



Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report
September 2026



Assets Under Management* and Managed Area

COP\$ 600.228 Million



GLA: 84.140 sqm



Return

Since the beginning: 13,01% EAR



LTM: 13,32% EAR (CPI + 6,61%)



Economic and Physical Occupancy

Economic: 96,86%



Physical: 96,34%



Outstanding Lease Balance

0,22% (\$122.626.002)



Secondary Market

Traded Volume: Sept. COP\$4.305 Million



September Trading Price: 61,4%



Dividend Yield

LTM: 5,08%** (Sept: 4,85%) DY calculated over the Net Asset Value of the Equity Security



Sept: 7,91% DY calculated over Market Price



Debt Structure

Capital: COP\$ 141.725 Million



Weighted average cost of debt 12,56% EAR****



LTV*****: 23,91% < 35% Limit



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

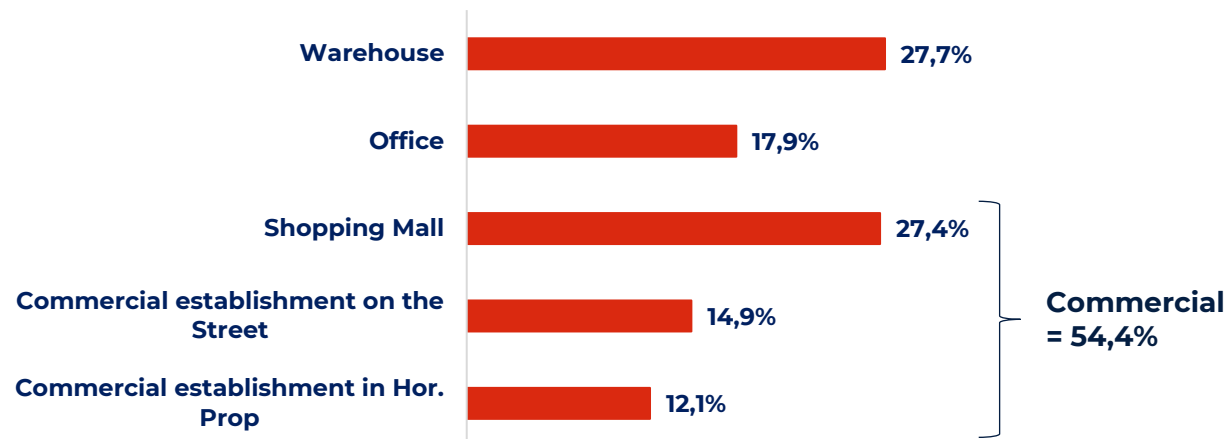
** Yield Distributed During the Month Over the Monthly Average Security Price.

**** Weighted Average Cost of Debt.

***** Loan to Value

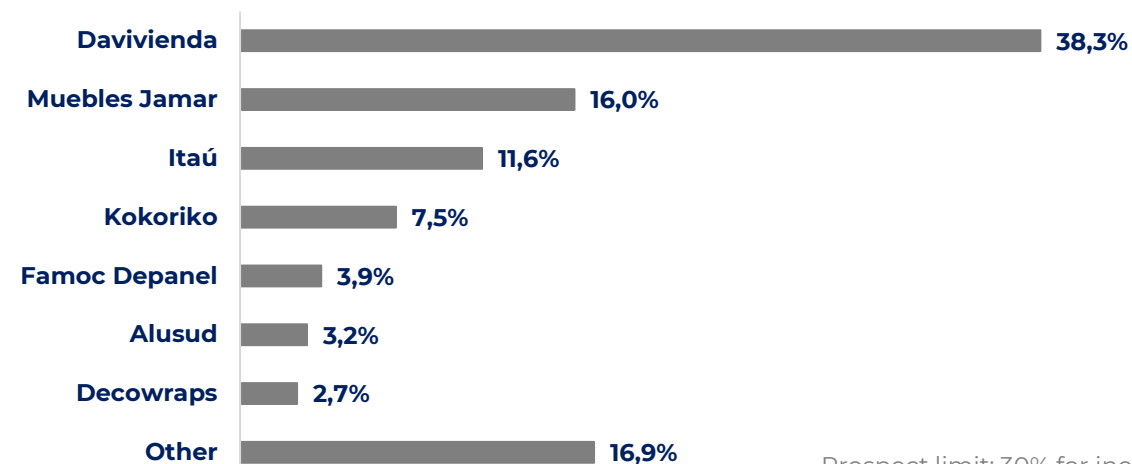
TIN securities are participatory securities and, therefore, will not have a guaranteed return. Instead, their return will be variable and will depend on the performance of the investments that make up the Universality.

