



Monthly Report March 2023

Títulos
Inmobiliarios



COP \$491.485 million
Assets under management



21,14% AE
LTM Profitability:
Apr.2022/Mar.2023



\$138.863 million
Financial indebtedness (Capital)



85.701 m²
Managed area



5,41%***
Dividend Yield LTM -
Apr.2022/Mar.2023



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



99,43%
Economic Occupation
of portfolio



0,02%**
Non-performing loans
March 2023



28,78% < Lim. 40%
Financial indebtedness

* Indicators as at March 31, 2023.

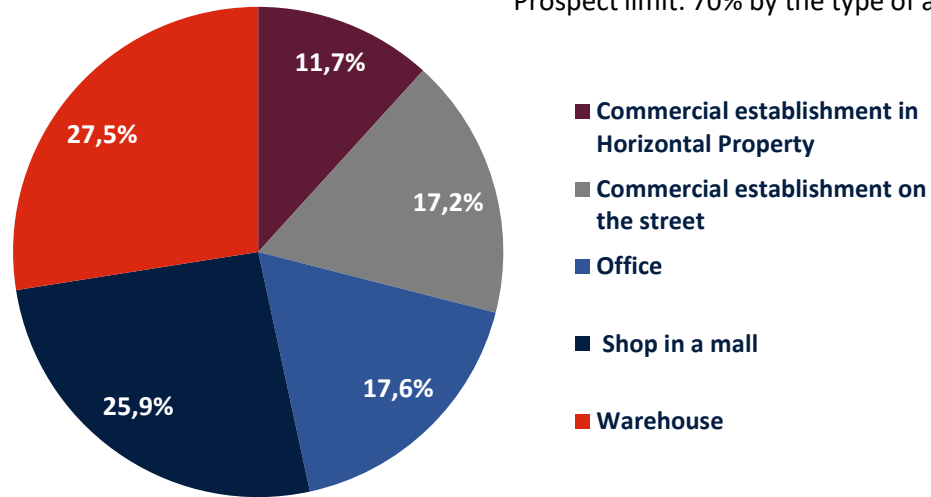
** Non performing loans on operating income of previous 12 months.

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



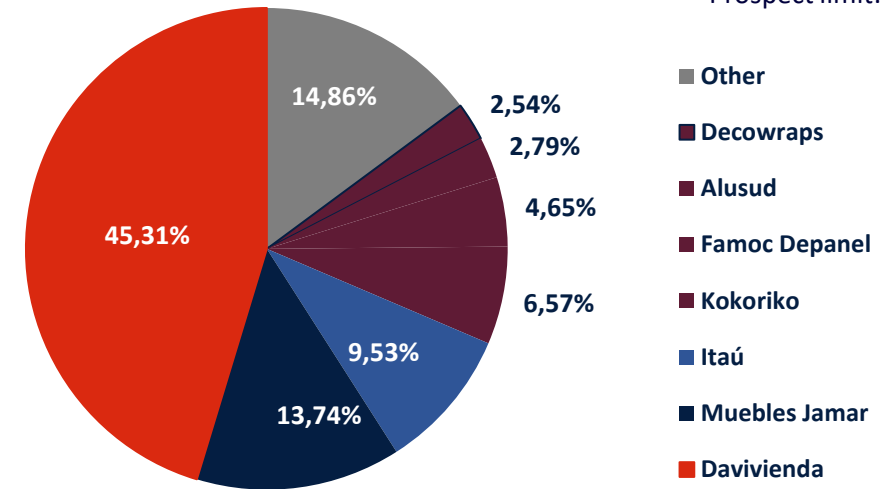
By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



