



Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report
January 2023



COP \$485.031 Billion
Assets under management



21,29% AE
LTM Profitability:
Feb.2022/Jan.2023



\$141.532 million
Financial indebtedness (Capital)



85.516 m²
Managed area



5,83%***
Dividend Yield LTM -
Feb.2022/Jan.2023



13,56% E.A.
Weighted average cost of
debt.



97,27%
Economic Occupation
of portfolio



0,57%**
Non-performing loans
January 2023



29,91% < Lim. 40%
Financial indebtedness

* Indicators as at January 31, 2023.

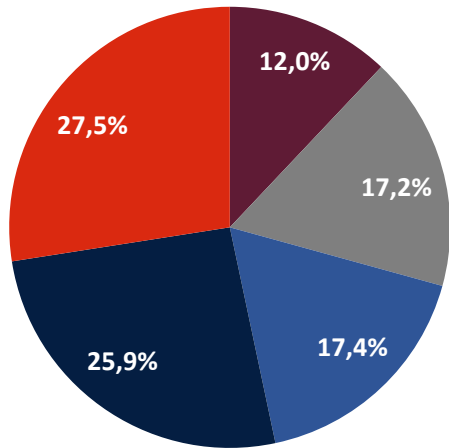
** Non performing loans on operating income of previous 12 months.

*** 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

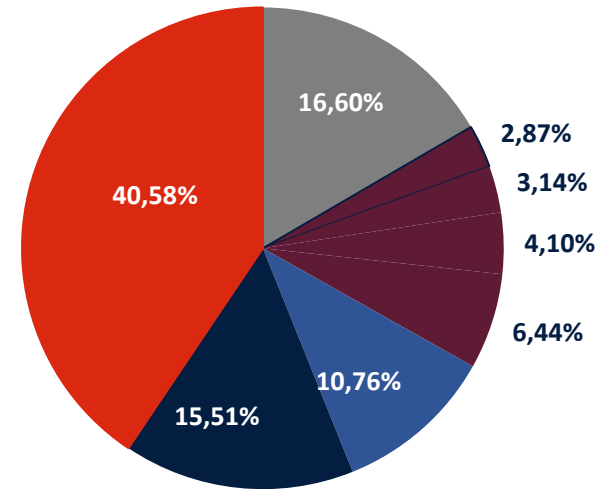
Prospect limit: 70% by the type of asset.



- Commercial establishment in Horizontal Property
- Commercial establishment on the street
- Office
- Shop in a mall
- Warehouse

By Lessee**

Prospect limit: 30% for income.

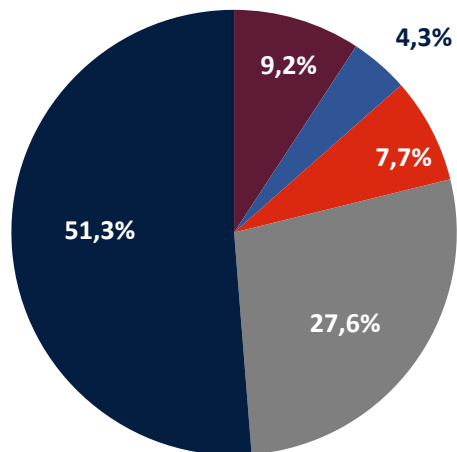


- Other
- Decowraps
- Alusud
- Famoc Depanel
- Kokoriko
- Itaú
- Muebles Jamar
- Davivienda

By Economic Sector

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

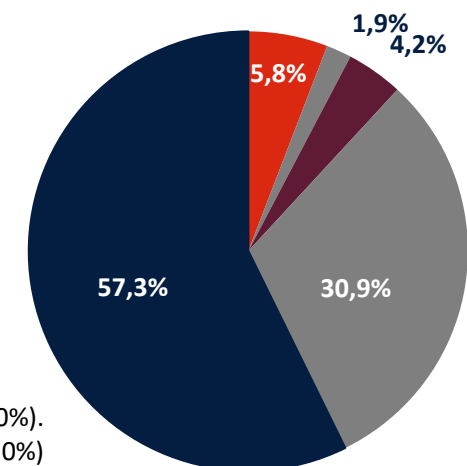
*Other: Health and Services.



- Other
- Real Estate Activities
- Food Dispensing
- Industrial
- Financial Intermediation

By Geographic Location

*Other: Bucaramanga, Cúcuta, Envigado, Ibagué, Villavicencio



- Other
- Cali
- Medellin
- Costa Atlántica
- Bogotá D.C.

