

INVESTMENT OPPORTUNITY

W E L C O M E
T O P A C T I A



We offer **flexible spaces** for business and as a company we customize **solutions to the business environment** and the needs of our customers with an emphasis on connectivity.



PACTIA

Espacios que conectan

OUR INVESTORS



Multinational platform

Stability and financial wherewithal
Experience and recognition



Operational experience

Vertical integration
Project development capability



A quarter-century investment experience

Over 73 billion COP fund under management
and 6,5 million account holders



OVERVIEW COLOMBIA



LATIN AMERICA



POPULATION (2020)	50,372,424
CAPITAL CITY	BOGOTÁ D.C
OTHER IMPORTANCE CITIES	MEDELLÍN, CALI, BARRANQUILLA, BUCARAMANGA, CARTAGENA
GDP (2019)	US \$ 323,777 BILLIONS
GDP PER CAPITA (2019)	US \$ 6,427
EXCHANGE RATE (2021)	3,600
BOND CREDIT RATING - MOODYS	Baa2 - STABLE
CURRENCY	PESO - COP
# INTERNATIONAL AIRPORTS	14
# SEAPORTS	10

SOURCE: DANE, MINISTERIO DE COMERCIO

WHY COLOMBIA?

GUARANTEE OF A SAFE AND PROFITABLE INVESTMENT:

- The International Institute for Management Development (IMD), ranks Colombia as second in Latin America in terms of personal safety and adequate protection of private property
- The World Bank (Doing Business 2019) among 183 countries ranks Colombia as the fifth country in the world and first in Latin America that most protects investors.
- According to ECLAC, GDP growth in 2021 will be 5%, above the estimated average for Latin America of 3.7%.

TAX EXCEPTION:

- Colombia offers a Free Trade Zone Regime where the Companies obtain a reduction of the Tax on Income from 32% to 20%. There are no import duties. VAT exemption for goods sold from Colombia to the free zone.
- Salary and training incentives and tax deduction of up to 175% of the investment for companies that carry out r & d projects. The income generated from innovative projects does not generate taxes and the imported equipment for this activity is exempt from VAT.

GOOD BUSINESS RELATIONS:

- Colombia has 17 Free Trade Agreements (FTA) , which allow preferential access to more than 60 countries and almost 1.5 billion consumers in all markets, including the United States, the European Union, Brazil, Mexico, Chile, Peru, Costa Rica and South Korea.
- Colombia has more than 3,540 maritime export routes and has access to 493 ports around the world.

WHY COLOMBIA?

SOCIAL AND ECONOMIC DEVELOPMENT:

- The country's middle class increased, reaching around 30.8% of the Colombian population in 2018, reducing inequality gaps in the country. The Colombian middle class is expected to represent 46% in 2025 (24.7 million inhabitants).
- Colombia has multiple development centers: 14 cities with a population of more than 500,000 inhabitants and 27 cities with more than 250,000 inhabitants, which has helped redistribute the growth and economic development of the country in intermediate cities. It is expected that by 2023, 15 cities will have more than 500 thousand inhabitants each.

COLOMBIA - NACIONAL LOGISTIC COLOMBIAN PLAN

WHAT COLOMBIA WANT TO ACHIEVE BY 2030

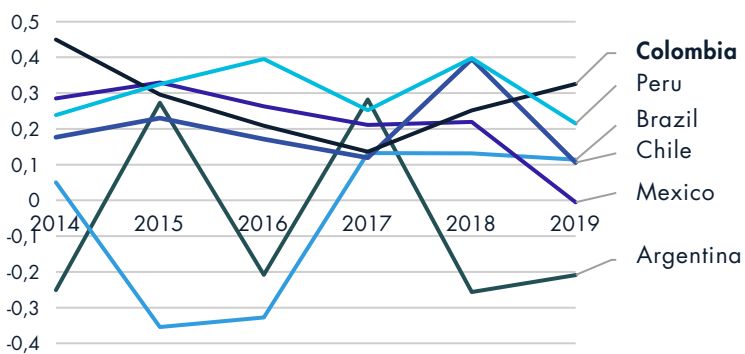
- Colombia want to reduce by 1 week the time of comercial tarde.
- Reduce by 50% the cost of export a container.
- Reduce the time importing and exporting goods in Colombian seaport from 230 hours to 48 hours.
- Finish 4G road and new train conexión that will reduce logistic cost.
- Colombia wants to reduce logistic cost to 9,5%, Similar to OCDE rate.

