



Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report  
September 2025



Assets Under Management\* and Managed Area

COP\$ 571.059 Million



GLA: 83.979 sqm



Return

Since the beginning: 12,98% EAR



LTM: 12,73% EAR (CPI + 7,18%)



Economic and Physical Occupancy

Economic: 97,16%



Physical: 96,61%



Outstanding Lease Balance

0,92% (\$493.858.889)



Secondary Market

Traded Volume: YTD COP\$2 Million



Weighted average valuation price LTM : 100%\*\*\*



Dividend Yield

LTM: 5,44%\*\*  
(September: 5,60%)

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\*\*\*\*\*: 24,78% < 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.

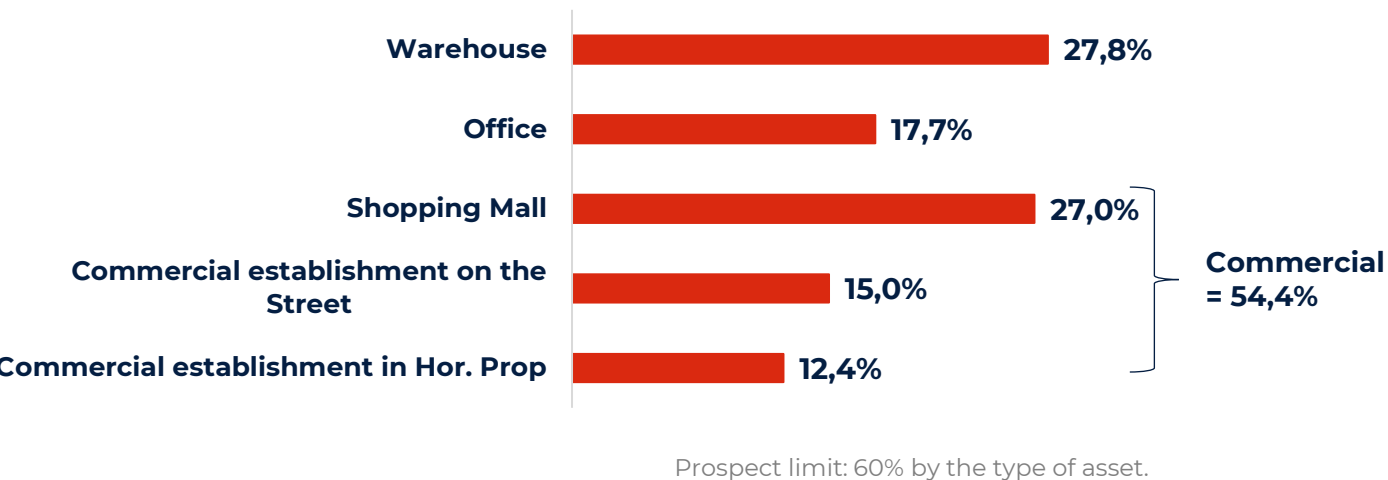
\*\*\* Weighted Average Valuation Price for the Last 12 Months as of the Reporting Date (Precia and PiP).

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

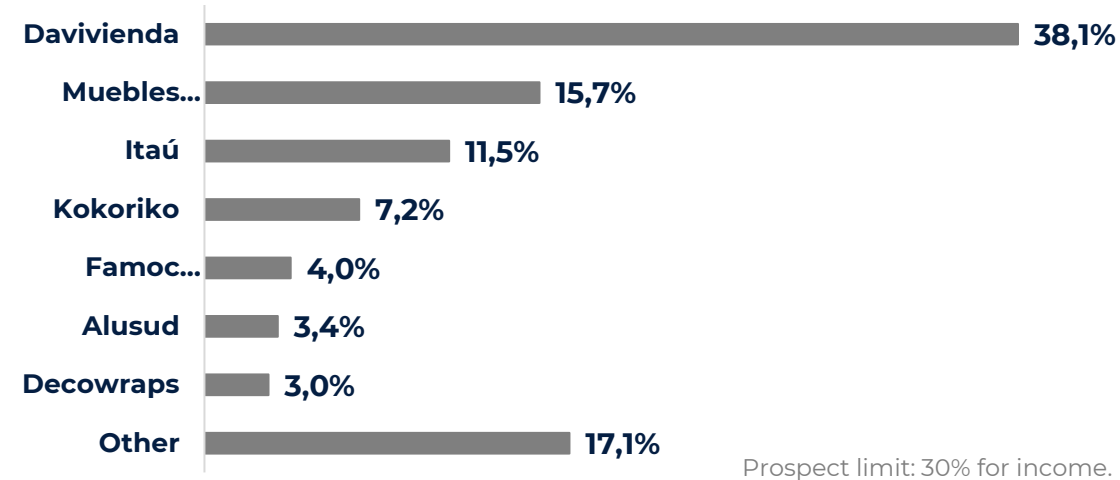
\*\*\*\*\* Loan to Value

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.

