



Monthly Report  
April 2023  
Títulos  
Inmobiliarios



**COP \$497.576 million**  
Assets under management



**21,38% AE**  
LTM Profitability:  
May.2022/Apr.2023



**\$138.863 million**  
Financial indebtedness (Capital)



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



**5,20%\*\*\***  
Dividend Yield LTM -  
May.2022/Apr.2023



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



**99,43%**  
Economic Occupation  
of portfolio



**0,01%\*\***  
Non-performing loans  
April 2023



**28,46% < Lim. 40%**  
Financial indebtedness

\* Indicators as at April 30, 2023.

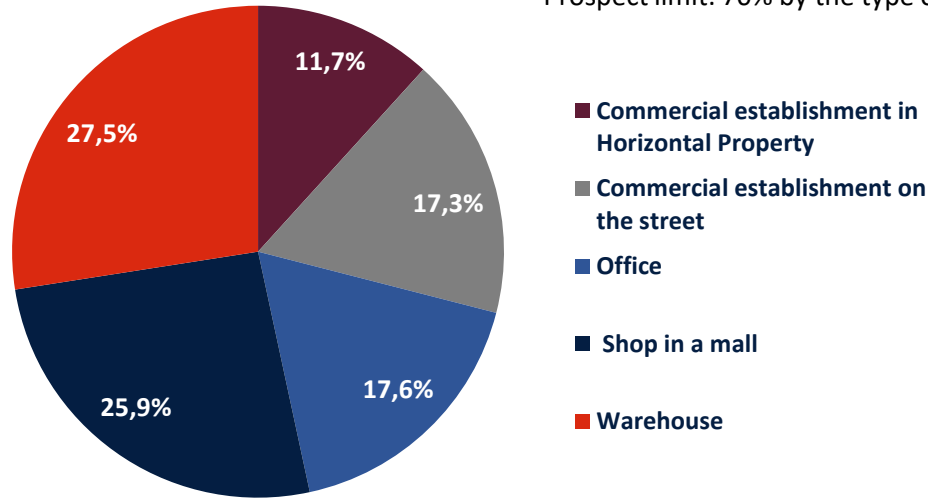
\*\* Non performing loans on operating income of previous 12 months.

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



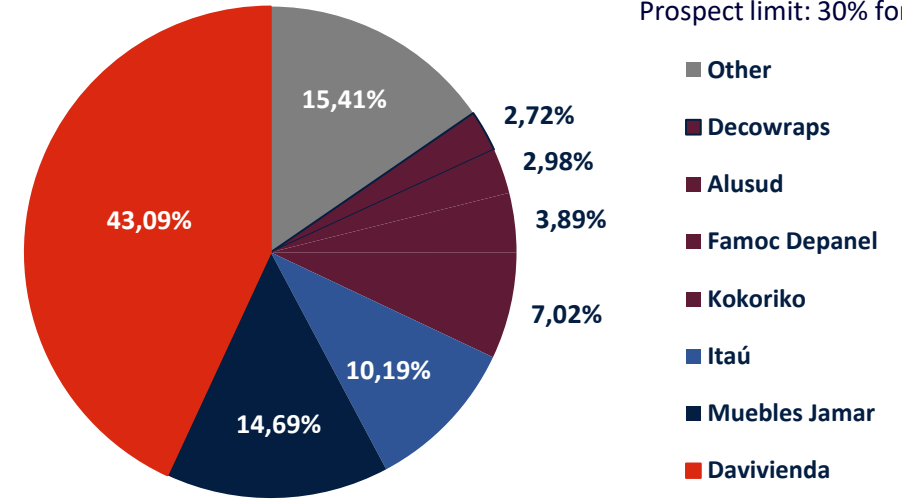
### By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



