

# 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.

## Grupo Santo Domingo®

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 m<sup>2</sup>, 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.



# Wellness for your employees



Strategic location



Mobility



Green zones



Complementary services



C26 App



Transportation alternatives



Terranum community





At Connecta 26, we merge cutting-edge office spaces with an ecosystem that energizes teams to level up creativity and innovation.

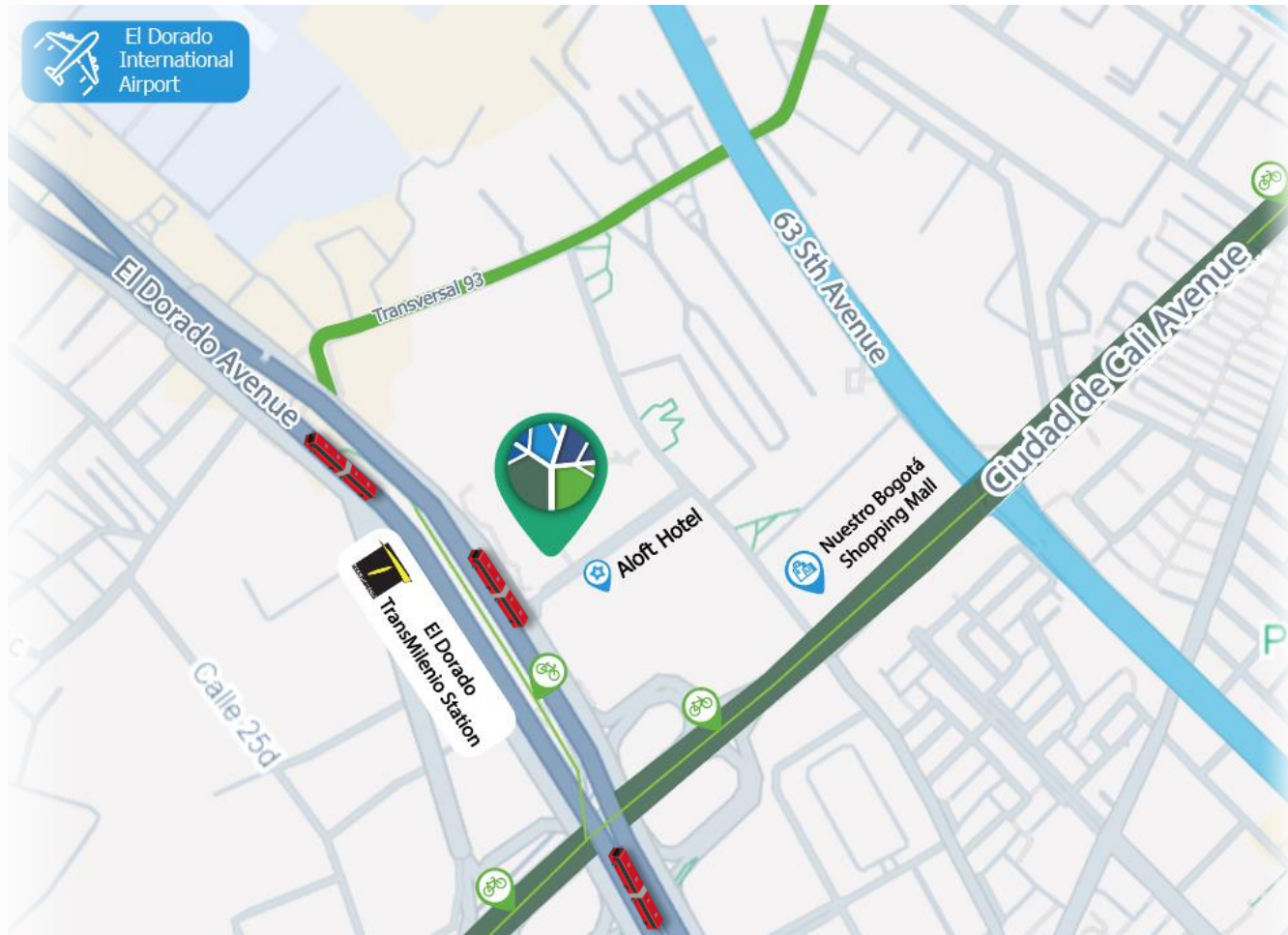


# WELL-BEING

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 m<sup>2</sup> 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 **Conecta 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.

2000m<sup>2</sup> dedicated to promoting local art, photography, painting, sculpture and fashion, open to the public and residents of the complex.



