



Títulos
Inmobiliarios

Monthly Report August 2022



COP \$468.261 Billion
Assets under management



19,01% AE
LTM Profitability:
Sep.2021/Aug.2022



\$143.082 million
Financial indebtedness (Capital)



85.549 m²
Managed area



6,10%***
Dividend Yield LTM -
August 2022



11,82% E.A.
Weighted average cost of
debt.



99,14%
Economic Occupation
of portfolio



0,12%**
Non-performing loans
August 2022



31,68% < Lim. 40%
Financial indebtedness

* Indicators as at August 31, 2022.

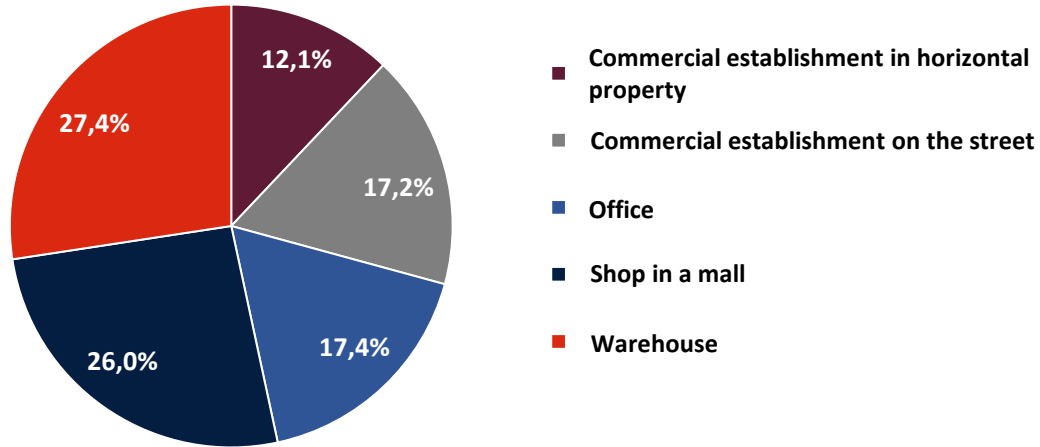
** Non performing loans on operating income of previous 12 months.

*** Yields distributed average Year to date. Yield distribution in the month on the average security value for the month.



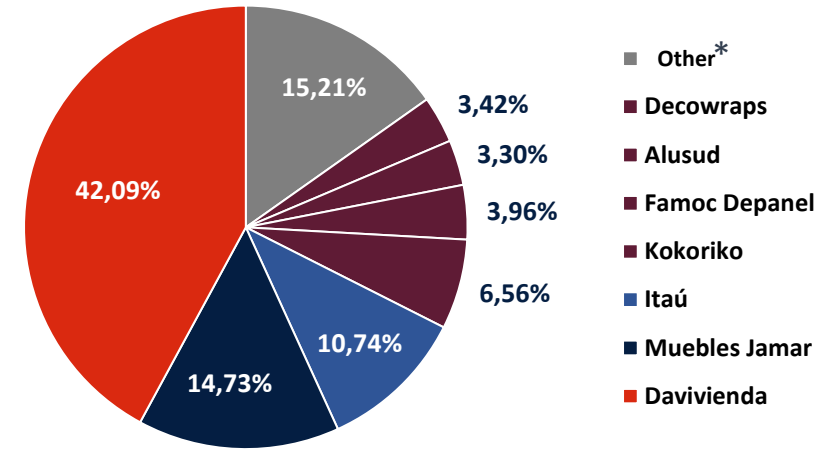
By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



