



Monthly Report February 2023

Títulos
Inmobiliarios



COP \$486.927 million
Assets under management



21,53% AE
LTM Profitability:
Mar.2022/Feb.2023



\$138.863 million
Financial indebtedness (Capital)



85.516 m²
Managed area



5,62%***
Dividend Yield LTM -
Mar.2022/Feb.2023



14,35% E.A.
Weighted average cost of
debt.



99,47%
Economic Occupation
of portfolio



0,19%**
Non-performing loans
February 2023



29,08% < Lim. 40%
Financial indebtedness

* Indicators as at February 28, 2023.

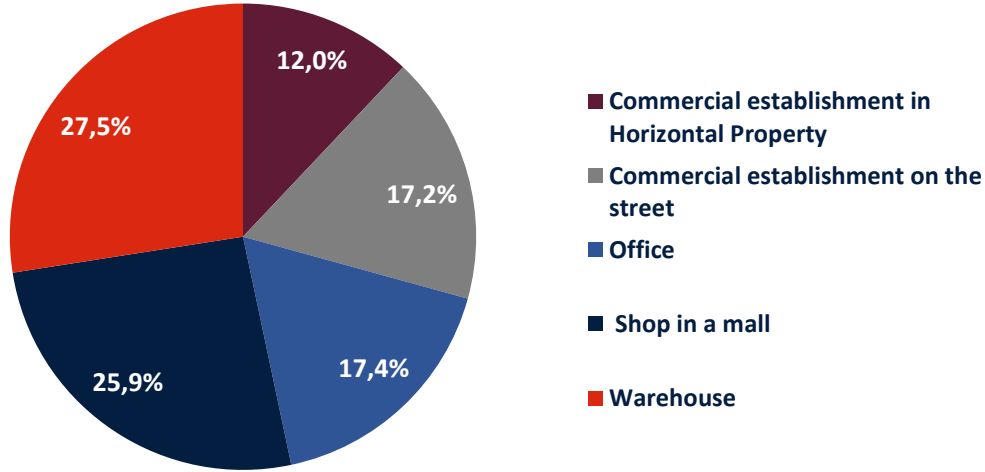
** Non performing loans on operating income of previous 12 months.

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



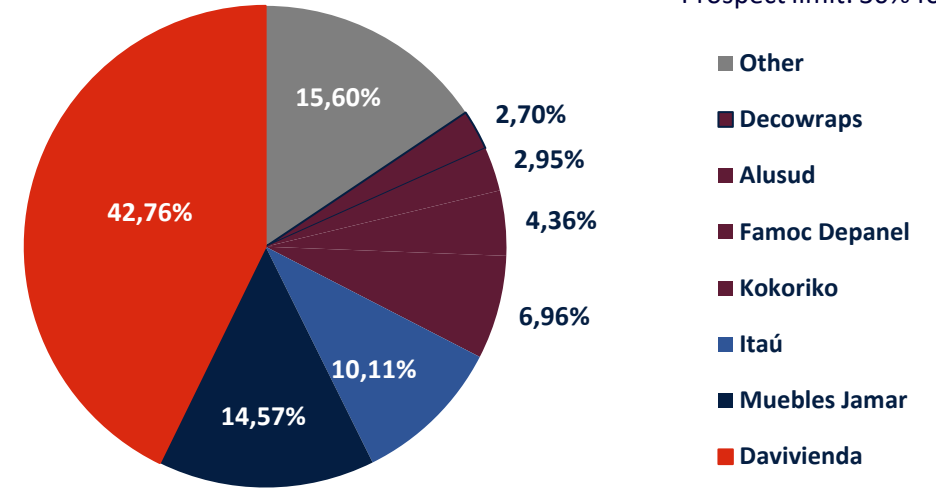
By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



