



# Monthly Report January 2023

Títulos  
Inmobiliarios



**COP \$485.031 Billion**  
Assets under management



**21,29% AE**  
LTM Profitability:  
Feb.2022/Jan.2023



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



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



**5,83%\*\*\***  
Dividend Yield LTM -  
Feb.2022/Jan.2023



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



**97,27%**  
Economic Occupation  
of portfolio



**0,57%\*\***  
Non-performing loans  
January 2023



**29,91% < Lim. 40%**  
Financial indebtedness

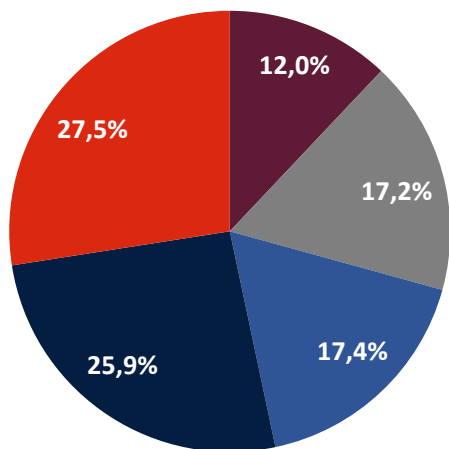
\* Indicators as at January 31, 2023.

\*\* 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

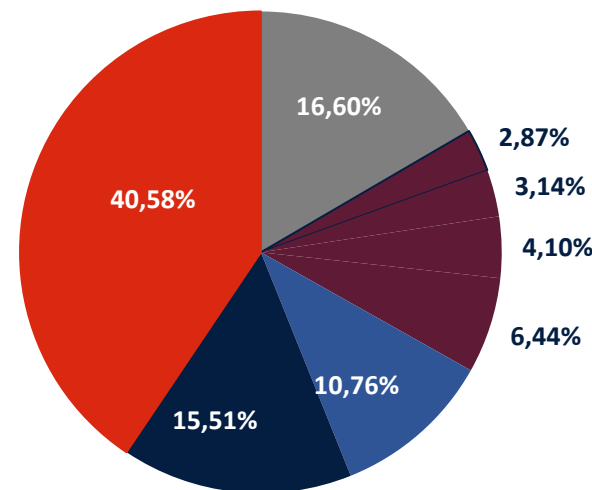
Prospect limit: 70% by the type of asset.



- Commercial establishment in Horizontal Property
- Commercial establishment on the street
- Office
- Shop in a mall
- Warehouse

### By Lessee\*\*

Prospect limit: 30% for income.

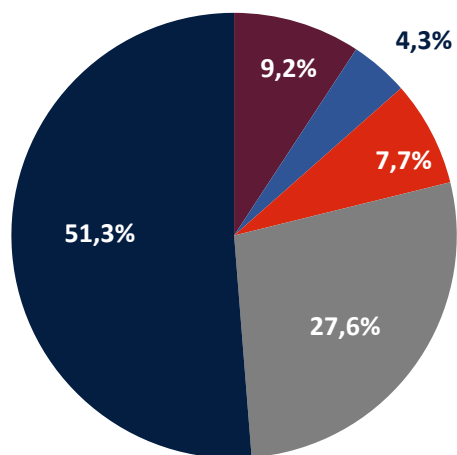


- Other
- Decowraps
- Alusud
- Famoc Depanel
- Kokoriko
- Itaú
- Muebles Jamar
- Davivienda

### By Economic Sector

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

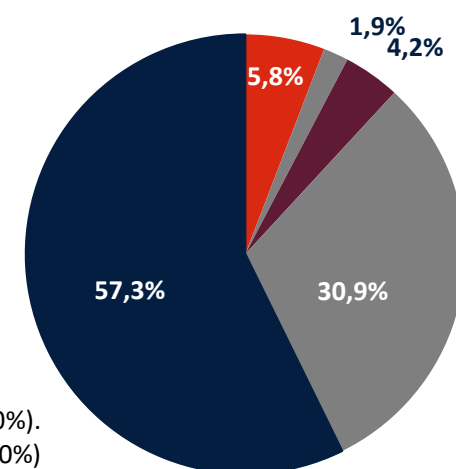
\*Other: Health and Services.