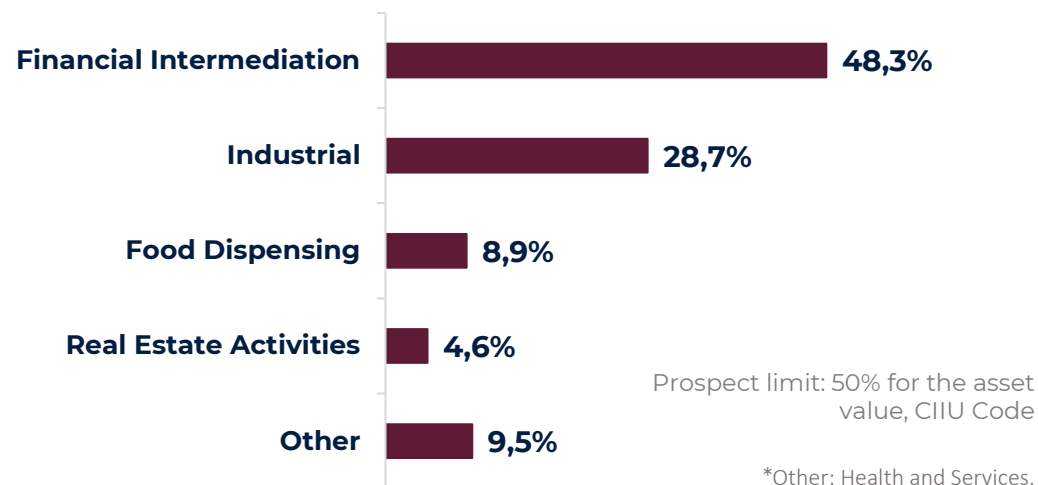
### By Type of Real Estate Property



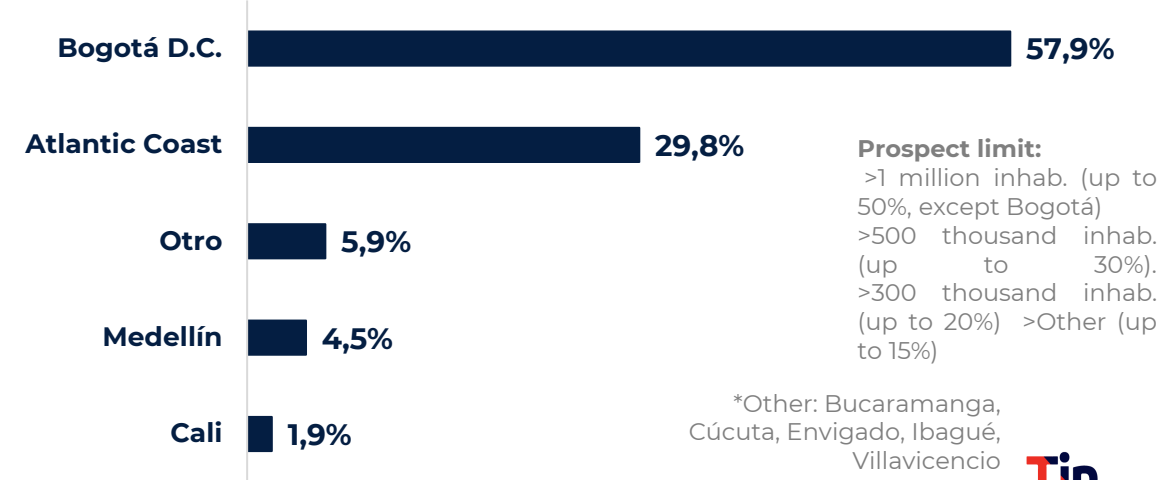
### By Tenant



### By Economic Sector



### By Geographic Location



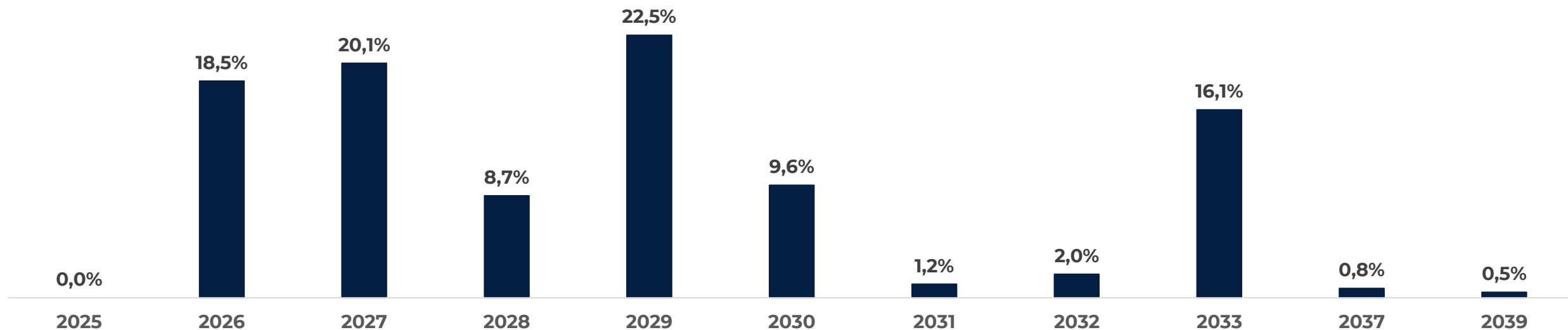


**38**  
Total Tenants



