



Monthly Report August 2023

Títulos
Inmobiliarios



COP \$508.628 million
Assets under management



21,29% AE
LTM Return:
Sept.2022/Aug.2023



\$134.183 million
Financial indebtedness (Capital)



84.945 m²
Managed area



4,51%***
Dividend Yield LTM -
Sept.2022/Aug.2023



15,93% E.A.
Weighted average cost of
debt.



99,44%
Economic Occupation
of portfolio



0,00%**
Non-performing loans
August 2023



26,83% < Lim. 40%
Financial indebtedness

* Indicators as at August 31, 2023.

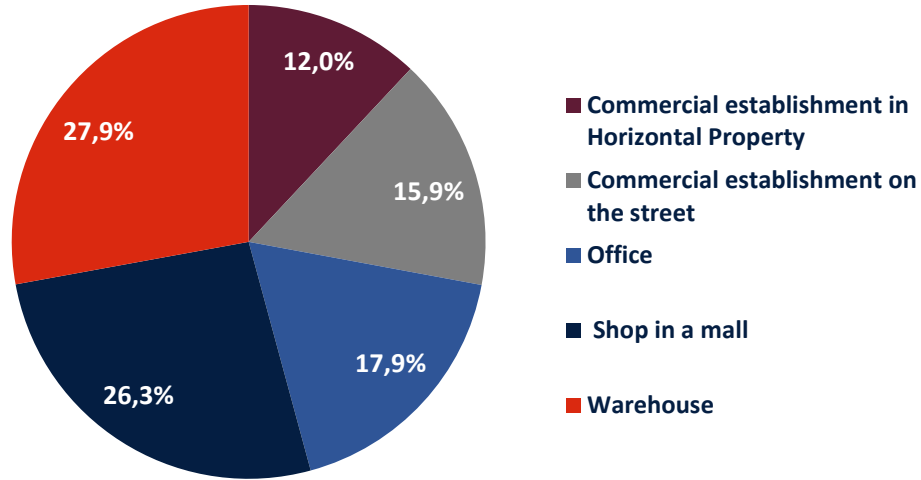
** Non performing loans on operating income of previous 12 months.

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



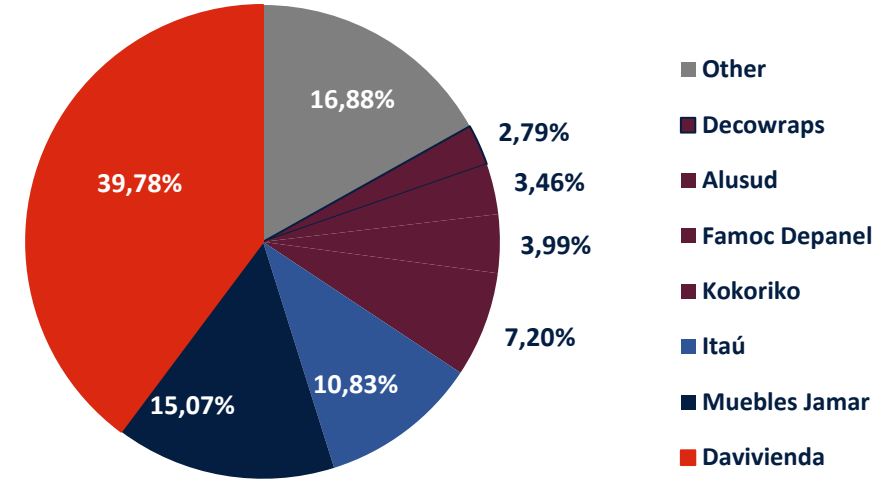
By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



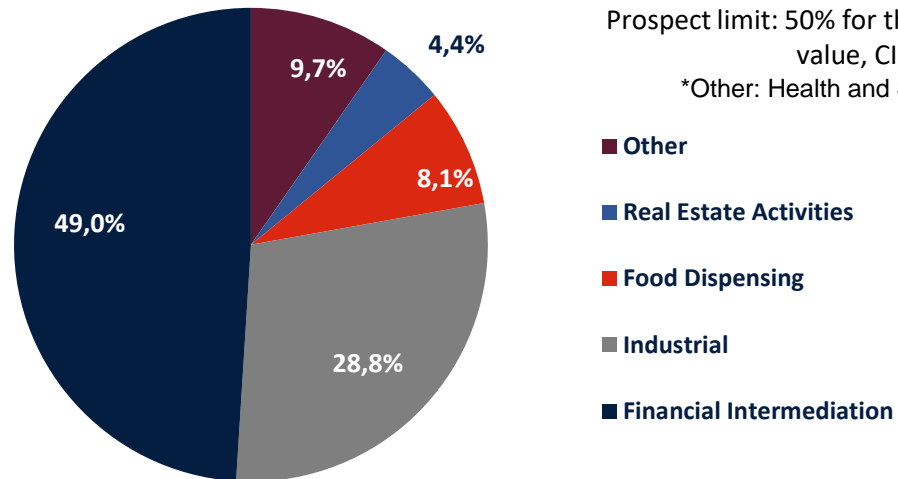
By Lessee**

Prospect limit: 30% for income.