- Other
- Real Estate Activities
- Food Dispensing
- Industrial
- Financial Intermediation

### By Geographic Location

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



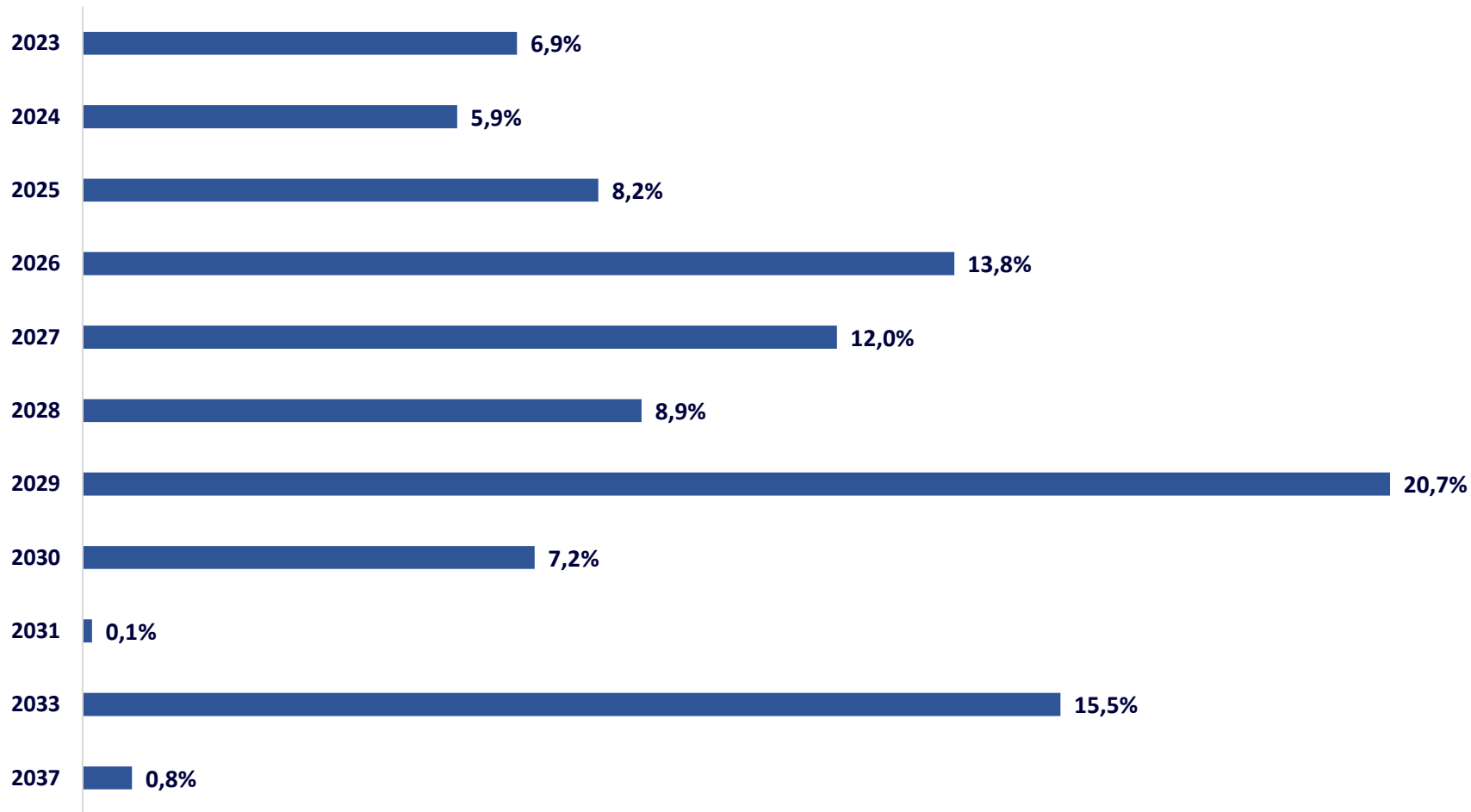
- Other
- Cali
- Medellín
- Costa Atlántica
- Bogotá D.C.

