



Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report
February 2026



Assets Under Management* and Managed Area

COP\$ 588.228 Million



GLA: 84.037 sqm



Return

Since the beginning: 12,95% EAR



LTM: 12,54% EAR (CPI + 6,89%)



Economic and Physical Occupancy

Economic: 97,29%



Physical: 96,36%



Outstanding Lease Balance

0,0% (\$14,511)



Secondary Market

Traded Volume: YTD COP\$12.074 Million



Weighted Average Trading Price : 56,4%



Dividend Yield

LTM: 5,37%** (Feb: 4,74%) DY calculated over the Net Asset Value of the Equity Security



Jan: 8,41% DY calculated over Market Price



Debt Structure

Capital: COP\$ 142.529 Million



Weighted average cost of debt 11,42% EAR****



LTV*****: 24,84% < 35% Limit



* Total Assets Under Management. Includes cash accounts, tangible assets, accounts receivable & other assets.

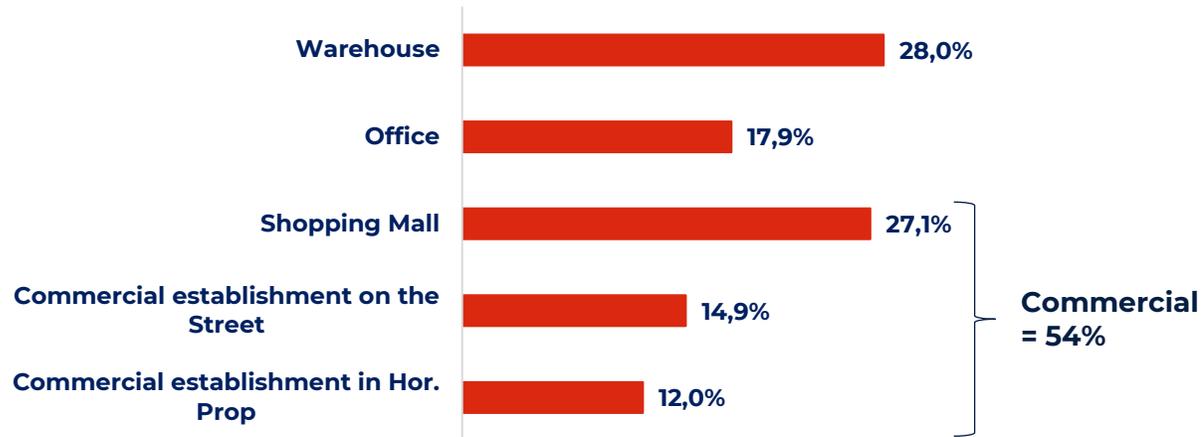
** Yield Distributed During the Month Over the Monthly Average Security Price.

**** Weighted Average Cost of Debt.

***** Loan to Value

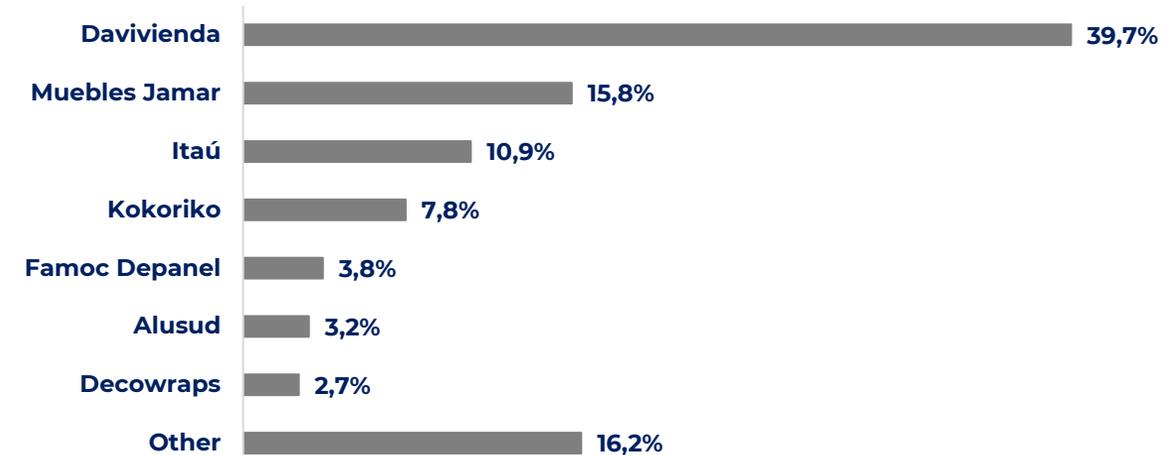
TIN securities are participatory securities and, therefore, will not have a guaranteed return. Instead, their return will be variable and will depend on the performance of the investments that make up the Universality.

