



**Titularizadora**  
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report  
January 2022



**COP 449.245 Billion**  
Assets under management



**9,72% AE**  
Profitability from the  
Beginning  
Oct. 2018 – January 2022



**COP 141.532 Billion**  
Financial indebtedness  
(Capital)



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



**6,31%\*\*\***  
Dividend Yield - January 2022



**5,30% AE**  
Weighted average cost of  
debt.



**98,58%**  
Economic Occupation  
of portfolio



**\$769 million**  
Traded in secondary  
market January 2022



**33% < Lim. 40%**  
Financial indebtedness



**0,42%\*\***  
Non-performing loans  
January 2022



**93%**  
Weighted average price  
January 2022.



**52.605**  
Outstanding TIN securities

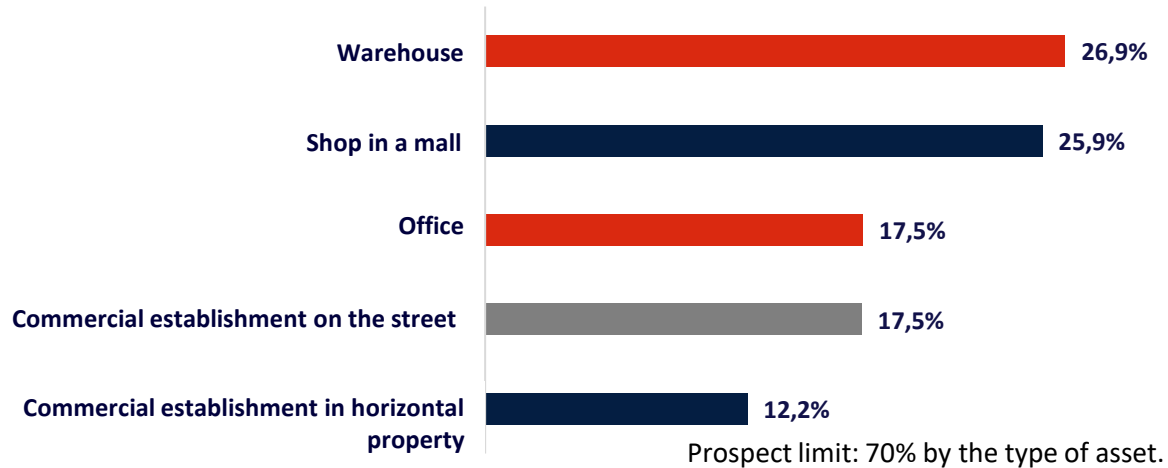
\* Indicators as at January 31, 2022.

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

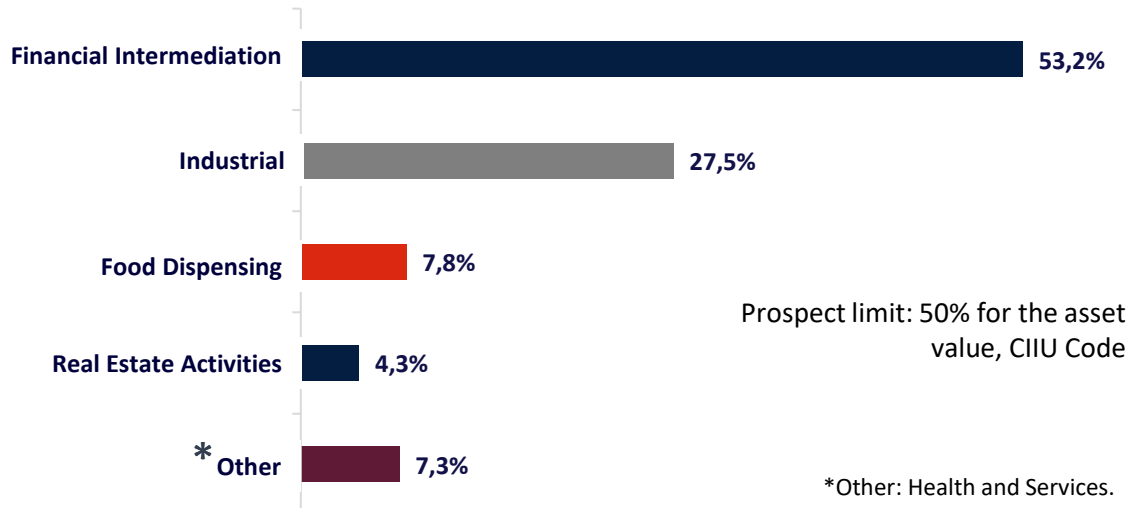
\*\*\* Yields distributed in the month on the average security value for the month.



