



**Titularizadora**  
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report  
April 2026



Assets Under Management\* and Managed Area

COP\$ 595.309 Million



GLA: 84.124 sqm



Return

Since the beginning: 12,97% EAR



LTM: 12,33% EAR (CPI + 6,30%)



Economic and Physical Occupancy

Economic: 97,23%



Physical: 96,37%



Outstanding Lease Balance

0,02% (\$10.100.763)



Secondary Market

Traded Volume: April COP\$4.747 Million



April Volume-Weighted Average Trading Price: 49,7%



Dividend Yield

LTM: 5,33%\*\* (Apr: 5,00%) DY calculated over the Net Asset Value of the Equity Security



Apr: 10,22% DY calculated over Market Price



Debt Structure

Capital: COP\$ 142.275 Million



Weighted average cost of debt 11,43% EAR\*\*\*\*



LTV\*\*\*\*\*: 24,54% < 35% Limit



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

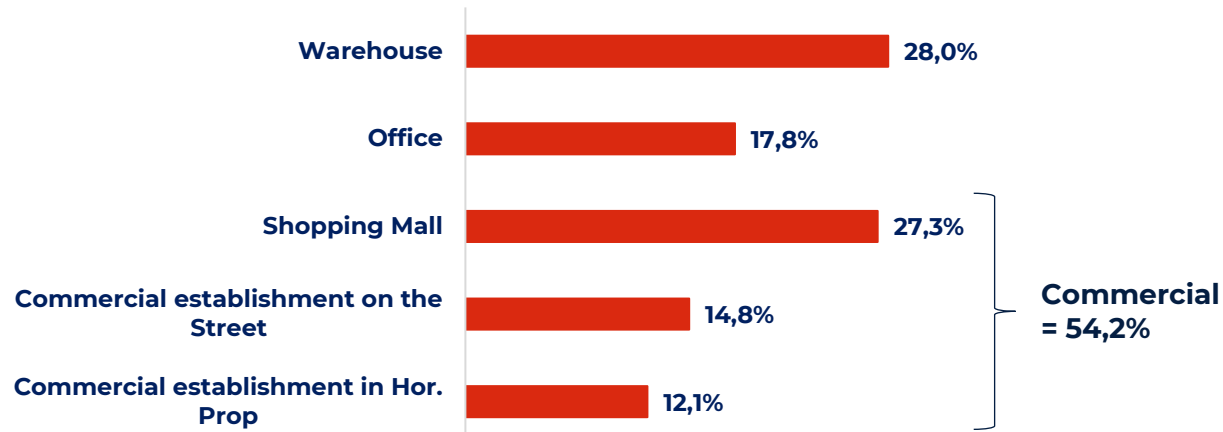
\*\* Yield Distributed During the Month Over the Monthly Average Security Price.

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

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

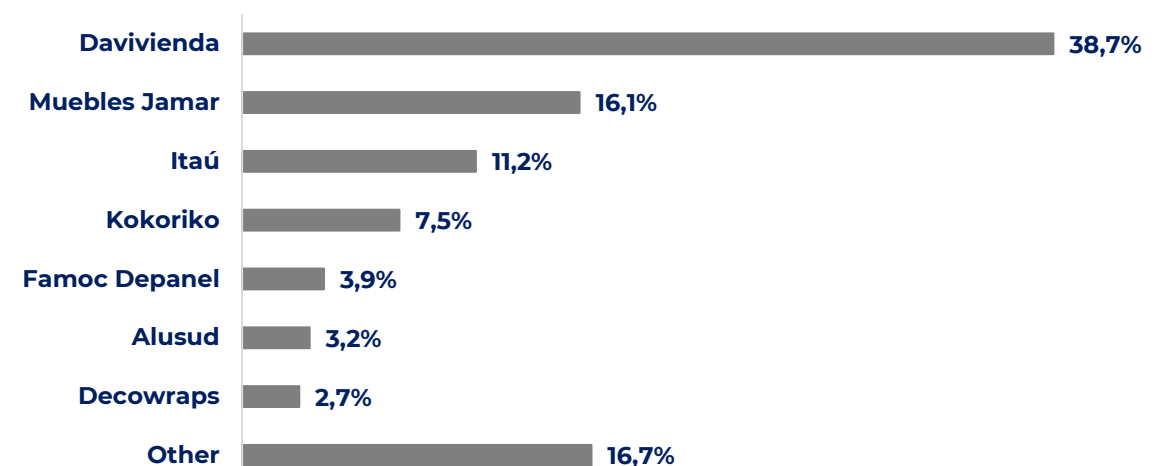
TIN securities are participatory securities and, therefore, will not have a guaranteed return. Instead, their return will be variable and will depend on the performance of the investments that make up the Universality.