By Type of Real Estate Property



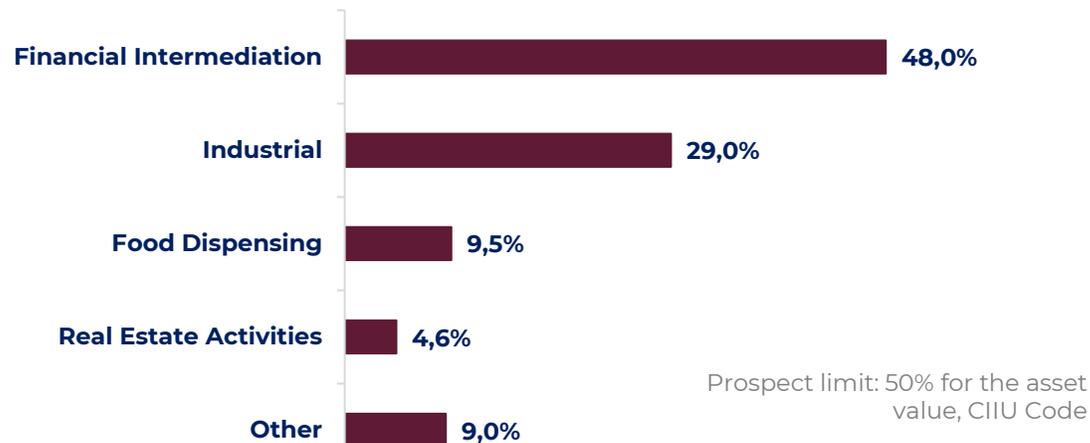
Prospect limit: 60% by the type of asset.

By Tenant



Prospect limit: 30% for income.

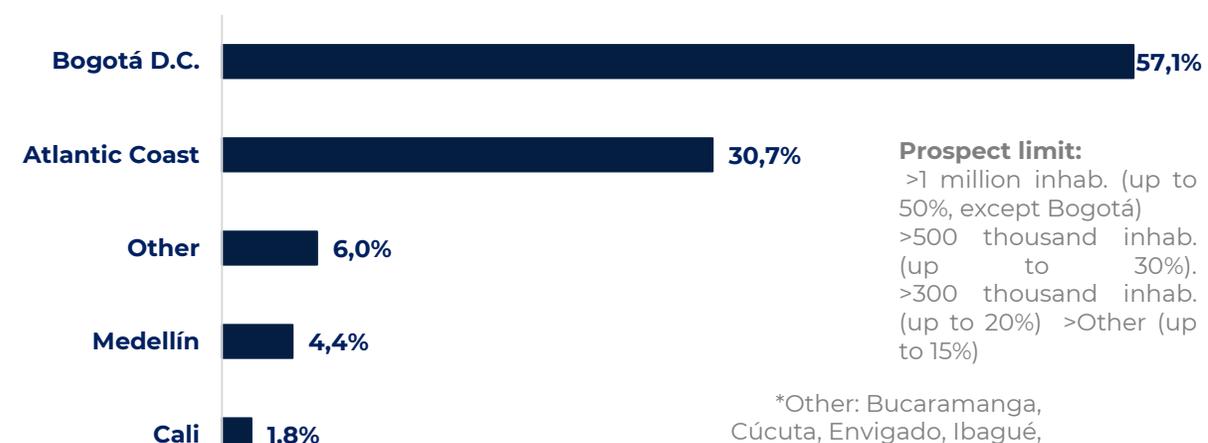
By Economic Sector



Prospect limit: 50% for the asset value, CIU 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

