



Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report
May 2026



Assets Under Management* and Managed Area

COP\$ 595.963 Million



GLA: 84.140 sqm



Return

Since the beginning: 12,99% EAR



LTM: 12,48% EAR (CPI + 6,27%)



Economic and Physical Occupancy

Economic: 97,02%



Physical: 96,94%



Outstanding Lease Balance

0,20% (\$110.948.229)



Secondary Market

Traded Volume: May COP\$6.424 Million



May Trading Price:: 51,0%



Dividend Yield

LTM: 5,29%** (May: 5,03%)
DY calculated over the Net Asset Value of the Equity Security



May: 9,86%
DY calculated over Market Price



Debt Structure

Capital: COP\$ 142.275 Million

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

LTV*****: 24,43% < 35% Limit



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

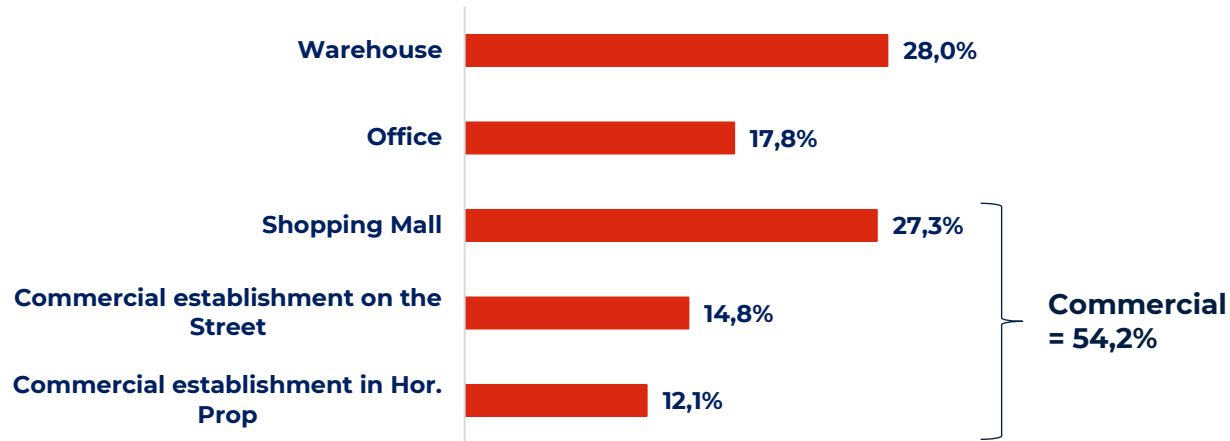
** Yield Distributed During the Month Over the Monthly Average Security Price.

**** Weighted Average Cost of Debt.

***** Loan to Value

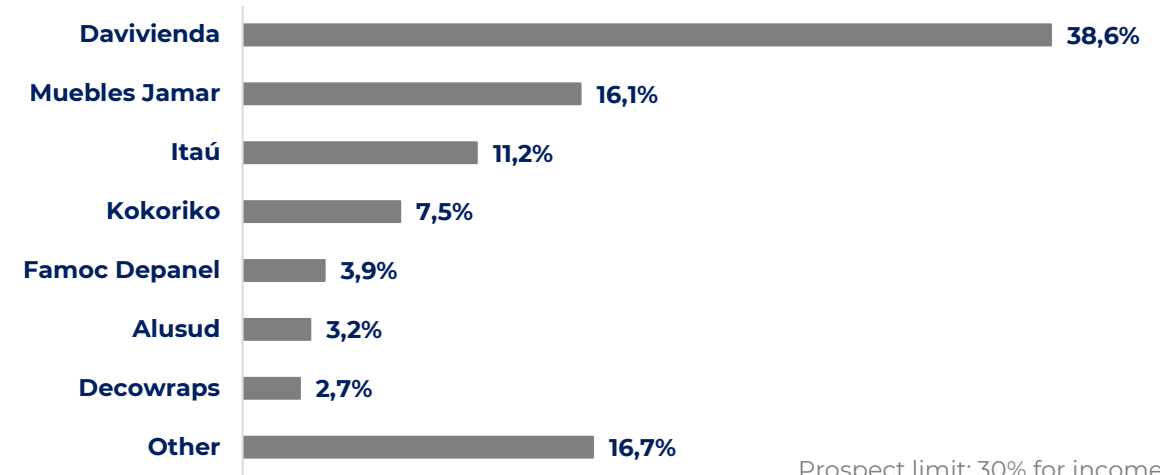
TIN securities are participatory securities and, therefore, will not have a guaranteed return. Instead, their return will be variable and will depend on the performance of the investments that make up the Universality.