**3,92 Years**  
Weighted Average Lease  
Term Remaining

### Lease Expiration Profile



### Return



**12,98% EAR**

Since Inception:  
October 2018 – September 2025

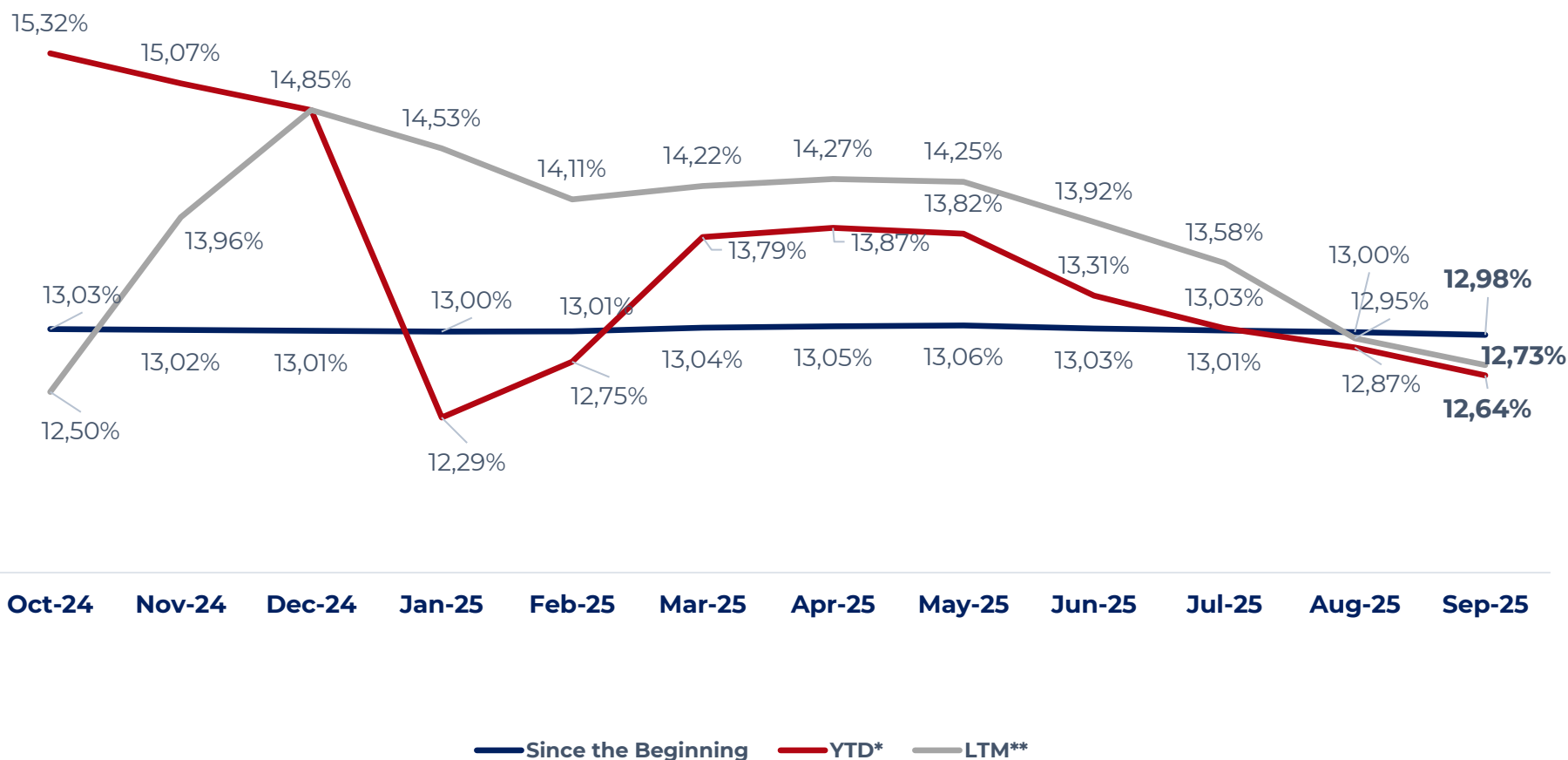
- 54% - **Capital Appreciation**
- 46% - **Cash Flow**



