



Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



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.

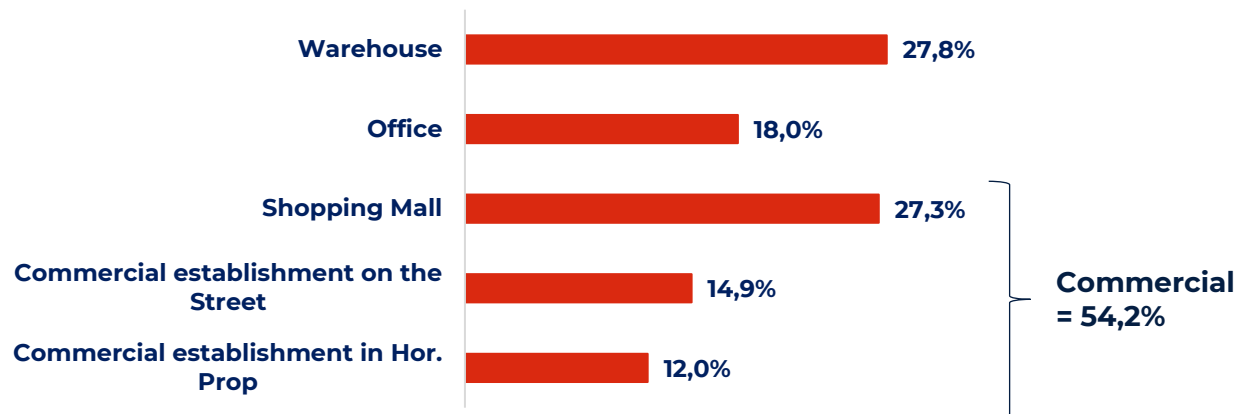
\*\*\* Weighted Average Valuation Price for the Last 12 Months as of the Reporting Date (Precia and PiP).

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

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

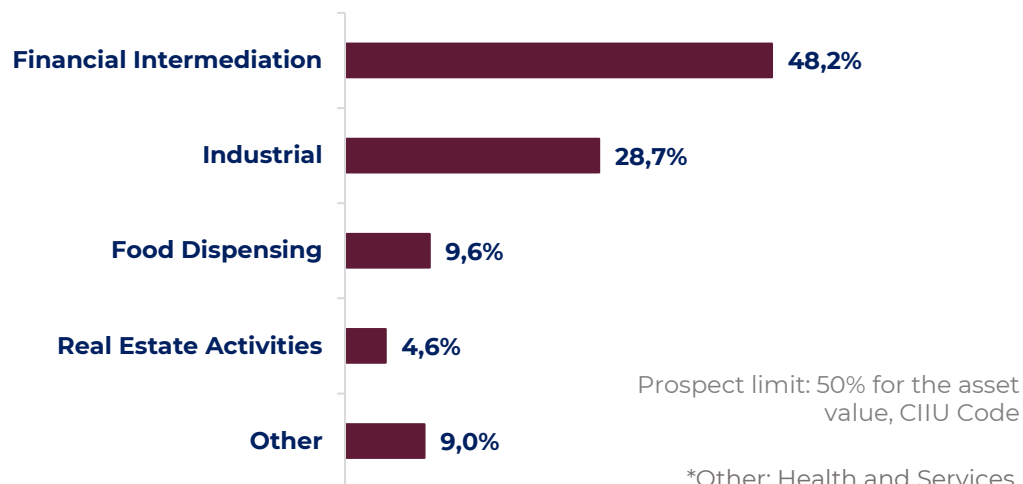
TIN securities are participatory securities and, therefore, will not have a guaranteed return. Instead, their return will be variable and will depend on the performance of the investments that make up the Universality.

### By Type of Real Estate Property



Prospect limit: 60% by the type of asset.

