



Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report
July 2025



Assets Under Management* and Managed Area

COP\$ 567.877 Million



GLA: 83.979 sq.m



Rent

Since the beginning: 13,01% EAR



LTM: 13,58% EAR (CPI + 8,27%)



Economic and Physical Occupancy

Economic: 97,15%



Physical: 96,43%



Outstanding Lease Balance

0,56% (\$297.557.945)



Secondary Market

Traded Volume: YTD COP\$2 Million



Weighted average valuation price LTM : 100%***



Dividend Yield

LTM: 5,25%**
(July: 5,63%)

Dividend Yield calculated over the Net Asset Value of the Equity Security



Debt Structure

Capital: COP\$ 138.458 Million



Weighted average cost of debt 10,03% EAR****



LTV*****: 24,98% < 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.

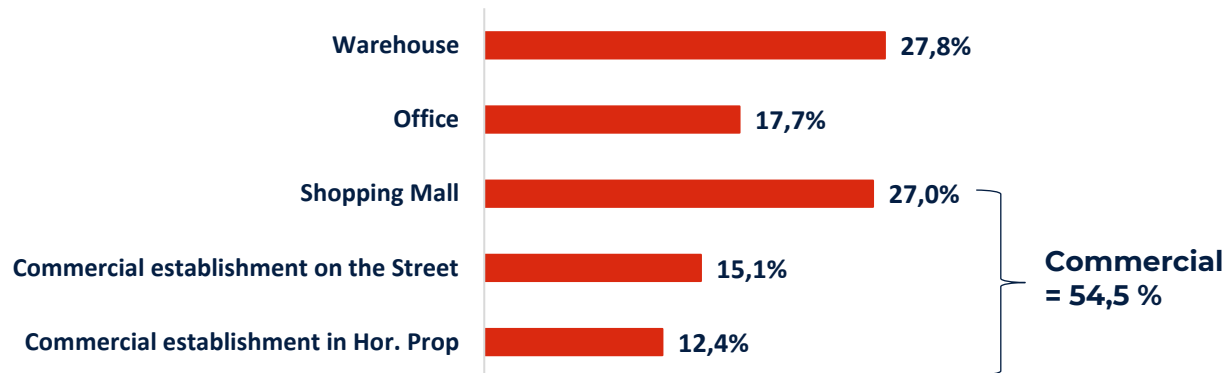
*** Weighted Average Valuation Price for the Last 12 Months as of the Reporting Date (Precia and PiP).

**** Weighted Average Cost of Debt.

***** Loan to Value

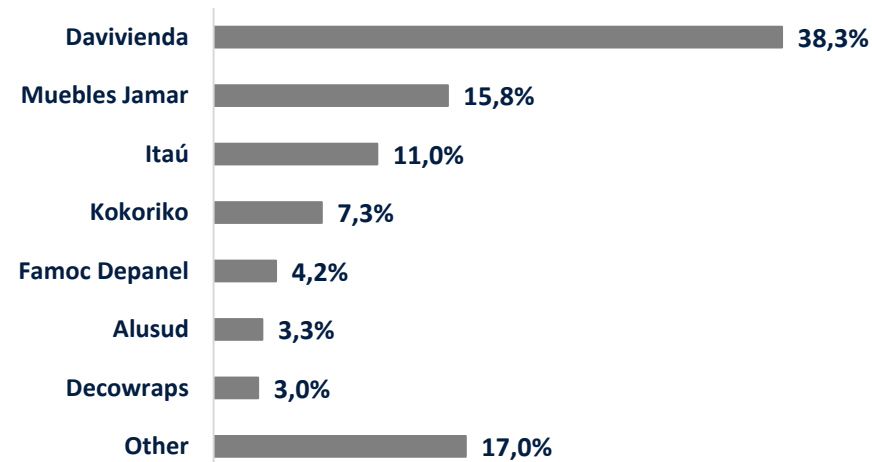
TIN securities are participatory securities and, therefore, will not have a guaranteed return. Instead, their return will be variable and will depend on the performance of the investments that make up the Universality.