By Lessee**

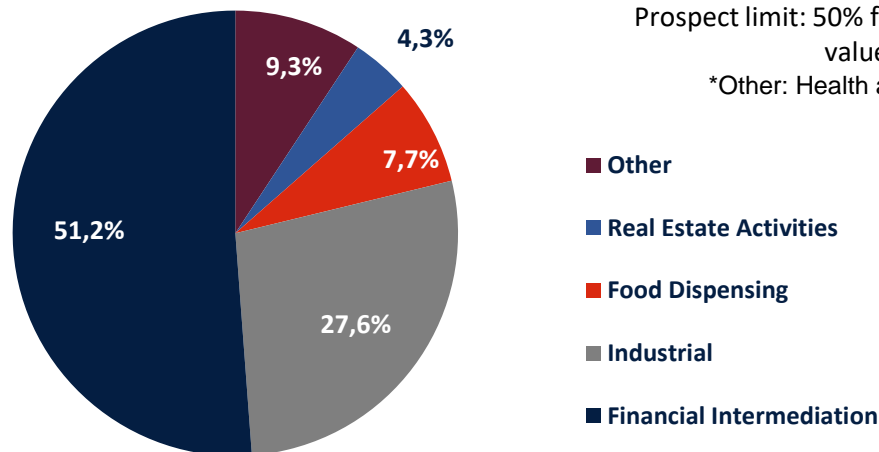
Prospect limit: 30% for income.



By Economic Sector

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

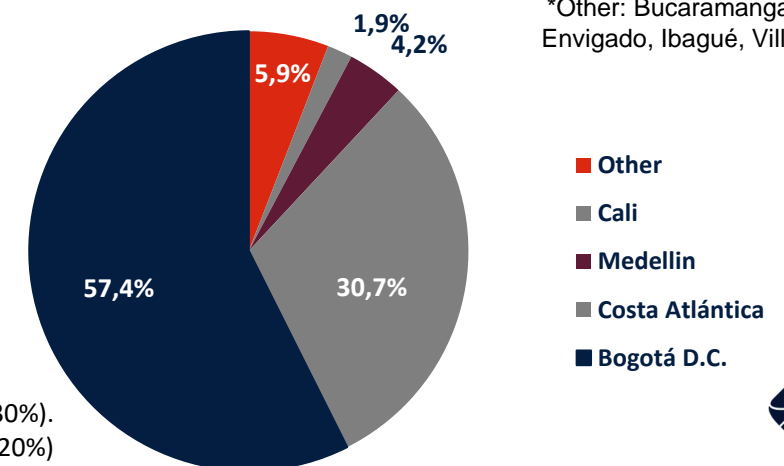
*Other: Health and Services.