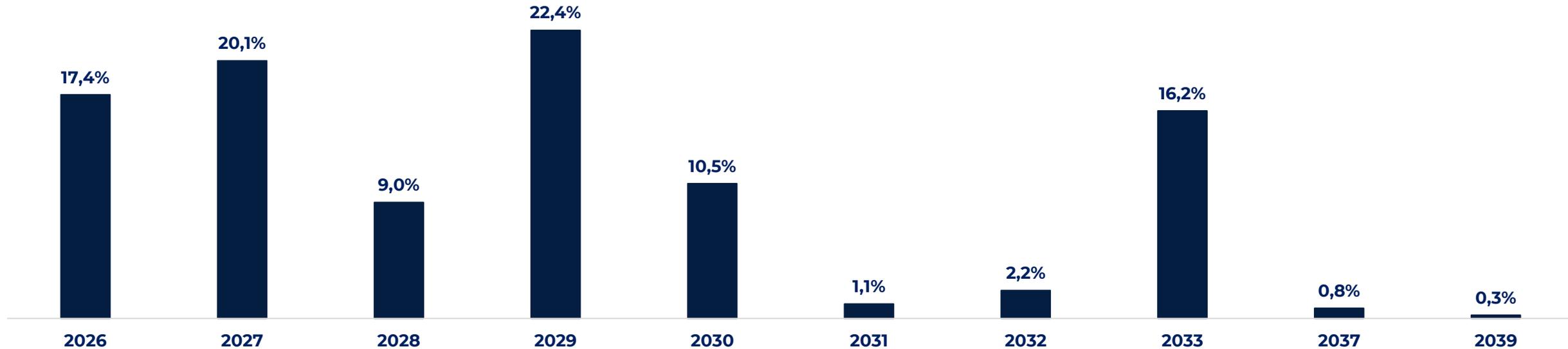


38
Total Tenants



3,53 Years
Weighted Average Lease
Term Remaining

Lease Expiration Profile



Return



12,95% EAR

Since Inception:
Oct. 2018 – Feb. 2026

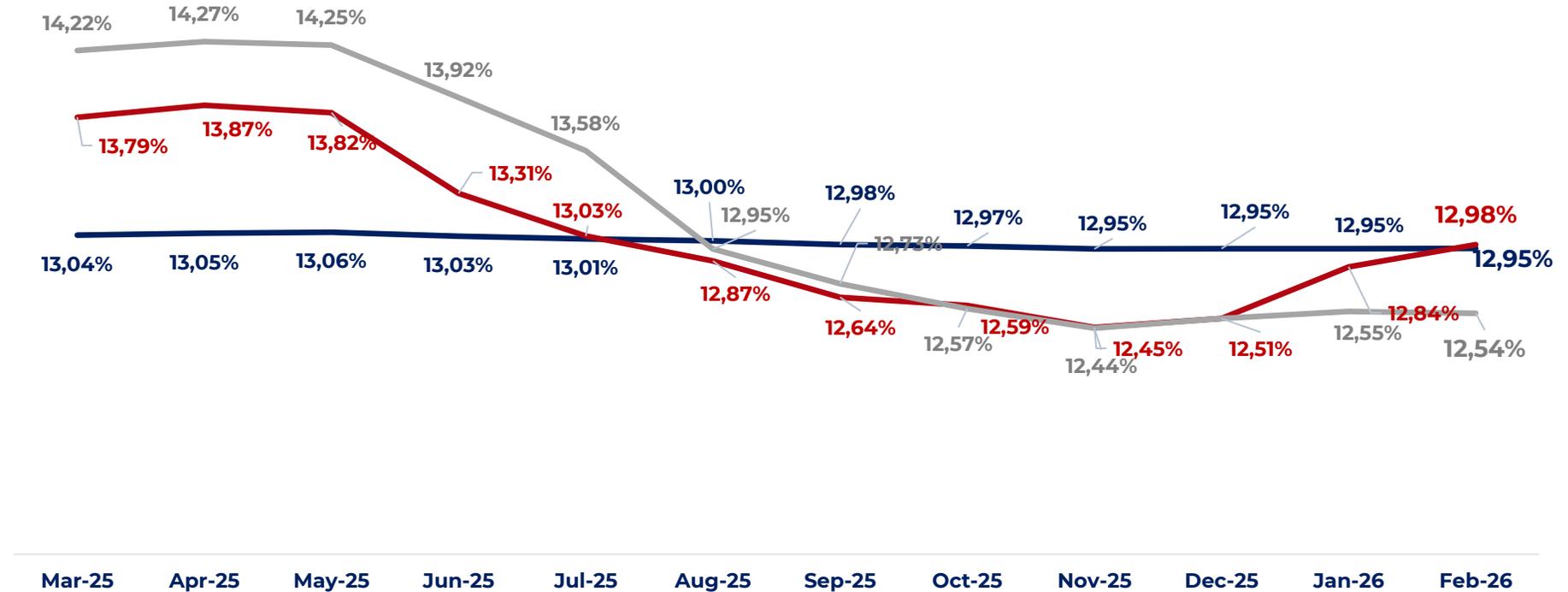
- ◆ 53,8% - **Capital Appreciation**
- ◆ 46,2% - **Cash Flow**



