



Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report  
February 2025



Assets Under Management\* and Managed Area

COP\$ 551.597 MM



GLA: 84.300 sq.m



Return

Since the beginning: 13,01% EAR



LTM: 14,11% EAR (CPI + 8,38%)



Economic and Physical Occupancy

Economic: 97,42%



Physical: 96,67%



Outstanding Lease Balance

0,27% (\$138,449,179)



Secondary Market

Traded Volume: \$0 millones



Weighted average valuation price LTM : 99,65%\*\*\*



Dividend Yield

LTM: 4,65%\*\* (Febrero: 5,37%)



Debt Structure

Capital: COP\$ 133.936 MM



Weighted average cost of debt 9,81% EAR\*\*\*\*



LTV\*\*\*\*\*: 24,52% < 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.

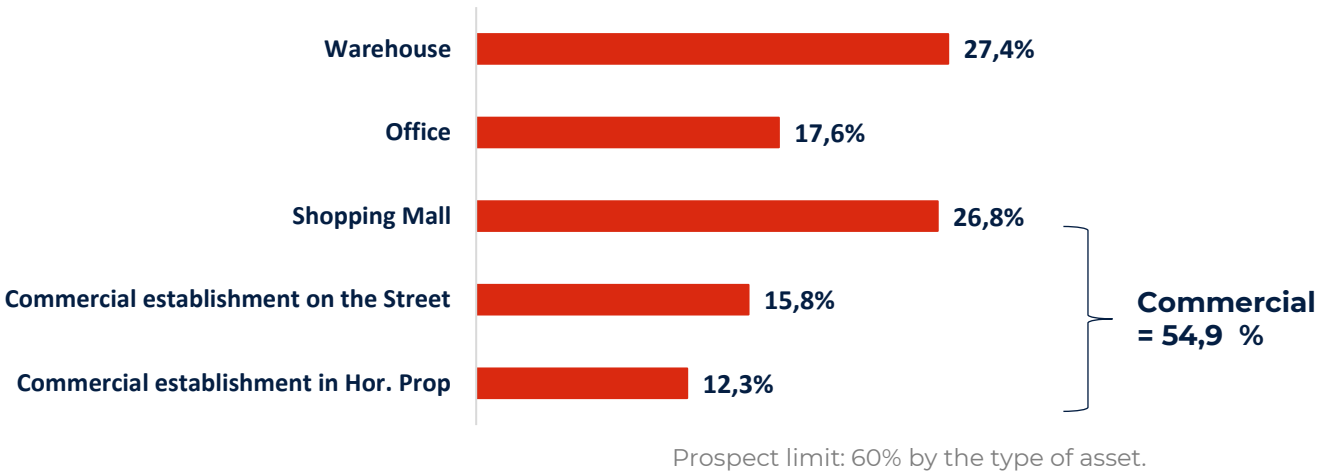
\*\*\* Weighted Average Valuation Price for the Last 12 Months as of the Reporting Date (Precia and PiP).

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

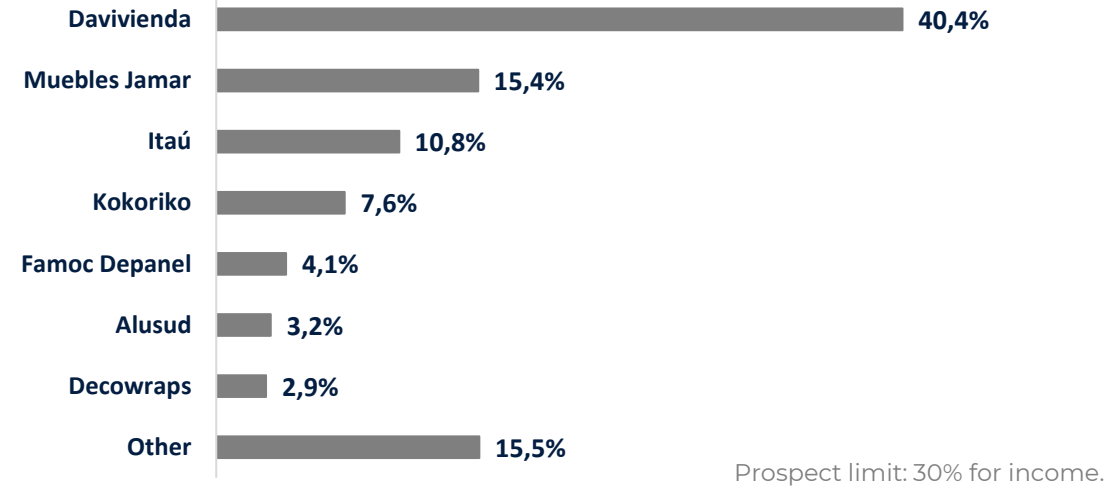
\*\*\*\*\* Loan to Value

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.