Prospect limit:

>1 million inhab. (up to 50%, except Bogotá)

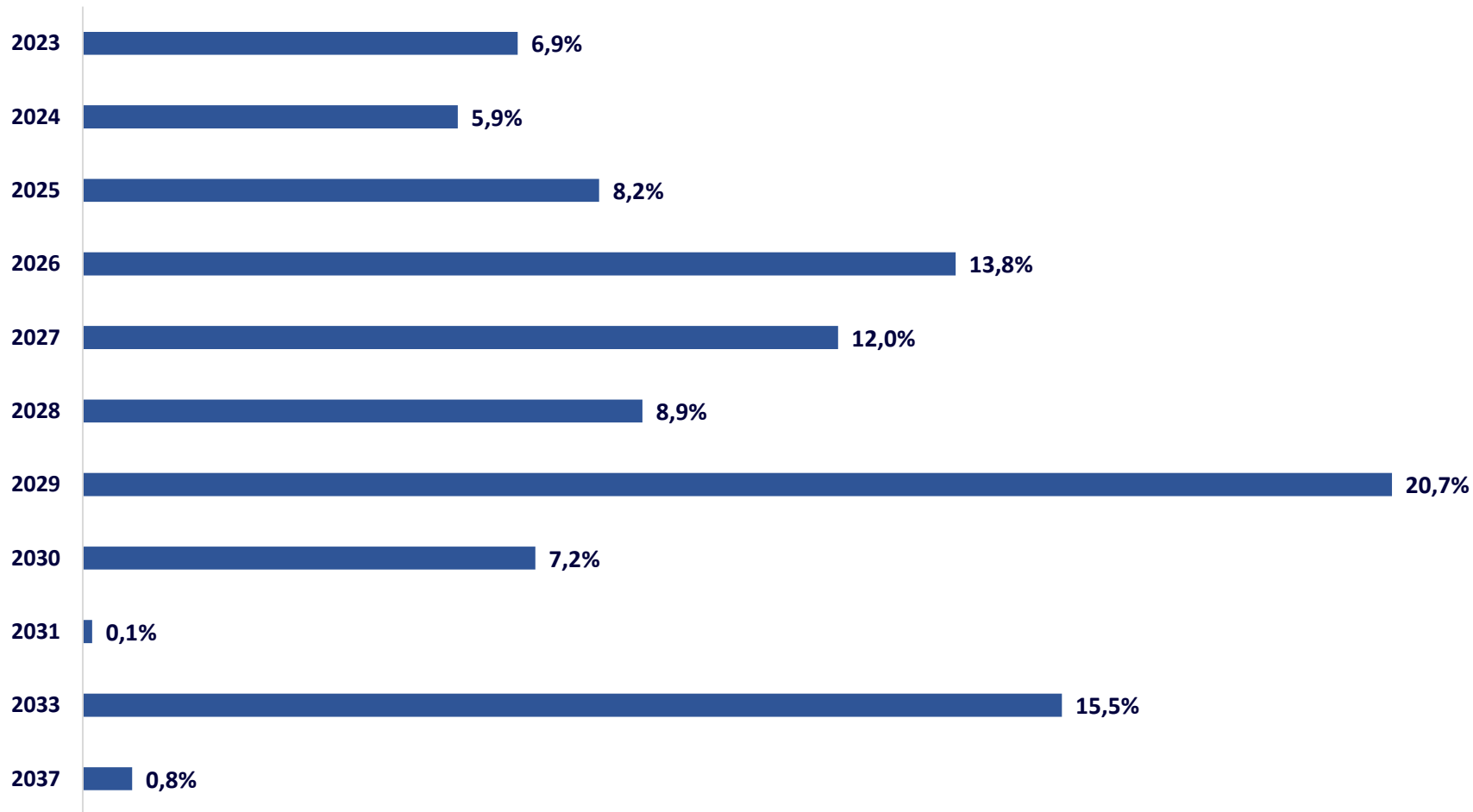
>500 thousand inhab. (up to 30%).

