



**Titularizadora**  
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report  
February 2023



**COP \$486.927 million**  
Assets under management



**21,53% AE**  
LTM Profitability:  
Mar.2022/Feb.2023



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



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



**5,62%\*\*\***  
Dividend Yield LTM -  
Mar.2022/Feb.2023



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



**99,47%**  
Economic Occupation  
of portfolio



**0,19%\*\***  
Non-performing loans  
February 2023



**29,08% < Lim. 40%**  
Financial indebtedness

\* Indicators as at February 28, 2023.

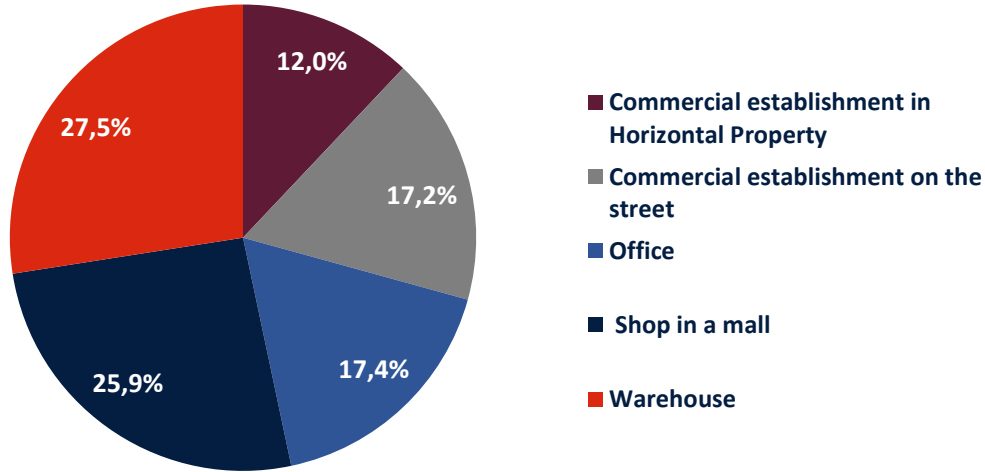
\*\* Non performing loans on operating income of previous 12 months.

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



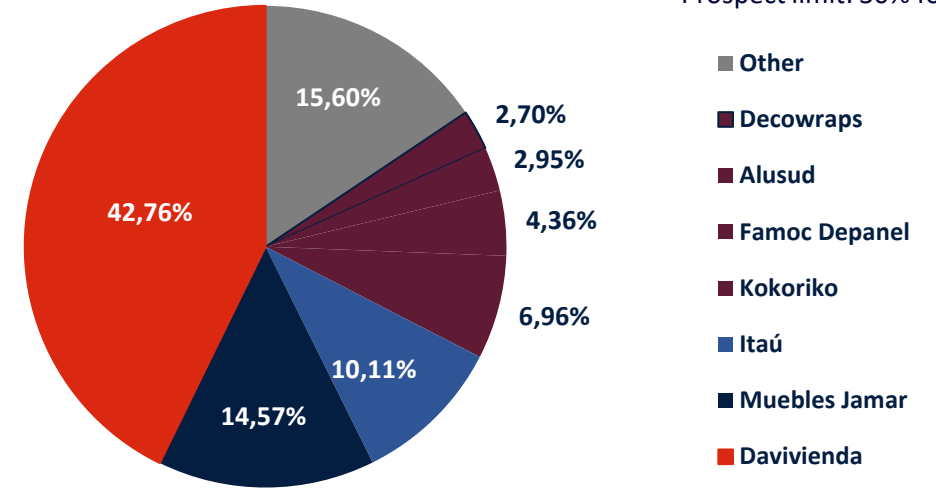
### By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



