

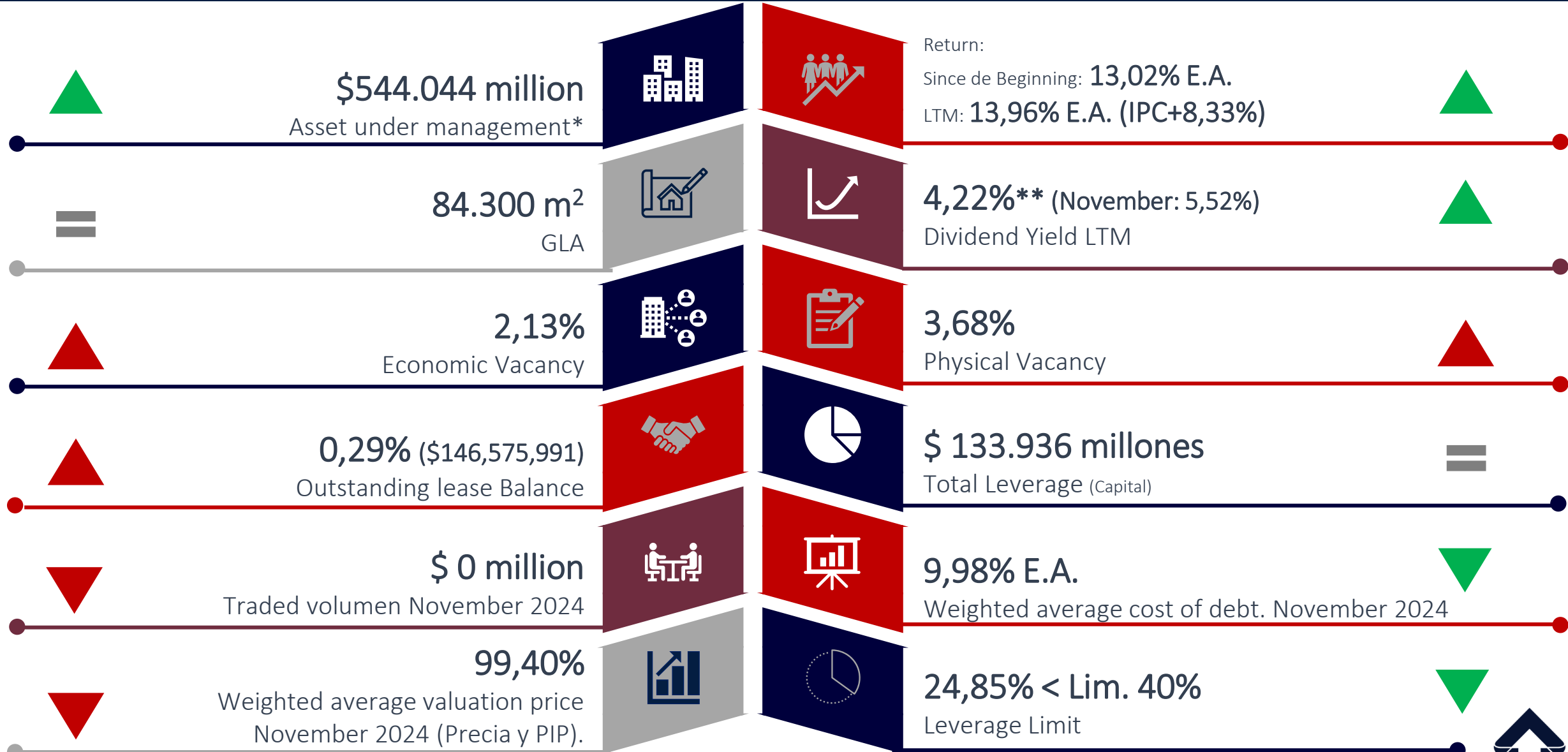


Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report  
November 2024



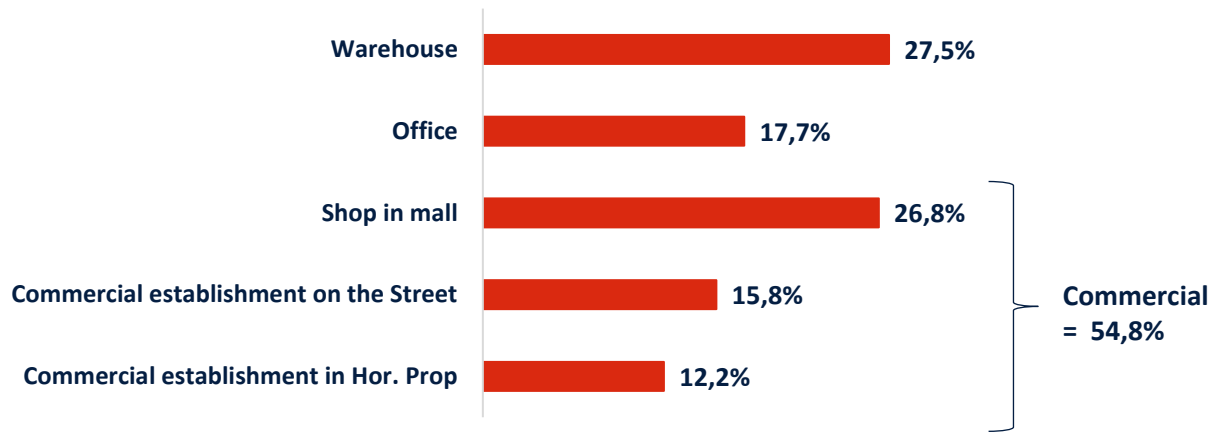
Indicators as at September 31, 2024.

\*\* Outstanding lease balance on operating income of previous 12 months.

\*\*\* Yields distributed average Year to date. Yield distribution in the month on the average security value for the month. LTM: Last 12 Months