By Type of Real Estate Property



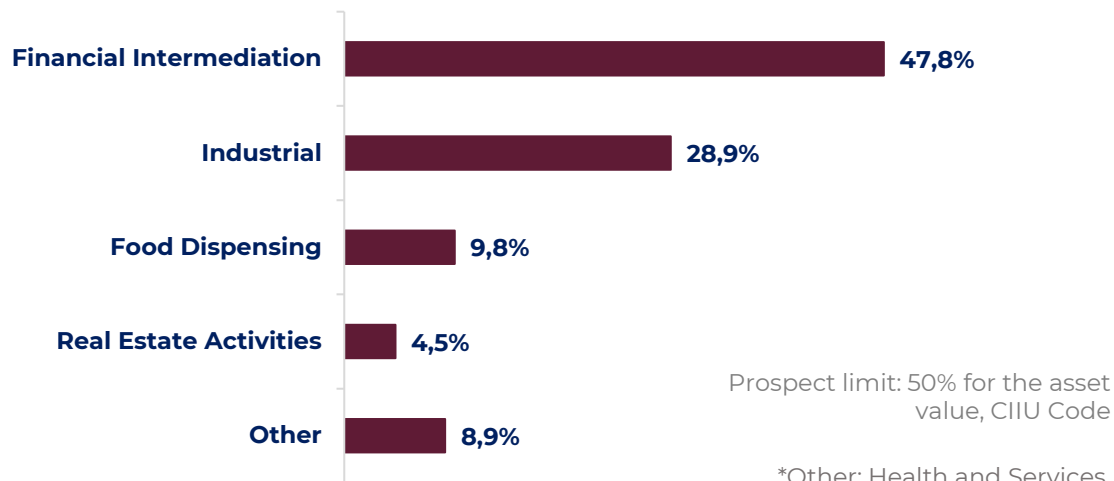
Prospect limit: 60% by the type of asset.

By Tenant



Prospect limit: 30% for income.