By Type of Real Estate Property



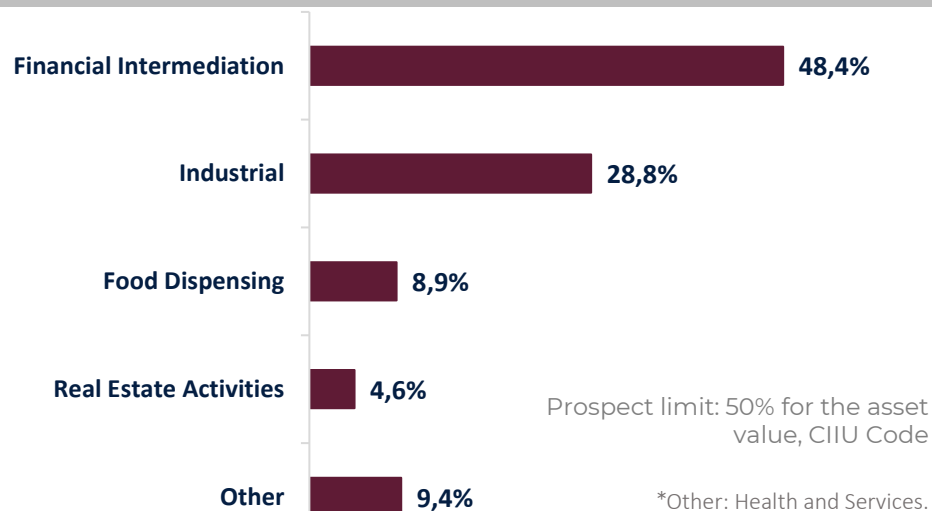
Prospect limit: 60% by the type of asset.

By Tenant



Prospect limit: 30% for income.

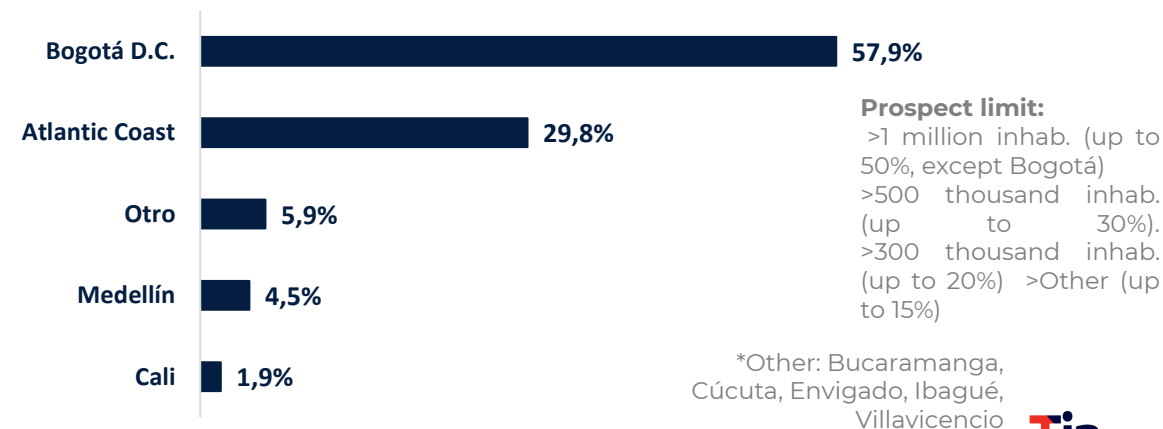
By Economic Sector



Prospect limit: 50% for the asset value, CIIU Code

*Other: Health and Services.