By Type of Real Estate Property



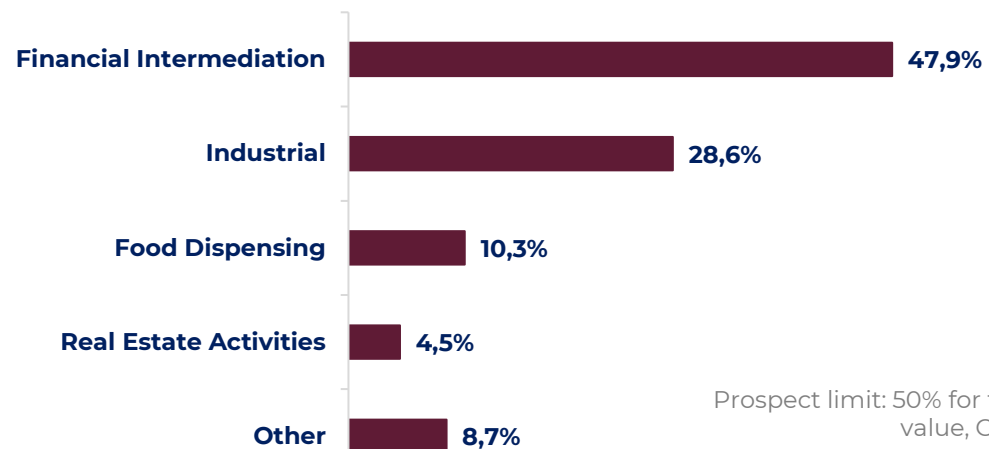
Prospect limit: 60% by the type of asset.

By Tenant



Prospect limit: 30% for income.

