

# Fourth Quarter 2021

**Results Presentation** 

February 2022

Cementos Argos Cartagena Port



#### QUARTERLY RESULTS PRESENTATION

#### Disclaimer

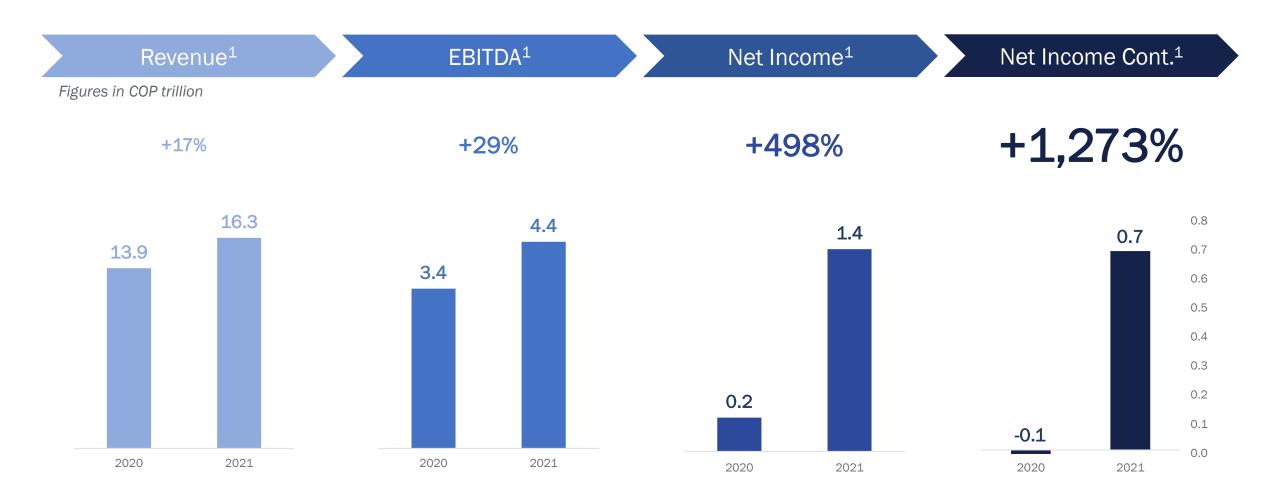
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GRUPO ARGOS RESULTS 4Q2021

### Cumulative results for the year show strong operational leverage

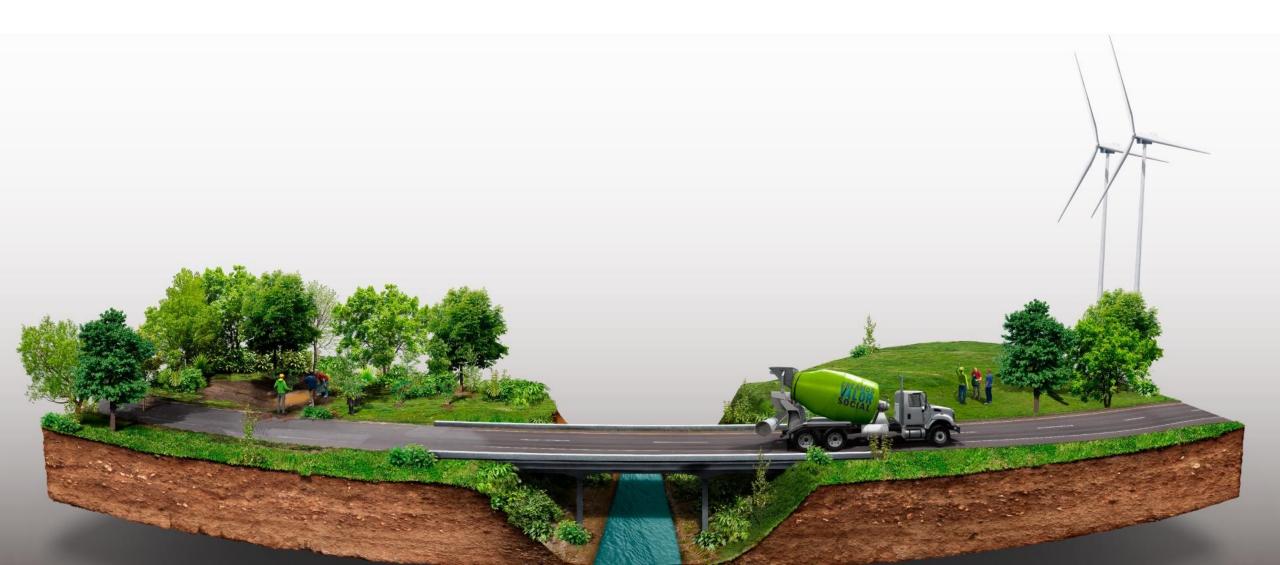




1. Proforma Results - exclude M&A transactions and non-recurring transactions for Grupo Argos

# Operating Results – Grupo Argos Businesses





#### GRUPO ARGOS RESULTS 402021 CemArgos: Strong operating performance across all company regions





#### Historical record for annual EBITDA (COP 2.2 trillion in 2021)<sup>1</sup>

• Adjusted EBITDA for the year is the highest figure in the company's entire history and the adjusted EBITDA margin is the highest since 2005 when Cementos Argos' expansion into the United States began.



#### Improved credit rating outlook

- Fitch Ratings recently upgraded its local long-term debt rating outlook from neutral to positive based on outstanding results and expectations for future cash generation.
- Net Debt / EBITDA ended the year at 2.9x



#### Export capacity from the Cartagena plan tripled

- A new pier was inaugurated at the Cartagena port in February 2022
- The port will have enough capacity to move 3.5 million tons of material per year (clinker, cement, and other raw materials)



#### GRUPO ARGOS RESULTS 402021 2021 ends with the highest EBITDA in history and the highest EBITDA margin since 2005 (annual)





1. Proforma EBITDA excludes the Argos USA DPA in 4Q2020 (US\$ 20mm) and EBITDA generated by divestment in the Dallas operations in 4Q2021 (COP 180 bn)

#### GRUPO ARGOS RESULTS 402021 Celsia: The company ends 2021 with a record EBITDA of COP 1.4 billion





#### EBITDA closes at COP 1.4 trillion (+11% YOY) for 2021

- Highest figure in the company's history
- EBITDA grows to COP 1.5 trillion after incorporating the EBITDA generated by the CAOBA platform (COP 156 billion) that had not been consolidated since the alliance with Cubico