12,54% EAR

Last 12 months:
Mar. 2025 – Feb. 2026

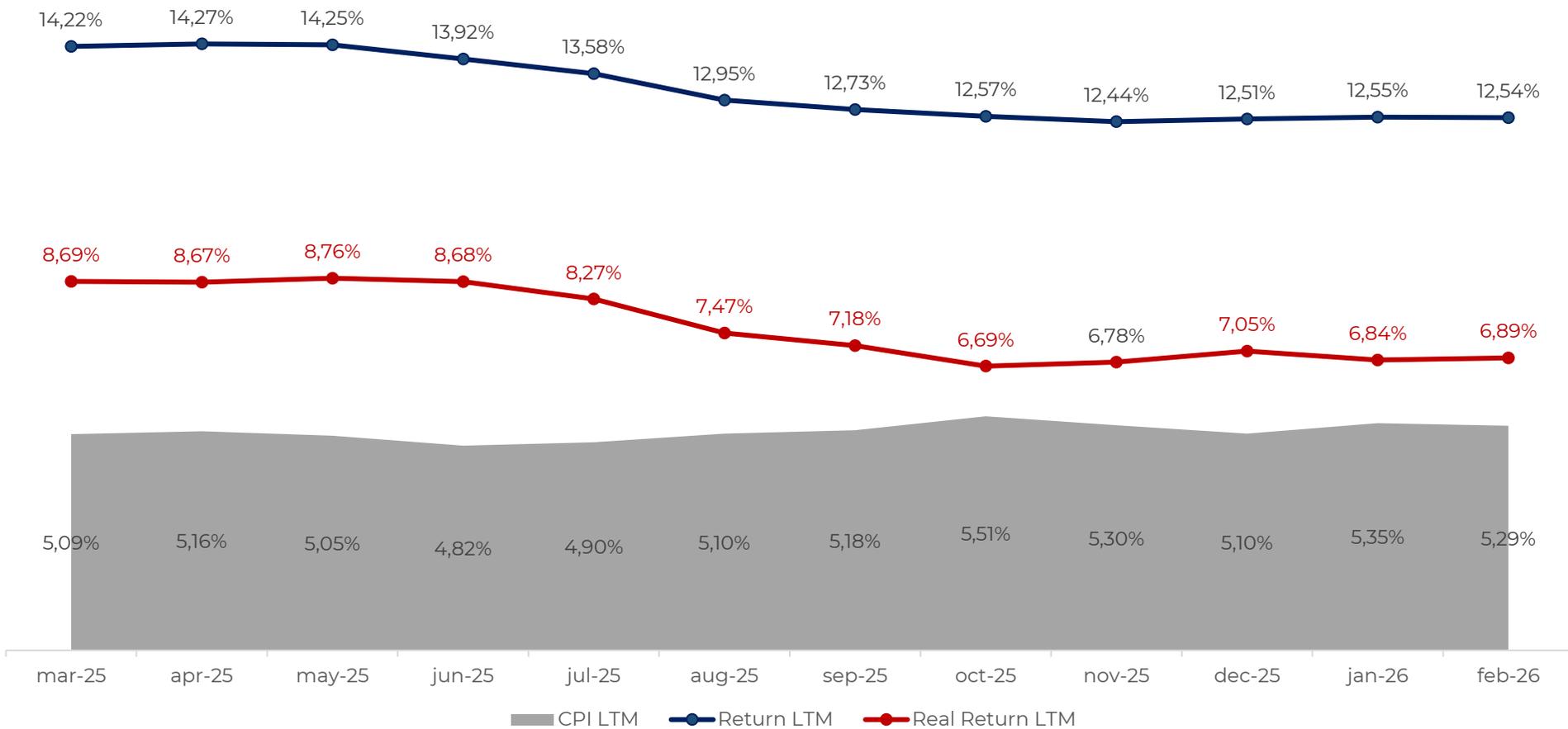
- ◆ 41,5% - **Capital Appreciation**
- ◆ 58,5% - **Cash Flow**