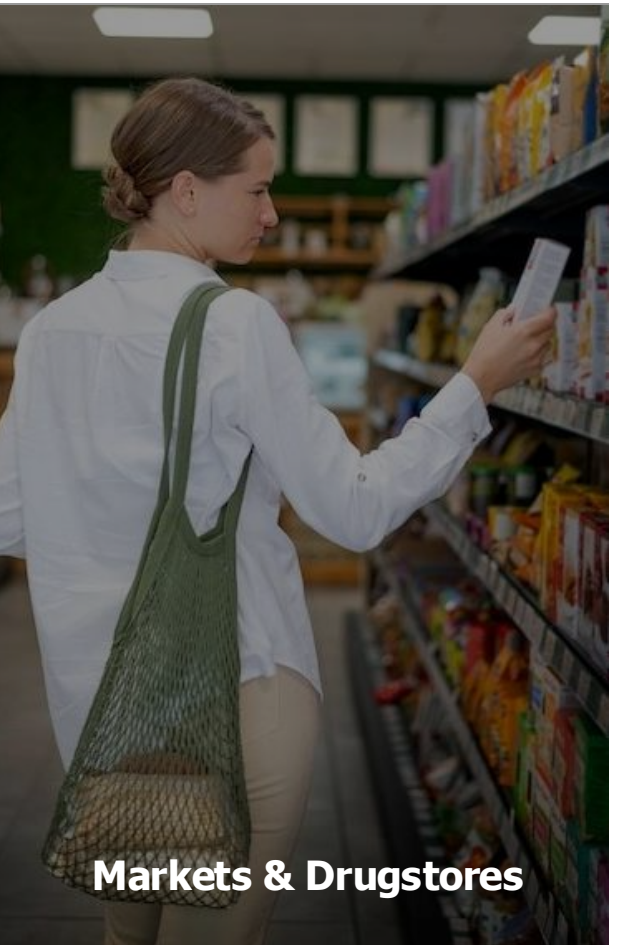
# Complementary Services



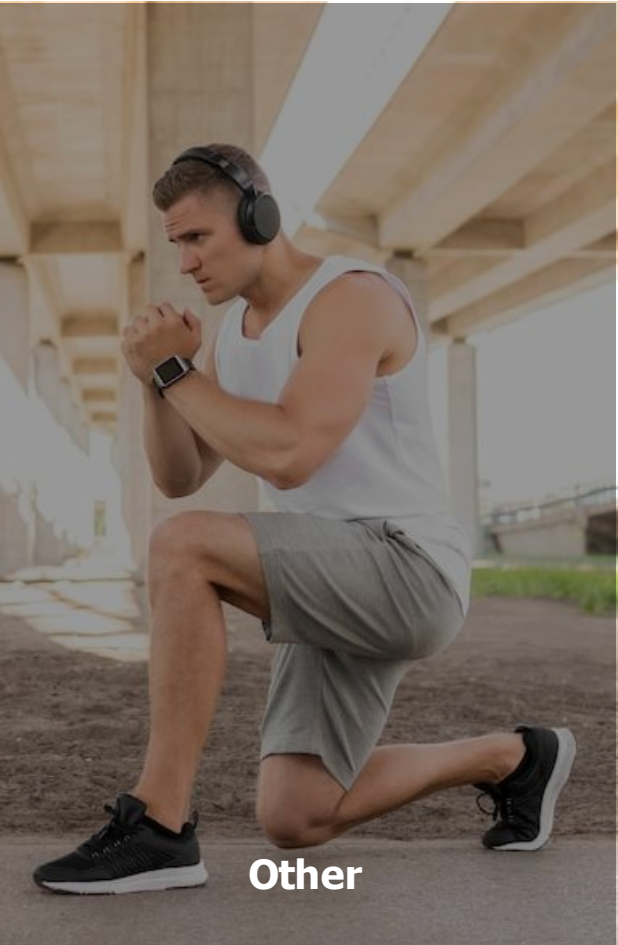
Gastronomy



Financial services



Markets & Drugstores



Other



# Current Retail Clients

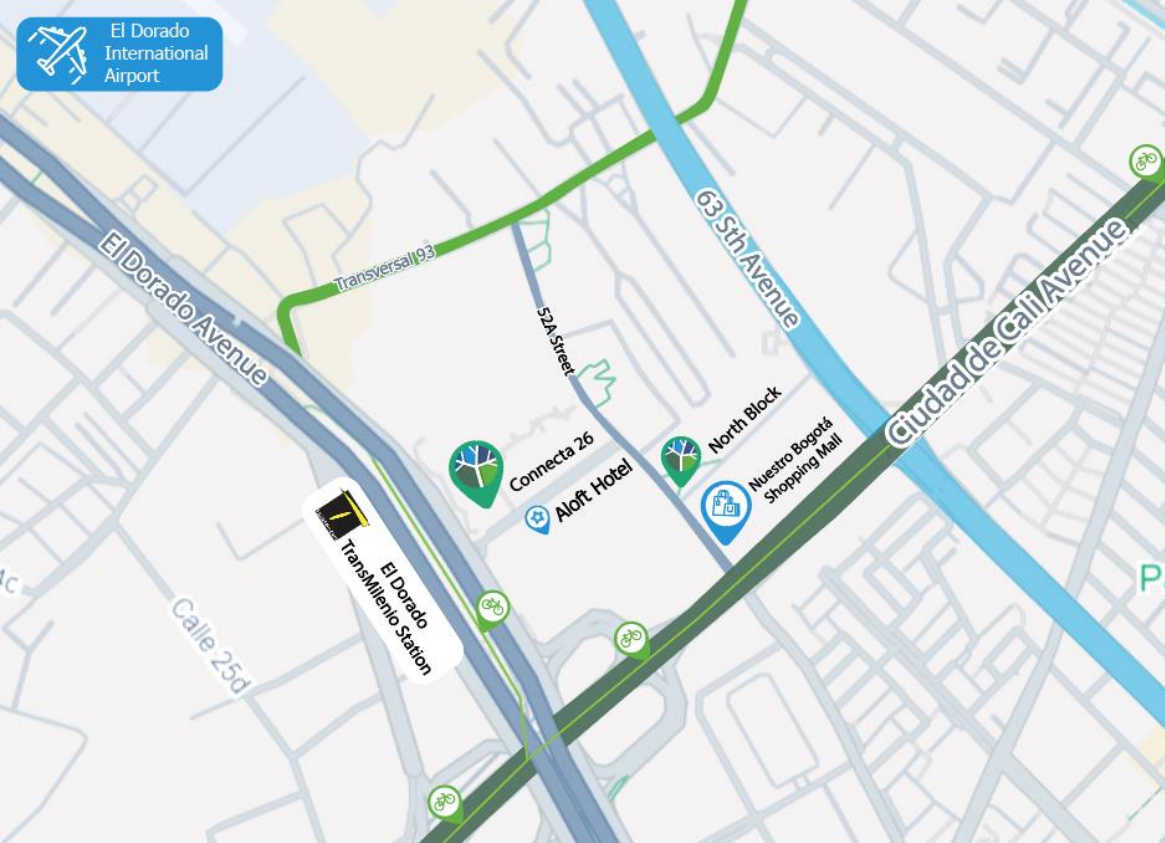


**Gastronomy**

**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.



## 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.



## Promoting the physical and mental well-being of our community

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



## 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<sup>®</sup> 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 m<sup>2</sup> 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



