



Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report
March 2026



Assets Under Management* and Managed Area

COP\$ 590.209 Million



GLA: 84.037 sqm



Return

Since the beginning: 12,94% EAR



LTM: 12,17% EAR (CPI + 6,27%)



Economic and Physical Occupancy

Economic: 97,22%



Physical: 96,36%



Outstanding Lease Balance

0,02% (\$11.381.649)



Secondary Market

Traded Volume: YTD COP\$16.357 Million



Weighted Average Trading Price : 52,5%



Dividend Yield

LTM: 5,36%** (Mar: 5,04%) DY calculated over the Net Asset Value of the Equity Security



Mar: 9,60% DY calculated over Market Price



Debt Structure

Capital: COP\$ 142.529 Million



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



LTV*****: 24,72% < 35% Limit



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

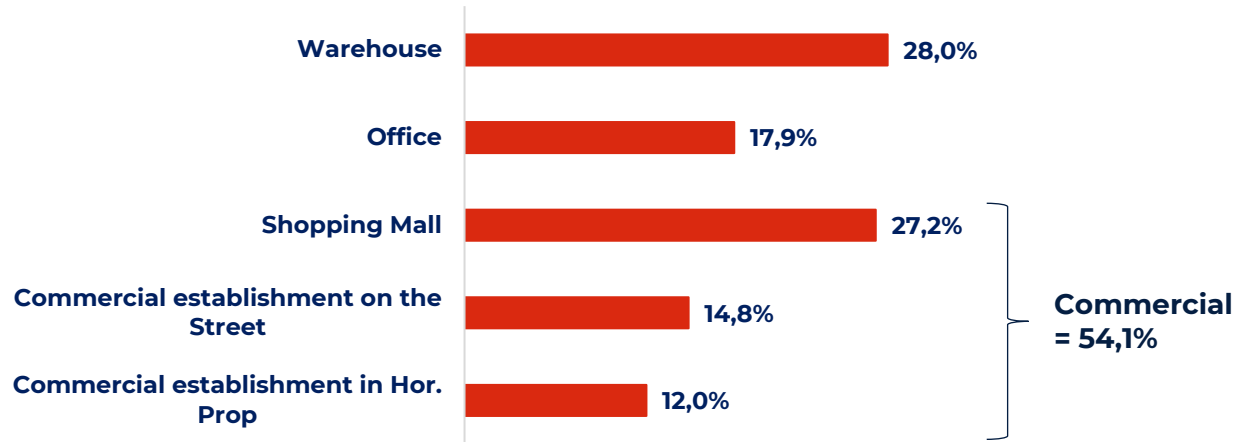
** Yield Distributed During the Month Over the Monthly Average Security Price.

**** Weighted Average Cost of Debt.

***** Loan to Value

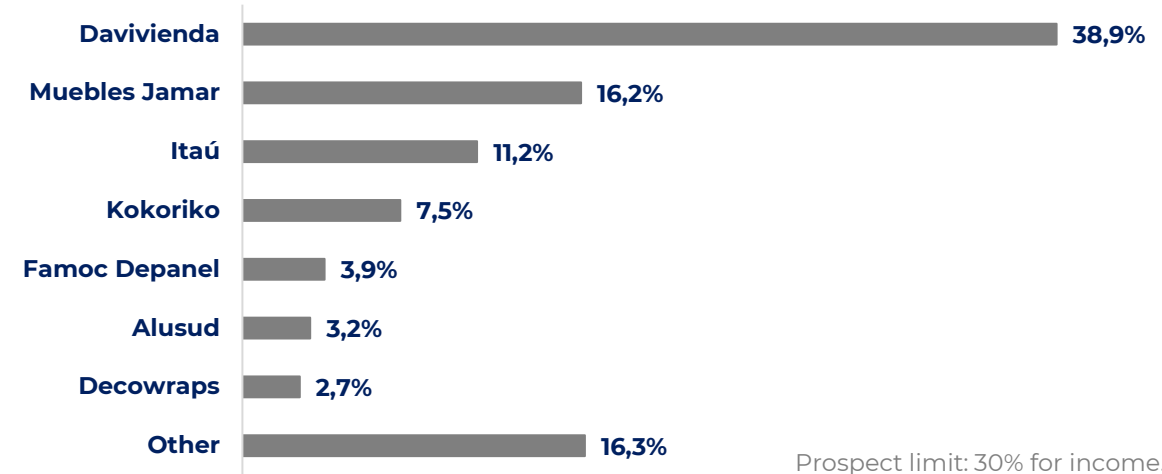
TIN securities are participatory securities and, therefore, will not have a guaranteed return. Instead, their return will be variable and will depend on the performance of the investments that make up the Universality.

