USD 19.5 M
Cali	USD 9.8 M
Medellín	USD 5.3 M
Barranquilla	USD 4.1 M
Buenaventura	USD 1.6 M
Tunja	USD 1.3 M

MIX BY TYPE

Warehouse	4
Land	3
Land with buildings	2
Retail premises	1

3
VACANT
Immediate delivery, no occupancy to resolve.

4
LEASED
Arrive with a lease in force and income from day one.

5
FINAL FORFEITURE RULING
Can be deeded without waiting for a proceeding to end.

5 of the 10 properties have a final forfeiture ruling. Values range from USD 1,274,434 (Lote comercial Avenida Norte) to USD 9,859,362 (Lote Suba). US dollar figures use the official exchange rate of COP 3,301.91 per USD (Nov 13, 2026); the reference value is in Colombian pesos and every sheet shows it, along with its sales status. For the Avenida Norte commercial lot (Tunja) the figure is the commercial appraisal; the base sale price has not yet been set.

01



Bogotá D.C.

CAPITAL DISTRICT

4 properties 100% available

BOGOTÁ D.C.

What this city offers

Bogotá D.C. holds 4 properties in the portfolio, in San José de Bavaria, Barrio El Chanco I and 2 more areas.

CITY TOTAL	**USD 19,484,531**



LAND WITH BUILDINGS

Lote San José de Bavaria

USD 3,224,958



WAREHOUSE

Bodega Fontibón

USD 3,643,799



WAREHOUSE

Bodega Puerta de Teja

USD 2,756,412



LAND & PARKING LOT

Lote Suba

USD 9,859,362

BOGOTÁ D.C.

Lote San José de Bavaria

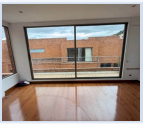
Manzana 2D, Transversal 72 n.º 182-90, lote 7 View location

100% AVAILABLE OCCUPIED









+2

BASE SALE PRICE

USD 3,224,958

Reference value: COP $ 10,648,520,296 · Exchange rate COP 3,301.91 per USD · Nov 13, 2026

LAND AREA **3,459.00 m²**	BUILT AREA **1,766.68 m²**
PROPERTY TYPE **Land with buildings**	ZONING USE **Residential**
VALUE PER SQUARE METER **USD 932 / m² of land**	2026 CADASTRAL VALUE **USD 3,043,476**

TITLE DEED
50N-204707

CURRENT LISTING
Schedule 43

View listing ↗

SETTING AND SELLING POINTS

San José de Bavaria

CITY	DISTRICT
Bogotá D.C.	**Suba**

ADDRESS

Manzana 2D, Transversal 72 n.º 182-90, lote 7 · View on map ↗

North Bogotá, on the edge of San José de Bavaria, among gated communities and schools, with access to the Autopista Norte via Calle 183.

- 3,459 m² of land with 1,766 m² built in north Bogotá.
- Final forfeiture ruling: the deed can be signed without waiting for any proceeding to end.
- Socioeconomic stratum five, in an established residential setting.
- A scale suited to housing, a school or private facilities.

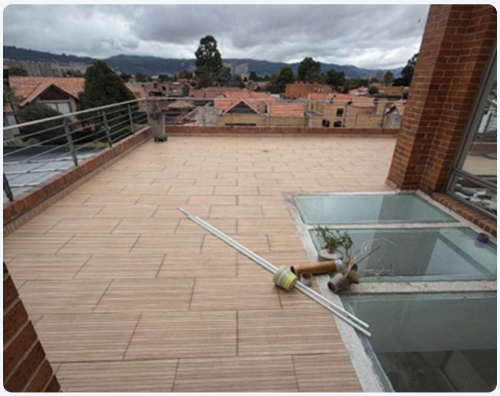
NEARBY RETAIL

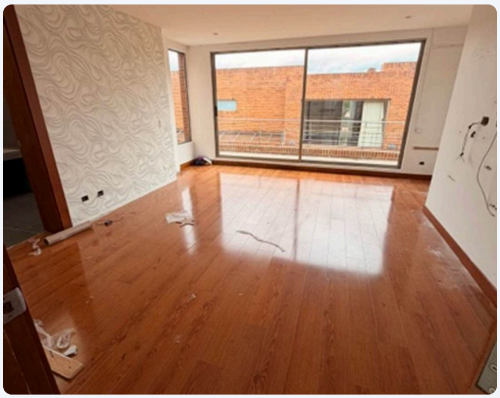
- Centro Comercial Punto 170
- Centro Comercial Santafé Bogotá