#### Progress with the El Tesorito gas thermoelectric project

- Construction of El Tesorito is moving forward positively (200MW capacity)
- The construction team included 379 people from Sahagún, boosting the regional economy
- Reforestation project is progressing to make this project carbon neutral



#### GRUPO ARGOS RESULTS 402021 Increased generation and sales support financial growth in the quarter





1. Proforma revenue and EBITDA exclude the effect of the divestment in Celsia Move in 4Q2021

#### GRUPO ARGOS RESULTS 402021 Odinsa: Crecimiento acelerado del tráfico aeroportuario y del tráfico vial





#### Opain moved over 3 million passengers in December

- This is the highest traffic recorded by the airport since the start of the pandemic and is close to the average monthly traffic for 2019
- 1.4 million PAX were mobilized in December 2021 (+120% in Dec-21) and 3.2 million PAX were mobilized in December 2019 (-5% in Dec-21).
- The good traffic dynamics allowed the airport to book a positive net profit of COP 30 billion in 4Q21



#### Odinsa's TPD increased by 20% YOY in 4Q2021

- 133 thousand vehicles per day were mobilized on average during the quarter, an increase of 20% compared to the 111 thousand mobilized during 4Q2020
- Highway EBITDA contributions increased 209% YOY, growing from COP 93 billion in 4Q2020 to 286 billion in 4Q2021



#### GRUPO ARGOS RESULTS 4Q2021

## Divestment in highway concessions in the Dominican Republic (ADN and BTA) for an IRR of 19%

#### Strategic Sale Rationale



#### Low investment scalability

 No PPP investment program in the Dominican Republic (no PPP has been awarded since ADN and BTA 20+ years ago)



# Return on investment and service of the debt highly reliant on timely payments by the government

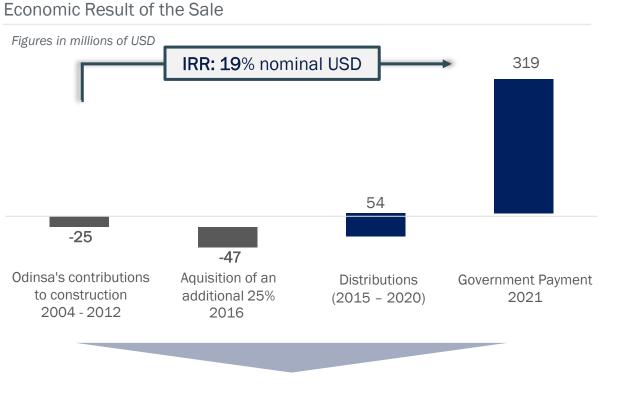
17% of the concessions' revenue comes from toll collections. The remaining 83% is paid by the government to cover the IMG



# Exit from a geography that is not a part of Odinsa's strategic core

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Exit opportunity (and capital rotation) that compensated the investment's capital cost



#### Cash Effect

 Odinsa receives USD 319 mm and achieves an IRR of 19% for the project

#### **Accounting Effect**

• Early contract termination had a negative effect on the P&L but did not represent cashflow for Odinsa



#### GRUPO ARGOS RESULTS 402021 Airport traffic for December was 3.3 mn PAX and highway TPD was 133 thousand at the end of the quarter





1. Proforma revenue and EBITDA exclude the effect of contract termination in ADN and BTA in 4Q2021

#### GRUPO ARGOS RESULTS 4Q2021

## Real Estate: National VIS demand drives the commercial strategy at Mallorquín with excess demand

Real Estate Business			
			COP bn
Cash flow	2021	2020	Var (%)
Revenue	161	71	127%
Net cash flow	80	14	486%

• Net cash flow in 2021 +486% YOY due to the VIS Project dynamics, new businesses in **Barú**, as well as advance payments from some customers

P&L <sup>1</sup>	2021	2020	Var (%)
Revenue	184	72	155%
EBITDA	33	-6	643%

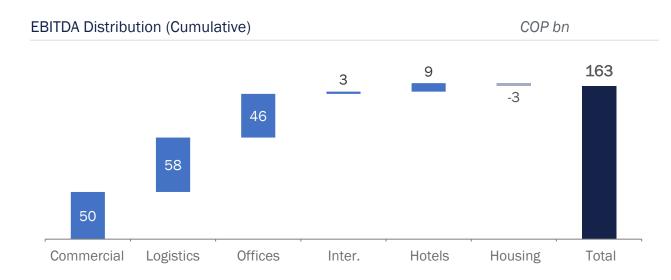
- Start of operations at the Sofitel Hotel with a good reception
- Residential sector of Calablanca reaches break-even and begins construction
- Successful call for Ciudad Mallorquin Stage 2
- Promise of sale signed for building a Boutique hotel and a Four Seasons hotel in Baru



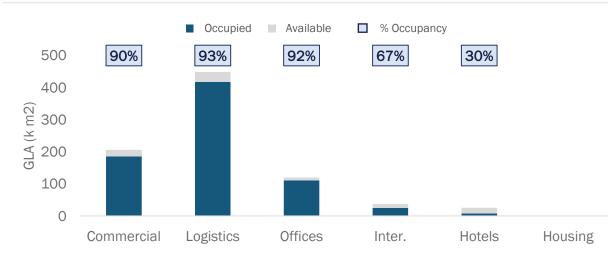
- **199% of the divestments** goal proposed for **2021** achieved
  - Sale of stake in Le Jeune Offices and Multifamily located in Miami for COP 311 billion
- 136 bn in contributionsreturned
- COP 225 bn in debt prepayments, achieving a *Loan to Value* of 41.04 (vs the previous 38.72



#### GRUPO ARGOS RESULTS 4Q2021 63% YOY EBITDA growth for the quarter, ending with a 47% margin



#### GLA and Occupation by Category (December 2021)



Main Figures	gures COP bn							
PACTIA FCP								
COP bn	4Q2021	4Q2020	Var.(%)	Dec-21	Dec-20	Var.(%)		
Revenue	108	74	45%	357	282	26%		
Operating Costs	37	25	50%	121	90	34%		
Op Expenses	20	18	8%	73	69	5%		
Ebitda	51	31	63%	163	123	33%		
Ebitda Margin	47%	42%	526 bp	46%	44%	229 bp		