# Current Corporate 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.



# LOCATION PROPOSAL

## *BLOQUE NORTE*

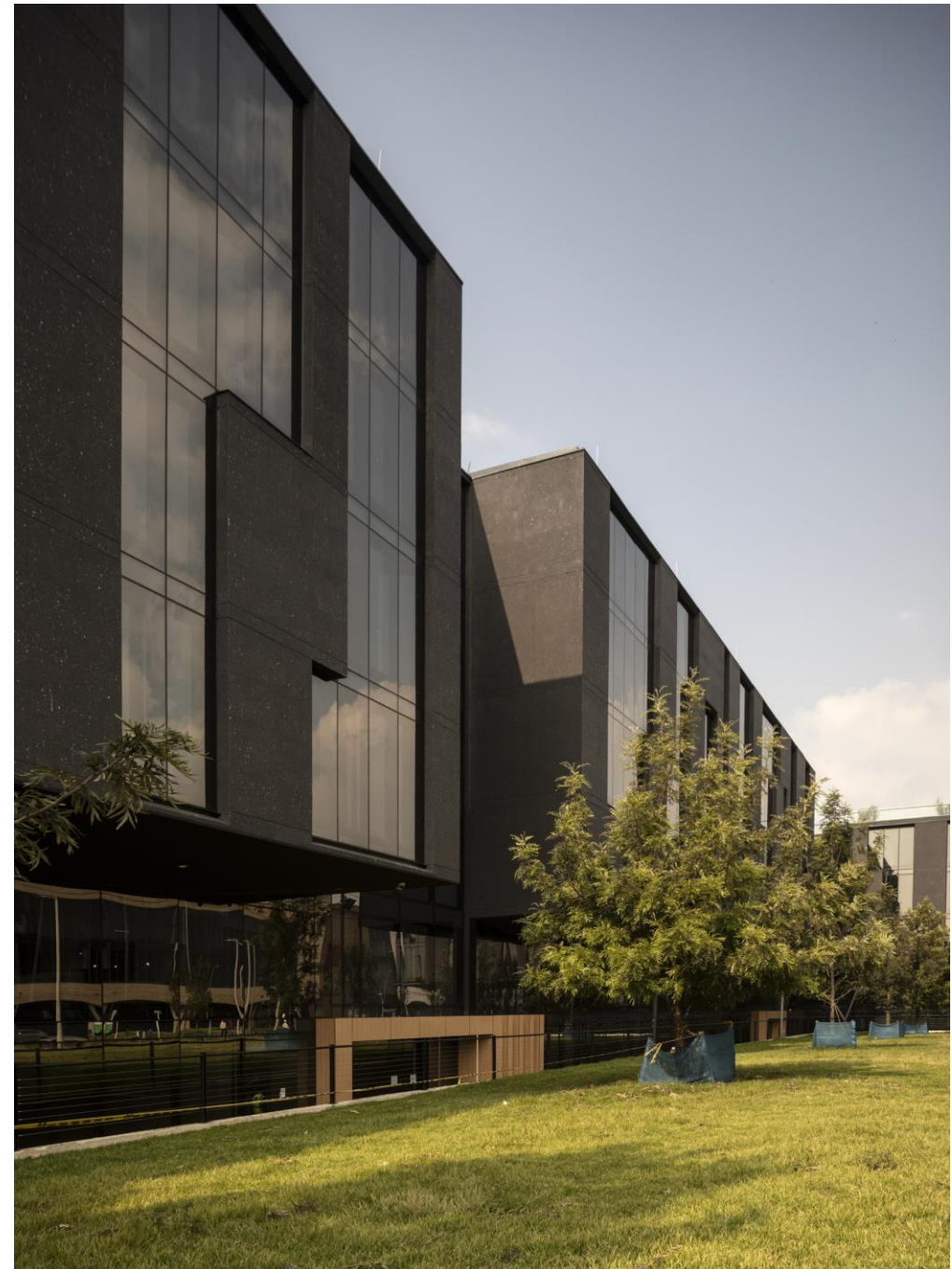




# ECONOMIC CONDITIONS

<b>Floors</b>	North Block 2
<b>Total Area</b>	2,888 sqm
<b>Rental rate per sqm<sup>1</sup></b>	\$ 66,050 + VAT
<b>Annual rental increase</b>	CPI + 1% - 12 months starting from the delivery date
<b>Grace Period</b>	3 months from the delivery date
<b>CAM fees per sqm</b>	\$ 11,800 + VAT
<b>Annual CAM increase</b>	CPI + 1% - 12 months starting in January 2026
<b>Parking<sup>2</sup></b>	37 parking lots
<b>Contract term</b>	5 years
<b>Delivery date</b>	Immediate access for fit-outs
<b>Scope</b>	Core & Shell

1. This rental rate corresponds to a weighted rent that will be modified according to final areas
  2. Spaces allocated on a first-come, first-served basis; they are not fixed assigned spaces
- 2025 Pricing – for the lease fee.
  - These costs apply if the totality of the offered areas is taken, and the negotiation is closed no later than January 2025. If either of these two variables is not met, the commercial conditions must be revised.



# NORTH BLOCK 1A - 1B - 2



# 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

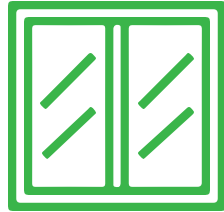
- Risk Control & Visitor Attention
- Access control (registration) for officials and visitors.
- Consolidation of Entry Databases

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

TERRAUM+

Servicios para su empresa

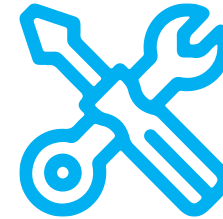
# Special Services



SUPPLY AND REPLACEMENT  
OF GLASS



RCI  
MAINTENANCE



MAINTENANCE OF  
INDUSTRIAL GATES



HYDROSANITARY  
FACILITIES



LOCKSMITHING



**CONNECTA 26**  
ECOSISTEMA EMPRESARIAL



## CONTACTO

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