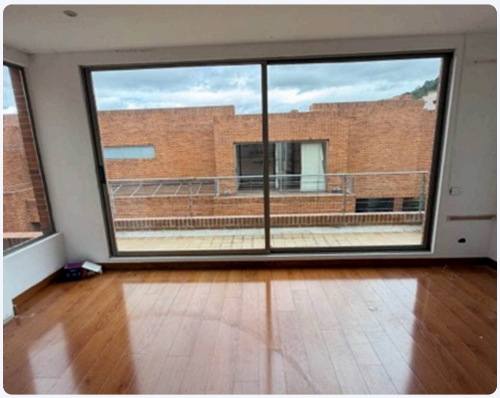
PARKS AND PUBLIC SPACE

- Parque San José de Bavaria
- Humedal La Conejera









Images are historical photographic records and may not reflect the current condition of the property.

BOGOTÁ D.C.

Bodega Fontibón

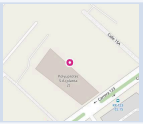
Carrera 123 n.º 15-61 View location

100% AVAILABLE LEASED











BASE SALE PRICE

USD 3,643,799

Reference value: COP $ 12,031,497,410 · Exchange rate COP 3,301.91 per USD · Nov 13, 2026

LAND AREA	PROPERTY TYPE
4,660.00 m²	Warehouse
ZONING USE	VALUE PER SQUARE METER
Warehouse	USD 782 / m² of land
2026 CADASTRAL VALUE	
USD 3,581,062	

TITLE DEED
50C-776241

CURRENT LISTING
Listed with Martillo · current schedule

SETTING AND SELLING POINTS

Barrio El Chanco I

CITY	DISTRICT
Bogotá D.C.	**Fontibón**

ADDRESS

Carrera 123 n.º 15-61 · View on map ↗

Industrial and logistics corridor of western Bogotá, in Fontibón, between Avenida Calle 13 and the catchment area of El Dorado International Airport.

- 4,660 m² of land in Bogotá's most sought-after logistics corridor.
- Established industrial setting: the surroundings are warehouses and distribution centers.
- Within El Dorado Airport's catchment area, a key factor for cargo operators.
- Leased: income flowing from day one.

NEARBY RETAIL

- Centro Comercial Hayuelos
- Centro Comercial Fontanar del Río

PARKS AND PUBLIC SPACE

- Parque Zonal Fontibón

INCOME-PRODUCING INVESTMENT

Lease in force until Dec 31, 2026

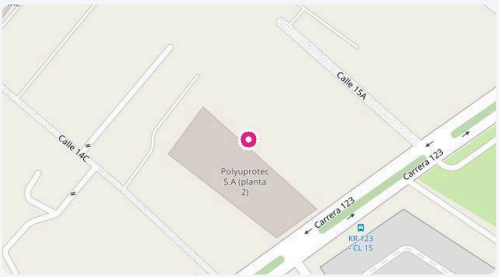
MONTHLY RENT	ANNUAL INCOME	GROSS YIELD
USD 20,811	**USD 249,728**	**6.9%**
COP $ 68,715,017	12 rent payments	on the base price

Today — Dec 31, 2026

1 rent payment due until expiry **USD 20,811**

Projection at the current rent with no increases, counted from December 2026. On purchase, the lease is assigned to the new owner, who receives the rent from handover.







Images are historical photographic records and may not reflect the current condition of the property.

BOGOTÁ D.C.

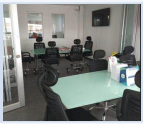
Bodega Puerta de Teja

Calle 25D n.º 95A-72 / 80 **View location**

100% AVAILABLE LEASED













+4

BASE SALE PRICE

USD 2,756,412

Reference value: COP $ 9,101,423,546 · Exchange rate COP 3,301.91 per USD · Nov 13, 2026

LAND AREA	BUILT AREA
1,879.87 m²	**1,704 m²**
PROPERTY TYPE	ZONING USE
Warehouse	**Industrial**
VALUE PER SQUARE METER	2026 CADASTRAL VALUE
USD 1,618 / m² built	**USD 2,013,468**

2 TITLE DEEDS

50C-1370586 50C-1370585

CURRENT LISTING

Listed with Martillo · current schedule

SETTING AND SELLING POINTS

Puerta de Teja

CITY	DISTRICT
Bogotá D.C.	**Fontibón**

ADDRESS

Calle 25D n.º 95A-72 / 80 · View on map ↗

Portos business park and its warehouse cluster on Calle 25D, one block from Avenida Calle 26, the artery linking downtown Bogotá with El Dorado Airport.