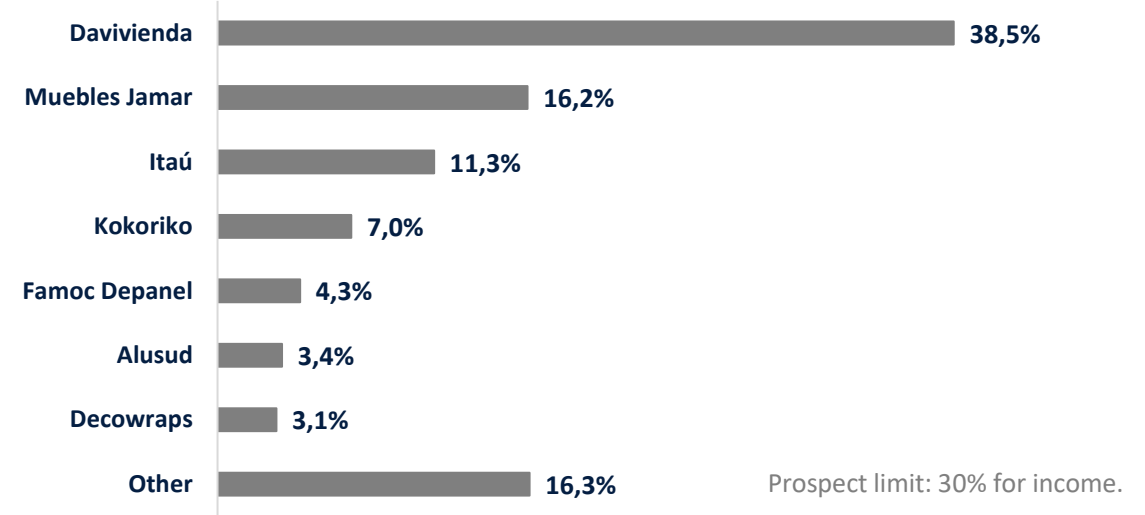


### By Type of Real Estate Property



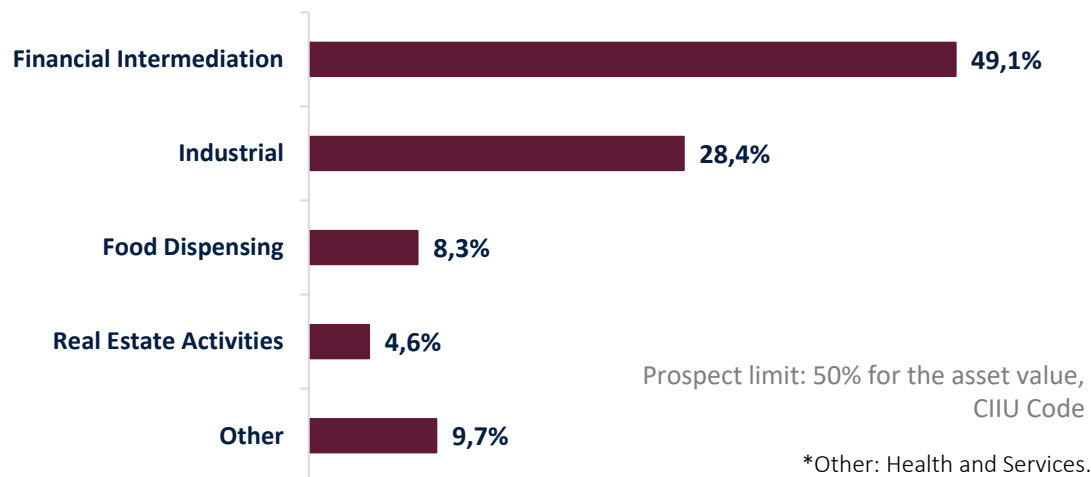
Prospect limit: 70% by the type of asset.