By Economic Sector

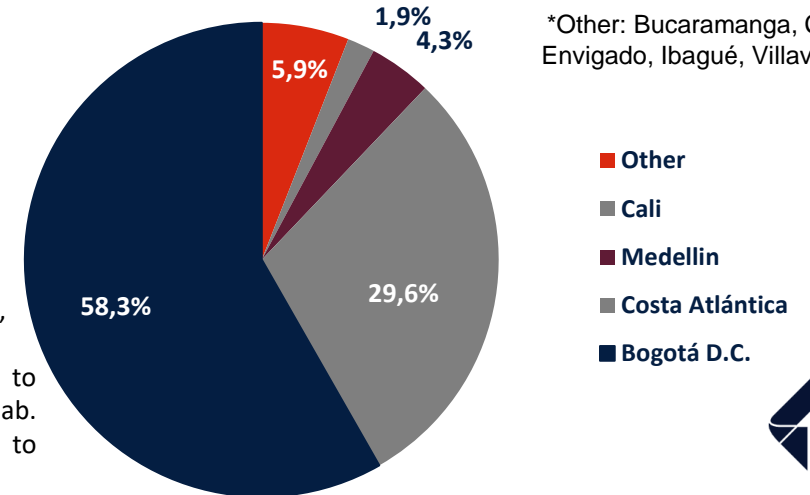
Prospect limit: 50% for the asset value, CIU Code
*Other: Health and Services.