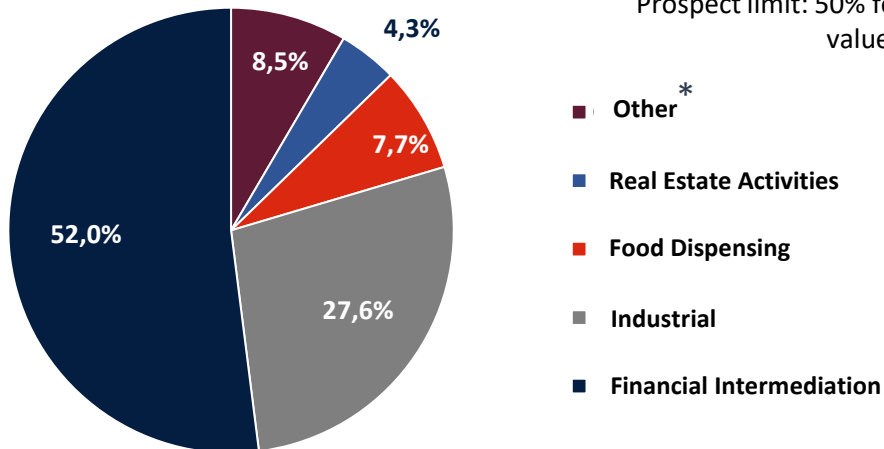
By Lessee**

Prospect limit: 30% for income.



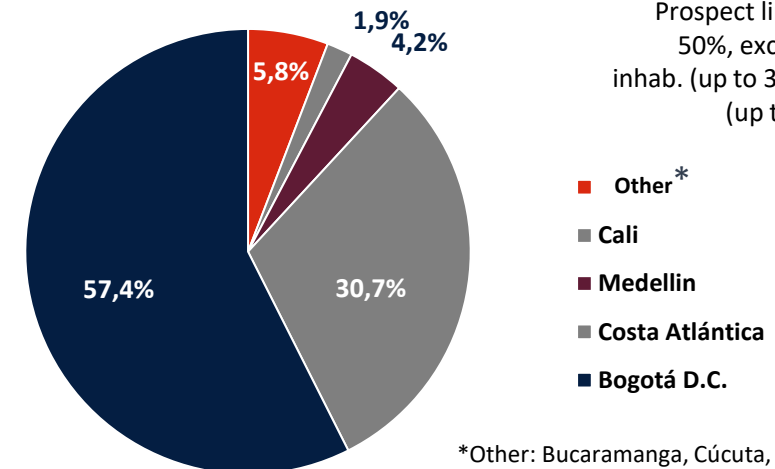
By Economic Sector

Prospect limit: 50% for the asset value, CIIU Code



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%)

