




# Monthly Report November 2023

Títulos  
Inmobiliarios


 **\$510.424 million**  
Assets under management

 **18,25% AE**  
LTM Return:  
Dec.2022/Nov.2023


 **\$134.183 million**  
Total Leverage

 **84.920 m<sup>2</sup>**  
GLA

 **4,13%\*\*\***  
Dividend Yield LTM -  
Dec.2022/Nov.2023

 **15,05% E.A.**  
Weighted average cost of  
debt.

 **3,08%**  
Economic Vacancy

 **0,03%\*\***  
Outstanding lease  
balance - November  
2023

 **26,52% < Lim. 40%**  
Leverage Limit

\* Indicators as at November 30, 2023.

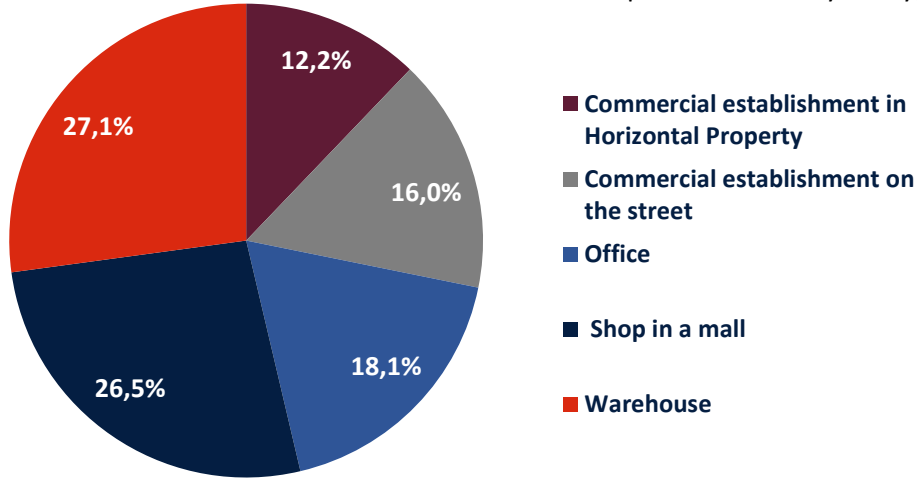
\*\* Outstanding lease balance on operating income of previous 12 months.

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



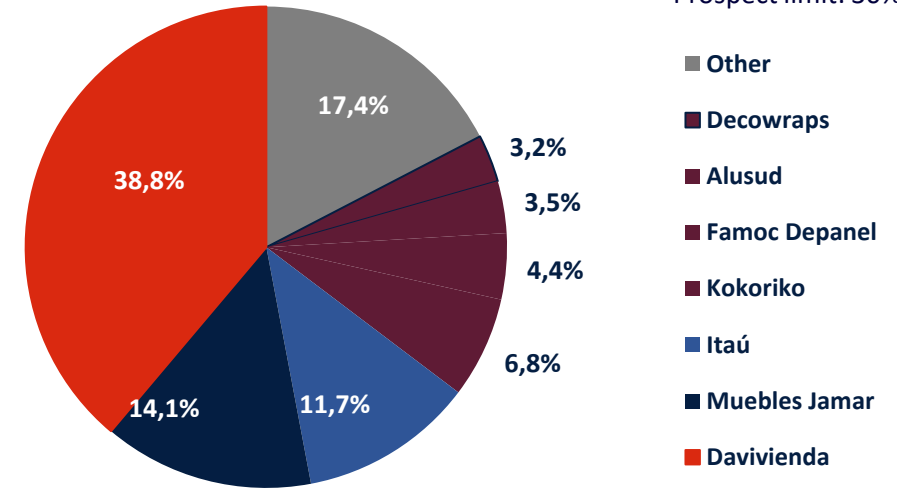
### By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