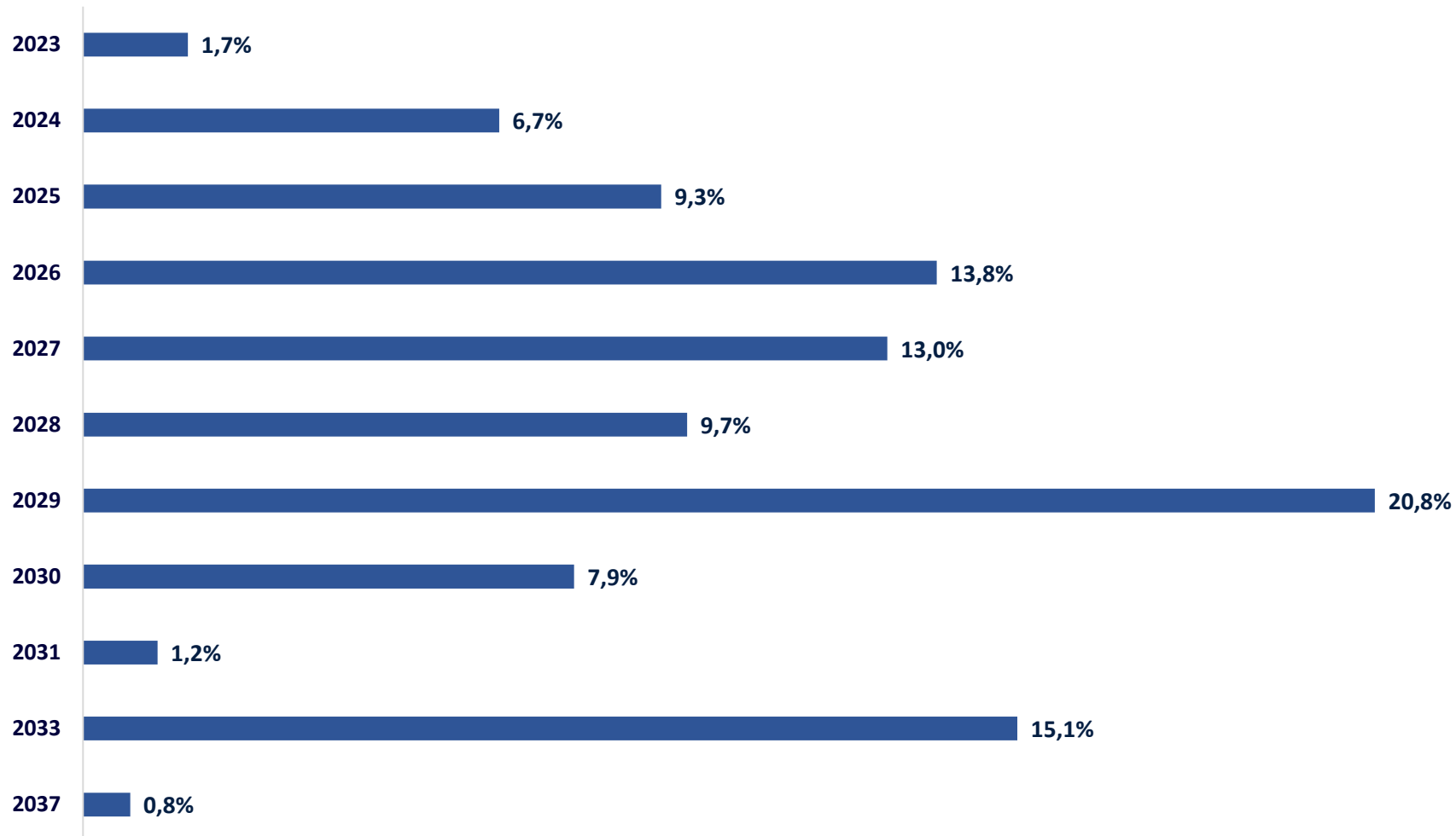
By Geographic Location

*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



0,56%
Economic Vacancy



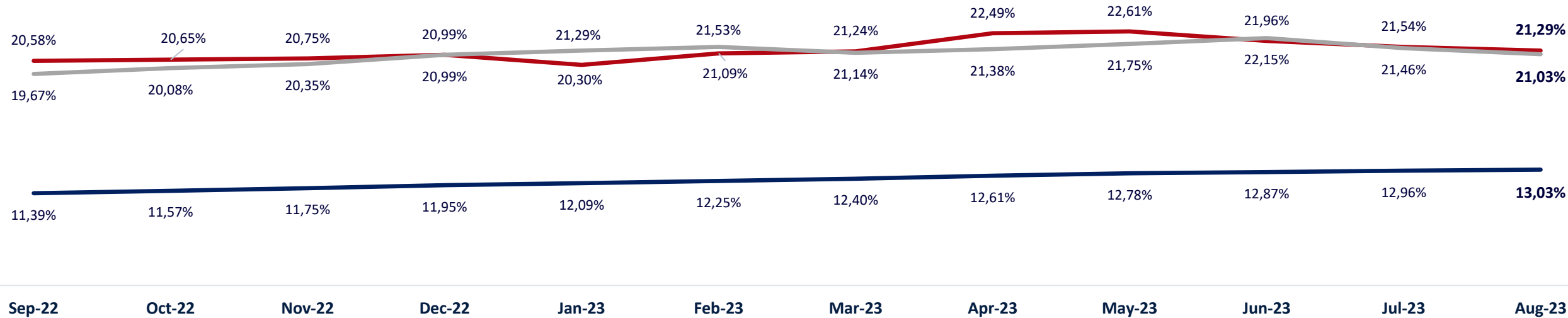
36
No. Lessees



5,11 years
Weighted average of
remaining time of lease
contracts.



