

WELL-BEING AND PRODUCTIVITY IN EVERY m^2



Institutional Partners



One of the leading institutional investors globally, with a top-tier real estate portfolio across different regions of the world.



The Santo Domingo Family is a shareholder and founder of Terranum since 2008.

The family manages a diverse investment portfolio including a 5% interest in AB Inbev and equity interests in Corpbanca (Chile), BTG Pactual (Brazil), Inmobiliaria Colonia (Spain) among others. In Colombia, the family's main investment vehicle is Valorem (founded in 2011)



Collective Real Estate Investment Fund INMOVAL, managed by Credicorp Capital Colombia S.A., has 15 years of experience in real estate investment and asset management. INMOVAL's portfolio includes the management and administration of real estate assets totaling 370,000 m², comprising offices, retail spaces, hotels, and warehouses.

Business Ecosystem

The ideal place where **productivity** and **well-being** do not stop **growing**.

Connecta 26 has consolidated as the first business ecosystem in Colombia

An ideal workplace, sustainably designed, thought for the well-being of its employees and the productivity of its enterprises.

We contribute to the growth of **BPO**, **ITO**, and **SSC** through:

**Productivity
and
Well-being**



Company



Employees



EVERYTHING A **BPO** NEEDS TO BECOME **BIGGER**



Possibility of project growth



Possibility of designation as a Special Free Trade Zone



Adaptation to technical requirements



Optimal occupancy density in the offices



Human talent working as if at home



Retail offering without leaving the complex



Green areas



Benefits

The design of our buildings allows your company to:



Open Floor Plans

Greater versatility and optimization of your layout



Natural Lighting

Generate savings in consumption and reduce employee visual fatigue



Time Efficiency

Thanks to our buildings having an optimal number of smart elevators



Complete Building

Greater possibility for your corporate headquarters by having buildings of a maximum of 5 stories

Wellness for your employees



Strategic location



Mobility



Green zones



Complementary services



C26 App



Transportation alternatives



Terranum community





CONNECTA 26
ECOSISTEMA EMPRESARIAL

An ideal workplace, **sustainably** designed for
employee **well-being** and **business productivity**.