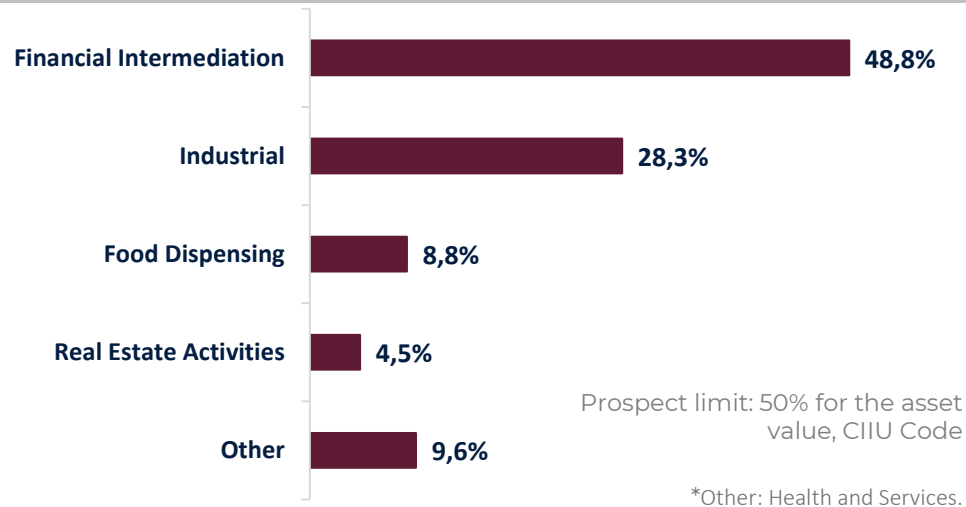
### By Type of Real Estate Property



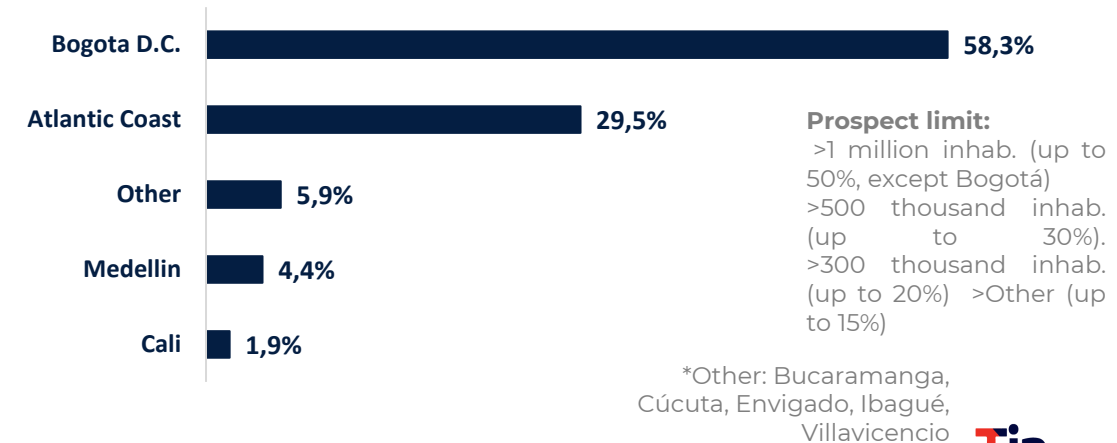
### By Lease\*\*



### By Economic Sector



### By Geographic Location





**2,58%**  
Economic Vacancy

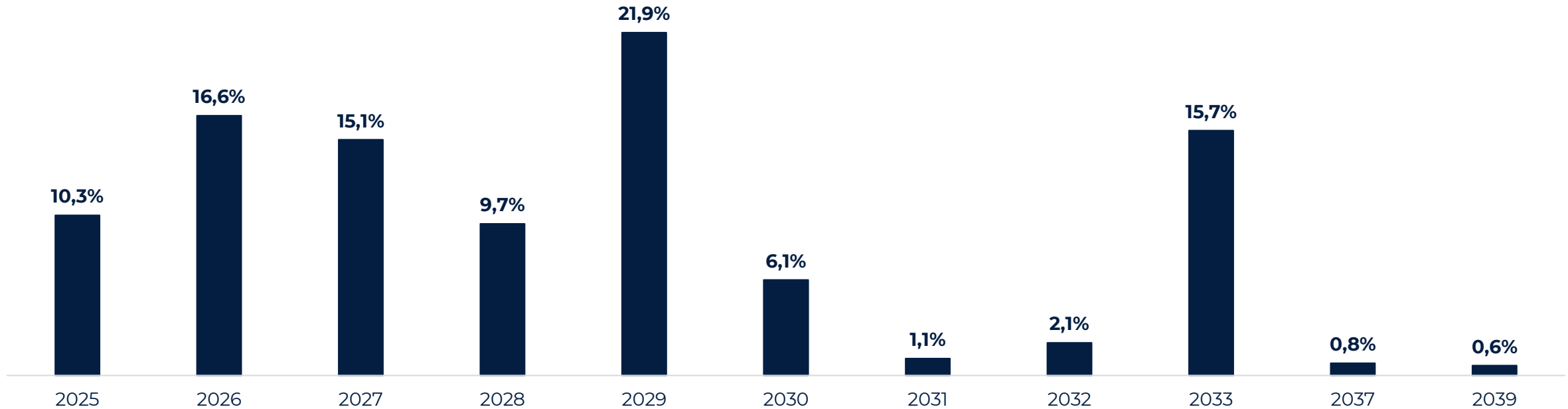


**39**  
Total Tenants