By Geographic Location



Prospect limit:
 >1 million inhab. (up to 50%, except Bogotá)
 >500 thousand inhab. (up to 30%).
 >300 thousand inhab. (up to 20%) >Other (up to 15%)

*Other: Bucaramanga, Cúcuta, Envigado, Ibagué, Villavicencio

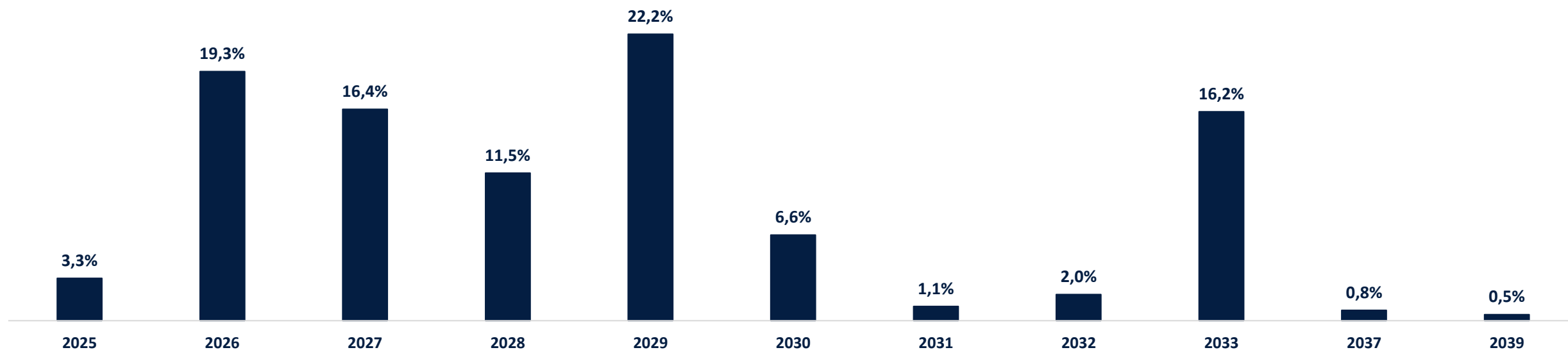


38
Total Tenants



3,91 Years
Weighted Average Lease
Term Remaining

Lease Expiration Profile



Return



13,01% EAR

Since Inception:
October 2018 – July 2025

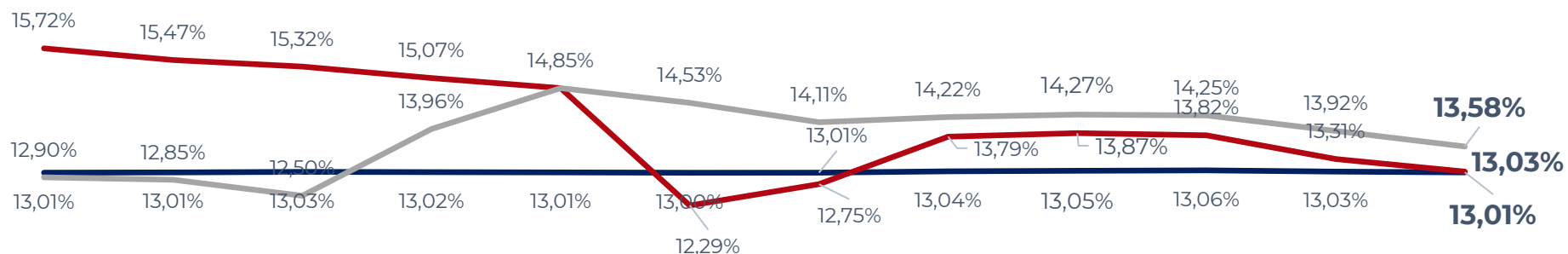
- 53,9% - **Capital Appreciation**
- 46,1% - **Cash Flow**