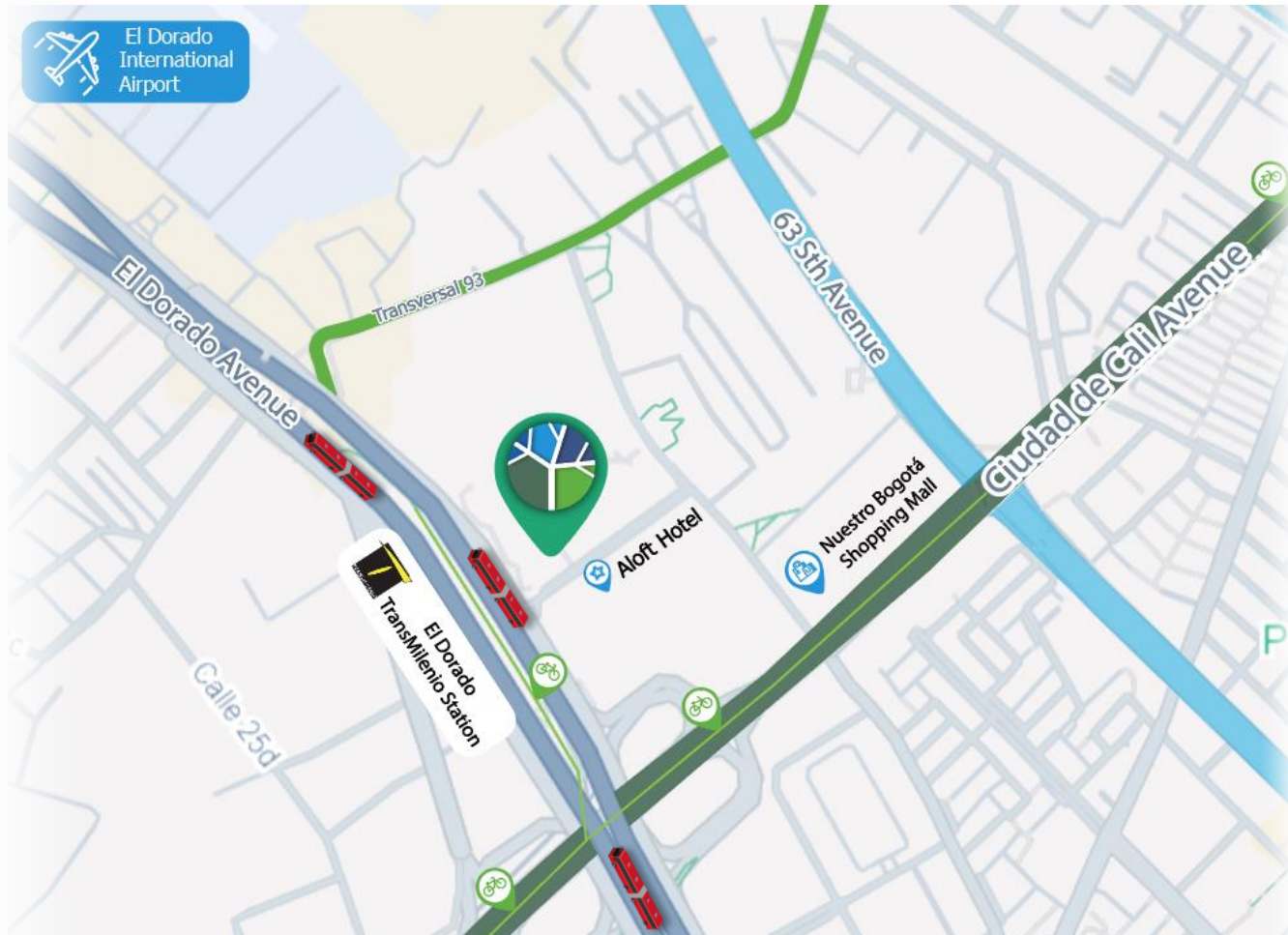


WELL-BEING

It should be regarded as a "team sport" and a "business imperative" since it directly impacts the company's outcomes.



Strategic location



Located on 26th street with 92 street, **5 minutes away from the International airport El Dorado**, Connecta 26 allows your employees and visitors:

- Access from different main roads (Av. St. 26, Av. Ciudad de Cali, Av. Boyacá, Av. Str. 68, etc.)
- Maneuver from the different points of the city in equivalent times and distances.
- Use all means of public transport: buses, Transmilenio, SITP; also having access to a Transmilenio portal.



More than 14,000 m² of parks and green areas
Designed to provide the best outdoor experiences.

Green
Areas



A place where entertainment, culture, commerce, and gastronomy come together in the commercial and cultural area of **Connecta 26**. With its convenient location and unique atmosphere, it offers an **open-air space** and a place of inspiration and integration.

District of Design

"The first permanent art exhibition in a new space in Bogotá" - Bluradio

Design spot created to live memorable moments for residents and visitors.

2000m² dedicated to promoting local art, photography, painting, sculpture and fashion, open to the public and residents of the complex.