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



**2,73%**  
Economic Vacancy



**33**  
No. Lessees

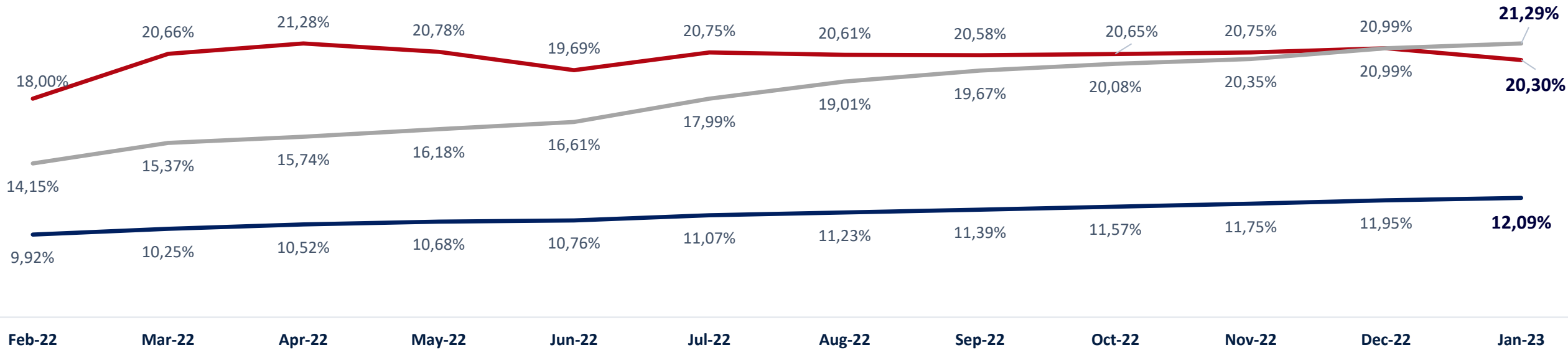


**5,67 years**  
Weighted average of  
remaining time of lease  
contracts.



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

### Yield



— Since the Beginning — YTD\* — LTM\*\*



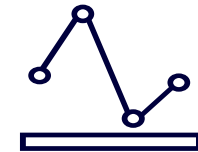
**12,09% AE**  
**Profitability Since the Beginning**  
 October 2018 – January 2023