### By Type of Real Estate Property



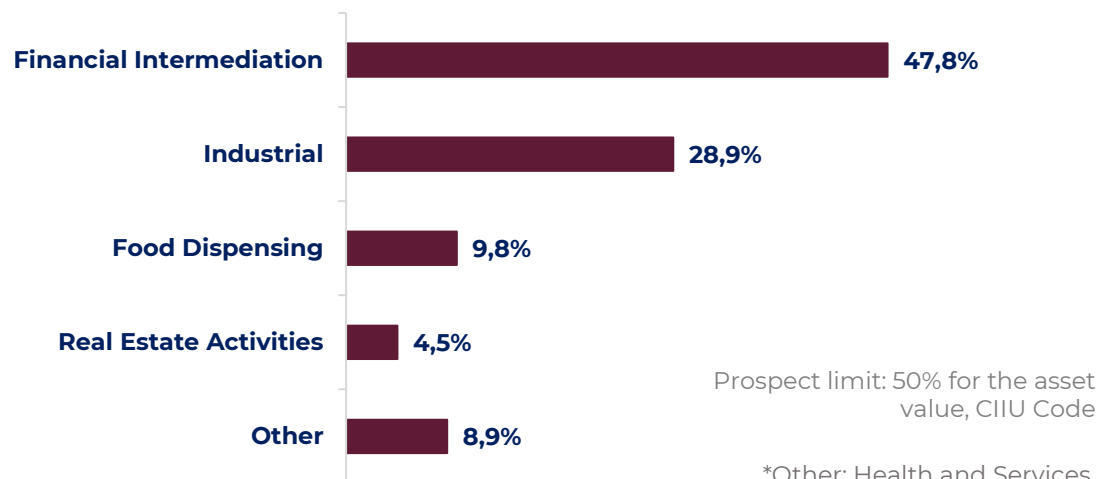
Prospect limit: 60% by the type of asset.

### By Tenant



Prospect limit: 30% for income.