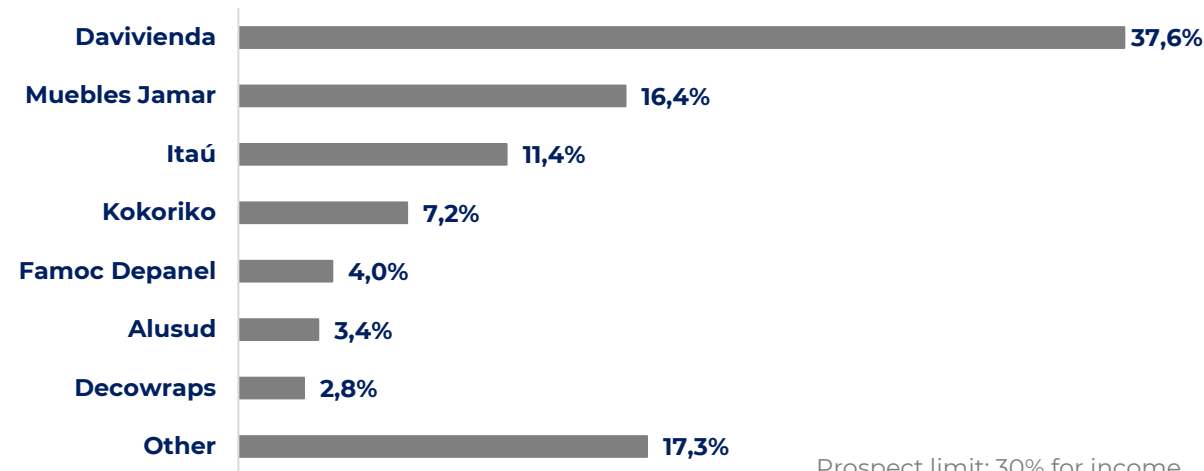
### By Economic Sector



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

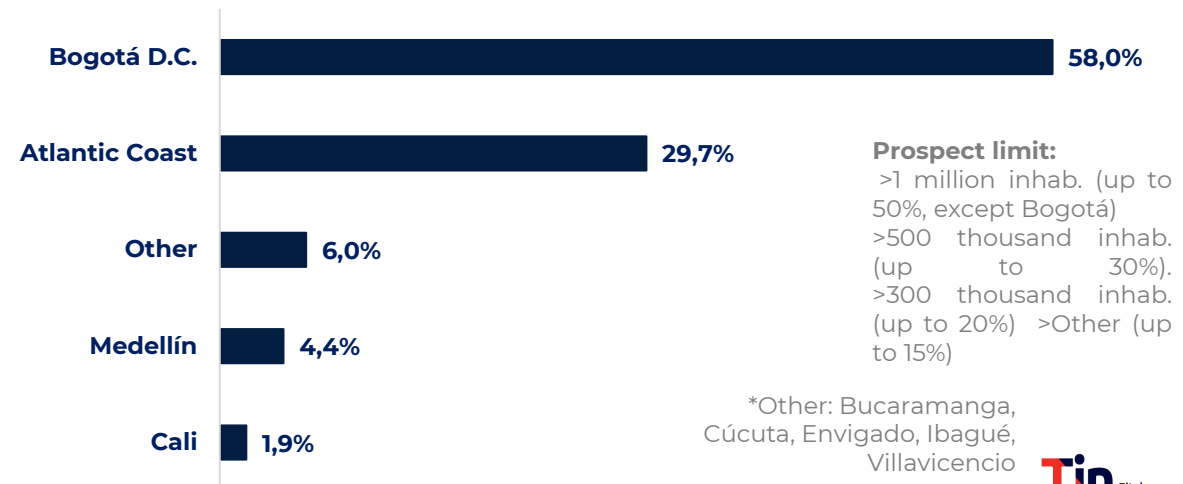
\*Other: Health and Services.

### By Tenant



Prospect limit: 30% for income.