## Consolidated and separate financial results







#### GRUPO ARGOS CONSOLIDATED RESULTS 3Q2021 Proforma EBITDA closes at COP 4.4 trillion, 29% higher than 2020 and 11% than 2019

Summary P&L	Quarterly Results			Cumulat	ive Results for	Cum. '21 vs '19		
COP bn	4Q - 2021	4Q - 2020	Var.(%)	Dec-21	Dec-20	Var.(%)	Dec-19	Var.(%)
Revenue	4,434	3,576	24%	16,309	13,991	17%	16,799	-3%
Costs, expenses, and other revenue	3,944	3,210	23%	13,692	12,352	11%	13,722	0%
Operating Inc.	490	366	34%	2,617	1,638	60%	3,076	-15%
Ebitda	923	789	17%	4,336	3,355	29%	4,788	-9%
Ebitda Margin	21%	22%	-125 bp	27%	24%	261 bp	28%	-191 bp
Inc. before taxes	311	49	539%	1,657	406	308%	1,863	-11%
Taxes	63	61	4%	451	252	79%	607	-26%
Current	84	120	-30%	409	348	18%	579	-29%
Deferred	-21	-59	64%	42	-96	143%	28	47%
Net Income	248	-12	2153%	1,206	154	683%	1,256	-4%
Net income to the controlling interest	93	-84	210%	590	-100	690%	690	-14%
Net margin controlling interest	2%	-2%	446 bp	4%	-1%	433 bp	4%	-49 bp

Summary P&L - Proforma*	Quarterly Results			Cumulative Results for the Year			Cum. '21 vs '19	
COP bn	4Q - 2021	4Q - 2020	Var.(%)	Dec-21	Dec-20	Var.(%)	Dec-19	Var.(%)
Revenue	4,428	3,571	24%	16,302	13,949	17%	15,626	4%
Ebitda	1,211	862	40%	4,443	3,434	29%	3,998	11%
Net Income	516	61	747%	1,393	233	498%	642	117%
Net income controlling interest	227	-49	567%	685	-58	1273%	396	73%
Ebitda Margin	27%	24%	320 bp	27%	25%	263 bp	26%	167 bp

2Q) Sale Dallas RMC, Sale of share in associates



Proforma EBITDA for 2021 was 29% higher than in 2020 and 11% higher than in 2019

COP **1.4** tn

Proforma Net Income for 2021 was 498% higher than in 2020 and 117% higher than in 2019

\* Proforma Adjustments – only incorporate M&A transactions and non-recurring transactions for Grupo Argos 2Q) n/a

2020: 1Q) sale of Odempa shares

2021: 1Q) n/a .

February 2022

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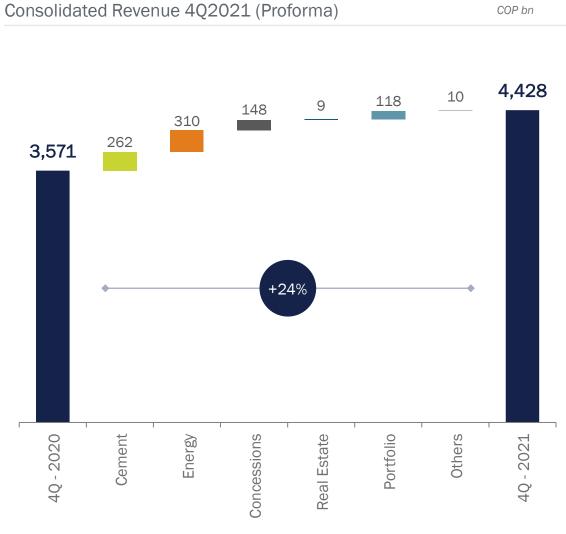
4Q) DPA Argos USA, sale of Caltek



40) Contract termination ADN & BTA. Sale Celsia Move

#### GRUPO ARGOS CONSOLIDATED RESULTS 4Q2021

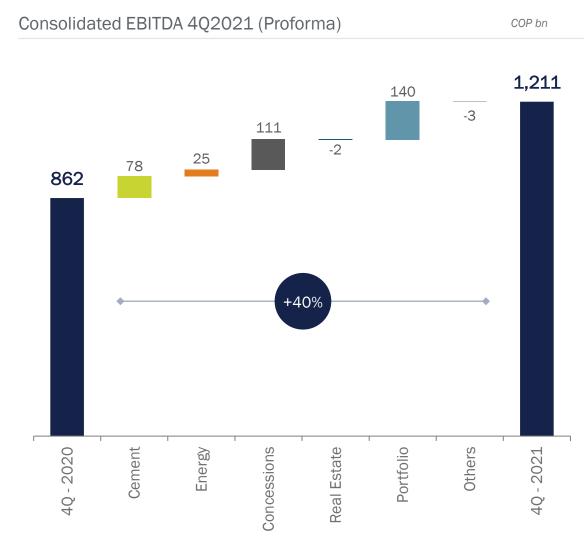
## 24% revenue growth (YOY) and 40% EBITDA growth (YOY) due to improved operating leverage



\* Proforma Adjustments – only incorporate M&A transactions and non-recurring transactions for Grupo Argos