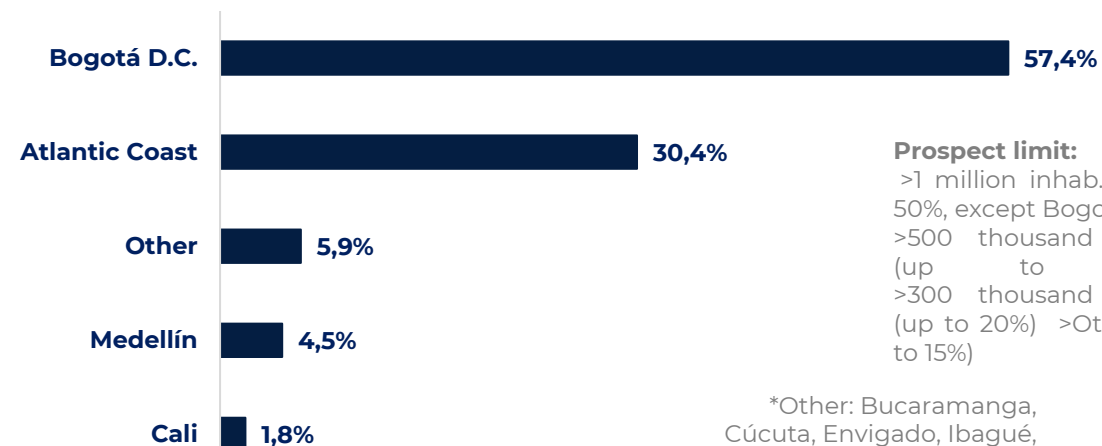
By Economic Sector



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

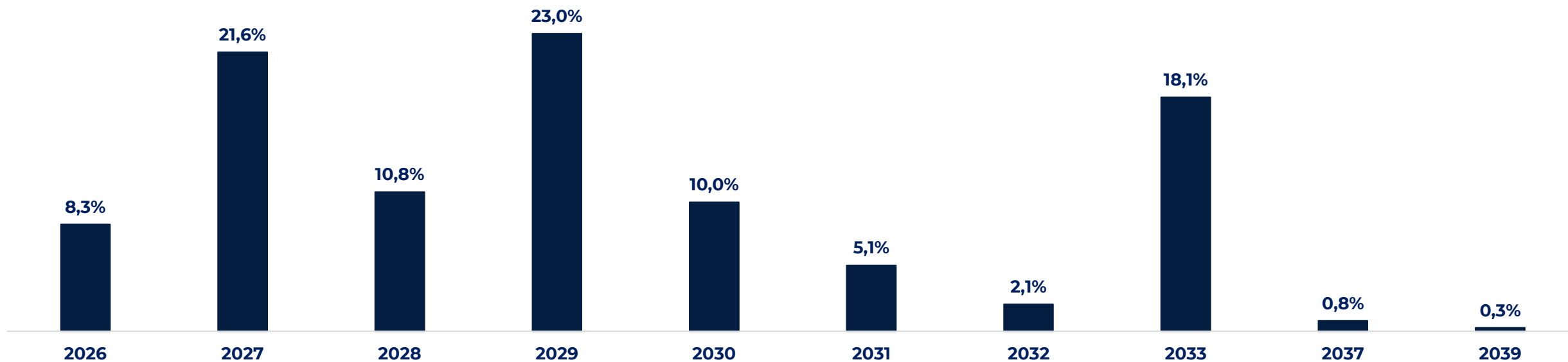


34
Total Tenants



3,34 Years
Weighted Average Lease
Term Remaining

Lease Expiration Profile



Return



13,01% EAR

Since Inception:
Oct. 2018 – Sept. 2026

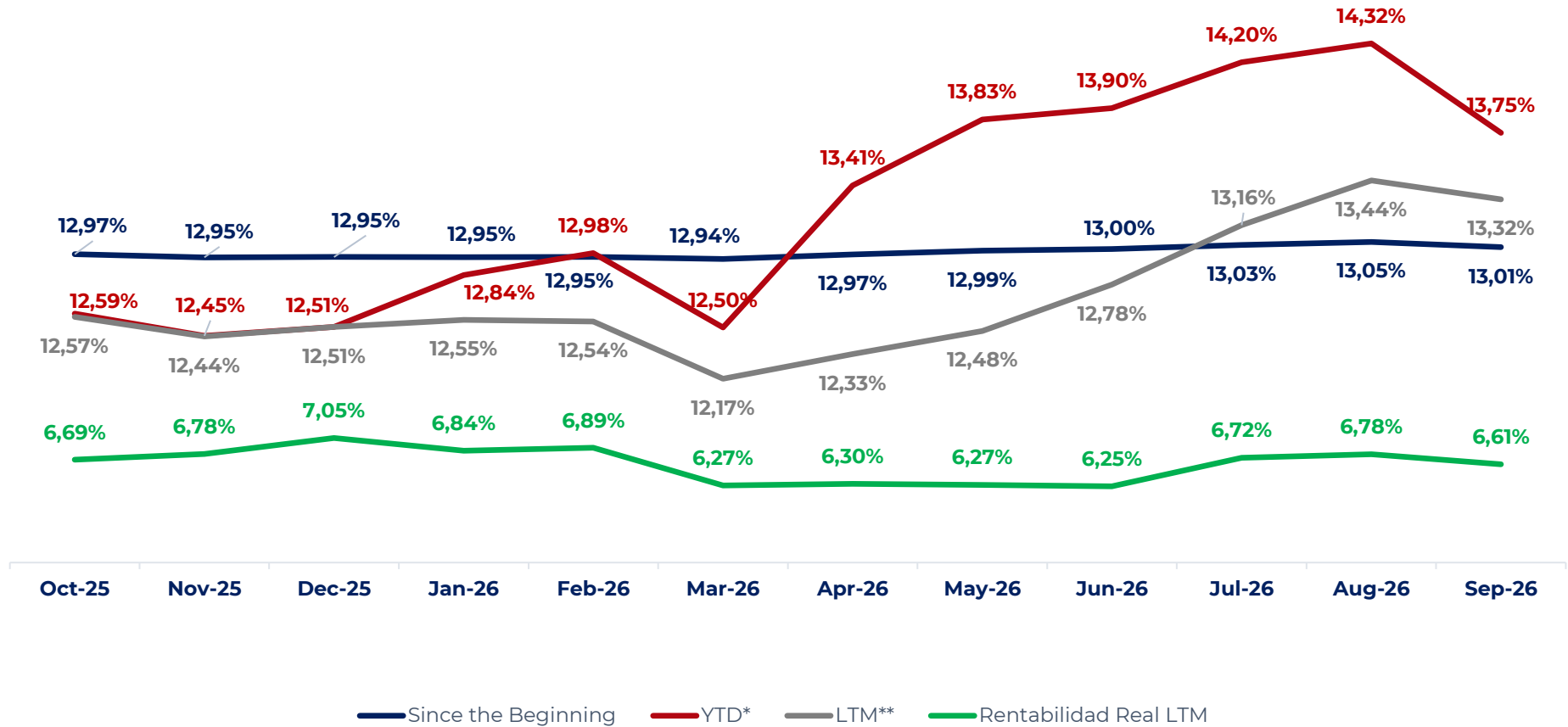
- 55,9% - **Capital Appreciation**
- 44,1% - **Cash Flow**



