



Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report
November 2025



Assets Under Management* and Managed Area

COP\$ 574.919 Million



GLA: 83.979 sqm



Return

Since the beginning: 12,95% EAR



LTM: 12,44% EAR (CPI + 6,78%)



Economic and Physical Occupancy

Economic: 97,18%



Physical: 96,61%



Outstanding Lease Balance

0,01% (\$5,344,532)



Secondary Market

Traded Volume: YTD COP\$2 Million



Weighted average valuation price LTM : 100%***



Dividend Yield

LTM: 5,48%**
(Nov: 5,56%)

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



Debt Structure

Capital: COP\$ 138.458 Million



Weighted average cost of debt 10,04% EAR****



LTV*****: 24,58% < 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.

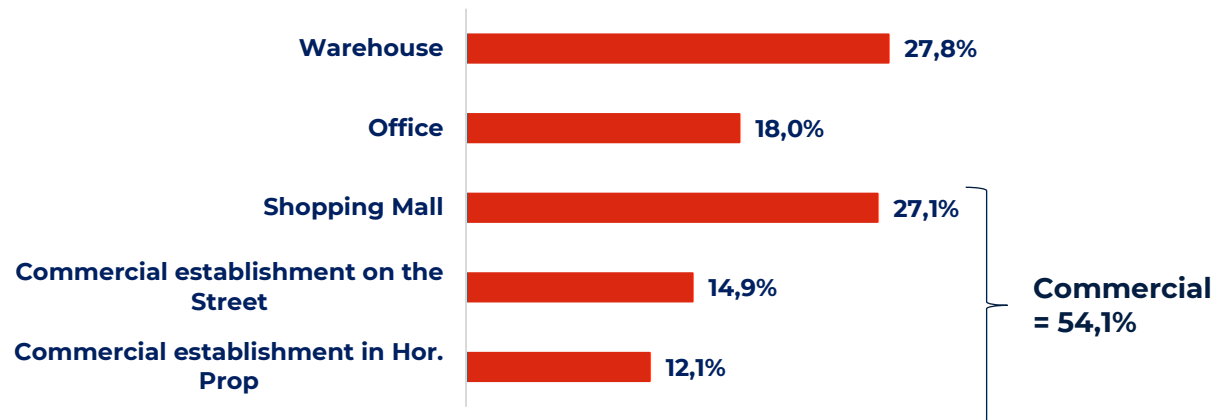
*** Weighted Average Valuation Price for the Last 12 Months as of the Reporting Date (Precia and PiP).

**** Weighted Average Cost of Debt.

***** Loan to Value

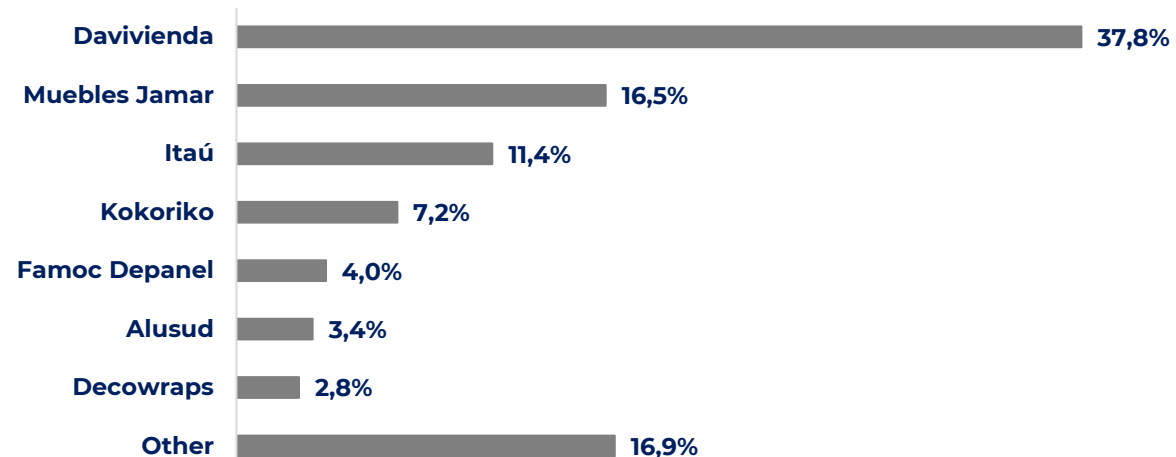
TIN securities are participatory securities and, therefore, will not have a guaranteed return. Instead, their return will be variable and will depend on the performance of the investments that make up the Universality.