— Since the Beginning — YTD* — LTM**

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

Return LTM*



TIN Security Value



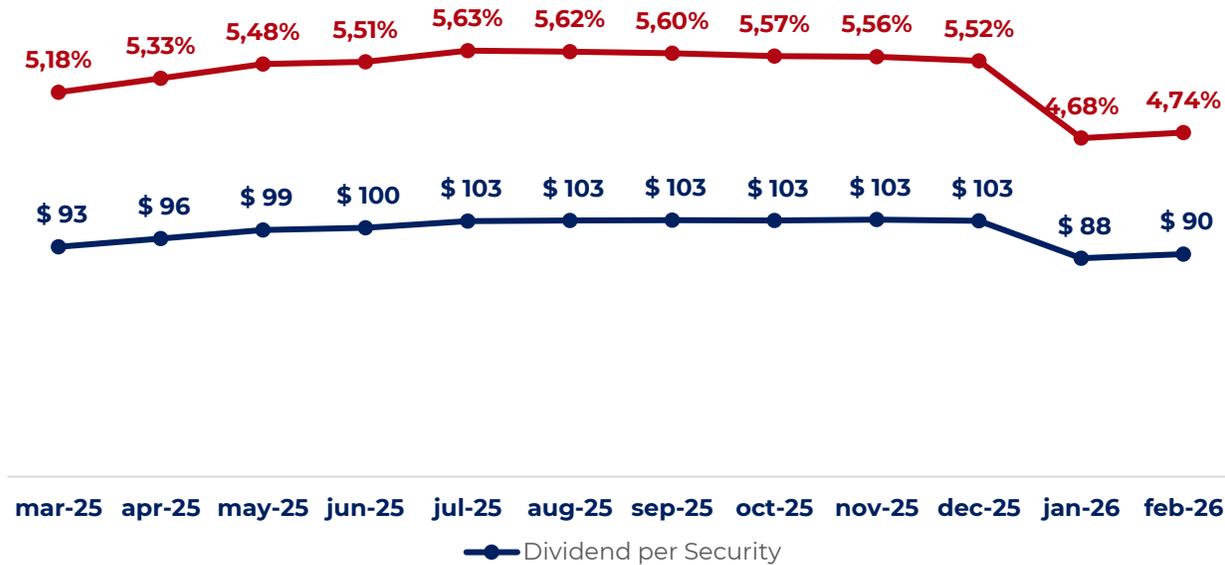
COP\$ 22.729

Security Value Feb. 28 2026

6,63%

LTM security value's increase Vs \$21.316* (Security Value 01/03/2025)

Dividend Yield & Returns



5,37%

Average DY LTM: 03/2025 – 02/2026



4,74%

DY Last Month: 02/2026



8,41%

DY Last Month Market Prices: 02/2026

* Historical equity security price and historical dividend adjusted for the 370:1 security split that took place in May 2025. This adjustment is made to maintain comparability of the dividend per share and the share price.



