



**Titularizadora**  
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report  
March 2023



**COP \$491.485 million**  
Assets under management



**21,14% AE**  
LTM Profitability:  
Apr.2022/Mar.2023



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



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



**5,41%\*\*\***  
Dividend Yield LTM -  
Apr.2022/Mar.2023



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



**99,43%**  
Economic Occupation  
of portfolio



**0,02%\*\***  
Non-performing loans  
March 2023



**28,78% < Lim. 40%**  
Financial indebtedness

\* Indicators as at March 31, 2023.

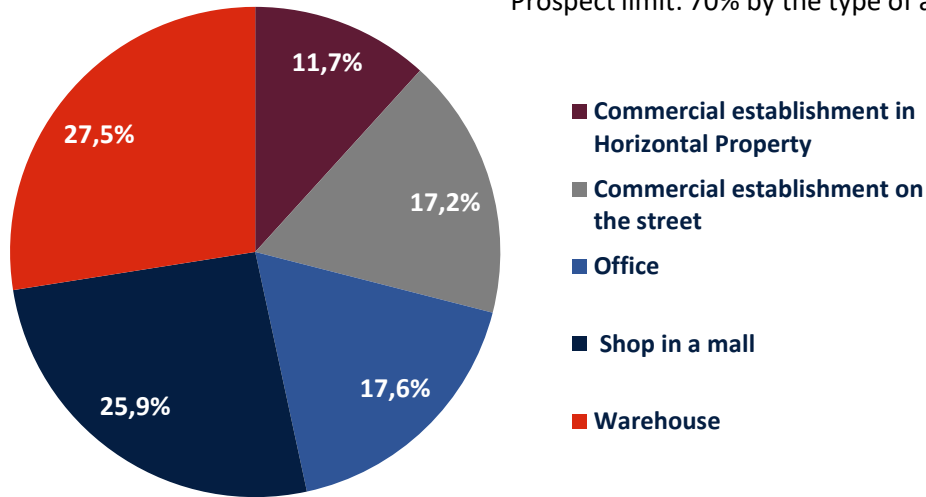
\*\* Non performing loans on operating income of previous 12 months.

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



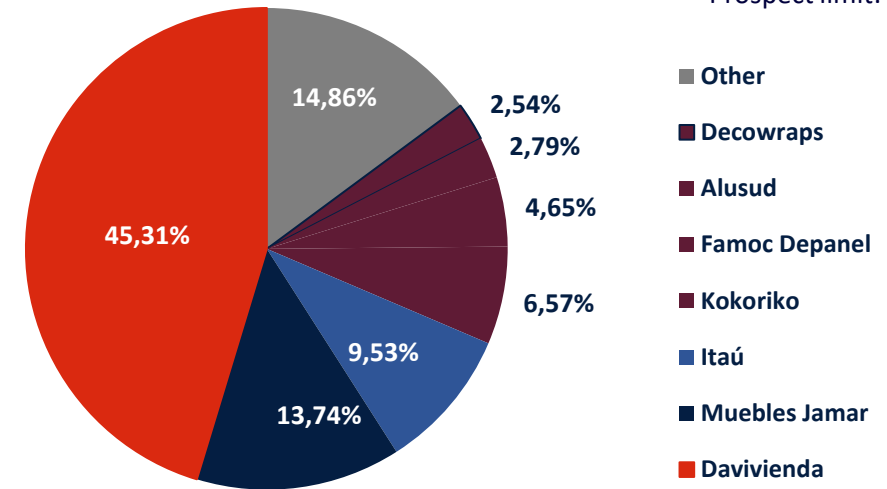
### By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