HOW IS COLOMBIA GOING TO ACHIEVE IT BY 2030

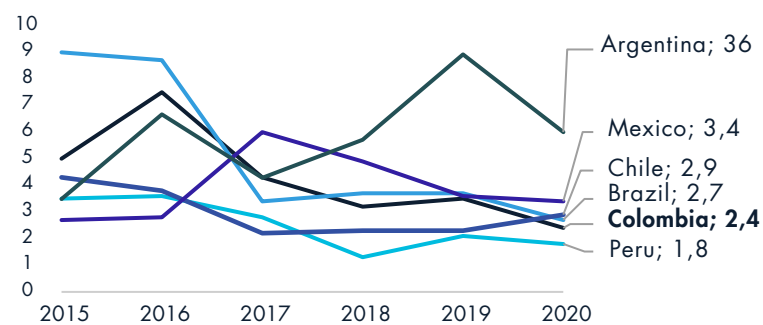
- Intermodal Connectors (Road, River and Railroad).
- Optimize export and import procedures and seaport policy.
- Strengthen the institution.
- Provide acces to the information.
- Finish 4G road connection.
- Loading logistic normative procedures
- Ambiental managment
- Logistic platforms in Buenaventura, La Virginia and Turbo.

KPI COLOMBIA & LATAM - ECONOMICS

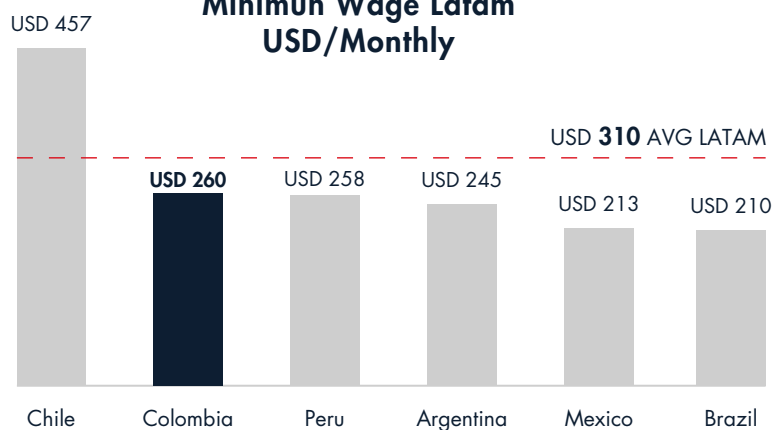
Tracking GDP Growth



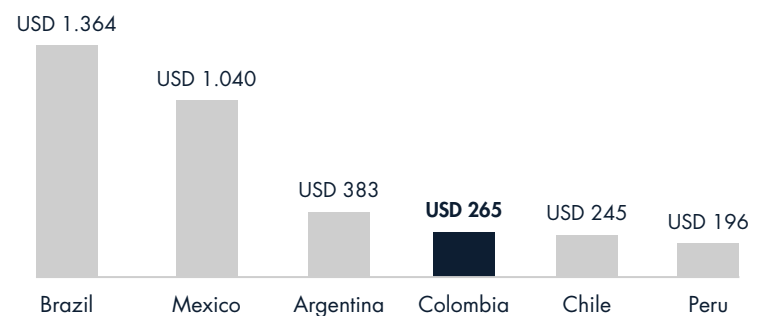
Inflation rate, average consumer prices (Annual percent change)