By Type of Real Estate Property



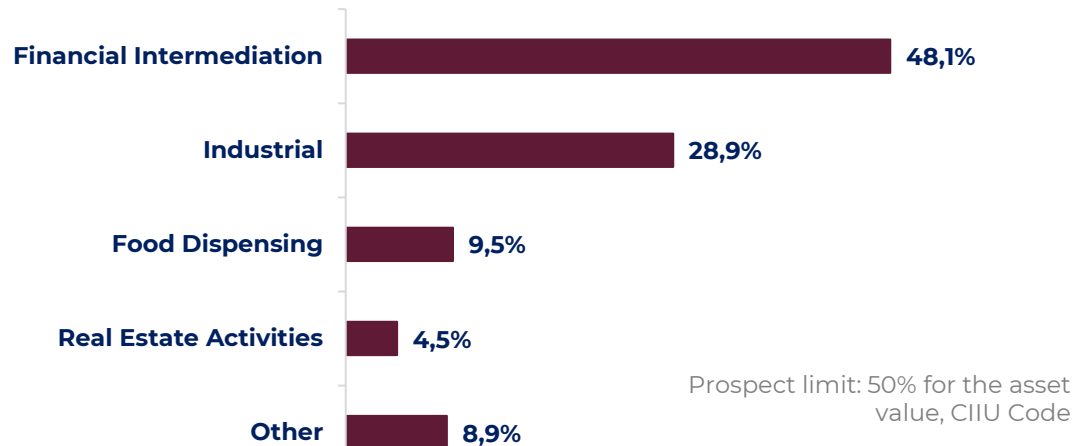
Prospect limit: 60% by the type of asset.

By Tenant



Prospect limit: 30% for income.

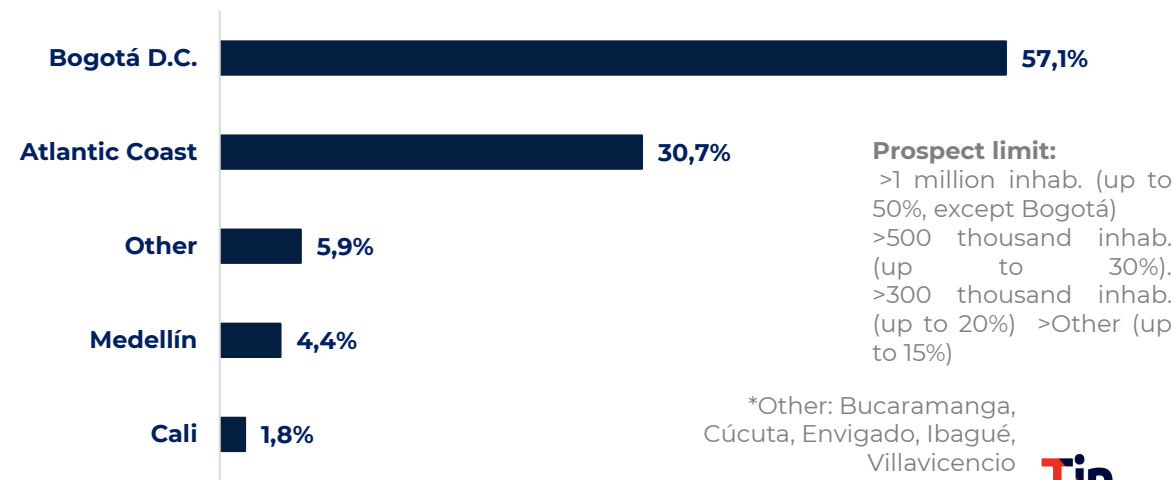
By Economic Sector



Prospect limit: 50% for the asset value, 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