### By Lessee\*\*

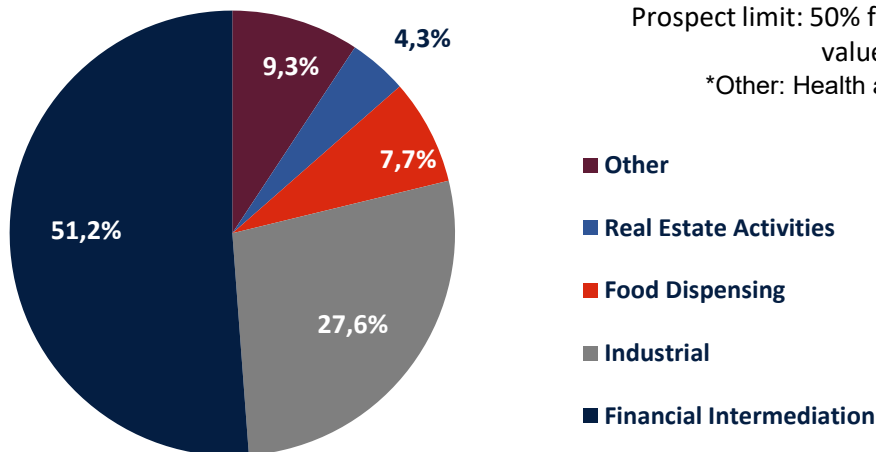
Prospect limit: 30% for income.



### By Economic Sector

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

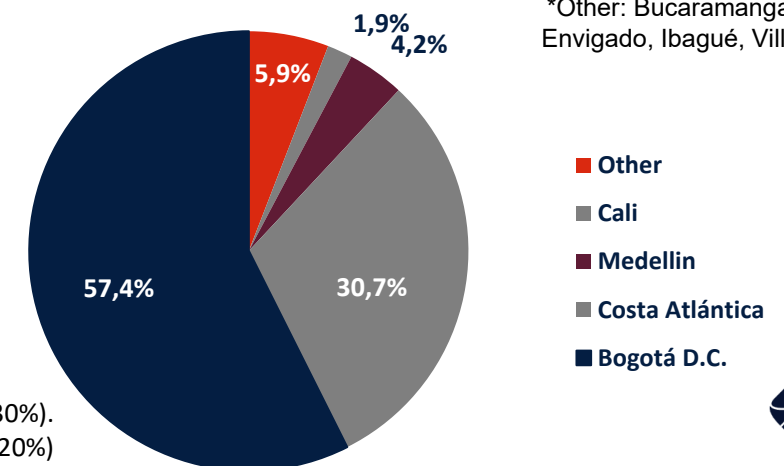
\*Other: Health and Services.