Return



— Since the Beginning — YTD* — LTM**



13,03% AE

Return Since the Beginning
October 2018 – August 2023

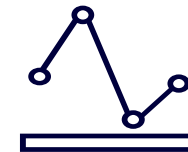


54,2%
For Mark-up in Price
45,8%
Due to Flow



21,29% AE

LTM Return:
Sept. 2022 – Aug. 2023



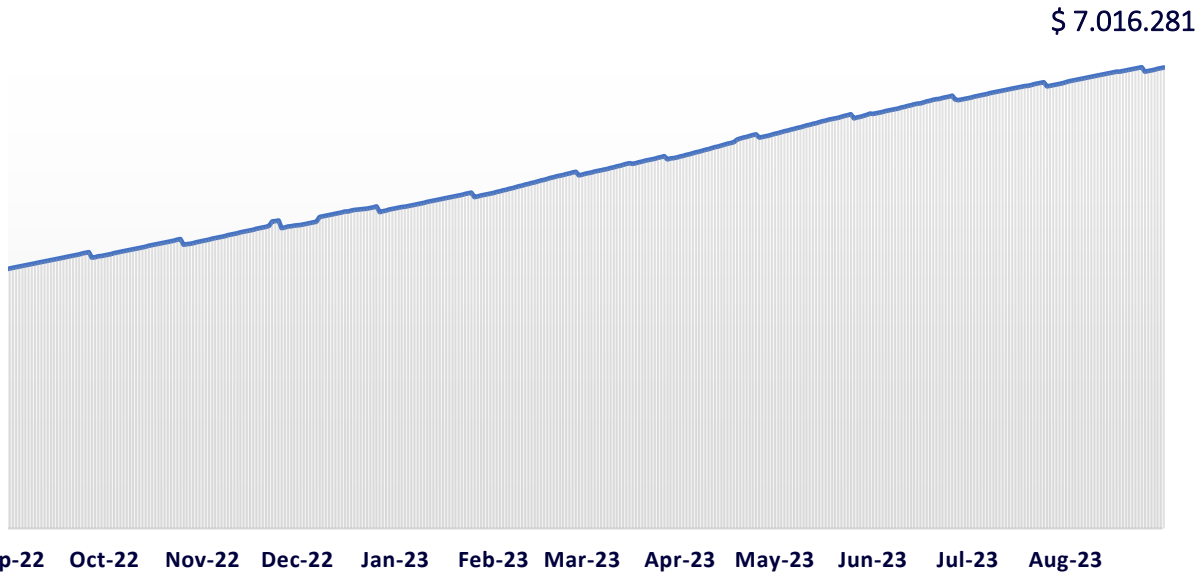
21,03% AE

Year-to-Date Return:
August 2023

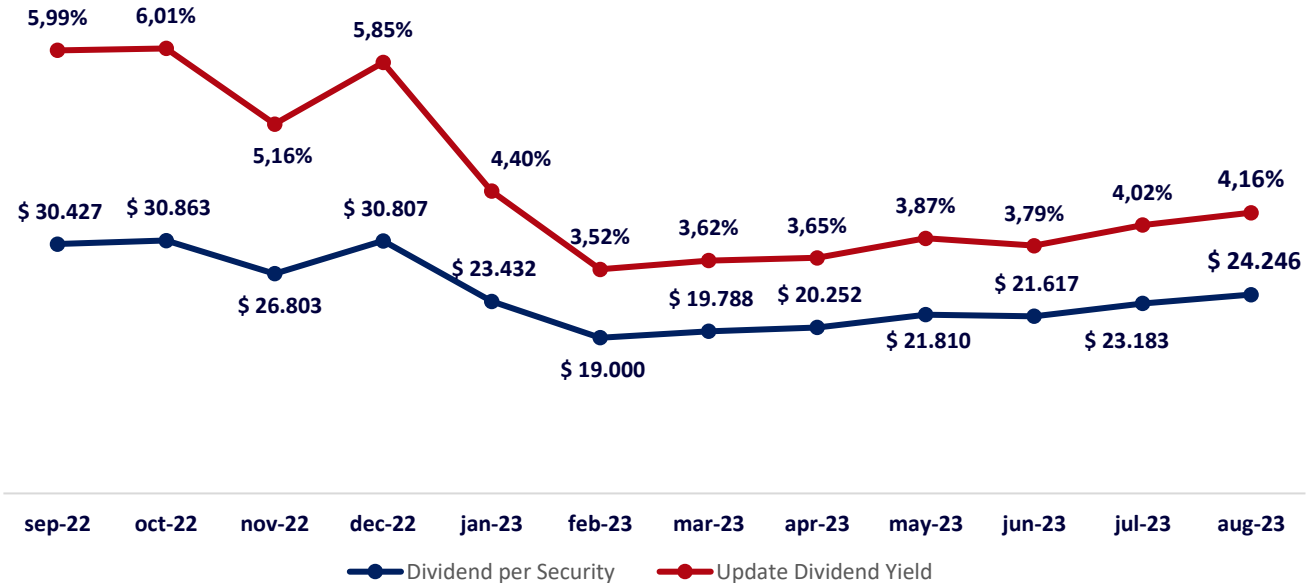


* YTD: Year-to-date
** LTM: Last 12 Months

TIN Security Value



Dividend Yields & Returns



7.016.281

Security Value on August 31, 2023.