### By Lessee\*\*

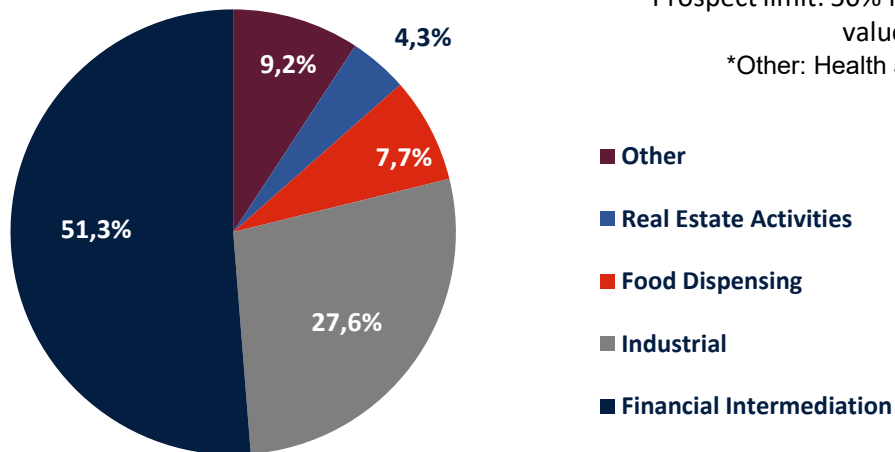
Prospect limit: 30% for income.



### By Economic Sector

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

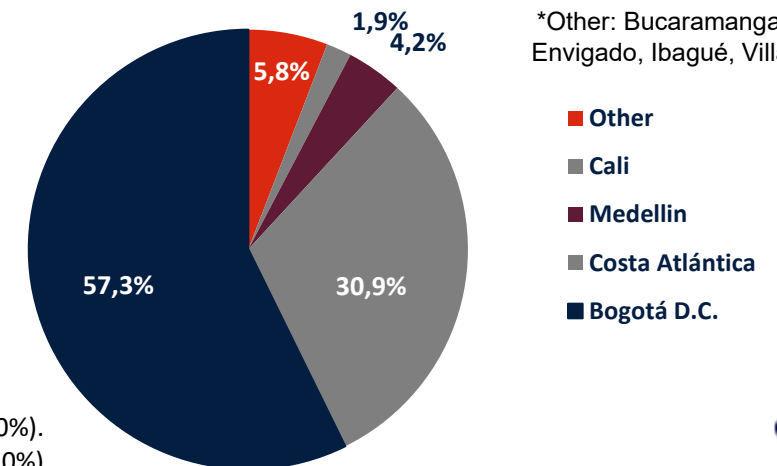
\*Other: Health and Services.