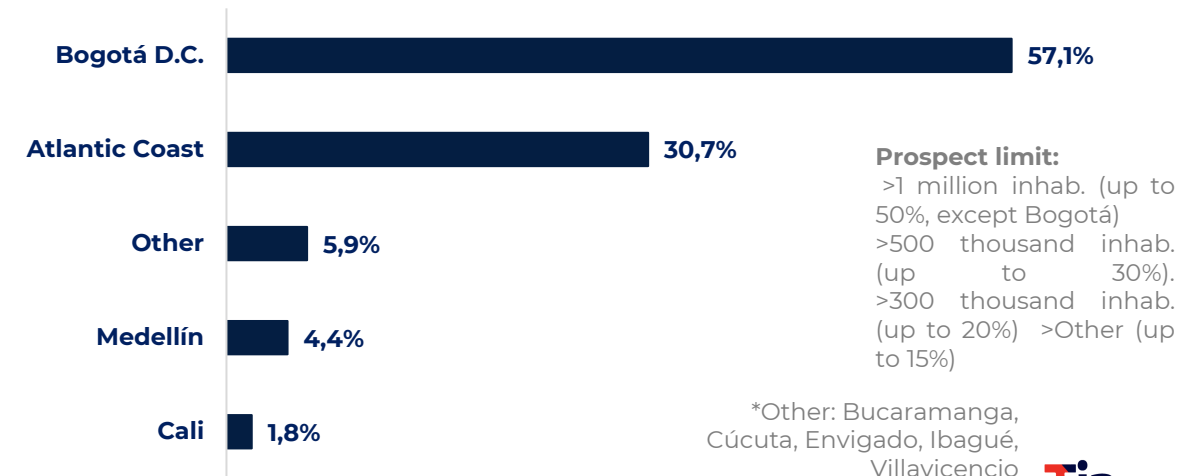
By Economic Sector



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

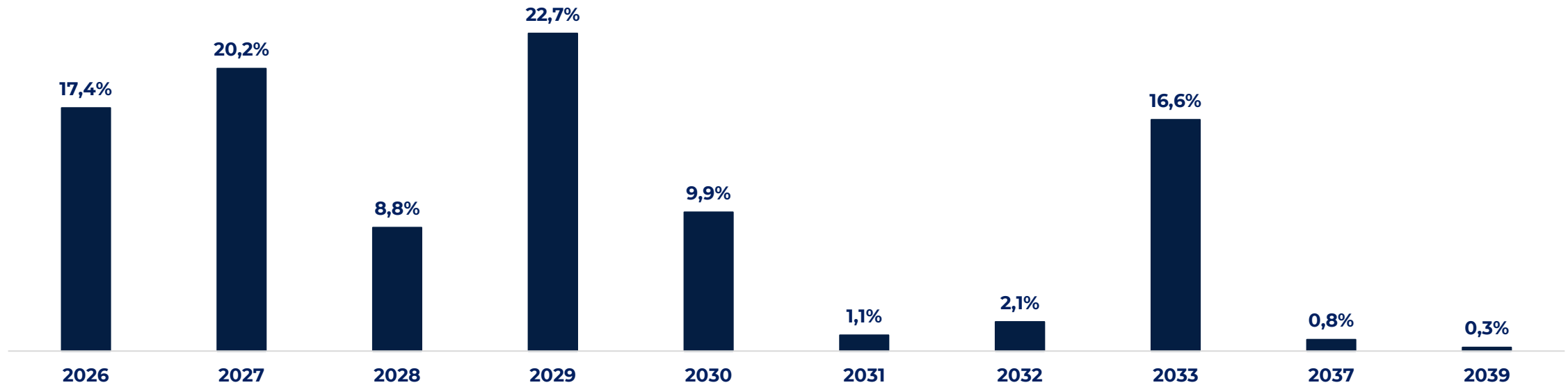


36
Total Tenants



3,29 Years
Weighted Average Lease
Term Remaining

Lease Expiration Profile



Return



12,99% EAR

Since Inception:
Oct. 2018 – May. 2026

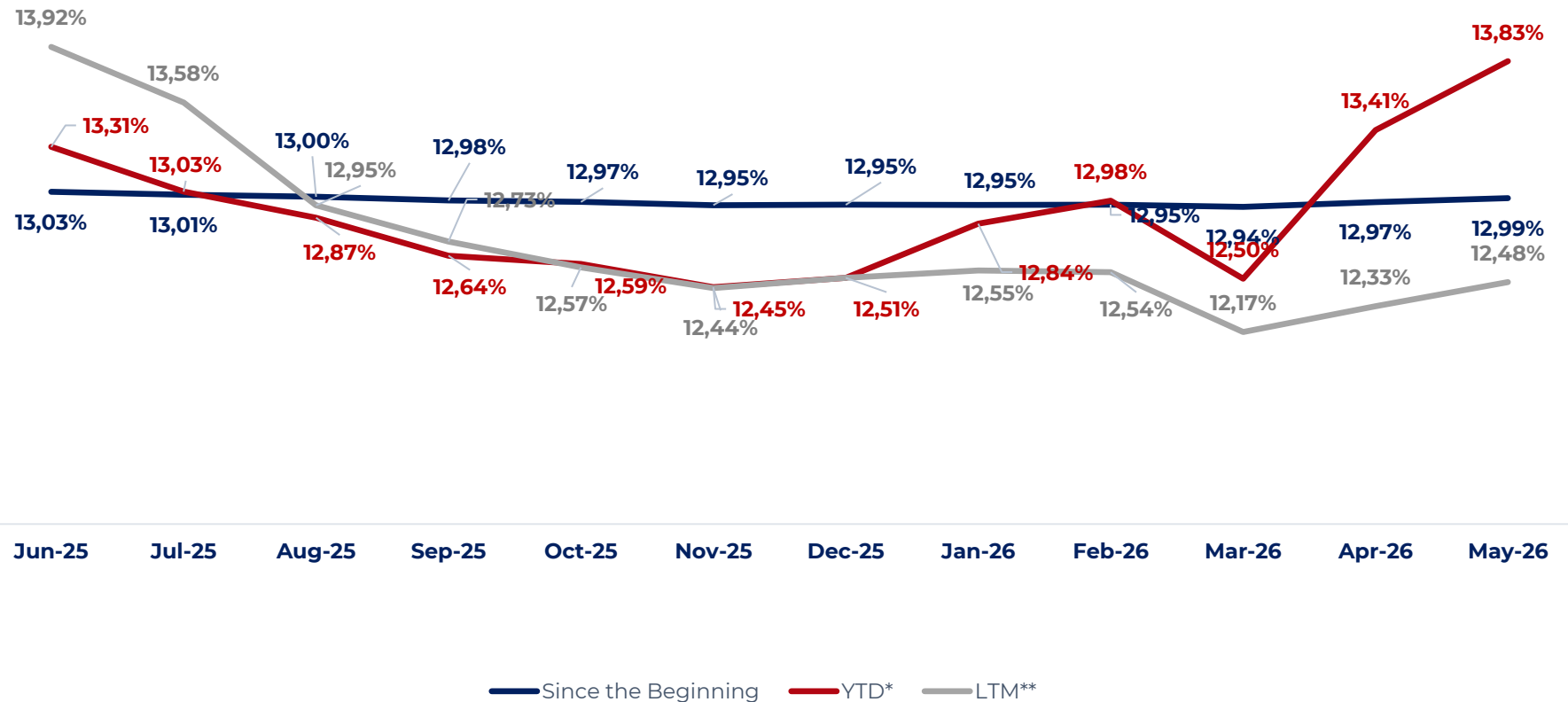
- ♦ 54,2% - **Capital Appreciation**
- ♦ 45,8% - **Cash Flow**