### By Lessee\*\*



Prospect limit: 30% for income.

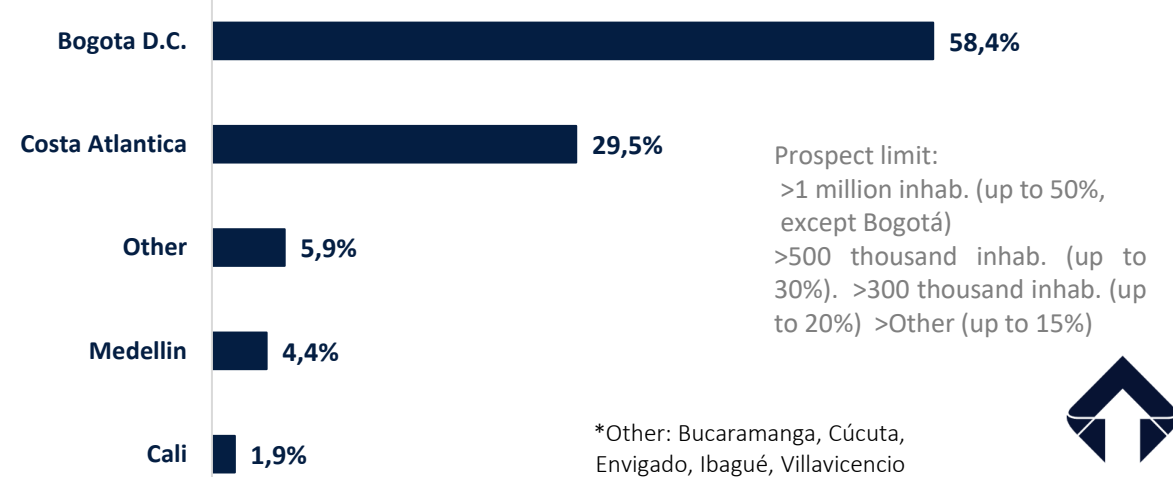
### By Economic Sector



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

\*Other: Health and Services.