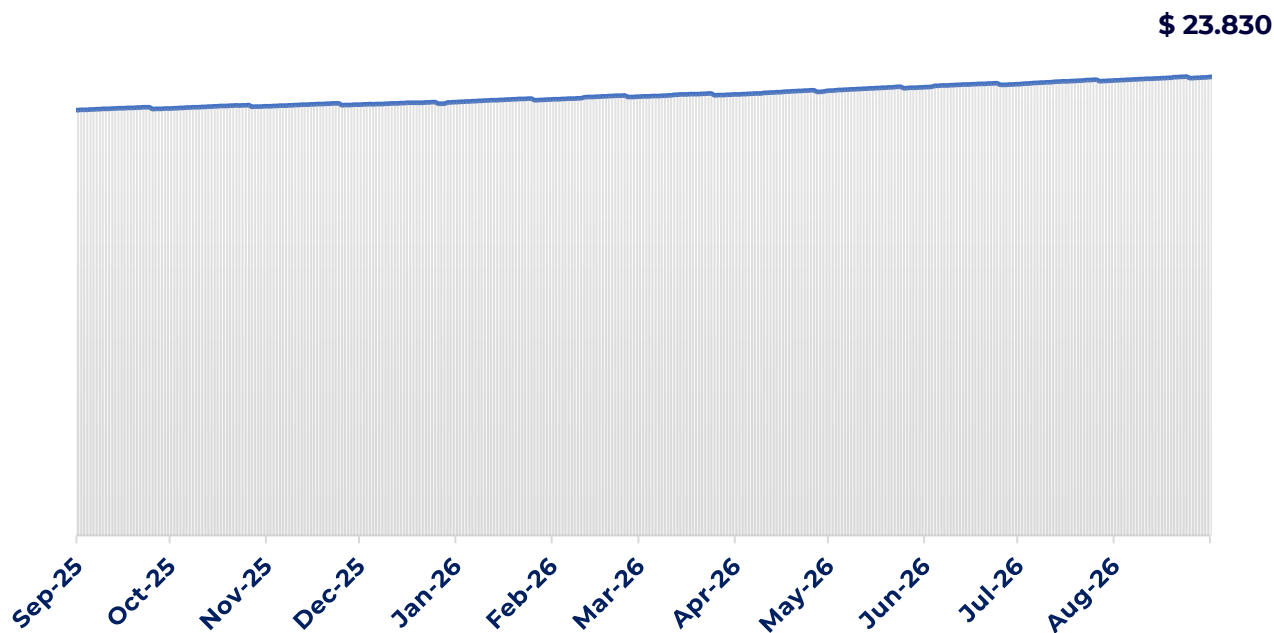
13,32% EAR

Last 12 months:
Oct. 2025 – Sept. 2026

- 68,1% - **Capital Appreciation**
- 31,9% - **Cash Flow**



TIN Security Value



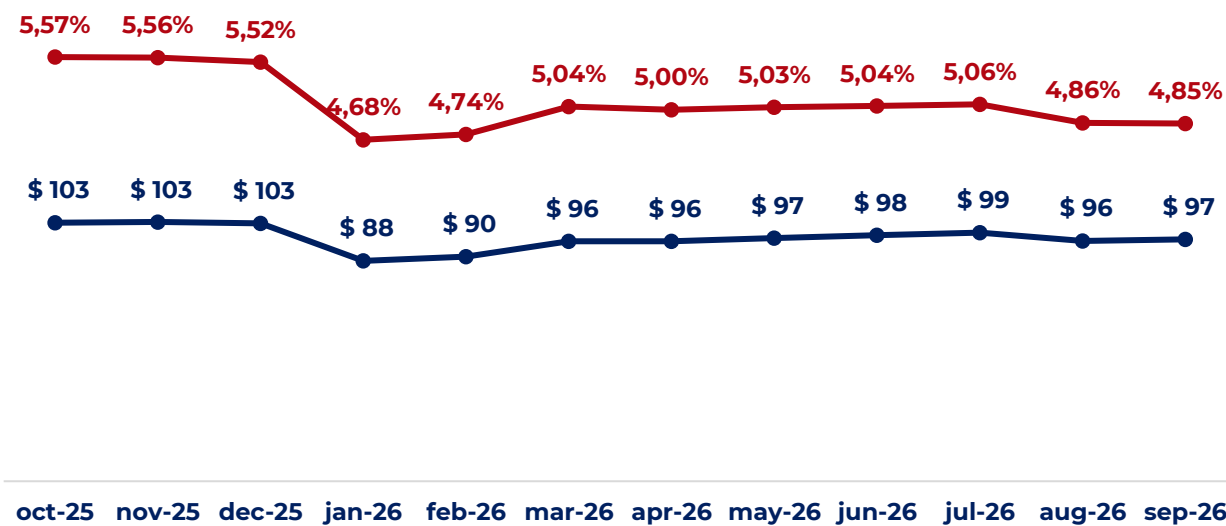
COP\$ 23.830

Security Value
September 30, 2026

7,70%

LTM security value's increase
Vs \$22.126* (Security Value 01/10/2025)

