



Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report
April 2023



COP \$497.576 million
Assets under management



21,38% AE
LTM Profitability:
May.2022/Apr.2023



\$138.863 million
Financial indebtedness (Capital)



85.701 m²
Managed area



5,20%***
Dividend Yield LTM -
May.2022/Apr.2023



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



99,43%
Economic Occupation
of portfolio



0,01%**
Non-performing loans
April 2023



28,46% < Lim. 40%
Financial indebtedness

* Indicators as at April 30, 2023.

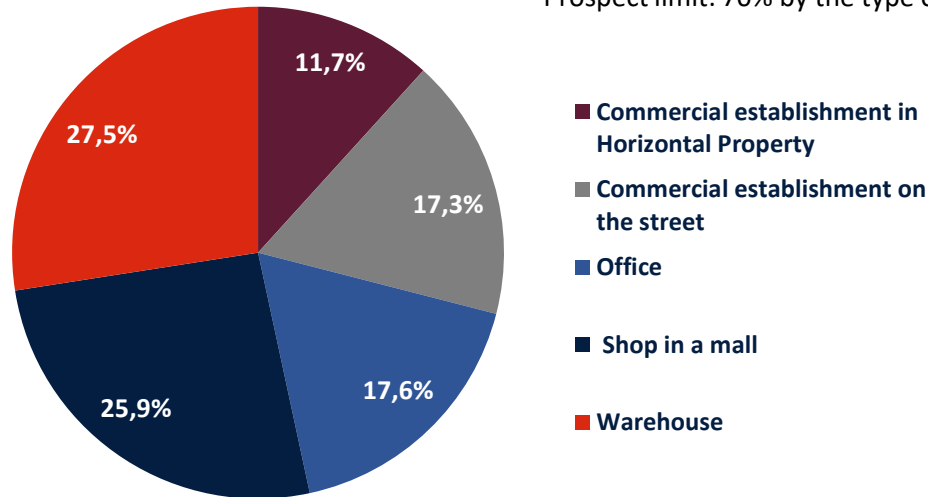
** Non performing loans on operating income of previous 12 months.

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



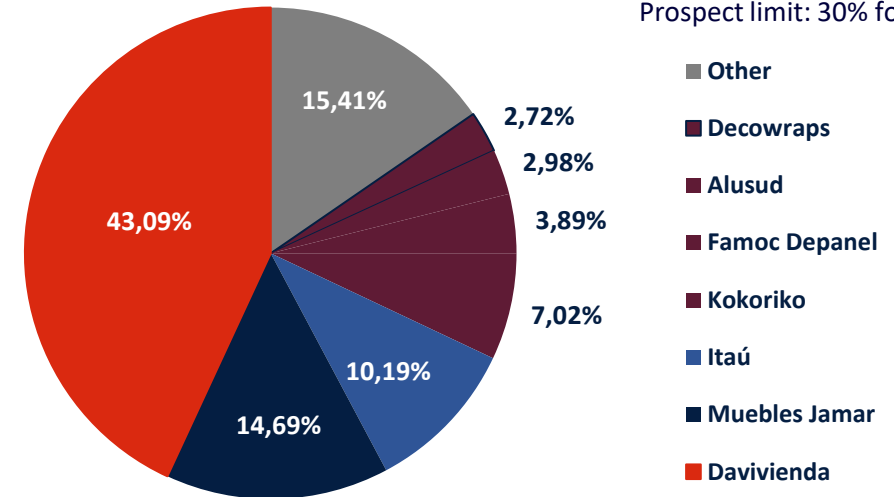
By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