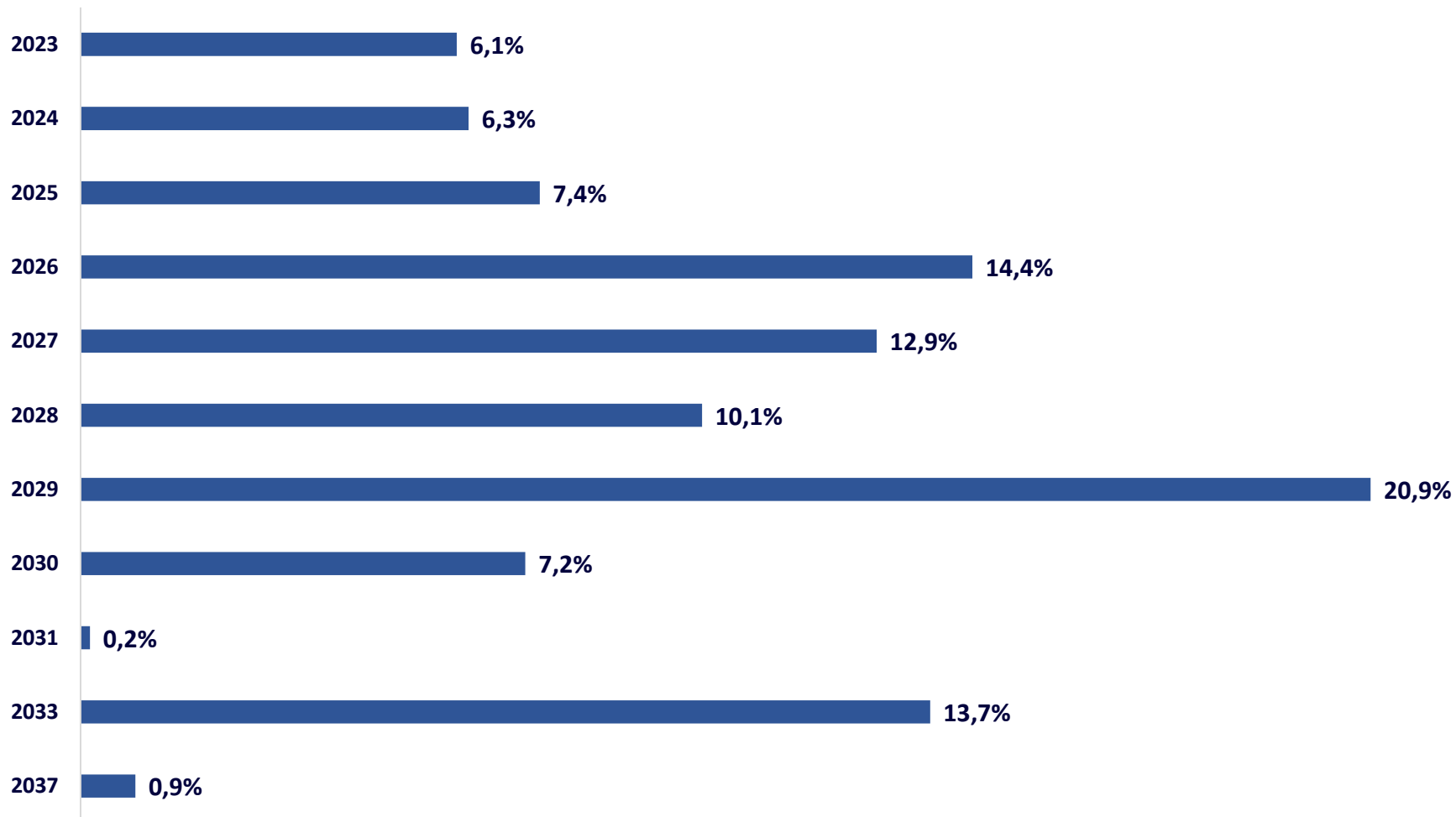
By Geographic Location

*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



0,57%
Economic Vacancy



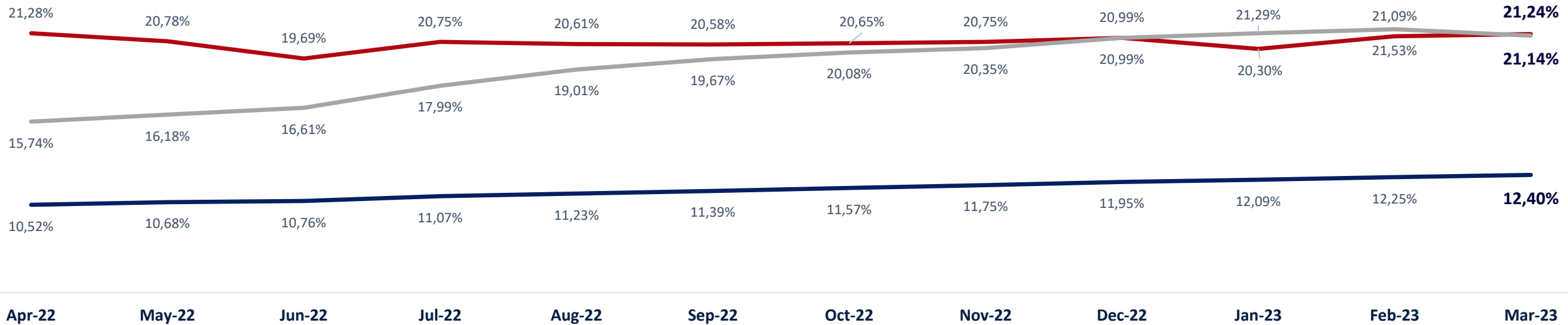
36
No. Lessees



5,48 years
Weighted average of
remaining time of lease
contracts.