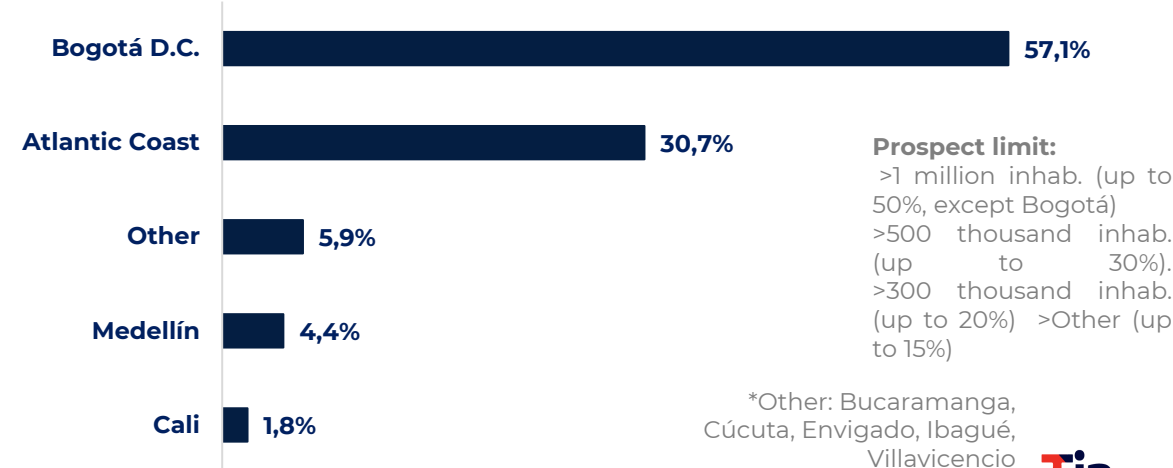
### By Economic Sector



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

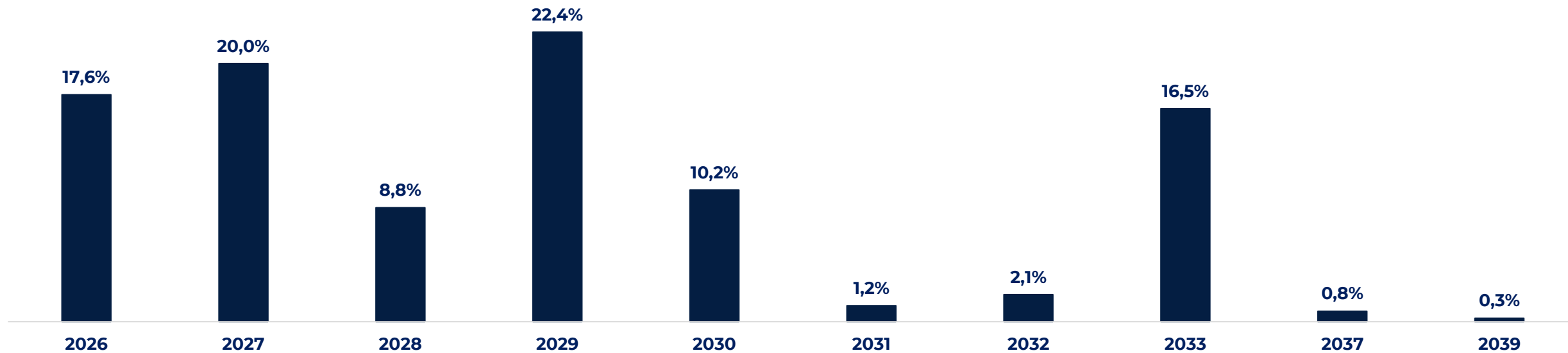


**38**  
Total Tenants



**3,37 Years**  
Weighted Average Lease  
Term Remaining

## Lease Expiration Profile



Return



**12,97% EAR**

Since Inception:  
Oct. 2018 – Apr. 2026

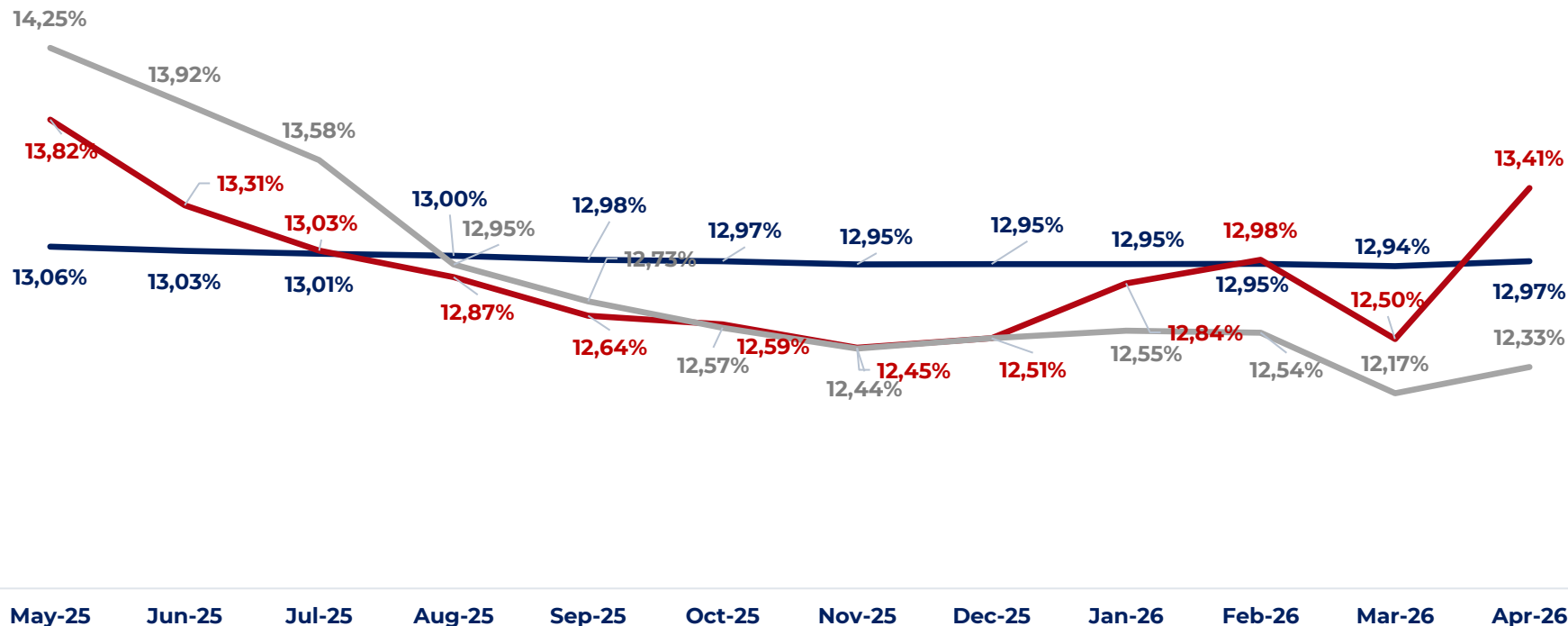
- ◆ 54,1% - **Capital Appreciation**
- ◆ 45,9% - **Cash Flow**



