



Titularizamos sueños para **Impulsar al país**



Monthly Report
December 2025





Assets Under Management* and Managed Area

COP\$ 578.192 Million



GLA: 84.037 sqm



Return

Since the beginning: 12,95% EAR



LTM: 12,51% EAR (CPI + 7,05%)



Economic and Physical Occupancy

Economic: 97,17%



Physical: 96,54%



Outstanding Lease Balance

0,01% (\$2,864,378)



Secondary Market

Traded Volume: YTD COP\$2 Million



Weighted average valuation price LTM : 100%***



Dividend Yield

LTM: 5,47%**
(Dec: 5,52%)

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



Debt Structure

Capital: COP\$ 138.458 Million

Weighted average cost of debt 10,23% EAR****

LTV*****: 24,42% < 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).

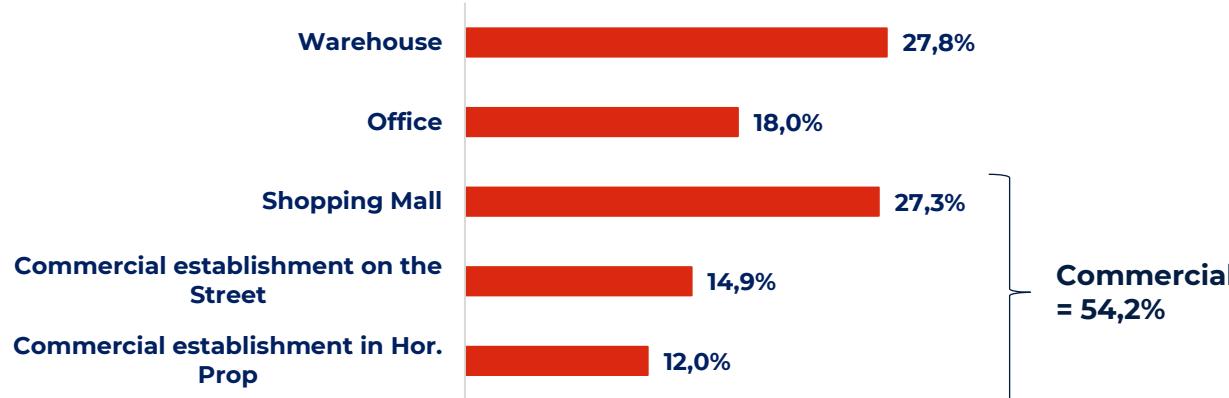
**** Weighted Average Cost of Debt.

