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Valorización Independiente de:

**PRINCIPAL REAL ESTATE USA
FONDO DE INVERSIÓN
al 31 de Diciembre 2019**

INFORME EMITIDO CON FECHA 22 DE ENERO 2020

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AVISO LEGAL

El presente informe de valoración (el "Informe") ha sido preparado por Asesorías M31 ("M31") y está dirigido a la administración de PRINCIPAL Administradora General de Fondos S.A. ("PRINCIPAL AGF") y al Comité de Vigilancia de PRINCIPAL REAL ESTATE USA Fondo de Inversión (en adelante, "PRINCIPAL REAL ESTATE USA"), por lo tanto, no debe ser considerado para ningún otro propósito. Consecuentemente éste documento no debe ser copiado, reproducido, distribuido o entregado a terceros en ningún momento sin el previo consentimiento por escrito de M31. Tanto la existencia como el contenido del presente documento tienen carácter confidencial y no podrá ser entregado a terceros sin el consentimiento expreso del emisor.

Este Informe incluye resultados de análisis cuantitativos y cualitativos desarrollados para la valoración que representan potenciales acontecimientos futuros que pueden o no suceder. Por esto, M31 expresamente renuncia a cualquier responsabilidad relacionada a diferencias que a futuro presenten las variables que inciden en el ejercicio de valoración financiera.

En la preparación de este informe, M31 ha utilizado información pública disponible y principalmente aquella que le ha sido entregada directamente por PRINCIPAL AGF. Esta última ha sido proporcionada a M31 directamente por PRINCIPAL AGF, es de carácter privado y confidencial, e incluye entre otros; estados financieros auditados, metodología de valoración de Principal Real Estate Investors, LLC ("Principal"), informe SOC's, informe del resultado financiero y Capital Account Statement al 3er. trimestre del 2019, llamados y distribuciones de capital.

Toda la información anterior, crítica para efectuar la valoración, fue proporcionada a M31 directamente por PRINCIPAL AGF, no fue sometida a ningún análisis de auditoría ni confirmación contable, por lo que su veracidad, exactitud, idoneidad y autenticidad son de exclusiva responsabilidad de PRINCIPAL AGF. La información utilizada considera como fecha de cierre el día 31 de Diciembre de 2019.

Este documento contiene supuestos de carácter futuro, que están naturalmente sujetos a riesgos e incertidumbre, por lo que existen diversos factores que podrían incidir en el resultado final de éstas estimaciones, tales como cambios en el marco regulatorio aplicable, la naturaleza y extensión de la competencia en el mercado relevante y otras circunstancias políticas, económicas y demográficas significativas. Los supuestos se circunscriben a la fecha en que ha sido emitido en base a los informes utilizados para preparar la presente valoración.

Resumen Ejecutivo

El objetivo del presente informe es estimar, al 31 de Diciembre del 2019, el valor razonable del patrimonio de PRINCIPAL REAL ESTATE USA Fondo de Inversión. Esta valorización se realiza conforme a lo dispuesto en el Oficio Circular N° 657 de la Comisión para el Mercado Financiero ("CMF"), ex Superintendencia de Valores y Seguros, valorizándose las inversiones no inscritas ¹ del Fondo a su valor razonable, con el objeto de emitir un informe de valorización independiente.

Al 31 de Diciembre del 2019, PRINCIPAL REAL ESTATE USA Fondo de Inversión ("PRINCIPAL REAL ESTATE USA" o bien, el "Fondo"), administrado por PRINCIPAL Administradora General de Fondos S.A. ("PRINCIPAL AGF"), mantenía inversiones no registradas en Principal Enhanced Property Fund, L.P. (el fondo "PEPF"), constituido bajo las leyes del Estado de Delaware de los Estados Unidos de América, administrado por Principal Enhanced Property Fund GP, LLC, el gestor de inversiones es Principal Real Estate Investors, LLC ("Gestora Internacional" o "Principal"). El objeto principal de inversión del fondo PEPF es invertir en una cartera diversificada de propiedades que generan ingresos estabilizados, además de proyectos de valor agregado y desarrollo en los Estados Unidos de América.

Principal, es una gestora de inversiones especializada en el sector inmobiliario, subsidiaria de Principal Life Insurance Company, inscrita en SEC desde 1999. Con más de 14 años de experiencia en la industria, al 30 de Junio del 2019 administraba 82,6 billones de dólares. Cuenta con más de 275 profesionales del sector inmobiliario y más de 475 clientes institucionales.

Para efectuar la valorización, Asesorías M31 accedió a documentos de carácter confidencial emitidos por la gestora Principal, proporcionados por PRINCIPAL AGF. Dicha información incluye entre otros; los estados financieros auditados, el LIMITED PARTNERSHIP AGREEMENT, capital account statement, llamados y distribuciones de capital, así como también a un informe de auditoría de los controles operacionales existentes.

Para estimar el valor razonable de las inversiones no registradas de PRINCIPAL REAL ESTATE USA en el fondo PEPF, se analizaron diversos criterios y metodologías de valorización. Se consideraron las mejores prácticas para la valorización de inversiones en Real Estate y Private Equity, lineamientos emitidos por las principales asociaciones internacionales de Private Equity y Venture Capital y la información disponible a la fecha de la valorización, optando el valorizador por seleccionar como valor razonable de estas inversiones al provisto por la misma gestora internacional, Principal, como la alternativa más adecuada para efectuar la valoración de la inversión no registrada a valor justo. Posteriormente, se le agregaron los movimientos de capital que tuvieron efecto entre el 1 de Octubre y el 31 de Diciembre del 2019, tales como capital calls, netos de gastos y comisiones, y las devoluciones de capital, de esta forma se estimó el valor razonable de las inversiones no registradas de PRINCIPAL REAL ESTATE USA en PEPF.