By Lessee**

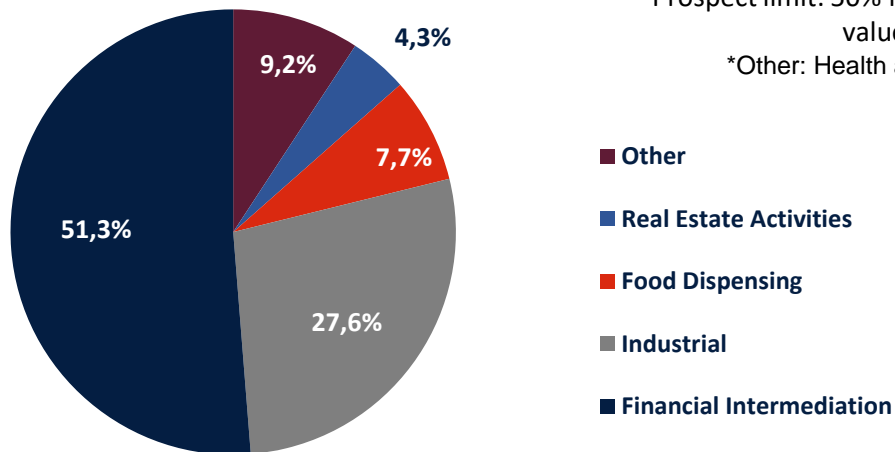
Prospect limit: 30% for income.



By Economic Sector

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

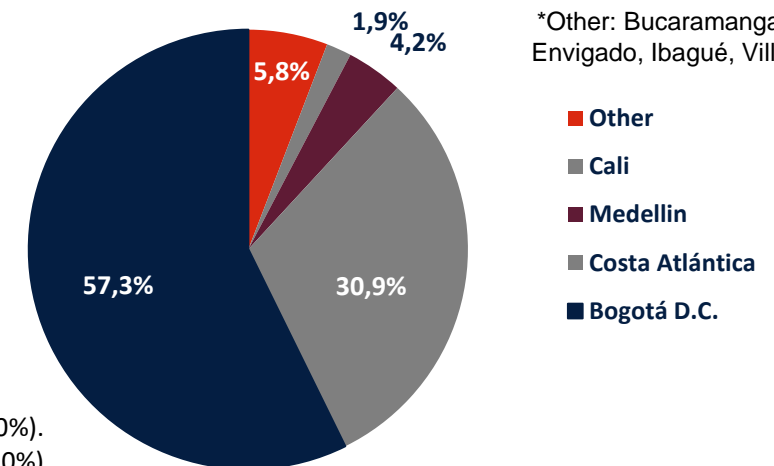
*Other: Health and Services.