- Two adjoining warehouses sold as a single unit: 1,704 m² built.
- One block from Avenida Calle 26, the main arterial road of western Bogotá.
- Inside an operating business park with established corporate neighbors.
- Leased, with industrial infrastructure already in place.

NEARBY RETAIL

- Nuestro Bogotá
- Dorado Plaza

PARKS AND PUBLIC SPACE

- Parque Modelia
- Parque Villa Luz

INCOME-PRODUCING INVESTMENT

Lease in force until Mar 1, 2027

MONTHLY RENT	ANNUAL INCOME	GROSS YIELD
USD 12,878	**USD 154,541**	**5.6%**
COP $ 42,523,460	12 rent payments	on the base price

Today — Mar 1, 2027

3 rent payments due until expiry **USD 38,635**

Projection at the current rent with no increases, counted from December 2026. On purchase, the lease is assigned to the new owner, who receives the rent from handover.









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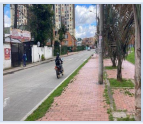
BOGOTÁ D.C.

Lote Suba

Carrera 62 n.º 165A-60 View location

100% AVAILABLE VACANT






+4

BASE SALE PRICE

USD 9,859,362

Reference value: COP $ 32,554,727,000 · Exchange rate COP 3,301.91 per USD · Nov 13, 2026

LAND AREA	BUILT AREA
10,800 m²	1,701.7 m²
PROPERTY TYPE	ZONING USE
Land & parking lot	Commerce & services
VALUE PER SQUARE METER	2026 CADASTRAL VALUE
USD 913 / m² of land	USD 9,859,362

TITLE DEED
50N-316804

CURRENT LISTING
Scheduled for sale

View listing ↗

SETTING AND SELLING POINTS

Portales del Norte

CITY	DISTRICT
Bogotá D.C.	**Usaquén**

ADDRESS

Carrera 62 n.º 165A-60 · View on map ↗

Northern edge of Bogotá, on Carrera 62 at Calle 165A, among gated residential communities, schools and the commercial corridor of the Autopista Norte.

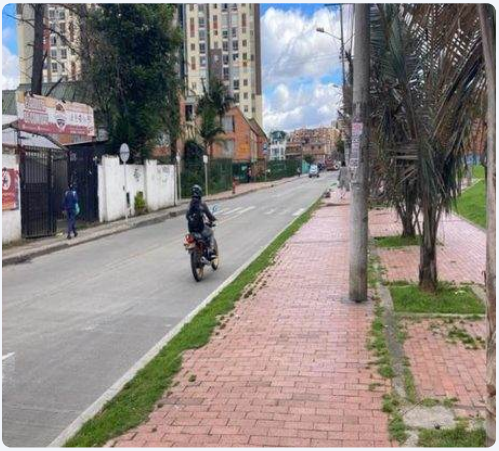
- 10,800 m² of urban land in north Bogotá: a plot size that no longer trades in this district.
- Final forfeiture ruling: the deed can be signed without waiting for any proceeding to end.
- Vacant: immediate delivery.
- Commerce and services use already permitted, plus 1,701 m² built that can operate while the project is structured.

NEARBY RETAIL

- Centro Comercial Punto 170
- Centro Comercial Santafé Bogotá

PARKS AND PUBLIC SPACE

- Parque San José de Bavaria
- Parque Público Punto 170









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02

Tunja

BOYACÁ

1 property 100% available

TUNJA

What this city offers

Tunja holds 1 property in the portfolio, in Avenida Norte.