13,58% EAR

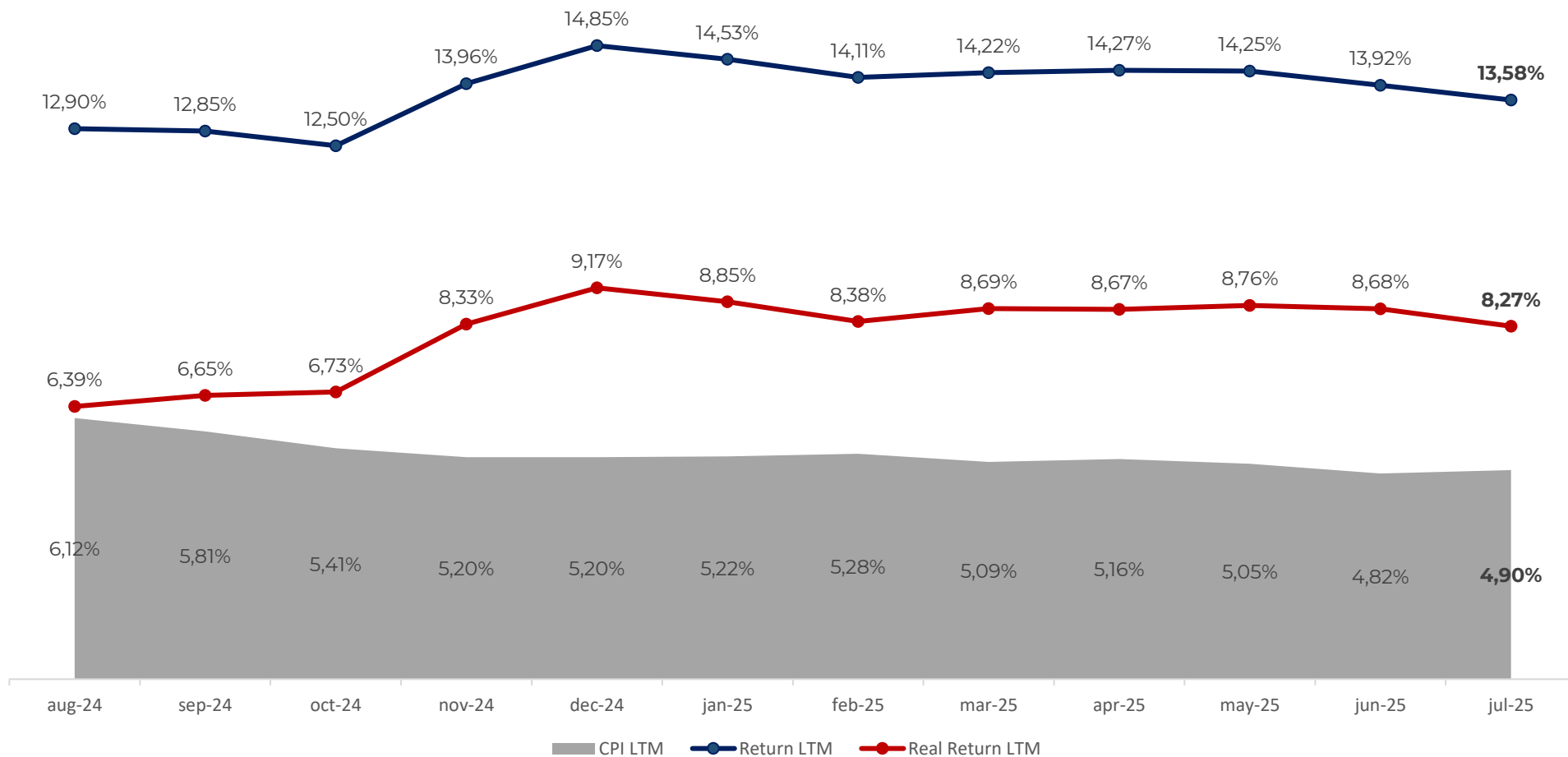
Last 12 months:
Aug 2024 – Jul 2025

- 51,3% - **Capital Appreciation**
- 48,7% - **Cash Flow**

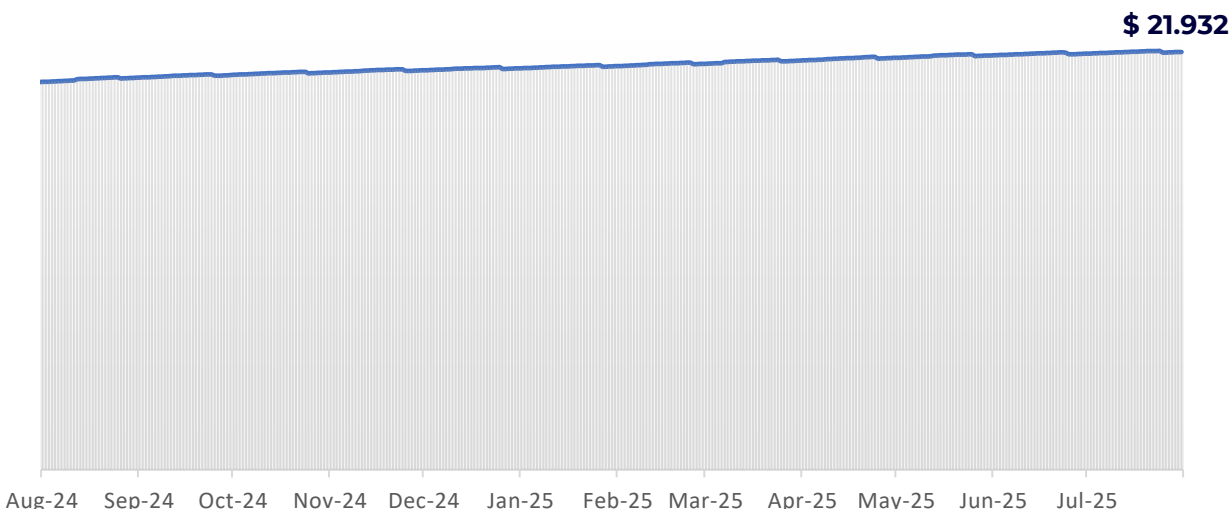


— Since the Beginning — YTD* — LTM**

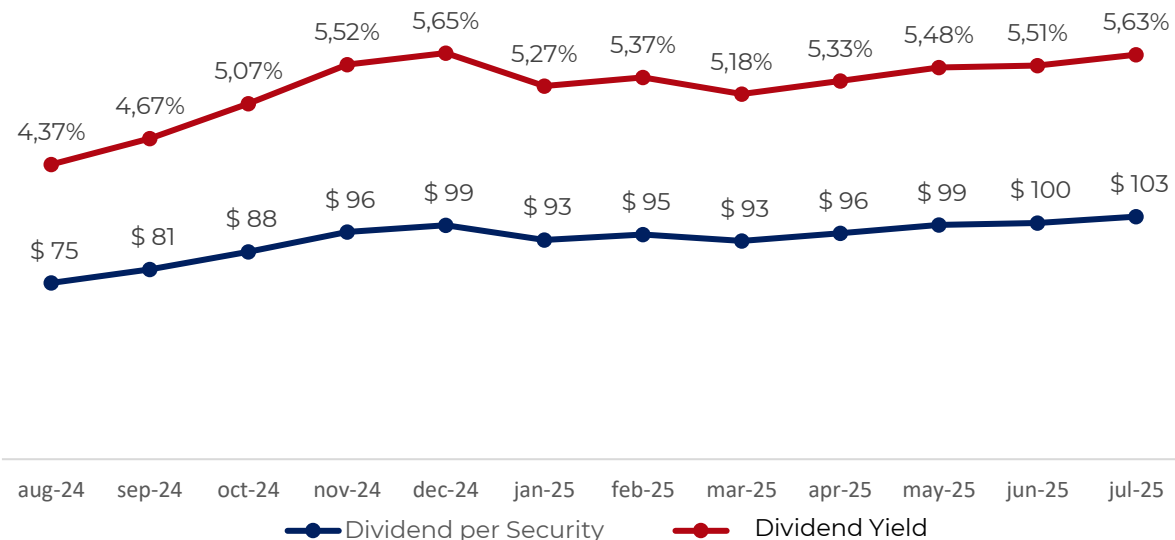
Return LTM*