**4,17 Years**  
Weighted Average Lease  
Term Remaining

## Lease Expiration Profile



### Return



**13,01% EAR**

Since Inception:  
October 2018 – February 2025

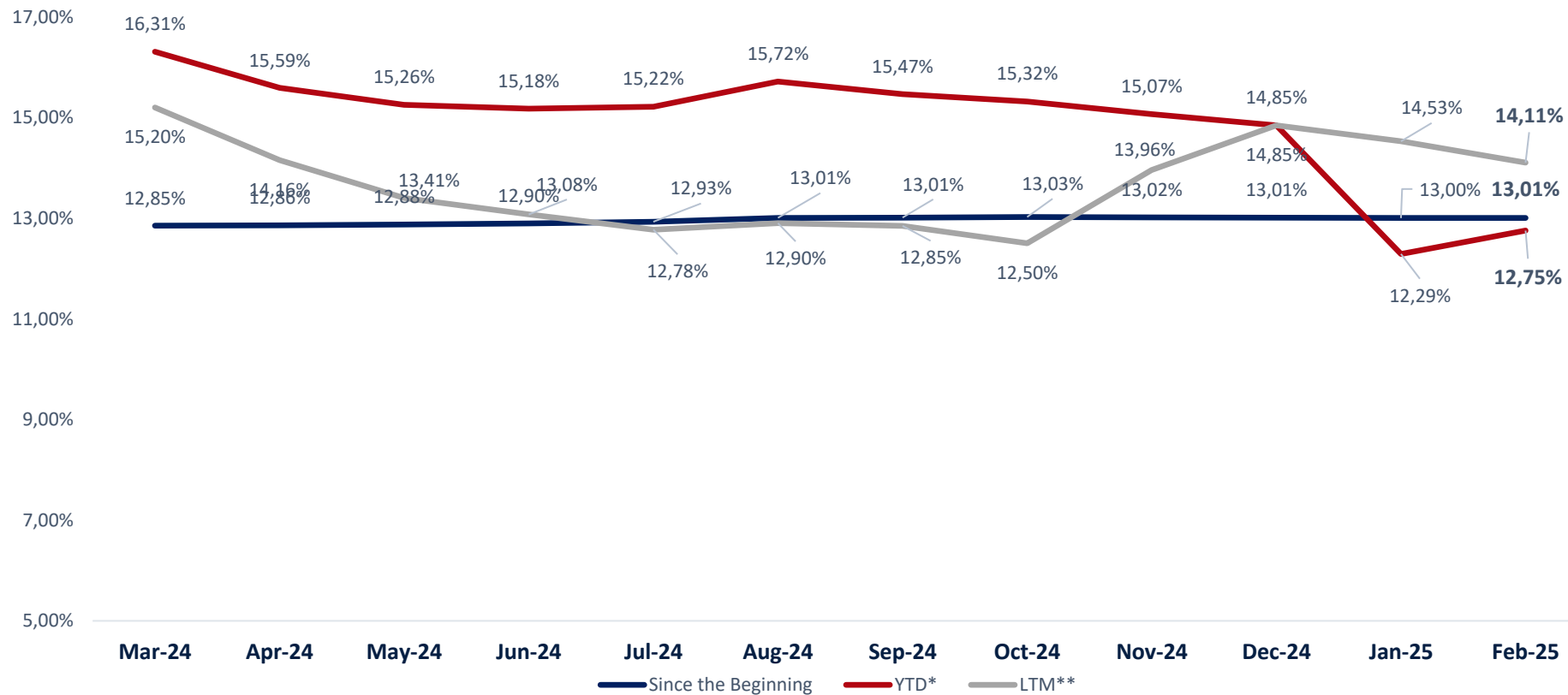
- ◆ 56,6% - **Capital Appreciation**
- ◆ 43,4% - **Cash Flow**