2020 4Q) DPA Argos USA, sale of Caltek

2021 4Q) Contract termination ADN & BTA, Sale Celsia Move



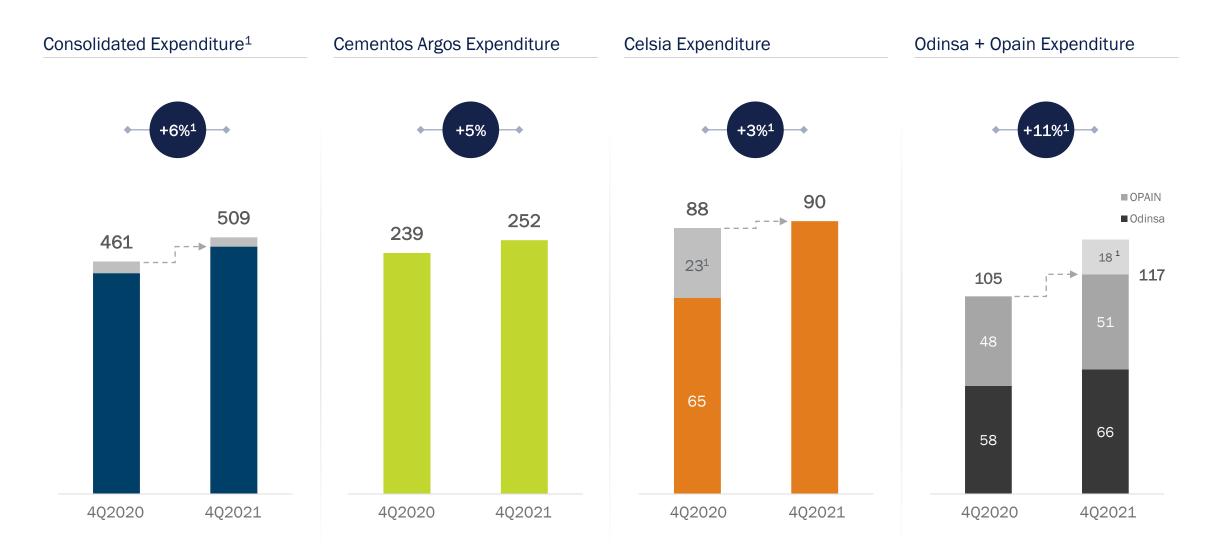
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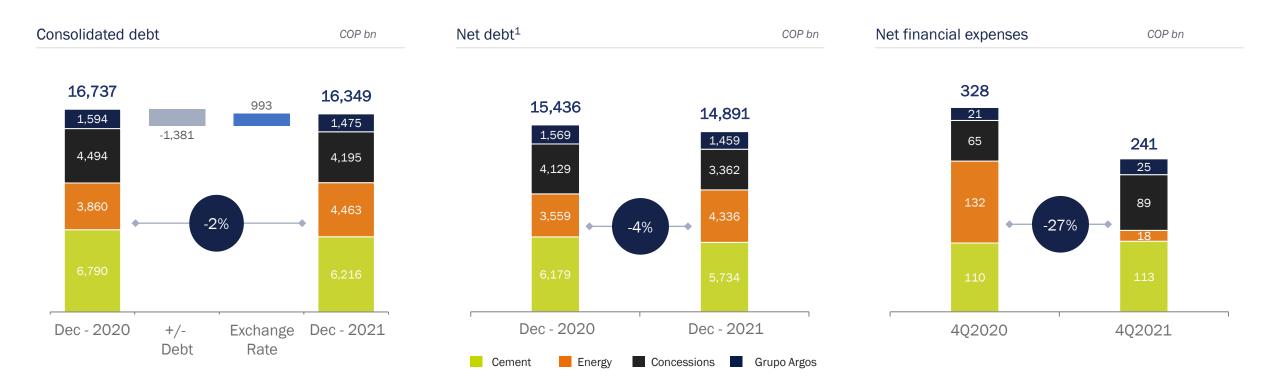
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GRUPO ARGOS CONSOLIDATED RESULTS 4Q2021

## Commitment to maintaining efficiencies and austerity policy regarding structural expenses



#### GRUPO ARGOS CONSOLIDATED RESULTS 4Q2021 Financial discipline and cash generation enable reduced indebtedness



Amortizations for COP 1.4 tn over the last 12 months enable a 2% reduction in overall indebtedness, a highlight of which is an 8% reduction in the net debt of Cementos Argos, which closes the quarter with a 2.9x Net Debt / EBITDA multiplier

AAA Credit rating from Fitch Ratings (Grupo Argos separate debt) and AA+ from S&P (Grupo Argos consolidated debt)



**GRUPO ARGOS SEPARATE RESULTS 4Q2021** 

Pro forma EBITDA for 2021 is +4.9 times that of 2020 and +2.0 times that of 2019

Summary P&L	Quarterly Results		Cumulati	ve Results fo	Cum. '21 vs '19			
COP bn	4Q - 2021	4Q - 2020	Var.(%)	Dec-21	Dec-20	Var.(%)	Jun-19	Var.(%)
Revenue	73	4	1982%	653	256	155%	846	-23%
Costs and other expenses	34	20	71%	114	63	81%	104	10%
GA Expenses	35	30	16%	136	129	6%	143	-5%
Operating Inc.	4	-46	110%	402	65	522%	599	-33%
Ebitda	9	-42	121%	420	83	405%	615	-32%
Ebitda Margin	12%	-1193%	-	64%	32%	3191 bp	73%	-841 bp
Inc. before taxes	-22	-68	67%	310	-38	914%	496	-38%
Taxes	-13	6	-309%	-26	21	-225%	13	-298%
Current	0	2	-113%	-1	9	-116%	-1	-50%
Deferred	-13	4	-438%	-25	12	-308%	14	-274%
Net Income	-9	-74	88%	336	-59	669%	483	-30%
Net Margin	-12%	-2105%	-	52%	-23%	7457 bp	57%	-558 bp
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Summary P&L - Proforma*	Quarterly Results			Cumulative Results for the Year			Cum. '21 vs '19	
COP bn	4Q - 2021	4Q - 2020	Var.(%)	Dec-21	Dec-20	Var.(%)	Dec-19	Var.(%)
Revenue	208	39	431%	747	256	192%	430	<b>74</b> %
Ebitda	143	-6	2372%	515	105	389%	257	100%
Ebitda Margin	69%	-16%	8510 bp	69%	41%	2776 bp	60%	912 bp
Net Income	125	-38	427%	431	-36	1312%	125	245%

2Q) Sale Dallas RMC, Sale of share in associates

COP **515** bn

Proforma EBITDA for 2021 is 4.9x that of 2020 and 2x that of 2019



Proforma Net Income for 2021 is 3.5x that of 2019

\* Proforma Adjustments - only incorporate M&A transactions and non-recurring transactions for Grupo Argos 2020: 1Q) sale of Odempa shares 2Q) n/a

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2021: 1Q) n/a

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3Q) n/a 3Q) n/a 4Q) DPA Argos USA, sale of Caltek 4Q) Contract termination ADN & BTA, Sale Celsia Move