Conforme a lo anterior, se estima que al 31 de Diciembre del 2019 el valor razonable de las inversiones de PRINCIPAL REAL ESTATE USA en PEPF era de **USD 48.576.570-**

Metodología

INFORMACIÓN UTILIZADA

fue proporcionada directamente por PRINCIPAL AGF. Esta no fue sometida a ningún análisis de auditoría ni confirmación contable, por lo que su veracidad, exactitud, idoneidad y autenticidad son de exclusiva responsabilidad de PRINCIPAL AGF.

La información disponible utilizada para esta valorización, fue la siguiente:

- FIFTH AMENDED AND RESTATED AGREEMENT OF LIMITED PARTNERSHIP OF PRINCIPAL ENHANCED PROPERTY FUND, L.P. (a Delaware limited partnership) Dated as of June 27, 2018 and effective as of September 26, 2018. ("LPA")
- Principal Enhanced Property Fund, L.P. Valuation Policy.
- Principal Enhanced Property Fund, L.P. Consolidated Financial Statements as of and for the Years Ended December 31, 2018 and 2017, and Independent Auditors' Report, Deloitte & Touche LLP.
- Principal Global Investors, LLC and Principal Real Estate Investors, LLC, Investment Management Processing Services, System and Organization Controls 1 Report (SOC 1), For the period from October 1, 2017 – September 30, 2018. Ernst & Young LLP.
- Llamados y distribuciones de capital para el período comprendido entre el 1 de Enero y el 31 de Diciembre del 2019.
- Principal Enhanced Property Fund, L.P. Supplement 2019-3.
- Principal Enhanced Property Fund, L.P., Quarterly Partner Statement, For the Quarter Ended September 30, 2019.
- Reglamento interno PRINCIPAL REAL ESTATE USA Fondo de Inversión.
- <https://www.principalglobal.com/documentdownload/71742>
- Balance proforma al 31 de Diciembre del 2019 de PRINCIPAL REAL ESTATE USA FONDO DE INVERSION.

Metodología

La estimación del patrimonio económico a valor razonable de PRINCIPAL REAL ESTATE USA Fondo de Inversión se realiza considerando el valor neto de los activos del fondo a la fecha de valorización, de acuerdo el balance no auditado provisto por PRINCIPAL AGF. El tratamiento es el siguiente:

Efectivo y efectivo equivalente: Se valorizan a su valor libro. (Cierre contable a la fecha de valorización)

Pasivos corrientes: Estos se valorizan a su valor libro. (Cierre contable a la fecha de valorización)

Inversiones en Fondo de Inversión Extranjero no registrado: Para determinar el criterio a aplicar en la valorización de inversiones no inscritas en registros de valores, se analizaron técnicas alternativas para la valorización de las inversiones subyacentes en Real Estate, así como también se consideraron los lineamientos emitidos por las principales asociaciones internacionales de Private Equity y Venture Capital, la información disponible a la fecha de la valorización y la normativa local emitida por la CMF, esto es, conforme a las disposiciones contenidas en el Oficio Circular N° 657, a su valor razonable. A continuación, se revisan algunas de las metodologías propuestas por una de las principales asociaciones internacionales de Private Equity y Venture Capital, y que se encuentran plasmadas en el documento INTERNATIONAL PRIVATE EQUITY AND VENTURE CAPITAL VALUATION GUIDELINES, 2018.

Metodologías valor razonable Inversiones en Fondos de Private Equity: Para estimar el valor razonable de estas inversiones se revisaron algunas de las metodologías más habituales utilizadas. Estas fueron:

- a) Flujos de Caja Libre
- b) Múltiplos
- c) Flujos de Caja descontados

Los métodos anteriores difícilmente se podrían aplicar en este caso al no disponerse de información financiera suficiente de las sociedades inmobiliarias destino final de las inversiones, y disponer PEPF de una política de valorización con terceros tasadores seleccionados por Principal y coordinados por un consultor interno de valorizaciones.

Metodología

Teniendo en consideración los siguientes aspectos:

1. El destino de las inversiones del fondo PRINCIPAL REAL ESTATE USA es y ha sido exclusivamente en el fondo PEPF.
2. Los informes emitidos por PEPF, recibidos por el valorizador, no entregan detalles de las sociedades subyacentes para aplicar métodos tradicionales de valorización.
3. Principal, es una gestora de inversiones especializada en el sector inmobiliario, subsidiaria de Principal Life Insurance Company, inscrita en SEC desde 1999. Con más de 14 años de experiencia en la industria, al 30 de Junio del 2019 administraba 82,6 billones de dólares. Cuenta con más de 275 profesionales del sector inmobiliario y más de 475 clientes institucionales. Dado su tamaño es una de las principales gestoras mundiales del sector inmobiliario.
4. Las valorizaciones efectuadas por la gestora, Principal, se realizan bajo criterios y metodologías de valor justo las cuales están detalladas en:
 - a) En el LPA, en relación a la valoración de sus inversiones se resumen los lineamientos de valorización. En el Anexo N°1 se transcriben los puntos relacionados al proceso de valorización.
 - b) PEPF dispone de una política de valorización consistente con la estimación de valor justo requerida por la CMF. En el anexo N° 2 se transcribe la política de valorización.
 - c) El informe financiero auditado, al 31 de Diciembre del 2018, nota 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, se indica que las inversiones son reflejadas a su valor razonable en los estados financieros.

Además, en el mismo documento nota 3. FAIR VALUE MEASUREMENTS, indica que los estados financieros contenidos en dicho informe son preparados reflejando el valor razonable a la correspondiente fecha de presentación. En el Anexo N° 3 se transcriben ambas notas.

- c) Adicionalmente, en la valorización de las inversiones mantenidas en el fondo Principal, estos son sometidos a una auditoría por una reconocida empresa (en 2018 fue Ernst & Young LLP), en la que se verifican el cumplimiento de los controles operacionales en relación a las políticas definidas por la gestora, entre otros, la valorización de las inversiones, mediante la obtención de muestras específicas de empresas y participaciones valorizadas de acuerdo a las políticas y procedimientos definidos por Principal, sin haberse emitido comentario alguno al respecto.