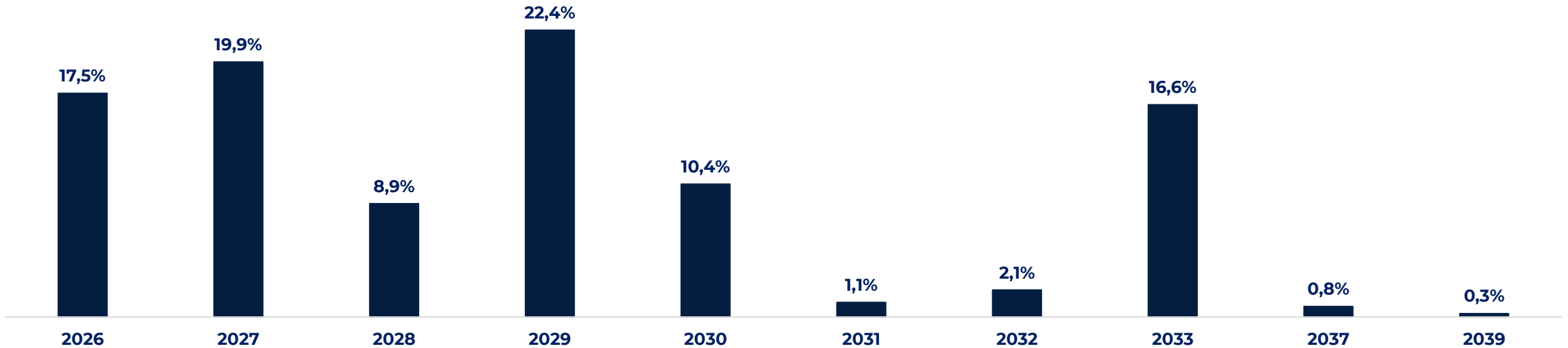


38
Total Tenants



3,46 Years
Weighted Average Lease
Term Remaining

Lease Expiration Profile



Return



12,94% EAR

Since Inception:
Oct. 2018 – Mar. 2026

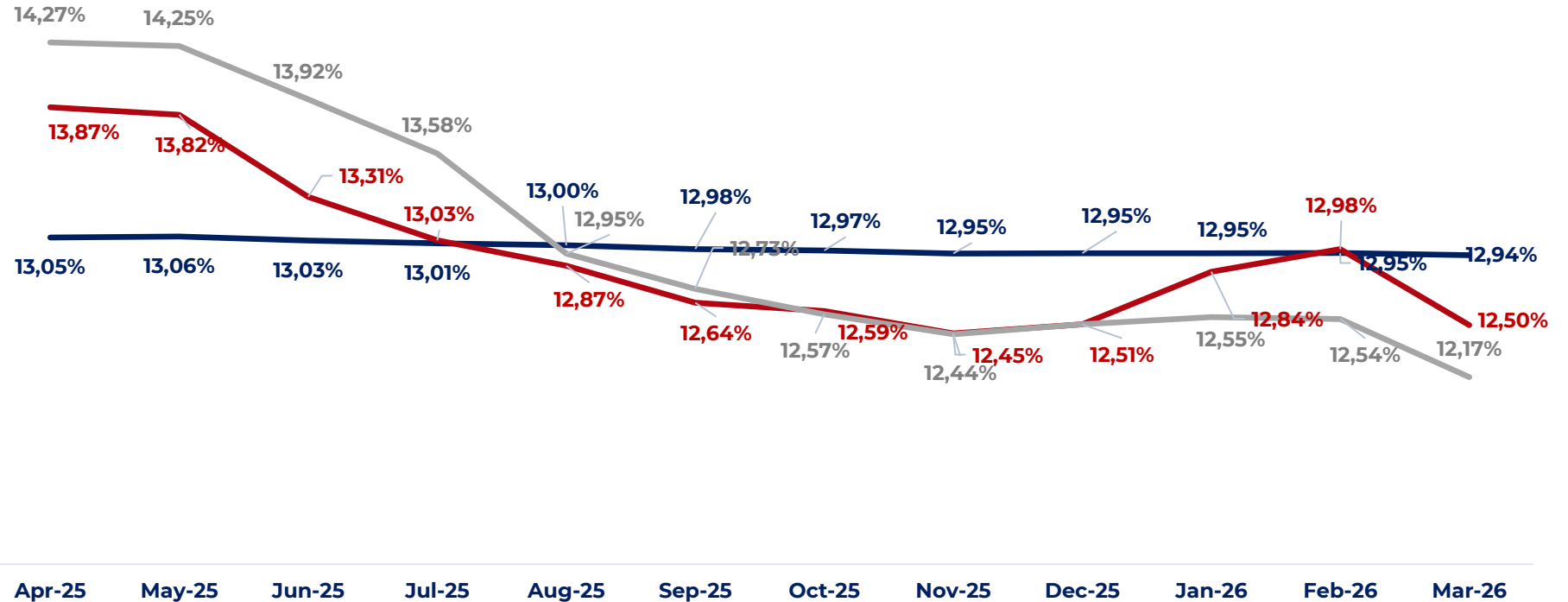
- ◆ 54% - **Capital Appreciation**
- ◆ 46% - **Cash Flow**