### 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

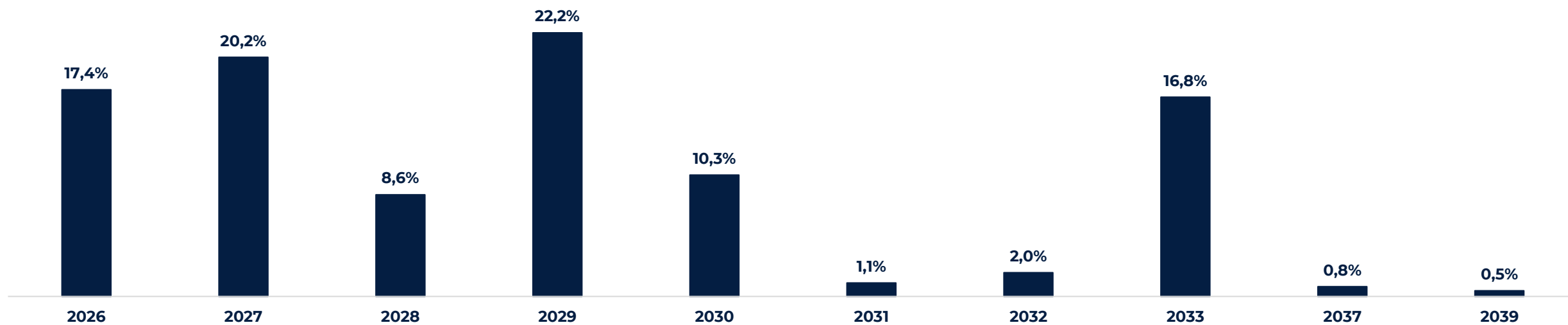


**38**  
Total Tenants



**3,73 Years**  
Weighted Average Lease  
Term Remaining

## Lease Expiration Profile



### Return



**12,95% EAR**

Since Inception:  
Oct. 2018 – Dec. 2025

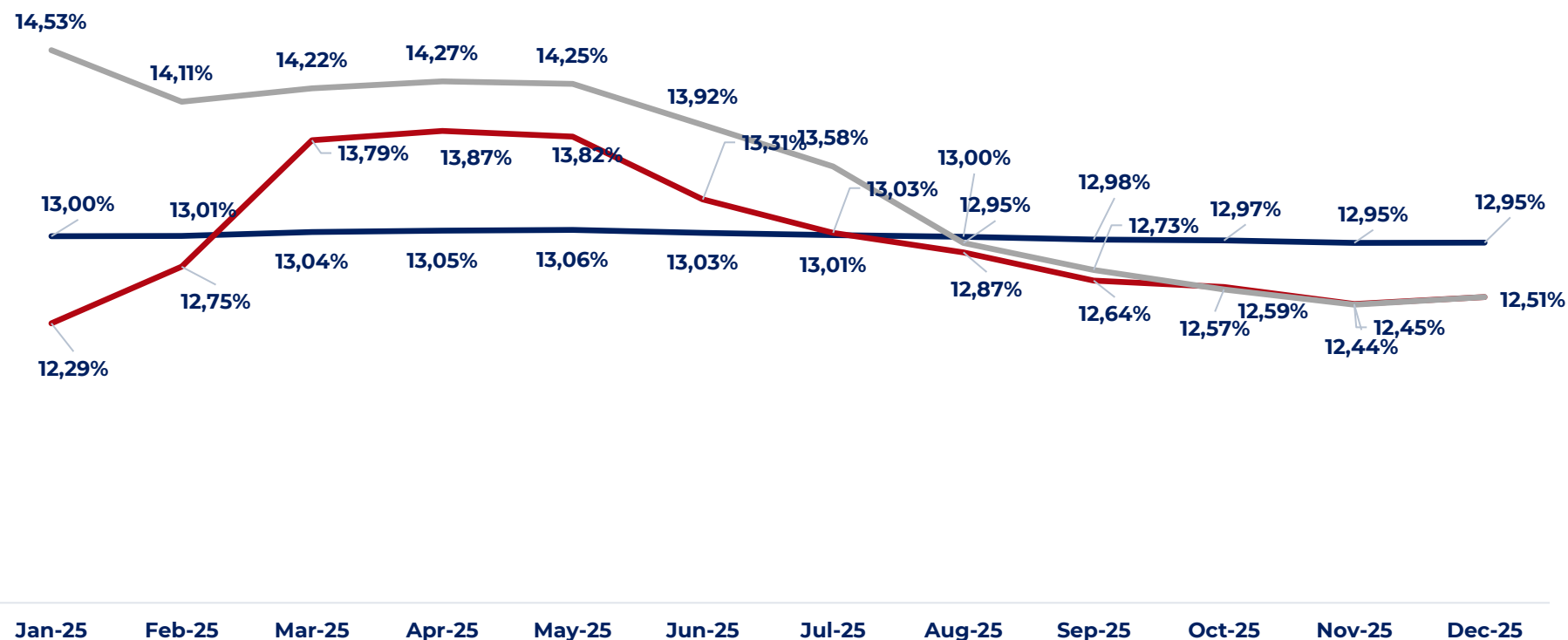
- 54,4% - **Capital Appreciation**
- 45,6% - **Cash Flow**



