



Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report  
June 2025



Assets Under Management\* and Managed Area

COP\$ 566.324 Million



GLA: 83.979 sq.m



Rent

Since the beginning: 13,03% EAR



LTM: 13,92% EAR (CPI + 8,76%)



Economic and Physical Occupancy

Economic: 97,14%



Physical: 96,43%



Outstanding Lease Balance

0,45% (\$241,683,899)



Secondary Market

Traded Volume: YTD COP\$2 Million



Weighted average valuation price LTM : 99,90%\*\*\*



Dividend Yield

LTM: 5,13%\*\* (May: 5,51%)



Debt Structure

Capital: COP\$ 138.458 Million



Weighted average cost of debt 9,82% EAR\*\*\*\*



LTV\*\*\*\*\*: 25,08% < 35% Limit



\* Total Assets Under Management. Includes cash accounts, tangible assets, accounts receivable & other assets.

\*\* Yield Distributed During the Month Over the Monthly Average Security Price.

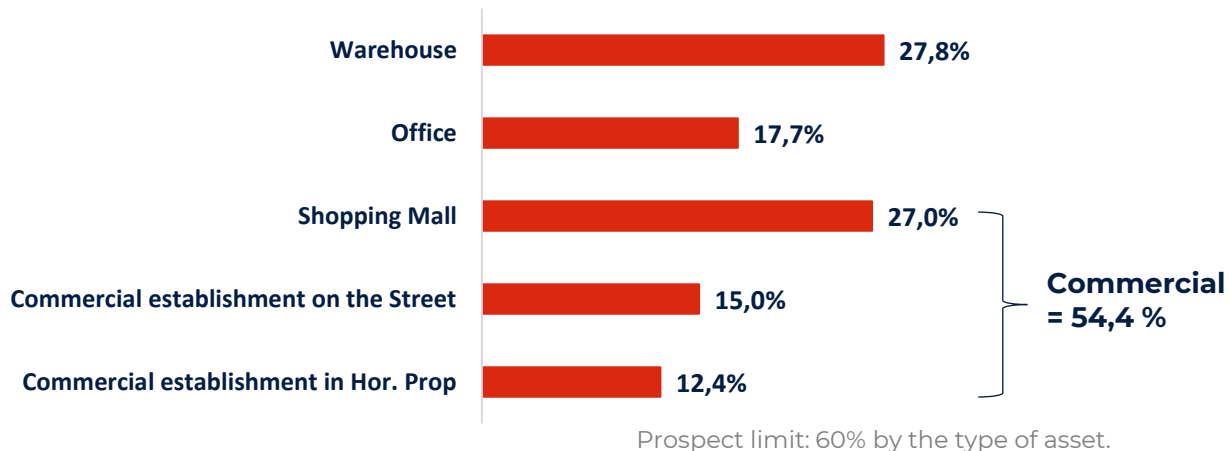
\*\*\* Weighted Average Valuation Price for the Last 12 Months as of the Reporting Date (Precia and PiP).

\*\*\*\* Weighted Average Cost of Debt.