CITY TOTAL **USD 1,274,434**



LAND

Lote comercial Avenida Norte

USD 1,274,434

TUNJA

Lote comercial Avenida Norte

Carrera 6A n.º 49-134 · Avenida Norte **View location**

100% AVAILABLE OCCUPIED









COMMERCIAL APPRAISAL

USD 1,274,434

Reference value: COP $ 4,208,068,000 · Exchange rate COP 3,301.91 per USD · Nov 13, 2026

LAND AREA	BUILT AREA
4,000 m²	**230 m²**
PROPERTY TYPE	ZONING USE
Land	**Commercial**
VALUE PER SQUARE METER	2026 CADASTRAL VALUE
USD 319 / m² of land	**USD 596,019**

TITLE DEED
070-58938

ALISTAMIENTO COMERCIAL **95 %**

Pendiente: Current site inspection

CURRENT LISTING
Coming to market · Activos por Colombia

SETTING AND SELLING POINTS

Avenida Norte

CITY	DISTRICT
Tunja	**J. J. Camacho**

ADDRESS

Carrera 6A n.º 49-134 · Avenida Norte · View on map ↗

Corner lot in north Tunja (Boyacá), on Avenida Norte, in the J. J. Camacho neighborhood: the city's exit corridor towards the north of the department, with retail, services and public facilities.

- 4,000 m² corner lot on Avenida Norte, with 50 m of frontage.
- Urban consolidation zoning: up to 5 stories, for large retail, business centers, industry and public facilities.
- Flat terrain and 230 m² built: the value is in the land.
- Early-sale authorization and current legal clearance.

High flood-hazard zone according to the Tunja cadastral map viewer: development requires detailed studies and water management. The lot is currently used informally as a parking lot, and a telecommunications mast operates on its south side. The figure is the commercial appraisal of May 5, 2026; the base sale price has not yet been set.









Images are historical photographic records and may not reflect the current condition of the property.

03

Cali

VALLE DEL CAUCA

2 properties 100% available

CALI

What this city offers

Cali holds 2 properties in the portfolio, in Barrio Porvenir and Parcelaciones Pance.

CITY TOTAL **USD 9,773,917**



LAND & WAREHOUSES

Bodega Porvenir

USD 3,406,762



LAND

Lote Pance

USD 6,367,155

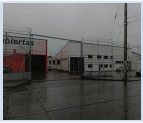
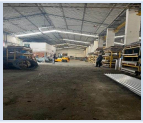
CALI

Bodega Porvenir

Calle 34 entre carreras 5 y 6 **View location**

100% AVAILABLE LEASED





+4

BASE SALE PRICE

USD 3,406,762

Reference value: COP $ 11,248,821,697 · Exchange rate COP 3,301.91 per USD · Nov 13, 2026

LAND AREA **5,628 m²**	BUILT AREA **4,803.50 m²**
PROPERTY TYPE **Land & warehouses**	ZONING USE **Industrial**
VALUE PER SQUARE METER **USD 709 / m² built**	2026 CADASTRAL VALUE **USD 3,406,762**

TITLE DEED
370-362181

CURRENT LISTING
Not yet scheduled

SETTING AND SELLING POINTS

Barrio Porvenir

CITY	DISTRICT
Cali	**Comuna 4**

ADDRESS

Calle 34 entre carreras 5 y 6 · View on map ↗

Porvenir neighborhood, in Cali's northern industrial corridor, between Calle 34 and the road to Yumbo.

- 4,803 m² of warehouse built on a 5,628 m² lot.
- Final forfeiture ruling: the deed can be signed without waiting for any proceeding to end.
- Leased, with operations under way.
- Direct access to the Yumbo industrial corridor, the largest in southwest Colombia.

NEARBY RETAIL

- La Estación Centro Comercial
- Gran Centro Comercial

PARKS AND PUBLIC SPACE

- Parque Caña
- Parque Recreativo Las Delicias
- Parque Panamericano

INCOME-PRODUCING INVESTMENT

Lease in force until Aug 30, 2027

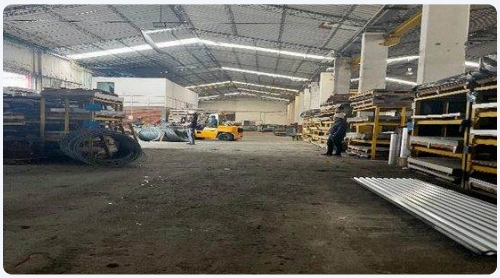
MONTHLY RENT	ANNUAL INCOME	GROSS YIELD
USD 5,830	**USD 69,961**	**2.1%**
COP $ 19,250,340	12 rent payments	on the base price

Today — Aug 30, 2027

9 rent payments due until expiry

USD 52,471

Projection at the current rent with no increases, counted from December 2026. On purchase, the lease is assigned to the new owner, who receives the rent from handover.