Minimun Wage Latam USD/Monthly



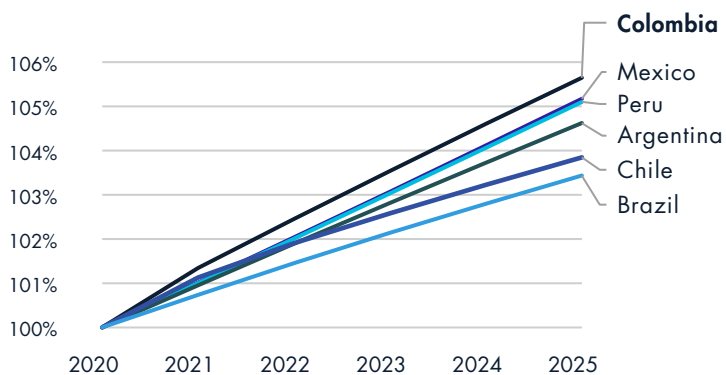
GDP. Current prices (Billions of U.S. dollars)



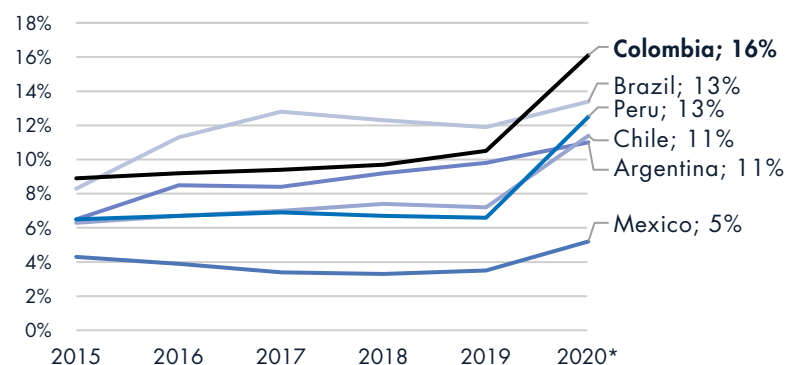
- Colombia is the 4th largest economy in Latin America.
- In the last years, together with Peru, it is the country with the highest GDP growth.
- According to historical data, since 2017 Colombia has a stable inflation rate.
- The minimum wage in Colombia is USD 50 below the Latam average.

KPI COLOMBIA & LATAM - DEMOGRAPHIC

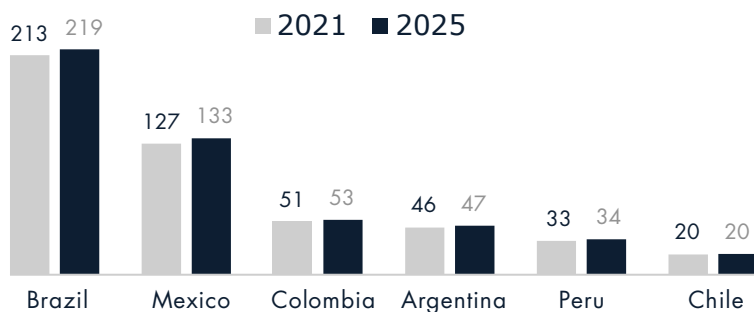
**Population Increase Rate
2020(Base) - 2025**