12,48% EAR

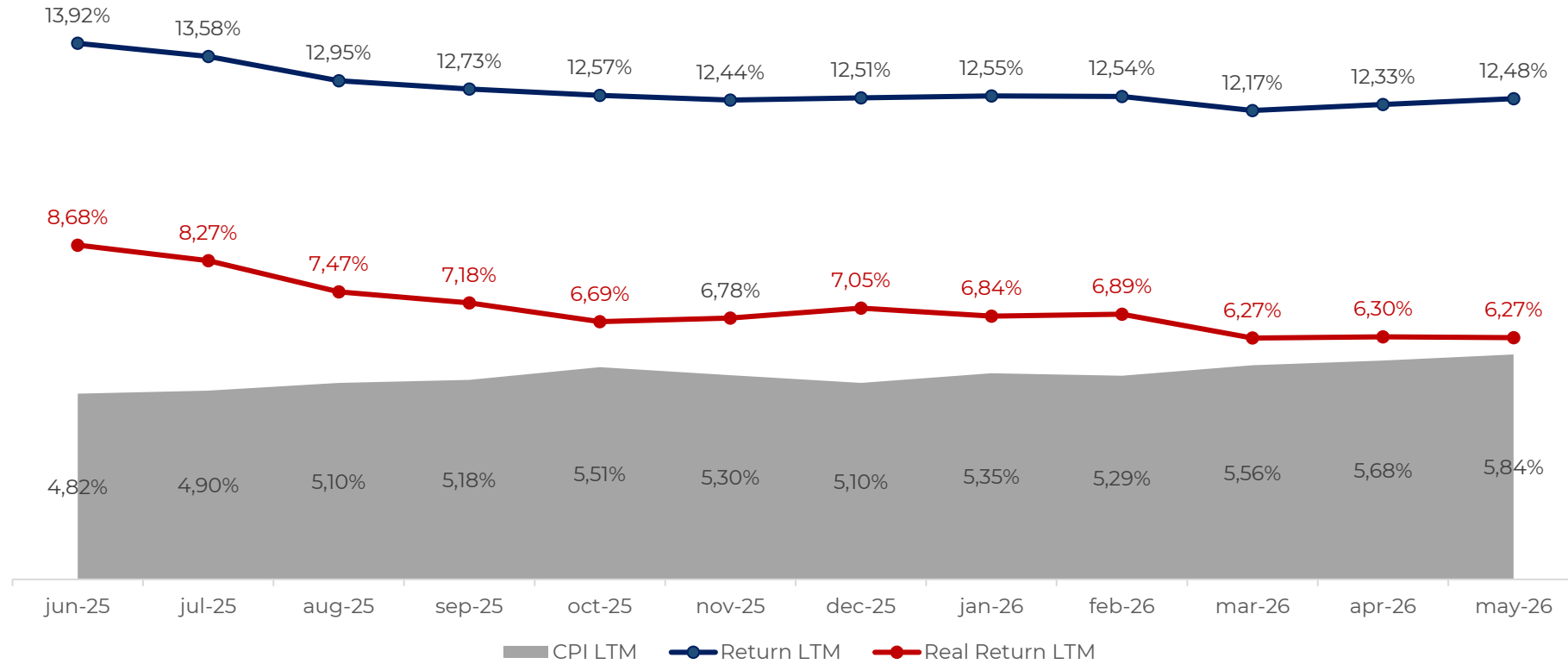
Last 12 months:
Jun. 2025 – May. 2026

- ♦ 57,4% - **Capital Appreciation**
- ♦ 42,6% - **Cash Flow**

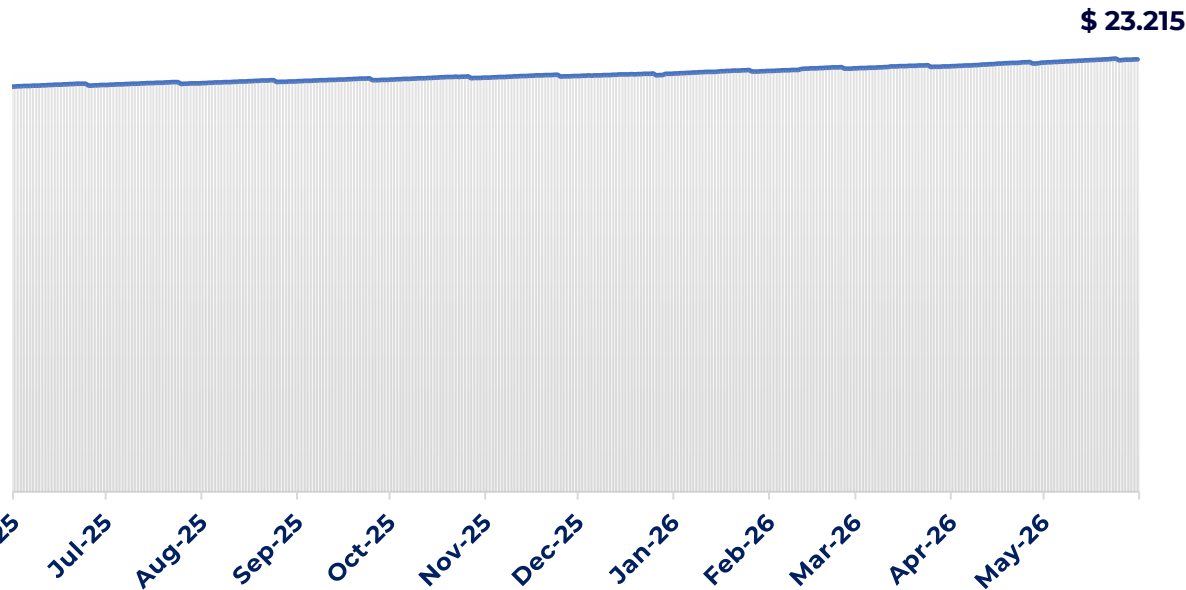


* YTD: Year to Date