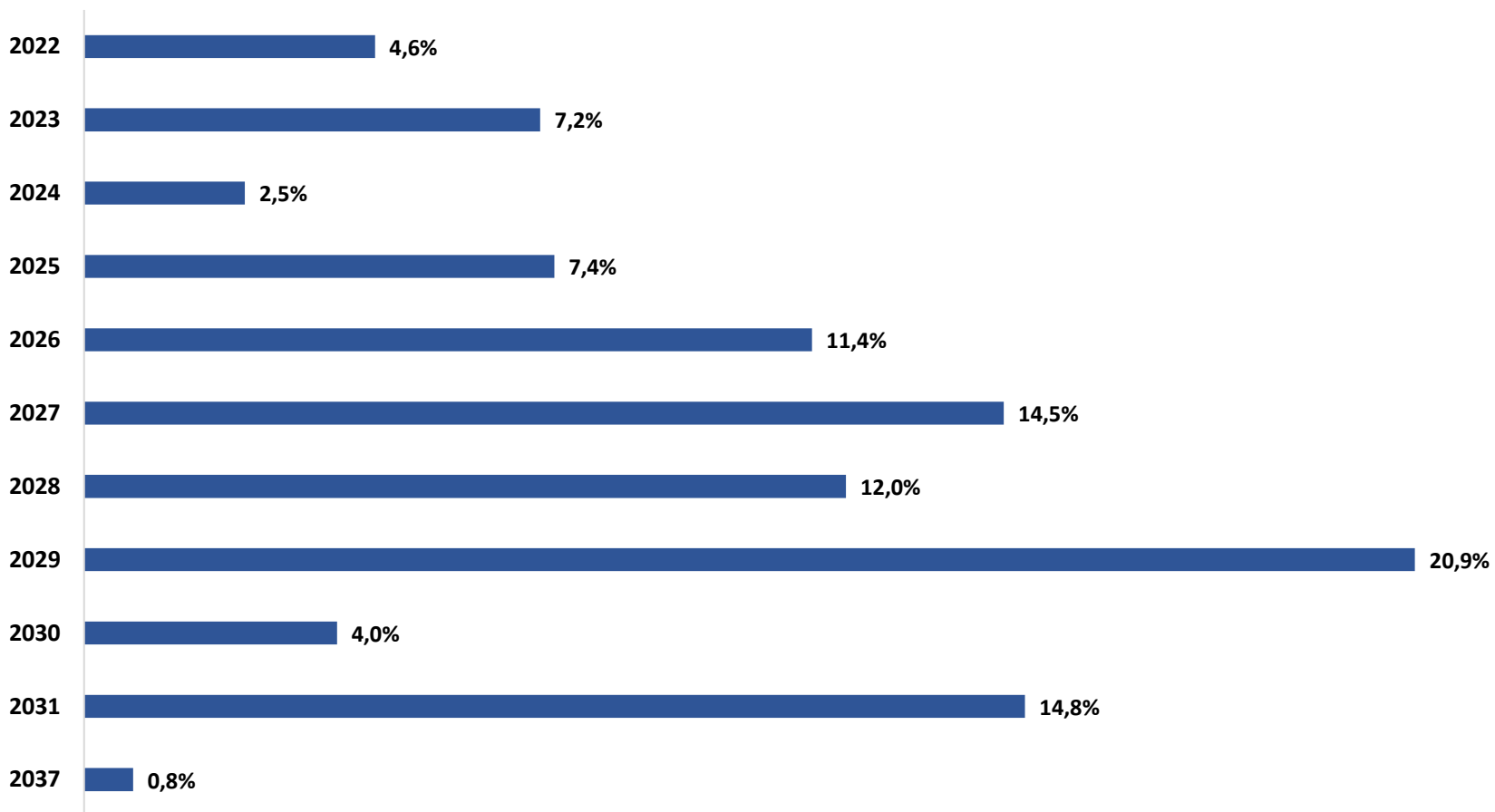


*Other: Health and Services.

*Other: Bucaramanga, Cúcuta, Envigado, Ibagué, Villavicencio



Lease Contracts



0,86%
Economic Vacancy



31
No. Lessees

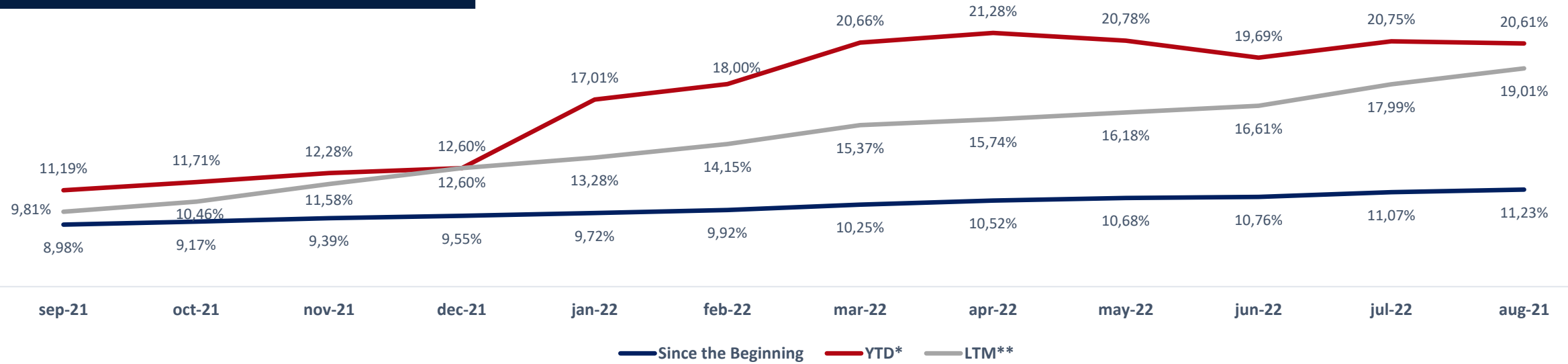


5,6 years
Weighted average of remaining time of lease contracts.

