



# Monthly Report November 2022

Títulos  
Inmobiliarios



**COP \$476.078 Billion**  
Assets under management



**20,35% AE**  
LTM Profitability:  
Dec.2021/Nov.2022



**\$141.532 million**  
Financial indebtedness (Capital)



**85.516 m<sup>2</sup>**  
Managed area



**6,00%\*\*\***  
Dividend Yield LTM -  
November 2022



**13,56% E.A.**  
Weighted average cost of  
debt.



**98,58%**  
Economic Occupation  
of portfolio



**0,08%\*\***  
Non-performing loans  
November 2022



**30,51% < Lim. 40%**  
Financial indebtedness

\* Indicators as at November 30, 2022.

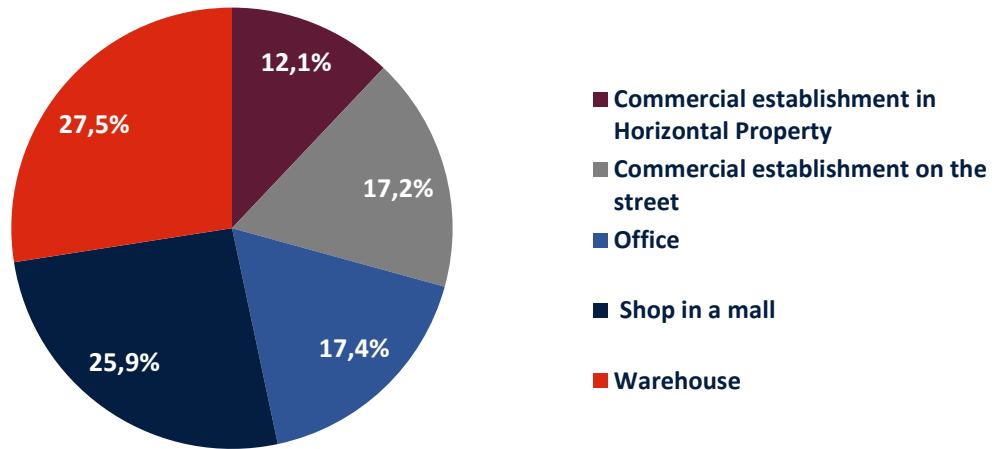
\*\* Non performing loans on operating income of previous 12 months.

\*\*\* Yields distributed average Year to date. Yield distribution in the month on the average security value for the month. LTM: Last 12 Months



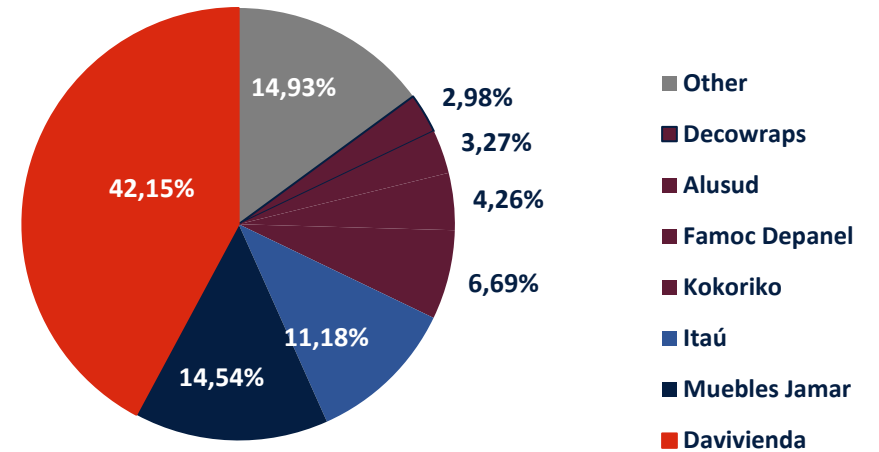
### By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