Dividend Yield LTM at NAV

Dividend Yield LTM:
5,37%

Dividend Yield February
4,74%

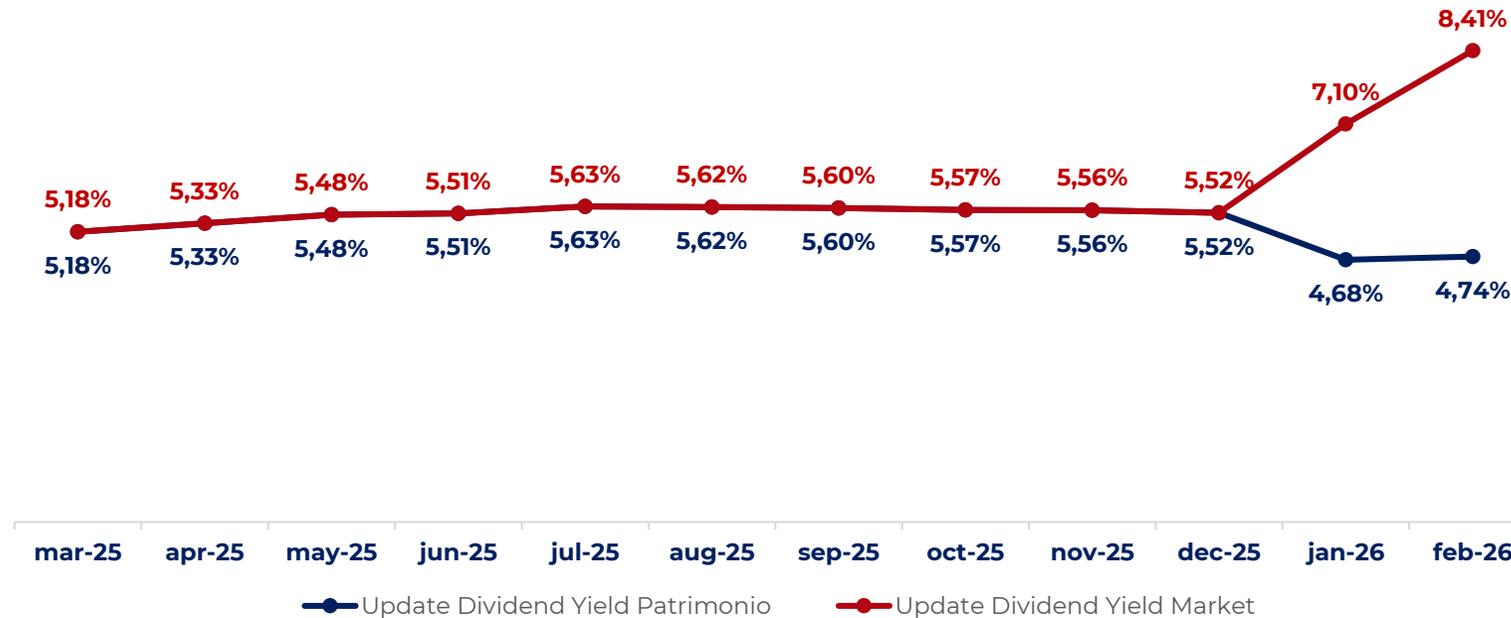


Dividend Yield at Market price

Dividend Yield LTM:
5,88%

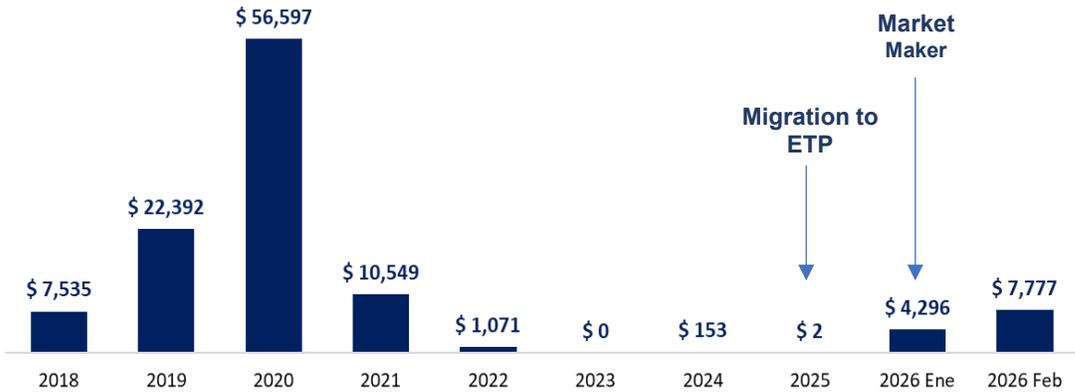
Dividend Yield Market Price February
56.34%:
8,41%

Comparative Dividend Yield Reference Price (NAV vs. Market)