**12,33% EAR**

Last 12 months:  
May. 2025 – Apr. 2026

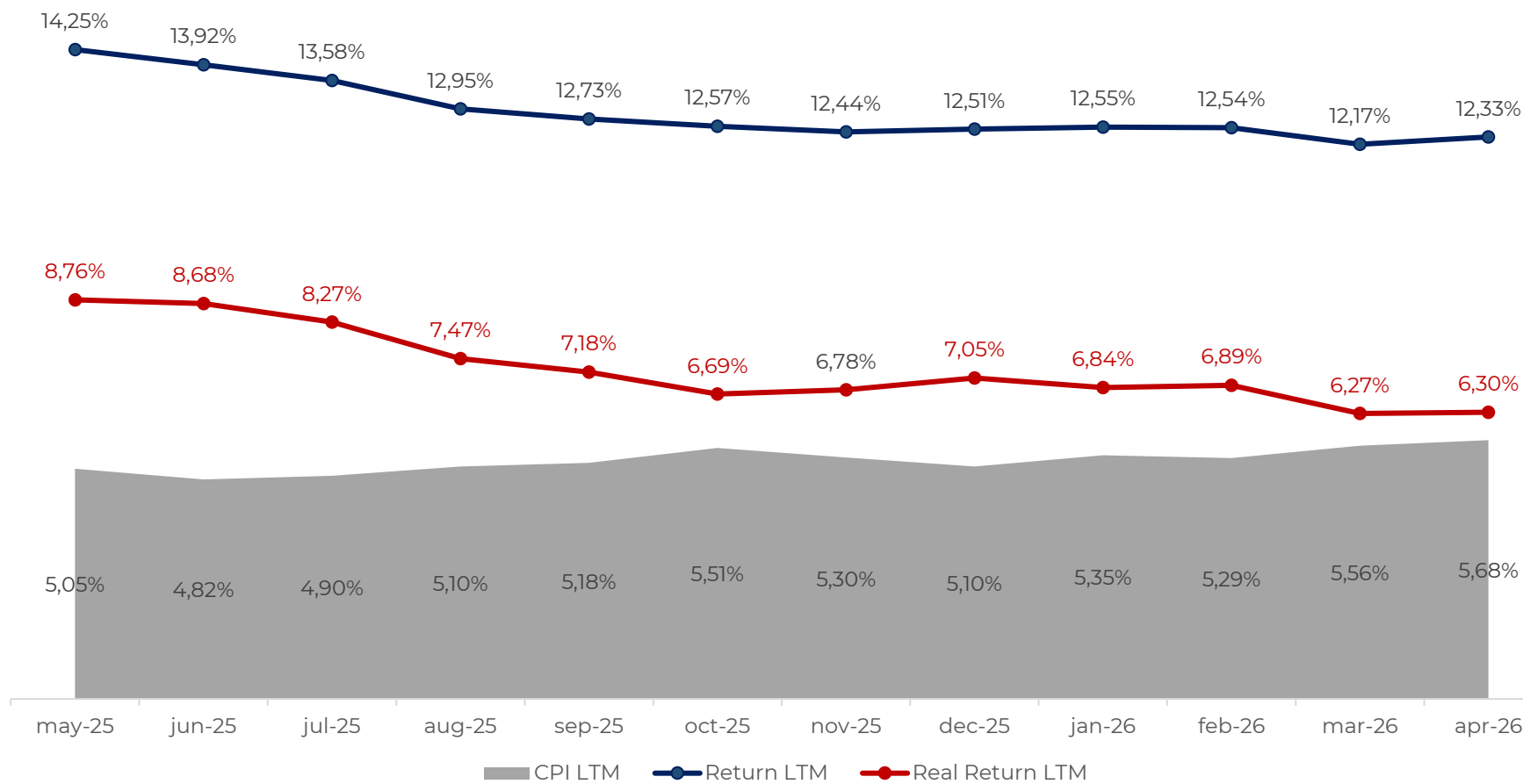
- ◆ 52% - **Capital Appreciation**
- ◆ 48% - **Cash Flow**