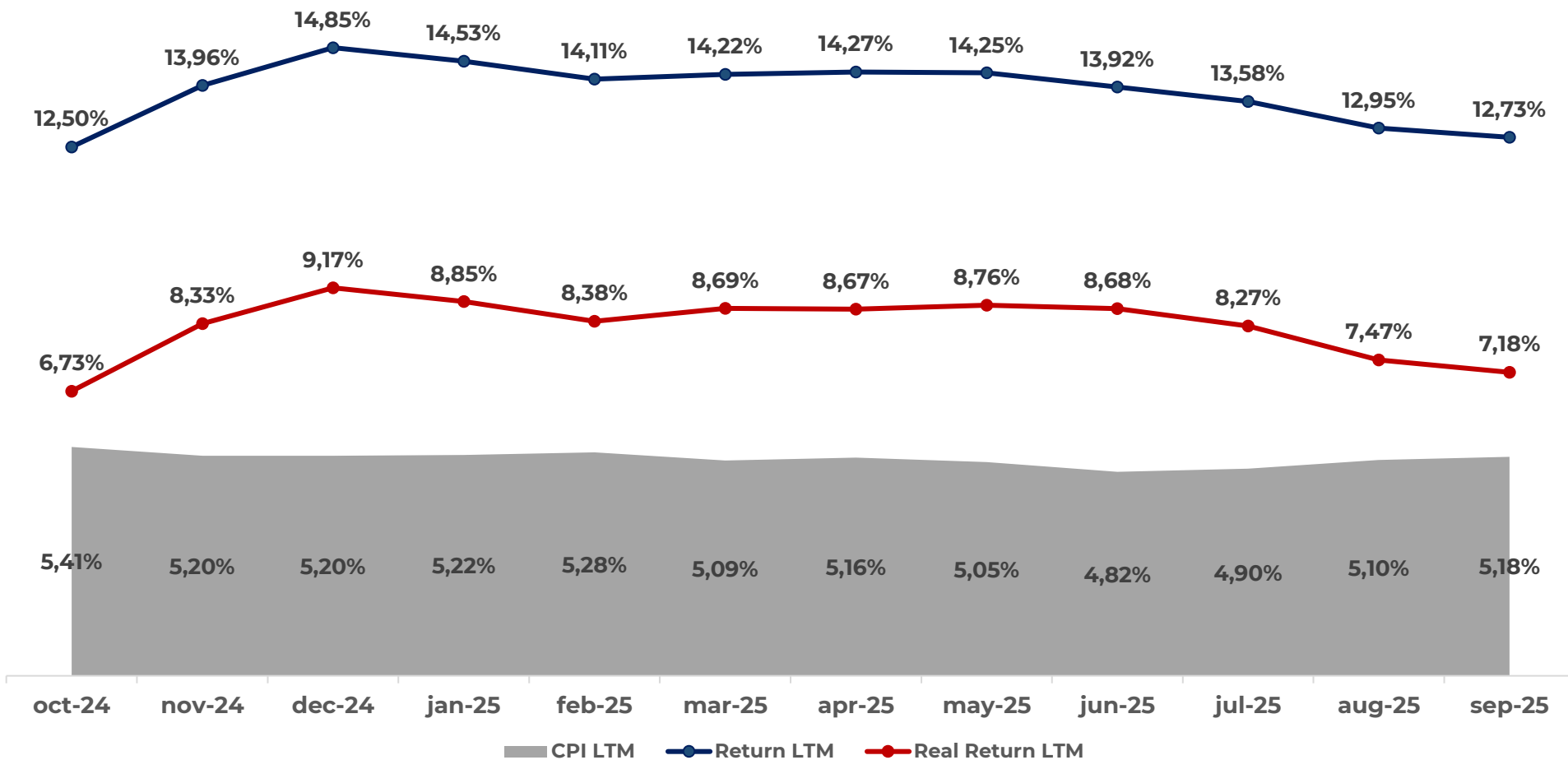
**12,73% EAR**

Last 12 months:  
Oct 2024 – September 2025

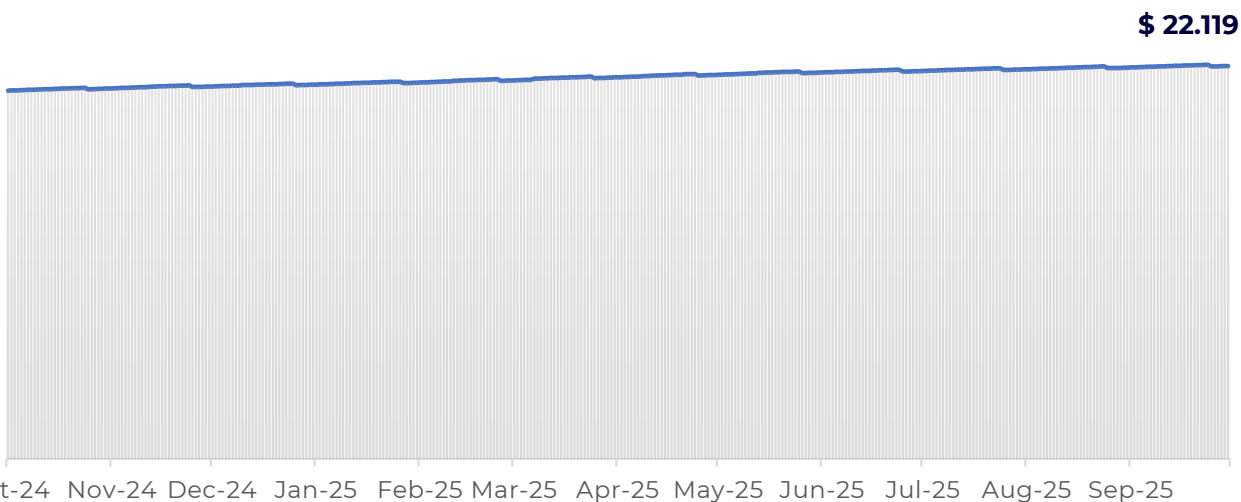
- 50,4% - **Capital Appreciation**
- 49,6% - **Cash Flow**