Yield



— Since the Beginning — YTD* — LTM**



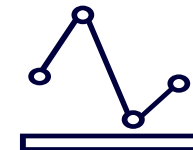
12,40% AE
Profitability Since the Beginning
 October 2018 – March 2023



50%
For Mark-up in Price
 50%
Due to Flow



21,14% AE
LTM Profitability:
 Apr. 2022 – Mar. 2023

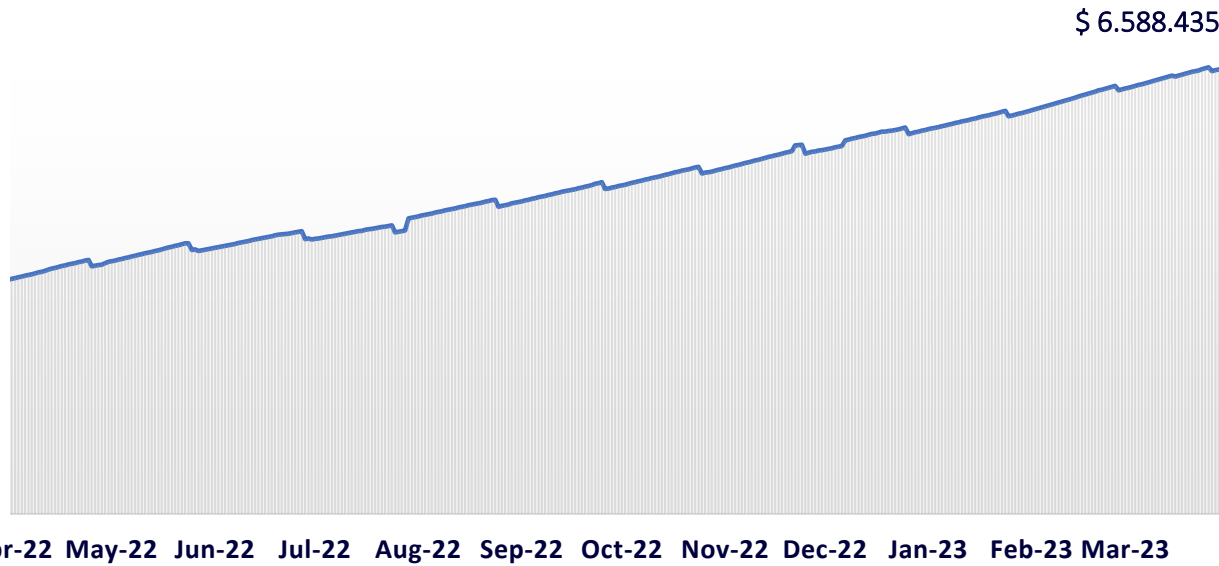


21,24% AE
Year-to-Date Profitability:
 March 2023



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