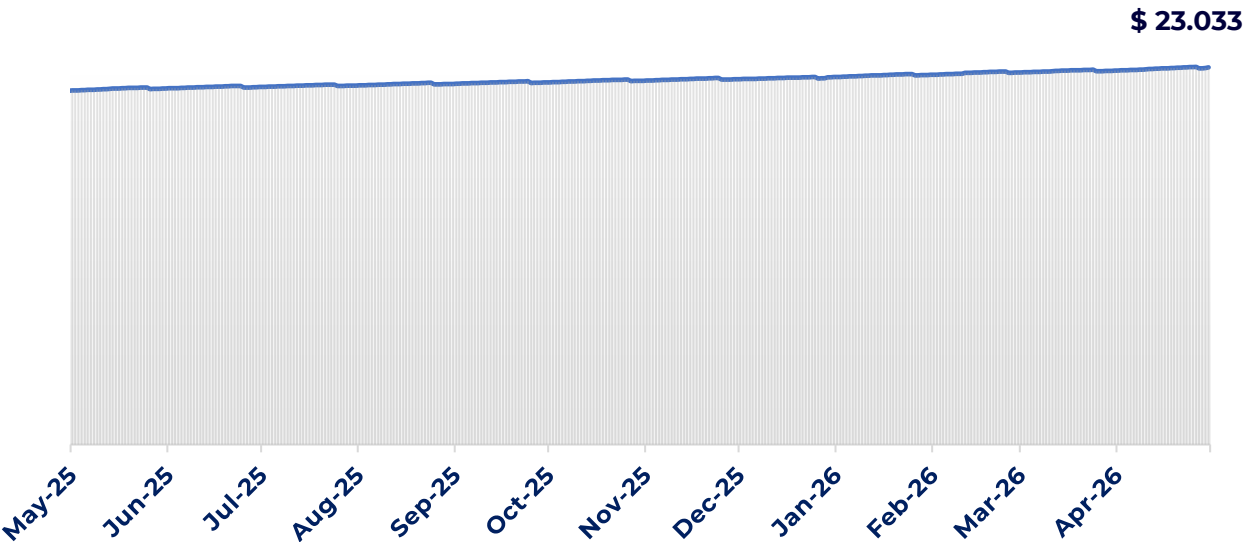
— Since the Beginning — YTD\* — LTM\*\*

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

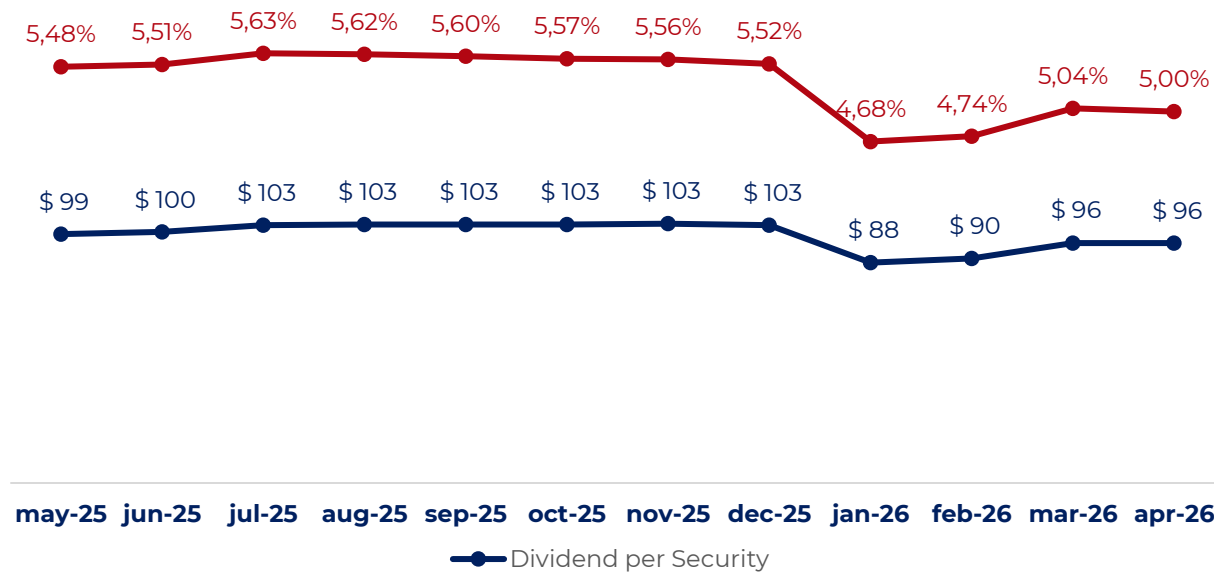
### Return LTM\*



### TIN Security Value



### Dividend Yield & Returns



**COP\$ 23.033**

Security Value Apr. 30 2026

**6,50%**

LTM security value's increase Vs \$21.628\* (Security Value 01/05/2025)