***** 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.

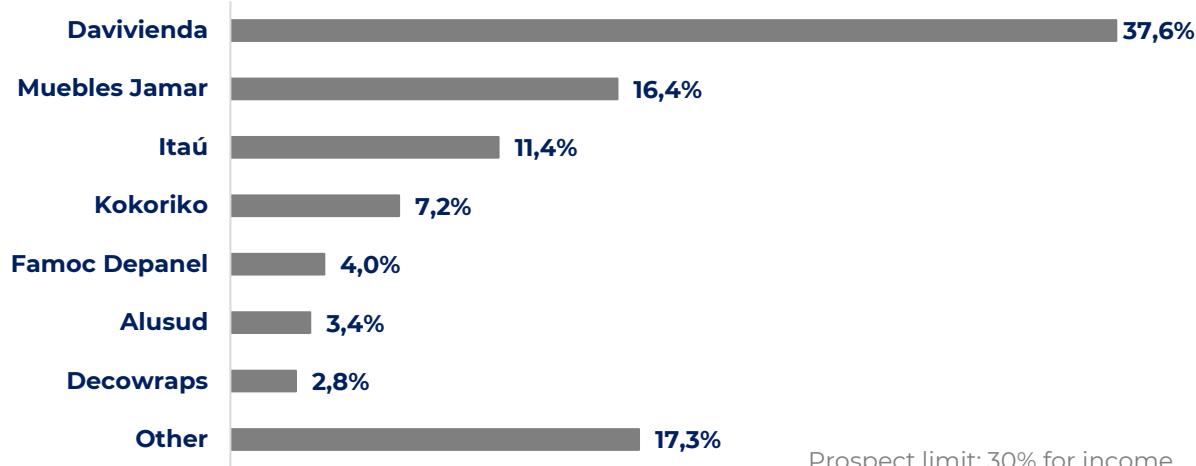


By Type of Real Estate Property



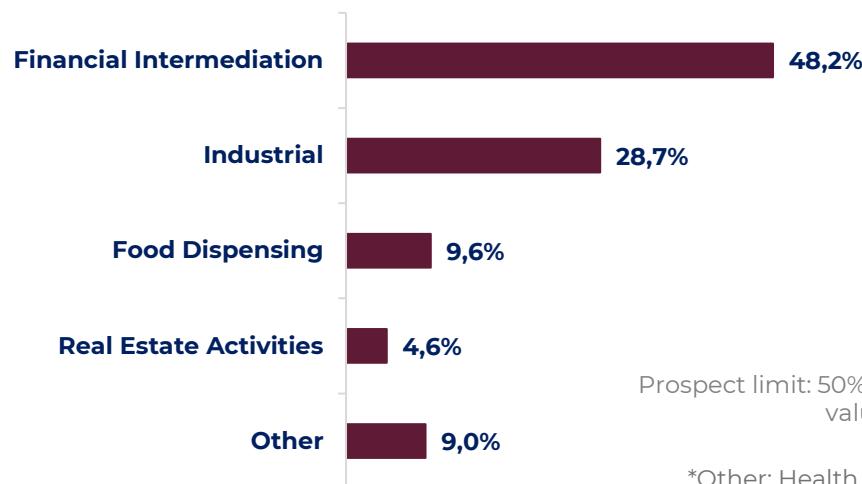
Prospect limit: 60% by the type of asset.

By Tenant



Prospect limit: 30% for income.

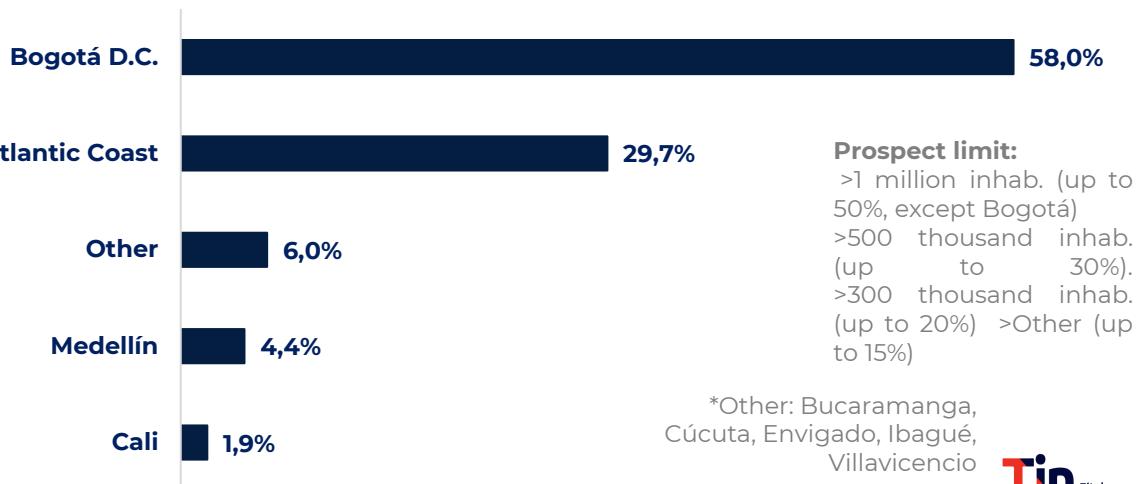
By Economic Sector



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

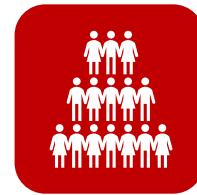
*Other: Health and Services.