Images are historical photographic records and may not reflect the current condition of the property.

CALI

Lote Pance

Carrera 115 con calle 16 n.º 16-119, avenida Peñas Blancas **View location**

100% AVAILABLE OCCUPIED









+6

BASE SALE PRICE

USD 6,367,155

Reference value: COP $ 21,023,772,631 · Exchange rate COP 3,301.91 per USD · Nov 13, 2026

LAND AREA **25,133.75 m²**	BUILT AREA **30 m²**
PROPERTY TYPE **Land**	ZONING USE **Residential**
VALUE PER SQUARE METER **USD 253 / m² of land**	2026 CADASTRAL VALUE **USD 5,363,868**

TITLE DEED
370-717371

CURRENT LISTING
Listed with Martillo

View listing ↗

SETTING AND SELLING POINTS

Parcelaciones Pance

CITY	DISTRICT
Cali	**Comuna 22**

ADDRESS

Carrera 115 con calle 16 n.º 16-119, avenida Peñas Blancas · View on map ↗

Pance country estates in south Cali, at the foot of the Farallones mountains: the city's highest-value country-home area.

- 25,133 m² in Cali's highest-value residential area.
- Residential use: allows a subdivision or a gated country community.
- Frontage on Avenida Peñas Blancas.
- Established low-density housing and private amenities around it.

NEARBY RETAIL

- Centro Comercial Pance 122
- Centro Comercial Ciudad Jardín

PARKS AND PUBLIC SPACE

- Ecoparque Lago de las Garzas
- Parque de la Salud Pance
- Parque Bosque de la Umbría









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04

Buenaventura

VALLE DEL CAUCA

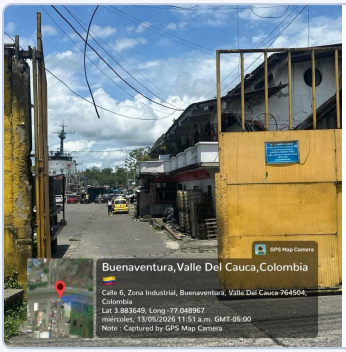
1 property 100% available

BUENAVENTURA

What this city offers

Buenaventura holds 1 property in the portfolio, in El Piñal — mainland area.

CITY TOTAL **USD 1,592,042**



LAND WITH BUILDINGS

Lote industrial El Piñal

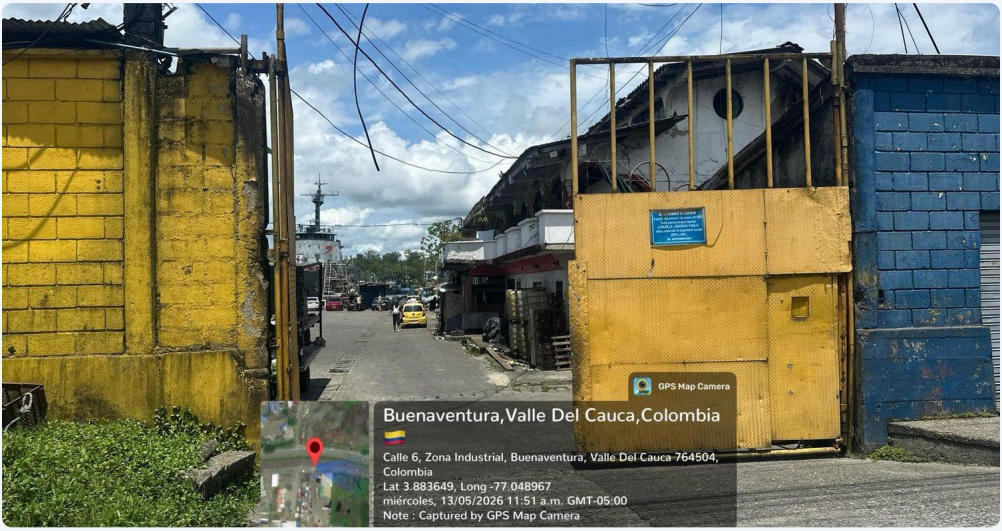
USD 1,592,042

BUENAVENTURA

Lote industrial El Piñal

Calle 6 n.º 23A-22 **View location**

100% AVAILABLE LEASED









+3

BASE SALE PRICE

USD 1,592,042

Reference value: COP $ 5,256,777,968 · Exchange rate COP 3,301.91 per USD · Nov 13, 2026