### By Geographic Location

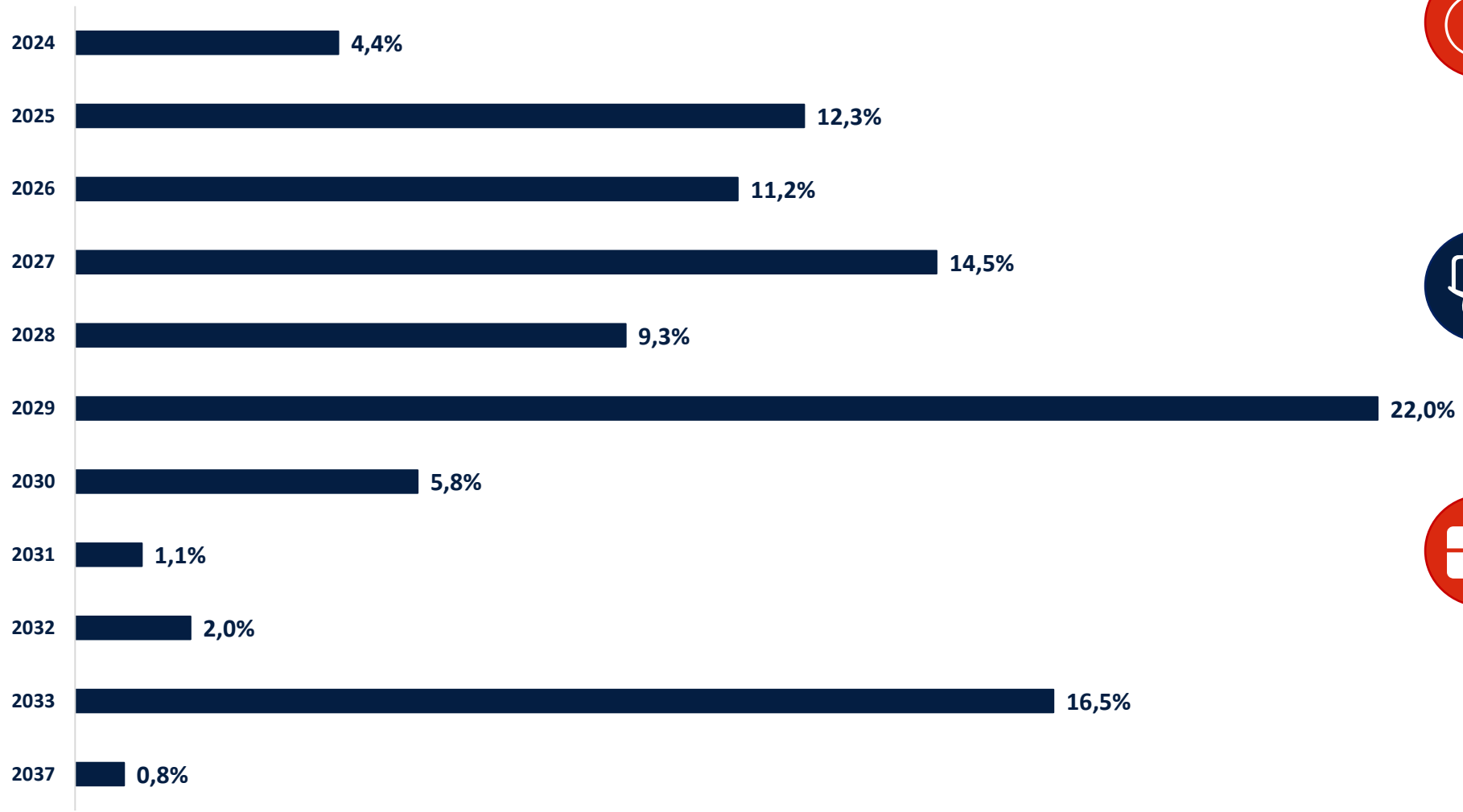


Prospect limit:  
 >1 million inhab. (up to 50%, except Bogotá)  
 >500 thousand inhab. (up to 30%).  
 >300 thousand inhab. (up to 20%)  
 >Other (up to 15%)