### By Lessee\*\*

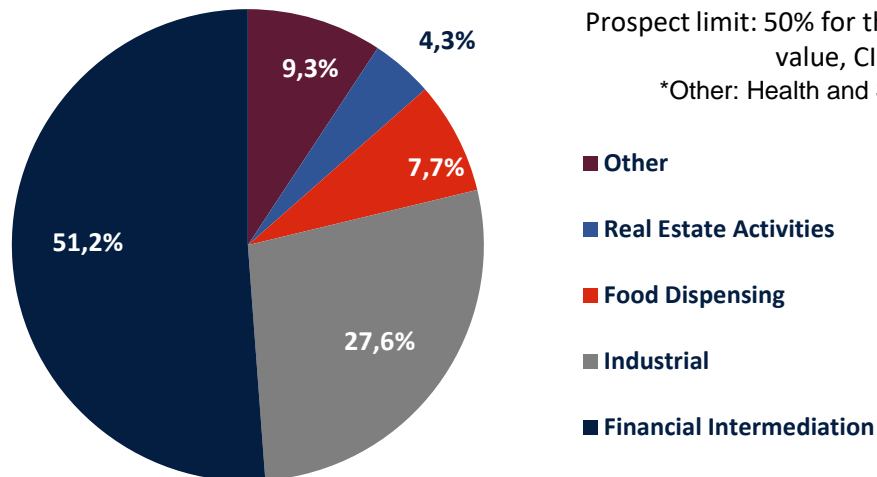
Prospect limit: 30% for income.



### By Economic Sector

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

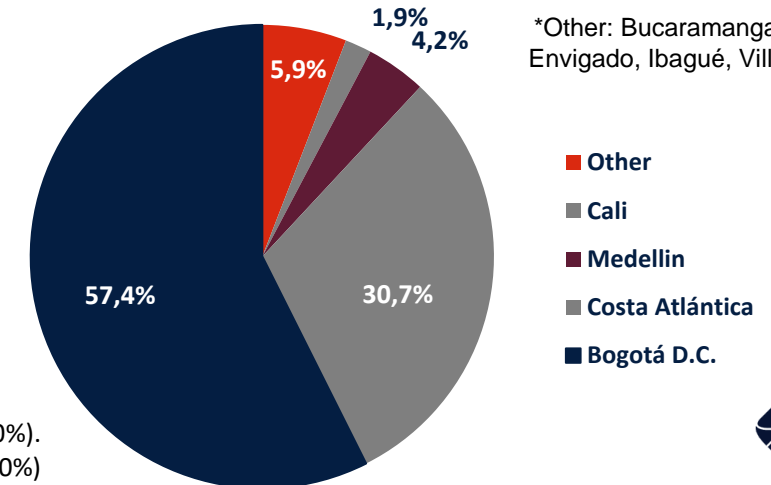
\*Other: Health and Services.