Dividend Yield & Returns



● Dividend per Security



5,08%

Average DY LTM:
10/2025 – 09/2026



4,85%

DY Last Month:
09/2026



7,91%

DY Last Month
Market Prices:
09/2026



Dividend Yield LTM at NAV

Dividend
Yield LTM:
5,08%

Dividend
Yield Sept
4,85%

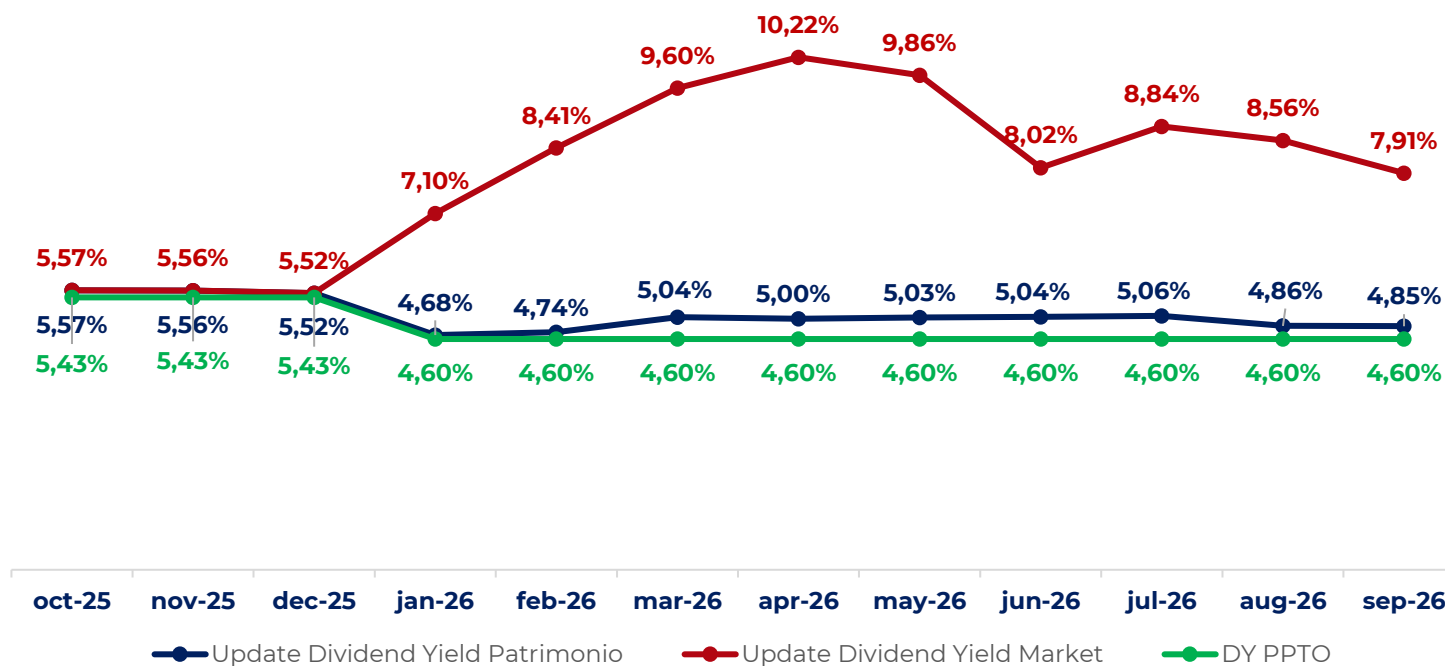


Dividend Yield at Market price

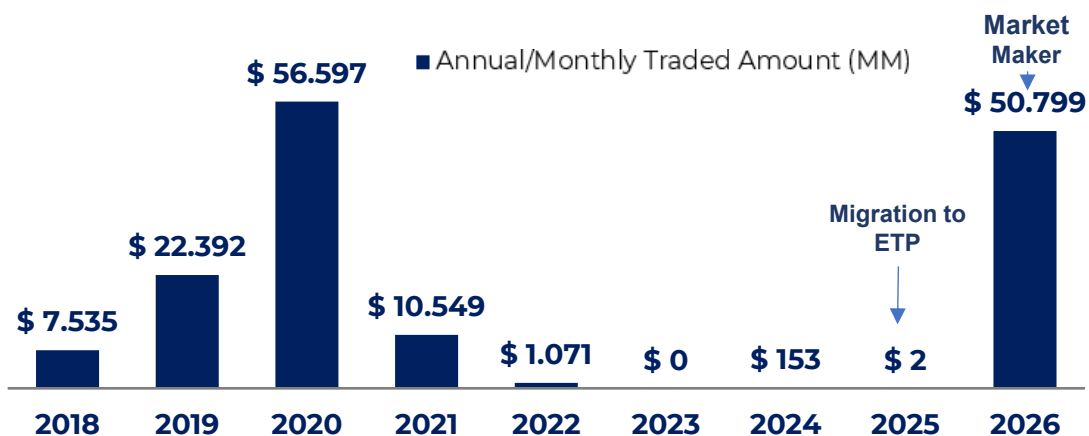
Dividend
Yield LTM:
7,93%

Dividend
Yield Market
Price Sept.
61,4%:
7,91%