>300 thousand inhab. (up to 20%)

>Other (up to 15%)



Lease Contracts



2,73%
Economic Vacancy



33
No. Lessees

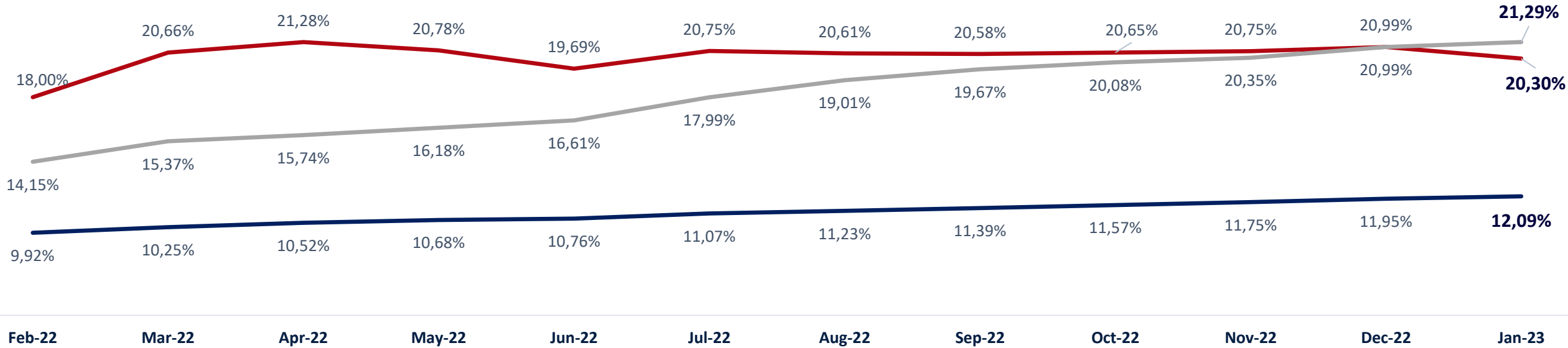


5,67 years
Weighted average of
remaining time of lease
contracts.



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

Yield



— Since the Beginning — YTD* — LTM**



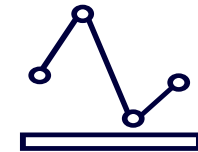
12,09% AE
Profitability Since the Beginning
 October 2018 – January 2023