By Type of Real Estate Property



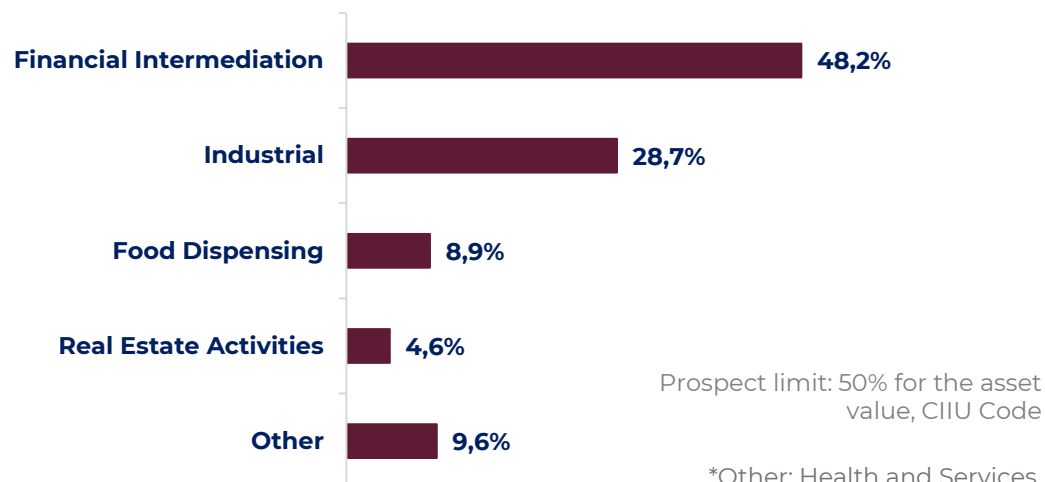
Prospect limit: 60% by the type of asset.

By Tenant



Prospect limit: 30% for income.