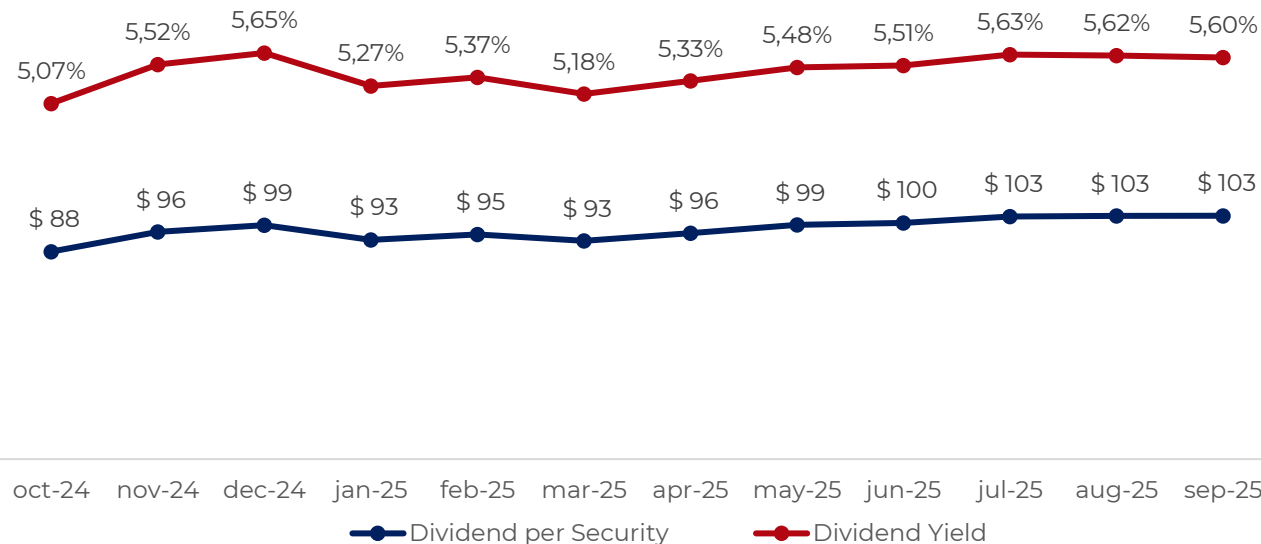
### Return LTM\*



### TIN Security Value



### Dividend Yield & Returns



**COP\$ 22.119**

Security Value Sept. 30  
- 2025

**6,69%**

LTM security value's increase  
Vs \$20.733\* (Security Value 01/10/2025)