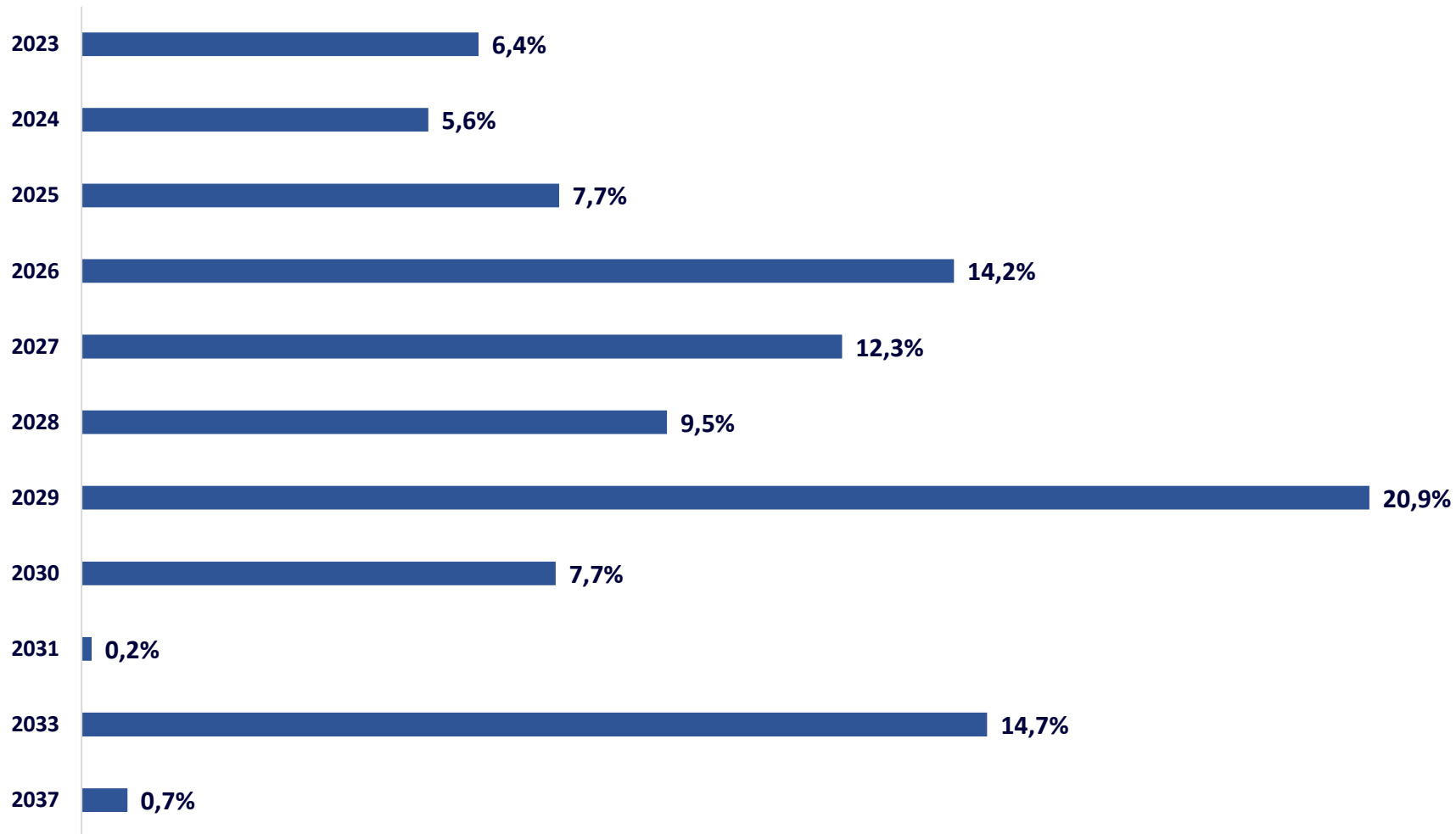
### By Geographic Location

\*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



**0,57%**  
Economic Vacancy



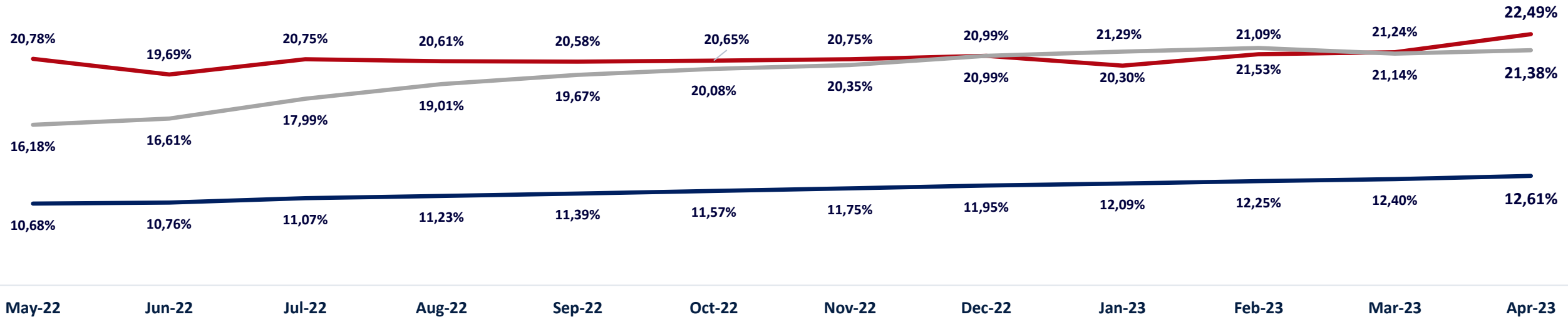
**36**  
No. Lessees



**5,40 years**  
Weighted average of  
remaining time of lease  
contracts.



### Yield



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



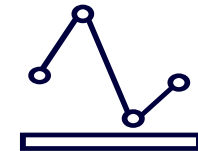
**12,61% AE**  
**Profitability Since the Beginning**  
 October 2018 – April 2023