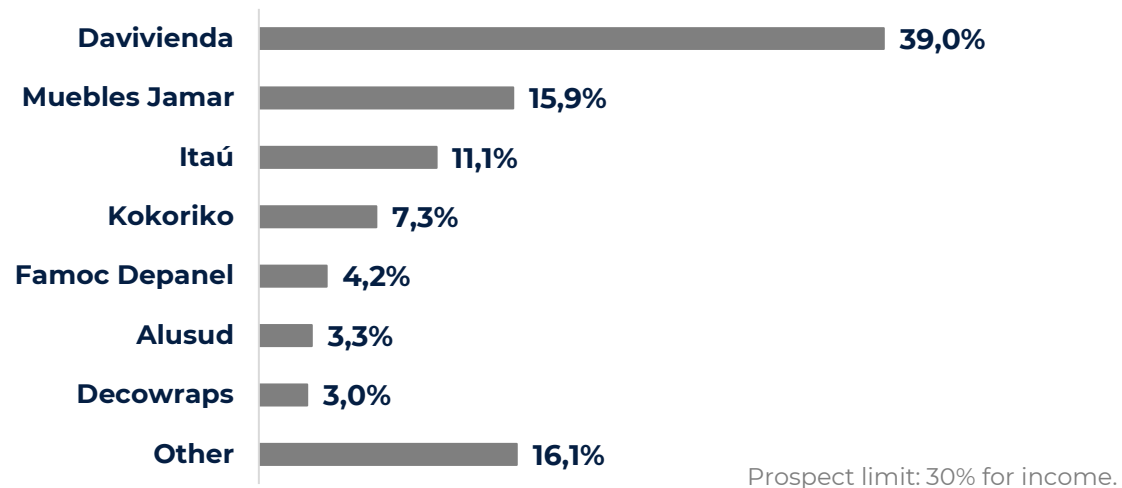
\*\*\*\*\* Loan to Value

TIN securities are participatory securities and, therefore, will not have a guaranteed return. Instead, their return will be variable and will depend on the performance of the investments that make up the Universality.