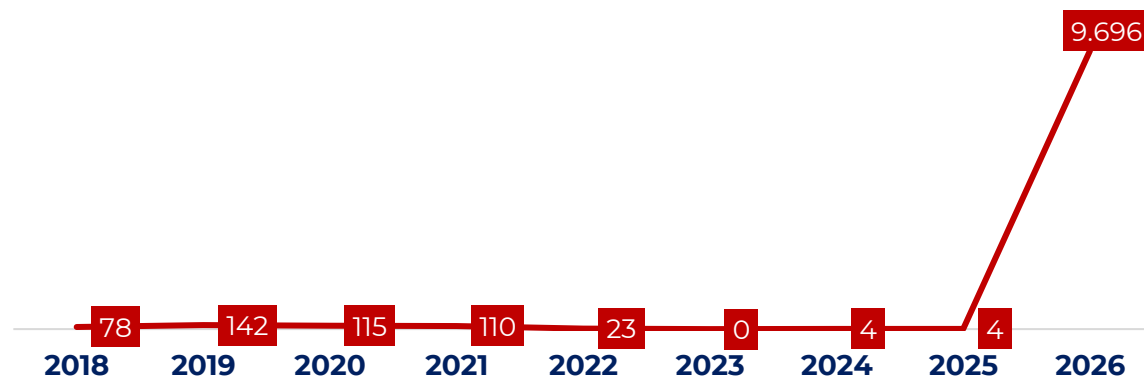
Comparative Dividend Yield Reference Price
(NAV vs. Market vs PPTO)



Total Traded Amount (COP\$ Millions)



Number of Market Transactions



61.35%
Valuation Price**



TIN Buyback Amount **COP 4,703.5 million**
Pending buyback Amount **COP 846.5 million**

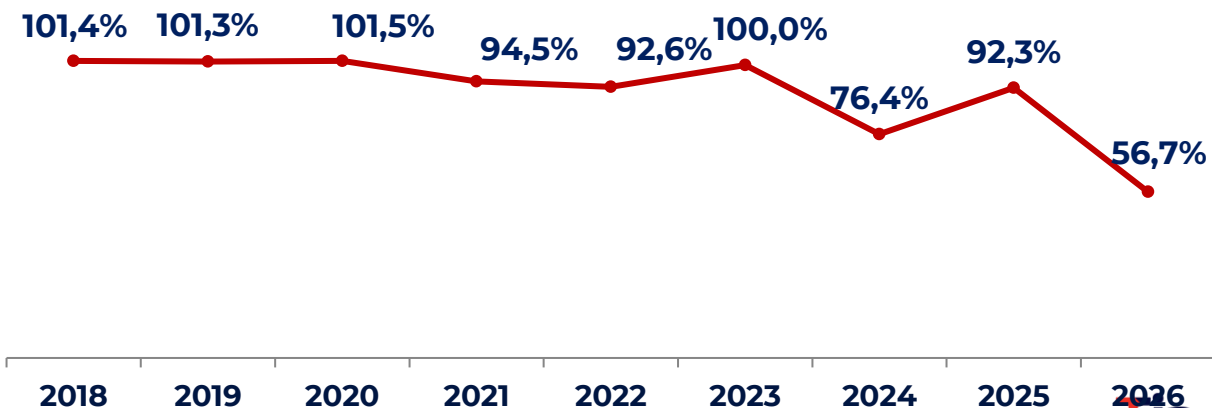


COP 14,620 (+8,5% M/M)
Closing Price 30/09/2026



COP 195.1 millions
ADTV Sep 2026 (Average Daily Traded Volume)