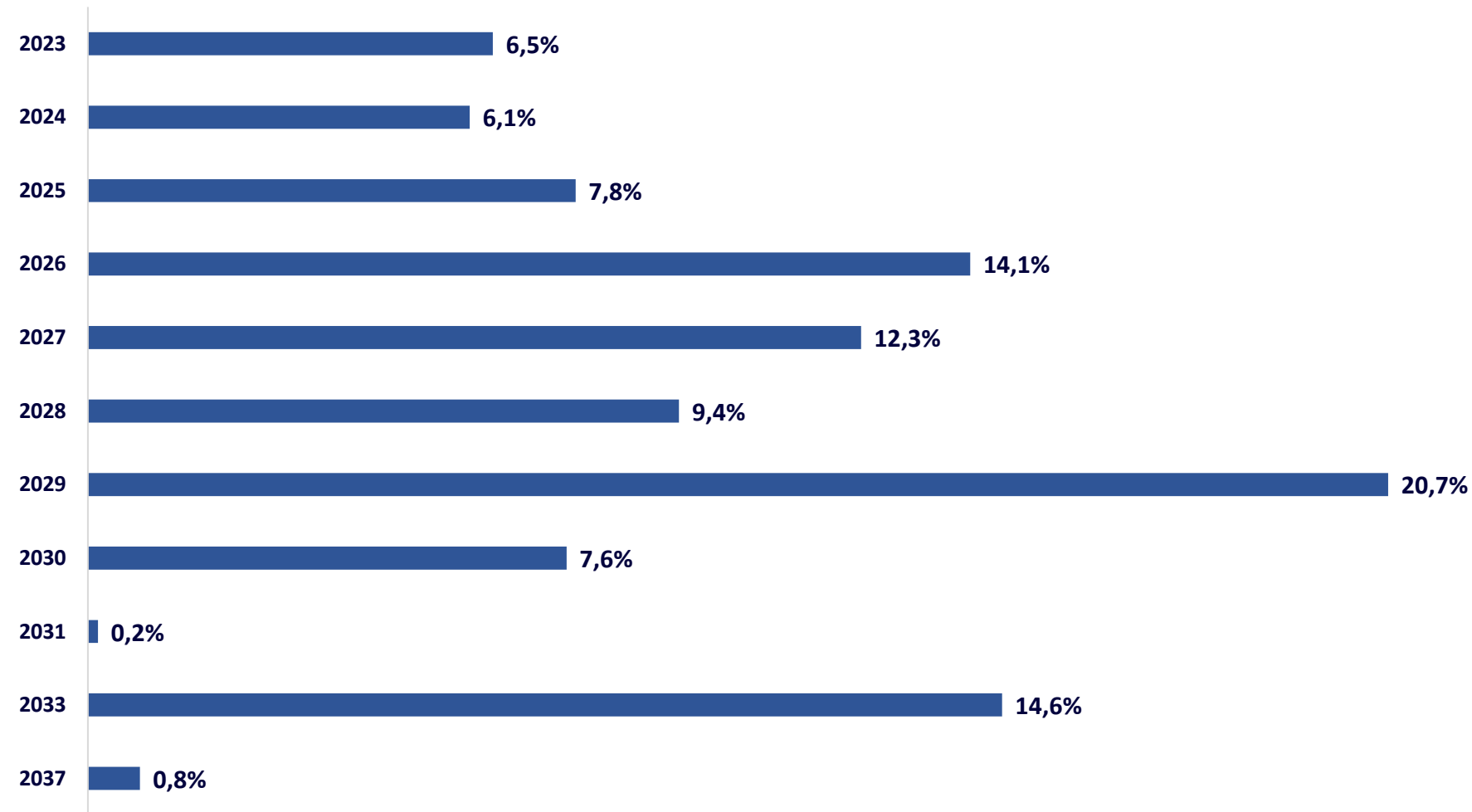
By Geographic Location

*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



0,53%
Economic Vacancy



36
No. Lessees

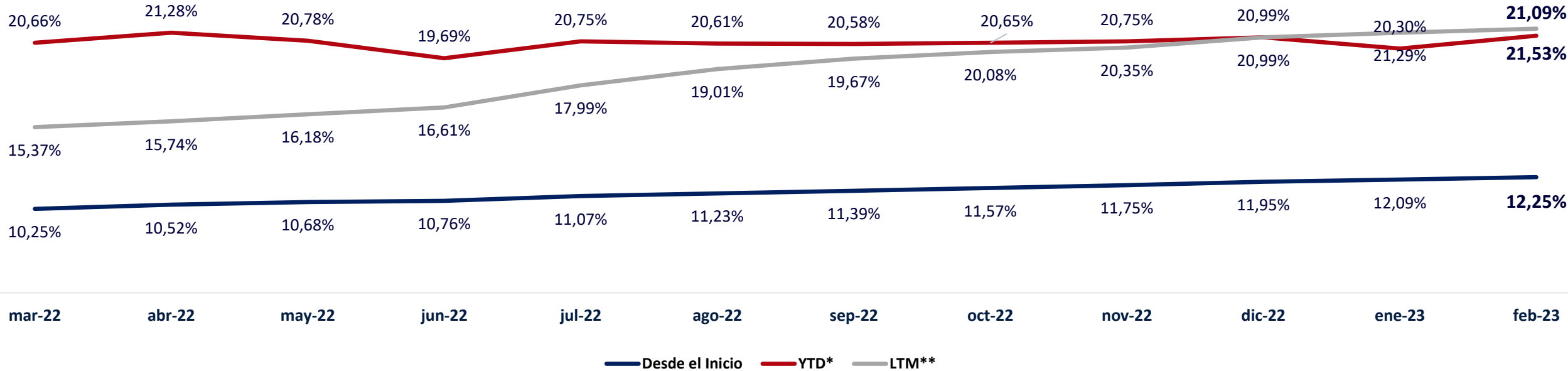


5,54 years
Weighted average of
remaining time of lease
contracts.