* Non performing loans on operating income of last twelve months.



Yield



11,23% AE

Profitability Since the Beginning
October 2018 - August 2022



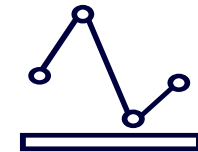
37,7%
For Mark-up in Price

62,3%
Due to Flow



19,01% AE

LTM Profitability:
Sep 2021 – Aug 2022



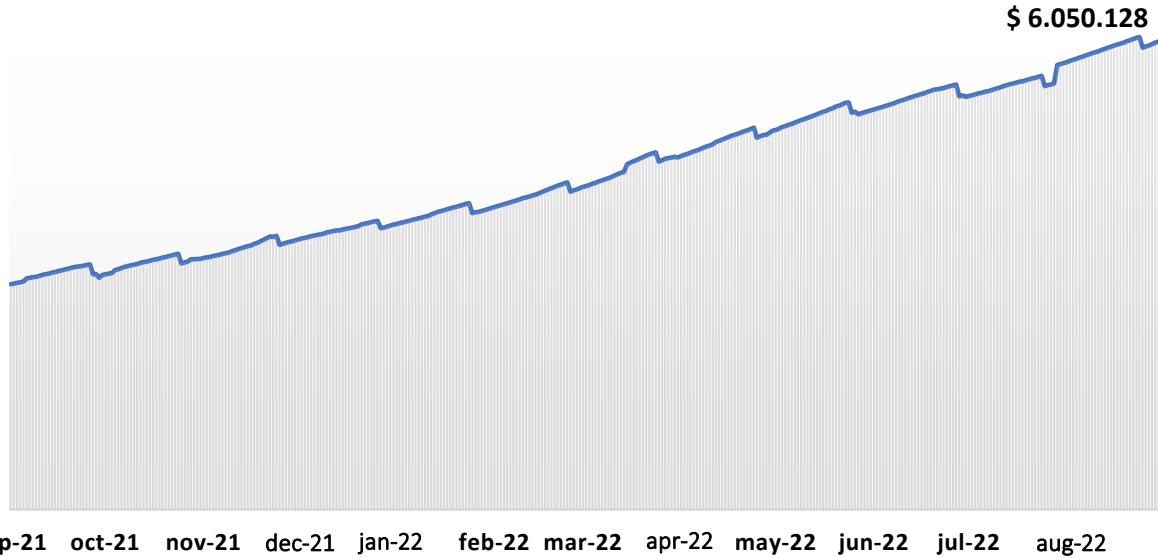
20,61% AE

Year-to-Date Profitability:
August 2022

* YTD: Year-to-date
** LTM: Last 12 Months



TIN Security Value



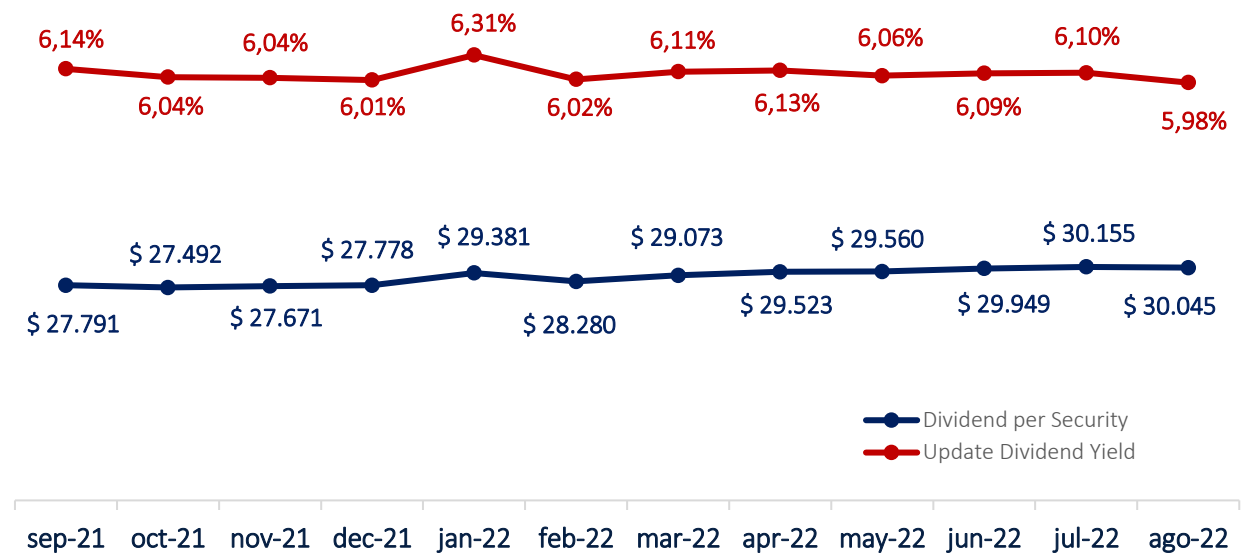
6.050.128

Security Value on August 31, 2022.

12%

LTM Last increment Security Value vs \$5.400.498 (Security Value Sep.1, 2021)