**51,3%**  
**For Mark-up in Price**  
**48,7%**  
**Due to Flow**



**21,38% AE**  
**LTM Profitability:**  
 May. 2022 – Apr. 2023

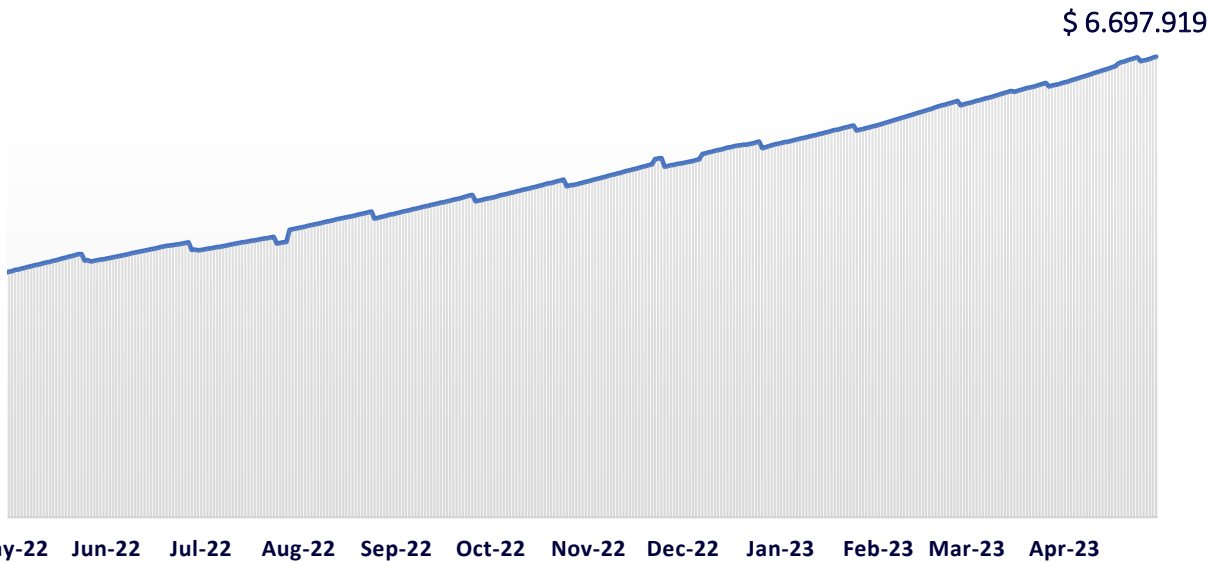


**22,49% AE**  
**Year-to-Date Profitability:**  
 April 2023

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



### TIN Security Value



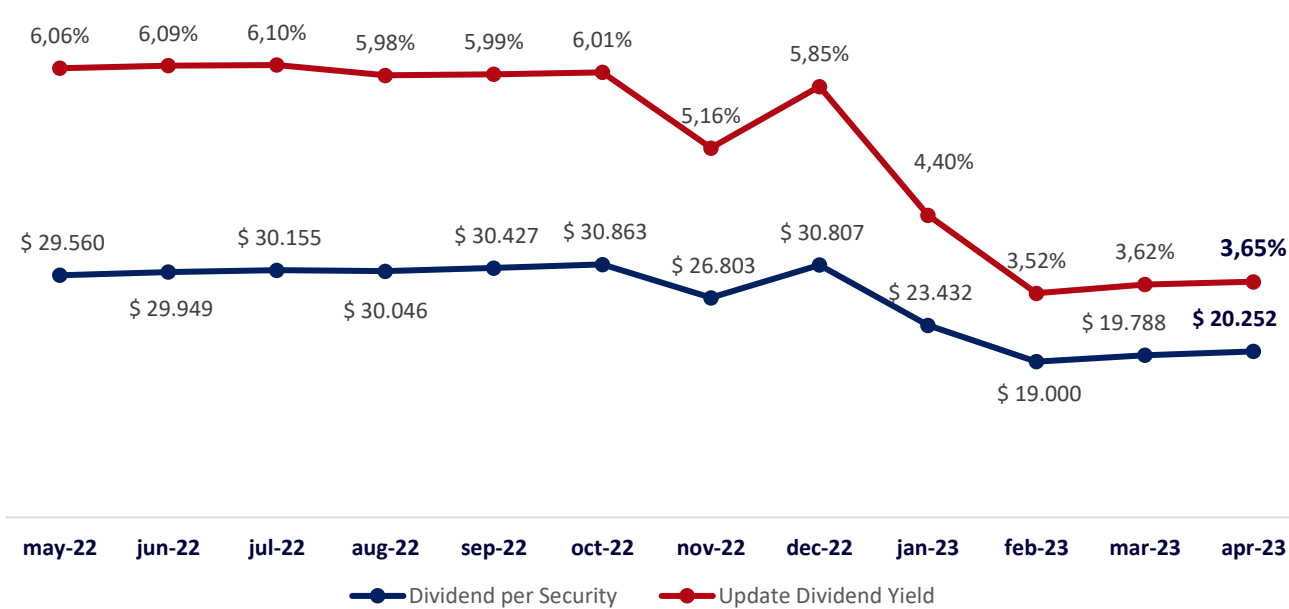