** LTM: Last Twelve Months

Return LTM*



TIN Security Value



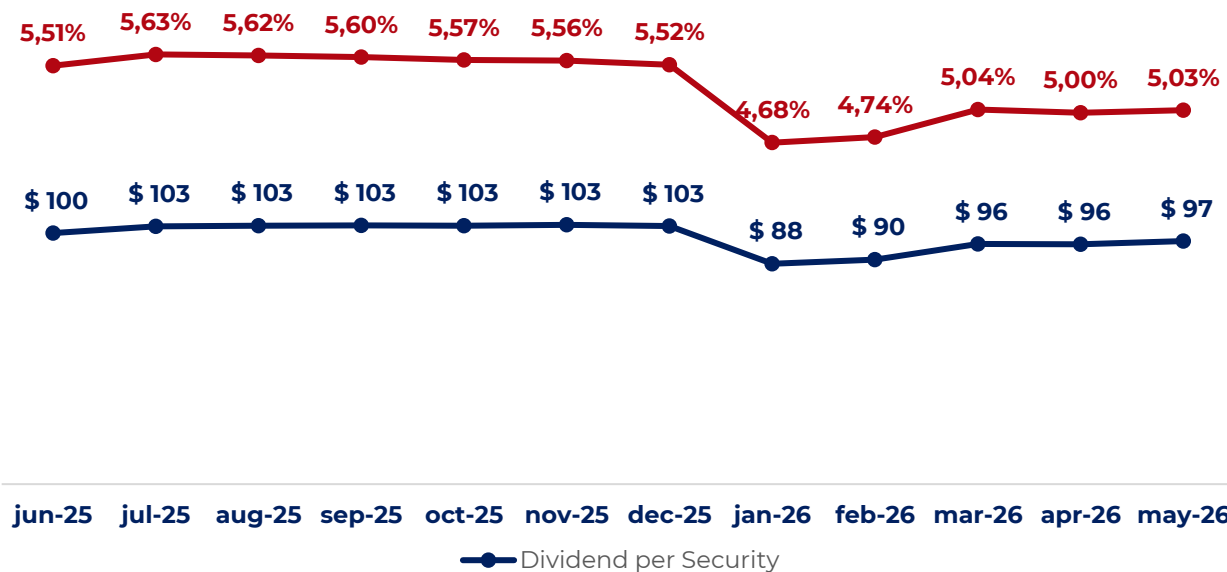
COP\$ 23.215

Security Value May. 31 2026

6,69%

LTM security value's increase Vs \$21.760* (Security Value 01/06/2025)