### By Lessee\*\*

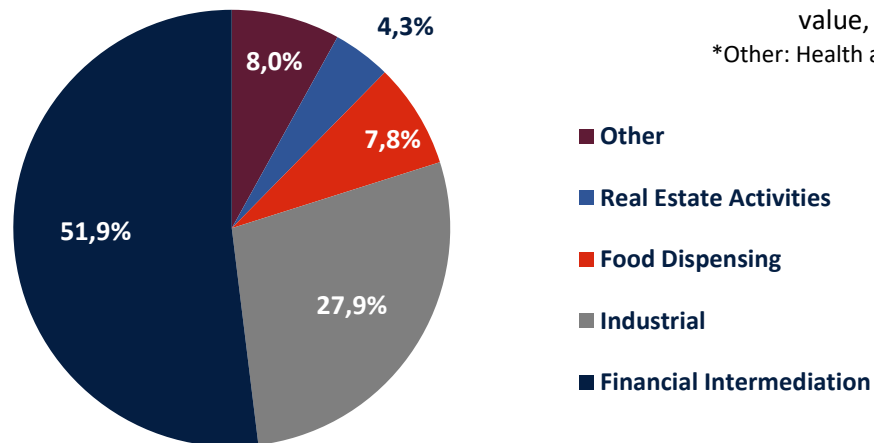
Prospect limit: 30% for income.



### By Economic Sector

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

\*Other: Health and Services.



### By Geographic Location

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

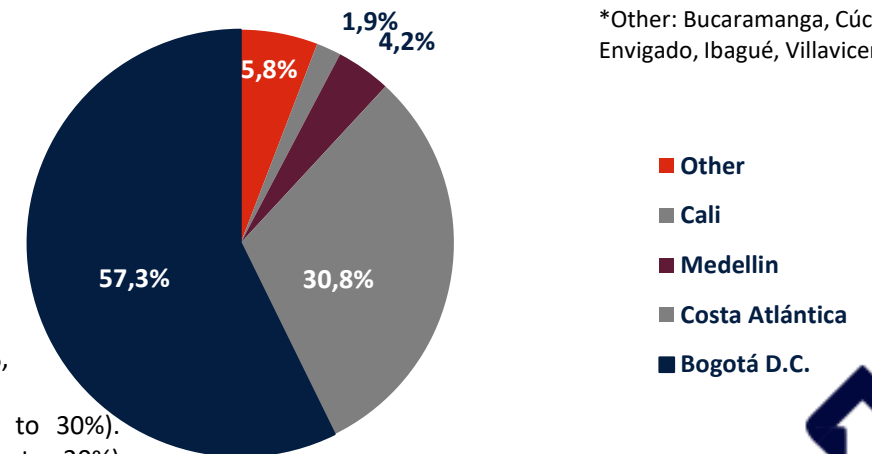
Prospect limit:

>1 million inhab. (up to 50%, except Bogotá)

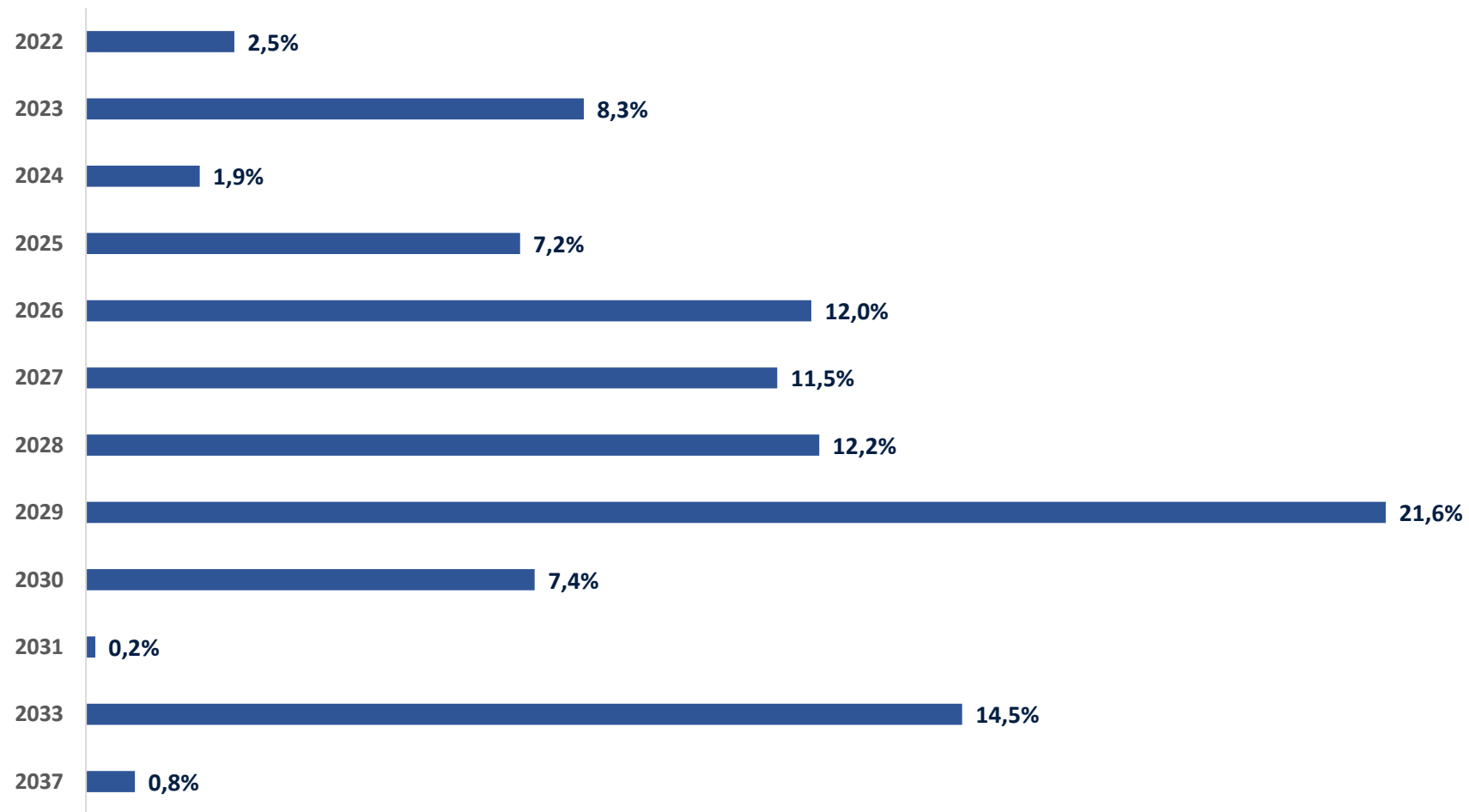
>500 thousand inhab. (up to 30%).

