Future Investments 2026

Long-term business opportunities:
land, buildings and estates to structure

COMMERCIAL OFFICE · SAE · FINAL VERSION · VALUES IN US DOLLARS

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1,440 m² of land

WAREHOUSE
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Álamos Industrial · 1,699 m² built

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505 m² of land

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Gaira rural area · 10,161.74 m² of land

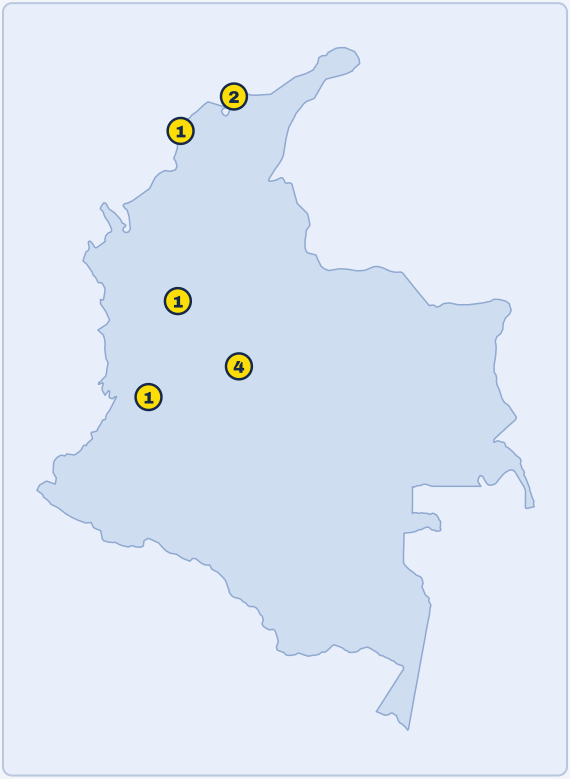
LAND · RURAL
Lote La Esperanza FMI 080-57694 — USD 9.7 M — 30
Gaira rural area · 66,000 m² of land

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

9	5	USD 107.8 M
properties · 16 title deeds	cities in 5 departments	portfolio value



VALUE BY CITY

Cartagena	USD 77.9 M
Santa Marta	USD 12.5 M
Bogotá	USD 8.7 M
Buga	USD 6.9 M
Medellín	USD 1.8 M

MIX BY TYPE

Land	5
House	2
Warehouse	1
Building	1

3
VACANT
Immediate delivery, no occupancy to resolve.

2
LEASED
Arrive with a lease in force and income from day one.

3
FINAL FORFEITURE RULING
Can be deeded without waiting for a proceeding to end.

3 of the 9 properties have a final forfeiture ruling. Values range from USD 1,074,345 (Edificio Galerías) to USD 77,880,765 (Lagos de Altamira). For 6 of them the figure shown is an appraisal, not a base sale price. Sales readiness on each sheet is taken from the October 28, 2026 database. 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.

01



Bogotá D.C.

CAPITAL DISTRICT

4 business opportunities

BOGOTÁ D.C.

What this city offers

Bogotá D.C. holds 4 properties in the portfolio, in Álamos Industrial and Galerías.

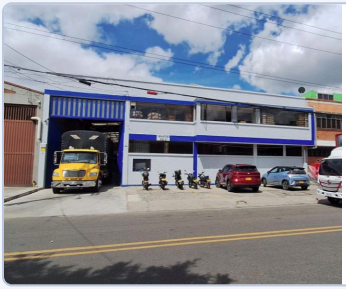
CITY TOTAL **USD 8,701,636**



HOUSE

Casa Calle 93

USD 3,051,794



WAREHOUSE

Bodega Álamos Industrial

USD 2,049,726



LAND

Lote Avenida 68

USD 2,525,771



BUILDING

Edificio Galerías

USD 1,074,345

BOGOTÁ D.C.

Casa Calle 93

Calle 93 n.º 4A-50 **View location**

LONG TERM **VACANT**











2026 CADASTRAL VALUE

USD 3,051,794

Reference value: COP $ 10,076,748,000 · Exchange rate COP 3,301.91 per USD · Nov 13, 2026

LAND AREA	BUILT AREA
1,440 m²	**964 m²**
PROPERTY TYPE	VALUE PER SQUARE METER
House	**USD 3,165 / m² built**

COMMERCIAL APPRAISAL

USD 1,956,543

TITLE DEED

50C-686365

SALES READINESS **65 %**

Pending: Commercial appraisal

CURRENT LISTING

In preparation

SETTING AND SELLING POINTS

Bogotá D.C.

CITY	ZONING USE
Bogotá D.C.	**TBD**

ADDRESS
Calle 93 n.º 4A-50 · View on map ↗

Four-story house in north Bogotá, on Calle 93, an established residential and corporate area.