12,17% EAR

Last 12 months:
Apr. 2025 – Mar. 2026

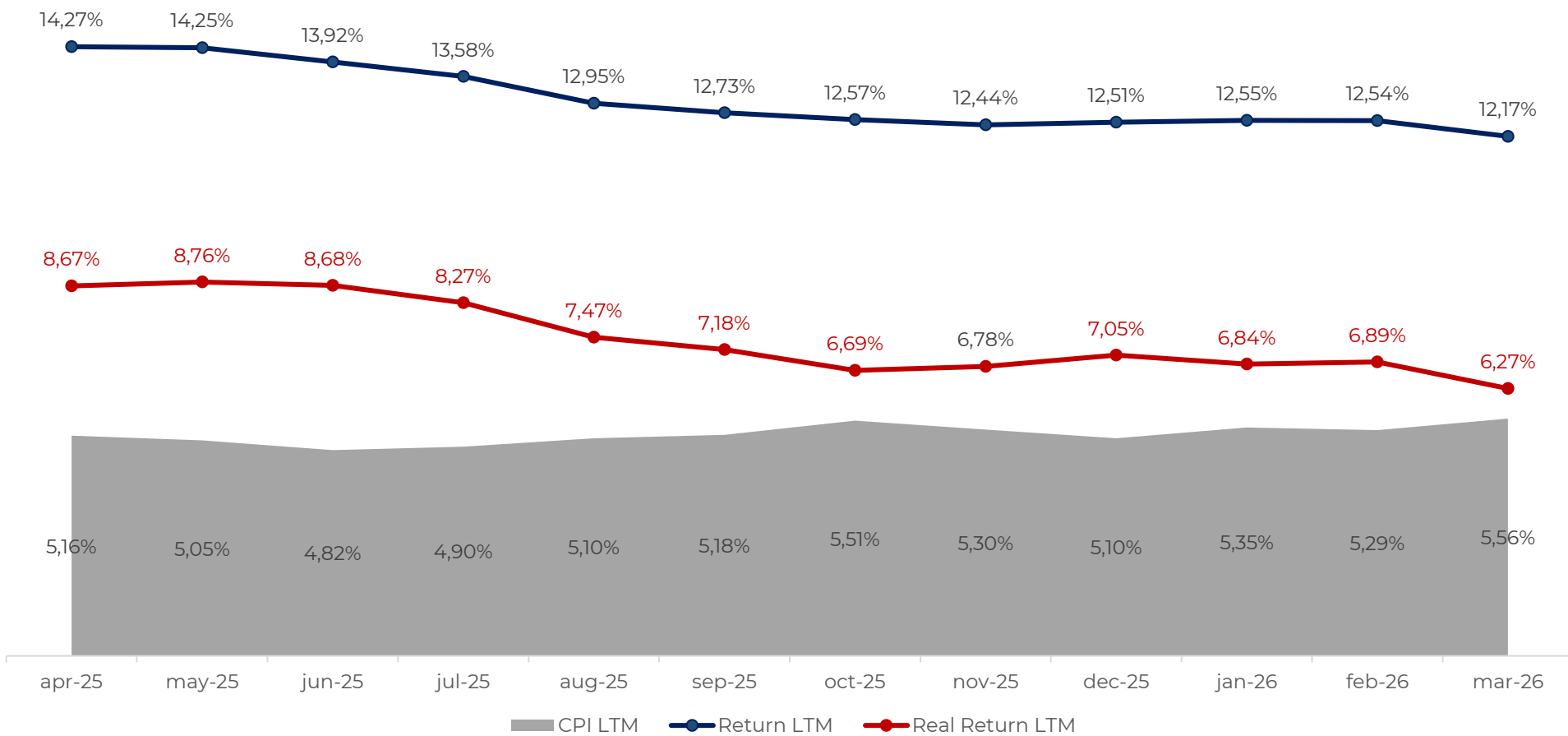
- ◆ 43,4% - **Capital Appreciation**
- ◆ 56,6% - **Cash Flow**