>300 thousand inhab. (up to 20%)

>Other (up to 15%)



### Lease Contracts



**1,45%**  
Economic Vacancy



**33**  
No. Lessees

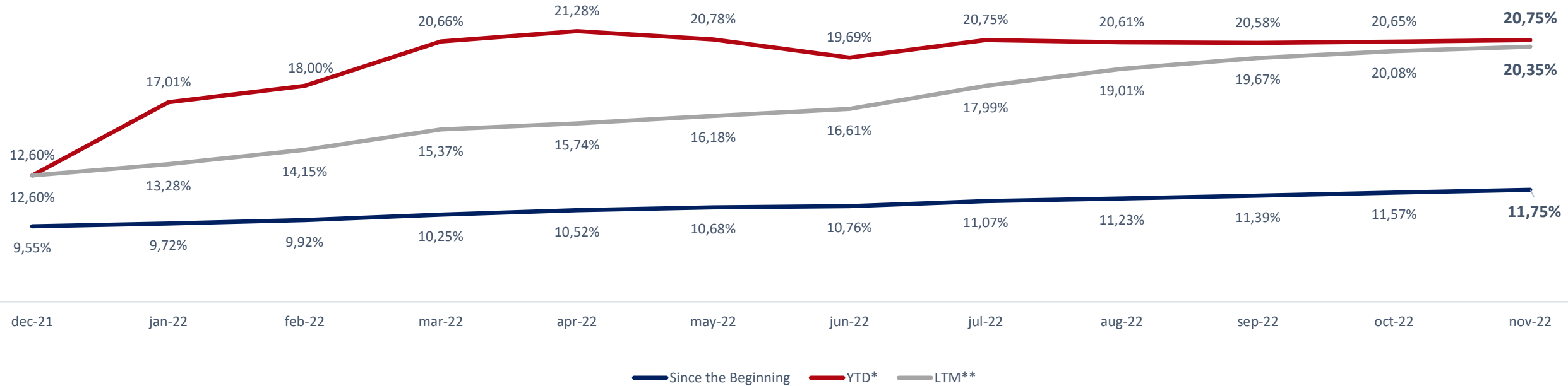


**5,81 years**  
Weighted average of remaining time of lease contracts.



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

### Yield



**11,75% AE**

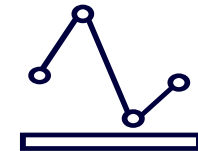
**Profitability Since the Beginning**  
October 2018 - November 2022