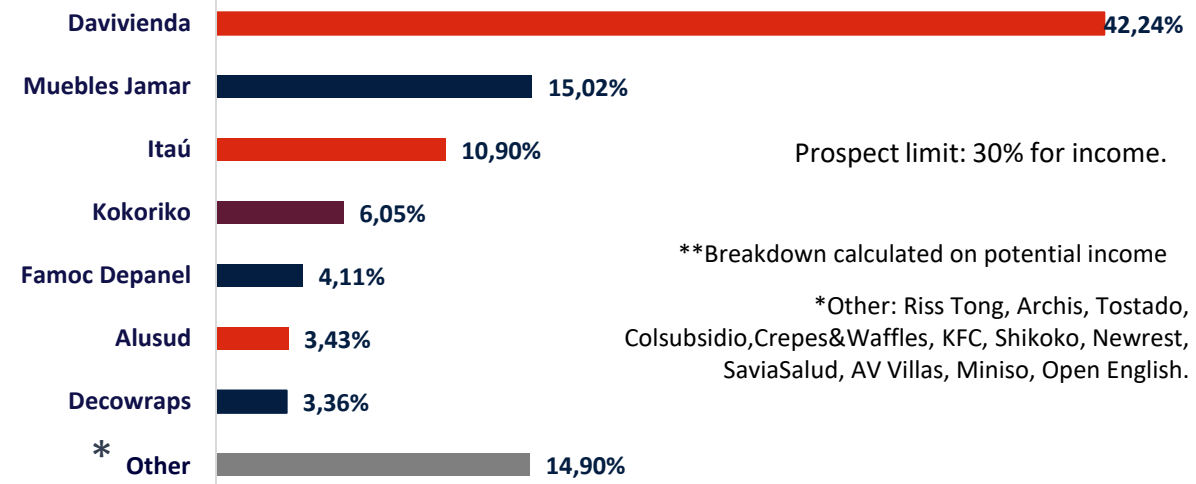
### By Type of Real Estate Property



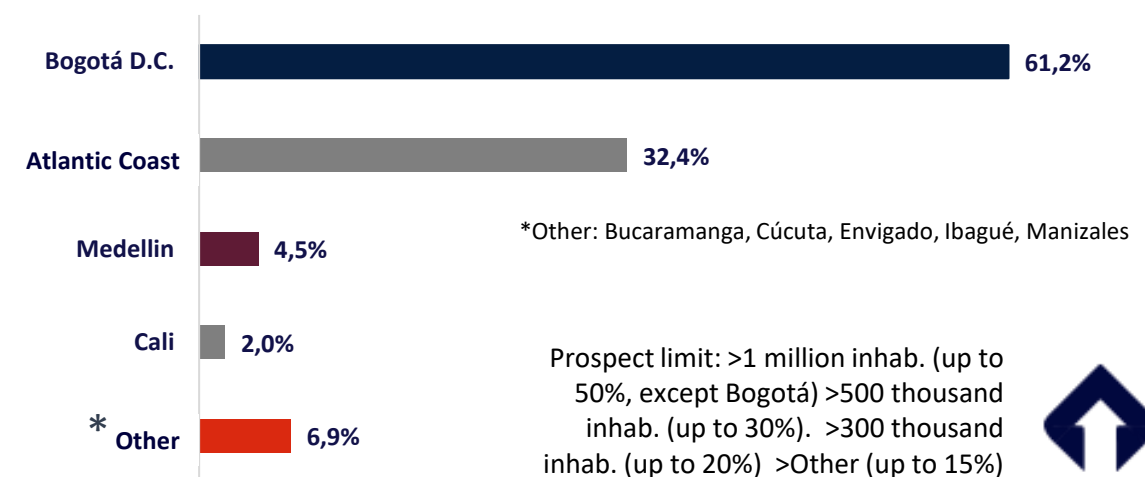
### By Economic Sector



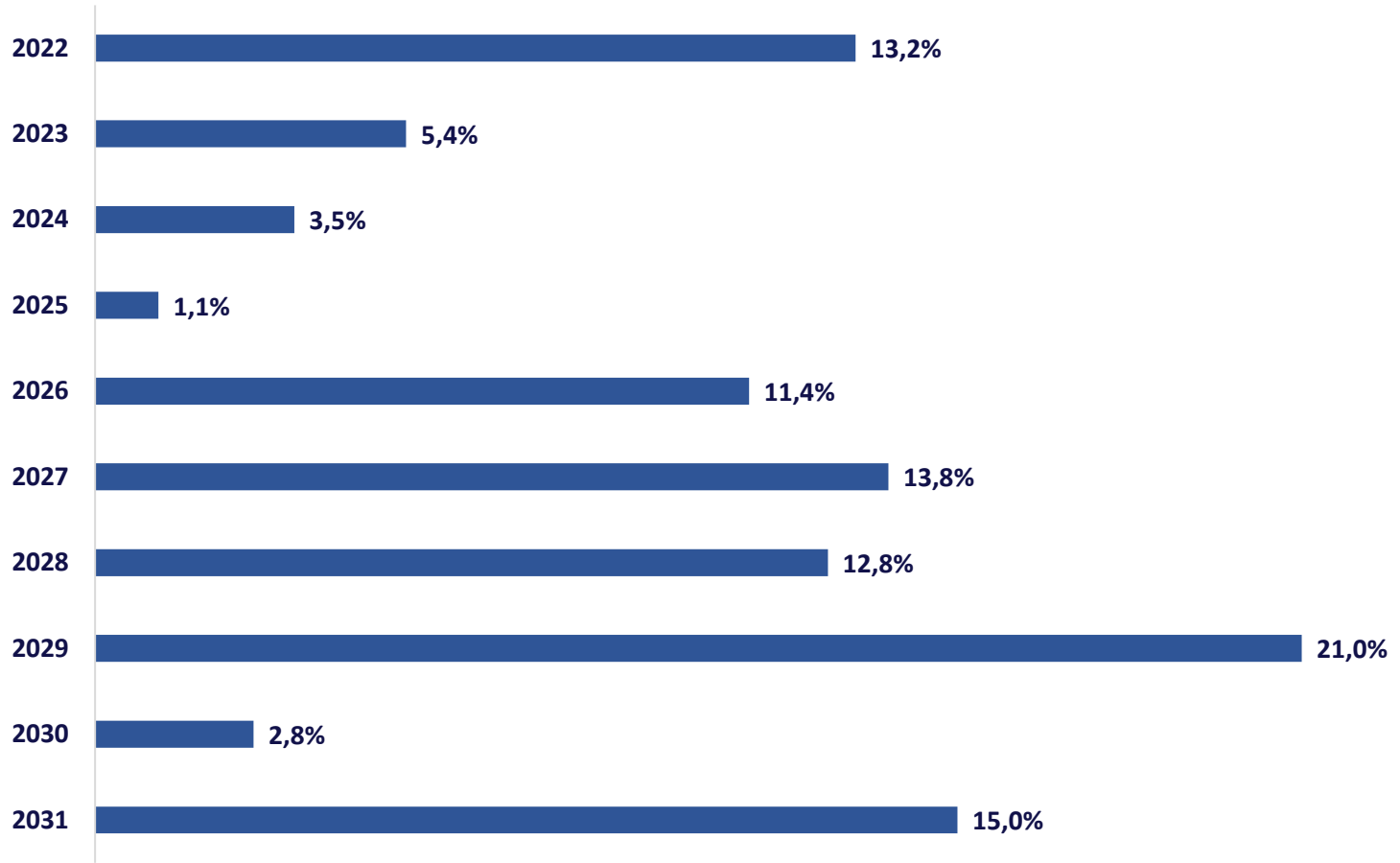
### By Lessee\*\*



### By Geographic Location



### Lease