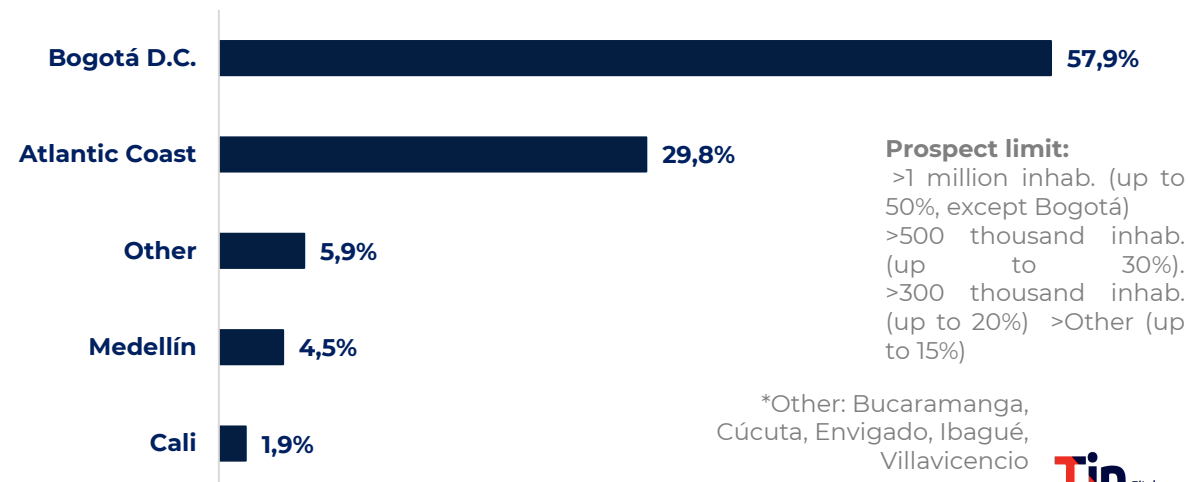
By Economic Sector



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

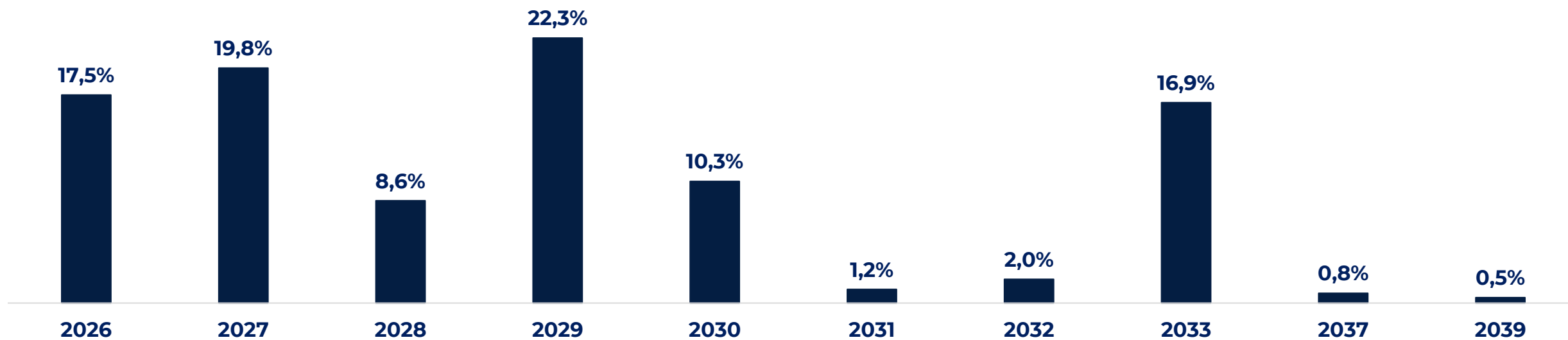


38
Total Tenants



3,83 Years
Weighted Average Lease