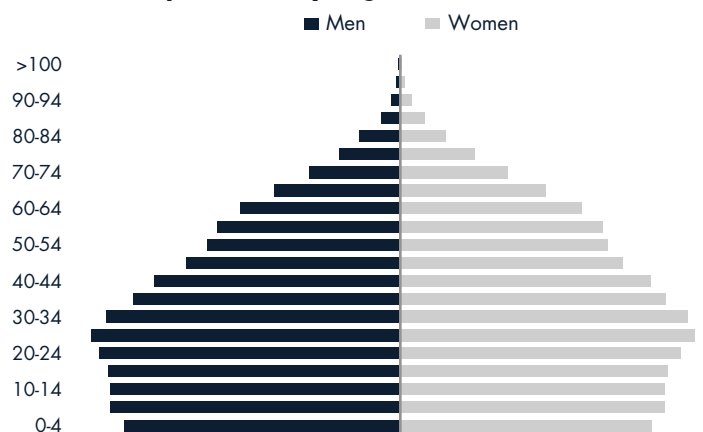
**Unemployment rate
(Percent)**



**Benchmark
Population Size 2021-2025
Latam Countries
(Millions Figures)**

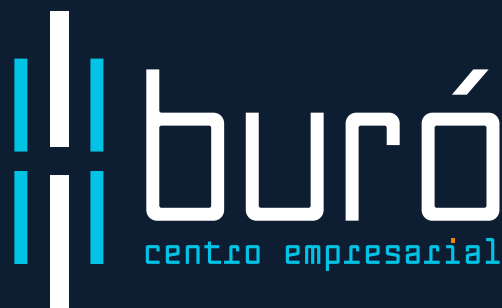


Population by Age and Gender



- Colombia is the 3rd most populous country in Latin America.
- According to the official projections of each country, Colombia is the country with the highest population growth (5.6%) in the next 4 years.
- It is expected that with the reactivation of the economy the unemployment rate will return to 2019 levels.
- Population of productive age: 35% are in the range of 20 to 55 years.

CORPORATE COWORKING VENUES



We provide safe, comfortable and flexible work spaces equipped with state of the art connectivity for increased productivity in corporate clients' project development.

Our lease terms are flexible and our facilities are strategically located close to business hubs that include hotels and major retailers.