TIN Security Value



Dividend Yield & Returns



COP\$ 21.932

Security Value as of
July 31th 2025

7,72%

LTM security value's increase
Vs \$20.360* (Security Value 01/08/2025)



5,25%

Average DY LTM:
08/2024 – 07/2025



5,40%

Average DY YTD:
01/2025 – 07/2025



5,63%

DY June:
07/2025



Dividend Yield LTM at NAV

Dividend
Yield LTM:
5,25%



Dividend Yield at 70% discount to NAV

Dividend
Yield LTM:
7,51%



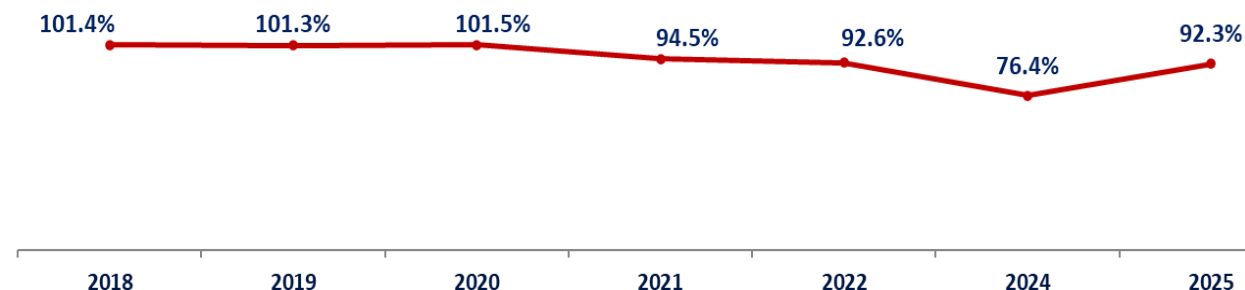
Dividend Yield at 50% discount to NAV

Dividend
Yield LTM:
10,51%

Total Traded Amount (COP\$ Millions)