**46,3%**  
**For Mark-up in Price**  
**53,7%**  
**Due to Flow**



**21,29% AE**  
**LTM Profitability:**  
 Feb. 2022 – Jan. 2023

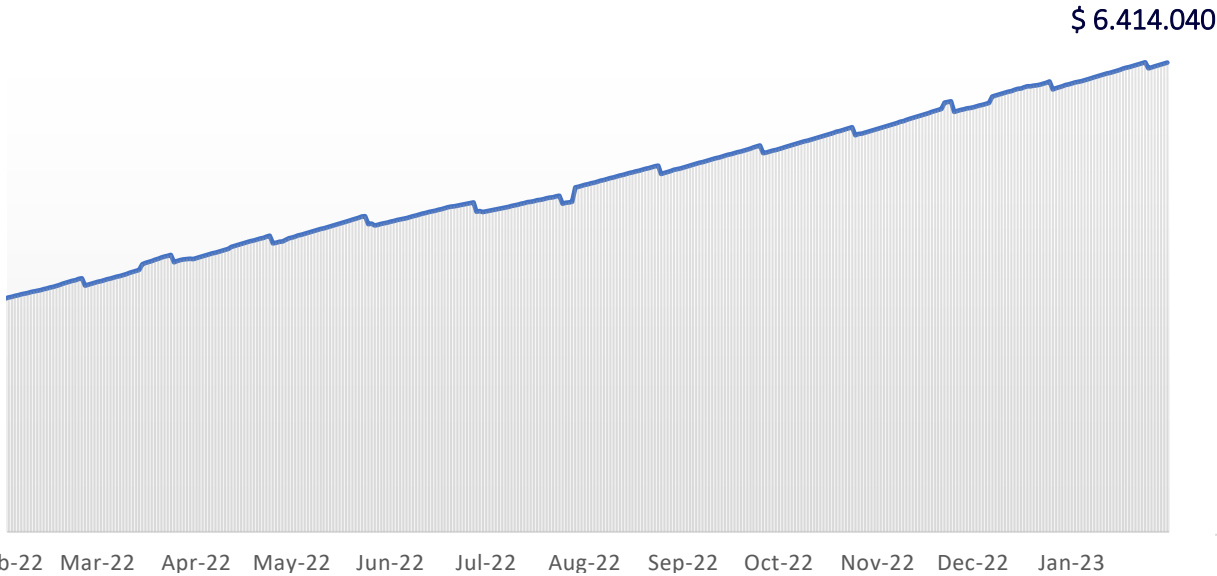


**20,30% AE**  
**Year-to-Date Profitability:**  
 January 2023

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



### TIN Security Value



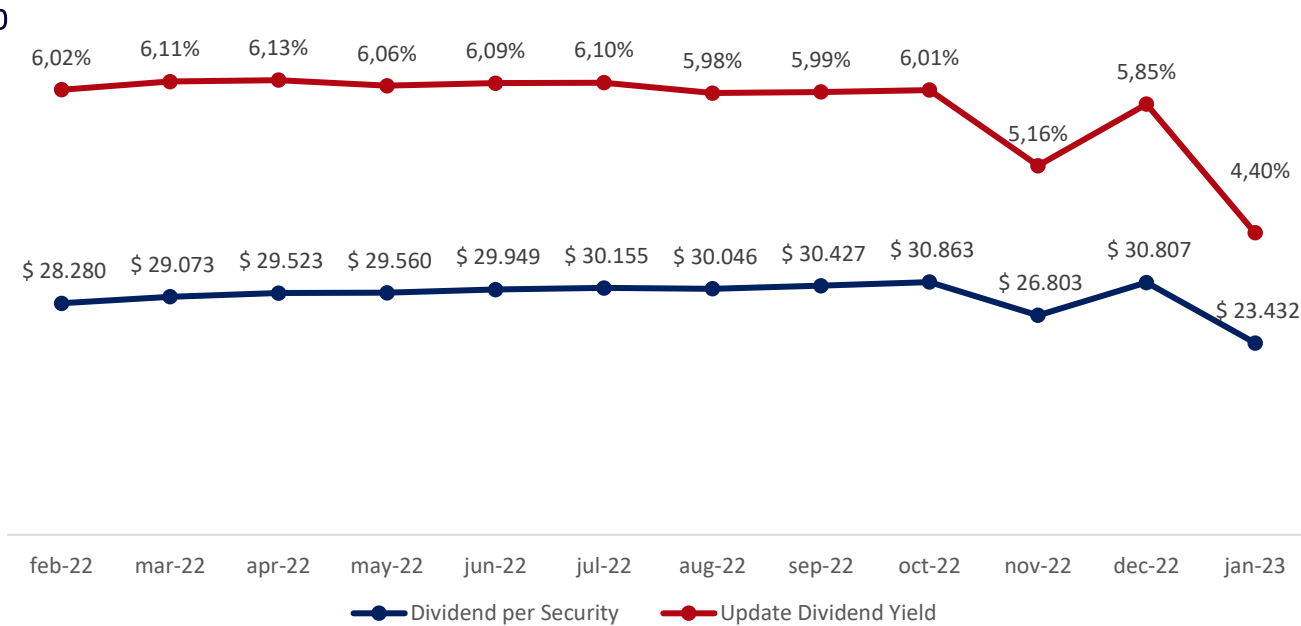
**6.414.040**

Security Value on January 31, 2023.

**13,87%**

LTM Last increment Security Value vs \$5.606.225 (Security Value Feb. 1, 2022)