By Lessee**

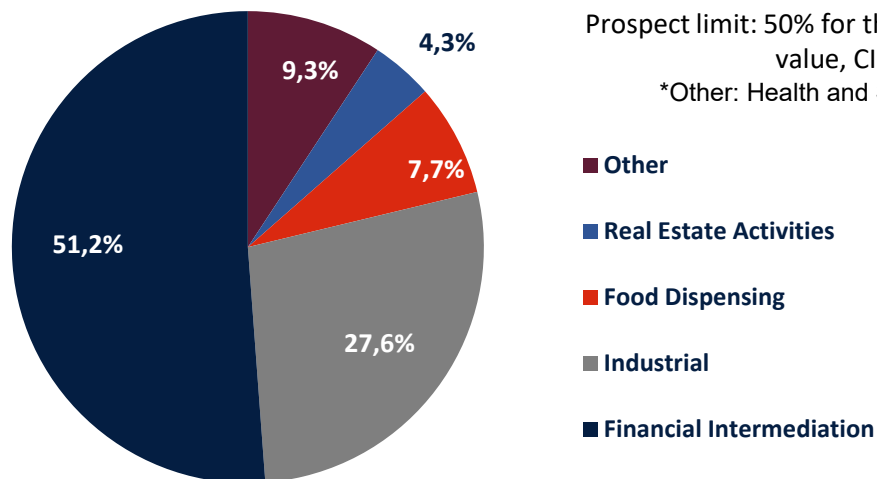
Prospect limit: 30% for income.



By Economic Sector

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

*Other: Health and Services.



By Geographic Location

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

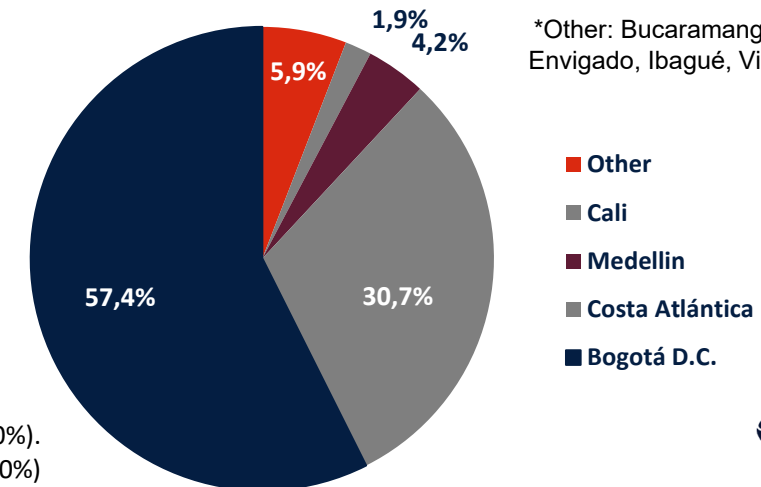
Prospect limit:

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

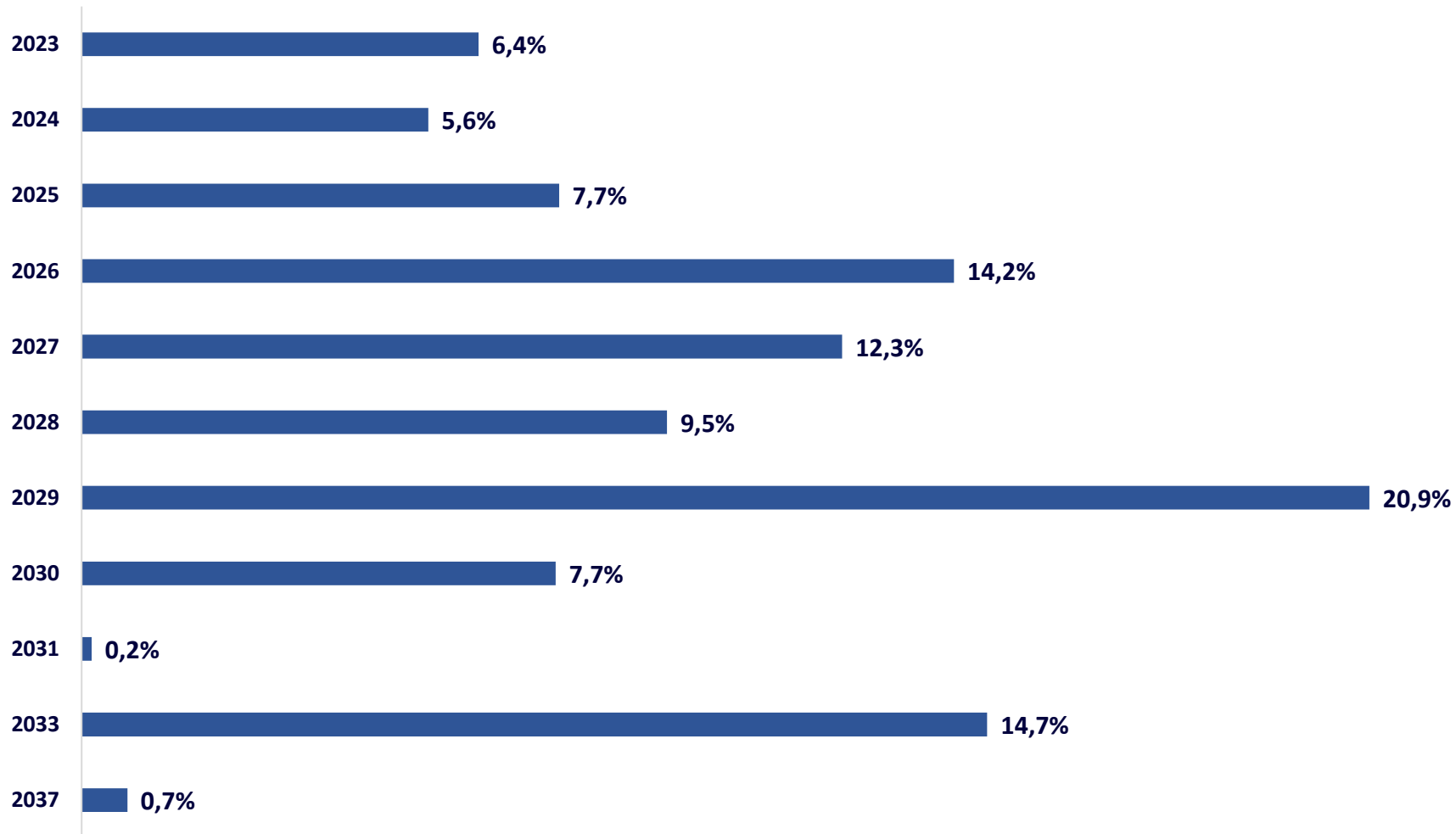
>500 thousand inhab. (up to 30%).