— Since the Beginning — YTD* — LTM**

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

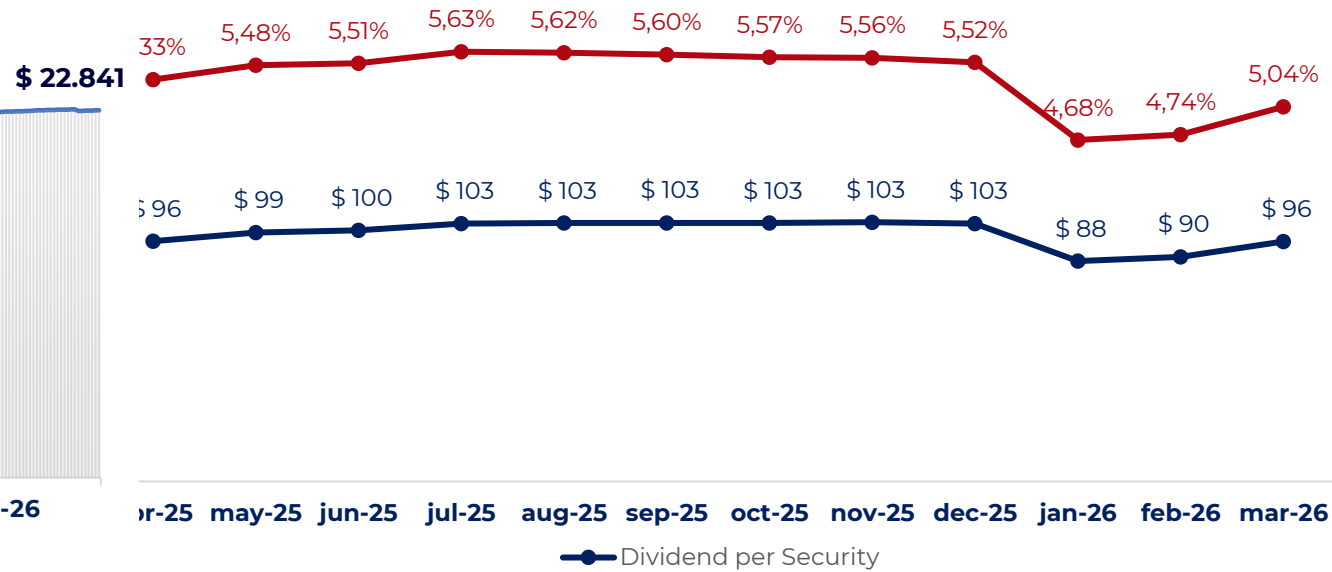
Return LTM*



TIN Security Value



Dividend Yield & Returns



COP\$ 22.841

Security Value Mar. 31 2026

6,30%

LTM security value's increase Vs \$21.487* (Security Value 01/04/2025)



5,36%

Average DY LTM: 04/2025 – 06/2026



5,04%

DY Last Month: 03/2026



9,60%

DY Last Month Market Prices: 03/2026

* 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.