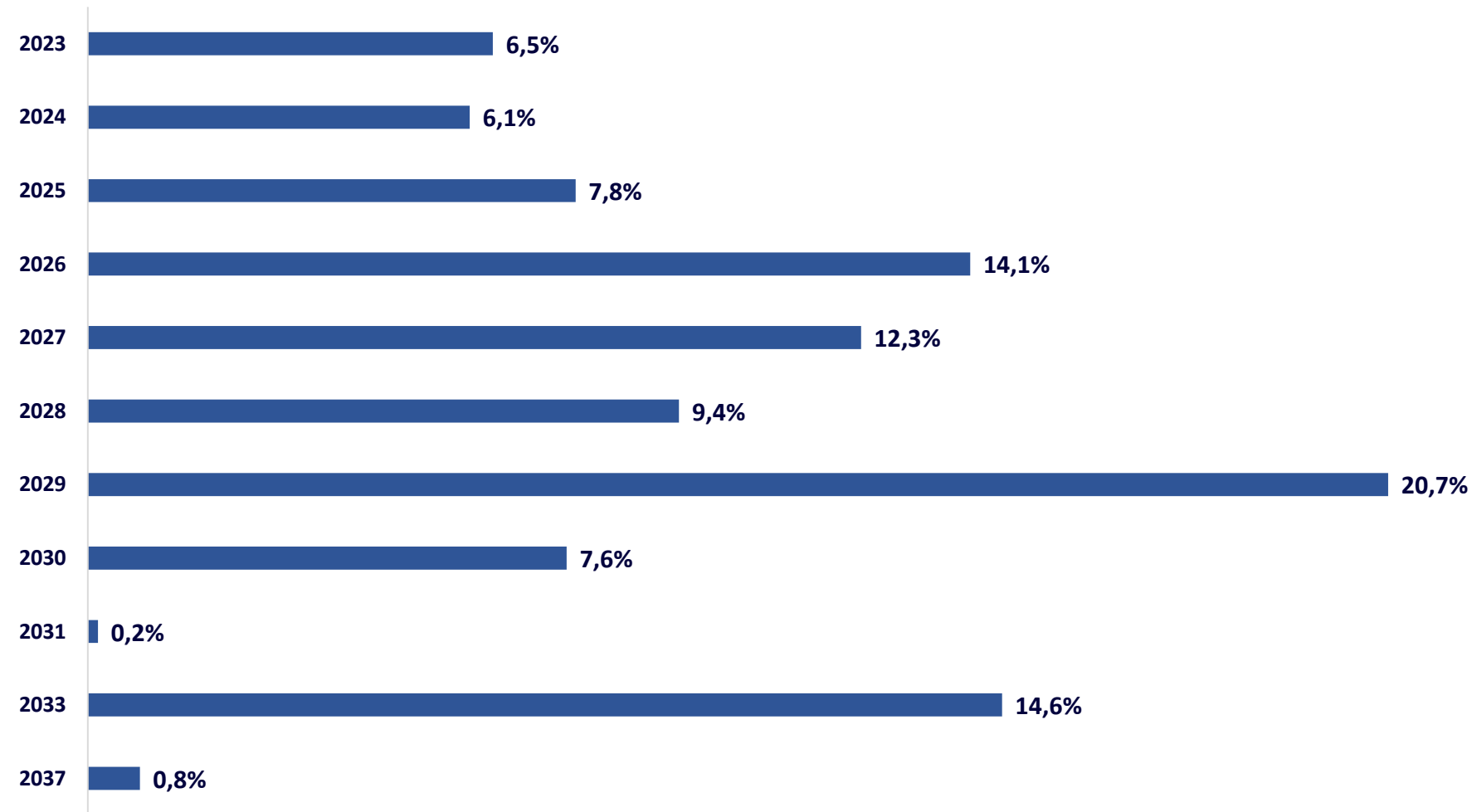
### By Geographic Location

\*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



**0,53%**  
Economic Vacancy



**36**  
No. Lessees

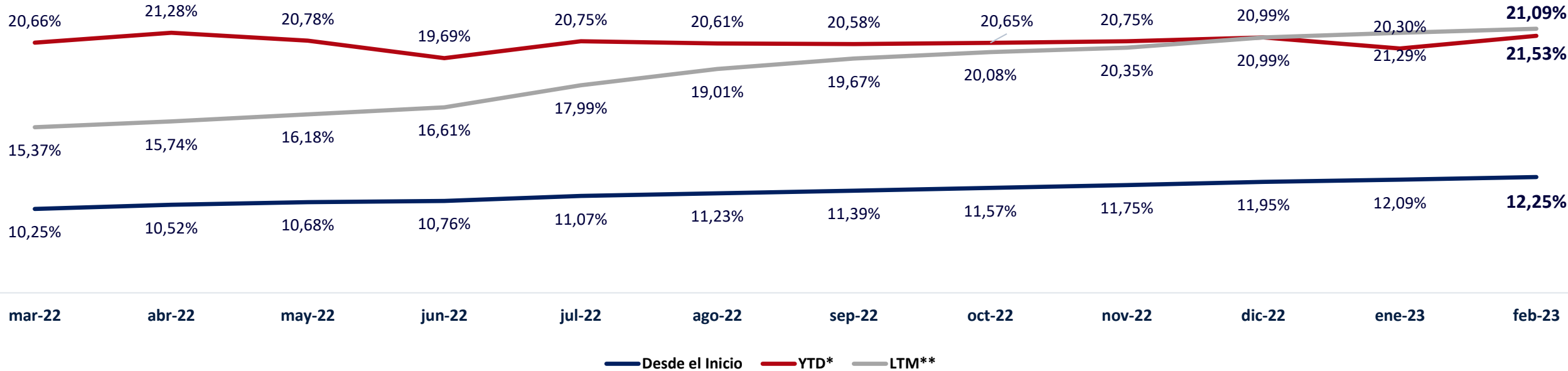


**5,54 years**  
Weighted average of  
remaining time of lease  
contracts.

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



### Yield



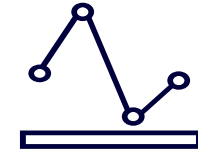
**12,25% AE**  
**Profitability Since the Beginning**  
 October 2018 – February 2023