Dividend Yield & Returns



5,29%
Average DY LTM:
06/2025 – 05/2026

5,03%
DY Last Month:
05/2026

9,86%
DY Last Month
Market Prices:
05/2026

* 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:
5,29%

Dividend Yield May
5,03%

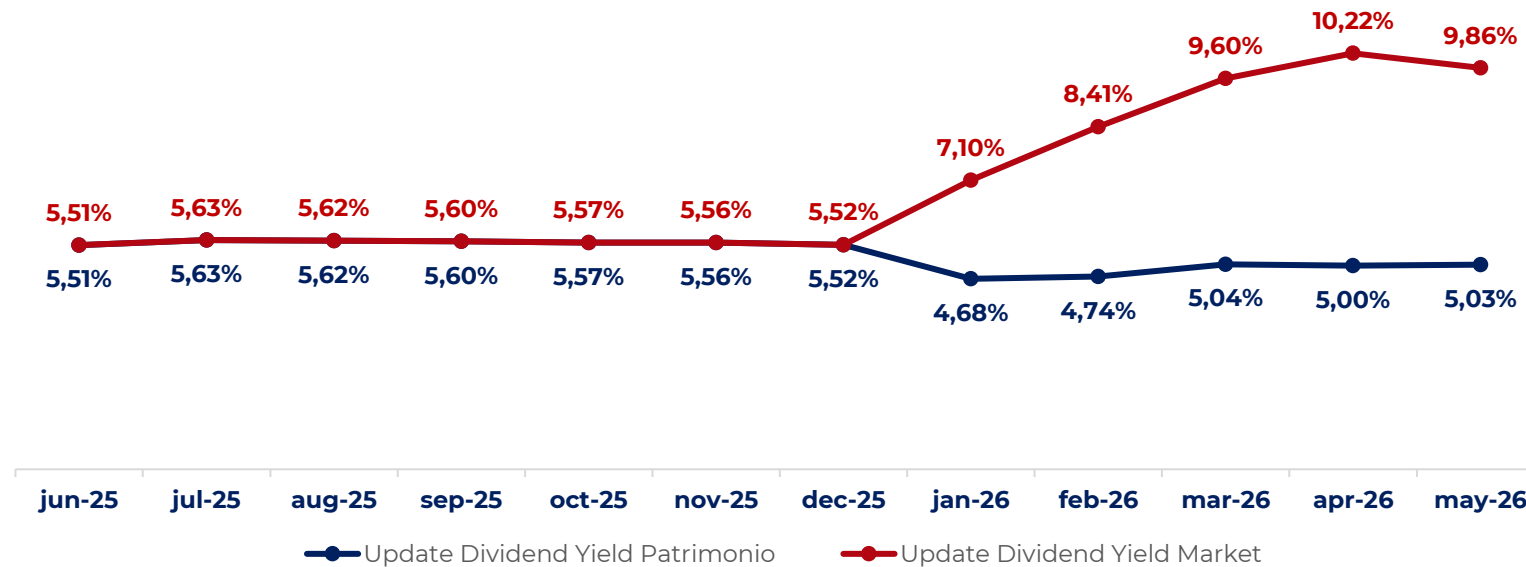


Dividend Yield at Market price

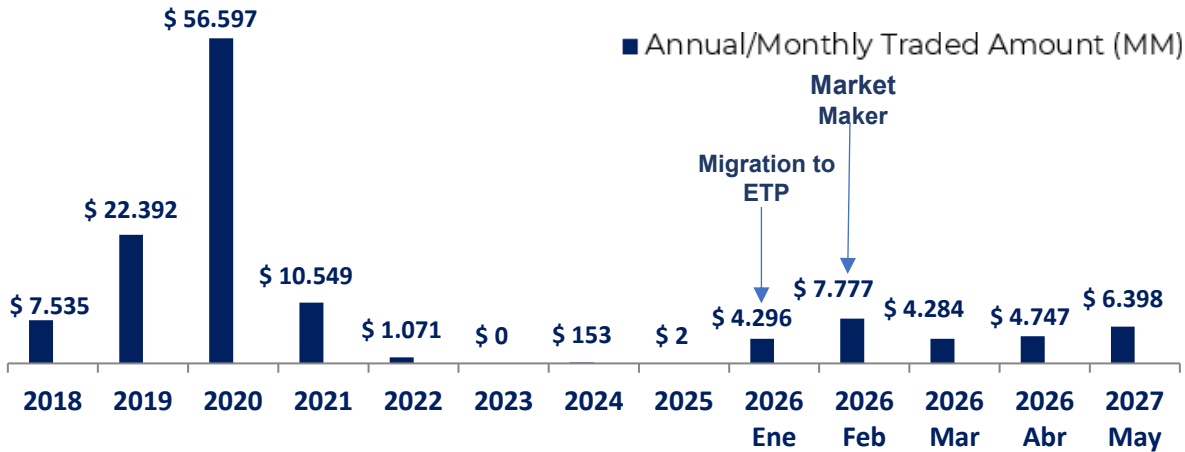
Dividend Yield LTM:
7,02%

Dividend Yield Market Price May 51:
9,86%

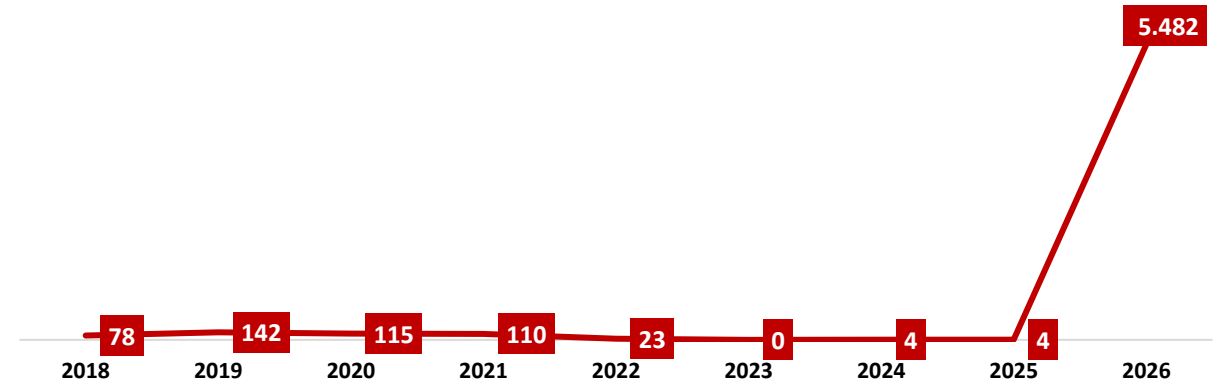
Comparative Dividend Yield Reference Price (NAV vs. Market)