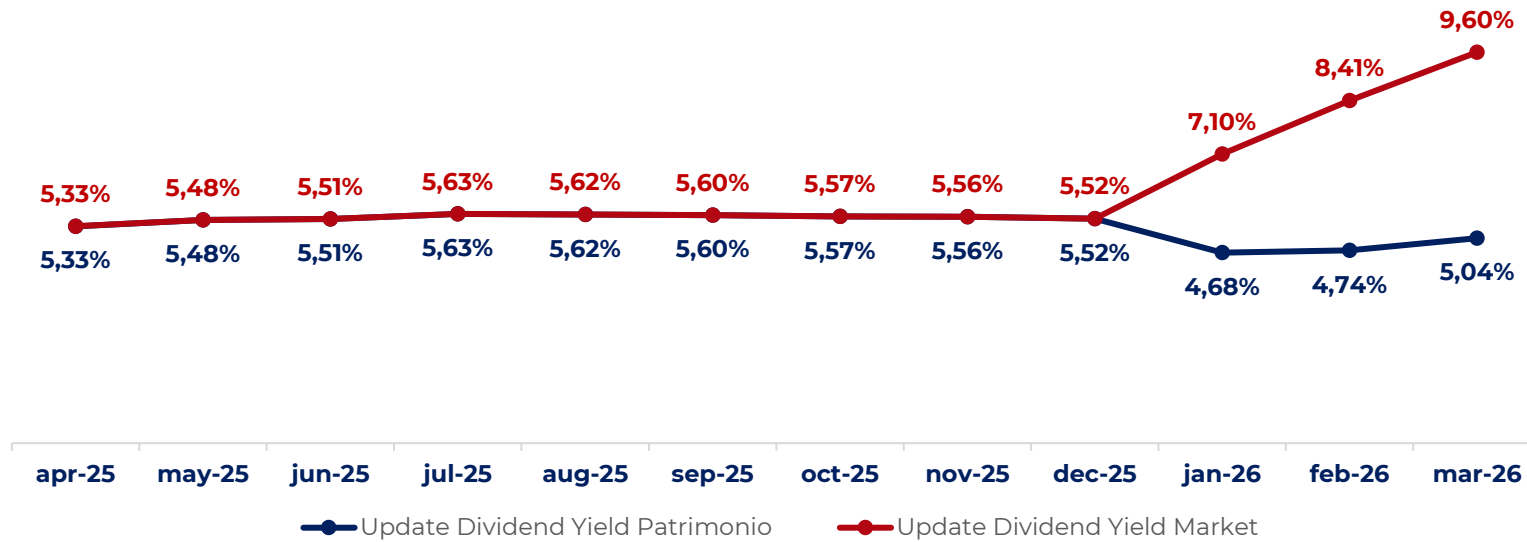


Dividend Yield LTM at NAV

Dividend Yield LTM:
5,36%

Dividend Yield March
5,04%

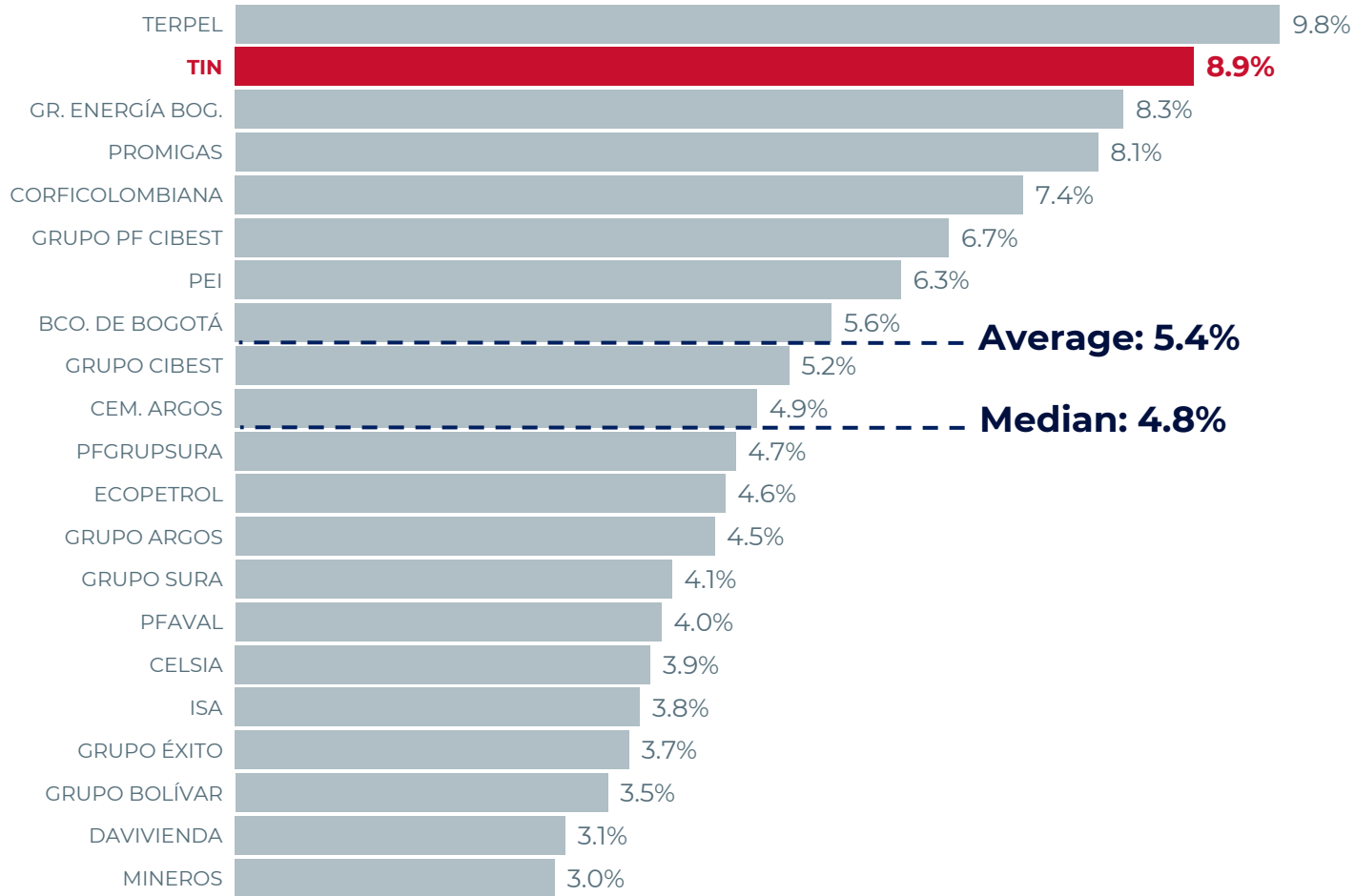
Comparative Dividend Yield Reference Price (NAV vs. Market)