Contracts



**1,42%**  
Economic Vacancy



**30**  
No. Lessees



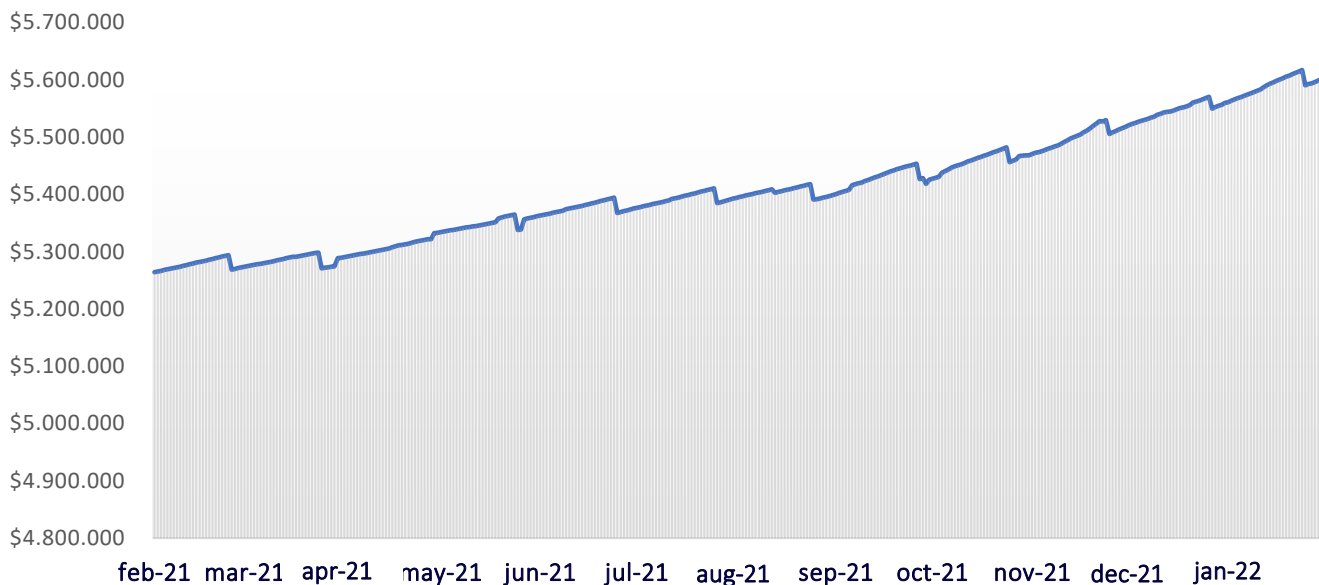
**0,42%\***  
Non-performing Loans



**5,82 years**  
Weighted average of remaining time of lease contracts.