46,3%
For Mark-up in Price
53,7%
Due to Flow



21,29% AE
LTM Profitability:
 Feb. 2022 – Jan. 2023

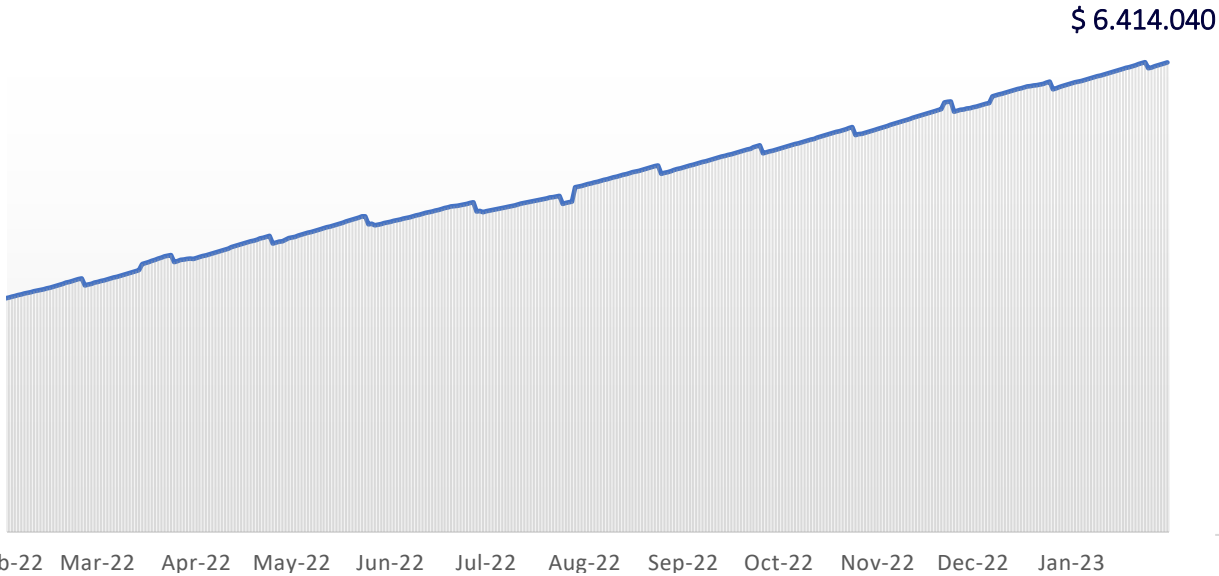


20,30% AE
Year-to-Date Profitability:
 January 2023

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



TIN Security Value



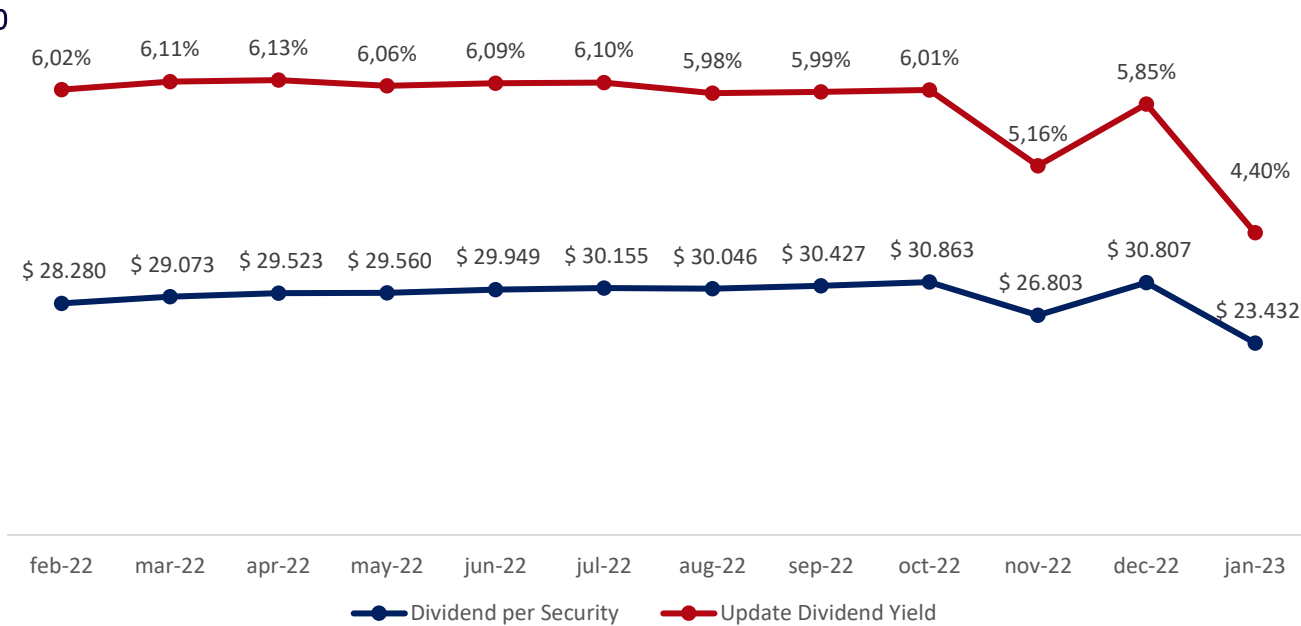
6.414.040

Security Value on January 31, 2023.

13,87%

LTM Last increment Security Value vs \$5.606.225 (Security Value Feb. 1, 2022)