\*Other: Bucaramanga, Cúcuta, Envigado, Ibagué, Villavicencio



### Lease Contracts



**2,13%**  
Economic Vacancy



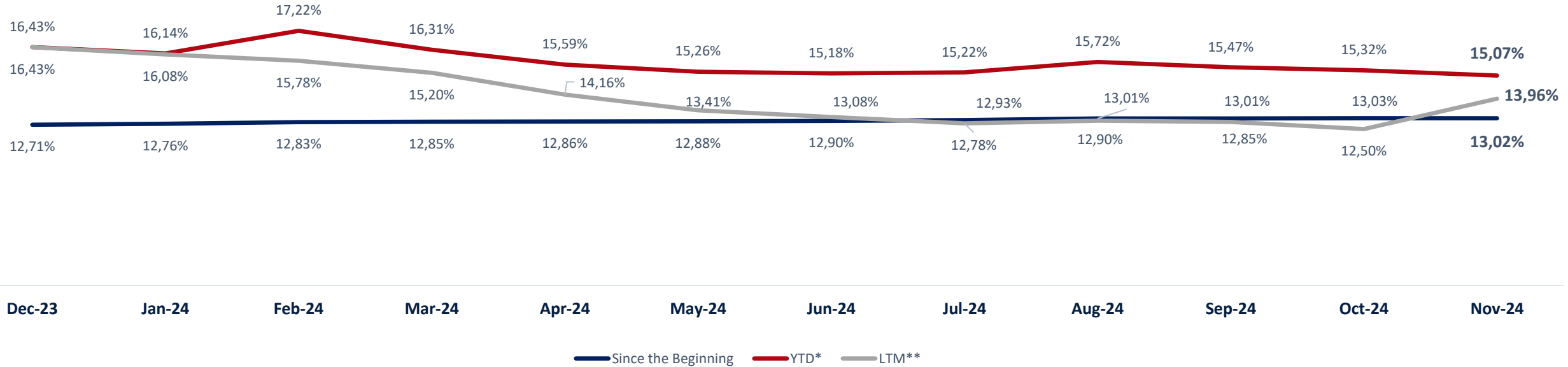
**39**  
No. Lessees



**4,28 years**  
Weighted average of  
remaining time of lease  
contracts.