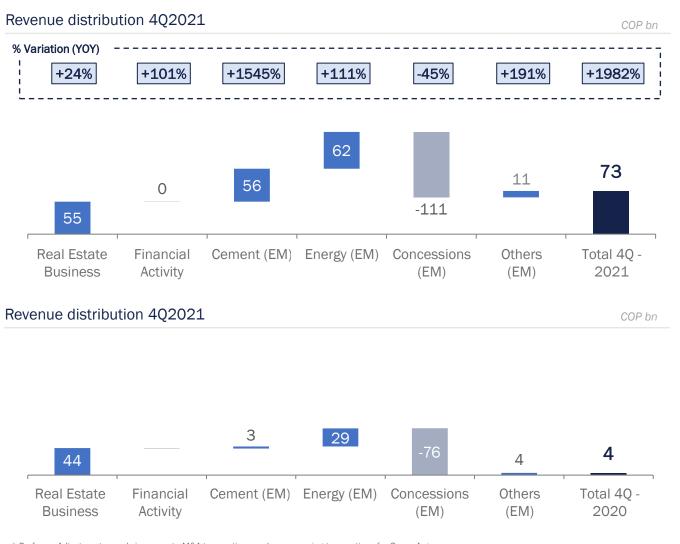


**GRUPO ARGOS SEPARATE RESULTS 402021** 

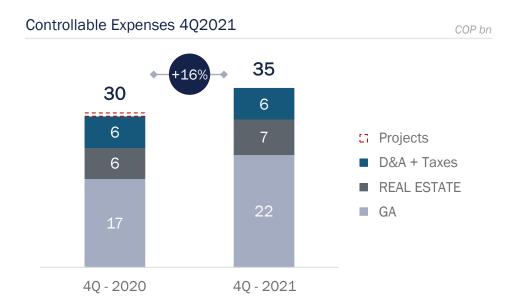
## The greatest increase in revenue contribution came from the cement business (+ COP 53 bn YOY)

3Q) n/a

3Q) n/a



2Q) Sale Dallas RMC, Sale of share in associates



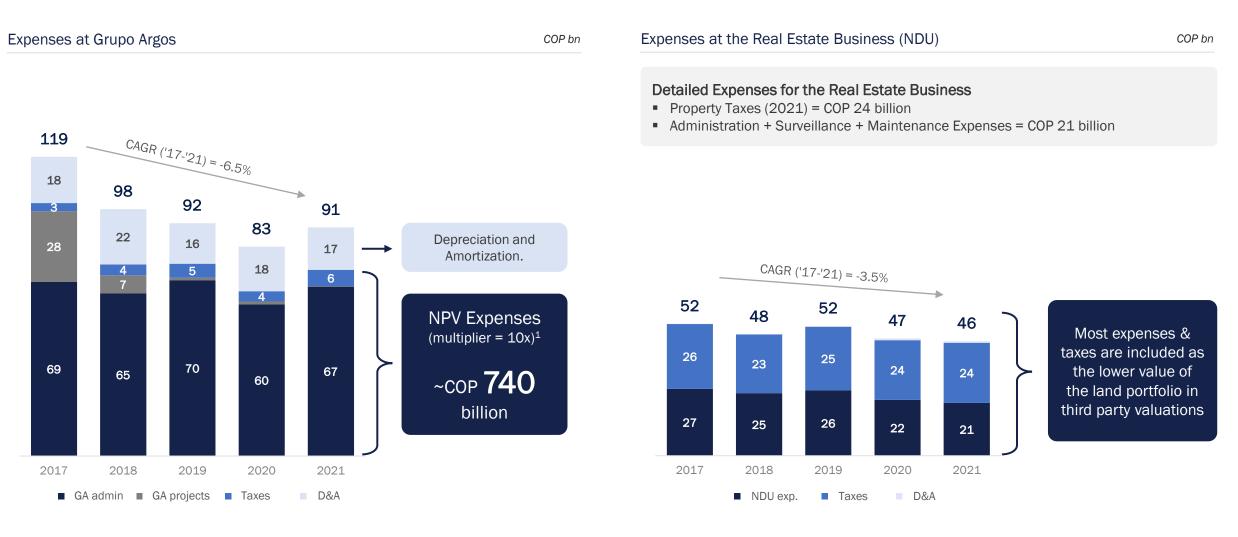
#### Separate revenues grow close to 2,000% YOY

- Early termination of the ADN and BTA contract had a negative COP 134 billion impact on EM Odinsa revenues. Eliminating this non-recurring effect, proforma revenue would be COP 208 billion for the quarter with a positive contribution from all businesses
- The greatest increase in revenue contribution came from the cement business, from COP 3 thousand in 4020 to COP 56 bn in 4021



GRUPO ARGOS SEPARATE RESULTS 4Q2021

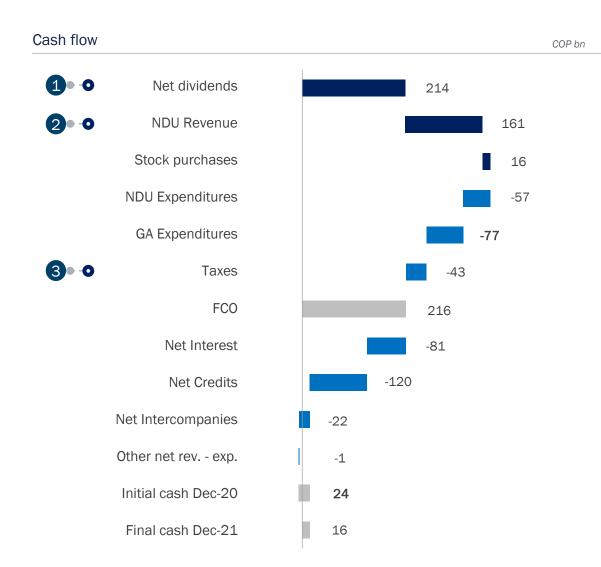
## Ongoing search for efficiency in expenditures at Grupo Argos and the Real Estate Business (NDU)



 $^{\rm 1}$  Indicative valuation with a 10x multiplier

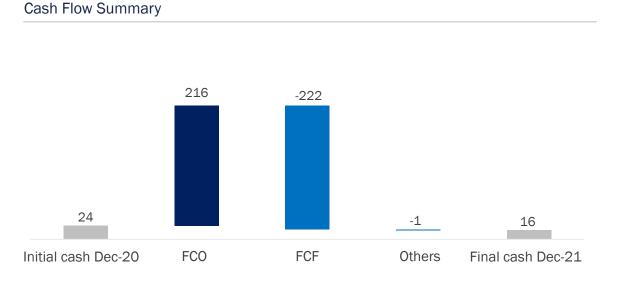
<sup>2</sup> Land carrying value (COP 2.4 tn), booked according to the Colliers appraisal and includes property tax expenditures and administrative expenses as lower land value <sup>3</sup> NDU overhead includes payroll, services, and travel