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

### TIN Security Value



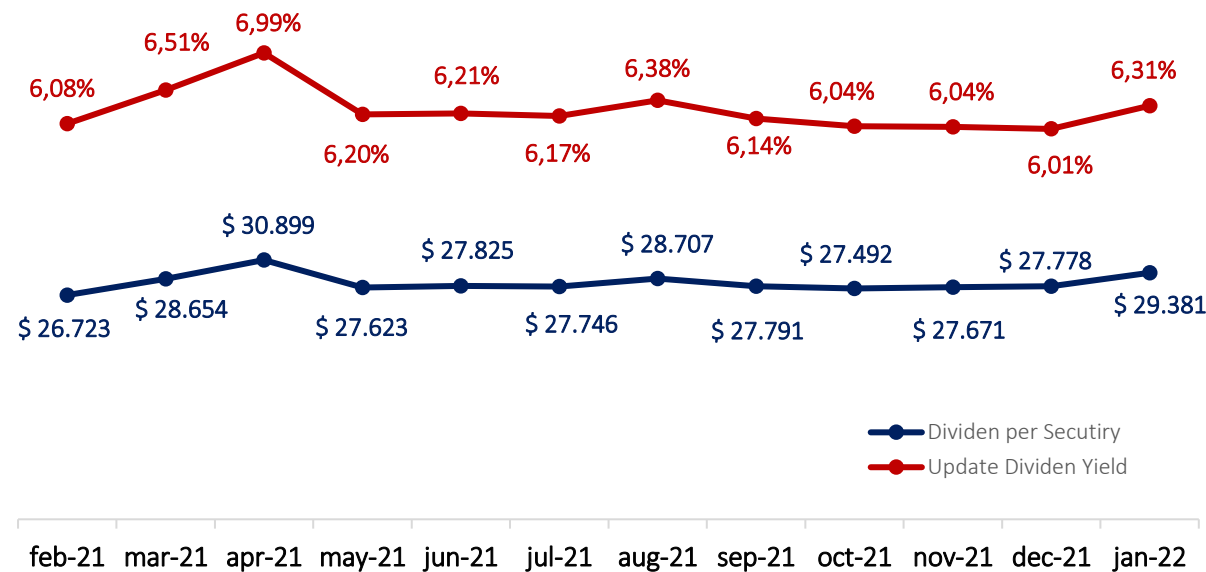
**5.603.472**

Security Value on January 31, 2022.

**6,45%**

LTM Last increment Security Value vs COP 5.264.163 (Security Value February 1, 2021)