**49%**  
**For Mark-up in Price**  
**51%**  
**Due to Flow**



**21,53% AE**  
**LTM Profitability:**  
 Mar. 2022 – Feb. 2023

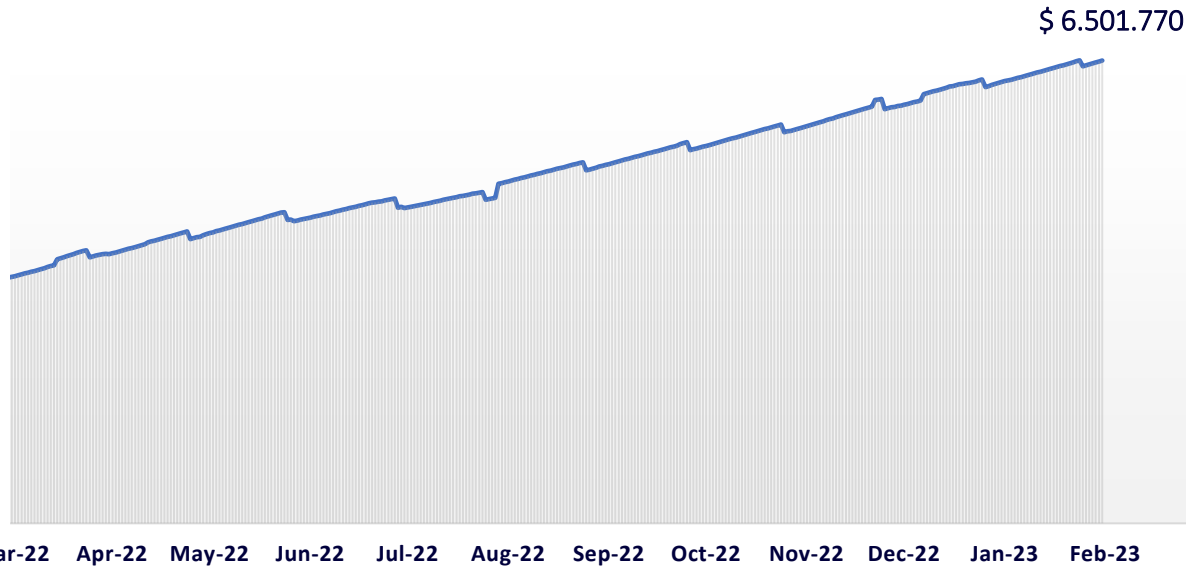


**21,09% AE**  
**Year-to-Date Profitability:**  
 February 2023

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



### TIN Security Value



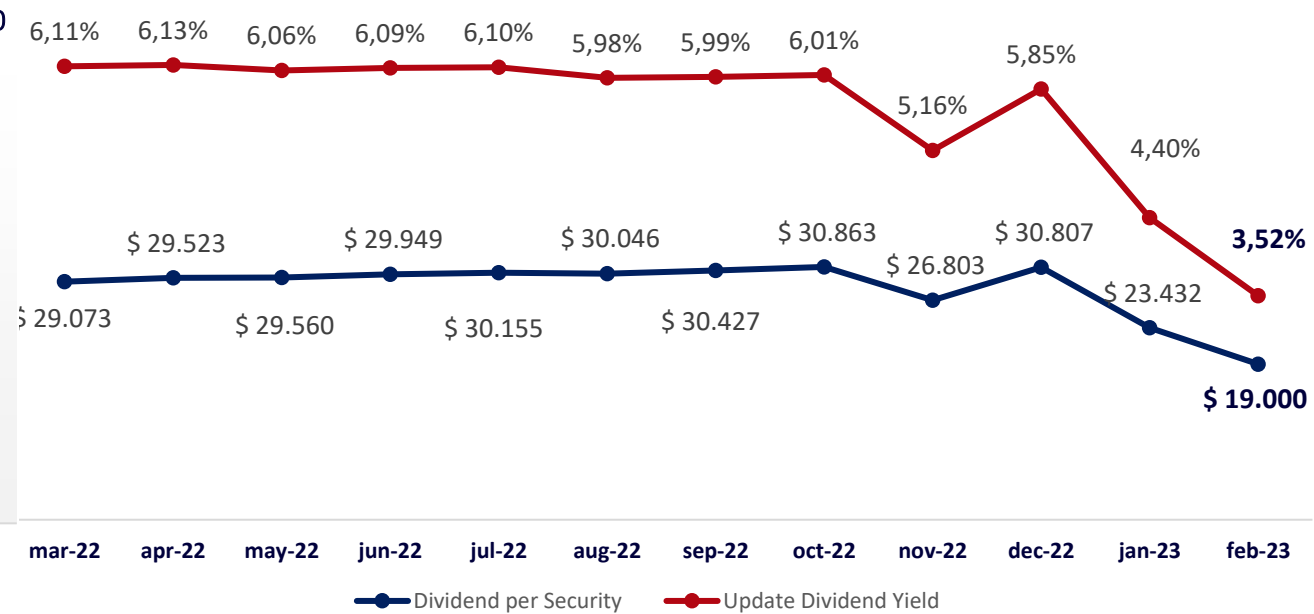
**6.501.770**

Security Value on February 28, 2023.

**14,88%**

LTM Last increment Security Value vs \$5.659.858 (Security Value Mar. 1, 2022)