**12,51% EAR**

Last 12 months:  
Jan. 2025 – Dec. 2025

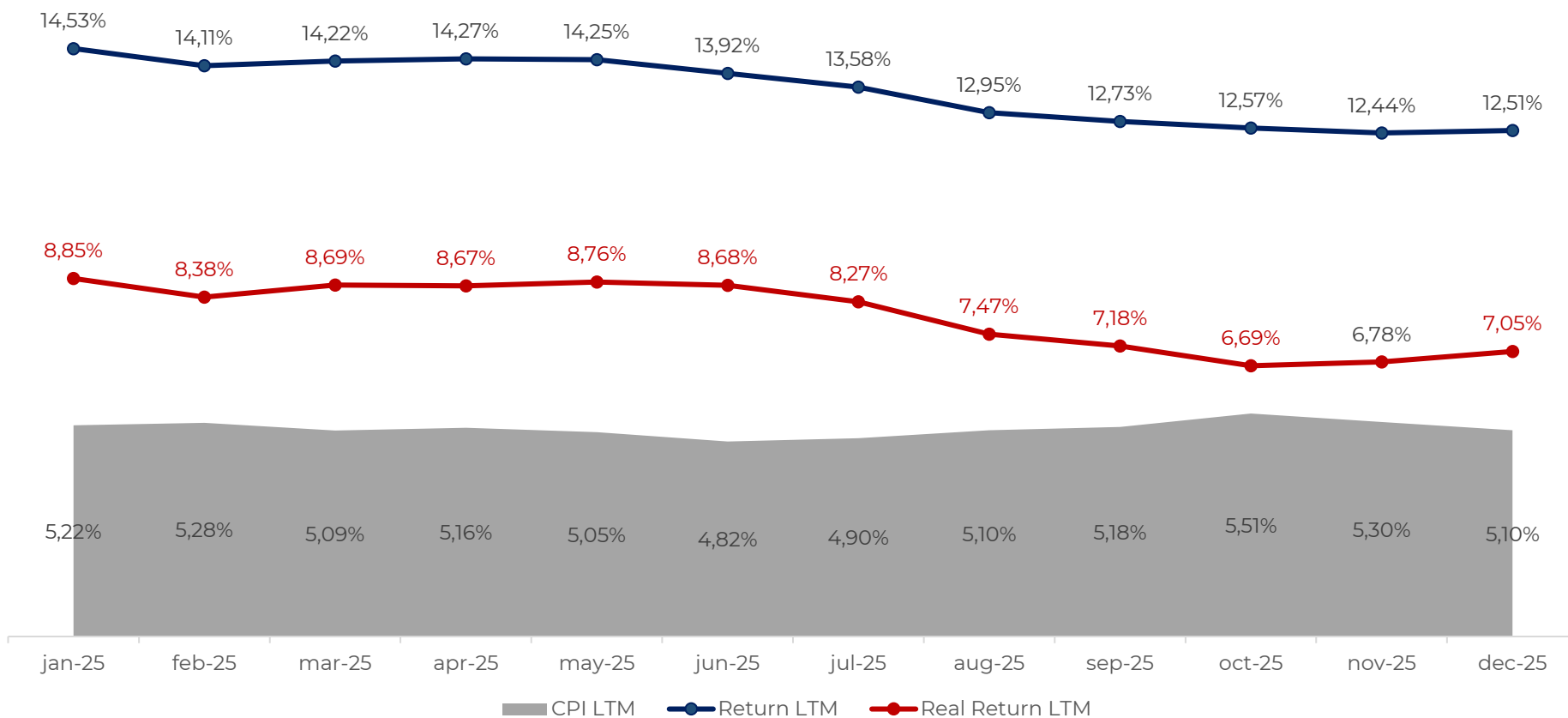
- 46,3% - **Capital Appreciation**
- 53,7% - **Cash Flow**