Trade Price (Weighted Average) *



100%
Valuation Price**



19.463.850
Outstanding TIN
Securities

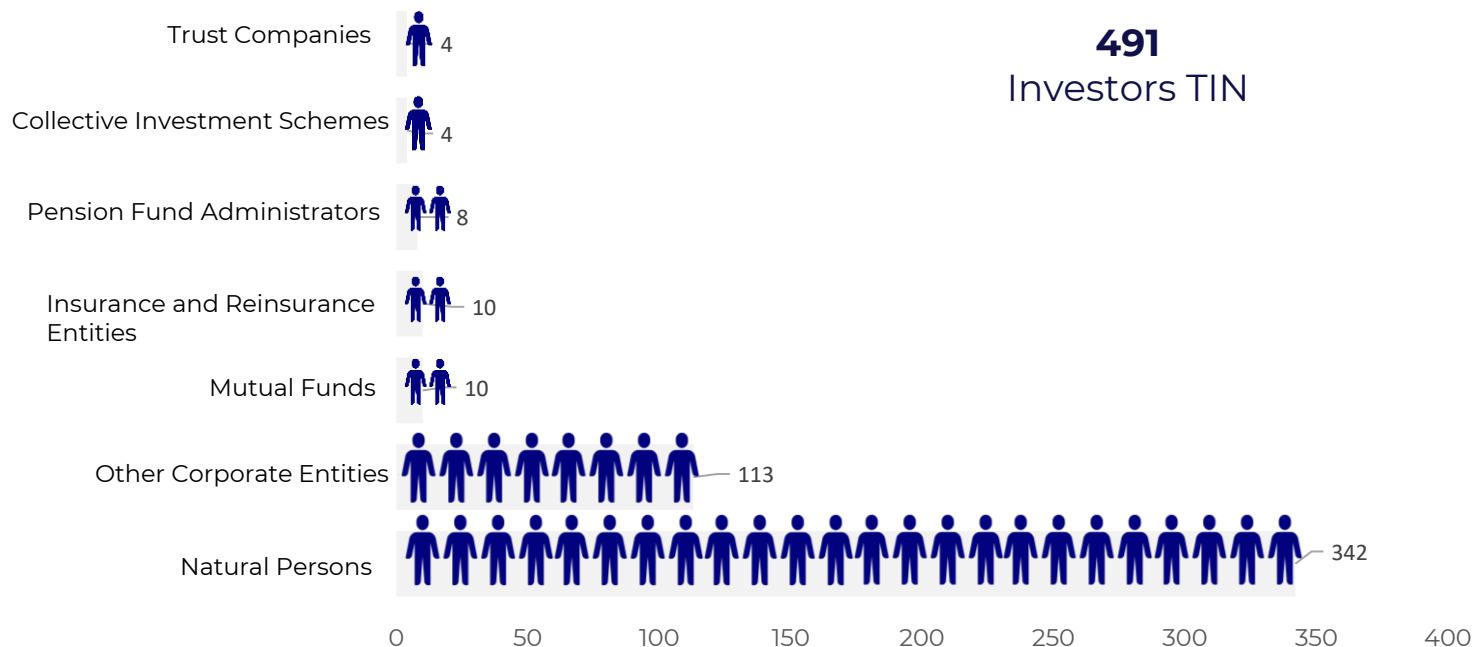
*WAP: Weight average price

** Precia's valuation Price July 31 2025

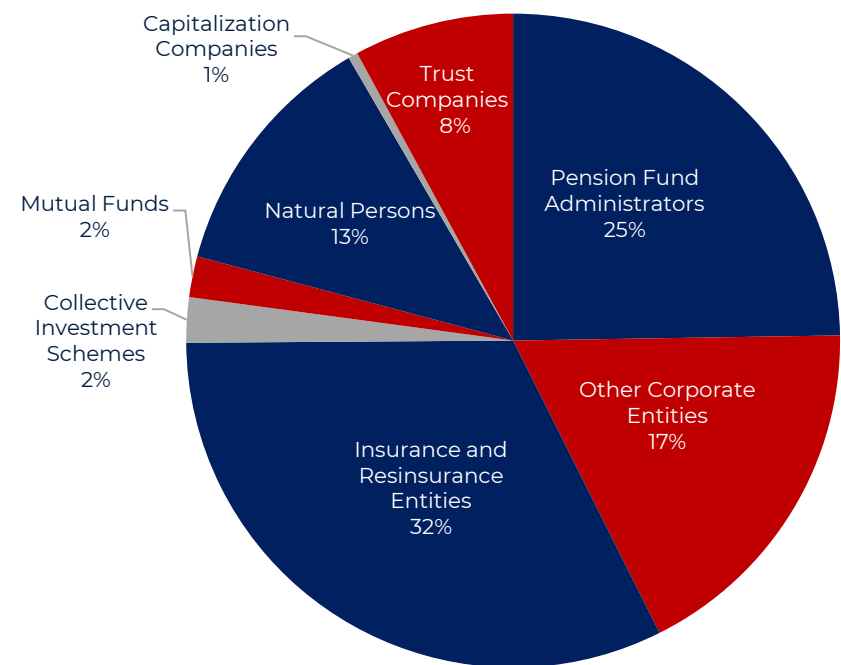
Total Investors



491
Investors TIN



Investors per Amount



70%: Institutional Investors
30%: Retail Investors