LAND AREA	BUILT AREA
3,492.77 m²	5,775.72 m²
PROPERTY TYPE	**ZONING USE**
Land with buildings	Industrial & commercial
VALUE PER SQUARE METER	**2026 CADASTRAL VALUE**
USD 456 / m² of land	USD 542,145

TITLE DEED
372-5614

CURRENT LISTING
Pending validation to relist

SETTING AND SELLING POINTS

El Piñal — mainland area

CITY	DISTRICT
Buenaventura	**Mainland area**

ADDRESS

Calle 6 n.º 23A-22 · View on map ↗

Mainland area of Buenaventura, Colombia's main Pacific port, in the industrial and port-services district of El Piñal.

- 5,775 m² built on a 3,492 m² lot: buildable rights used beyond the land area.
- Buenaventura handles the country's largest maritime cargo volume; industrial land there is scarce.
- Industrial and commercial use, fit for logistics or storage operations.
- Leased: the asset comes with a contract and income.

NEARBY RETAIL

- Galerías Central Plaza
- Centro Comercial Bellavista

PARKS AND PUBLIC SPACE

- Parque de Buenaventura
- Parque Ciudadela Colpuertos

INCOME-PRODUCING INVESTMENT

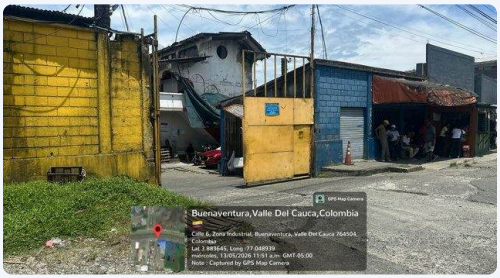
Lease in force until Mar 1, 2027

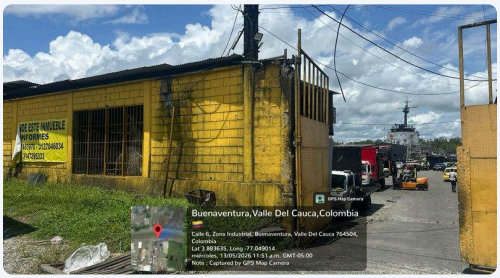
MONTHLY RENT	ANNUAL INCOME	GROSS YIELD
USD 1,481	**USD 17,770**	**1.1%**
COP $ 4,889,568	12 rent payments	on the base price

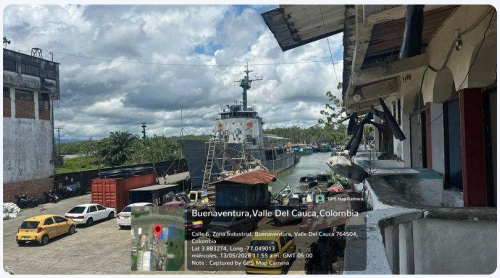
Today — Mar 1, 2027

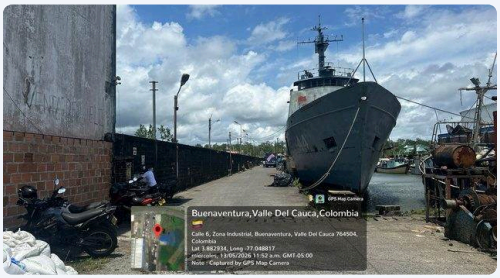
3 rent payments due until expiry — **USD 4,442**

Projection at the current rent with no increases, counted from December 2026. On purchase, the lease is assigned to the new owner, who receives the rent from handover.









Images are historical photographic records and may not reflect the current condition of the property.

05



Medellín

ANTIOQUIA

1 property 100% available

MEDELLÍN

What this city offers

Medellín holds 1 property in the portfolio, in El Poblado.