### Return



**13,02% AE**  
Return Since Inception  
October 2018 – November 2024

**56,5%**  
Capital Appreciation  
**43,5%**  
Cash Flow Yield

**13,96% E.A.**  
LTM Return:  
Dec. 2023 – Nov. 2024

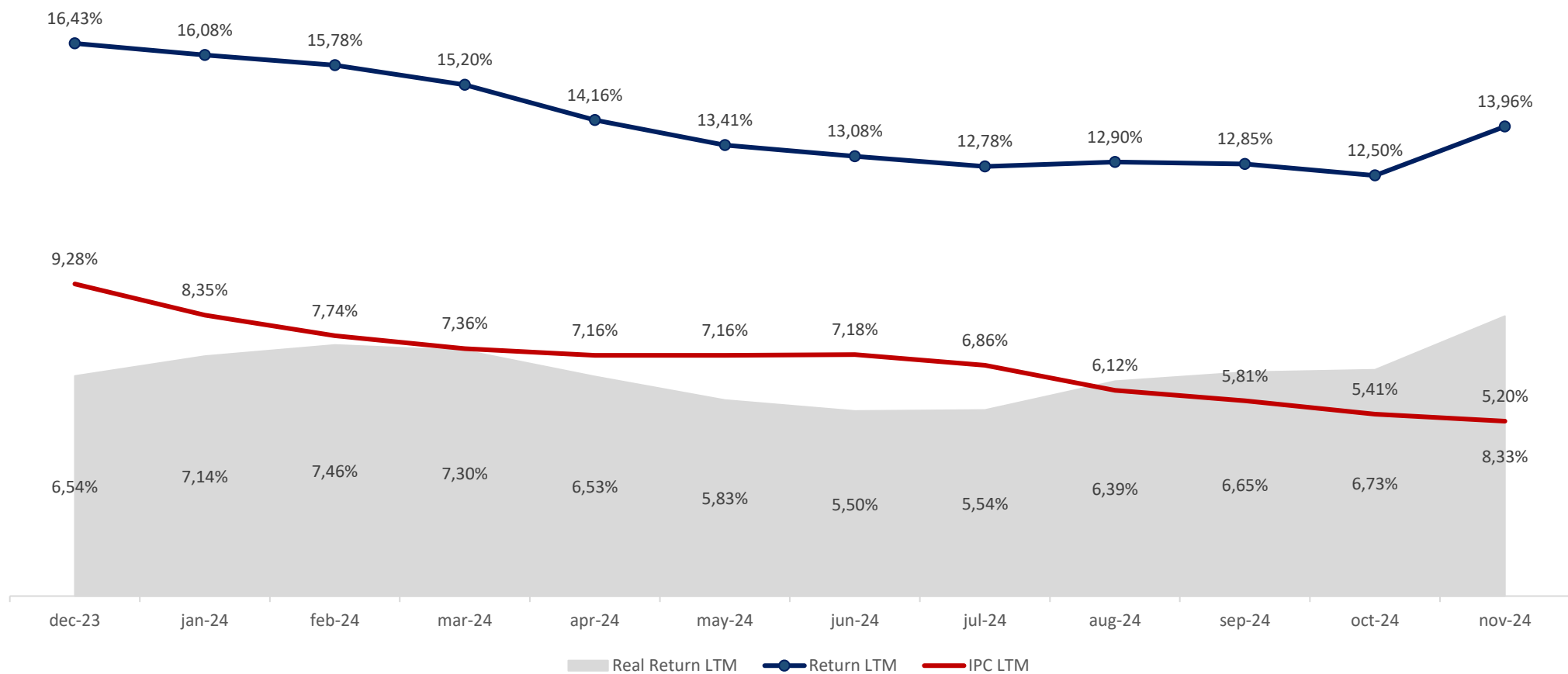
**64,4%**  
Capital Appreciation  
**35,6%**  
Cash Flow Yield