**5,33%**

Average DY LTM: 05/2025 – 04/2026



**5,00%**

DY Last Month: 04/2026



**10,22%**

DY Last Month Market Prices: 04/2026

\* 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:  
**5,33%**

Dividend Yield March  
**5,00%**

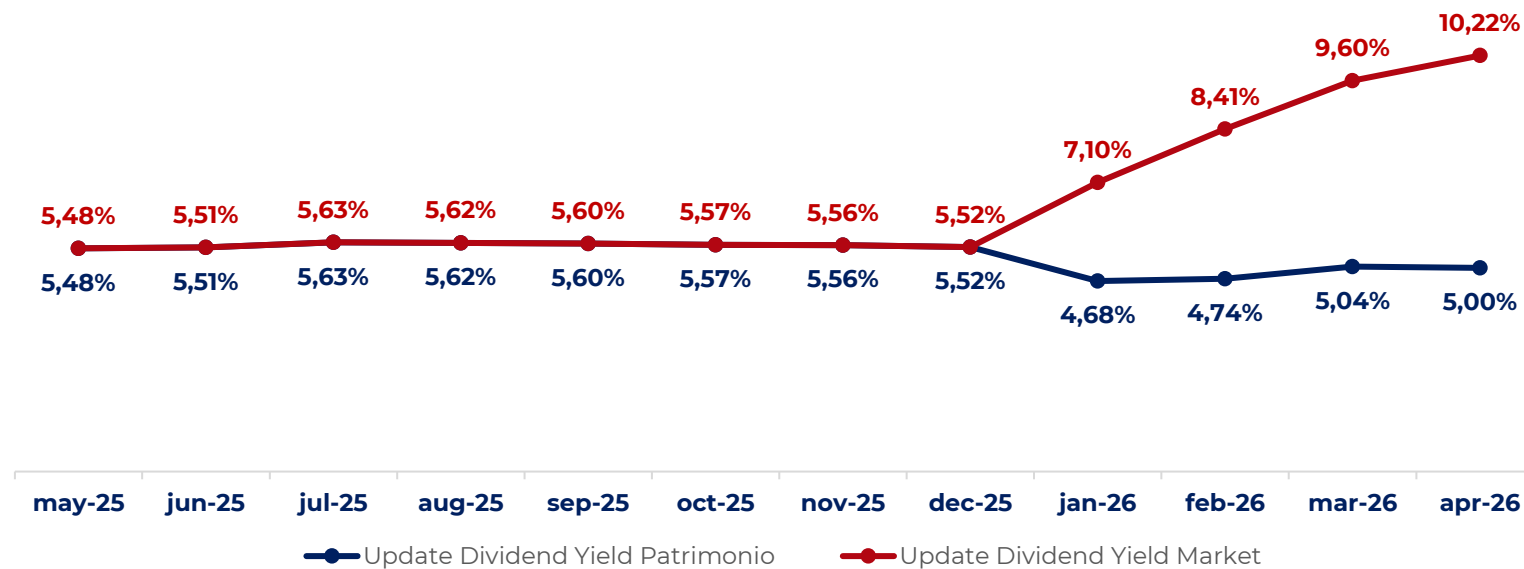


### Dividend Yield at Market price

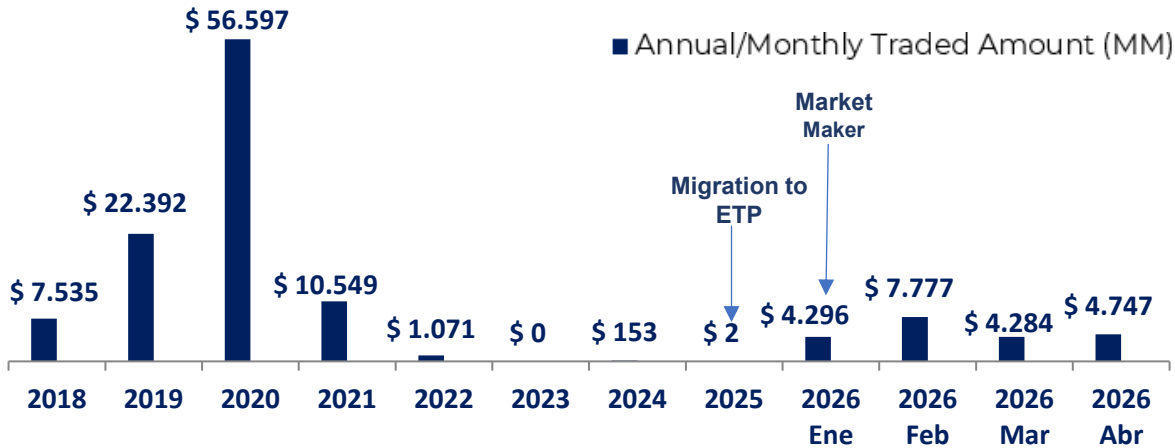
Dividend Yield LTM:  
**6,65%**

Dividend Yield Market Price April  
49,0%:  
**10,22%**

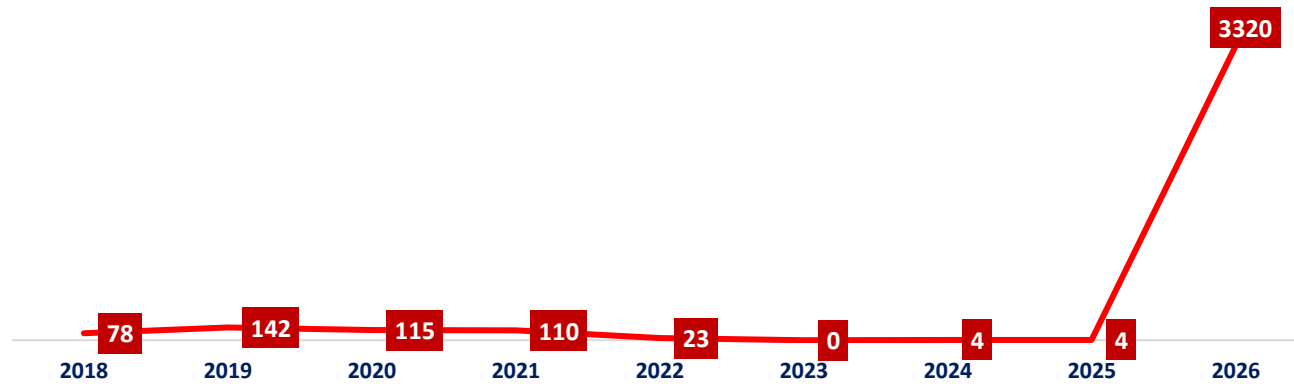
Comparative Dividend Yield Reference Price (NAV vs. Market)



### Total Traded Amount (COP\$ Millions)



### Number of Market Transactions



**48.89%**  
Valuation Price\*\*



TIN Buyback Amount **COP 309.8 million**  
Pending buyback Amount **COP 5,240 million**