— Since the Beginning — YTD\* — LTM\*\*

\* YTD: Year to Date  
\*\* LTM: Last Twelve Months

### Return LTM\*

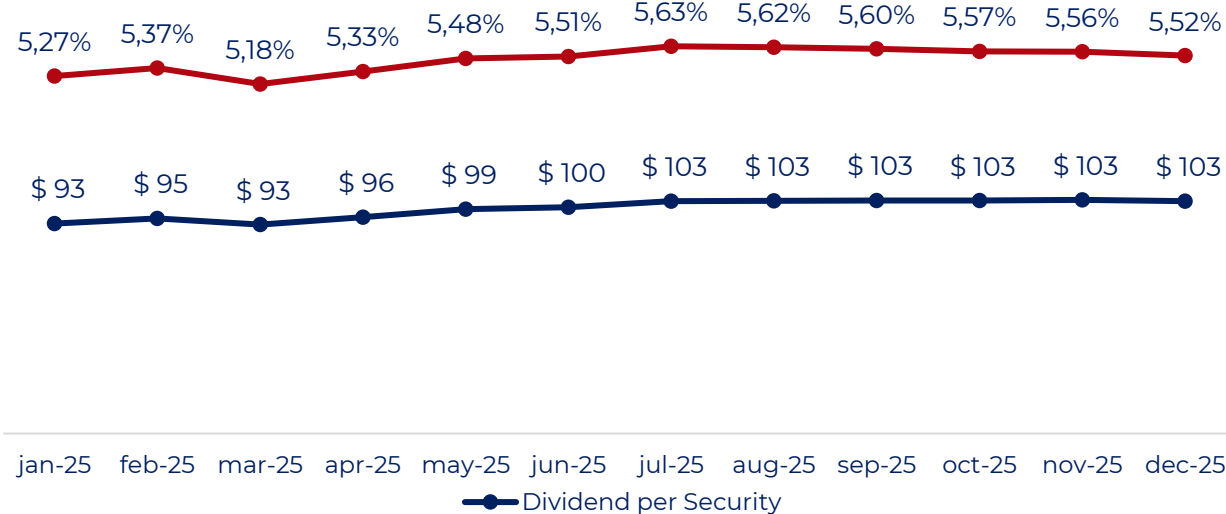


### TIN Security Value

**\$ 22.446**



### Dividend Yield & Returns



**COP\$ 22.446**

Security Value Dec. 31  
2025

**6.49%**

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



**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

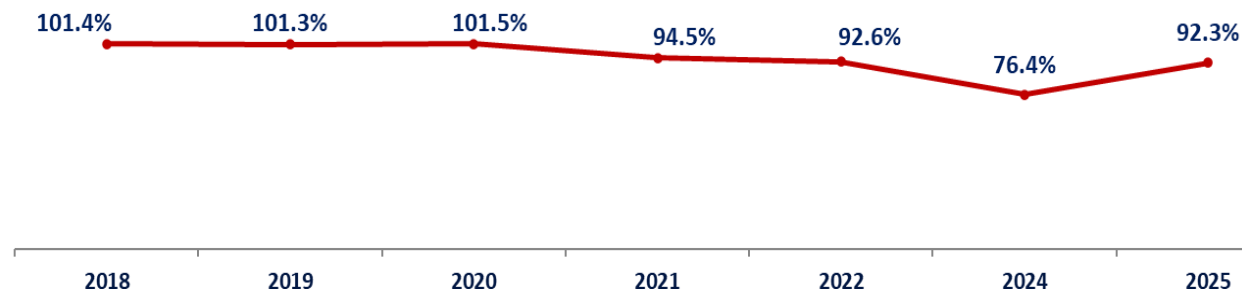
Dividend  
Yield LTM:  