15,91%

LTM Last increment Security Value vs \$6.053.029 (Security Value September. 1, 2022)



4,51%

Average DY LTM: 09/2022 – 08/2023



3,88%

Average DY YTD: 08/2023



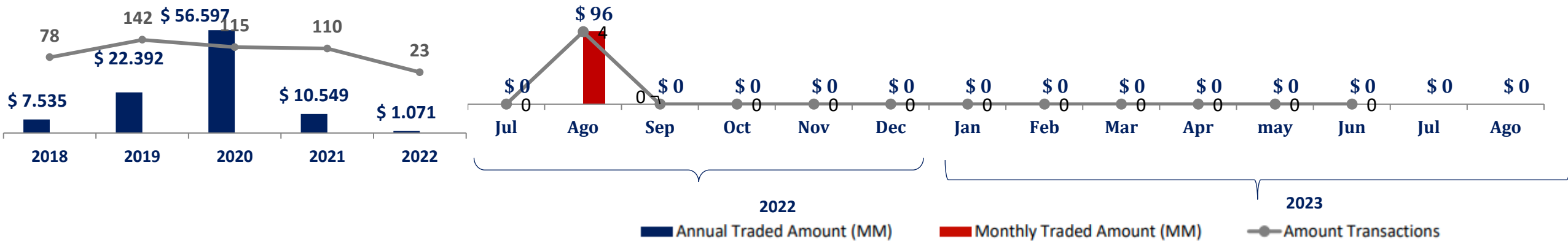
4,16%

DY Previous month: 08/2023



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**

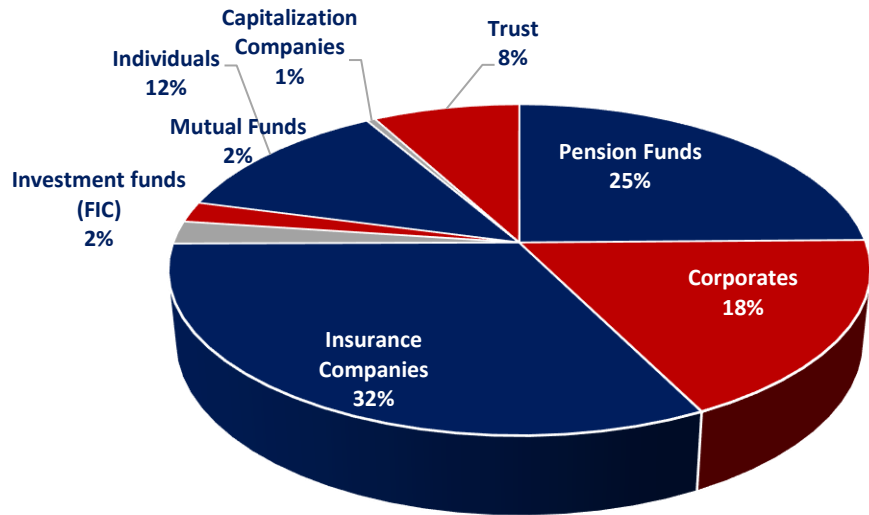


COP\$ 0
Daily Average Traded
/Month



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

Trade Price (weighted average)

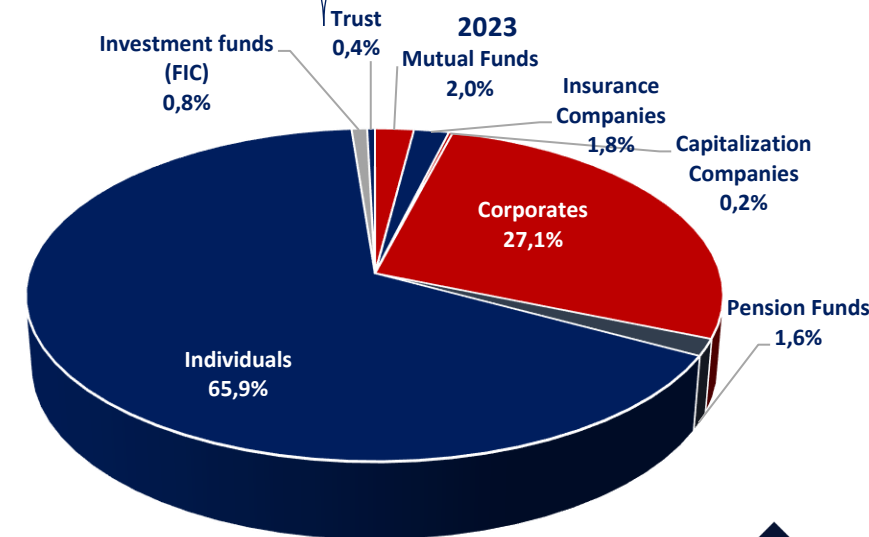


Investors per amount



490

TIN Securities Investors



Number of investors