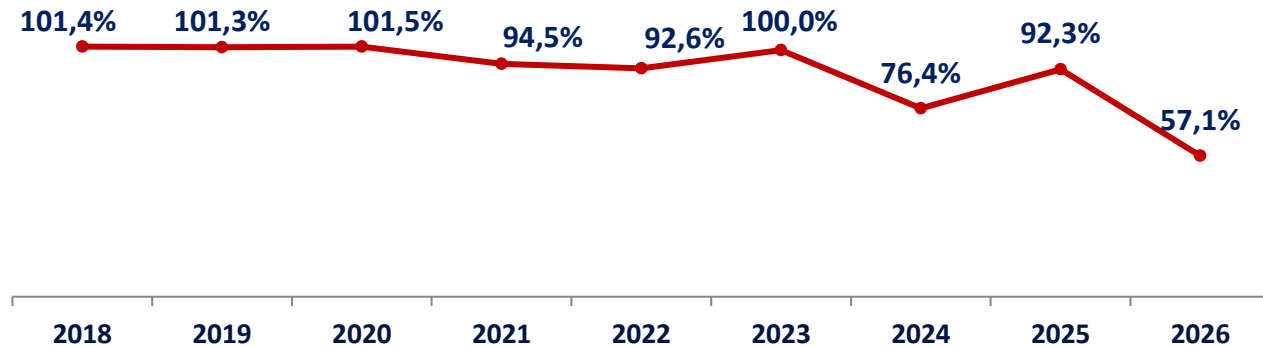


**COP 11,260 (-6.01% M/M)**  
Closing Price 30/04/2026



**COP 237 millions**  
ADTV Abr 2026 (Average Daily Traded Volume)

### Weighted Average Trading Price



\*WAP: Weight average price

\*\* Precia's valuation Price Abr 30 2026