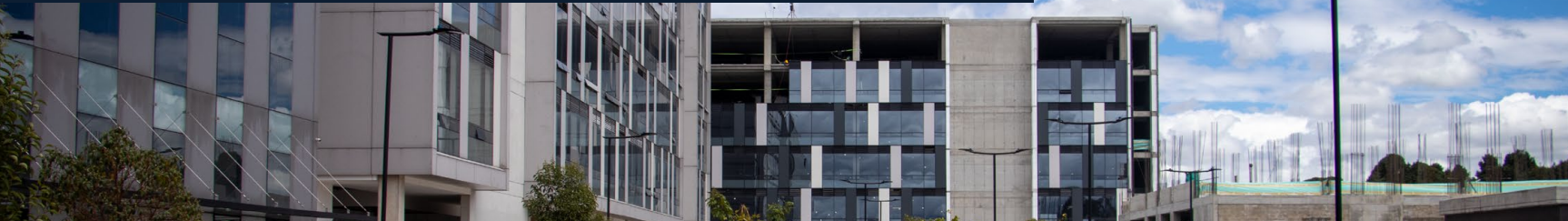


Una marca



PACTIA

CORPORATE COWORKING VENUES



BURÓ 24
Bogotá -Colombia



BURÓ 25
Bogotá -Colombia



BURÓ 26
Bogotá -Colombia



BURÓ 4.0
Medellín -Colombia



BURÓ ITAGÜÍ
Itagüí -Colombia



BURÓ 51
Barranquilla -Colombia

OUR CLIENTS



OUR PROPERTIES



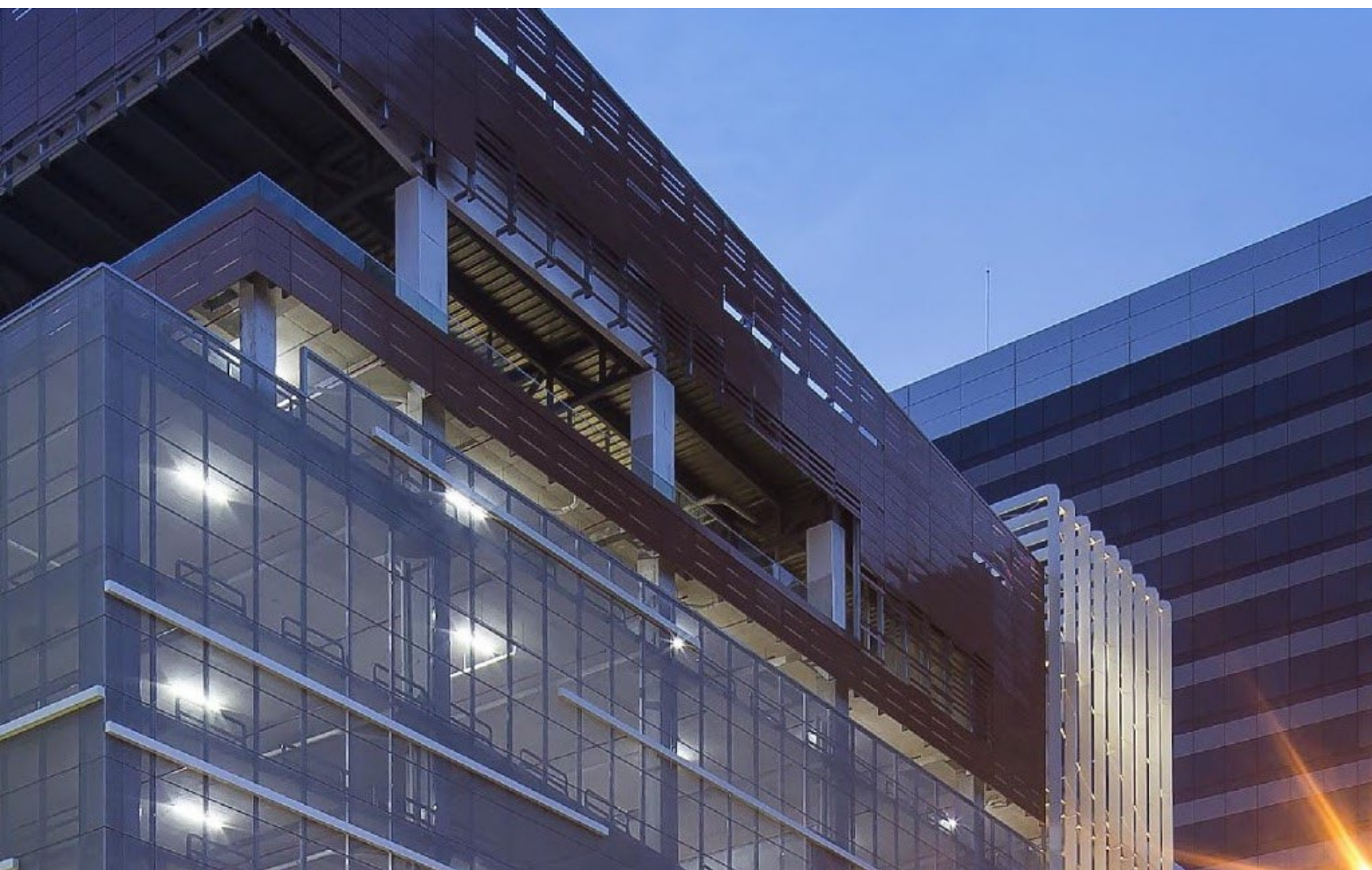
12
FULLY OPERATING COWORKING
MID-RISE BUILDINGS



153.658 M²
LEASING AREA (504,127 SQ FT)



2
NEW PROJECTS UNDER DEVELOPMENT



OUR FOCUS



FLEXIBILITY



**MARKET
INTELLIGENCE**



SAFETY



SERVICE



CONVENIENCE



LOCATION





MEDELLÍN

COLOMBIA

(+57)(4) 322 03 55

Carrera 43B #1A South-70

7th Floor

Buró 4.0 Building

BOGOTÁ

COLOMBIA

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Diagonal 25G #95A-85

Tower 2 - Office 101

Buró Business Center



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PACTIA

Espacios que conectan