### Dividend Yields & Returns



**6,31%**

DY Previous month: January 2022

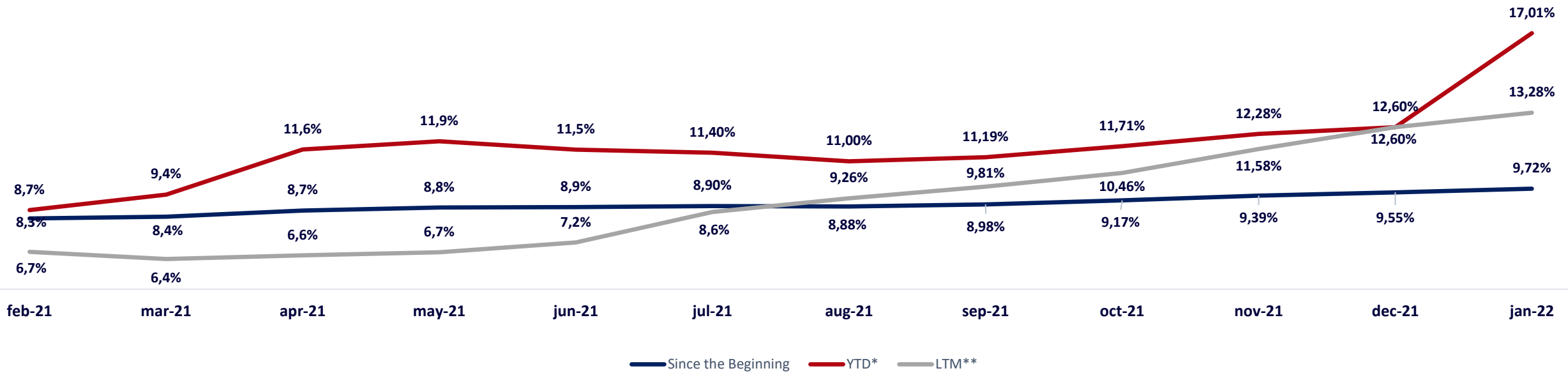


**6,26%**

LTM DY: 02/2021 – 01/2022



### Yield



**9,72% AE**

**Profitability Since the Beginning**  
October 2018 – January 2022



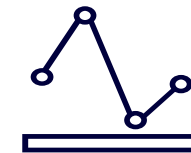
**30,7%**  
**For Mark-up in Price**

**69,3%**  
**Due to Flow**