TIN Security Value



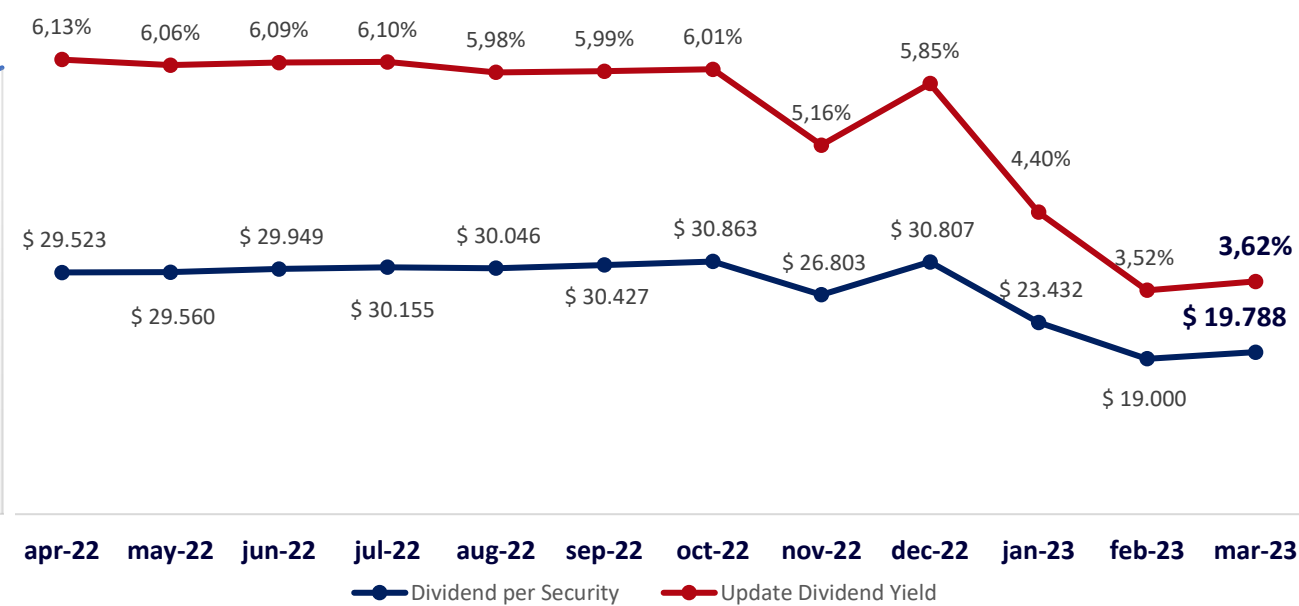
6.588.435

Security Value on March 31, 2023.

14,74%

LTM Last increment Security Value vs \$5.741.934 (Security Value Apr. 1, 2022)

Dividend Yields & Returns



5,41%
Average DY LTM:
04/2022 – 03/2023

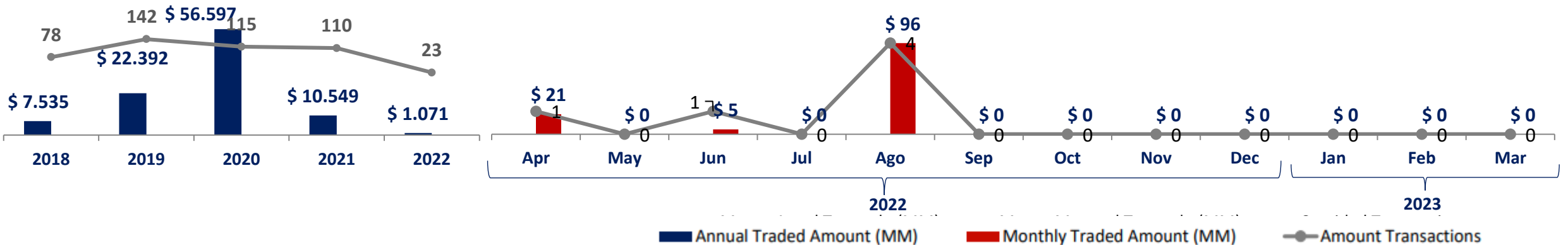
3,85%
Average DY YTD:
03/2023

3,62%
DY Previous month:
March 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**