Complementary Services



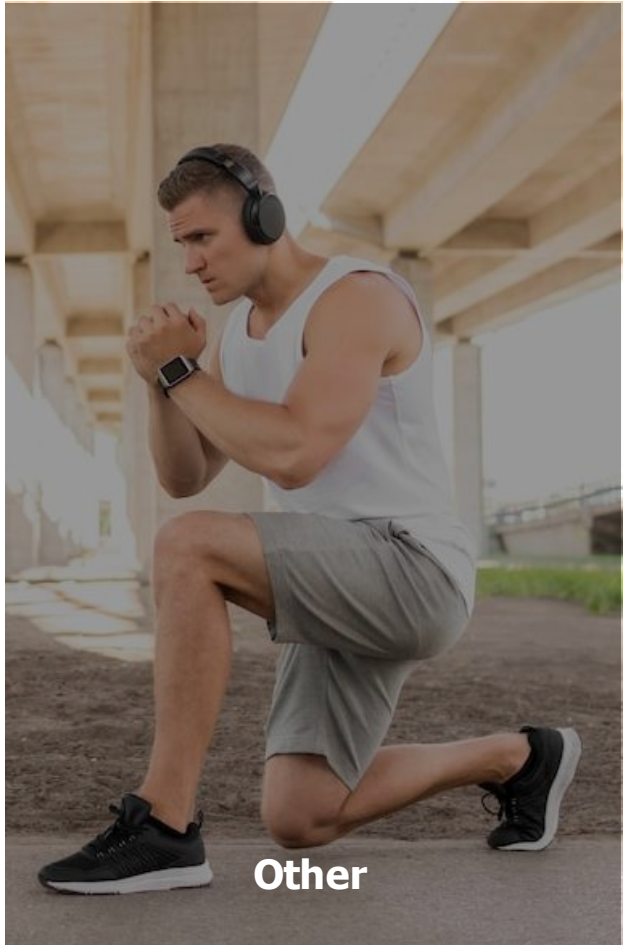
Gastronomy



Financial services



Markets & Drugstores



Other



Current Retail Clients

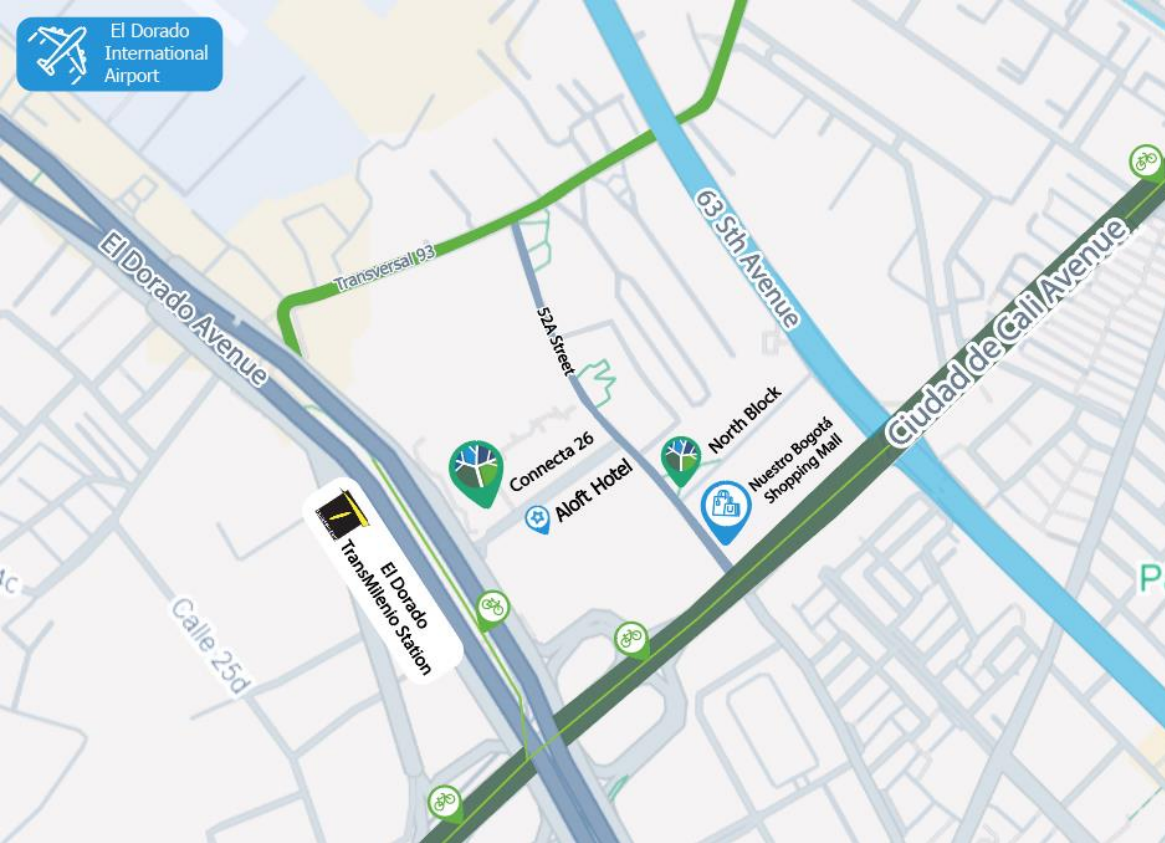


Gastronomy

Financial services

Markets & Drugstores

Other



Complementary Services



Connecta 26 has **direct access to the Nuestro Bogotá Shopping Center**, which complements the offer of Entertainment, Fashion, Gastronomy, Convenience, Financial Services, among others:

+ 250 BRANDS



+ 13 CATEGORIES

- Accesorios
- Footwear
- Specialized Stores
- Entretenimiento
- Sports Equipment
- Textiles
- Gastronomy
- Home
- Servicios Financieros
- Salud y Belleza
- Oficinas

Connecta 26 App

New way to reach
Your customers

Over 2700 users

C26 App is our digital application designed to connect our residents and visitors with everything Connecta 26 has to offer.