Dividend Yields & Returns



5,98%
DY Previous month:
August 2022

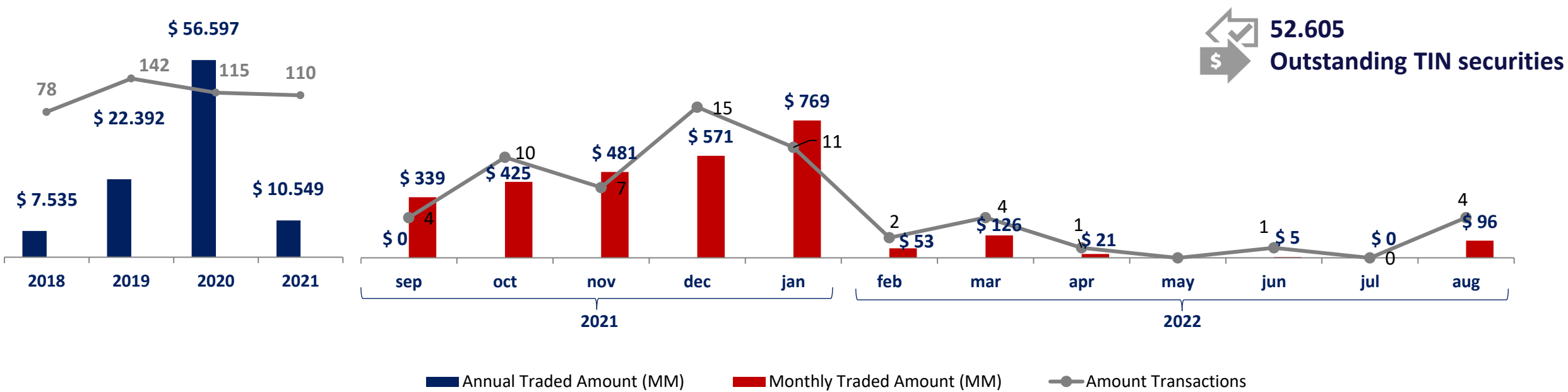


6,10%
Average DY YTD:
01/2022 – 08/2022



6,09%
Average DY LTM:
09/2021 – 08/2022






COP 96 Million
 Traded / Month


COP 1.071 Million
 Traded / 2022


Price*
WAP / Month
89.2%

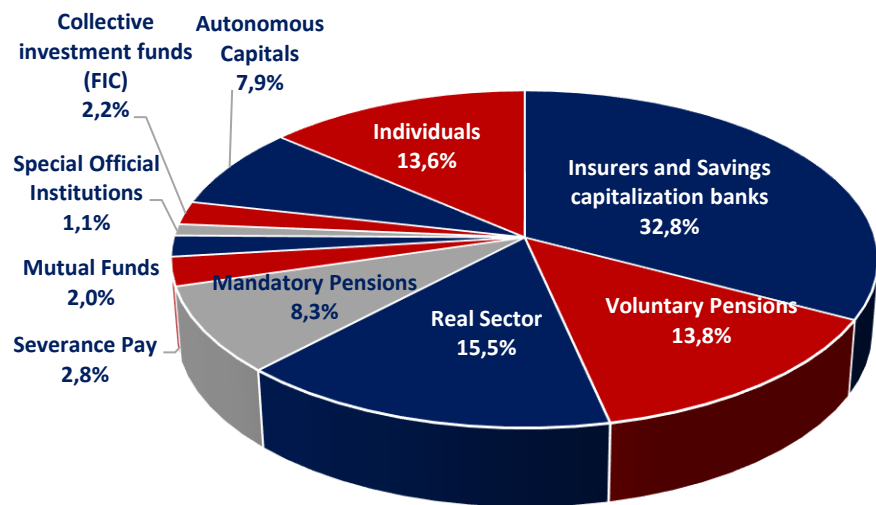