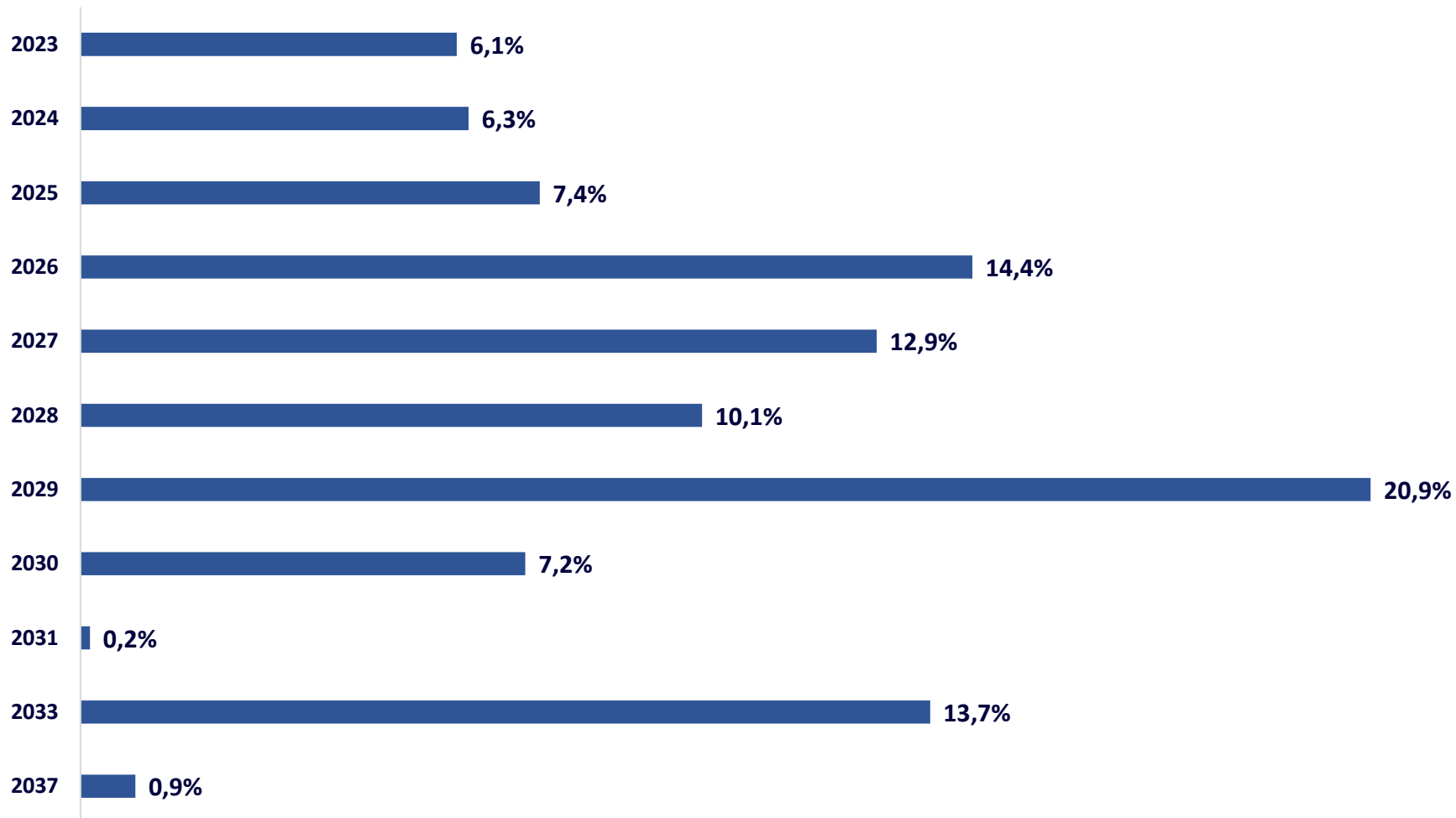
### By Geographic Location

\*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**



**0,57%**  
Economic Vacancy



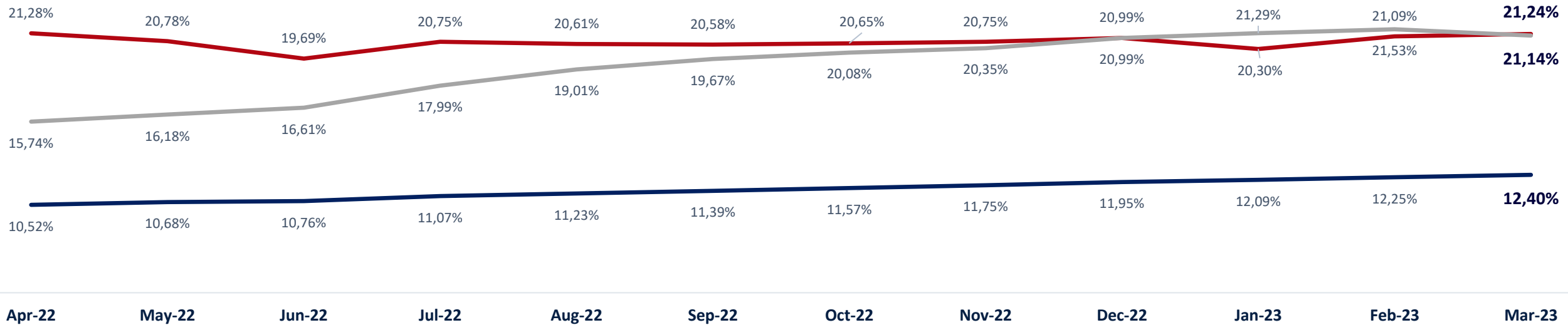
**36**  
No. Lessees



**5,48 years**  
Weighted average of  
remaining time of lease  
contracts.



### Yield



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



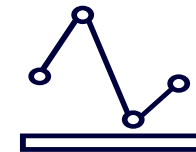
**12,40% AE**  
**Profitability Since the Beginning**  
 October 2018 – March 2023