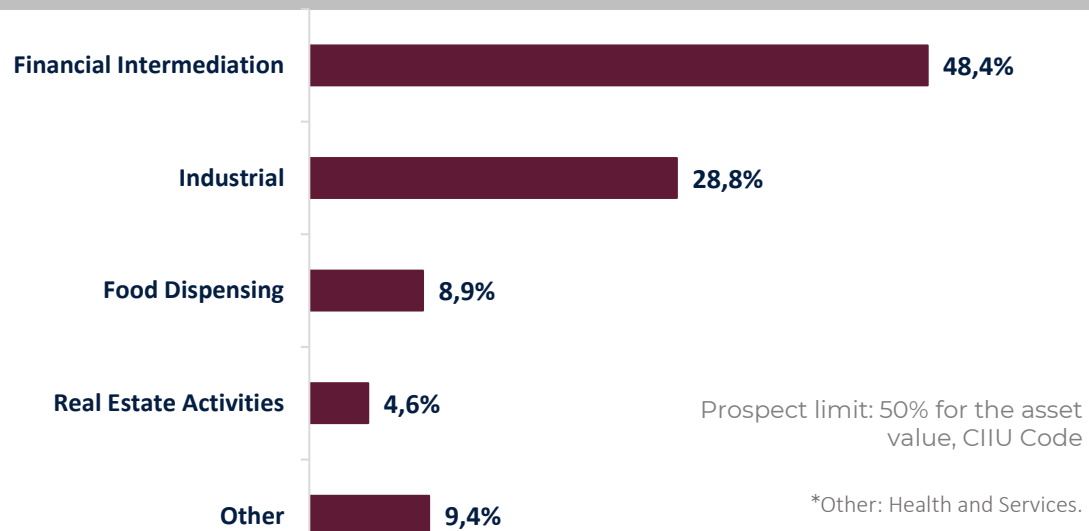
### By Type of Real Estate Property



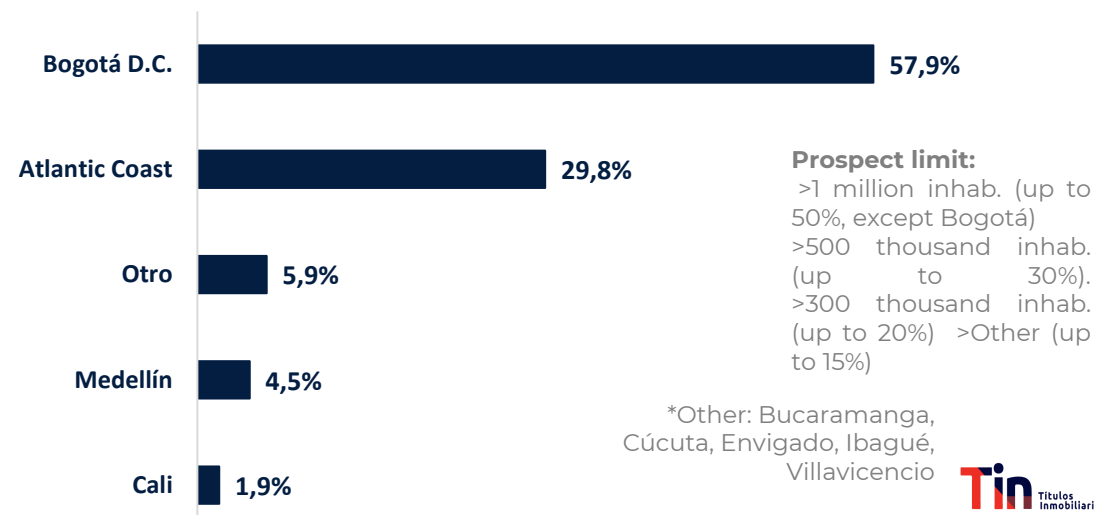
### By Tenant



### By Economic Sector



### By Geographic Location



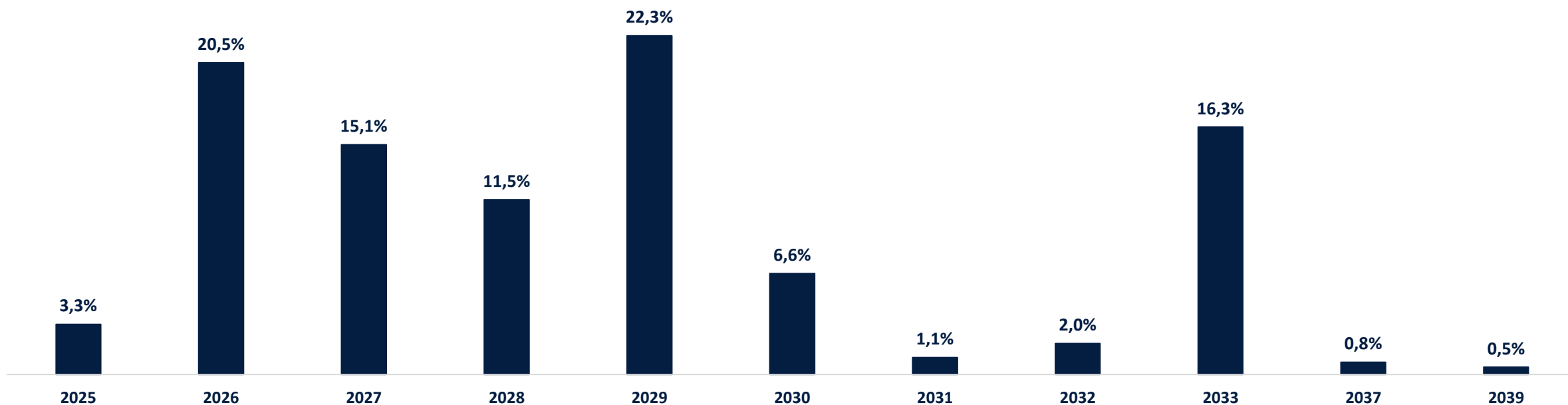


**38**  
Total Tenants