**13,3% AE**

**LTM Profitability:**  
February 2021 – January 2022



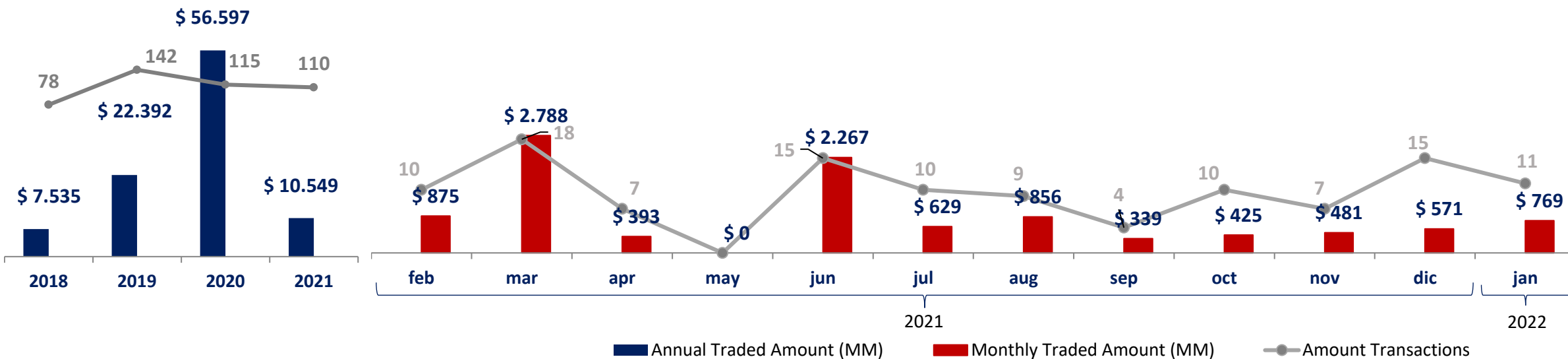
**17,01% AE**

**Year-to-Date Profitability:**  
January 2021



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

### Total Traded Amount (Millions)



  
**COP 769 Million**  
 Traded / Month

  
**COP 769 Million**  
 Traded / 2022