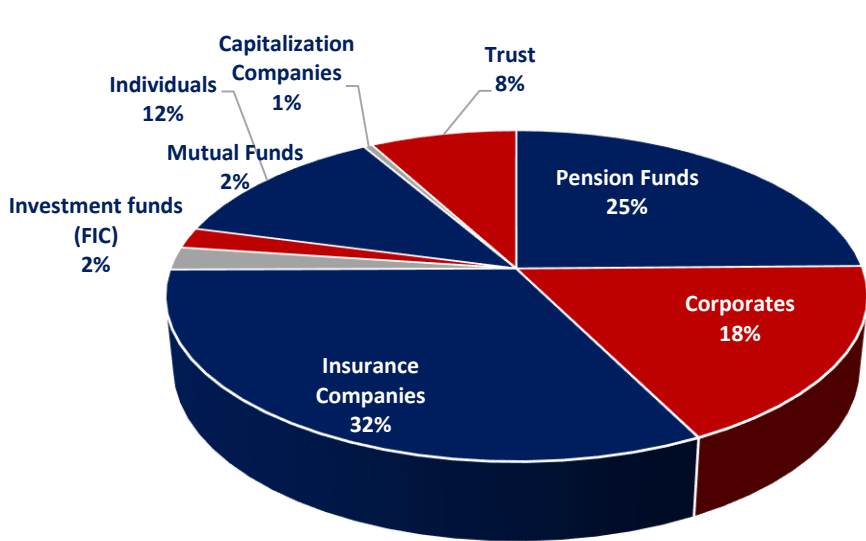
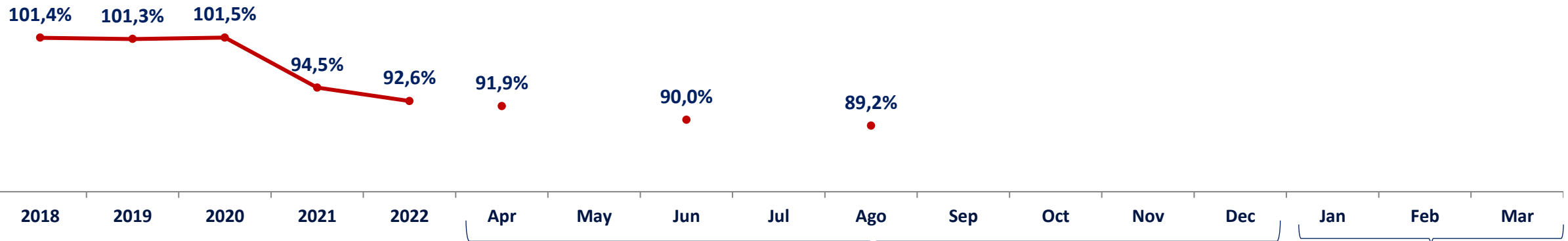


COP\$ 0
Daily Average
Traded /Month



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

Trade Price (weighted average)

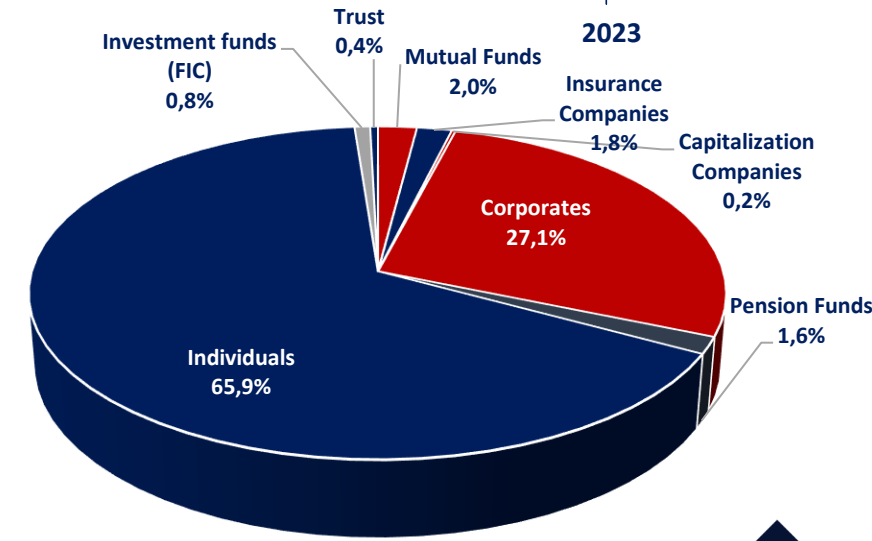


Investors per amount



490

TIN Securities Investors



Number of investors