**3,99 Years**  
Weighted Average Lease  
Term Remaining

## Lease Expiration Profile



### Return



**13,03% EAR**

Since Inception:  
October 2018 – June 2025

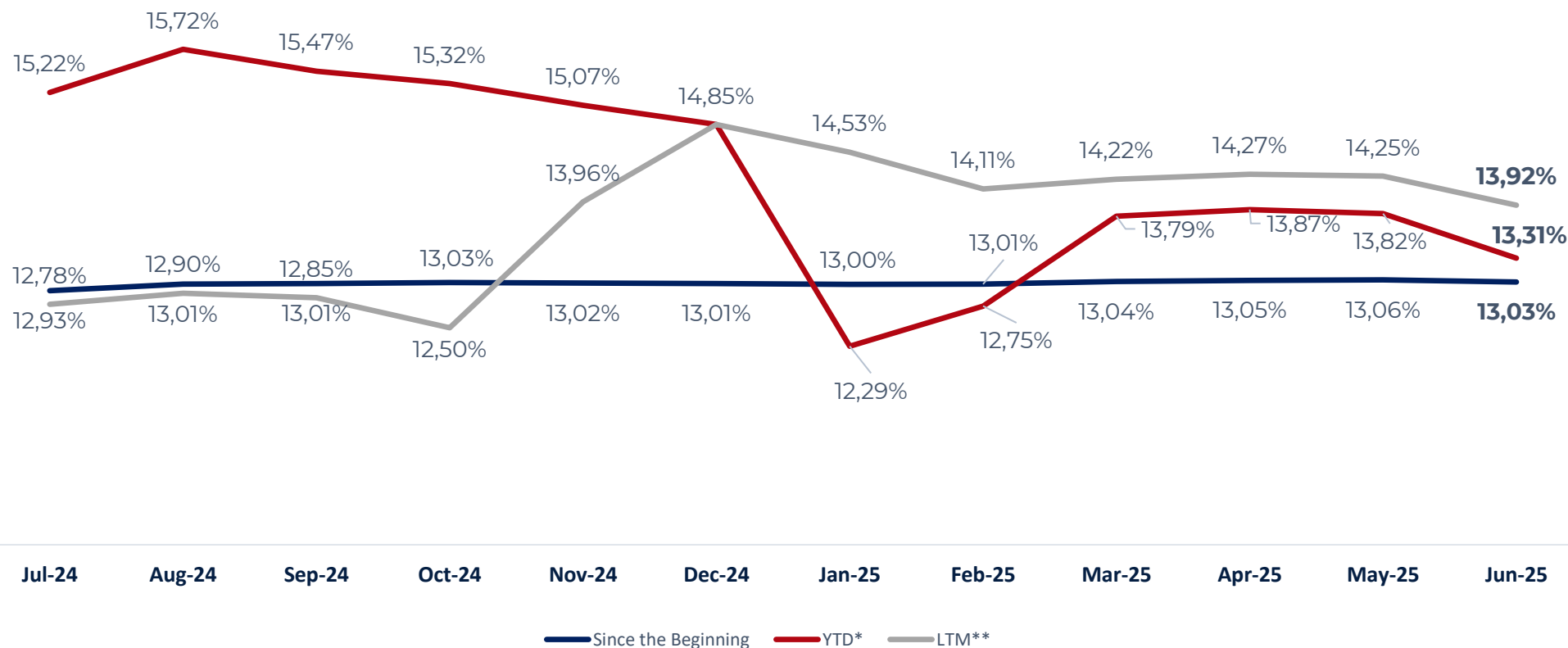
- 53,9% - **Capital Appreciation**
- 46,1% - **Cash Flow**