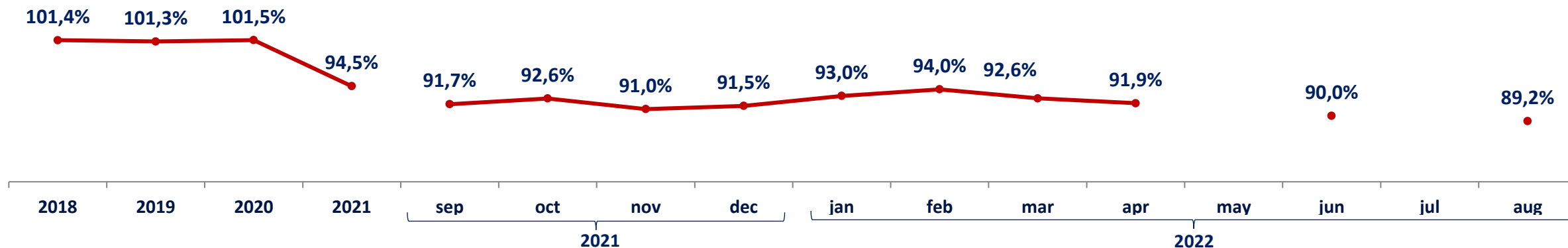

100%
Valuation Price**


COP 4.8 Million
 Daily Average Traded
 /Month



*PPP: Weighted Average Price
 ** Precia's Valuation Price - 31 agosto 2022

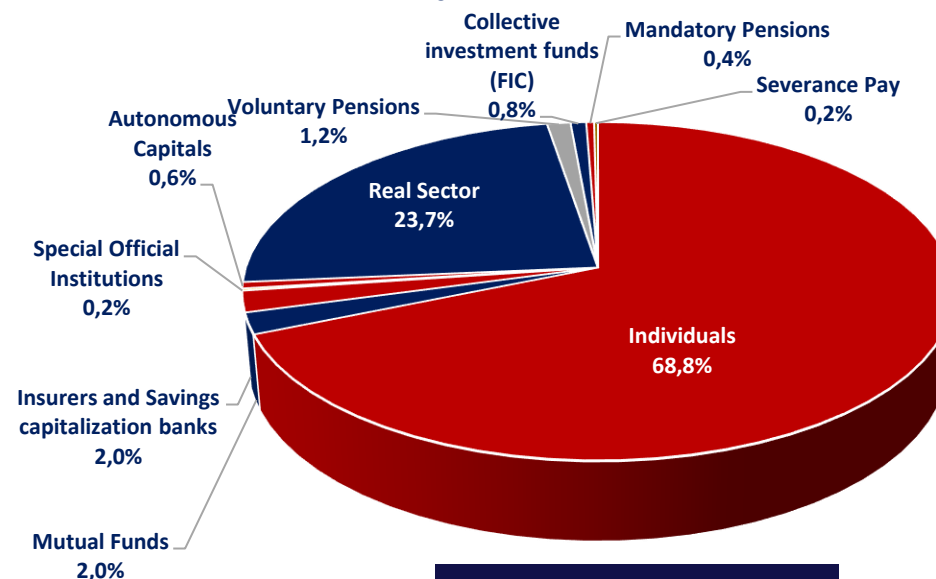
Trade Price (Provider Price)



Investors per amount



493
TIN Securities Investors



Number of investors