The app was created with the purpose of fostering digital interaction between our brands, visitors, and residents. It provides a virtual platform to showcase and promote all the offers and benefits that brands wish to highlight to our users.





We frame our initiatives within

3 PROGRAMS

with **Purpose,**

Aligned with the **current needs of the community** in our office and logistics sector projects.



EXPERIENCE AND CULTURE

Creating a unique experience in our projects

All residents are part of our community, which is why we focus our efforts on various outdoor integration activities.



PHYSICAL AND EMOTIONAL QUALITY OF LIFE

Promoting the physical and mental well-being of our community

Through educational campaigns, talks, tournaments, and workshops that create a positive impact.



SOCIAL AND ENVIRONMENTAL CONTRIBUTION

Joining forces for the social and environmental progress of the community

Engaging our clients and residents in volunteer activities, environmental awareness campaigns, and other social initiatives.

Sustainability and innovation

BEMS and Security

Terranum, pioneer in technology and sustainability applied to the real estate sector.

Connecta 26 has **BMS (Building Management System) technology** in its smart buildings that helps optimize processes through monitoring, control and automation, improving work efficiency and employee well-being.



Reduce operating cost



Prevention of possible failures



Efficiency



Productivity



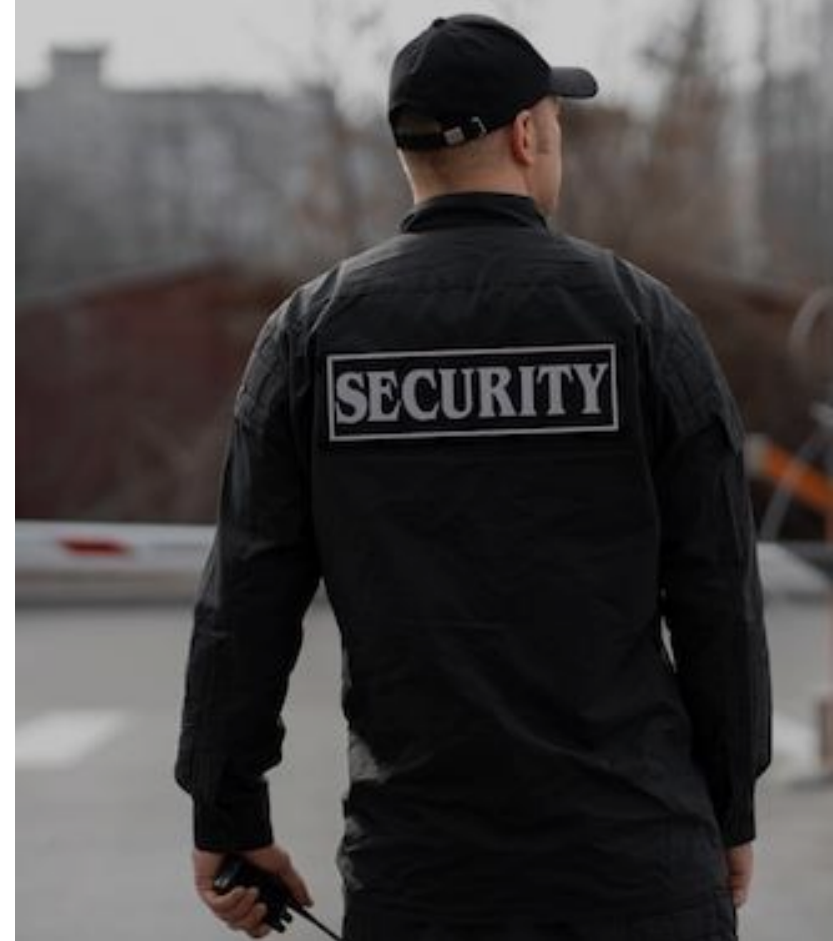
Water saving



Energy saving



Safety



CCTV with 286 security cameras (245 fixed cameras, 33 domes, 8 thermal cameras)