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

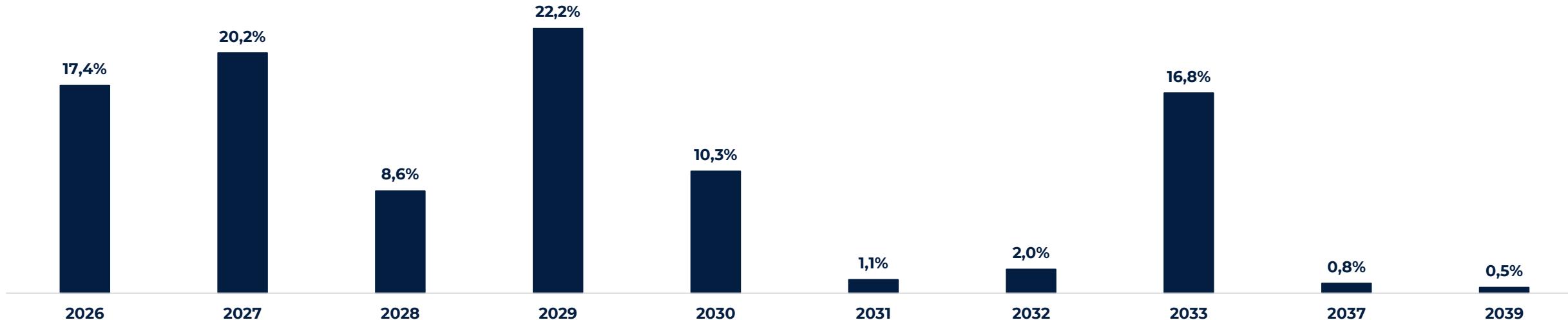


38
Total Tenants



3,73 Years
Weighted Average Lease
Term Remaining

Lease Expiration Profile





Return



12,95% EAR

Since Inception:
Oct. 2018 – Dec. 2025

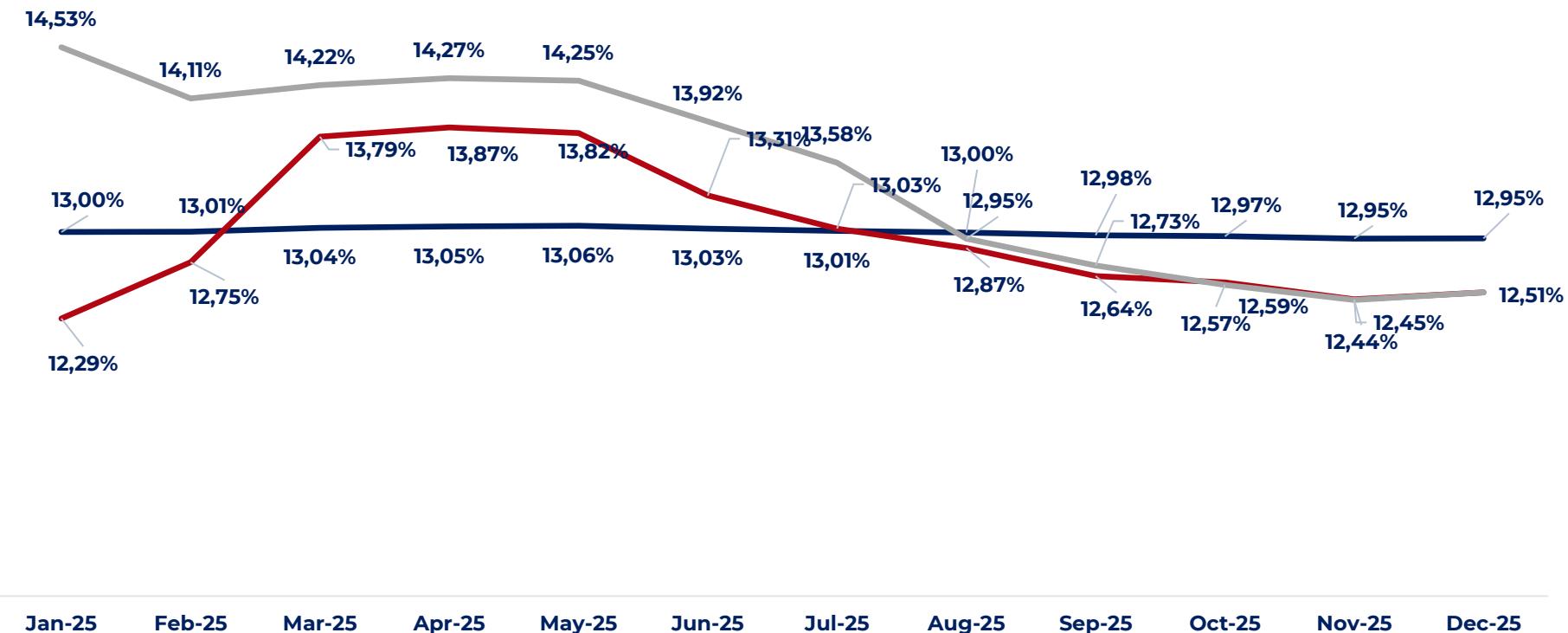
- ❖ 54,4% - **Capital Appreciation**
- ❖ 45,6% - **Cash Flow**