**14,11% EAR**

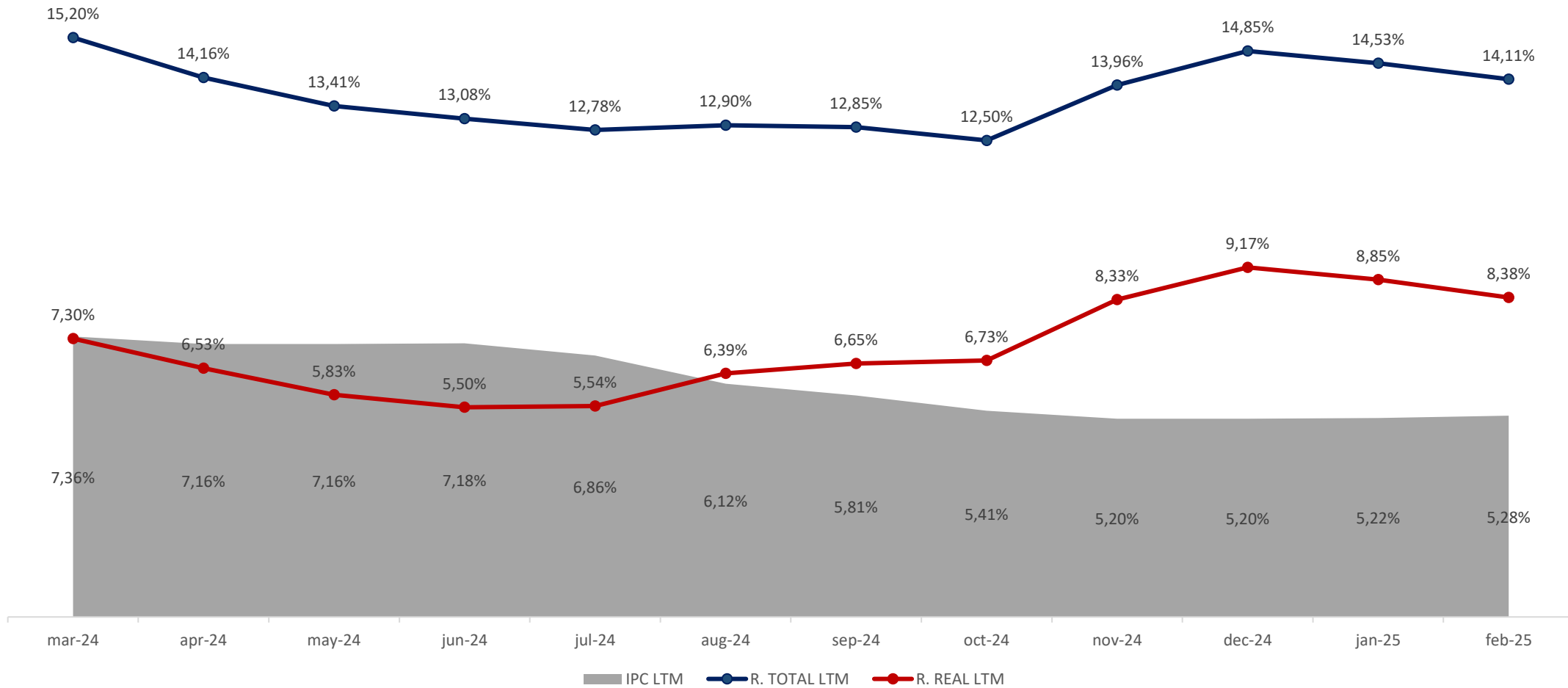
Last 12 months:  
March 2024 – February 2025