24/7 monitoring of the entire Connecta 26 community



More than 140 fixed guards and re-dealers



Transportation Alternatives



Free bicycle rental



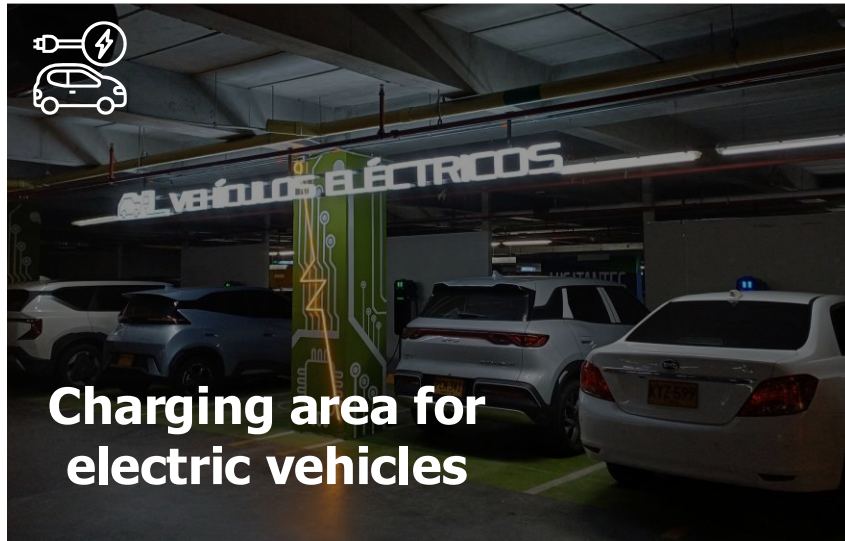
Bicycle parking and LEED showers



Scooter parking



Car pooling



Charging area for electric vehicles



Preferential parking*

*Parking spaces for low CO2 emission vehicles and carpooling

Sustainability and Innovation



LEED Benefits

- 23%** Increased productivity
- 65%** Reduced operating costs
- 71%** Savings in water consumption
- 28%** Savings in electrical energy
- 58%** Improved health and well-being of residents

Source: CCCS Concejo Colombiano de Construcción Sostenible / WORLD GREEN BUILDING COUNCIL –Revista integra, 3 era ED. 2019 con datos del World Green Building Trends 2018, DODGE Data & Analytics



It is a design guide and certification system that envisions a future where each building contributes to the improvement of the occupational health of its inhabitants and its community.



Facilities for **Sustainable mobility**



Connectivity and access to various uses



Monitoring of Exterior Quality Parameters



Sustainable site **management plans**.



Integrated outdoor spaces with **signage and furniture**.



Common access to green areas

87% Companies have experienced increased demand for office spaces in healthy buildings.

Center for Active Design & United Nations Environment Programme Finance Initiative (2021). A new investor consensus: The rising demand for healthy buildings

fitwel[®] Benefits

Associated with factors such as promoting physical activity (through the design of staircases and common spaces), access to healthy food, air quality control, natural lighting, and fostering mental well-being.

12%

Reduction in absenteeism levels.

10%

Increase in productivity.



Enhances well-being



Improves mental health



Promotes healthy food options



Increases productivity



Promotes physical activity



Reduces employee turnover and absenteeism



Improves employee satisfaction



Increases occupant safety



Improves connectivity and access to amenities



Complementary **Services**



1.226 m² for corporate events



State-of-the-art technology



Auditorium capacity for up to 500 people



4 meeting rooms



142 Rooms



Restaurant



Entertainment and fun areas

Aloft Hotel



Current Corporate Clients

Our BPO, ITO, and SSC clients



Connecta 26 is where the future of innovation takes shape. **A dynamic office environment** designed to inspire **creativity, empower technology, and foster collaboration** among teams.



Additional Services for your business



CLEANING SERVICES

Daily Cleaning of:

- Workstations
- Bathrooms
- Cafeteria Areas
- Sweeping and/or Vacuuming
- Paper Disposal
- Waste Management
- Basic Cafeteria Service

FACILITY MAINTENANCE

- Minor Facility Repairs
- Workstations
- Lighting Fixture Replacement
- Painting
- Electrical Outlet Replacement
- Plumbing Services, Leak Repair
- Patching and Ceiling Repairs
- Locksmithing

WASTE MANAGEMENT

- Organics (Consultation for supplier selection and contract signing)
- Biologicals (Consultation for supplier selection and contract signing)
- Disposal of ordinary waste at established points
- Disposal of recyclable waste at ecological points
- Generation control

RECEPTION SERVICES

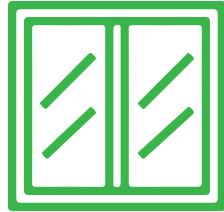
- Risk Control & Visitor Attention
- Access control (registration) for officials and visitors.
- Consolidation of Entry Databases