12,51% EAR

Last 12 months:
Jan. 2025 – Dec. 2025

- ❖ 46,3% - **Capital Appreciation**
- ❖ 53,7% - **Cash Flow**



— Since the Beginning

— YTD*

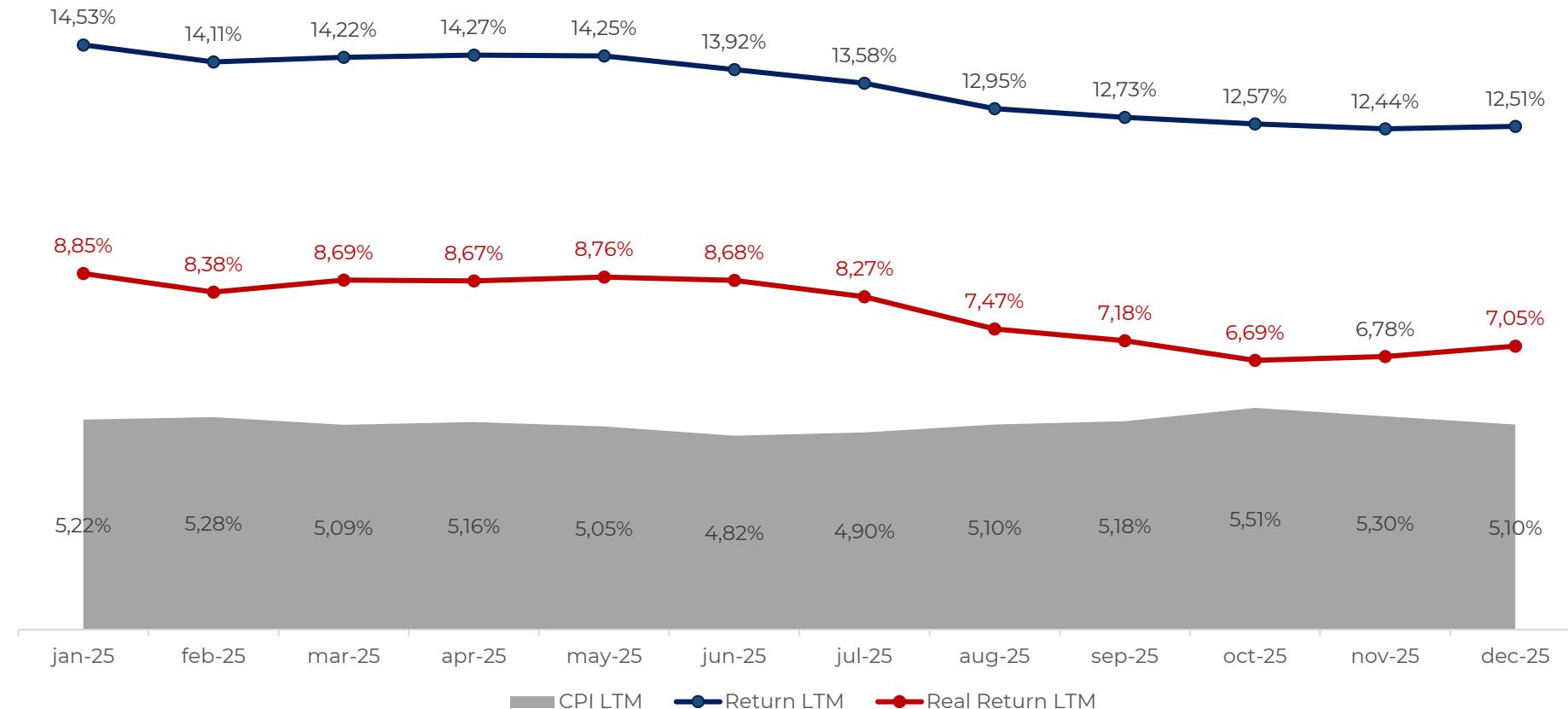
— LTM**

* YTD: Year to Date

** LTM: Last Twelve Months



Return LTM*