- ◆ 61,8% - **Capital Appreciation**
- ◆ 38,2% - **Cash Flow**



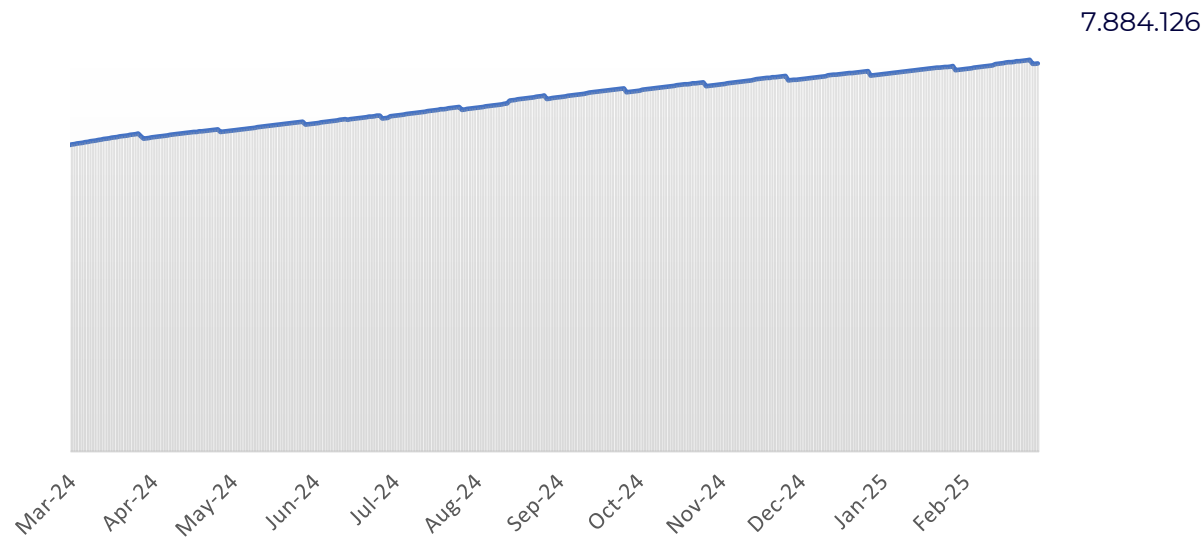
\* YTD: Año Corrido.  
\*\* LTM: Últimos 12 meses.