**6.697.919**

Security Value on April 30, 2023.

**15,24%**

LTM Last increment Security Value vs \$5.812.328 (Security Value May. 1, 2022)

### Dividend Yields & Returns



**5,20%**  
Average DY LTM:  
05/2022 – 04/2023

**3,80%**  
Average DY YTD:  
04/2023

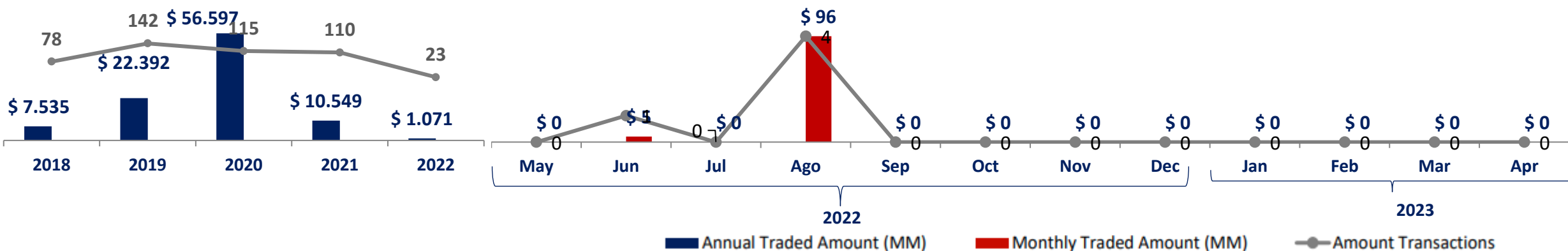
**3,65%**  
DY Previous month:  
April 2023