**15,07% E.A.**  
Year-to-Date Return:  
Jan. 2024 – Nov. 2024



\* YTD: Year-to-date  
\*\* LTM: Last 12 Months

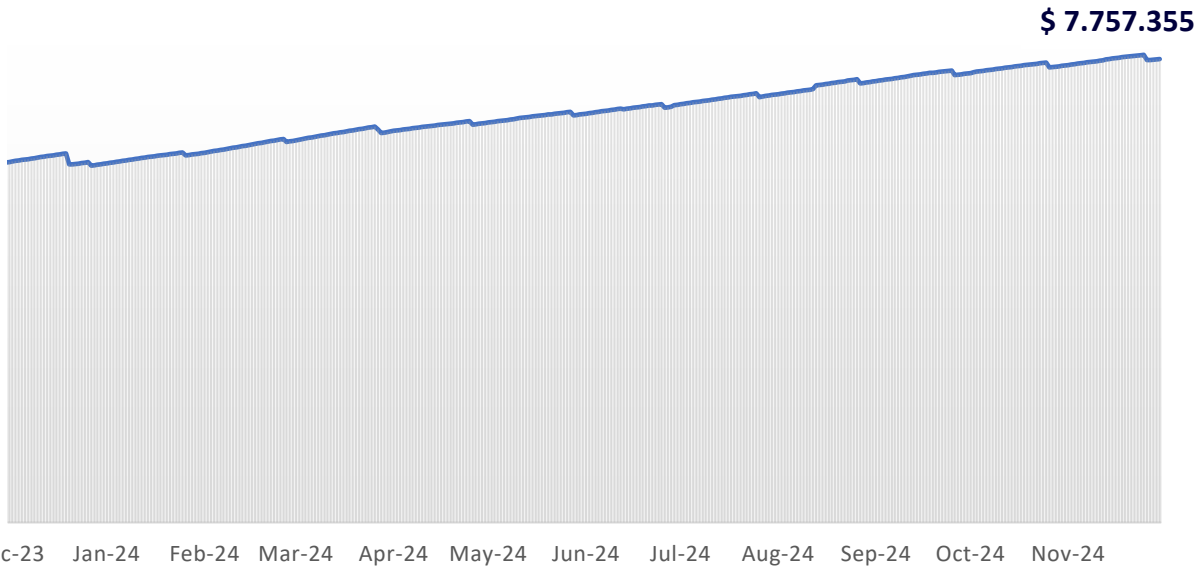
### Return LTM



\* LTM: Last 12 Months



### TIN Security Value



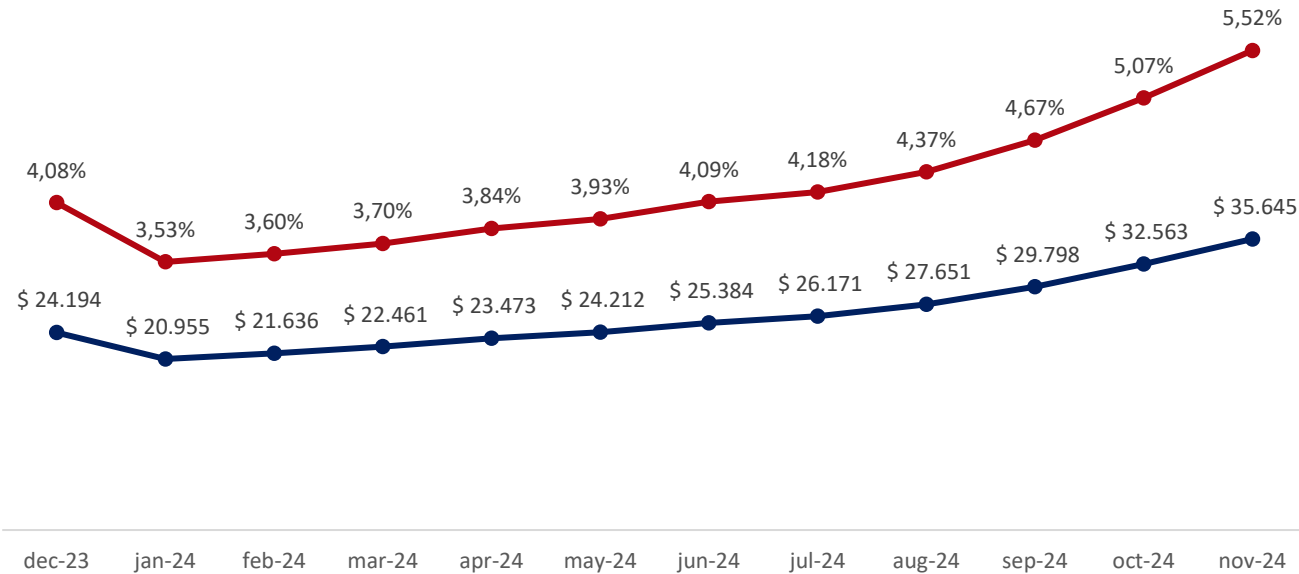
**7.757.355**

Security Value on November 33, 2024.

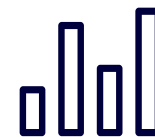
**9,23%**

LTM Security Value's Increase  
\$ 7.101.628 (Security Value Dec. 1, 2023)