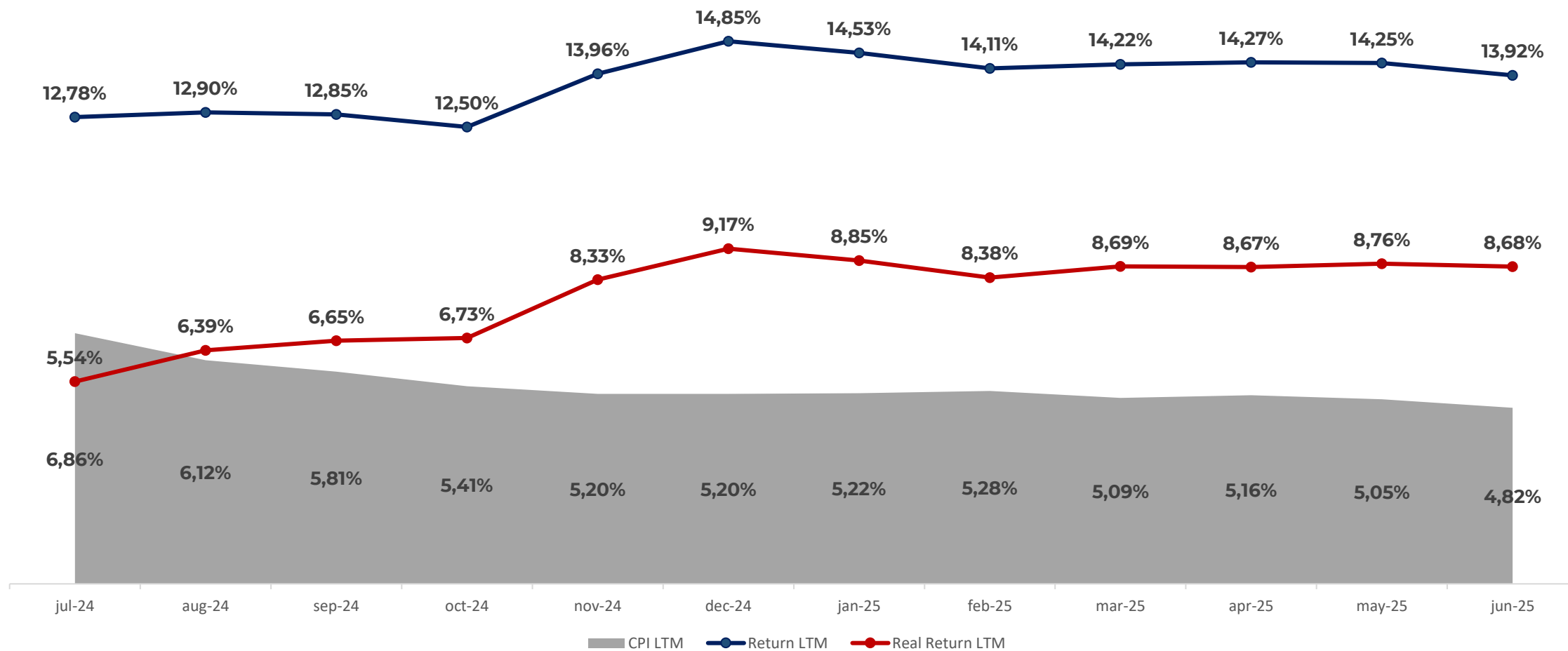
**13,92% EAR**

Last 12 months:  
Jul 2024 – June 2025

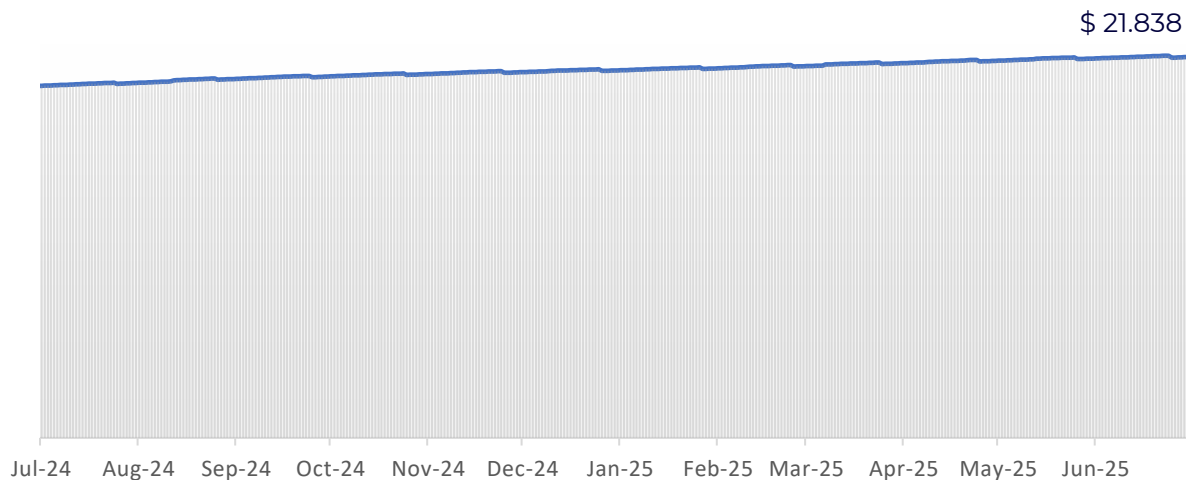
- 52,7% - **Capital Appreciation**
- 47,3% - **Cash Flow**