CITY TOTAL **USD 5,302,344**



LAND WITH BUILDINGS

Lote El Poblado

USD 5,302,344

MEDELLÍN

Lote El Poblado

Calle 12 Sur n.º 22-155 View location

100% AVAILABLE VACANT









+7

BASE SALE PRICE

USD 5,302,344

Reference value: COP $ 17,507,861,320 · Exchange rate COP 3,301.91 per USD · Nov 13, 2026

LAND AREA **6,364.01 m²**	BUILT AREA **1,866.00 m²**
PROPERTY TYPE **Land with buildings**	ZONING USE **Land with buildings**
VALUE PER SQUARE METER **USD 833 / m² of land**	2026 CADASTRAL VALUE **USD 4,044,768**

TITLE DEED
001-406154

CURRENT LISTING
Package 44 · Activos por Colombia View listing ↗

SETTING AND SELLING POINTS

El Poblado

CITY	DISTRICT
Medellín	**Comuna 14**

ADDRESS
Calle 12 Sur n.º 22-155 · View on map ↗

Eastern slope of El Poblado, on Calle 12 Sur, on the climb toward Las Palmas, among low-density housing and private amenities.

- 6,364 m² of land in El Poblado: a scale that hardly ever trades in the district anymore.
- 1,866 m² already built, usable or replaceable depending on the project.
- Vacant, with no occupants or lease to unwind.
- Redevelopment potential in one of the highest land-value areas in Colombia.