**Availability is upon request and subject to a customized quotation.*

TERRAUM+

Servicios para su empresa

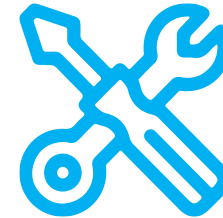
Special Services



SUPPLY AND REPLACEMENT
OF GLASS



RCI
MAINTENANCE



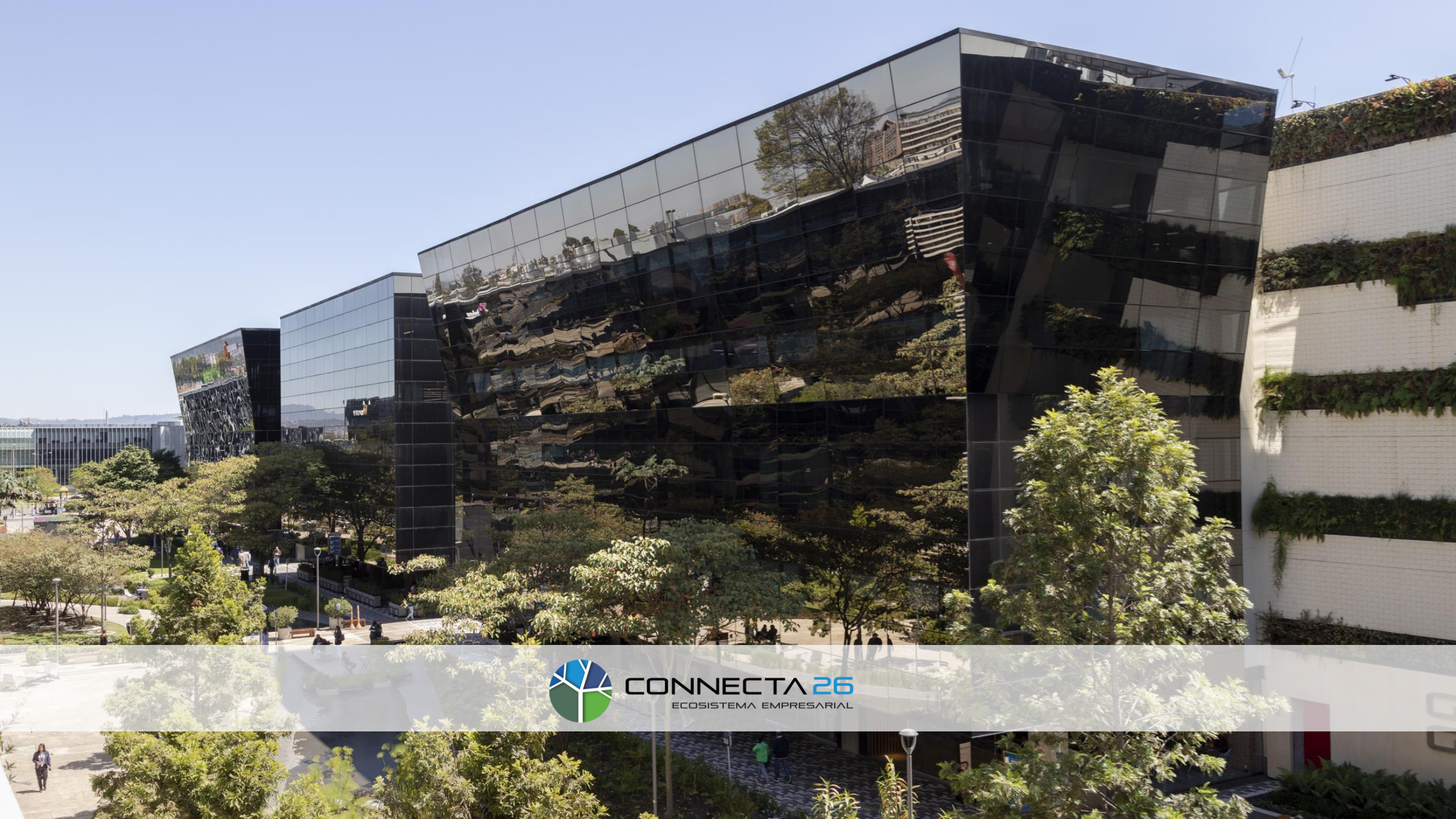
MAINTENANCE OF
INDUSTRIAL GATES



HYDROSANITARY
FACILITIES



LOCKSMITHING



CONNECTA 26
ECOSISTEMA EMPRESARIAL