**5,44%**

Average DY LTM:  
10/2024 – 09/2025



**5,44%**

Average DY YTD:  
01/2025 – 09/2025



**5,60%**

DY June:  
09/2025



### Dividend Yield LTM at NAV

Dividend  
Yield LTM:  
**5,44%**



### Dividend Yield at 70% discount to NAV

Dividend  
Yield LTM:  
**7,77%**



### Dividend Yield at 50% discount to NAV

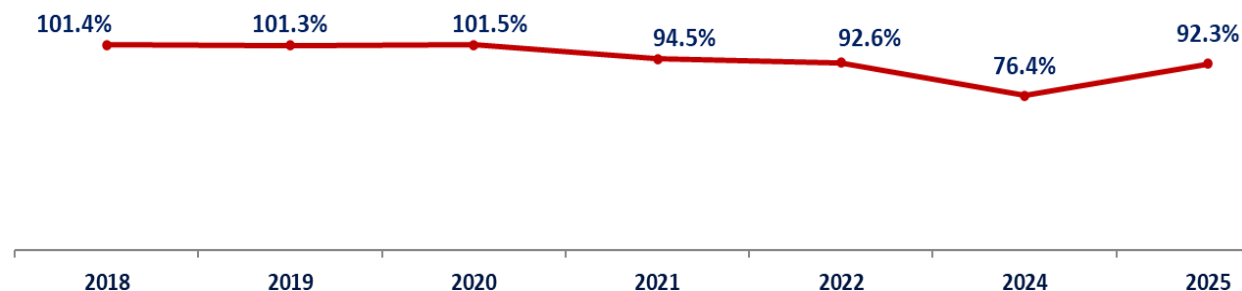
Dividend  
Yield LTM:  