**50%**  
**For Mark-up in Price**  
**50%**  
**Due to Flow**



**21,14% AE**  
**LTM Profitability:**  
 Apr. 2022 – Mar. 2023

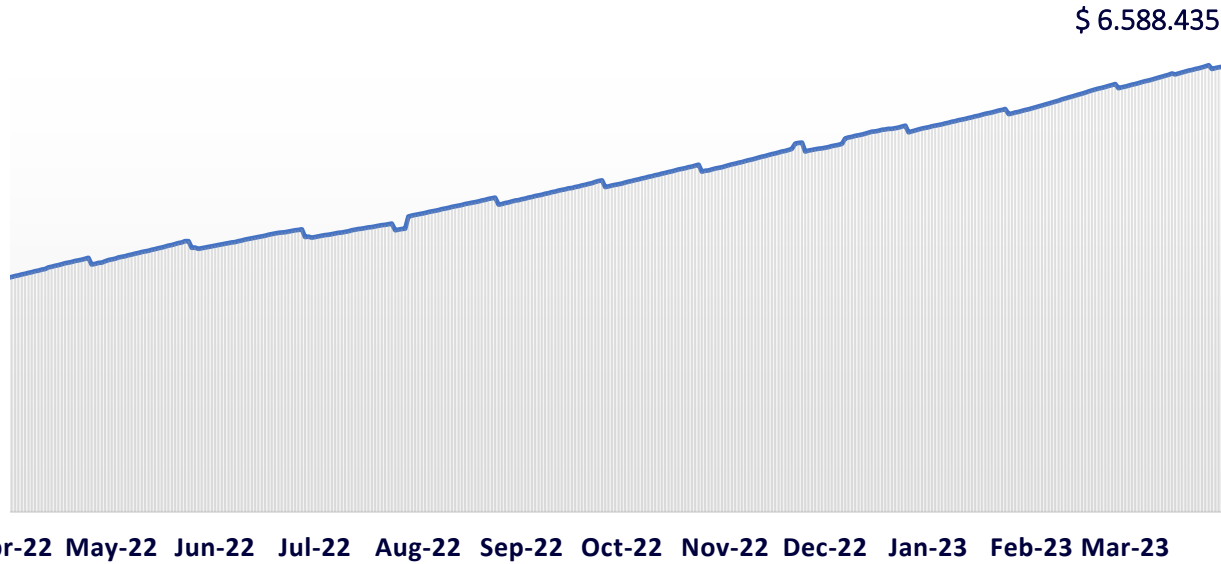


**21,24% AE**  
**Year-to-Date Profitability:**  
 March 2023



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

### TIN Security Value



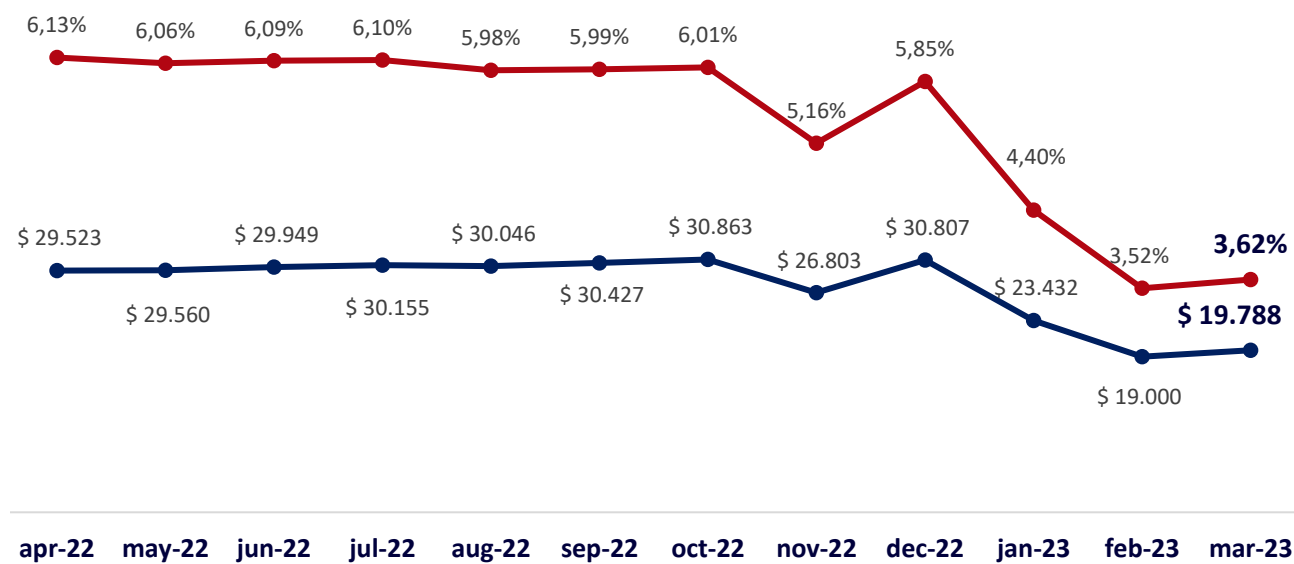
**6.588.435**

Security Value on March 31, 2023.