Consecuentemente, a criterio del valorizador, se estima que esta metodología de valorización, de reconocer los valores razonables de las inversiones no registradas realizadas por la sociedad Gestora Internacional, es una opción válida para reflejar el valor razonable de las inversiones efectuadas por PRINCIPAL REAL ESTATE USA.

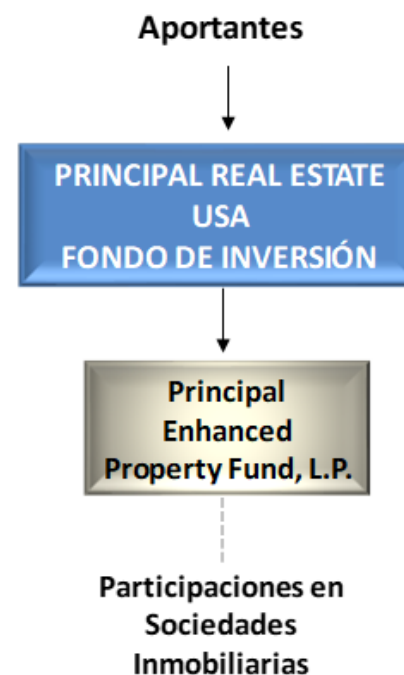
Por último, considerando que la información disponible del valor razonable es a una fecha anterior a la de valorización, esto es al 30 de Septiembre del 2019, se agregan los movimientos de capital (Llamados de capital netos de gastos y comisiones, distribuciones/dividendos, etc.) ocurridos en el período transcurrido hasta la fecha de valorización del 31 de Diciembre del 2019, no incorporados en el valor razonable. De esta forma se estima el valor razonable de las inversiones no registradas en PEPF.

Valorización PRINCIPAL REAL ESTATE USA

PRINCIPAL REAL ESTATE USA Fondo de Inversión mantenía inversiones no registradas en Principal Enhanced Property Fund, L.P. (el fondo "PEPF"), constituido bajo las leyes del Estado de Delaware de los Estados Unidos de América, administrado por Principal Enhanced Property Fund GP, LLC, el gestor de inversiones es Principal Real Estate Investors, LLC ("Gestora Internacional" o "Principal").

El objeto principal de inversión del fondo PEPF es invertir en una cartera diversificada de propiedades que generan ingresos estabilizados, además de proyectos de valor agregado y desarrollo en los Estados Unidos de América.

Estructura de Inversión Fondo



Valorización

PRINCIPAL REAL ESTATE USA

Cartera de Inversiones subyacentes de PEPF

Al 30 de Septiembre del 2019, la cartera de este fondo gestionada por Principal estaba compuesta por las siguientes participaciones en bienes raíces:

Resumen del Portfolio Al 30 de Septiembre 2019						
Bien raiz	MSA	Fecha de Adquisición	Area SF/Units	Ocupación al 30/9/2019	Valor MUSD	
Quaker Tower	Chicago	oct-11	418.769	100,0%	56.760	
1290 Broadway	Denver	ago-05	251.551	96,4%	73.600	
Gainey Center	Phoenix	nov-04	141.047	88,1%	37.400	
Bay Center	Oakland	ene-06	328.593	96,1%	146.384	
Piedmont Office	Charlotte	oct-07	415.966	97,0%	154.200	
200 Kimball	Northern N.J.	sept-04	175.093	90,9%	22.200	
2401 Penn Office	Washington, D.C.	feb-12	63.832	68,6%	37.900	
Parkridge Four	Denver	oct-15	192.359	89,7%	46.300	
100 St. Paul	Denver	jul-16	147.939	100,0%	80.400	
Monument III	Washington, D.C.	sept-08	193.651	77,7%	49.784	
Carlyle Overlook	Washington, D.C.	sept-19	126.461	95,3%	52.901	
3701 Wayzata	Minneapolis	dic-18	307.809	26,8%	41.524	
Office Subtotal			2.763.070	86,2%	799.352	

Valorización

PRINCIPAL REAL ESTATE USA

Cartera de Inversiones subyacentes de PEPF

Resumen del Portfolio Al 30 de Septiembre 2019

Bien raiz	MSA	Fecha de Adquisición	Area SF/Units	Ocupación al 30/9/2019	Valor MUSD
Saltbox Village	Raleigh	may-04	53.416	100,0%	14.900
Baybrook Square	Houston	jun-05	301.336	91,3%	86.200
Shops at Gainey Village	Phoenix	jul-05	138.444	91,7%	70.150
Ballard Blocks I	Seattle	jul-09	131.954	94,6%	27.305
Ballard Blocks II 3)	Seattle	mar-09	0	N/A	32.765
Alhadeff Coliseum	Seattle	mar-07	16.200	100,0%	23.500
Best Buy	Seattle	jul-07	45.000	100,0%	20.600
Piedmont Retail	Charlotte	oct-07	73.258	70,9%	26.600
Bellevue North	Seattle	ago-09	74.044	100,0%	43.400
Bellevue South 3)	Seattle	ago-09	0	N/A	101.700
Coleman Village	Atlanta	ago-14	90.958	96,9%	20.700
2401 Penn Retail	Washington, D.C.	dic-14	19.880	91,0%	15.300
The Launch	Boston	jun-15	232.400	96,6%	67.311
Hartford Corners	Philadelphia	nov-16	214.841	87,1%	31.110
Retail Subtotal			1.391.731	92.4%	581.540