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

Yield



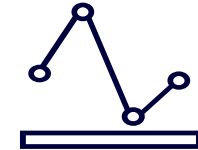
12,25% AE
Profitability Since the Beginning
 October 2018 – February 2023



49%
For Mark-up in Price
51%
Due to Flow



21,53% AE
LTM Profitability:
 Mar. 2022 – Feb. 2023

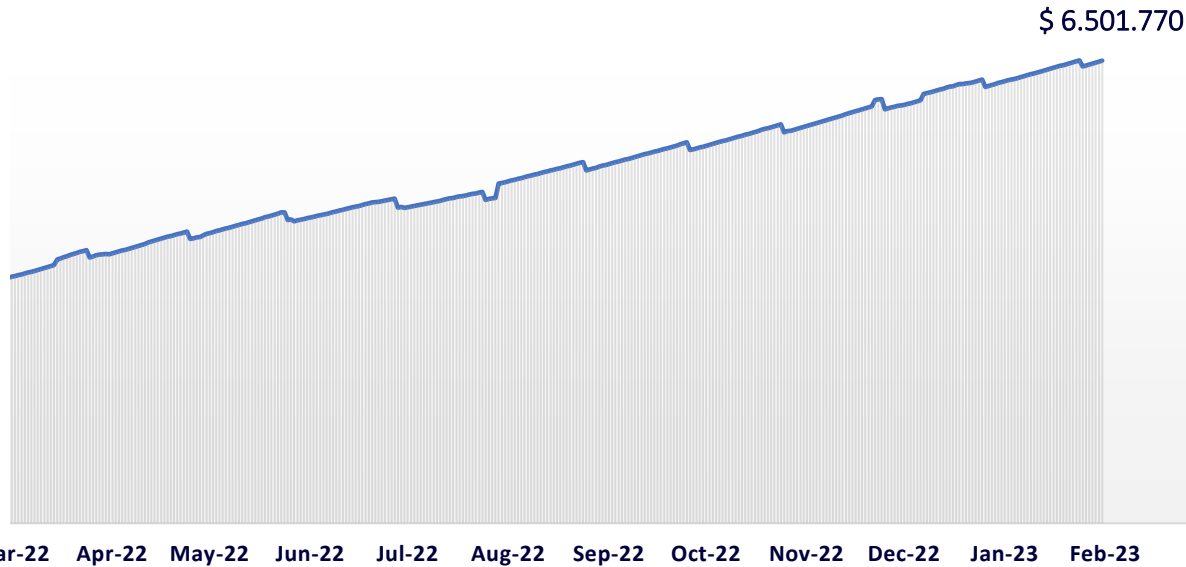


21,09% AE
Year-to-Date Profitability:
 February 2023

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