Dividend Yield at Market price

Dividend Yield LTM:
6,24%

Dividend Yield Market Price March 52,5%:
9,60%



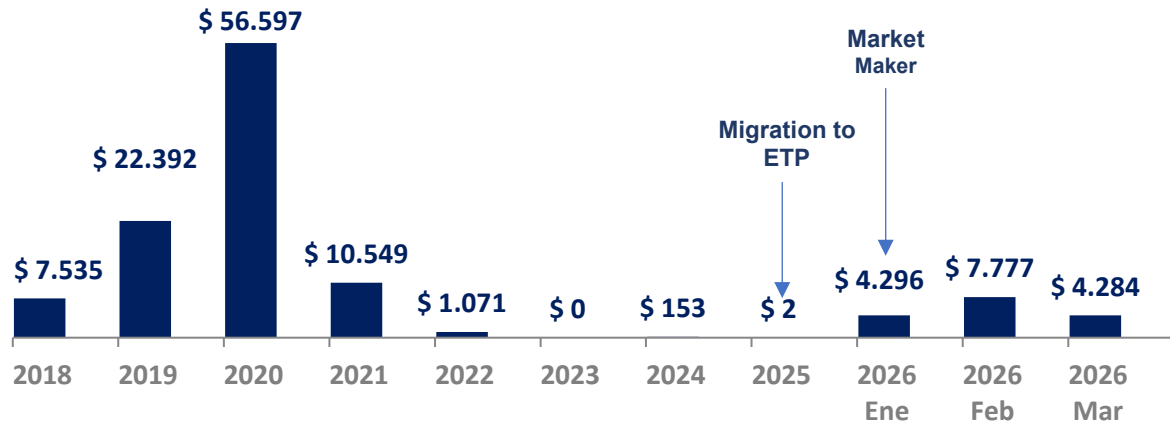
DY TIN – Market Prices

8.9%

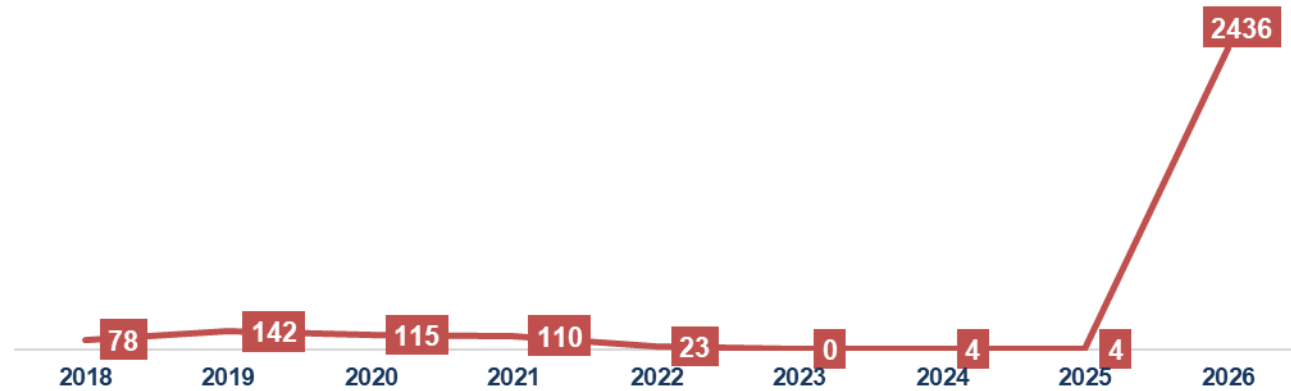
Average Projection for 2026

TIN is positioned as a competitive alternative relative to the dividend yields observed in the local equity market, differentiated by its capacity to deliver cash flow distributions monthly.

Total Traded Amount (COP\$ Millions)



Number of Market Transactions



52.46%
Valuation Price**



19.463.850
Outstanding TIN Securities

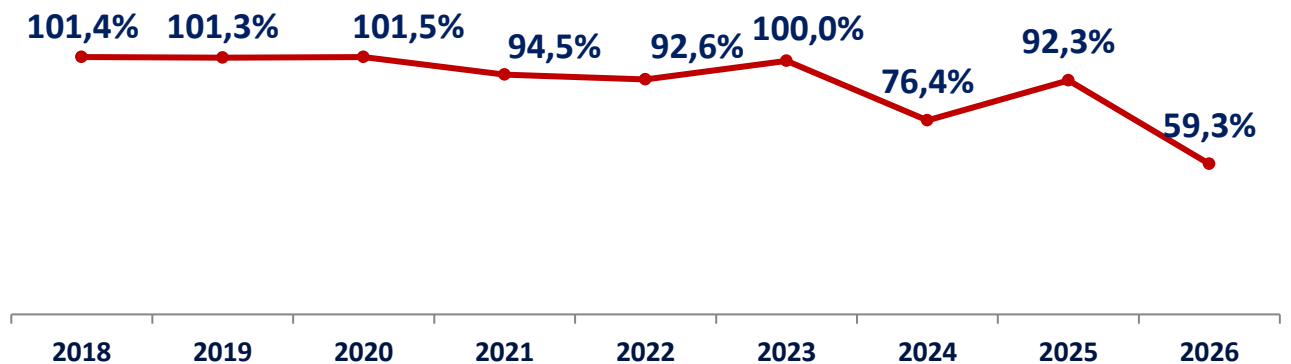


COP 11,980 (-6.41% M/M)
Closing Price 31/03/2026



COP 204 millions
ADTV Mar 2026 (Average Daily Traded Volume)