—●— Return LTM —●— Real Return LTM ■ CPI LTM



TIN Security Value



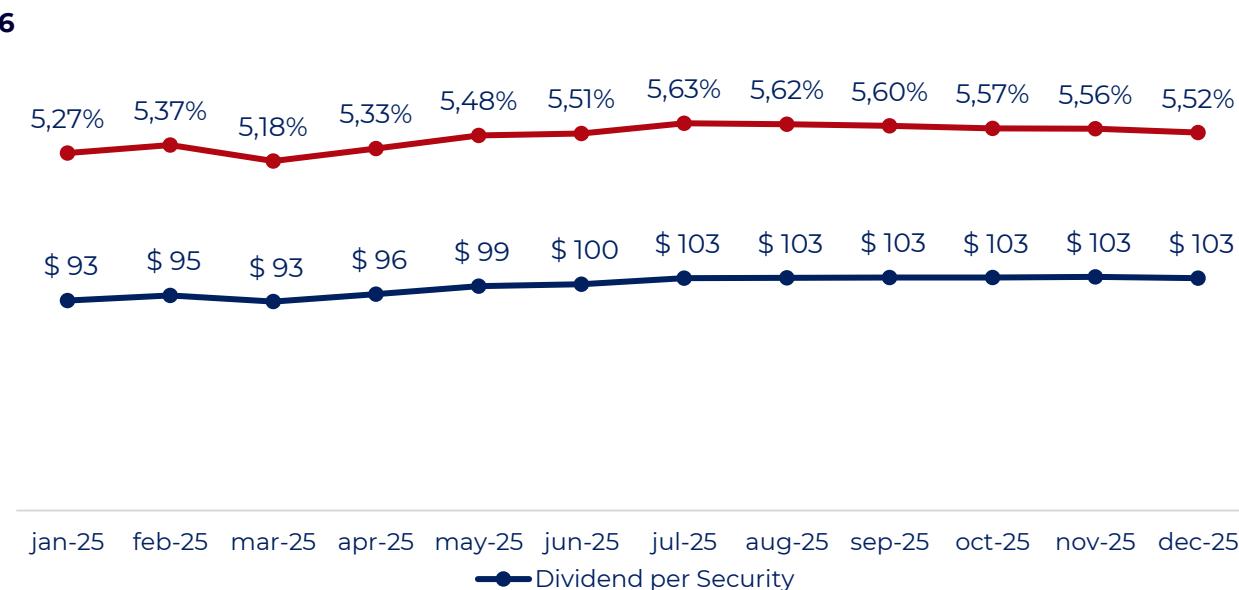
COP\$ 22.446

Security Value Dec. 31
2025

6,49%

LTM security value's increase
Vs \$21.078* (Security Value 01/01/2025)