Dividend Yields & Returns



5,83%
Average DY LTM:
02/2022 – 01/2023



4,40%
Average DY YTD:
01/2023

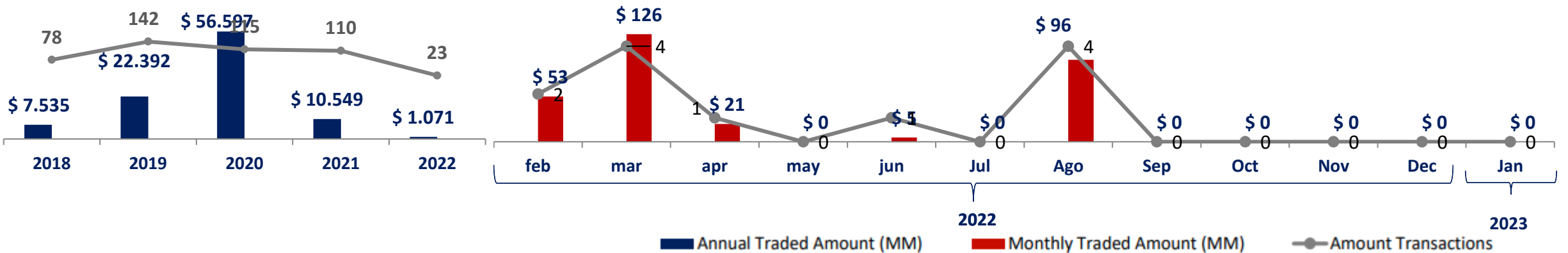


4,40%
DY Previous month:
January 2023



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**

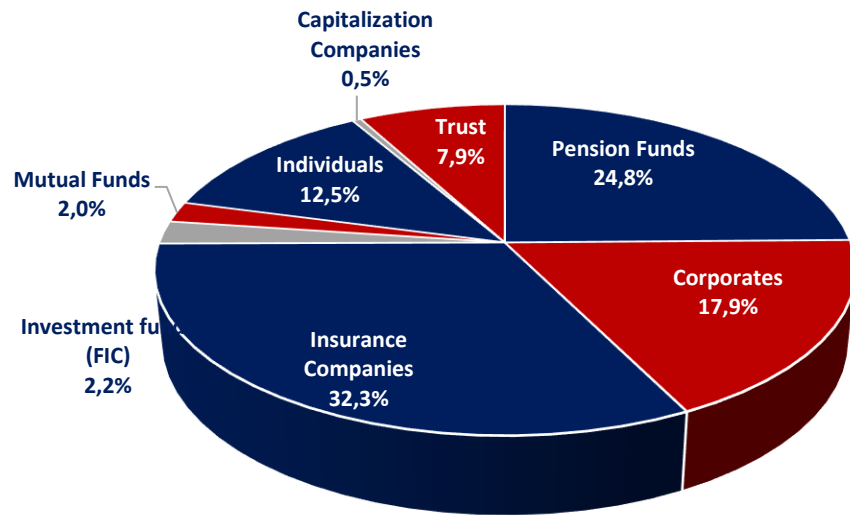
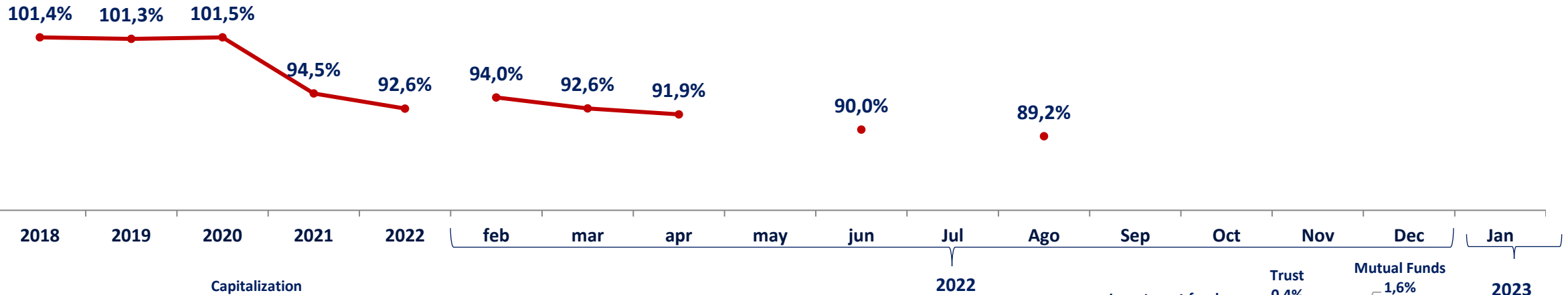


COP\$ 0
Daily Average Traded
/Month



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

Trade Price (weighted average)

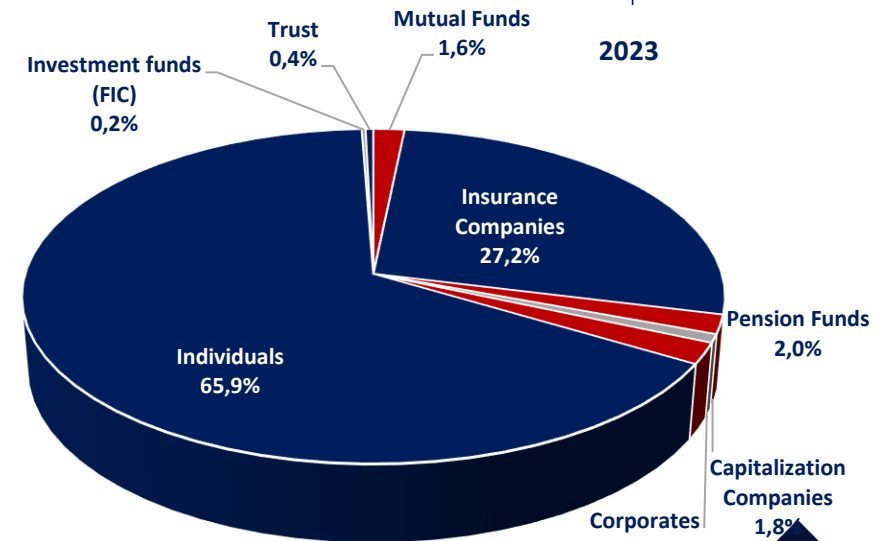


Investors per amount



492

TIN Securities Investors



Number of investors