Weighted Average Trading Price



*WAP: Weight average price

** Precia's valuation Price sep 30 2026

Número de Inversionistas



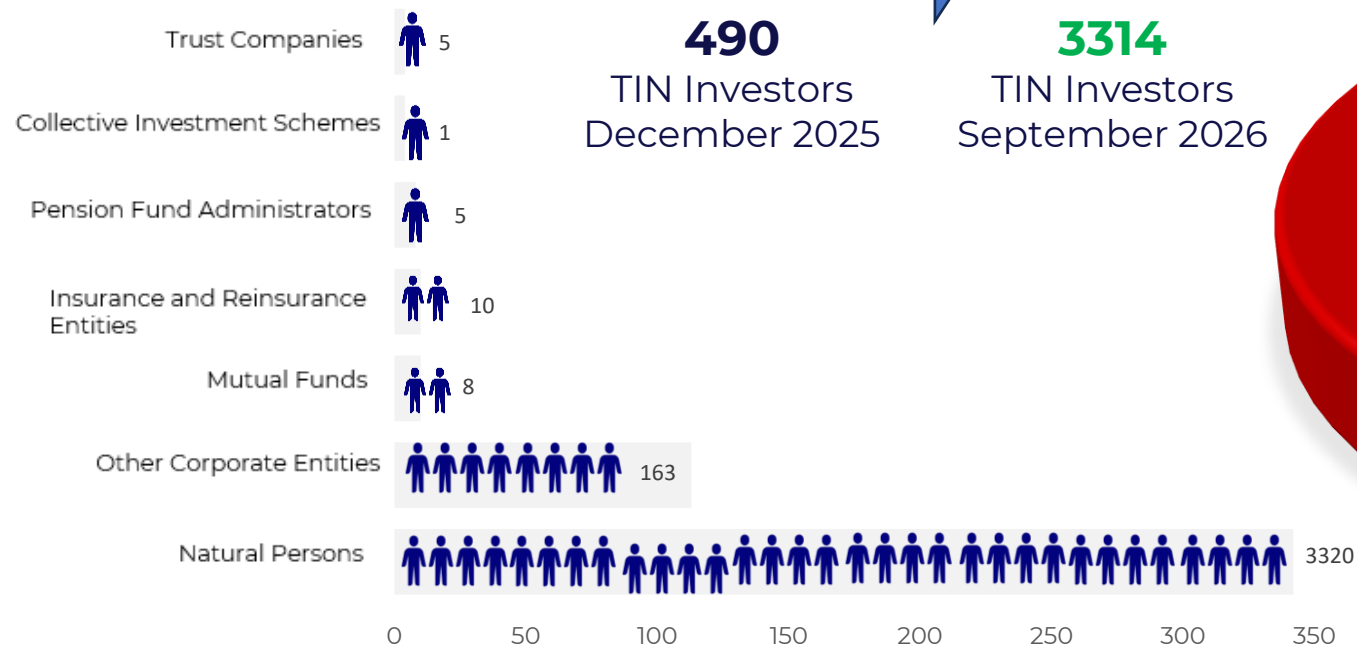
490

TIN Investors
December 2025

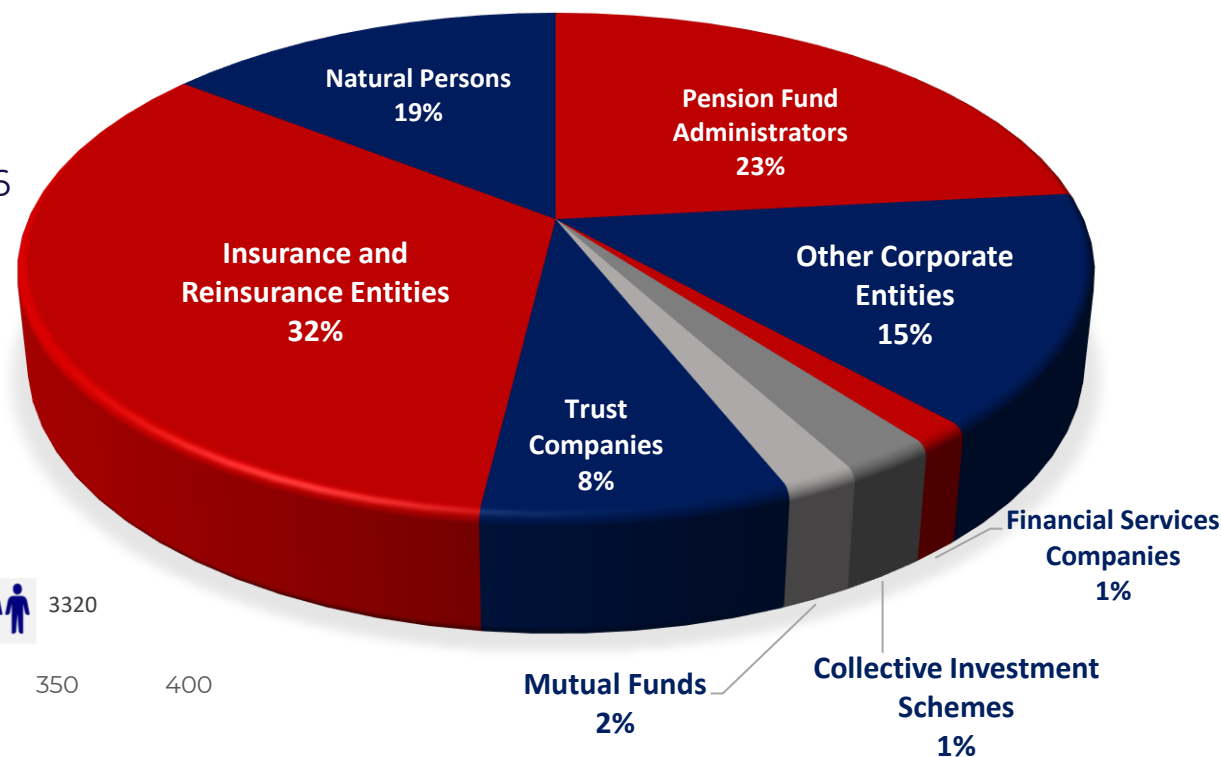


3314

TIN Investors
September 2026

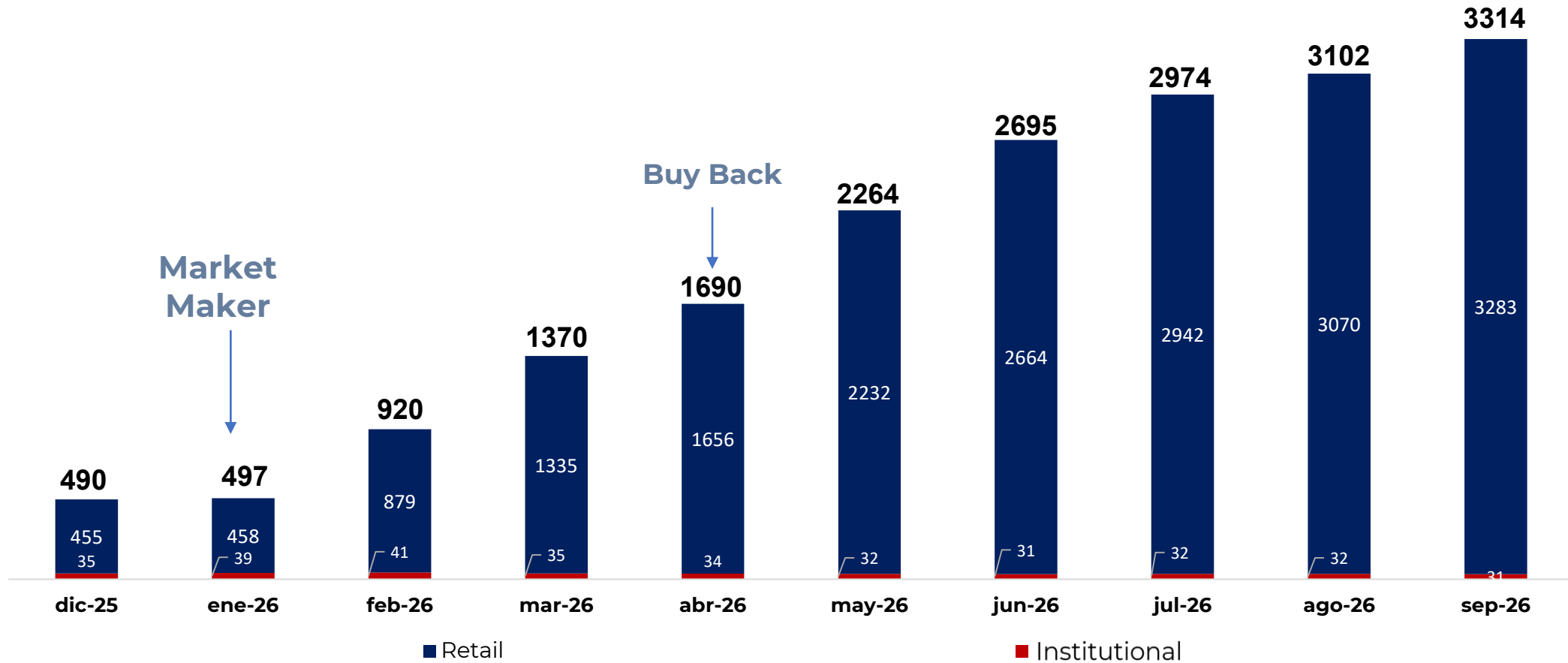


Investors per Amount



66%: Inversionistas Institucional
34%: Retail

TIN Investors



Tranche 3 will issue up to COP 210,500 MM to repay the Program's debt and increase the investor's monthly cash flow

Up to COP 210,500 MM

Amount to be issued · Tranche 3

52,533 sqm

40 properties · 94% warehouses

iAAA

Rating of TIN Tranche 3

USE OF PROCEEDS AND EFFECT ON RETURNS

COP 142,000 MM	Debt prepayment, freeing up close to COP 17,800 MM per year
Up to COP 66,361 MM	Purchase of new leased, stabilized properties
5.09% → 6.89%	Increase in the Dividend Yield estimated on the security's net asset value
8.51% → 9.8%	Increase in the Dividend Yield estimated on the market price, at 62.9% of net asset value

PLACEMENT MECHANICS

- 1 Up to 10% of the issuance for non-institutional clients that are not TIN investors
- 2 Preemptive Subscription Right: up to 90% of the securities held; the right is transferable
- 3 Open placement to the entire market

Tentative issuance and placement: November 2026

The security's price is set by the Advisory Committee, days before the placement

Placement Agents