### Dividend Yields & Returns



**5,62%**  
Average DY LTM:  
03/2022 – 02/2023

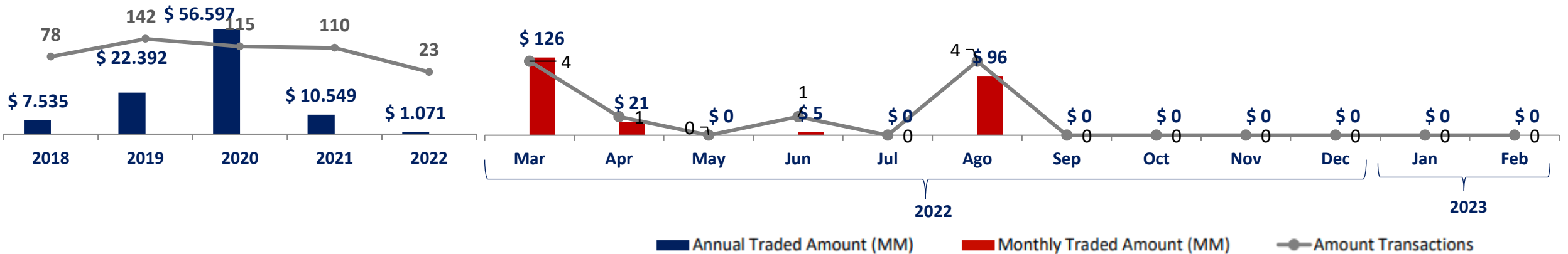
**3,96%**  
Average DY YTD:  
02/2023

**3,52%**  
DY Previous month:  
February 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\*\***

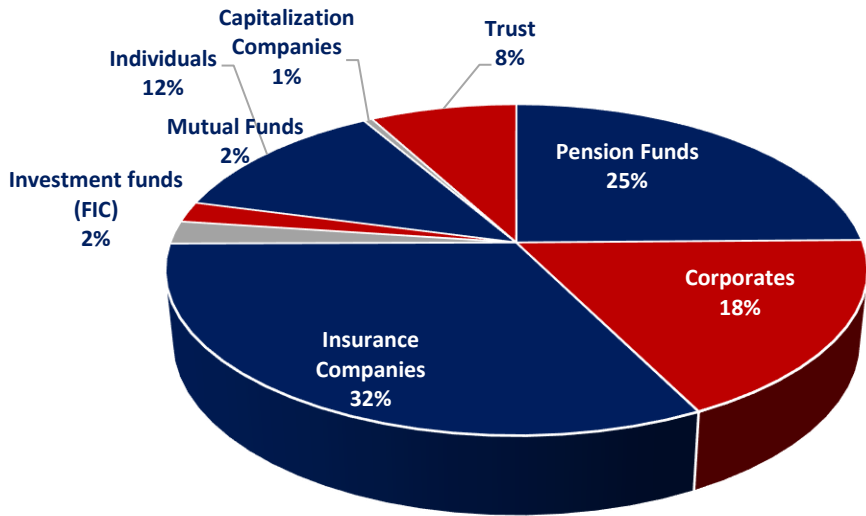