**14,74%**

LTM Last increment Security Value vs \$5.741.934 (Security Value Apr. 1, 2022)

### Dividend Yields & Returns



● Dividend per Security ● Update Dividend Yield



**5,41%**

Average DY LTM: 04/2022 – 03/2023



**3,85%**

Average DY YTD: 03/2023



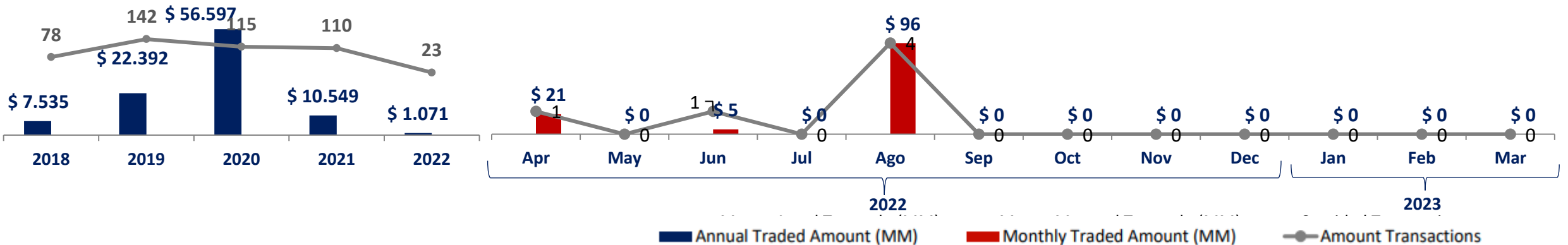
**3,62%**

DY Previous month: March 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\*\*