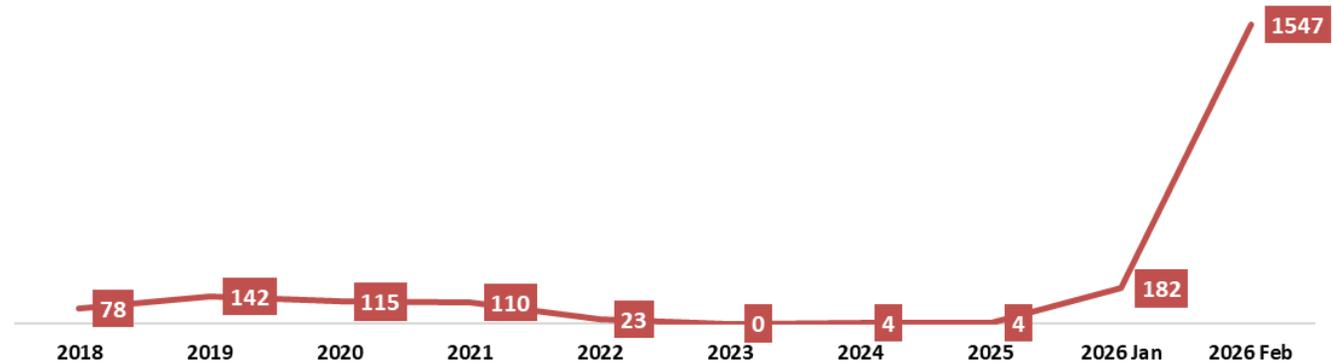




Total Traded Amount (COP\$ Millions)



Number of Market Transactions



56.4%
Valuation Price**



19.463.850
Outstanding TIN Securities

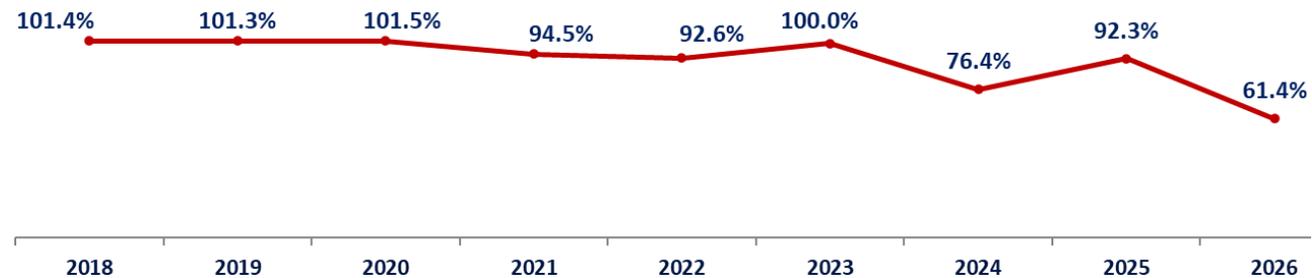


COP 12,800 (-18.78% M/M)
Closing Price 27/02/2026



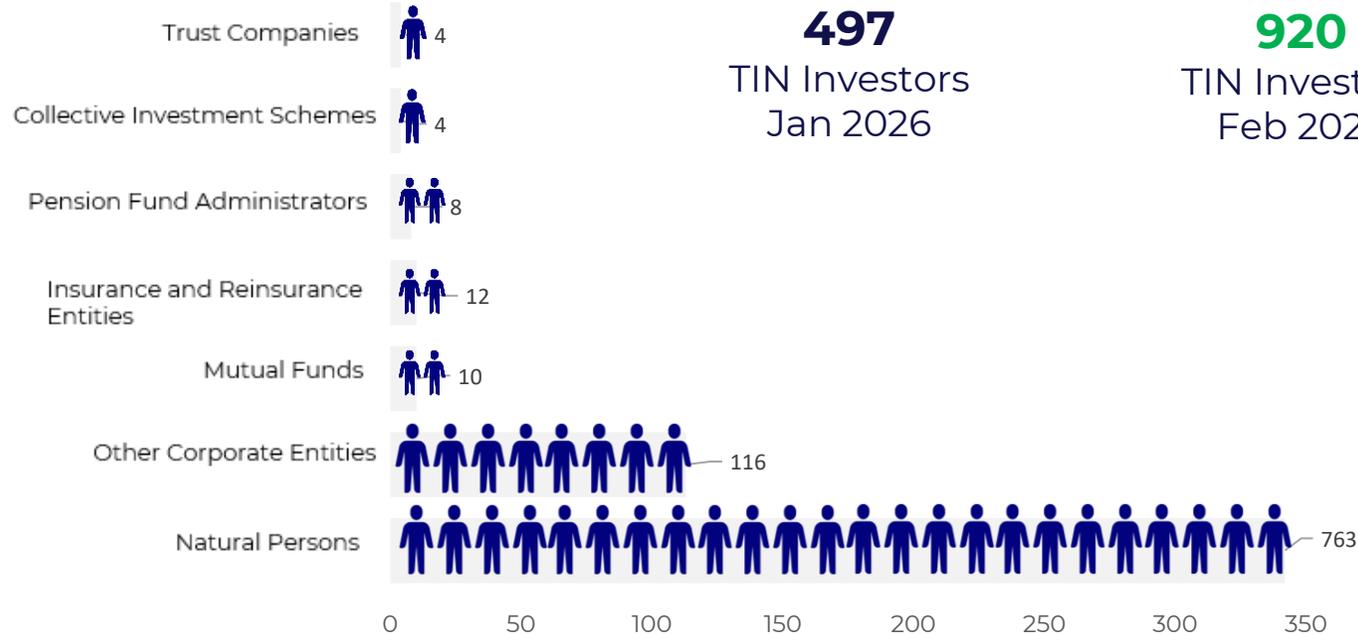
COP 389 millions
ADTV Feb 2026 (Average Daily Traded Volume)