Total Traded Amount (COP\$ Millions)



Number of Market Transactions



51.03%
Valuation Price**



TIN Buyback Amount **COP 888.6 million**
Pending buyback Amount **COP 4,661 million**

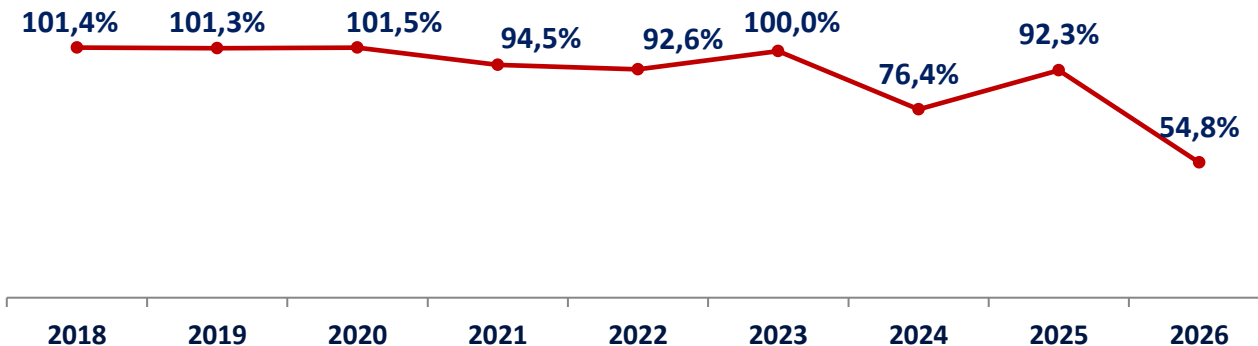


COP 11,8400 (+5.15% M/M)
Closing Price 29/05/2026



COP 336.7 millions
ADTV May 2026 (Average Daily Traded Volume)