#### GRUPO ARGOS RESULTS 402021 Normalization of minimum cash strategy



#### Notes

- 1. Dividends received: COP 472 bn, dividends paid: COP 258 billion
- 2. Urbanized lots: COP 153 bn , in divestments: COP 4 billion, rent and others: COP 4 billion
- 3. Land tax: COP 24 mil mm, Net with. tax: COP 10 billion<sup>1</sup>, others: COP 9 billion



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<sup>1</sup> As of Dec-21, COP 39 bn in Withholding Tax had been paid and COP 29 bn in TIDIS received

GRUPO ARGOS SEPARATE RESULTS 4Q2021

## Cost of debt increases less than inflation thanks to Treasury strategies





1 Only includes capital balance 2. Portfolio of listed shares at the end of the month price + Share in Pactia

#### SUSTAINABILITY Recognition for good ESG practices

#### WE RANKED ON THE DJSI INDEX:

- 1st place worldwide.
- We were ranked on the Global Index, the Emerging Markets Index and the MILA (Latin American Integrated Market) Index.
- 88 of 100 score, 90 in the dimension, 84 in the environmental and 91 in the social dimension
- 9th consecutive year on the index.
- We earned a Gold Class medal in the S&P 2022 Sustainability Yearbook for good sustainability practices.

#### OTHER ACKNOWLEDGEMENTS:

- Highlighted on **the Bloomberg Gender Equity Index**. Only three Colombian companies included.
- We contribute to gender equality and women's empowerment. We were highlighted worldwide on the gender equality index promoted by *Bloomberg*, the *Equipares* seal given by the Ministry of Labor and recognized by the ACRIP (Colombian Human Management Federation, in Spanish) for good sustainable labor practices.
- We were recognized by the Alas20 ranking as the fifth leading company as regards the corporate governance component.







Member of Dow Jones Sustainability Indices Powered by the S&P Global CSA



S&P Global

#### SUSTAINABILITY Climate Change Strategy

#### WE ARE COMMITTED TO REDUCE THE EMISSIONS OF THE GRUPO:



- Advance in the management of the risks and opportunities of climate change.
- ✓ Contribute to the 2030 Agenda and its SDG 13 Climate Action
- ▲ In 2022 we will continue to analyze the best way to support the carbon neutrality of the Business Group



## TRANSPARENCY COMMITMENT

- ✓ We published the progress, results and actions of our climate change strategy within the framework of the Task Force on Climate Relate Financial Disclosure, TCFD, and in accordance with our commitment to the 2030 Agenda and its 17 Sustainable Development Goals
- ✓ This report is a commitment with transparency, the objective is to offer in-depth and useful information to contribute to the vision and decision-making of all our stakeholders and that complements the mechanisms for disclosing information on the organization



GRUPO ARGOS RESULTS 402021 Results Guidance 2022



#### **Grupo Argos' Consolidated Results Guidance for 2022**

(operational guidance excludes the effect of non recurring transactions)

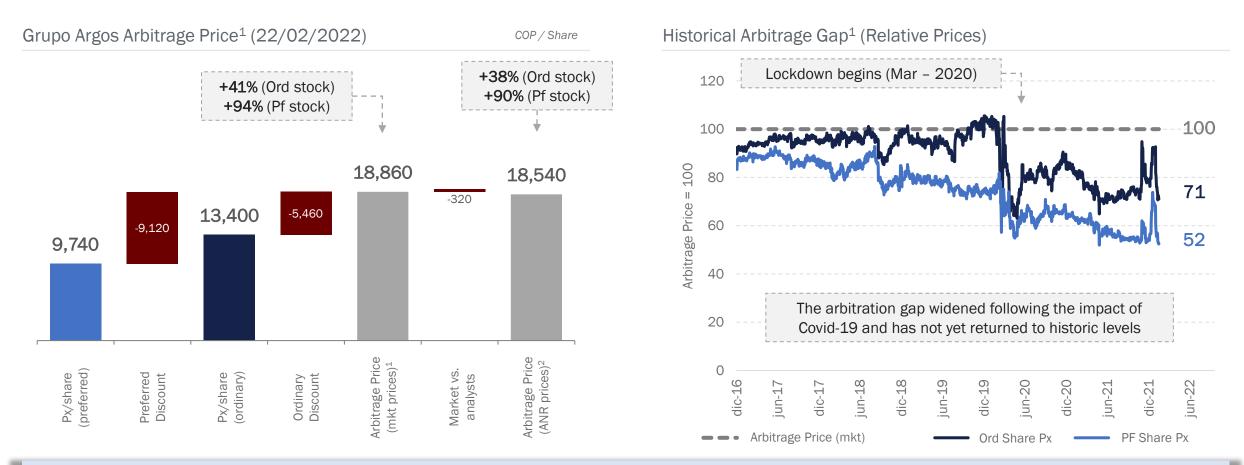


# Annexes





#### GRUPO ARGOS RESULTS 402021 Attractive valuation potential according to current arbitrage prices



Link to the Grupo Argos arbitrage calculator: https://www.grupoargos.com/es-co/inversionistas/calculadora-de-arbitraje

- 1. Arbitrage Value: price equivalent to the sum of Grupo Argos' investments, obtained from market prices of the shares listed on the Colombian Stock Exchange, the carrying value of investments not listed on the stock exchange, net debt and the present value of Grupo Argos' expenses and taxes (valued with a 10x multiplier). This does not constitute an offer, financial or economic advice, or recommendation for making investment decisions. Each user is responsible for confirming and deciding which operations to perform based on their own analyses and considering additional elements and information. Investors should act with due diligence when it comes to making business decisions and seek the advice of qualified professionals. Past value evolution or past results are not an indication of future evolution or performance. The information found in the Arbitration Calculator should not be construed as an implied promise or warranty.
- 2. Arbitrage Value (analysts): Uses the average target price of analysts that follow Grupo Argos' listed investments instead of the market price (source = S&P Capital IQ)