Weighted Average Trading Price

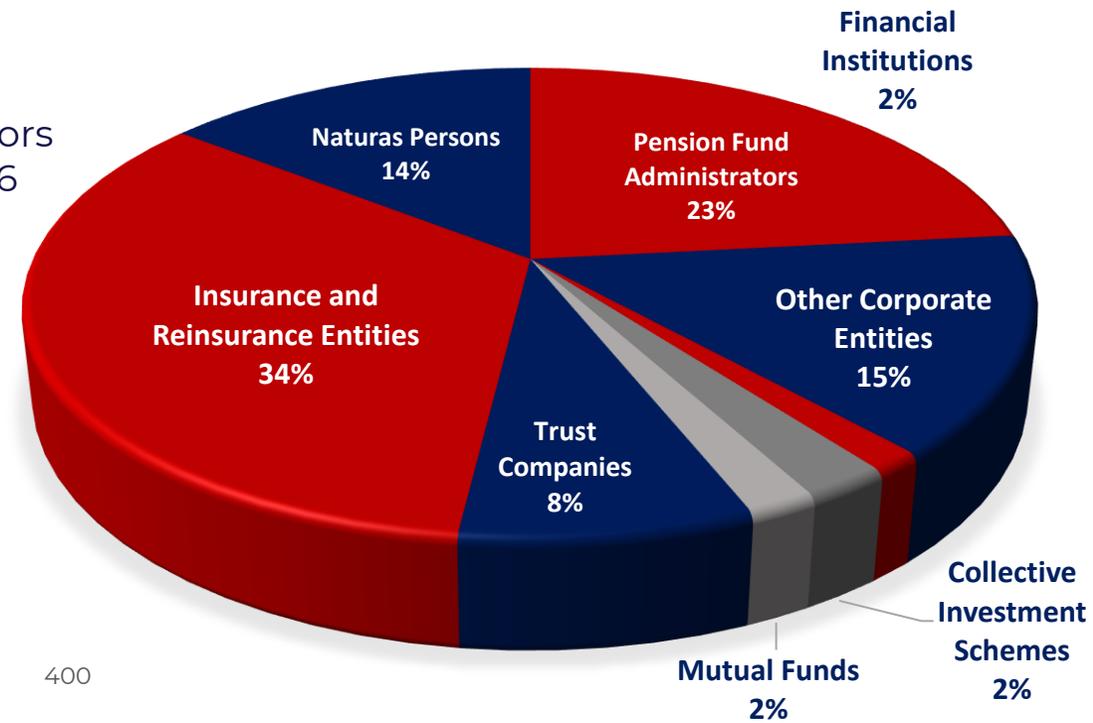


*WAP: Weight average price
** Precia's valuation Price Febr 27 2026

Número de Inversionistas



Investors per Amount



71%: Inversionistas Institucional
29%: Retail