Número de Inversionistas



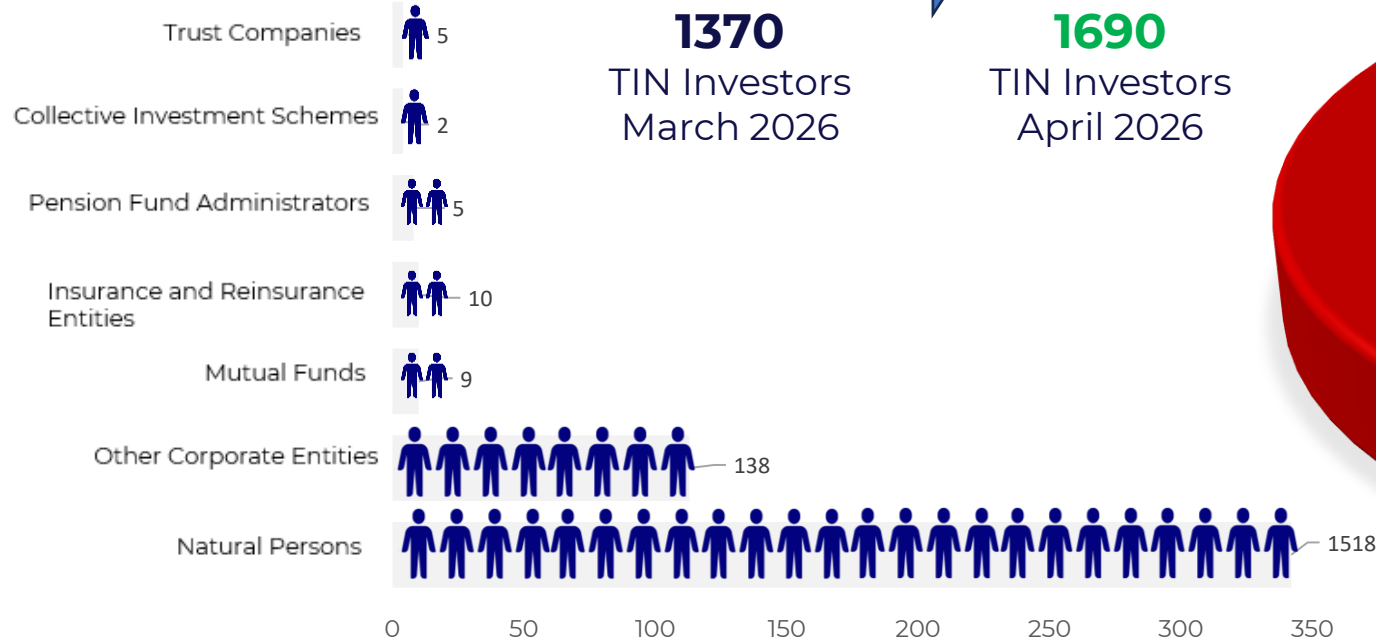
**1370**

TIN Investors  
March 2026

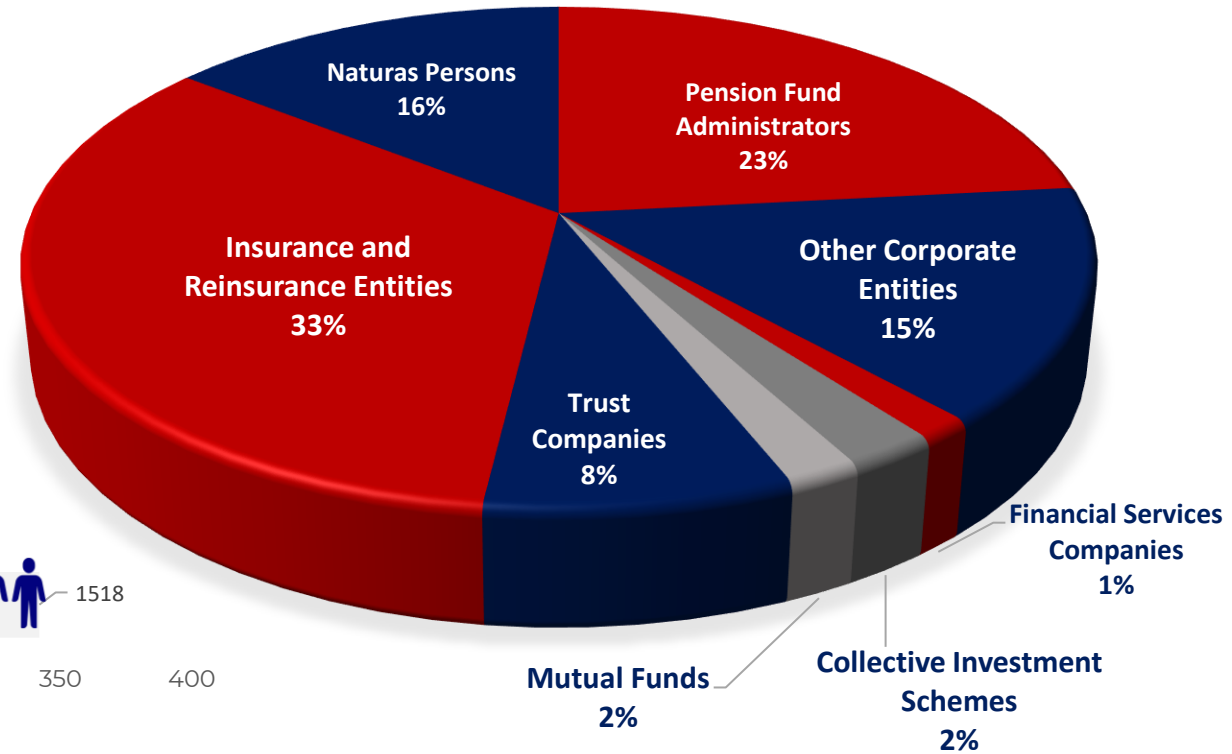


**1690**

TIN Investors  
April 2026



Investors per Amount



69%: Inversionistas Institucional  
31%: Retail