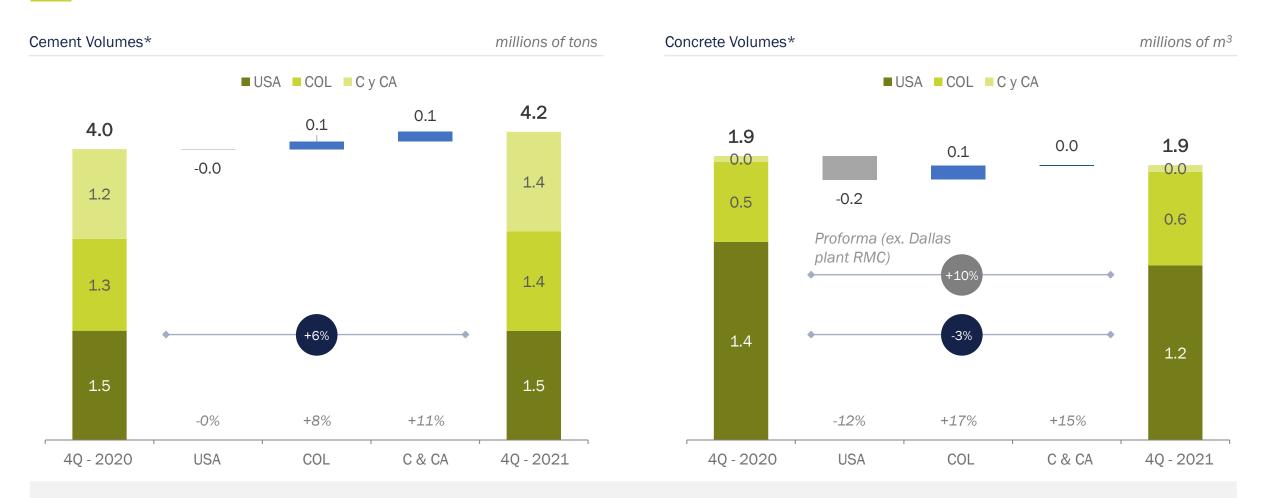
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# **Cement Business**



#### CEMENT BUSINESS 402021 Cement volume closes the quarter with 4.2 mm ton and 6% YOY growth



• In Colombia, housing initiation grew by 28% and new home sales by 29% during 2021

• Cement volumes in Florida were 20% higher than in 4Q20 and distribution center construction in the Carolinas continues influencing positive demand conditions.

• In C&CA, cement volume growth was influenced by the performance of Honduras, Dominican Republic, and export and trading volumes.

#### CEMENT BUSINESS 4Q2021

## Business dynamics enables EBITDA growth even with a global inflation in input and freight prices



- Adjusted EBITDA for the year is the highest in the company's history and the adjusted EBITDA margin is the highest since 2005 when Cementos Argos' expansion into the United States began.
- Inflationary pressures on costs in both segments continued. In RMC, mainly due to higher aggregate and fuel costs; and in cement due to energy, electricity, raw material and distribution costs
- Improved operating performance and decreased leverage levels enabled a growth in net income to close the quarter at COP 112 billion



. EBITDA grows 21% excluding the effect of the Argos USA DPA from 4Q2020

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# **Energy Business**





#### ENERGY BUSINESS 4Q2021

## Energy generation grows due to greater hydro generation and growth in non-conventional renewables



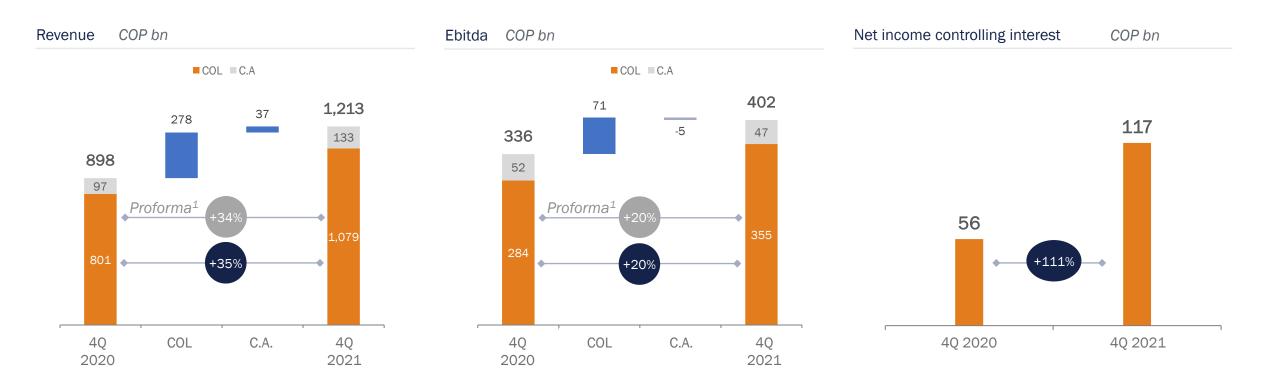
- In Colombia, higher hydro contributions than in the previous year resulted in hydro generation that grew 40.6% YOY while the commisioning of the Celsia Solar El Carmelo in Q1 2021 and Celsia Solar La Paila farms in Q2 2021 resulted in a 79.5% increase in solar generation.
- Revenue from the Reliability Charge was 31.9% higher YOY, an increase arising from greater firm energy traded in the secondary market and from an increase in the average exchange rate over the period.



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#### ENERGY BUSINESS 402021 Revenue, EBITDA and Net Income grow by double digits at Celsia



- In Colombia, generation revenues were \$346.06 billion, a 90.8% growth compared to the fourth quarter of 2020, explained by significant growth in the different lines of revenue. Revenue from retail sales were \$583.24 billion for the quarter, a growth of 13.6% over 4Q20 and explained by: i) higher demand, ii) rates increases driven by a higher PPI.
- Total EBITDA for the year was COP 1.5 trillion after incorporating the EBITDA generated by the CAOBA platform (COP 156 billion) that had not been consolidated since the alliance with Cubico