- Four-story house on Calle 93, in north Bogotá.
- 1,440 m² of urban land in Bogotá.
- 964 m² built.
- Vacant: no occupancy to resolve.
- Forfeiture proceedings under way.







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

BOGOTÁ D.C.

Bodega Álamos Industrial

Calle 65 Bis n.º 88-67 **View location**

LONG TERM **OCCUPIED**











2026 CADASTRAL VALUE

USD 2,049,726

Reference value: COP $ 6,768,011,000 · Exchange rate COP 3,301.91 per USD · Nov 13, 2026

BUILT AREA	PROPERTY TYPE
1,699 m²	**Warehouse**
VALUE PER SQUARE METER	COMMERCIAL APPRAISAL
USD 1,206 / m² built	**USD 1,858,403**

TITLE DEED
50C-559172

SALES READINESS **95 %**

Pending: Current site inspection

CURRENT LISTING
In preparation

SETTING AND SELLING POINTS

Álamos Industrial

CITY	DISTRICT
Bogotá D.C.	**Álamos Industrial**

ADDRESS

Calle 65 Bis n.º 88-67 · View on map ↗

Warehouse in the Álamos Industrial area of western Bogotá, an established industrial and logistics district.

- 1,699 m² built.
- Occupancy status: occupied.
- Final forfeiture ruling.







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

BOGOTÁ D.C.

Lote Avenida 68

Carrera 52 (Avenida 68) n.º 33-25 Sur **View location**

LONG TERM **LEASED**







2026 CADASTRAL VALUE

USD 2,525,771

Reference value: COP $ 8,339,868,000 · Exchange rate COP 3,301.91 per USD · Nov 13, 2026

LAND AREA	PROPERTY TYPE
505 m²	**Land**

VALUE PER SQUARE METER

USD 5,002 / m² of land

TITLE DEED

50S-391523

SALES READINESS **60 %**

Pending: Commercial appraisal · Registry annotation (VUR)

CURRENT LISTING

In preparation

SETTING AND SELLING POINTS

Bogotá D.C.

CITY	ZONING USE
Bogotá D.C.	**TBD**

ADDRESS

Carrera 52 (Avenida 68) n.º 33-25 Sur · View on map ↗

Urban lot in south-western Bogotá, on Avenida 68, one of the city's main arterial roads.

- 505 m² of urban land in Bogotá.
- Leased: comes with a contract and income.
- Forfeiture proceedings under way.

INCOME-PRODUCING INVESTMENT

Lease in force until Nov 30, 2027

MONTHLY RENT	ANNUAL INCOME	GROSS YIELD
USD 10,951 COP $ 36,160,092	**USD 131,415** 12 rent payments	**5.2%** on the cadastral value

Today — Nov 30, 2027

12 rent payments due until expiry — **USD 131,415**

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.

Edificio Galerías

Carrera 27 n.º 52-24 **View location**

LONG TERM **LEASED**








BASE SALE PRICE

USD 1,074,345

Reference value: COP $ 3,547,392,018 · Exchange rate COP 3,301.91 per USD · Nov 13, 2026

LAND AREA	BUILT AREA
325.19 m²	**1,129.11 m²**
PROPERTY TYPE	ZONING USE
Building	**Commercial**
VALUE PER SQUARE METER	2026 CADASTRAL VALUE
USD 951 / m² built	**USD 928,735**
COMMERCIAL APPRAISAL	
USD 1,770,920	

TITLE DEED
50C-338126

SALES READINESS **75 %**

Pending: Legal clearance

CURRENT LISTING
Not yet scheduled

SETTING AND SELLING POINTS

Galerías

CITY	DISTRICT
Bogotá D.C.	**Teusaquillo**

ADDRESS
Carrera 27 n.º 52-24 · View on map ↗

Five-level commercial building in Galerías (Teusaquillo, Bogotá), on Carrera 27, split into two premises with separate entrances.

- 1,129 m² built on a 325 m² lot, over five levels.
- Leased under a commercial contract in force: comes with income.
- Galerías commercial and entertainment corridor.
- Forfeiture proceedings under way.

INCOME-PRODUCING INVESTMENT

Lease in force until Nov 30, 2028

MONTHLY RENT	ANNUAL INCOME	GROSS YIELD
USD 11,591	**USD 139,089**	**12.9%**
COP $ 38,271,636	12 rent payments	on the base price

Today — Nov 30, 2028

24 rent payments due until expiry — **USD 278,178**

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.

02

Buga

VALLE DEL CAUCA

1 business opportunity

BUGA

What this city offers

Buga holds 1 property in the portfolio, in El Albergue neighborhood.