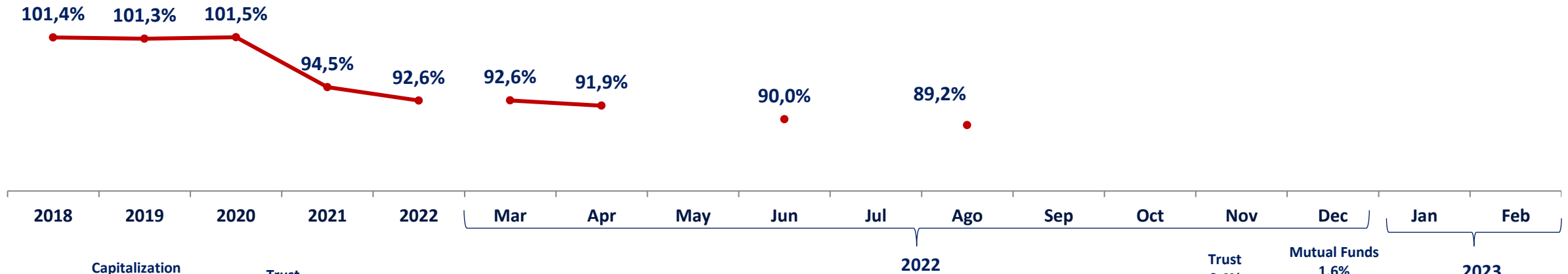


**COP\$ 0**  
**Daily Average Traded**  
**/Month**

\*WAP: Weight average price  
\*\* Precia's valuation Price Feb 28 2023



### Trade Price (weighted average)

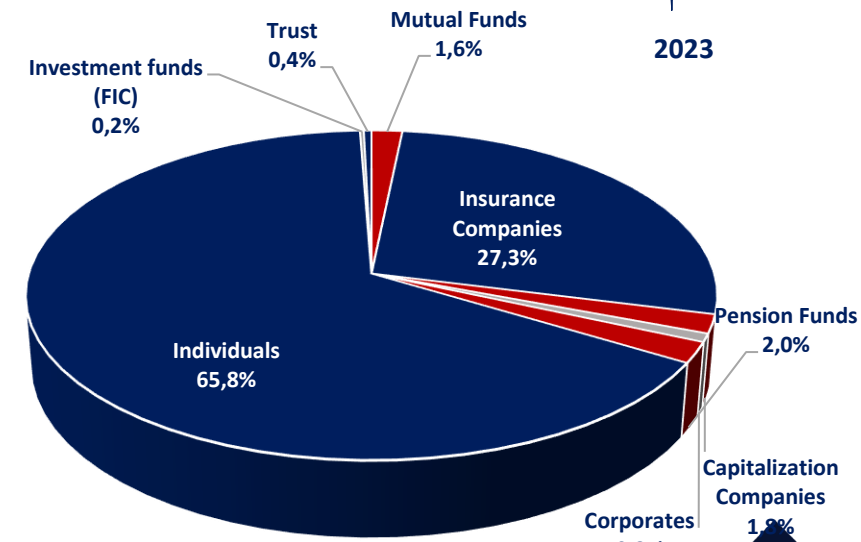


**Investors per amount**



491

TIN Securities Investors



**Number of investors**