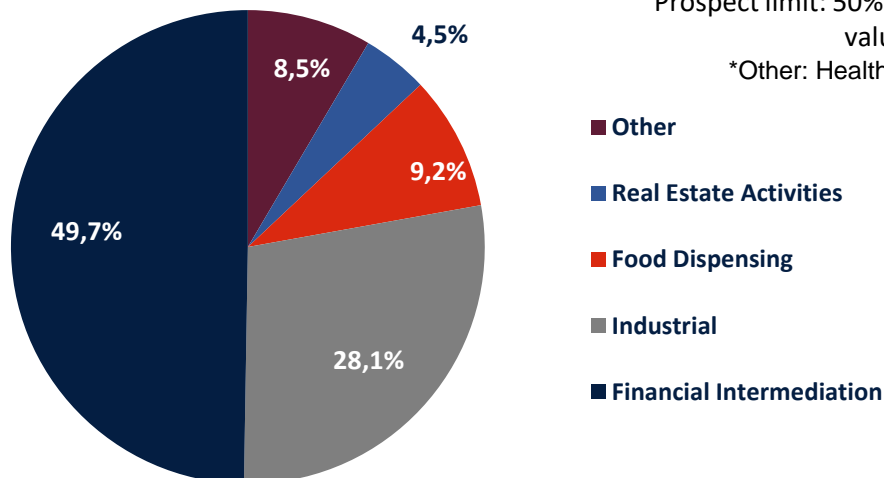
### By Lessee\*\*

Prospect limit: 30% for income.



### By Economic Sector

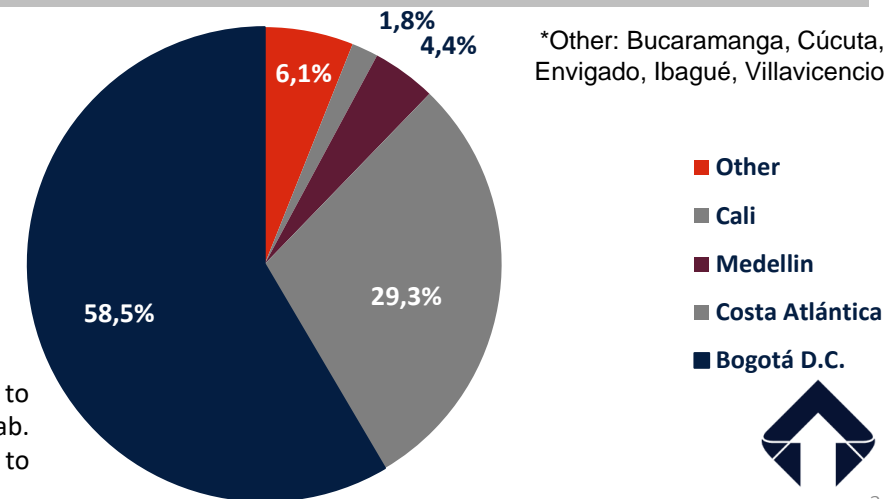
Prospect limit: 50% for the asset value, CIIU Code  
\*Other: Health and Services.