**43,3%**  
**For Mark-up in Price**  
**56,7%**  
**Due to Flow**



**20,35% AE**  
**LTM Profitability:**  
Dec. 2021 – Nov. 2022

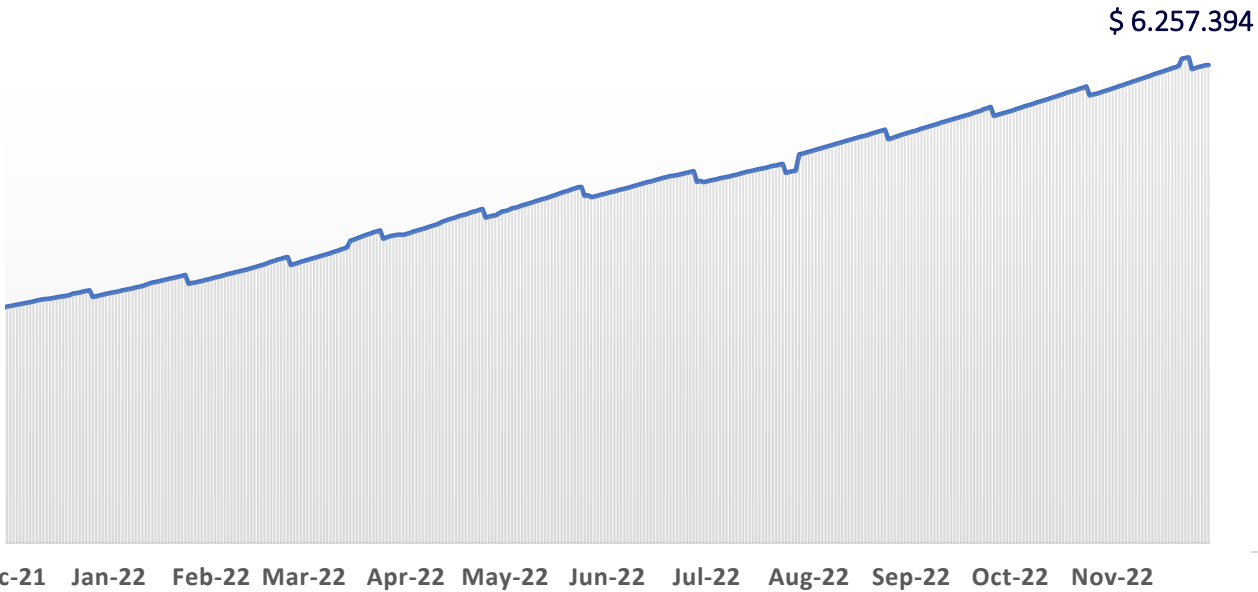


**20,75% AE**  
**Year-to-Date Profitability:**  
November 2022



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

### TIN Security Value



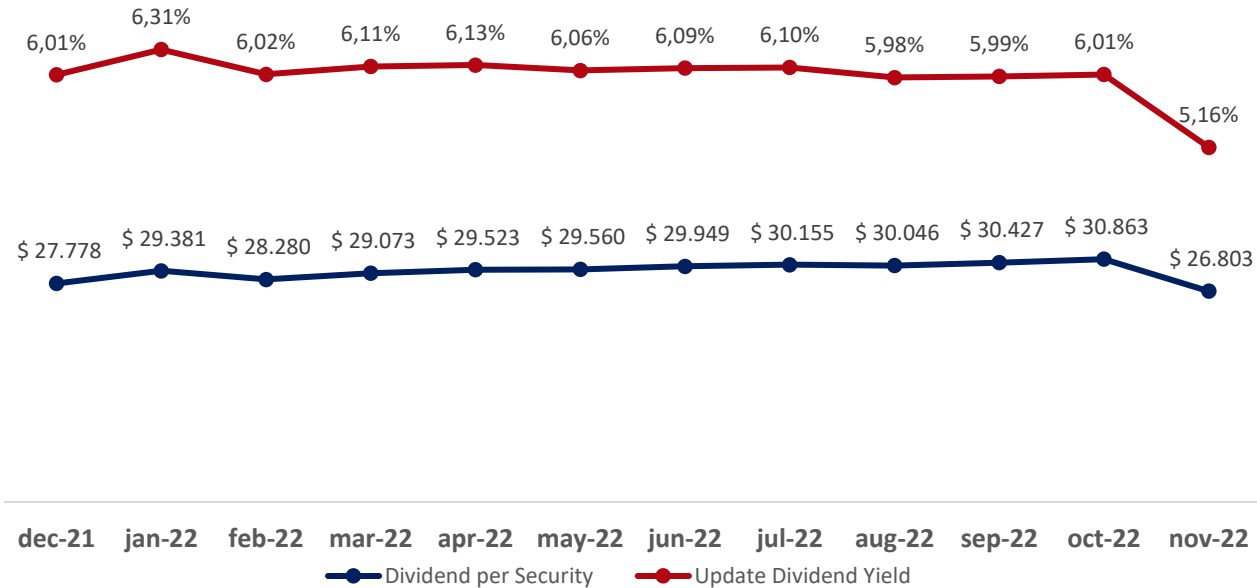
**6.257.394**

Security Value on November 30, 2022.

**13,35%**

LTM Last increment Security Value vs \$5.520.388 (Security Value Dec. 1, 2021)

### Dividend Yields & Returns



dec-21 jan-22 feb-22 mar-22 apr-22 may-22 jun-22 jul-22 aug-22 sep-22 oct-22 nov-22