Return LTM\*



LTM: Last Twelve Months

## TIN Security Value



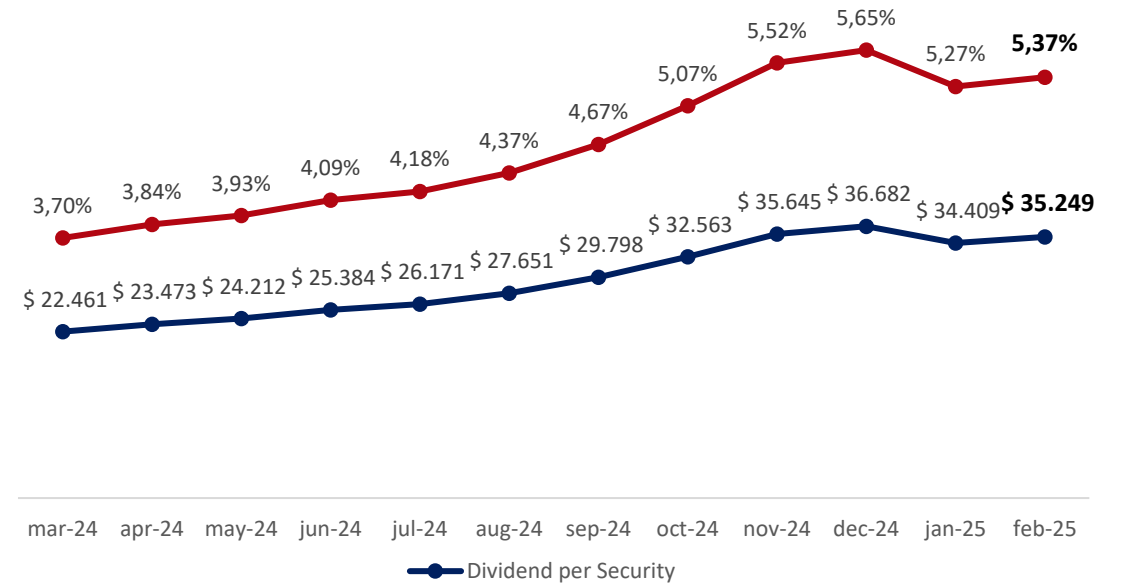
**COP\$**  
**7.884.126**

Security Value as of  
28/02/2025

**8,89%**

LTM security value's increase  
Vs \$7.240.624 (Security Value 01/03/2024)

## Dividend Yield & Returns

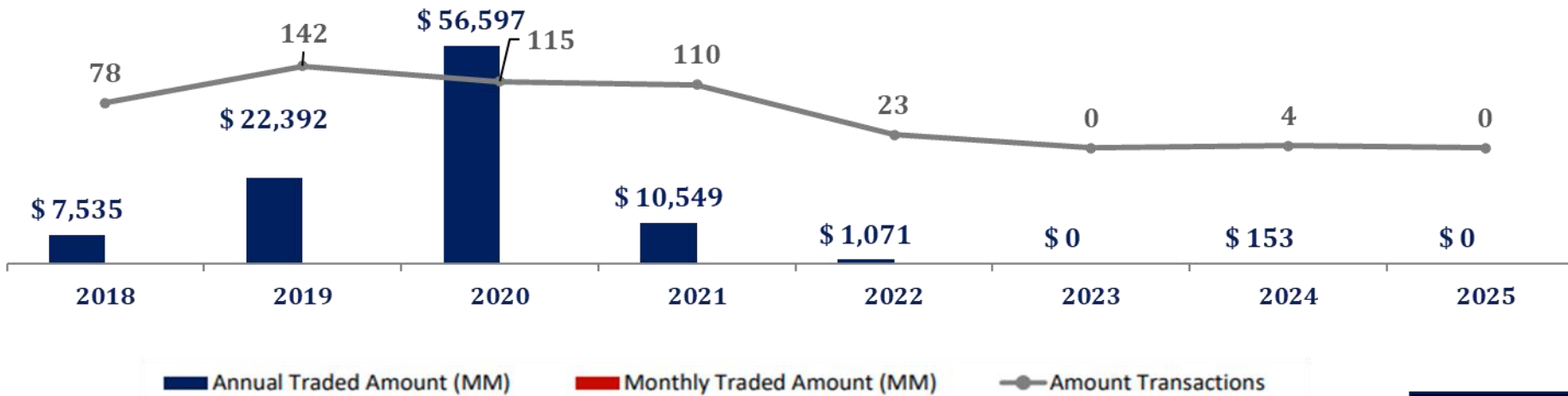


**4,64%**  
Average DY LTM:  
03/2024 – 02/2025

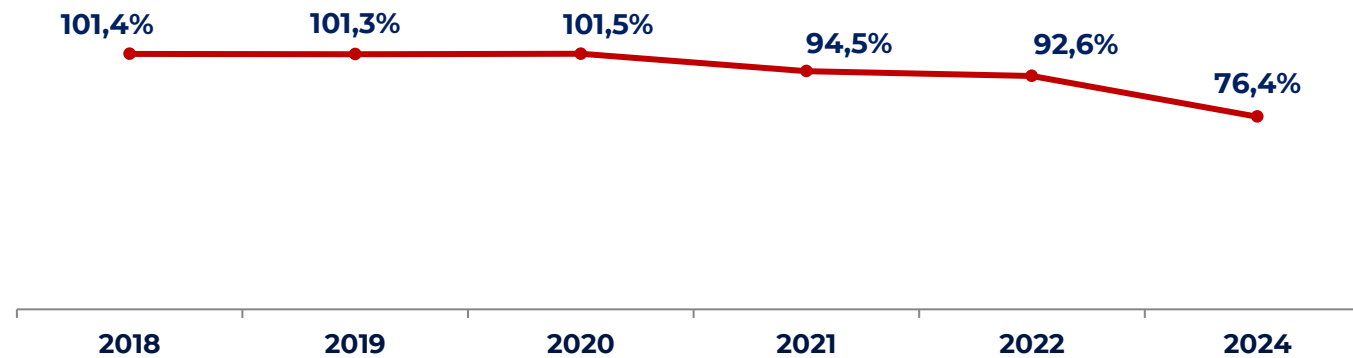
**5,32%**  
Average DY YTD:  
01/2025 – 02/2025