Term Remaining

Lease Expiration Profile



Return



12,95% EAR

Since Inception:
Oct. 2018 – Nov. 2025

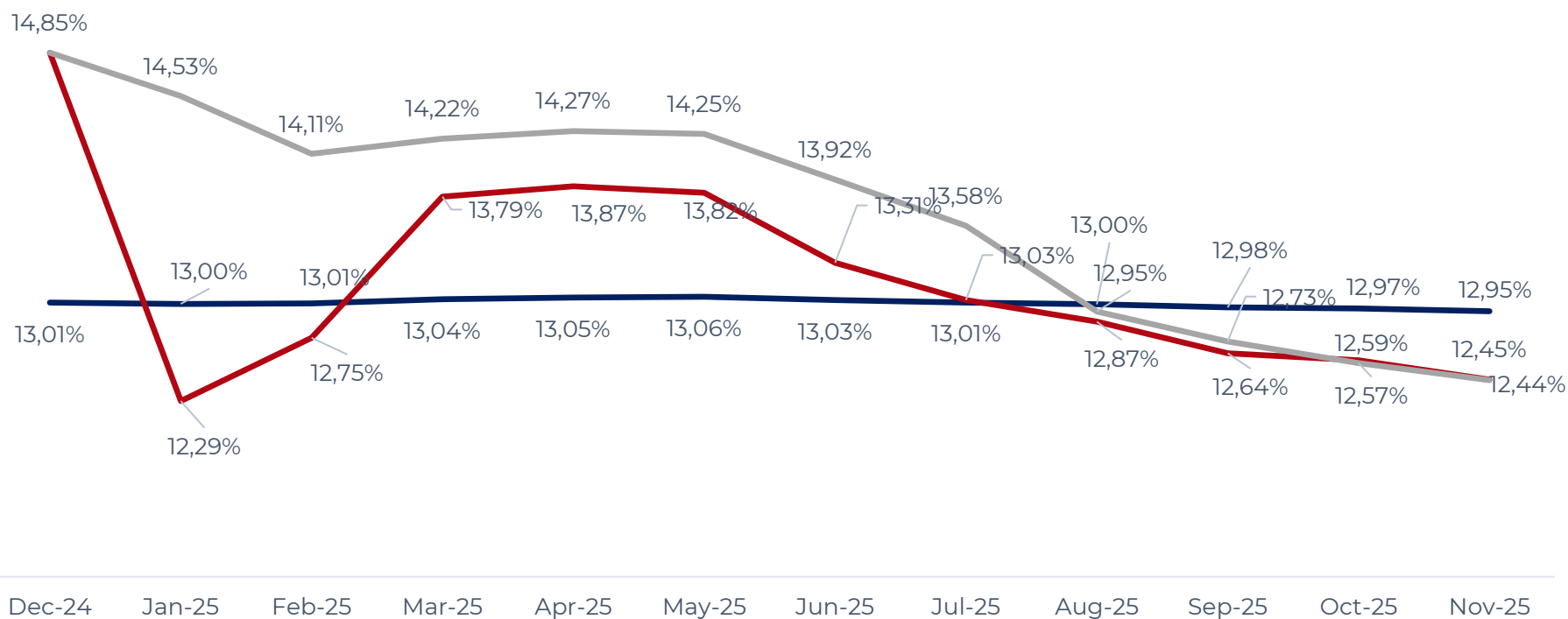
- 54,1% - **Capital Appreciation**
- 44,9% - **Cash Flow**