### 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\*\*

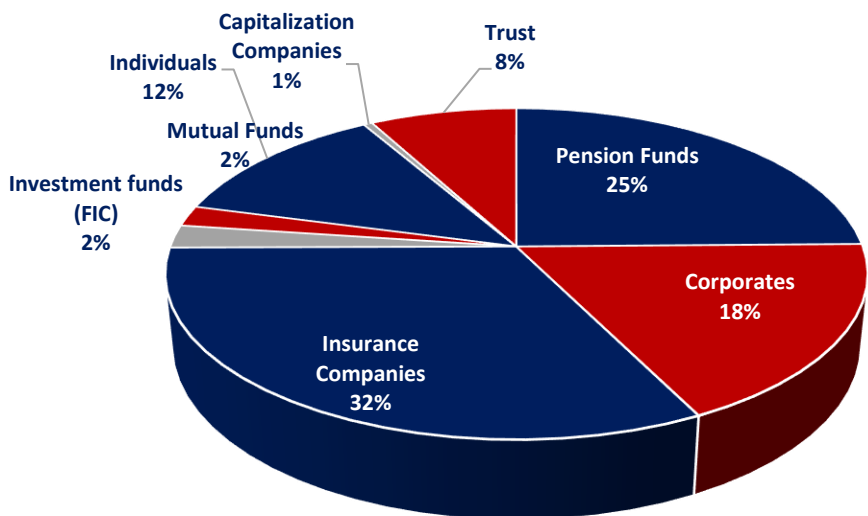
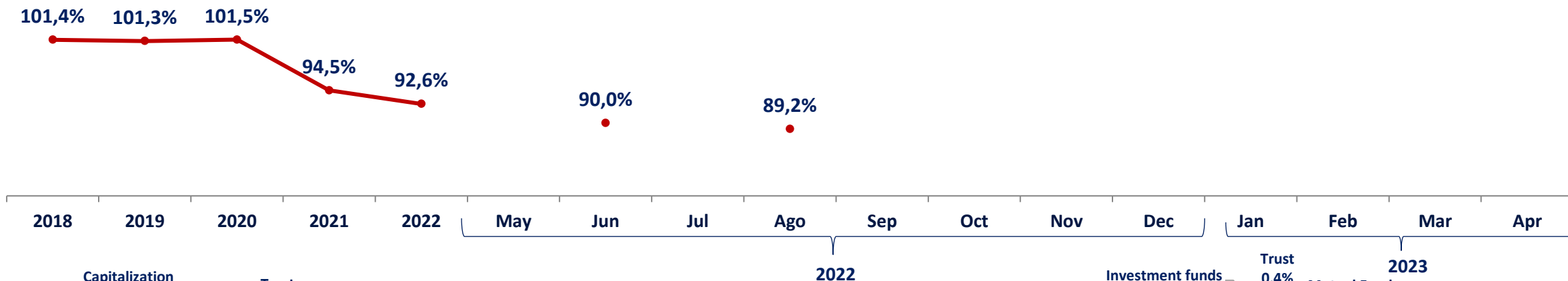


**COP\$ 0**  
Daily Average  
Traded /Month



\*WAP: Weight average price  
\*\* Precia's valuation Price Apr 30 2023

### Trade Price (weighted average)

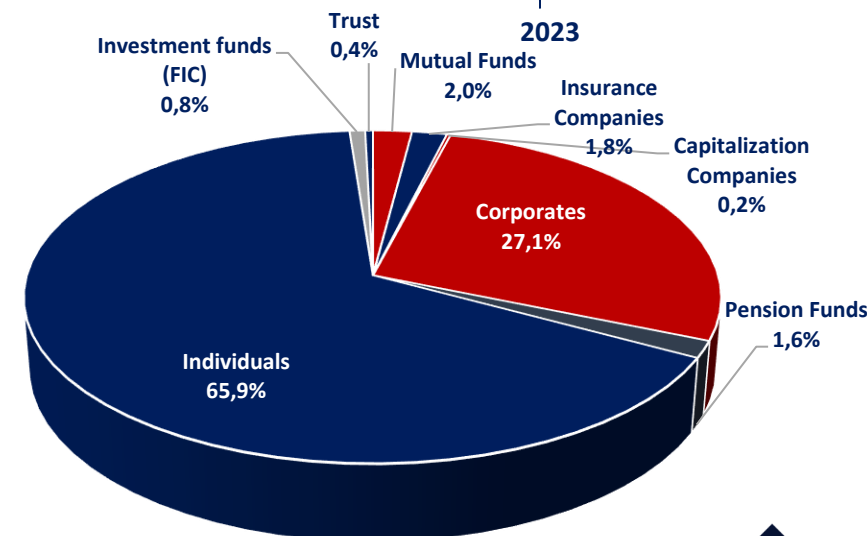


**Investors per amount**



490

**TIN Securities Investors**



**Number of investors**