**5,37%**  
DY February:  
02/2025

Total Traded Amount (CÓP\$ Millions)



Trade Price (Weighted Average) \*



**99,65%**  
Valuation Price\*\*



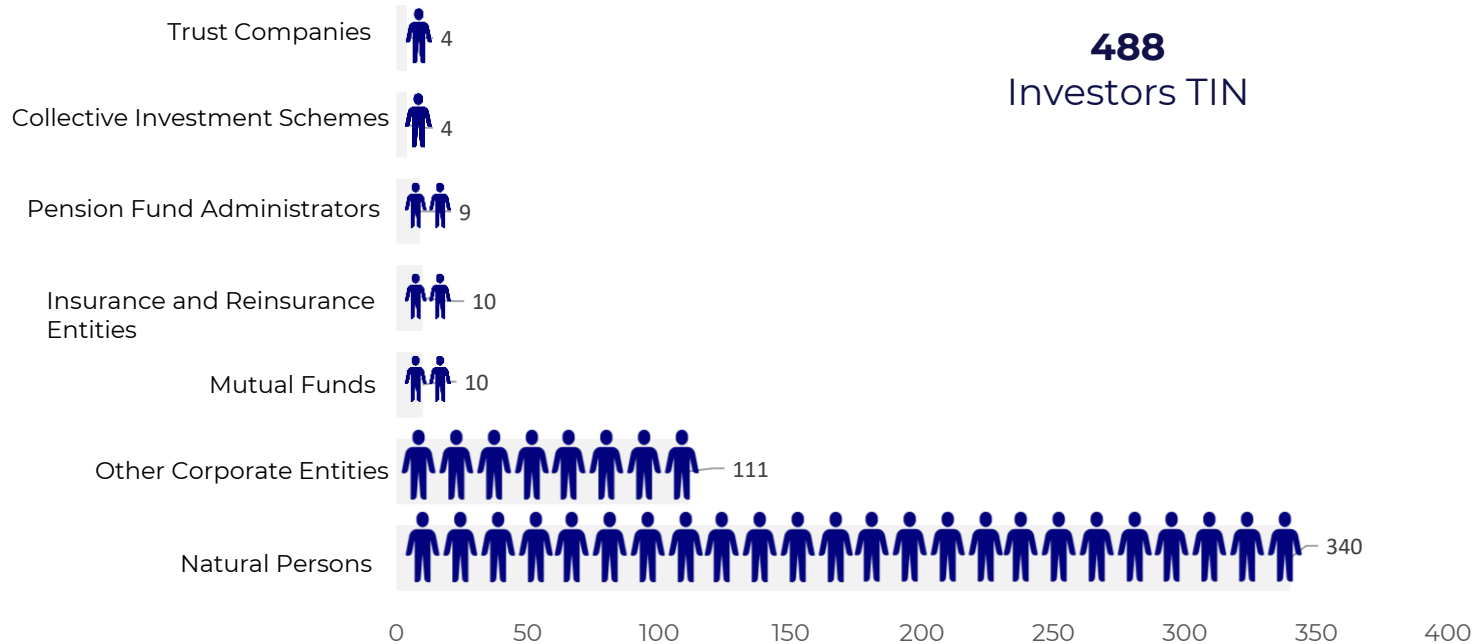
**52.605**  
Outstanding TIN  
Securities

\*WAP: Weight average price  
\*\* Precia's valuation Price Feb 28 2025

**Total Investors**



**488**  
Investors TIN



**Investors per Amount**