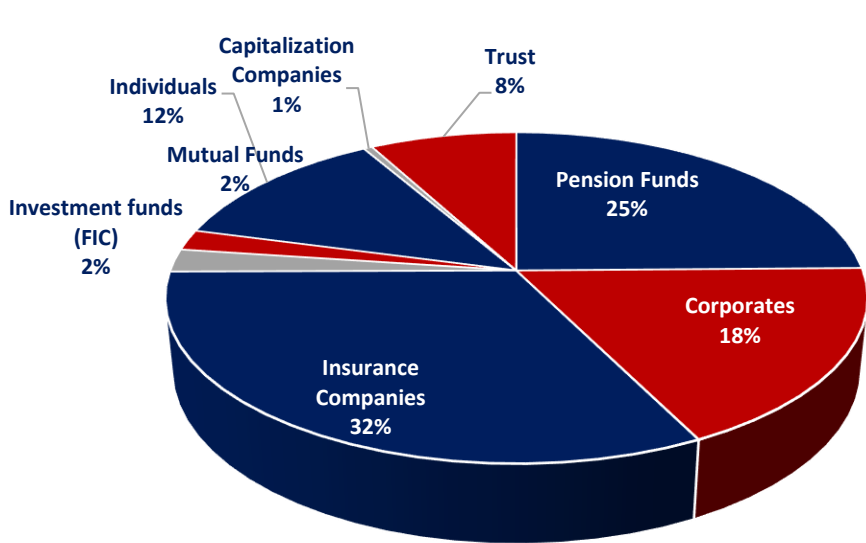
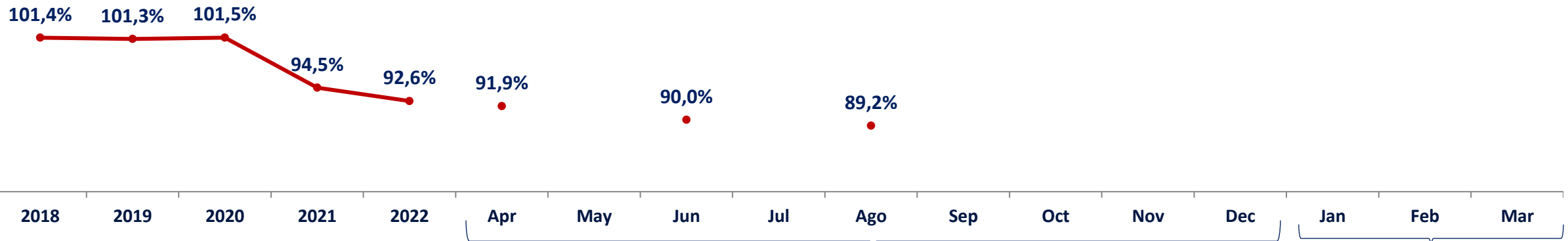


**COP\$ 0**  
Daily Average  
Traded /Month



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

### Trade Price (weighted average)

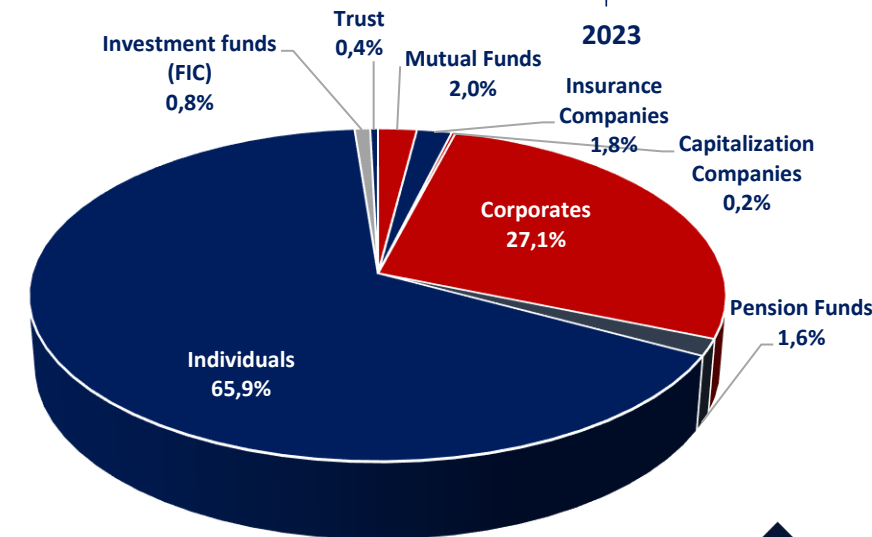


**Investors per amount**



490

**TIN Securities Investors**



**Number of investors**