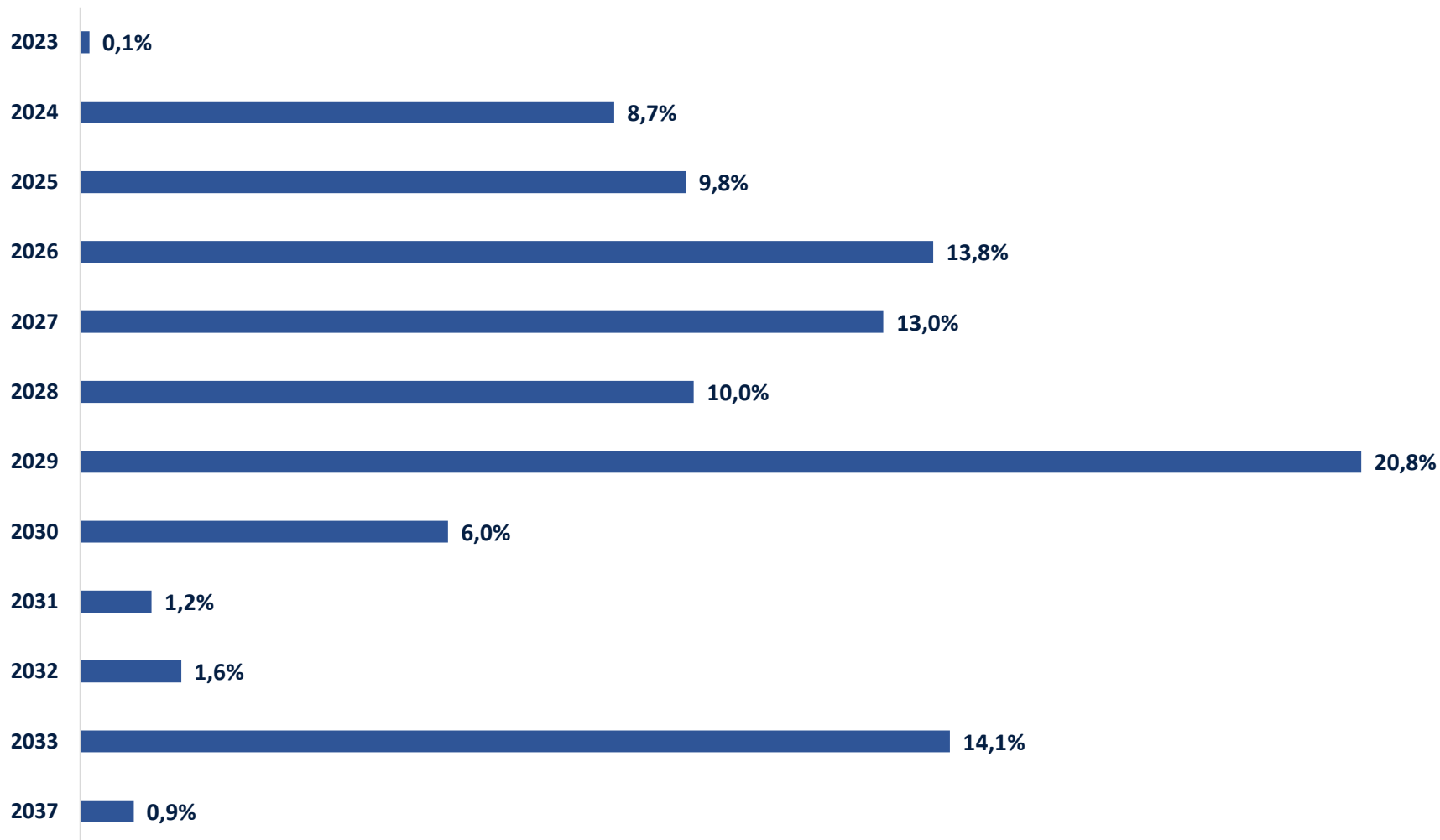
### By Geographic Location

\*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



**3,08%**  
Economic Vacancy



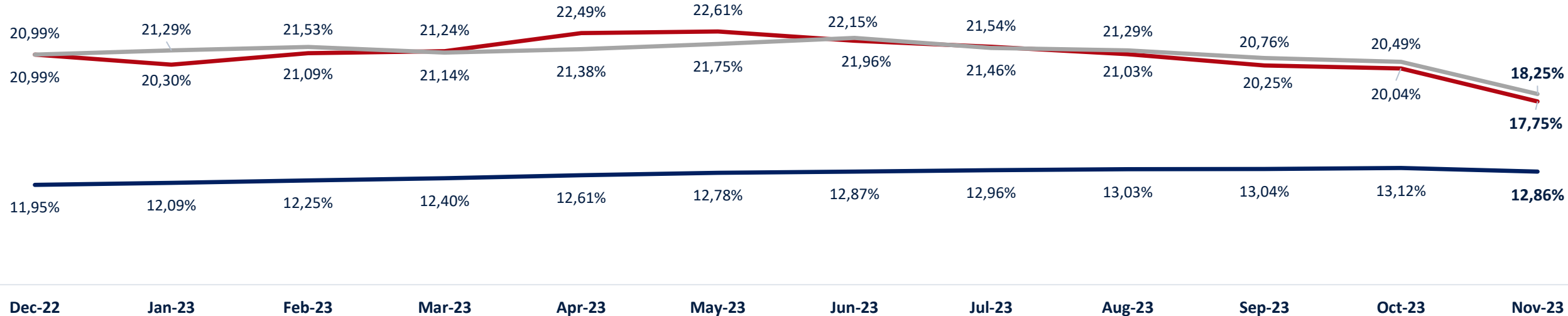
**37**  
No. Lessees



**4,97 years**  
Weighted average of  
remaining time of lease  
contracts.



### Return



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



**12,86% AE**

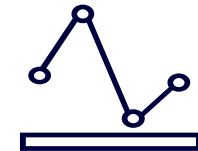
Return Since Inception  
October 2018 – November 2023