● Dividend per Security ● Update Dividend Yield



**6,00%**

Average DY YTD: 01/2022 – 11/2022



**6,00%**

Average DY LTM: 12/2021 – 11/2022



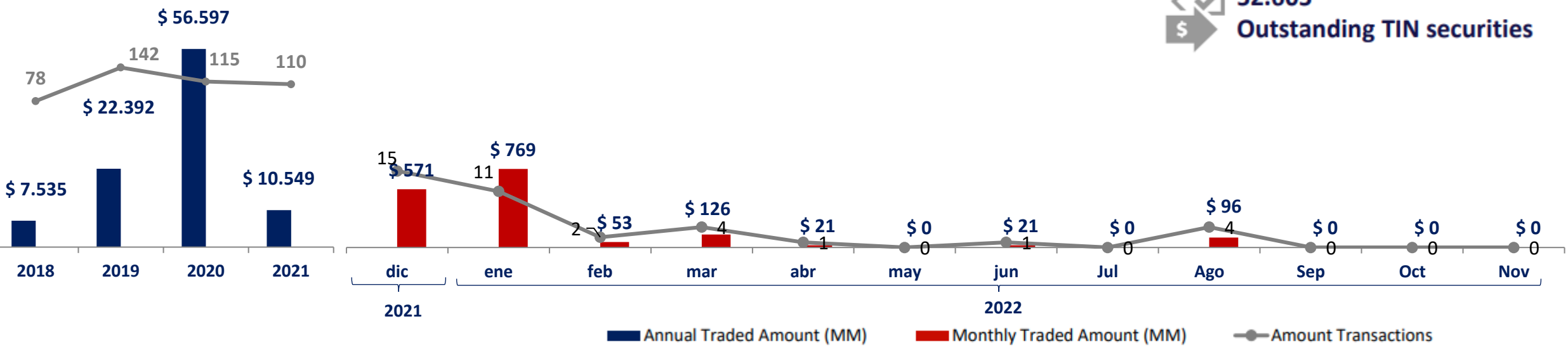
**5,16%**

DY Previous month: November 2022



### Total Traded Amount (COP Millions)

 **52.605**  
Outstanding TIN securities



  
**COP 0 Million**  
Traded / Month

  
**COP 1.071 Million**  
Traded / 2022

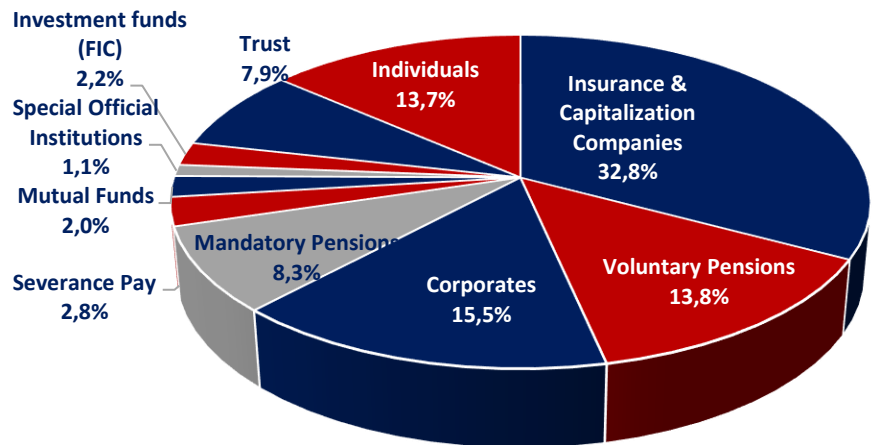