Valorización

PRINCIPAL REAL ESTATE USA

Cartera de Inversiones subyacentes de PEPF

Resumen del Portfolio Al 30 de Septiembre 2019						
Bien raiz	MSA	Fecha de Adquisición	Area SF/Units	Ocupación al 30/9/2019	Valor MUSD	
Mid-South Logistics Center	Nashville	10-17-06	1.531.016	100,0%	105.800	
Oakesdale Bldg. D	Seattle	1-16-07	59.234	100,0%	10.600	
Oakesdale	Seattle	1-16-07	534.106	100,0%	82.800	
Bay Area Business Park (Phase I)	Houston	1-17-07	1.179.960	98,0%	94.200	
Bay Area Business Park (Phase II)	Houston	1-17-07	829.415	100,0%	68.200	
Bay Area Business Park (Phase III) 3)	Houston	2-11-19	0	N/A	45.000	
Cascade Distribution Center	Portland	12-14-07	303.626	100,0%	33.000	
East Valley Commerce Center (Phase I)	Phoenix	7-9-15	349.049	100,0%	38.880	
East Valley Commerce Center (Phase II)	Phoenix	8-29-18	363.600	0,0%	30.449	
BW Gateway	Baltimore	2-24-16	289.678	100,0%	41.046	
Tech Distribution Center	Raleigh	7-8-16	245.000	100,0%	23.300	
Tricenter North V	Raleigh	7-8-16	203.385	68,8%	18.400	
San Leandro Business Center	Oakland	12-16-16	552.636	22,0%	113.600	
Westpark 85 (Phase I)	Charlotte	1-25-17	460.520	33,0%	26.460	
Westpark 85 (Phase II) 3)	Charlotte	1-25-17	0	N/A	14.220	
Power Secure	Raleigh	11-1-17	258.060	100,0%	28.400	
Capital Distribution Center	Washington, D.C.	11-17-17	190.377	0,0%	33.407	
Industrial Subtotal			7.349.662	81,2%	807.762	

Valorización

PRINCIPAL REAL ESTATE USA

Cartera de Inversiones subyacentes de PEPF

Bien raíz	MSA	Fecha de Adquisición	Area SF/Units	Ocupación al 30/9/2019	Valor MUSD
Coda	Denver	4-18-13	182	93,0%	77.185
21 Rio	Austin	11-5-14	158	85,8%	40.394
2401 Penn Apts	Washington, D.C.	12-2-14	40	91,4%	23.300
The Academy at Frisco	Univ. of Arkansas	1-29-15	219	79,2%	50.064
Foundry Lake Street	Minneapolis	2-25-15	164	97,4%	54.500
Shortbread Lofts	Raleigh	8-5-15	85	100,0%	45.160
M-Line Tower	Dallas	10-21-15	261	88,1%	84.431
The Courts at Spring Mill Station	Philadelphia	10-7-15	385	94,8%	121.800
Solaris Key	Tampa	5-12-16	426	94,7%	95.700
The Academy on Charles	Baltimore	11-4-16	106	97,4%	44.720
Sugarloaf Summit	Atlanta	10-24-17	378	92,4%	77.900
The Marke of Elmhurst	Chicago	11-20-17	164	56,2%	57.215
Westerly at Worldgate	Washington, D.C.	9-13-18	320	95,2%	72.255
Elan City Center	Raleigh	9-18-18	213	93,0%	51.400
Alta Clara at the Fells 3)	Boston	11-1-18	0	N/A	41.230
Paradise @ P83 3)	Phoenix	1-14-19	0	N/A	18.078
7140 Optima Kierland 3)	Phoenix	2-13-19	0	N/A	37.784
7160 Optima Kierland	Phoenix	2-13-19	150	98,9%	44.590
1760 3rd Avenue	New York	2-19-19	510	100,0%	163.050
3515 Walnut 3)	Oakland	4-17-19	0	N/A	29.338
Spectator 3)	Atlanta	6-12-19	0	N/A	8.228
Multifamily Subtotal			3.761 units	91,50%	1.238.322
Land Subtotal			0 acres		-
Total Portfolio			11.504.463	85,5%	3.426.977
			3.761 units		
			0 acres		

Valorización PRINCIPAL REAL ESTATE USA

a) Llamados y Distribuciones de Capital de PRINCIPAL REAL ESTATE USA en PEPF

Llamados de Capital

Del 1 de Enero al 31 de Diciembre del 2019, se realizaron los siguientes aportes de capital:

Llamados de capital Principal Real Estate USA	Fecha	USD	Nº Acciones Adquiridas	Nº Acciones Totales
Principal Real Estate USA	01-01-2019	2.000.000	157.513	3.447.328
Principal Real Estate USA	01-04-2019	800.000	62.638	3.509.966
TOTAL al 30 de Septiembre del 2019		2.800.000	220.151	3.509.966
Principal Real Estate USA	01-10-2019	4.130.000	321.601	3.831.567
TOTAL del 1 de Octubre al 31 de Diciembre del 2019		4.130.000	321.601	3.831.567

Distribuciones de Capital

Del 1 de Enero al 31 de Diciembre del 2019, se realizaron las siguientes distribuciones de capital:

Distribuciones de capital PEPF	Fecha	USD
PEPF	31-03-2019	565.362
PEPF	30-06-2019	579.144
PEPF	30-09-2019	575.634
TOTAL al 30 de Septiembre del 2019		1.720.141
PEPF (*)	31-12-2019	628.377,0
TOTAL del 1 de Octubre al 31 de Diciembre del 2019		628.377,0

(*) Para efectos de valor razonable a esta distribución se considera el valor bruto.

Valorización PRINCIPAL REAL ESTATE USA

b) Participación de PRINCIPAL REAL ESTATE USA en PEPF

Participación

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Al 30 de Septiembre del 2019, PRINCIPAL REAL ESTATE USA mantenía la siguiente participación en PEPF:

Participación Principal Real Estate USA en aportes comprometidos en PEPF (1)	USD
Aportes comprometidos Principal Real Estate USA en PEPF	3.509.966
Aportes Totales comprometidos en Fondo PEPF	155.814.914
Participación Fondo Principal Real Estate USA en PEPF	2,253%

(1) Fuente: informe Principal Enhanced Property Fund, L.P., Third Quarter 2019 Performance Report

Valorización PRINCIPAL REAL ESTATE USA

c) Valor Razonable Inversiones subyacentes de PRINCIPAL REAL ESTATE USA al 30 de Septiembre del 2019.