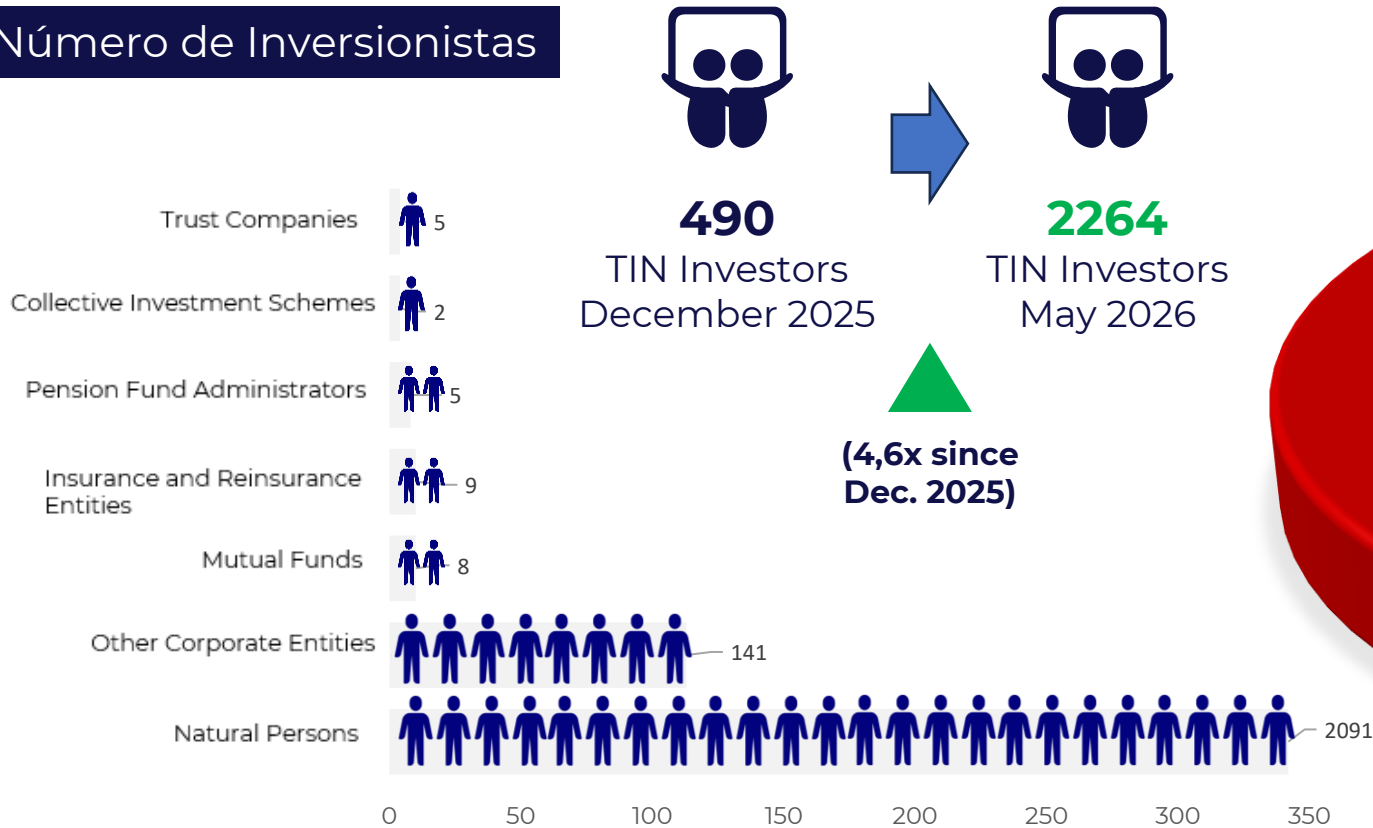
Weighted Average Trading Price



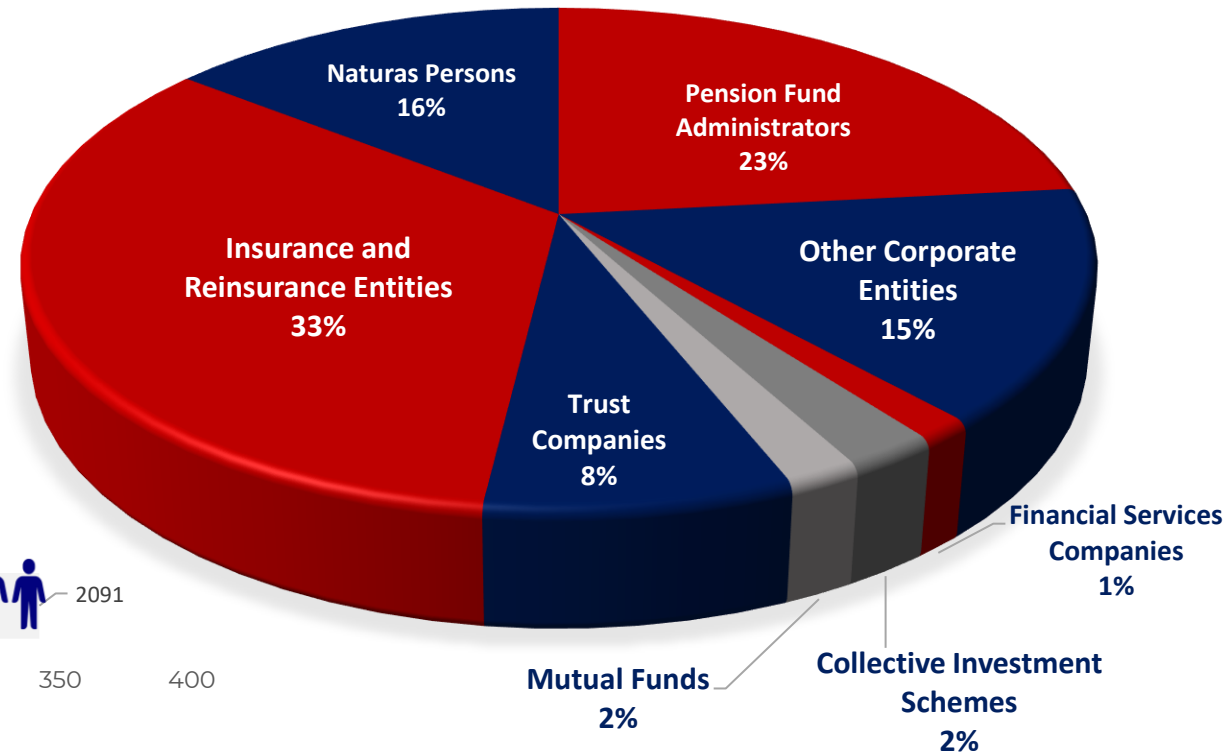
*WAP: Weight average price

** Precia's valuation Price May 29 2026

Número de Inversionistas



Investors per Amount



69%: Inversionistas Institucional
31%: Retail

TIN Investors