**54,7%**  
Capital Appreciation  
**45,3%**  
Cash Flow Yield



**18,25% AE**  
LTM Return:  
Dec. 2022 – Nov. 2023

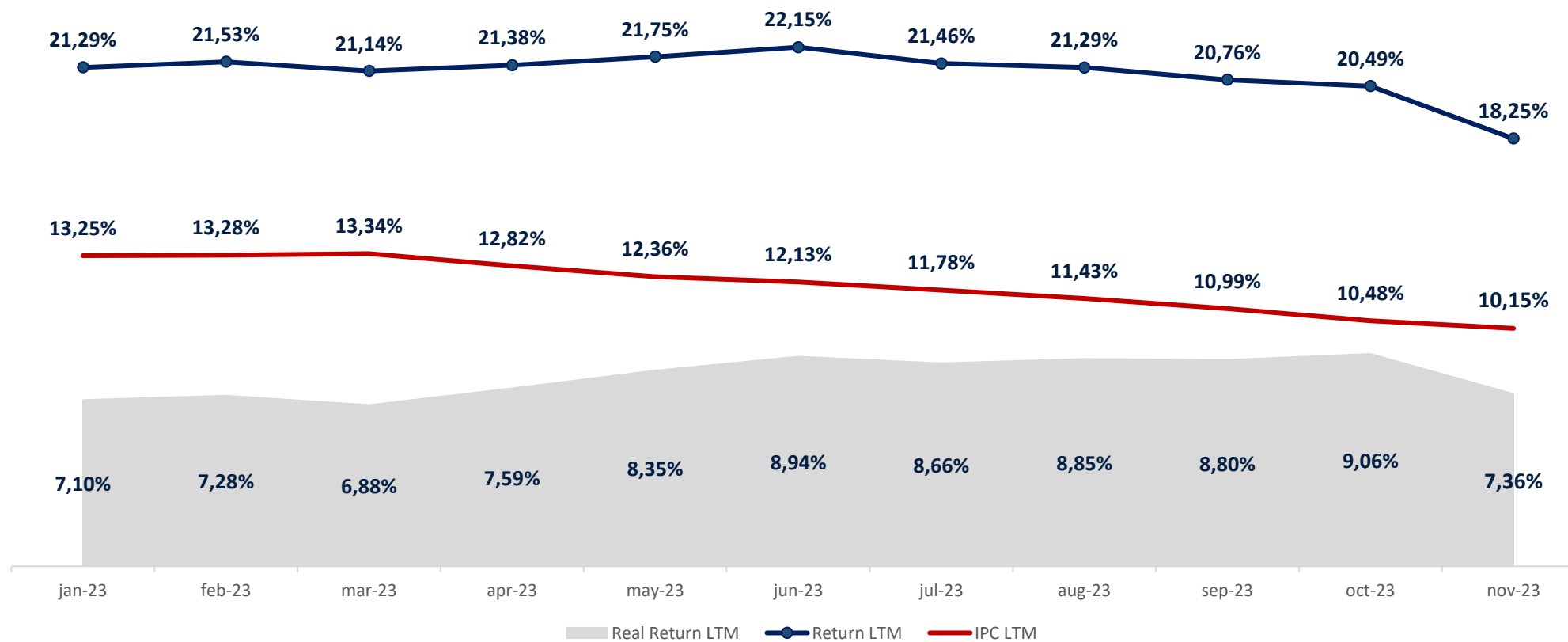


**17,75% AE**  
Year-to-Date Return:  
November 2023