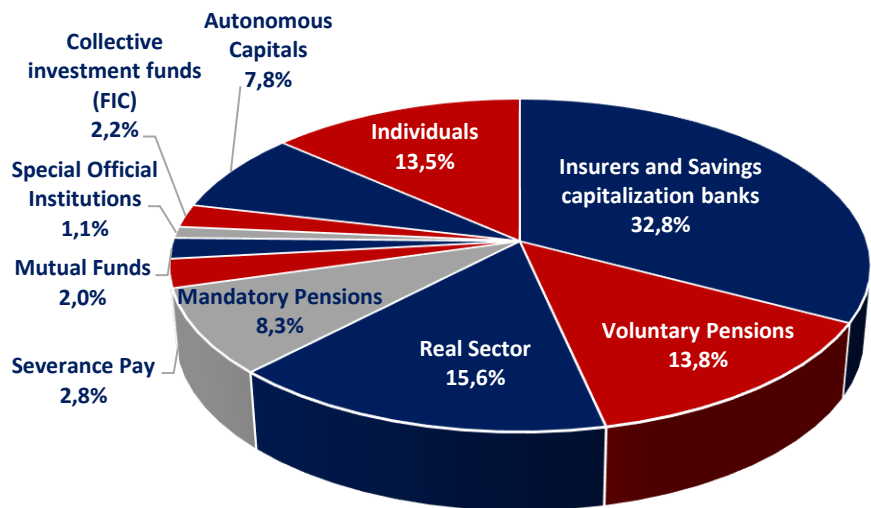
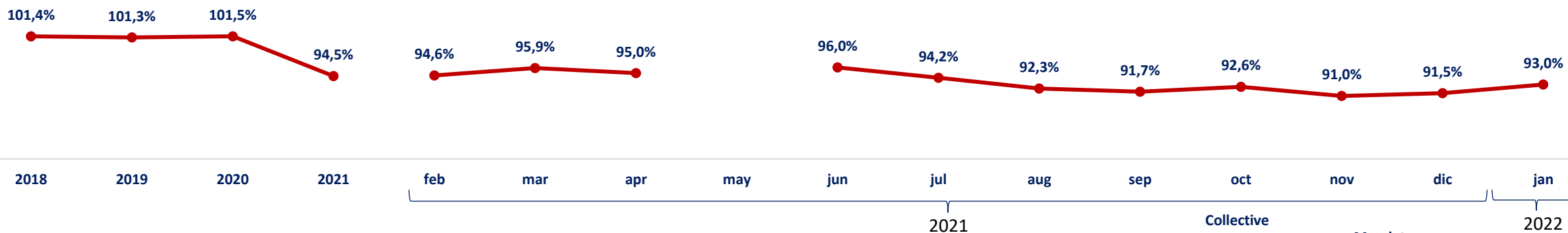
  
**93%**  
 Price  
 PP / Month

  
**502**  
 TIN Securities  
 Investors

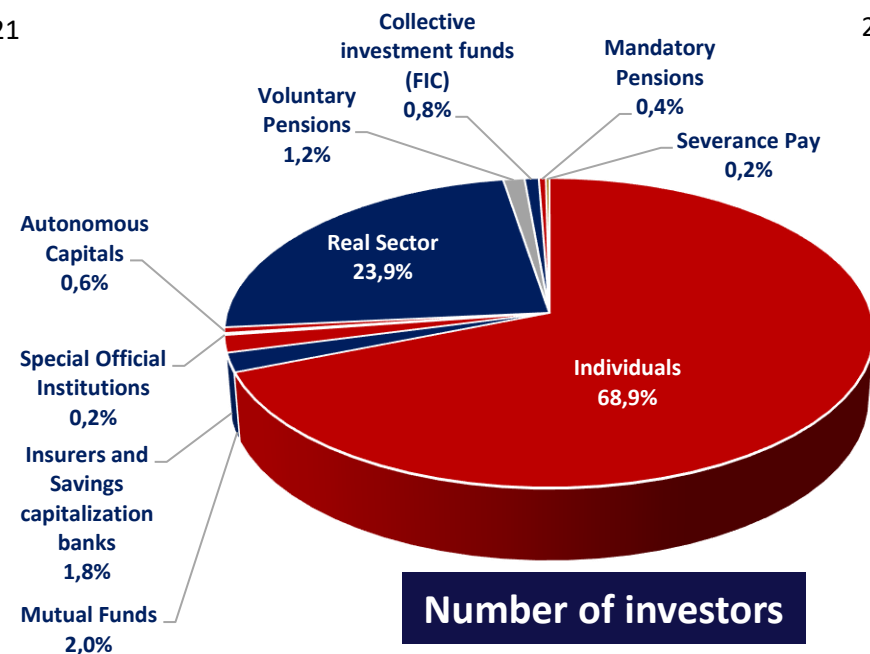
  
**COP 38 Million**  
 Daily Average Traded  
 /Month

\* Figures corresponding to January 2022

### Trade Price (Provider Price)



**Investors per amount**



**Number of investors**