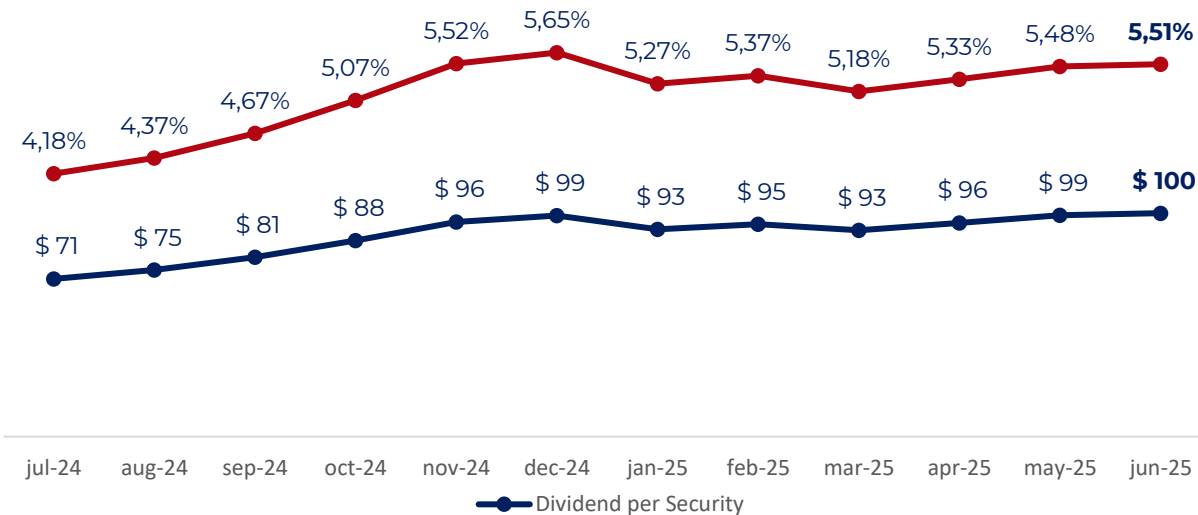
### Return LTM\*



## TIN Security Value



## Dividend Yield & Returns



**COP\$ 21.838**

Security Value as of  
June 30th 2025

**8,18%**

LTM security value's increase  
Vs \$20.187\* (Security Value 01/07/2024)