Dividend Yield & Returns



5,47%

Average DY LTM:
01/2025 – 12/2025



5,47%

Average DY YTD:
01/2025 – 12/2025



5,52%

DY Last Month:
12/2025



Dividend Yield LTM at NAV

Dividend
Yield LTM:
5,47%



Dividend Yield at 70% discount to NAV

Dividend
Yield LTM:
7,81%



Dividend Yield at 50% discount to NAV

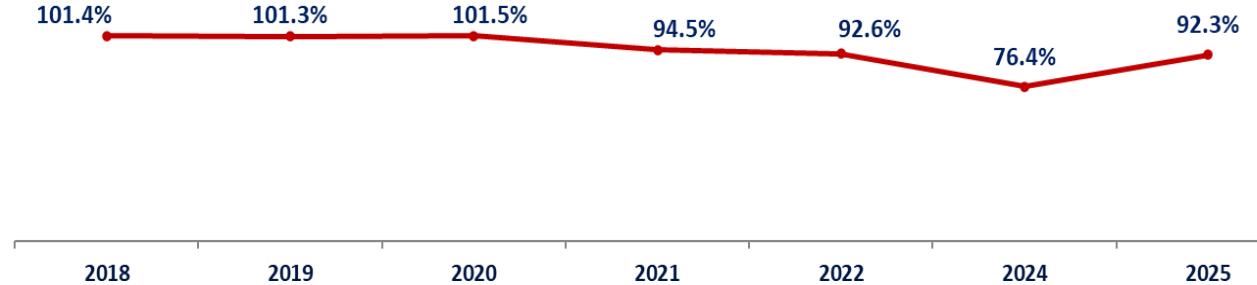
Dividend
Yield LTM:
10,94%



Total Traded Amount (COP\$ Millions)