Valor Inversión Participación Principal Real Estate USA en PEPF	USD
(+) Aportes al 31 de Diciembre del 2018	38.105.478
(-) Distribuciones al 31 de Diciembre del 2018	(7.354.934)
(+) Aportes desde el 1 de Enero al 30 de Septiembre del 2019	2.800.000
(+) Distribuciones desde el 1 de Enero al 30 de Septiembre del 2019	(1.720.141)
(-) Resultado neto de las Operaciones	13.244.543
Valor Razonable al 30 de Septiembre del 2019 (1)	45.074.947

(1) De acuerdo al quarterly partner statement, September 30, 2019

Valorización PRINCIPAL REAL ESTATE USA

d) Valor Razonable Inversiones subyacentes de PRINCIPAL REAL ESTATE USA al 31 de Diciembre del 2019.

Considerando que la información disponible de valor razonable es a una fecha anterior a la de valorización, esto es al 30 de Septiembre del 2019, el valor razonable se ajusta con los movimientos de capital ocurridos en el período transcurrido hasta la fecha de valorización del 31 de Diciembre del 2019, no incorporados en el valor razonable.

Valor Inversión Participación Principal Real Estate USA en PEPF	USD
Valor Razonable al 30 de Septiembre del 2019 (1)	45.074.947
(+) Aportes desde el 1 de Octubre al 31 de Diciembre del 2019	4.130.000
(-) Distribuciones desde el 1 de Octubre al 31 de Diciembre del 2019	(628.377)
Valor Razonable inversión Principal Real Estate USA en PEPF al 31 de	48.576.570

(1) De acuerdo al quarterly partner statement, September 30, 2019

Conclusiones

La valorización realizada permite estimar adecuadamente el valor razonable de los activos de PRINCIPAL REAL ESTATE USA Fondo de Inversión administrado por PRINCIPAL AGF.

Esta valorización independiente se realiza conforme a lo dispuesto en el Oficio Circular N° 657 de la Comisión para el Mercado Financiero, ex Superintendencia de Valores y Seguros, valorizándose las inversiones no inscritas del Fondo a su valor razonable, de acuerdo a la metodología seleccionada y más adecuada a criterio de evaluador, con el objeto de emitir uno de los informes de evaluadores independientes.

En resumen, se estima que al 31 de Diciembre del 2019 el valor razonable de las inversiones no registradas de PRINCIPAL REAL ESTATE USA en PEPF correspondía a USD 48.576.570.-

Valor Inversión Participación Principal Real Estate USA en PEPF	USD
(+) Aportes al 31 de Diciembre del 2018	38.105.478
(-) Distribuciones al 31 de Diciembre del 2018	(7.354.934)
(+) Aportes desde el 1 de Enero al 30 de Septiembre del 2019	2.800.000
(+) Distribuciones desde el 1 de Enero al 30 de Septiembre del 2019	(1.720.141)
(-) Resultado neto de las Operaciones	13.244.543
Valor Razonable al 30 de Septiembre del 2019 (1)	45.074.947
(+) Aportes desde el 1 de Octubre al 31 de Diciembre del 2019	4.130.000
(-) Distribuciones desde el 1 de Octubre al 31 de Diciembre del 2019	(628.377)
Valor Razonable inversión Principal Real Estate USA en PEPF al 31 de	48.576.570

(1) De acuerdo al quarterly partner statement, September 30, 2019



ANEXOS

Anexo N°1: Política de Valorización ²

VALUATION POLICY

Each of the Partnership's investments will be appraised annually by a third-party appraisal firm. The appraisals will be staggered on a quarterly basis throughout the year (allowing approximately 25% of the Partnership's portfolio to be appraised each calendar quarter). Upon the Partnership acquiring a new investment, the new investment will be valued at cost plus capital expenditures less liabilities (no appraisal will be required prior to the closing of the new investment), and the new investment will join the annual valuation cycle within 12 months following the acquisition date. The value of properties under development or redevelopment will be determined by the General Partner each quarter from the time of acquisition until the earlier of (1) stabilized occupancy (80% leased or greater) and (2) expiration of the original pro-forma lease-up period, at which time the Valuation Consultant will commence the quarterly appraisal process. The appraised values will be updated quarterly (based on the discounted cash flow and/or sales comparison approach) for purposes of reporting quarter end value recommendations to the General Partner.

The Valuation Consultant will oversee and administer the Partnership's appraisal process and provide the updated quarterly valuations. The General Partner will use the appraised values and updated quarterly valuation for purposes of determining Gross Asset Value and Net Asset Value (provided that the General Partner will have the right to accept or reject any appraisal or updated quarterly valuation in connection therewith). For purposes of determining Net Asset Value (as contemplated by the definition thereof), the amount of indebtedness for borrowed money with respect to any investment will be based upon the valuation of such indebtedness pursuant to the Marked-to-Market Policy.

Net Asset Value

Means the Partnership's net asset value, as determined by the General Partner as of the last day of each calendar quarter and at such other times as required herein or otherwise appropriate based on (i) appraisals of each Partnership Asset which is a Real Estate Asset in accordance with the Valuation Policy, (ii) additions to the appraised values (or updates thereof or cost) described in clause (i) to reflect capital expenditures made subsequent to the date of the applicable appraisal or update, (iii) the carrying value under U.S. GAAP of all other assets directly or indirectly owned by the Partnership and (iv) the amount of the consolidated liabilities of the Partnership (including any accrued but unpaid Incentive Fees and Reserved Incentive Fees, to the extent the subsequent Hurdle Return has been achieved at the time of calculation) and its direct and indirect subsidiaries (provided that the amount of indebtedness for borrowed money will be based upon the valuation of such indebtedness pursuant to the Marked-to-Market Policy). If a material event occurs which could affect the Net Asset Value, the General Partner may, but shall not be required to, obtain an updated valuation of any such Real Estate Asset by the applicable appraisers as of any date. Any Real Estate Asset in which the Partnership owns less than a 100% direct or indirect interest shall be valued by beginning with the value of the entire underlying Real Estate Asset (determined as described above) and reducing that value to equal what the Partnership would receive in the event the entire underlying Real Estate Asset were sold for that value.