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



### Return

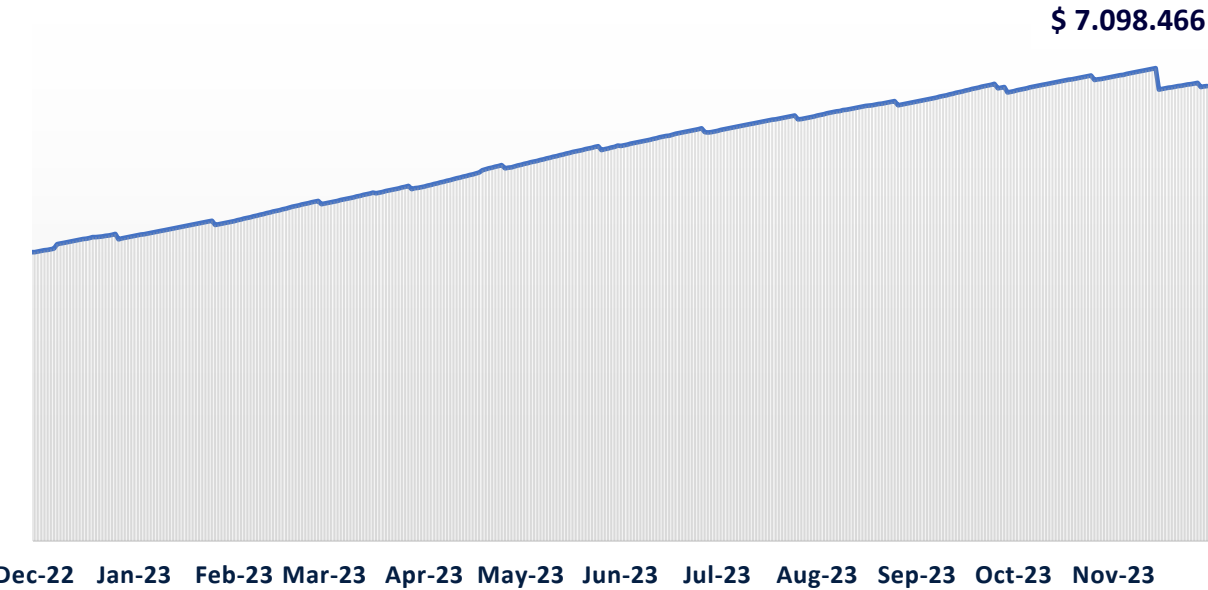


\* LTM: Last 12 Months





### TIN Security Value



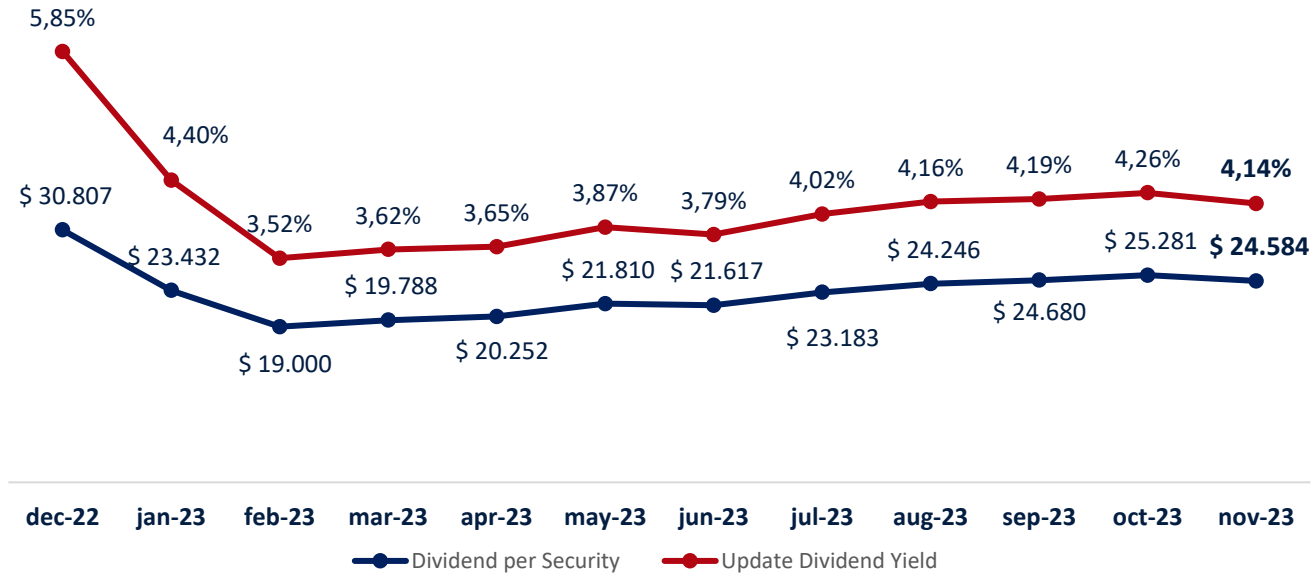
**7.098.466**

Security Value on October 31, 2023.