**10,94%**



## Total Traded Amount (COP\$ Millions)



## Trade Price (Weighted Average) \*



**100.00%**  
Valuation Price\*\*

**19.463.850**  
Outstanding TIN  
Securities

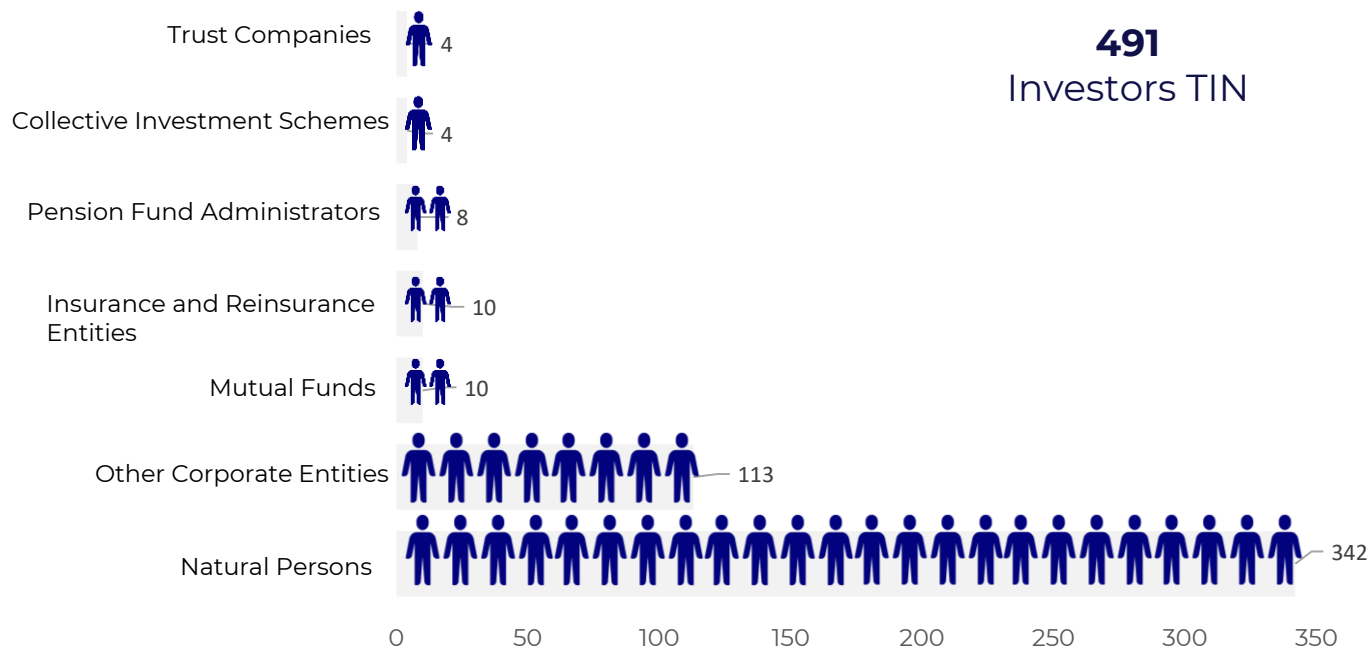
\*WAP: Weight average price

\*\* Precia's valuation Price December 31 2025

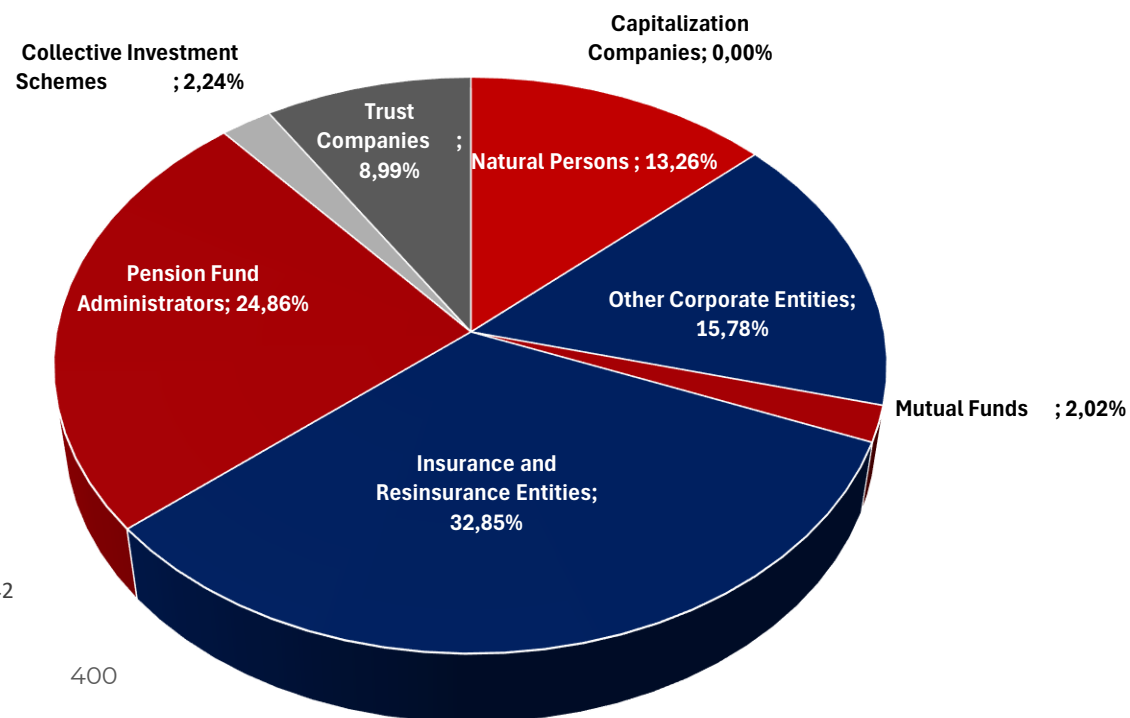
### Total Investors



**491**  
Investors TIN



### Investors per Amount



70%: Institutional Investors  
30%: Retail Investors