12,44% EAR

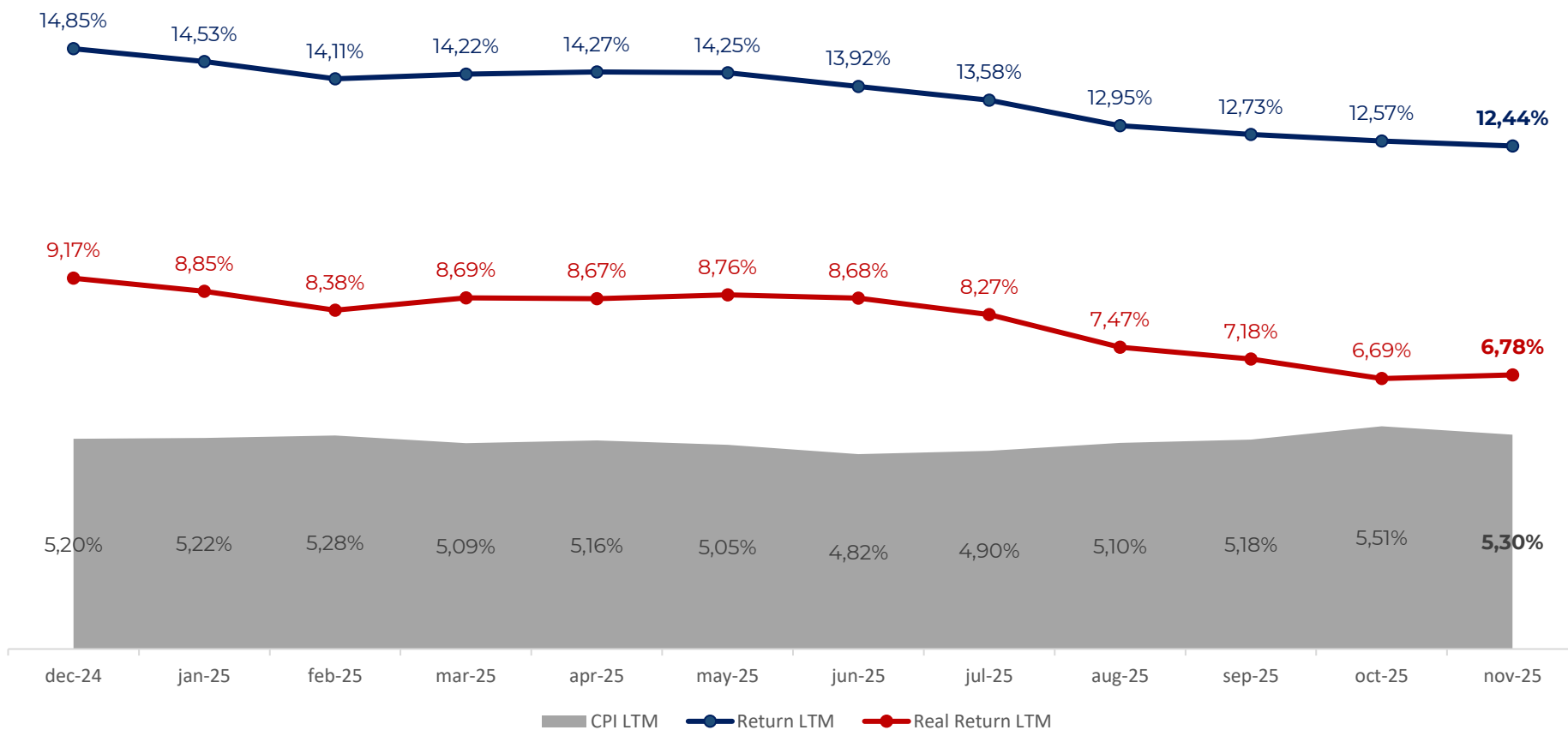
Last 12 months:
Oct. 2024 – Nov. 2025

- 44,9% - **Capital Appreciation**
- 55,1% - **Cash Flow**

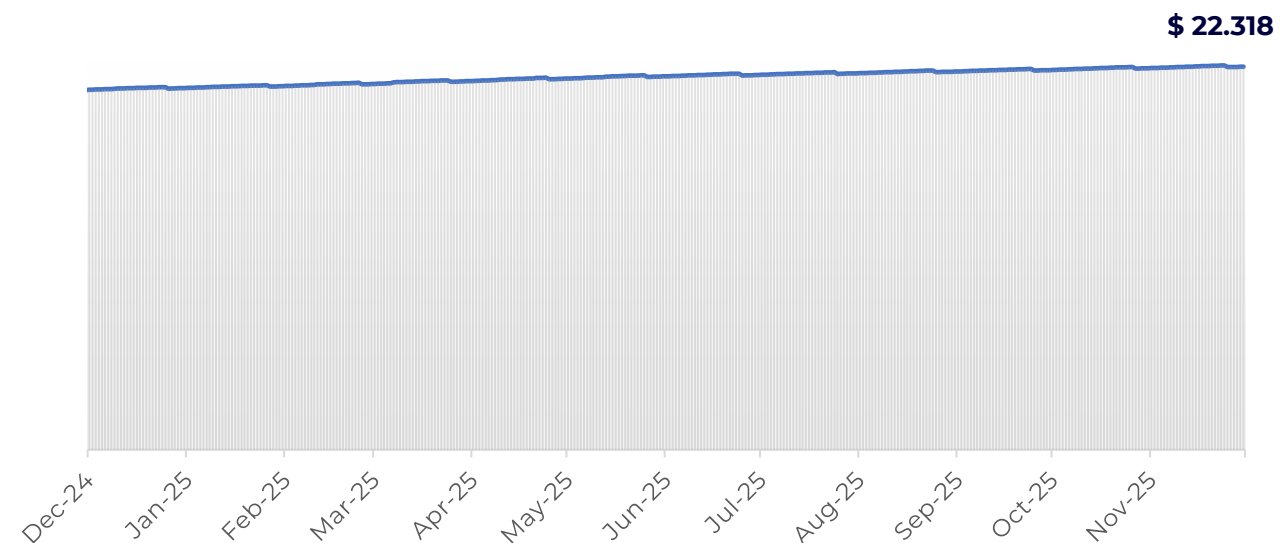


— Since the Beginning — YTD* — LTM**

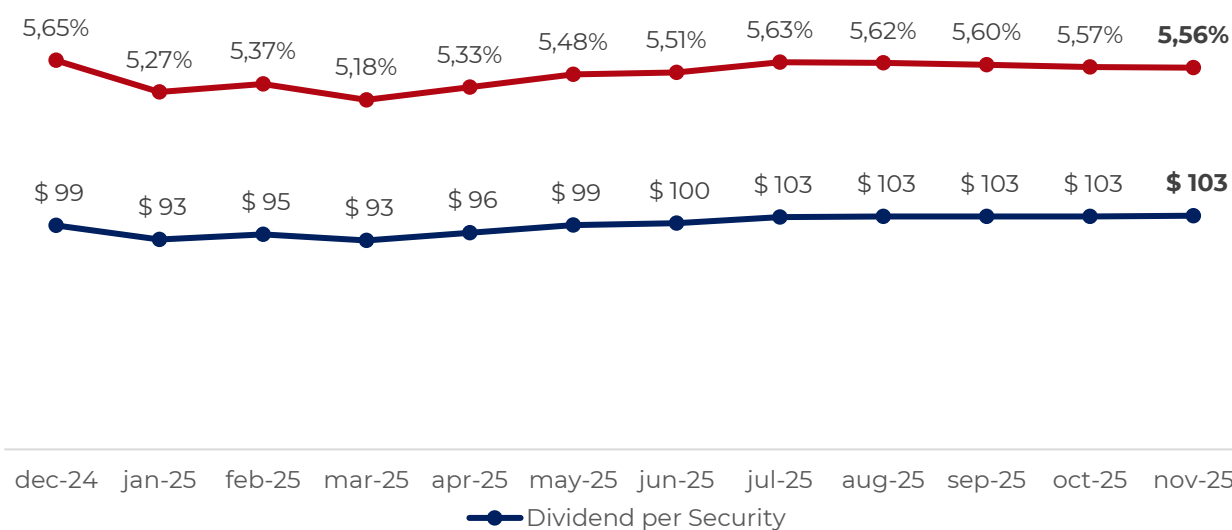
Return LTM*



TIN Security Value



Dividend Yield & Returns



COP\$ 22.318

Security Value Nov. 30
2025

6.42%

LTM security value's increase