Weighted Average Trading Price



*WAP: Weight average price

** Precia's valuation Price Mar 31 2026

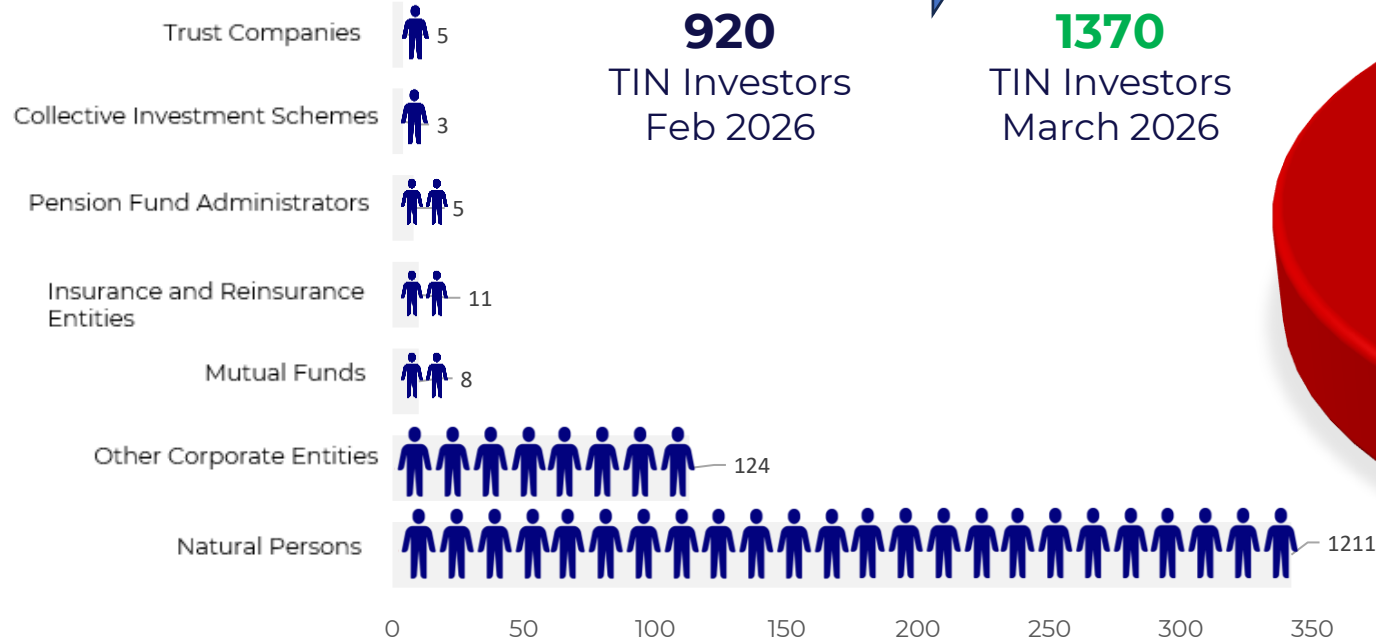
Número de Inversionistas



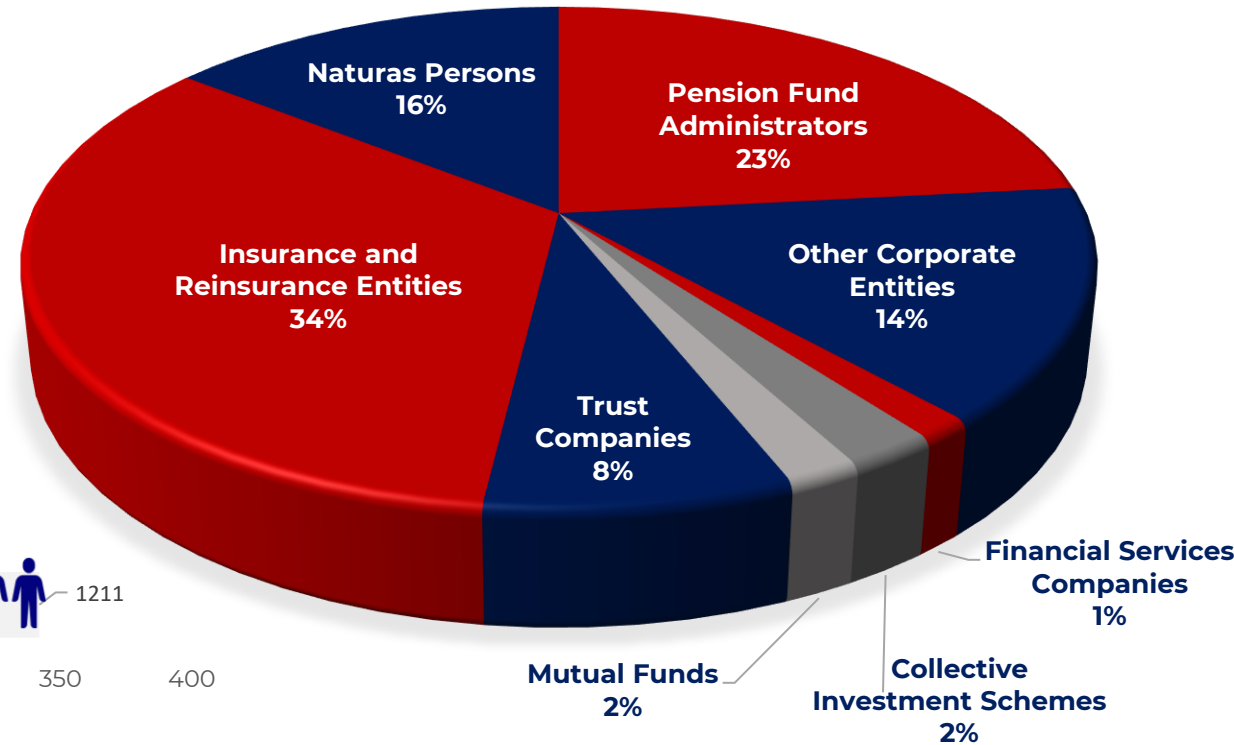
920
TIN Investors
Feb 2026



1370
TIN Investors
March 2026



Investors per Amount



70%: Inversionistas Institucional
30%: Retail