CITY TOTAL **USD 6,895,854**



LAND

Lote El Albergue

USD 6,895,854

BUGA

Lote El Albergue

Carrera 12, salida sur · barrio El Albergue

LONG TERM | OCCUPIED











COMMERCIAL APPRAISAL

USD 6,895,854

Reference value: COP $ 22,769,488,000 · Exchange rate COP 3,301.91 per USD · Nov 13, 2026

LAND AREA	PROPERTY TYPE
44,016 m²	**Land**
VALUE PER SQUARE METER	2026 CADASTRAL VALUE
USD 157 / m² of land	**USD 221,891**

TITLE DEED
373-79444

SALES READINESS 40 %

Pending: Commercial appraisal · Legal clearance

CURRENT LISTING
Coming to market

SETTING AND SELLING POINTS

El Albergue neighborhood

CITY	DISTRICT
Buga	**El Albergue neighborhood**

ADDRESS

Carrera 12, salida sur · barrio El Albergue

Urban lot in Buga (Valle del Cauca), in the El Albergue neighborhood, on the southern exit of the city.

- 44,016 m² of urban land in Buga.
- Occupancy status: occupied.
- Final forfeiture ruling.







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

03



Medellín

ANTIOQUIA

1 business opportunity

MEDELLÍN

What this city offers

Medellín holds 1 property in the portfolio.

CITY TOTAL **USD 1,793,478**



HOUSE

Casa Edificio Paulina

USD 1,793,478

MEDELLÍN

Casa Edificio Paulina

Carrera 53 n.º 45-41 **View location**

LONG TERM **VACANT**











2026 CADASTRAL VALUE

USD 1,793,478

Reference value: COP $ 5,921,903,000 · Exchange rate COP 3,301.91 per USD · Nov 13, 2026

LAND AREA	BUILT AREA
518 m²	**996 m²**
PROPERTY TYPE	VALUE PER SQUARE METER
House	**USD 1,801 / m² built**

TITLE DEED
001-113550

SALES READINESS **60 %**

Pending: Commercial appraisal · Registry annotation (VUR)

CURRENT LISTING
In preparation

SETTING AND SELLING POINTS

Medellín

CITY	ZONING USE
Medellín	**TBD**

ADDRESS

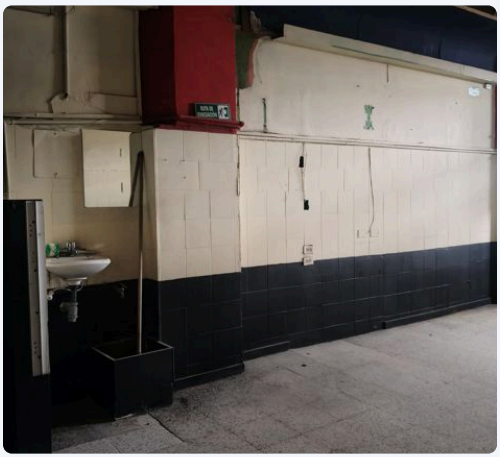
Carrera 53 n.º 45-41 · View on map ↗

Urban house in Medellín (Antioquia), on Carrera 53.

- 518 m² of urban land in Medellín.
- 996 m² built.
- Vacant: no occupancy to resolve.
- Forfeiture proceedings under way.







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

04

Cartagena de Indias

BOLÍVAR

1 business opportunity

CARTAGENA DE INDIAS

What this city offers

Cartagena de Indias holds 1 property in the portfolio, in Arroyo de Piedra.

CITY TOTAL **USD 77,880,765**



LAND PLOTS

Lagos de Altamira

USD 77,880,765

CARTAGENA DE INDIAS

Lagos de Altamira

Corregimiento Arroyo de Piedra · View location

LONG TERM · OCCUPIED









+2

BASE SALE PRICE

USD 77,880,765

Reference value: COP $ 257,155,275,875 · Exchange rate COP 3,301.91 per USD · Nov 13, 2026

LAND AREA	PROPERTY TYPE
7,431,383 m²	Land plots
ZONING USE	**VALUE PER SQUARE METER**
Tourism & residential	USD 10 / m² of land

2026 CADASTRAL VALUE

USD 12,827,199

8 TITLE DEEDS

060-100108 060-100109 060-100110 060-179656 060-179657 060-179658 060-179659 060-179660

CURRENT LISTING

Auction · Package 48.1 · Nov 19–20, 2026 — View listing ↗

SETTING AND SELLING POINTS

Arroyo de Piedra

CITY	ZONING USE
Cartagena de Indias	**Tourism & residential**

ADDRESS

Corregimiento Arroyo de Piedra · View on map ↗

Arroyo de Piedra, on the Cartagena–Barranquilla corridor, along the coastline that concentrates tourism development in northern Bolívar.