² Fuente: Transcripción de "FIFTH AMENDED AND RESTATED AGREEMENT OF LIMITED PARTNERSHIP OF PRINCIPAL ENHANCED PROPERTY FUND, L.P. (a Delaware limited partnership) Dated as of June 27, 2018 and effective as of September 26, 2018." EXHIBIT C Página C-1. (Valuation Policy) y ARTICLE 1, Deefinitions, Págs. 8 -9. (Net Asset Value)

Anexo N°2: Política de Valorización de Inversiones ³

August 26, 2003
Revised September 10, 2004
Revised January 4, 2005
Revised November 28, 2005

Note: The PEPF Valuation Policy was amended on November 15, 2005 to reflect changes in the valuation of properties under development and other miscellaneous items as approved by the PEPF Management Committee on August 11, 2005 and by the PEPF Advisory Committee on September 28, 2005.

Principal Enhanced Property Fund, L.P. **Valuation Policy**

Overview

Principal Enhanced Property Fund, L.P. (“PEPF”, or the “Fund”) is an open-end fund sponsored by Principal Real Estate Investors. LLC (“Principal”), who serves as the general partner and investment manager of the Fund. The Fund will seek to make investments in stabilized, income producing assets, plus value-added and development projects in accordance with the Investment Guidelines as defined in the PEPF Private Placement Memorandum. The initial closing of PEPF occurred on May 18, 2004 with an initial portfolio of eight stabilized properties (the “Specified Assets”) that were contributed by Principal Life Insurance Company.

The Valuation Policy for PEPF is generally described in the governing documents of the Fund as follows:

An independent valuation consultant (“Valuation Consultant”) selected by Principal will oversee and administer the appraisal process for the Fund in accordance with the valuation policies set forth in the Fund’s governing documents (“Valuation Policy”). Each investment will be appraised annually by a third-party appraisal firm, with approximately 25% of the portfolio appraised each quarter. All appraisals will be performed in accordance with the Uniform Standard of Professional Appraisal Practice. The appraised values will be updated quarterly by the Valuation Consultant based upon financial and leasing updates provided by Principal. Any debt on Fund investments will be “marked-to-market” each quarter. No appraisal will be required prior to the closing of new investments (other than the Specified Assets). New acquisitions will be valued at the purchase price, plus closing costs. During the first year of ownership, the Valuation Consultant will provide quarterly value updates in accordance with USPA and PEPF guidelines. Within twelve (12) months following the close of acquisition, the property will join the annual valuation cycle described above. The value of properties under development or re-development will be determined by the General partner each quarter from the time of acquisition until the earlier of 1) stabilized occupancy (80% leased or greater), or 2) expiration of the original pro-forma lease-up period, at which time the Valuation Consultant will commence the quarterly appraisal process.

Principal will use the appraised values and updated quarterly valuations for purposes of determining the Fund’s Gross Asset Value and Net Asset Value. Principal will have the right to accept or reject any appraisal or updated quarterly valuation.

³ Fuente: United States Property Fund VI S.C.S. IV. Valuation Policy

Anexo N°2: Política de Valorización de Inversiones ³

Valuation Policies and Procedures

The following describes in greater detail the Valuation Policy for PEPF, including specific processes to be implemented by the Valuation Consultant and the 3rd party appraisal firms (“Appraisal Firm” or “Appraiser”):

The Valuation Consultant will be responsible for reporting quarterly asset values to PEPF. In addition, the Valuation Consultant will be responsible for managing the entire process of ordering and reviewing appraisal reports (“Appraisal Reports” or Appraisals”) prepared by the Appraisal Firms.

I. Appraisal Report Requirements and Procedures

Each PEPF property will be appraised by an Appraisal Firm based on the following policies and procedures:

A. Timing

1. Prior to the initial closing of PEPF, self-contained Appraisal Reports for each of the Specified Assets were completed with a valuation date effective December 31, 2003. The values were updated by the Valuation Consultant as of March 31, 2004 to reflect material changes in the properties and real estate capital markets.
2. The Valuation Consultant may be requested to update the property value if material events occur between March 31, 2004 and the initial closing of PEPF.
3. After the initial closing of the Fund, a complete, self-contained USPAP Appraisal Report completed by an Appraisal Firm will be required once every 12 months. The Appraisals will be staggered on a quarterly basis throughout the year, allowing approximately 25% of the PEPF portfolio to be appraised every quarter.
4. Every three years, the Appraisal Firms will be rotated. The initial Appraisal Report will be a Complete, Self-contained USPAP report, with subsequent Limited Scope USPAP updated annual Appraisals considered acceptable.
5. New acquisitions will be valued initially at their purchase price. During the first year of ownership, the Valuation Consultant will provide quarterly value updates in accordance with USPAP guidelines. Within twelve (12) months following the close of acquisition, the property will join the annual valuation cycle described above.
6. The value of properties under development or re-development will be determined by the General partner each quarter from the time of acquisition until the earlier of 1) stabilized occupancy (80% leased or greater), or 2) expiration of the original pro-forma lease-up period, at which time the Valuation Consultant will commence the quarterly appraisal process. The proposed mechanics to be utilized by the General Partner for the valuation of development properties would generally include:
 - During construction, the fair market value of properties under development will generally equal cost unless pre-leasing or a material event occurs (i.e., a material change in construction costs, lease rates and terms or capital market conditions). If pre-leasing or a material event occurs, the fair market value will be estimated by discounted cash flow analysis.
 - Upon shell completion but prior to the earlier of 1) stabilized occupancy (80% leased or greater), or 2) expiration of the original pro-forma lease up period, the property would be valued by discounted cash flow analysis.
 - Land acquired without entitlements will be valued at cost until the entitlements are obtained. At that time the value will be determined by comparison to other local land sales with similar entitlements.