**5,13%**

Average DY LTM:  
07/2024 – 06/2025



**5,36%**

Average DY YTD:  
01/2025 – 06/2025



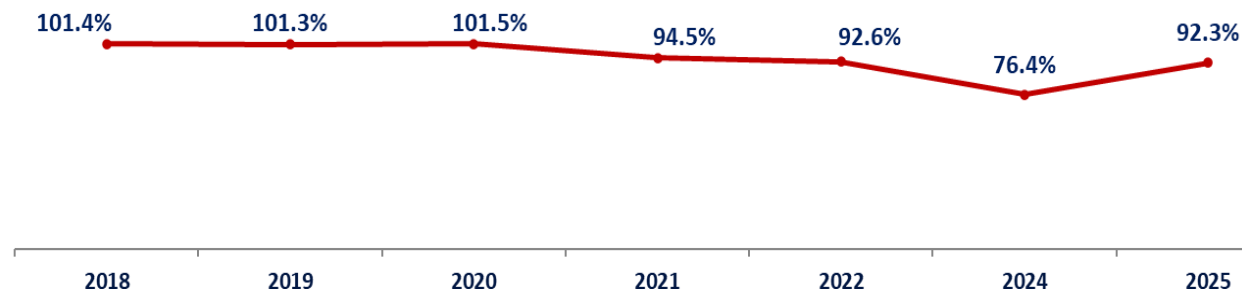
**5,51%**

DY June:  
06/2025

## Total Traded Amount (COP\$ Millions)



## Trade Price (Weighted Average) \*



**99,90%**  
Valuation Price\*\*



**19.463.850**  
Outstanding TIN  
Securities

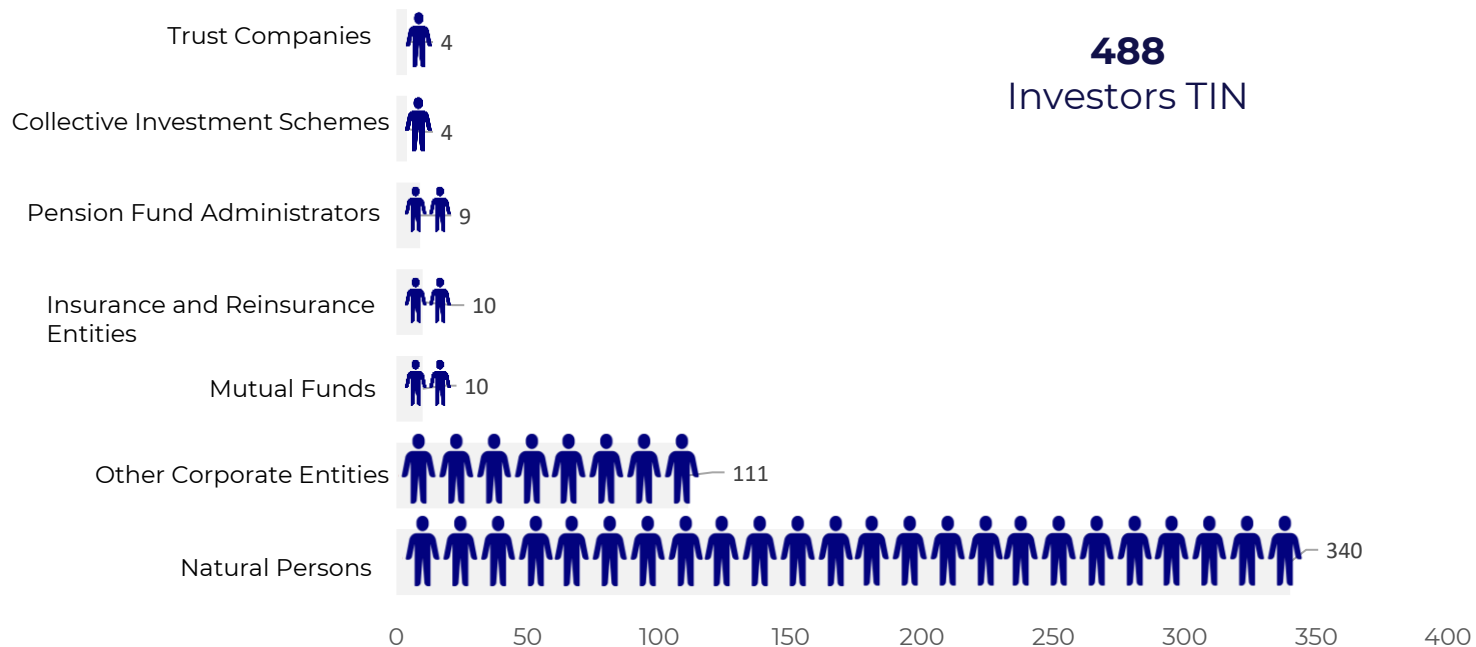
\*WAP: Weight average price

\*\* Precia's valuation Price June 30 2025

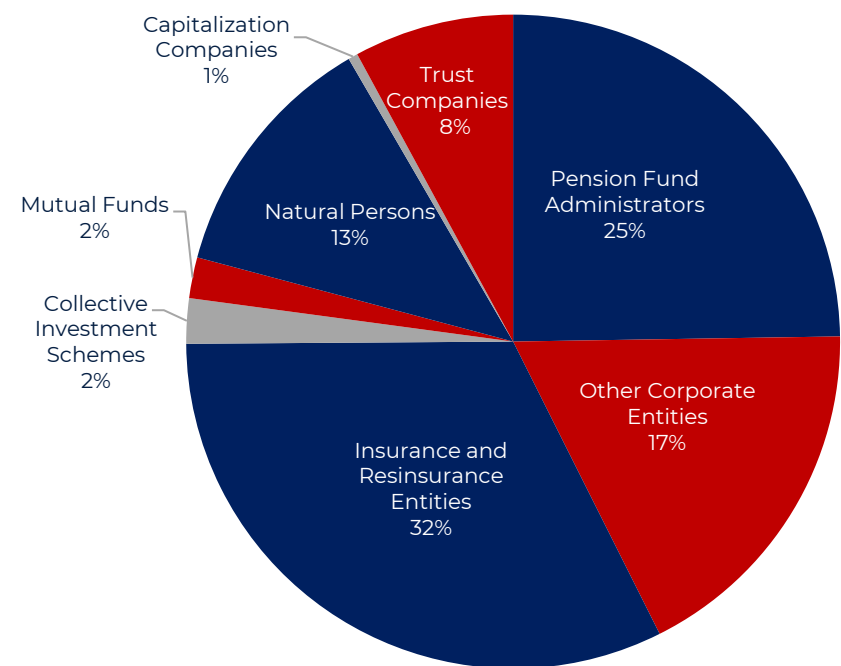
### Total Investors



**488**  
Investors TIN



### Investors per Amount



70%: Institutional Investors  
30%: Retail Investors