- 743 hectares in a single holding: by far the largest property in the portfolio.
- On the Cartagena–Barranquilla tourism corridor.
- Eight title deeds sold as a single transaction.
- Scale suited to tourism, residential or phased subdivision development.

NEARBY RETAIL

- Centro Comercial Las Ramblas

PARKS AND PUBLIC SPACE

- Ekoparque Luna Forest

Asset under structuring: the business scheme and transfer conditions are confirmed with the Commercial Office before any offer.









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05

Santa Marta

MAGDALENA

2 business opportunities

SANTA MARTA

What this city offers

Santa Marta holds 2 properties in the portfolio, in Gaira rural area.

CITY TOTAL **USD 12,512,484**



LAND PLOT

Lote Gaira

USD 2,862,107



LAND

Lote La Esperanza

USD 9,650,378

SANTA MARTA

Lote Gaira

Globo n.º 2 · Playa Puerto Luz (Guaraní), vereda Gaira **View location**

LONG TERM **VACANT**









BASE SALE PRICE

USD 2,862,107

Reference value: COP $ 9,450,418,200 · Exchange rate COP 3,301.91 per USD · Nov 13, 2026

LAND AREA	PROPERTY TYPE
10,161.74 m²	**Land plot**
ZONING USE	VALUE PER SQUARE METER
Land plot	**USD 282 / m² of land**

2026 CADASTRAL VALUE

USD 2,596,134

TITLE DEED

080-41027

SALES READINESS **100 %**

Complete: ready to market

CURRENT LISTING

Listed with Martillo · current schedule **View listing ↗**

SETTING AND SELLING POINTS

Gaira rural area

CITY	DISTRICT
Santa Marta	**Gaira**

ADDRESS

Globo n.º 2 · Playa Puerto Luz (Guaraní), vereda Gaira · View on map ↗

Santa Marta, capital of Magdalena and one of the Colombian Caribbean destinations with the steadiest year-round tourist demand.

- More than one hectare (10,161 m²) in a single undivided plot.
- No buildings: the buyer does not pay for structures that would have to be demolished.
- Santa Marta sustains tourist demand all year round, not just in high season.
- Vacant.

NEARBY RETAIL

- Centro Comercial Buenavista
- Centro Comercial Ocean Mall

PARKS AND PUBLIC SPACE

- Parque de los Novios
- Camellón de la Bahía









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

SANTA MARTA

Lote La Esperanza

Lote La Esperanza · Troncal del Caribe, vía al Rodadero

LONG TERM | TO BE VERIFIED









+2

2026 CADASTRAL VALUE

USD 9,650,378

Reference value: COP $ 31,864,679,000 · Exchange rate COP 3,301.91 per USD · Nov 13, 2026

LAND AREA	BUILT AREA
66,000 m²	**115 m²**
PROPERTY TYPE	VALUE PER SQUARE METER
Land	**USD 146 / m² of land**

COMMERCIAL APPRAISAL

USD 26,264,792 (Oct 14, 2025 · to be updated)

TITLE DEED

080-57694

SALES READINESS **10 %**

Pending: Commercial appraisal · Sale authorization · Legal clearance · Registry annotation (VUR) · Current site inspection

CURRENT LISTING

Direct sale in progress

SETTING AND SELLING POINTS

Gaira rural area

CITY	DISTRICT
Santa Marta	**Gaira**

ADDRESS

Lote La Esperanza · Troncal del Caribe, vía al Rodadero

Rural lot in the Gaira area, on the Troncal del Caribe, the road linking downtown Santa Marta with El Rodadero and Bello Horizonte. An irregular, mostly flat mid-block lot, with its eastern frontage on the Troncal and its western boundary on the Caribbean Sea.

- 6.6 hectares (66,000 m²) on the Caribbean Sea, about 30 meters from the beach.
- Direct access from the Troncal del Caribe, on the road to El Rodadero.
- Mostly flat terrain, with 115 m² built in good condition.
- Socioeconomic stratum five; non-corporate asset under SAE's direct management.

The commercial appraisal (Oct 14, 2025, USD 26,264,792) has expired and will be updated before any offer; the headline figure is the 2026 cadastral value.









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INVESTOR REGISTRATION · SAE

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from an idle portfolio to the **reactivation of Colombia's regions.**

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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. Where a sheet says so, the figure shown is an appraisal and not the base sale price. The assets in this piece are long-term business opportunities; their sale conditions are confirmed with the Commercial Office. 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.

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del portafolio inmovilizado a la
reactivación de las regiones.