**13,39%**

LTM Security Value's Increase  
\$6.260.265 (Security Value December. 1, 2022)

### Dividend Yields & Returns



**4,13%**  
Average DY LTM:  
12/2022 – 11/2023

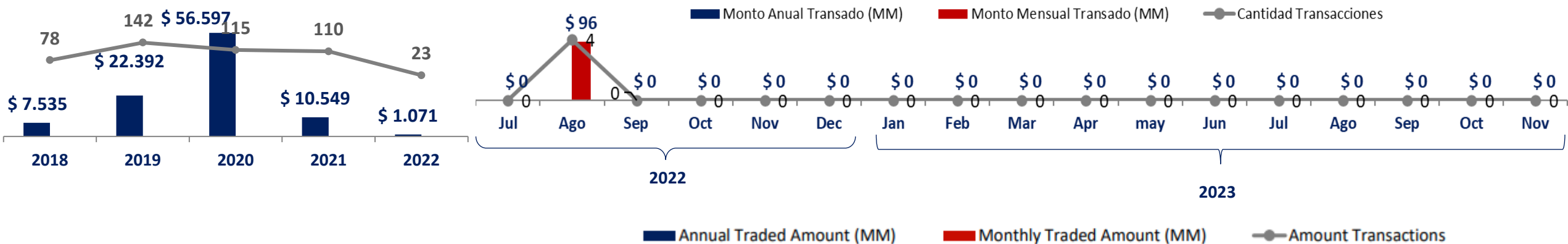
**3,97%**  
Average DY YTD:  
11/2023

**4,14%**  
DY Previous month:  
11/2023



### 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 Nov 30 2023

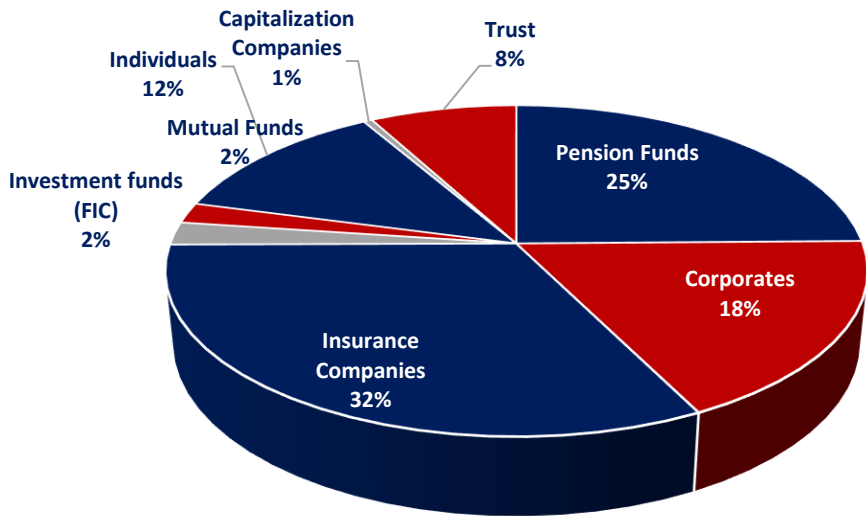




### Trade Price (weighted average)

101,4% 101,3% 101,5% 94,5% 92,6% 90,0% 89,2%

2018 2019 2020 2021 2022 Jul Ago Sep Oct Nov Dec Jan Feb Mar Apr may Jun Jul Ago Sep Oct Nov

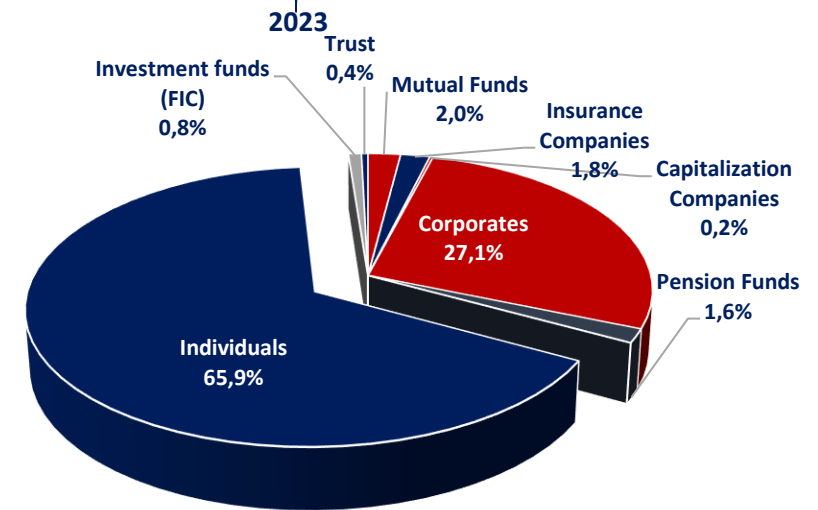


**Investors per amount**



490

TIN Securities Investors



**Number of investors**