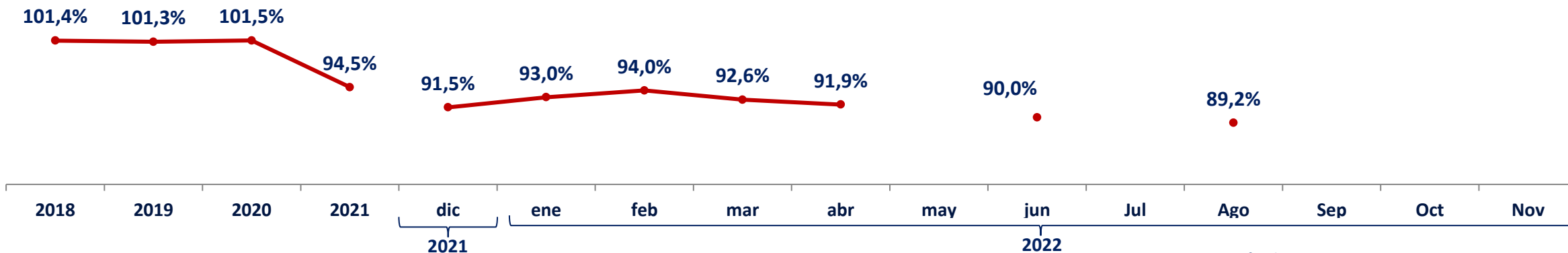
  
**Without**  
Price WA\* / Month

  
**100%**  
Valuation Price\*\*

  
**COP\$ 0**  
Daily Average Traded  
/Month

\*WAP: Weight average price  
\*\* Precia's valuation Price Nov 30 2022

### Trade Price (weighted average)

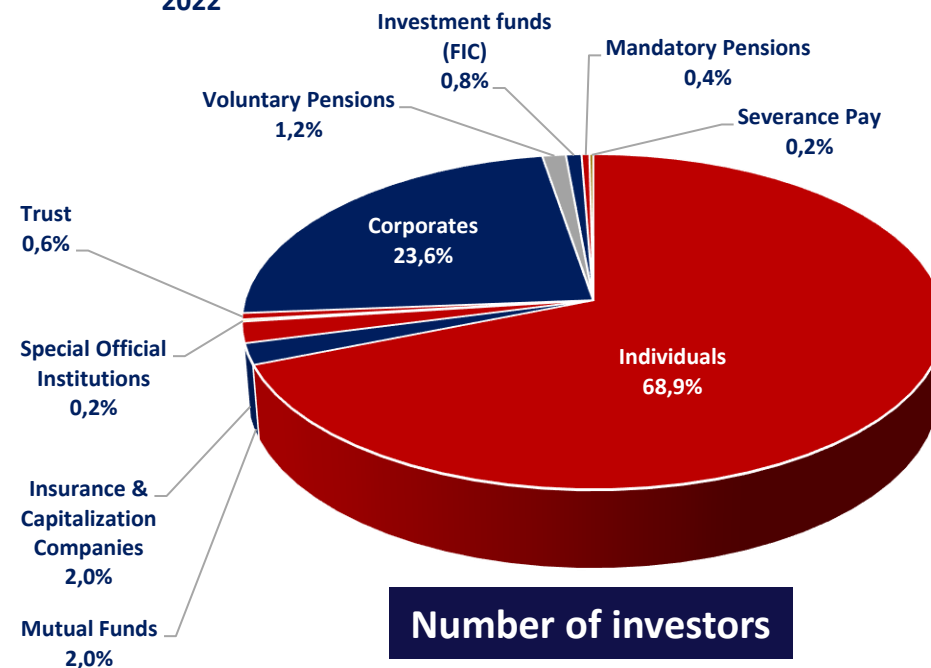


**Investors per amount**



492

**TIN Securities Investors**



**Number of investors**