### Dividend Yields & Returns



**5,83%**  
Average DY LTM:  
02/2022 – 01/2023

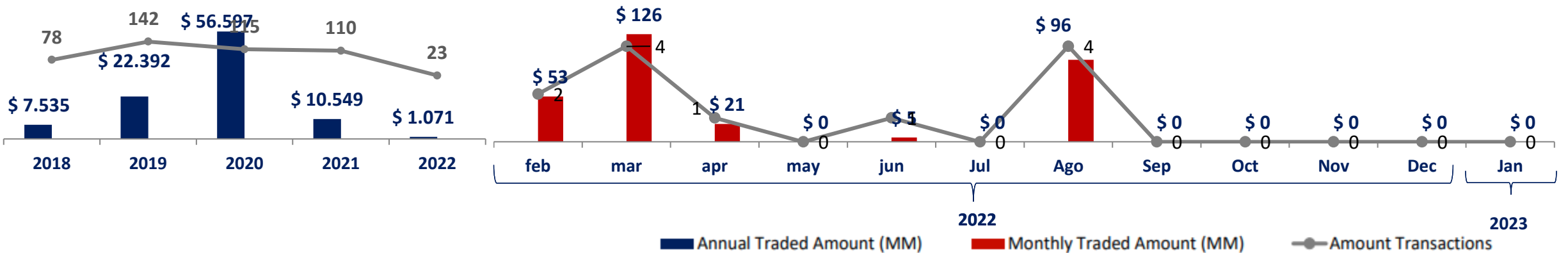
**4,40%**  
Average DY YTD:  
01/2023

**4,40%**  
DY Previous month:  
January 2023



### Total Traded Amount (COP Millions)

 **52.605**  
Outstanding TIN securities



**COP 0 Million**  
**Traded / Month**



**COP 0 Million**  
**Traded / 2023**



**Without**  
**Price WA\* / Month**



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

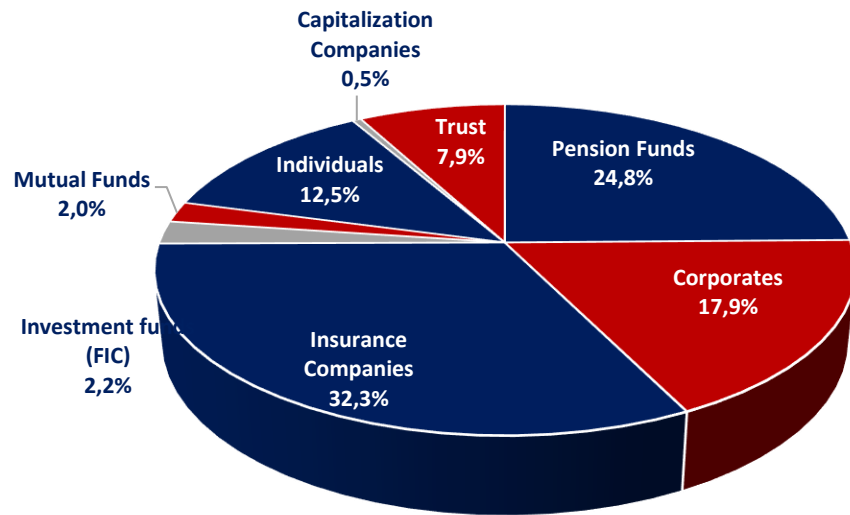
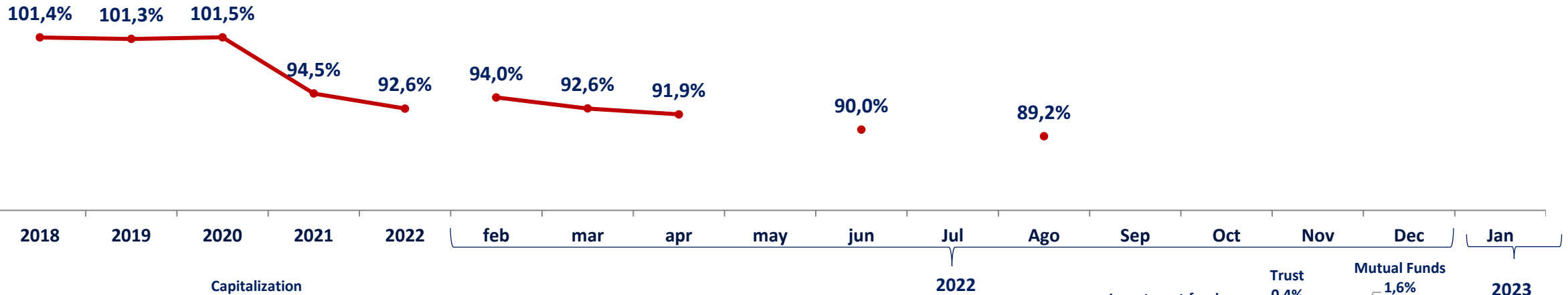


**COP\$ 0**  
**Daily Average Traded**  
**/Month**



\*WAP: Weight average price  
\*\* Precia's valuation Price Jan 31 2023

### Trade Price (weighted average)

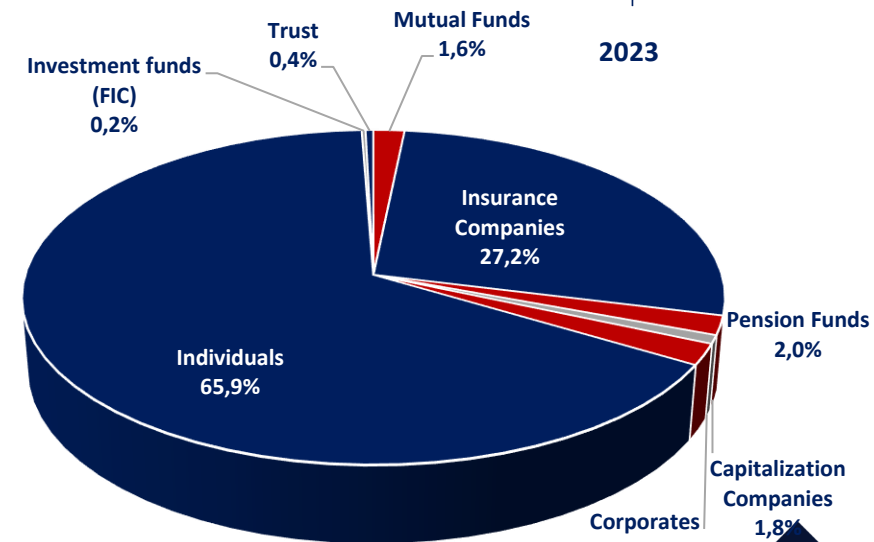


**Investors per amount**



492

**TIN Securities Investors**



**Number of investors**