### Dividend Yields & Returns



● Dividend per Security  
● Update Dividend Yield



**4,22%**

Average DY LTM:  
12/2023 – 11/2024



**4,23%**

Average DY YTD:  
01/2024 – 11/2024

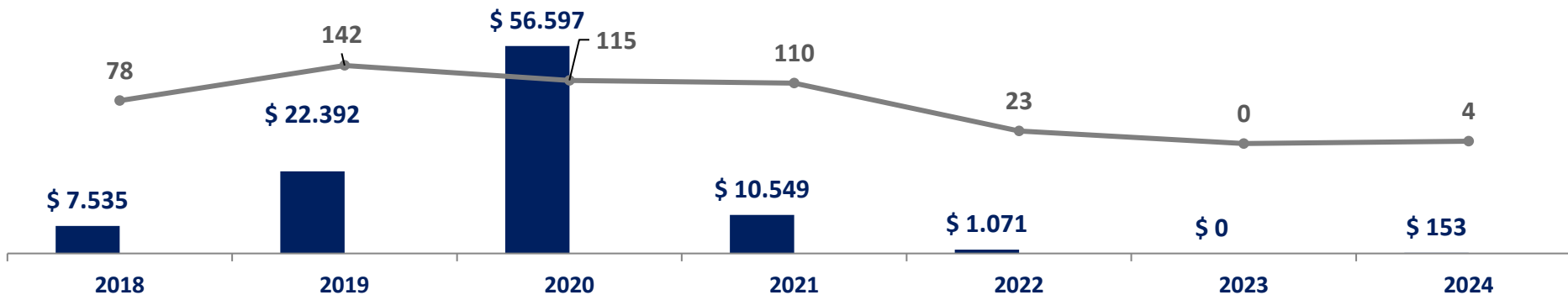


**5,52%**

DY Previous month:  
11/2024

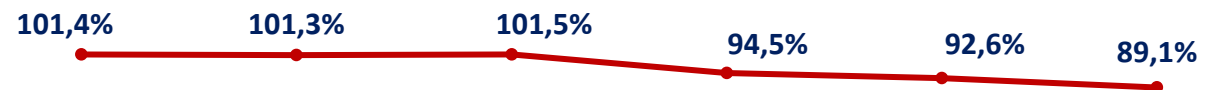


## Total Traded Amount (COP Millions)



■ Annual Traded Amount (MM) ■ Monthly Traded Amount (MM) —● Amount Transactions

## Trade Price (weighted average)\*



99,17%  
Valuation Price\*\*

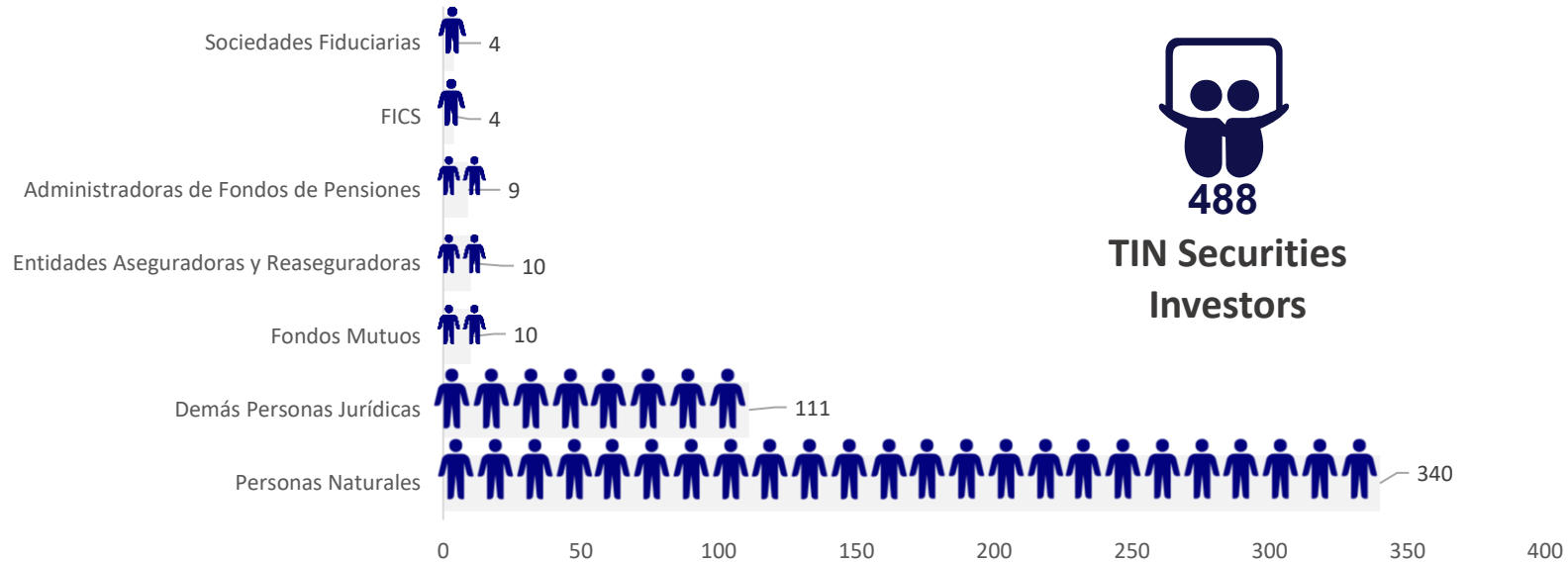


52.605  
Outstanding TIN securities



\*WAP: Weight average price

\*\* Precia's valuation Price Nov 30 2024



**Number of investors**

**Investors per amount**