³ Fuente: United States Property Fund VI S.C.S. IV. Valuation Policy

Anexo N°2: Política de Valorización de Inversiones ³

B. Selection Process

1. The Valuation Consultant will select and contract with the 3rd party appraisal firms. The Valuation Consultant will issue a standard engagement agreement detailing services required.
2. External appraisers are to be selected from nationally recognized firms. Criteria used in the selection process will include a review of the Appraiser's credentials, experience, reputation and service fees.
3. Compensation of the Valuation Consultant and the Appraisers will not be contingent on an action or event resulting from the analysis, opinions or conclusions, or the use of the report. Value conclusions are not to be based on a requested, specific valuation.
4. The Valuation Consultant will retain documentation of the selection process, including competitive bids and contracts.

C. Appraisal Requirements

1. All Appraisal Reports must be completed and signed by Appraisers holding a nationally recognized professional appraisal designation (MAI with the Appraisal Institute) and comply with the Uniform Standards of Professional Appraisal Practice (USPAP) as adapted by the Appraisal Standards Board of the Appraisal Foundation and the Appraisal Institute. Non-designated persons may assist in preparation of the Appraisal Report.
2. The Appraiser will receive a standard package of information compiled by the Valuation Consultant and Principal. The package will be all-inclusive and contain factual information regarding the property and/or market.
3. The Appraisal Firms are to determine market value of the leased fee interest on an "as is" basis as defined by the Appraisal Institute and USPAP. All market values are to be reported in cash or in terms equivalent to cash. When applicable, proposed construction will be valued on both an "as is" and Pro-forma basis assuming 100% completion and stabilized occupancy (80% leased or greater).
4. The Complete, Self-contained and Limited Scope annual Appraisal updates must include the cost, sales comparison, and income approaches to value. All income approach discounted cash flows must be completed using the DYNA real estate valuation software program.
5. The Appraiser will submit to the Valuation Consultant with each appraisal an Executive Summary acceptable to Principal and in accordance with NCREIF guidelines.

D. Review and Reconciliation

1. Draft Appraisal Reports will be submitted to the Valuation Consultant who will then forward a copy to Principal. Principal and the Valuation Consultant will review the draft report and the Valuation Consultant will notify the external appraiser of any factual, technical or mathematical differences. After the Valuation Consultant has reconciled any differences with the Appraiser, the final Appraisal Report will be issued.

II. Valuation Consultant Scope of Services

The primary role of the Valuation Consultant will be to administer the entire PEPF valuation process. It is anticipated that Principal will transfer to the Valuation Consultant all of the existing, new or updated DYNA cash flow files for the PEPF assets. It is imperative that the integrity of these files remains intact, as information from the DYNA files will be used to populate MRI and other data tools required by Principal and the Fund. Following are the services to be provided by the Valuation Consultant.

³ Fuente: United States Property Fund VI S.C.S. IV. Valuation Policy

Anexo N°2: Política de Valorización de Inversiones ³

A. Set Up and Coordination

1. Meet with Principal to discuss finalizing policies and procedures of data exchange for valuation management purposes.
2. Configure appraisal management software to facilitate exchange of Dyna files, MRI, ReQuest (if applicable), budgets utilizing Principal's Charts of Accounts, and any other property management programs.
3. Set up a PEPF directory of all properties, Principal's asset managers, 3rd party property managers and the Appraisal Firms.
4. Conduct training and quarterly review sessions with Principal personal, as directed.
5. Coordinate exchange of current and historical data from Principal to the Valuation Consultant.

B. External Appraisal Management

1. Evaluate and distribute appraisal contracts to the Appraisers for the initial three (3) year engagement cycle.
2. Distribute information request lists to the Principal asset managers and property managers, and coordinate/monitor information distribution to the Appraisers.
3. Coordinate the Appraisal process, answering questions from Appraisers, and monitor the timeline with respect to appraisal due dates.
4. Collect draft Appraisal Reports, Executive Summaries, and cash flows from the Appraisers in electronic format and distribute to Principal for review.
5. The Valuation Consultant will complete an Appraisal Review of each draft Appraisal in conformance with Standard 3 of USPAP.
6. Coordinate Appraisal Reviews with Principal and communicate any comments to the Appraiser.
7. During each valuation cycle, once all draft Appraisals are completed, the Valuation Consultant will issue to PEPF a letter summarizing the results of the process. In cases where Principal disagrees with the Appraisal, the Valuation Consultant will undertake appropriate discussions with the Appraiser and, if necessary, provide additional market information to support valuation related questions. If additional discussions with the Appraiser do not result in an agreement on value, the Valuation Consultant will issue a letter stating the basis for disagreement and recommend a final value conclusion to Principal. Principal reserves the right to accept or reject the Valuation Consultant's value conclusions.
8. The Valuation Consultant will maintain a database of key appraisal assumptions from the Appraisal Reports. An Executive Summary acceptable to Principal and in accordance with NCREIF guidelines will be utilized to automate the report process, providing a database that can be utilized to produce reports required by Principal for the Fund.

C. Quarterly Valuation Management

1. Each quarter, for properties with value changes greater than 3%, the Valuation Consultant will provide a Limited Scope, Restricted Appraisal in accordance with USPAP standards that is based on the discounted cash flow and/or sales comparison approach, reporting quarter end value recommendations to Principal.
2. The quarterly Restricted Appraisal will reflect material changes at the properties (e.g. leasing, operating expenses, capital expenditures, etc) or significant changes in the real estate or capital markets.
3. Principal will alert the Valuation Consultant of any "material events" that might impact value. The Valuation Consultant will subsequently determine the impact on value of the event.
4. Principal and the Valuation Consultant will establish a system whereby factual property data can be transferred on a timely basis. The Valuation Consultant will utilize this data to update the quarterly values. MRI and DYNA will be primarily utilized as the information exchange vehicle.