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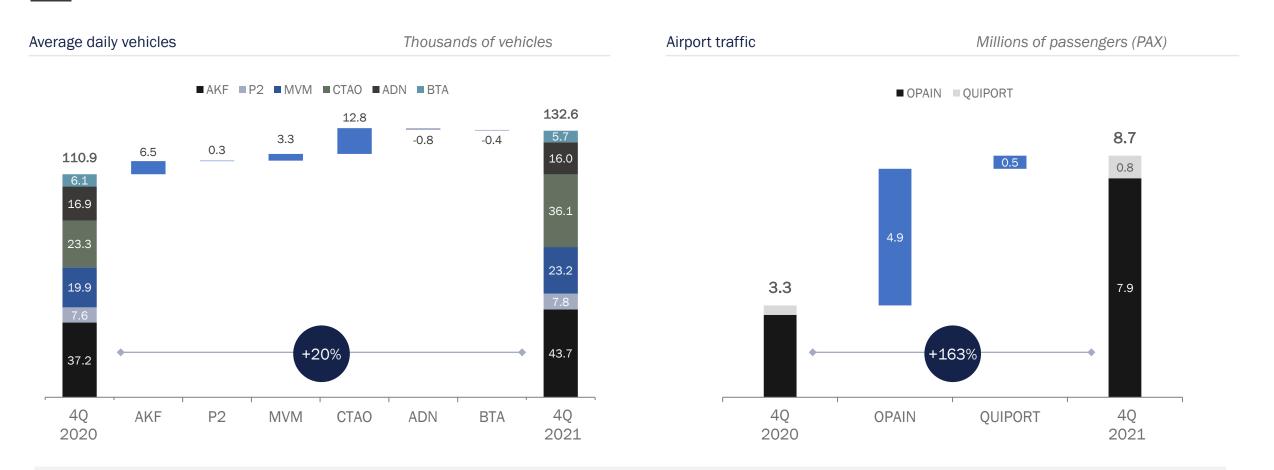
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# **Concessions Business**



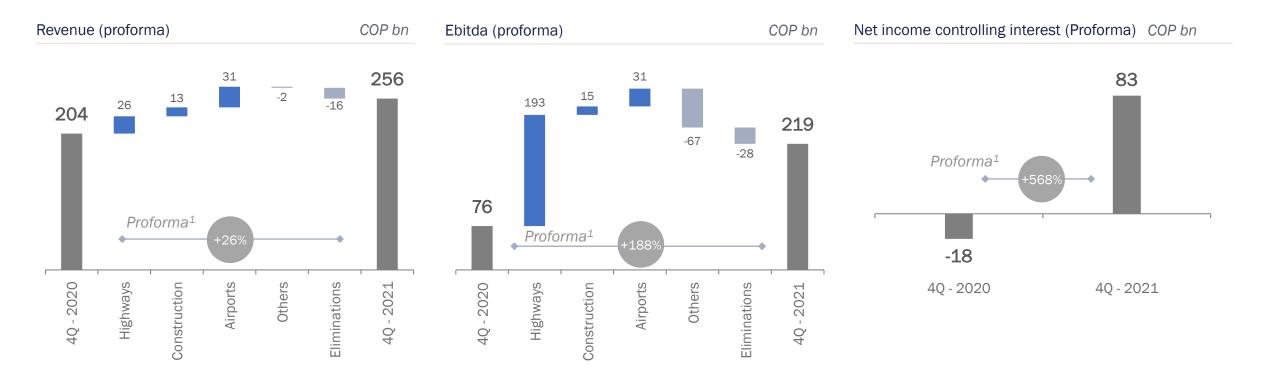


# 3.3 million PAX moved through airports in December, equivalent to 92% of the figure for Dec-19



- Traffic on Odinsa's highway concessions in Colombia increased significantly to 132.6 thousand total vehicles per day mobilized during the quarter
- Túnel de Oriente moved 36 thousand vehicles per day during the quarter, surpassing pre-pandemic levels and considering that this asset moves traffic between the city of Medellin and its international airport.
- The airport segment recorded its best month since the start of the pandemic with 3.3 million passengers mobilized in December

#### CONCESSIONS BUSINESS 402021 Growing results thanks to highway consolidation and airport recovery



- Widespread growth compared to 4Q2020 results heavily impacted by mandatory isolation measures
- Proforma Revenue and EBITDA growth maintained when comparing 4Q2021 vs 4Q2019 mainly due to good highway performance
  - Revenue +43%
  - EBITDA +67%
  - Net income (controlling interest) +87%

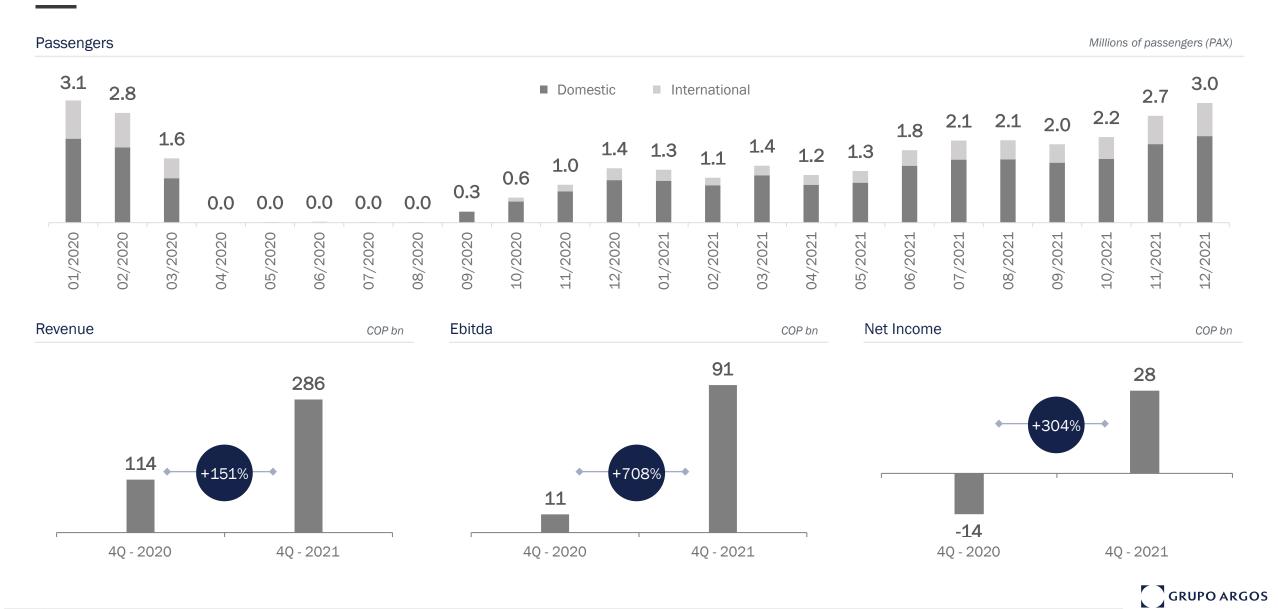
1. Proforma results exclude the effect of early contract termination in ADN and BTA



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CONCESSIONS BUSINESS - OPAIN 4Q2021

## Opain ends the month of December with 3 million PAX mobilized, only 5% less than December 2019





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