**10,87%**



## Total Traded Amount (COP\$ Millions)



## Trade Price (Weighted Average) \*



**100%**  
Valuation Price\*\*



**19.463.850**  
Outstanding TIN  
Securities

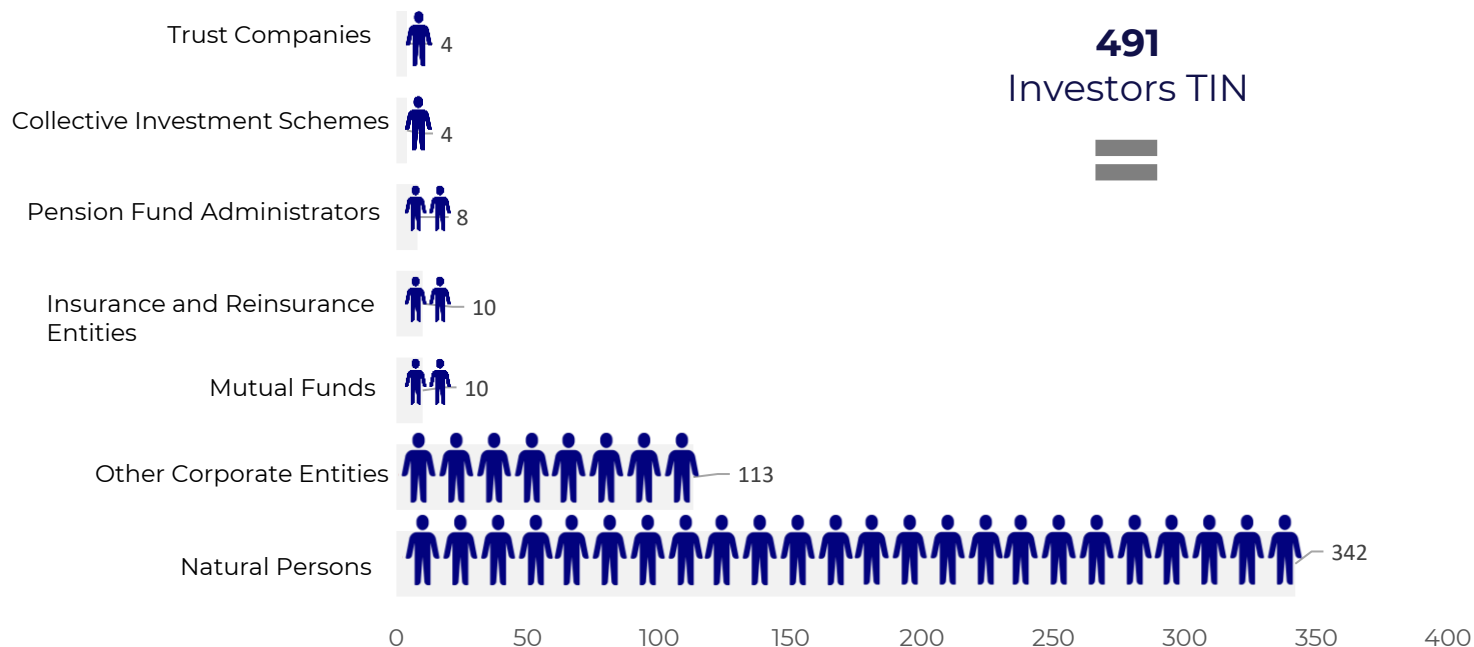
\*WAP: Weight average price

\*\* Precia's valuation Price September 30, 2025

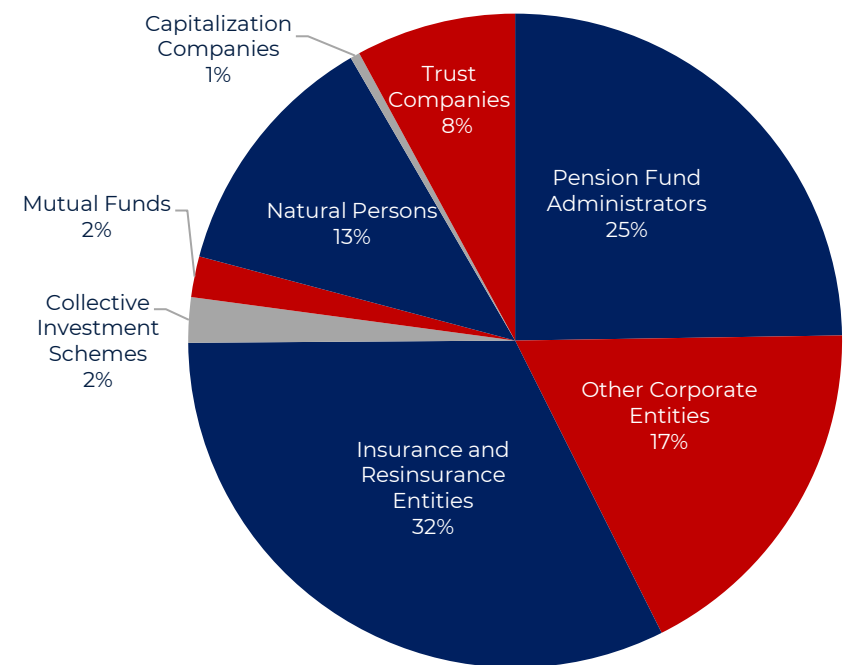
### Total Investors



**491**  
Investors TIN



### Investors per Amount



70%: Institutional Investors  
30%: Retail Investors