TIN Security Value



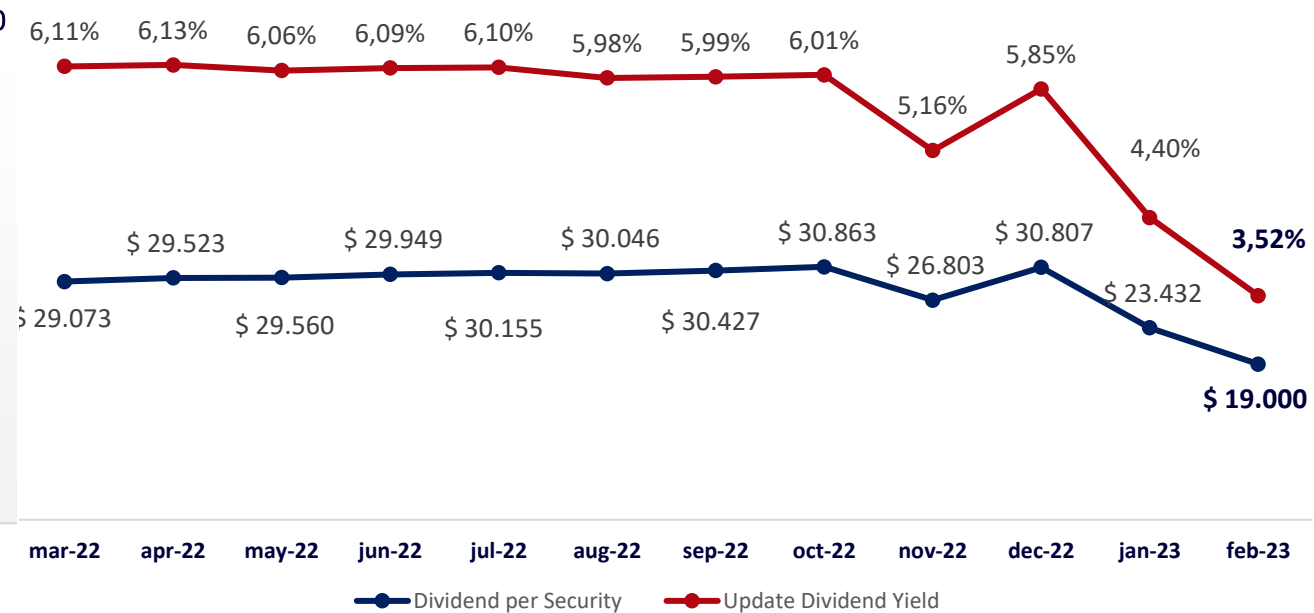
6.501.770

Security Value on February 28, 2023.

14,88%

LTM Last increment Security Value vs \$5.659.858 (Security Value Mar. 1, 2022)

Dividend Yields & Returns



5,62%
Average DY LTM:
03/2022 – 02/2023

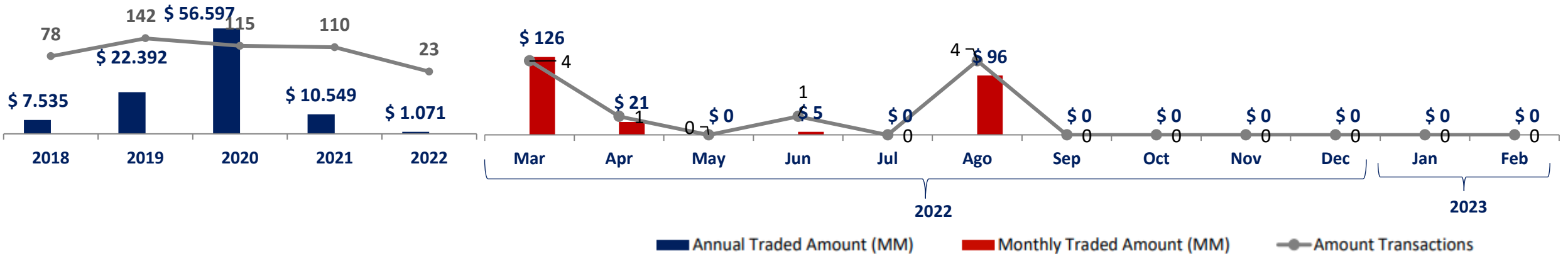
3,96%
Average DY YTD:
02/2023

3,52%
DY Previous month:
February 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**