Vs \$20.973* (Security Value 01/12/2025)



5.48%

Average DY LTM:
12/2024 – 11/2025



5.47%

Average DY YTD:
01/2025 – 11/2025



5.56%

DY Last Month:
11/2025



Dividend Yield LTM at NAV

Dividend
Yield LTM:
5,48%



Dividend Yield at 70% discount to NAV

Dividend
Yield LTM:
7,83%



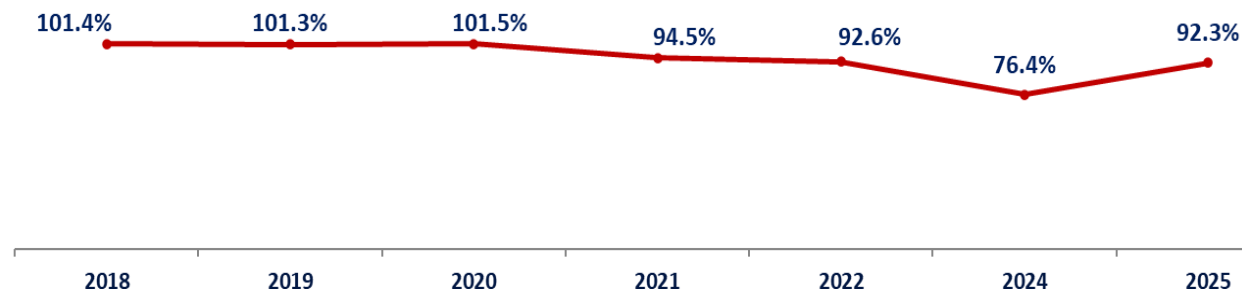
Dividend Yield at 50% discount to NAV

Dividend
Yield LTM:
10,96%

Total Traded Amount (COP\$ Millions)