NEARBY RETAIL

- Centro Comercial Santafé Medellín
- Centro Comercial El Tesoro

PARKS AND PUBLIC SPACE

- Parque Lineal La Presidenta
- Parque Los Balsos



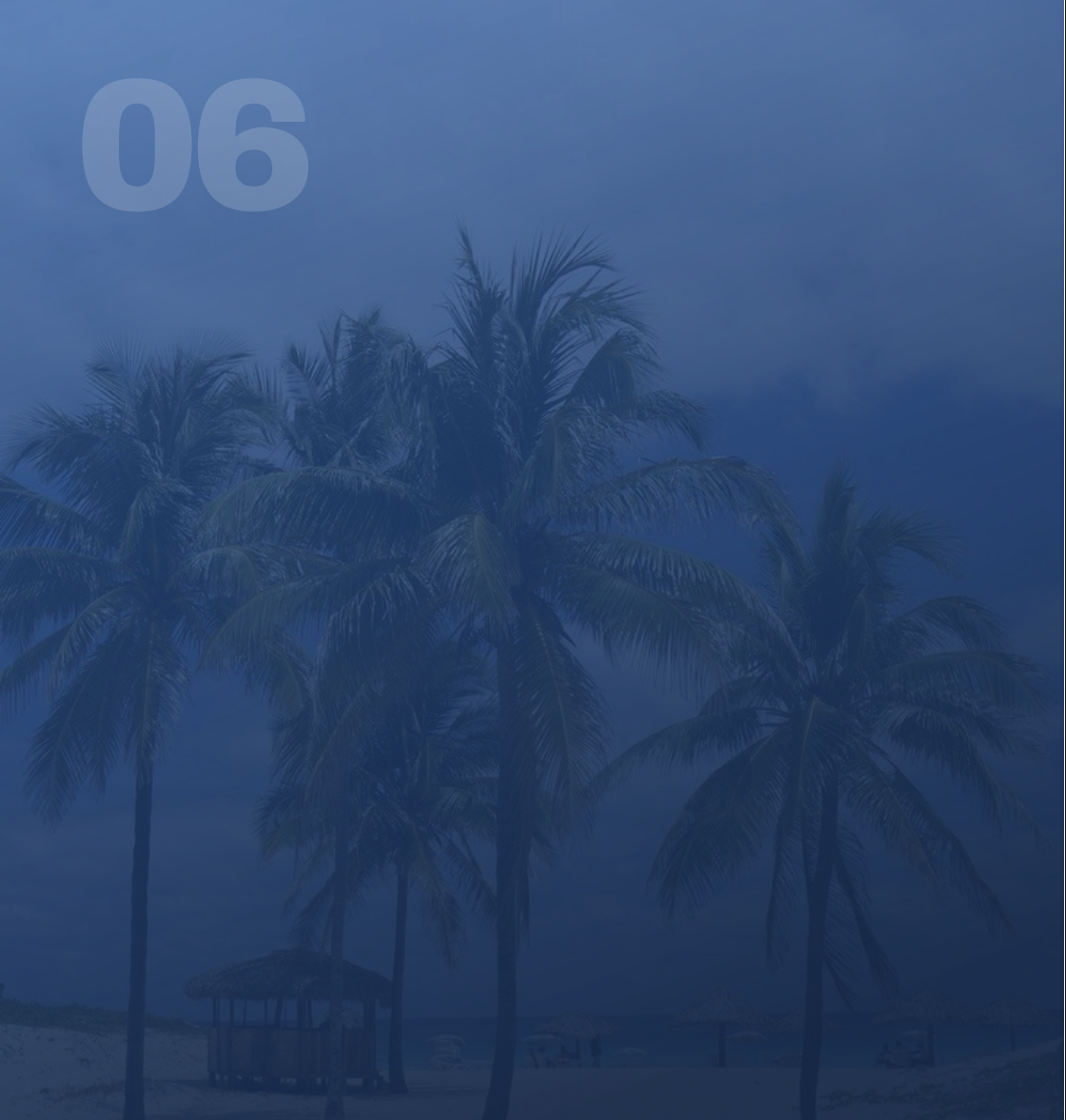






Images are historical photographic records and may not reflect the current condition of the property.

06



Barranquilla

ATLÁNTICO

1 property 100% available

BARRANQUILLA

What this city offers

Barranquilla holds 1 property in the portfolio, in Altos del Limón.

CITY TOTAL **USD 4,096,792**



RETAIL PREMISES

Titos Bolos

USD 4,096,792

BARRANQUILLA

Titos Bolos

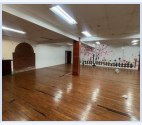
Carrera 51B n.º 94-110 **View location**

100% AVAILABLE VACANT









+3

BASE SALE PRICE

USD 4,096,792

Reference value: COP $ 13,527,240,100 · Exchange rate COP 3,301.91 per USD · Nov 13, 2026

LAND AREA **4,533 m²**	BUILT AREA **5,032 m²**
PROPERTY TYPE **Retail premises**	ZONING USE **Commercial**
VALUE PER SQUARE METER **USD 814 / m² built**	2026 CADASTRAL VALUE **USD 4,096,540**

TITLE DEED
040-110570

ALISTAMIENTO COMERCIAL **100 %**

Completo: listo para comercializar

CURRENT LISTING
Coming to auction · Activos por Colombia **View listing ↗**

SETTING AND SELLING POINTS

Altos del Limón

CITY	DISTRICT
Barranquilla	**Riomar**

ADDRESS

Carrera 51B n.º 94-110 · View on map ↗

Commercial and leisure corridor of north Barranquilla, on Carrera 51B, among malls, offices and upscale housing.

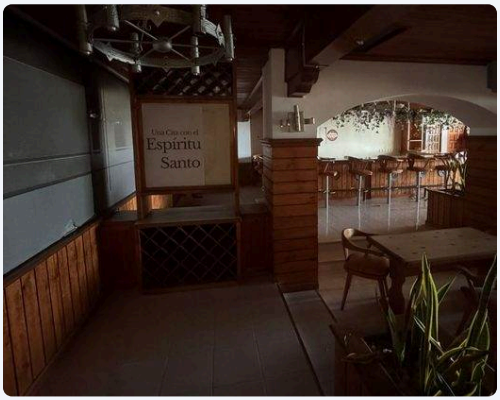
- 4,533 m² lot on established land in the north, where no clear land of that size remains.
- 5,032 m² building already standing: the construction investment is done.
- Final forfeiture ruling: the deed can be signed without waiting for any proceeding to end.
- A few blocks from Plaza del Parque mall and Viva Barranquilla.

NEARBY RETAIL

- Centro Comercial Plaza del Parque
- Viva Centro Comercial

PARKS AND PUBLIC SPACE

- Parque Santa Mónica
- Parque Venezuela









Images are historical photographic records and may not reflect the current condition of the property.

CONTACT CHANNELS

Let’s talk about your next investment

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Information document of SAE's Commercial Office. It is not a commercial offer. Base sale values are as of the listing date and subject to the conditions of each sale process. US dollar figures are an informative conversion at the official exchange rate of Nov 13, 2026 (COP 3,301.91); the reference value is in Colombian pesos.

Gobierno de Colombia

SAE
SOCIEDAD DE ACTIVOS ESPECIALES

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