D. Additional Services to be provided:

1. Access to a Comparable Sale Database, which can be proprietary or public.
2. The Valuation Consultant will provide a single point of contact for PEPF.

³ Fuente: United States Property Fund VI S.C.S. IV. Valuation Policy

Anexo N°3: Notas Estados Financieros al 31 Diciembre del 2018⁴

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Real Estate—Real estate investments are carried at fair value. Properties owned are initially recorded at the purchase price plus closing costs. Development costs and major renovations are capitalized as a component of cost, and routine maintenance and repairs are charged to expense as incurred. PEPF does not record depreciation or amortization on real estate as fair value estimates take into consideration the effect of physical depreciation.

3. FAIR VALUE MEASUREMENTS

In determining fair value, PEPF uses various valuation approaches. ASC 820, Fair Value Measurement, establishes a fair value measurement framework and emphasizes that fair value is a market-based measurement, not an entity-specific measurement.

Therefore, a fair value measurement should be determined based on the assumptions that market participants would use in pricing an asset or liability.

The standard establishes a hierarchy for inputs used in measuring fair value that maximizes the use of observable inputs and minimizes the use of unobservable inputs by requiring that the most observable input be used when available. Observable inputs are inputs that the market participants would use in pricing the asset or liability developed based on market data obtained from sources independent of PEPF. Unobservable inputs are inputs that reflect PEPF's judgments about the assumptions market participants would use in pricing the asset or liability developed based on the best information available in the circumstances. The hierarchy is measured in three levels based on the reliability of inputs:

Level 1—Valuations based on quoted prices in active markets for identical assets or liabilities that PEPF has the ability to access.

Level 2—Valuations based on quoted prices in less active dealer or broker markets. Fair values are primarily obtained from third party pricing services for identical or comparable assets or liabilities.

Level 3—Valuations derived from other valuation methodologies, including pricing models, discounted cash flow models, and similar techniques, and not based on market, exchange, dealer, or broker-traded transactions. Level 3 valuations incorporate certain assumptions and projections that are not observable in the market and significant professional judgment in determining the fair value assigned to such assets or liabilities.

In instances where the determination of the fair value measurement is based on inputs from different levels of the fair value hierarchy, the level in the fair value hierarchy within which the entire fair value measurement falls is based on the lowest level input that is significant to the fair value measurement in its entirety.

The following is a description of the valuation techniques used for assets and liabilities measured at fair value:

Real Estate—Real estate values are based upon independent appraisals or internally prepared valuations. An independent consultant (the "Valuation Consultant") selected by PrinREI oversees and administers the appraisal process for PEPF. Real estate investments are stated at fair value as determined by the Valuation Consultant and approved by PEPF management. Appraisals are performed for each investment annually by independent external appraisers with all appraisals being performed in accordance with the Uniform Standard of Professional Appraisal Practice. Thereafter, and with the approval of PEPF management, values are updated on at least a quarterly basis by the Valuation Consultant based on changes in factors such as occupancy levels, lease rates, overall market conditions, and capital improvements. Determination of fair value involves subjective judgment because the actual fair value of real estate can be determined

⁴ Fuente: Principal Enhanced Property Fund, L.P. Consolidated Financial Statements as of and for the Years Ended December 31, 2018 and 2017, and Independent Auditors' Report, Deloitte & Touche LLP. Págs . 10-13-14-15

Anexo N°3: Notas Estados Financieros al 31 Diciembre del 2018⁴

only by negotiation between the parties in a sales transaction.

The values of real estate investments have been estimated giving consideration to one or more of the following valuation approaches: (i) income, (ii) cost, and (iii) sales comparison. The income approach estimates an income stream for a property (typically 10 years) and discounts this income plus a reversion (presumed sale) into a present value at a risk adjusted rate. For certain properties in which an income stream beyond one year is not subject to reasonable estimation, a direct capitalization method is utilized on one year of income. Significant inputs to the income approach include discount rates, terminal capitalization rates, overall capitalization rate, and market rental growth rates, all of which are derived from market transactions, where available, as well as other industry and market data. The cost approach estimates the replacement cost of the building less physical depreciation plus the land value. Generally, this approach provides a check on the value derived using the income approach. The sales comparison approach compares recent transactions to the appraised property. Adjustments are made for dissimilarities which typically provide a range of value. Generally, the income approach carries the most weight in the value reconciliation.

The values of real estate investments undergoing development have been prepared giving consideration to costs incurred to date and key development risk factors, including entitlement risk, construction risk, leasing/sales risk, operation expense risk, credit risk, capital market risk, pricing risk, event risk, and valuation risk. The fair value of investments undergoing development includes the timely recognition of estimated entrepreneurial profit after consideration of the items identified above.

PEPF's real estate investments are classified within Level 3 of the valuation hierarchy.

Unconsolidated Real Estate Joint Ventures—Unconsolidated real estate joint ventures are stated at the fair value of PEPF's ownership interest of the underlying entities. PEPF's ownership interest is valued based on the fair value of the underlying assets and liabilities including the underlying real estate and any related debt, which are both valued consistently with PEPF's wholly owned and consolidated real estate investments and debt, and other factors, such as ownership percentage, ownership rights, and distribution provisions. Upon the disposition of all real estate investments by an investee entity, PEPF will continue to state its equity in the remaining net assets of the investee entity during the wind down period, if any, that occurs prior to the dissolution of the investee entity. PEPF's unconsolidated real estate joint ventures are classified within Level 3 of the valuation hierarchy.

⁴ Fuente: Principal Enhanced Property Fund, L.P. Consolidated Financial Statements as of and for the Years Ended December 31, 2018 and 2017, and Independent Auditors' Report, Deloitte & Touche LLP. Págs . 10-13-14-15