Trade Price (Weighted Average) *



99.96%
Valuation Price**



19.463.850
Outstanding TIN
Securities

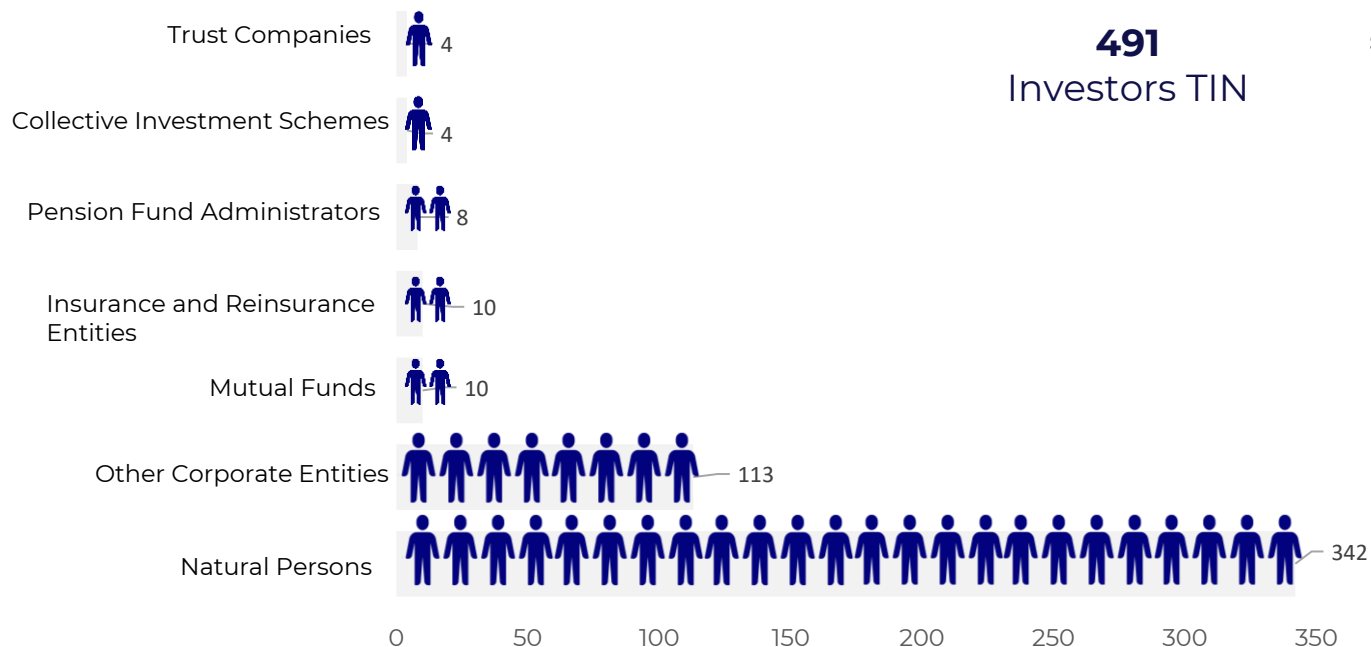
*WAP: Weight average price

** Precia's valuation Price November 30 2025

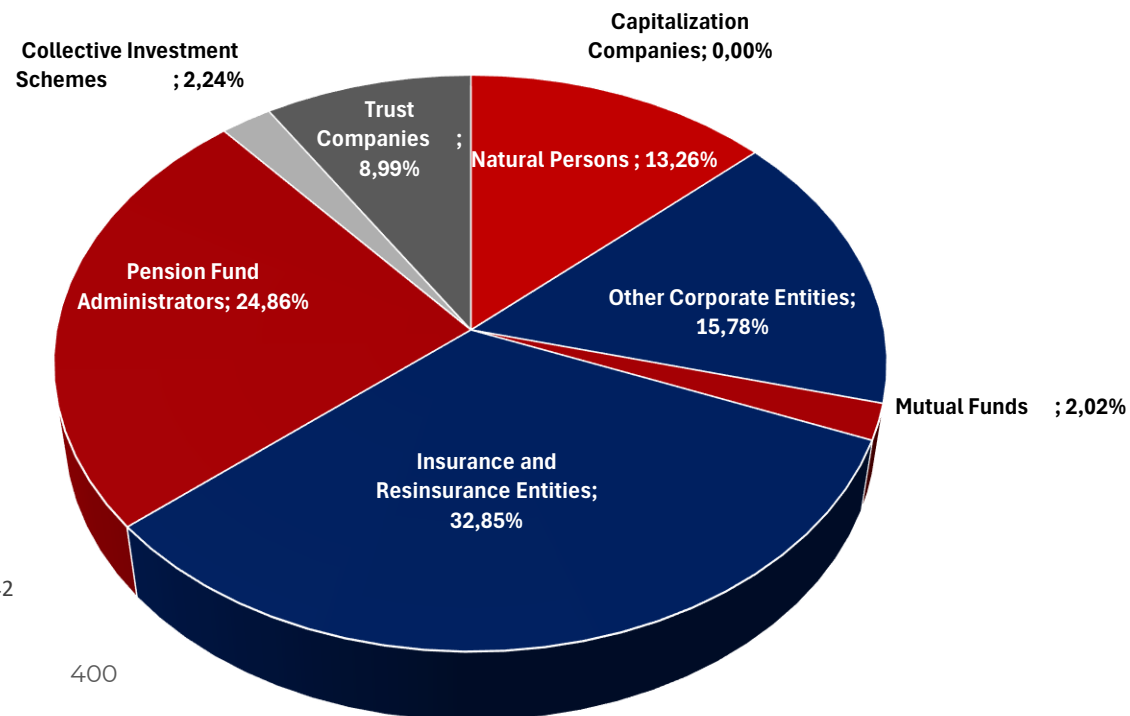
Total Investors



491
Investors TIN



Investors per Amount



70%: Institutional Investors
30%: Retail Investors