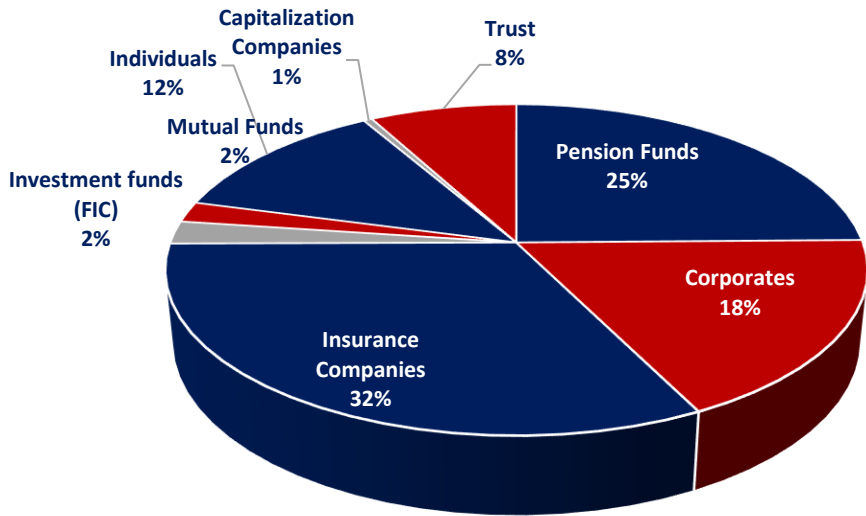
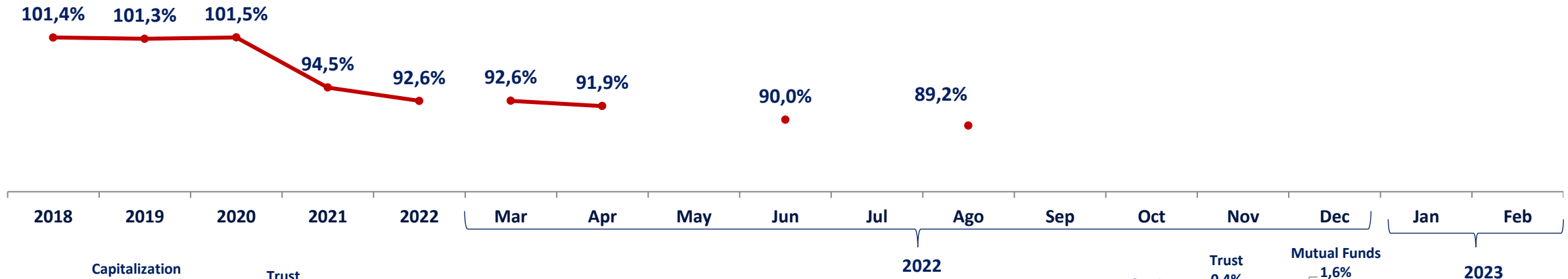


COP\$ 0
Daily Average Traded
/Month

*WAP: Weight average price
** Precia's valuation Price Feb 28 2023



Trade Price (weighted average)

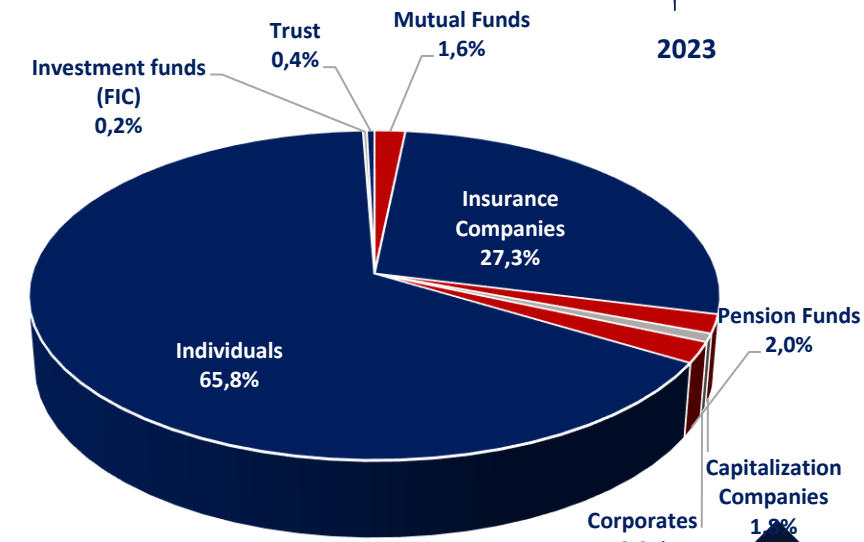


Investors per amount



491

TIN Securities Investors



Number of investors