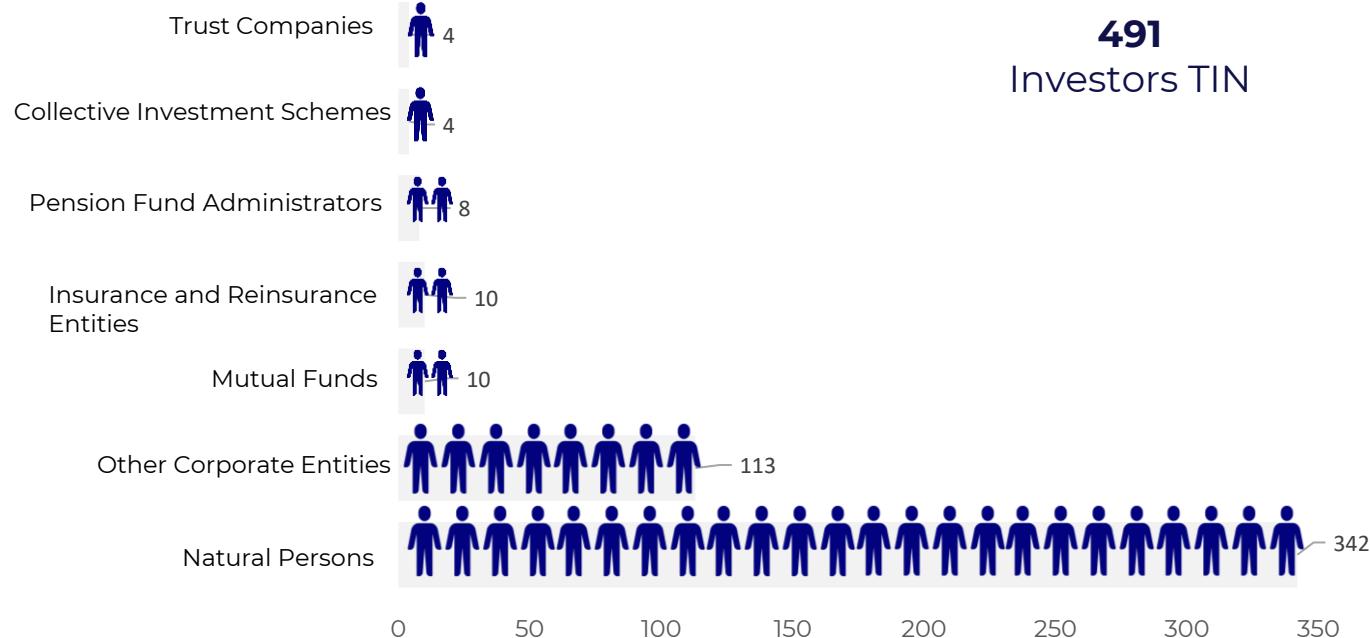


Trade Price (Weighted Average) *





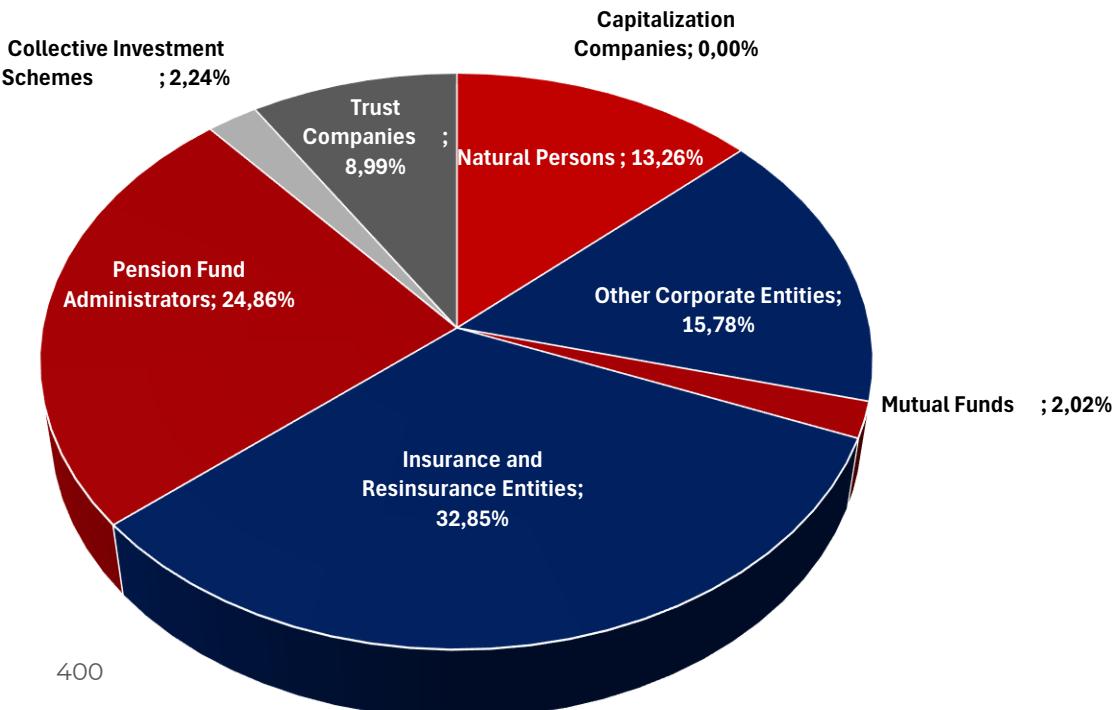
Total Investors



491

Investors TIN

Investors per Amount



70%: Institutional Investors
30%: Retail Investors