>300 thousand inhab. (up to 20%)

>Other (up to 15%)



Lease Contracts



0,57%
Economic Vacancy



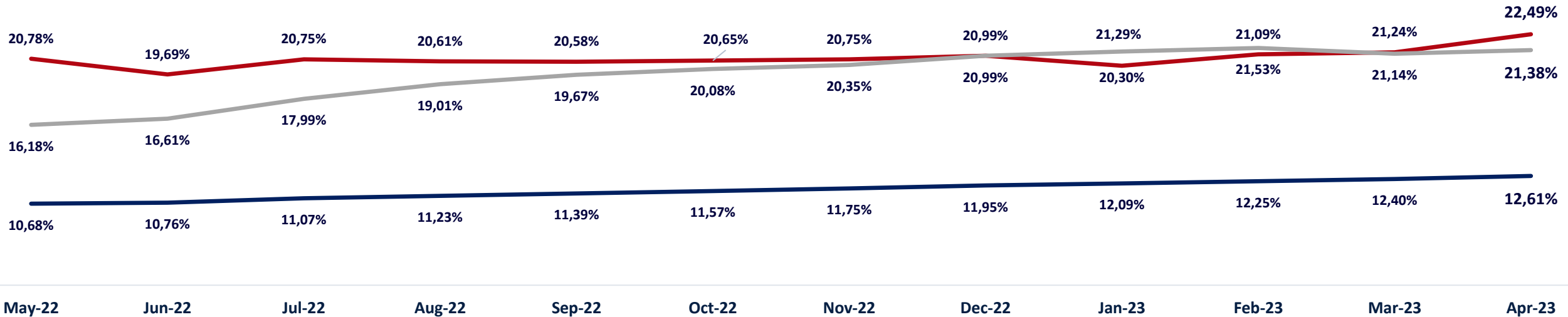
36
No. Lessees



5,40 years
Weighted average of
remaining time of lease
contracts.



Yield



— Since the Beginning — YTD* — LTM**



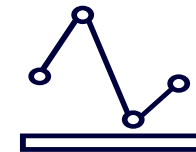
12,61% AE
Profitability Since the Beginning
 October 2018 – April 2023



51,3%
For Mark-up in Price
48,7%
Due to Flow



21,38% AE
LTM Profitability:
 May. 2022 – Apr. 2023

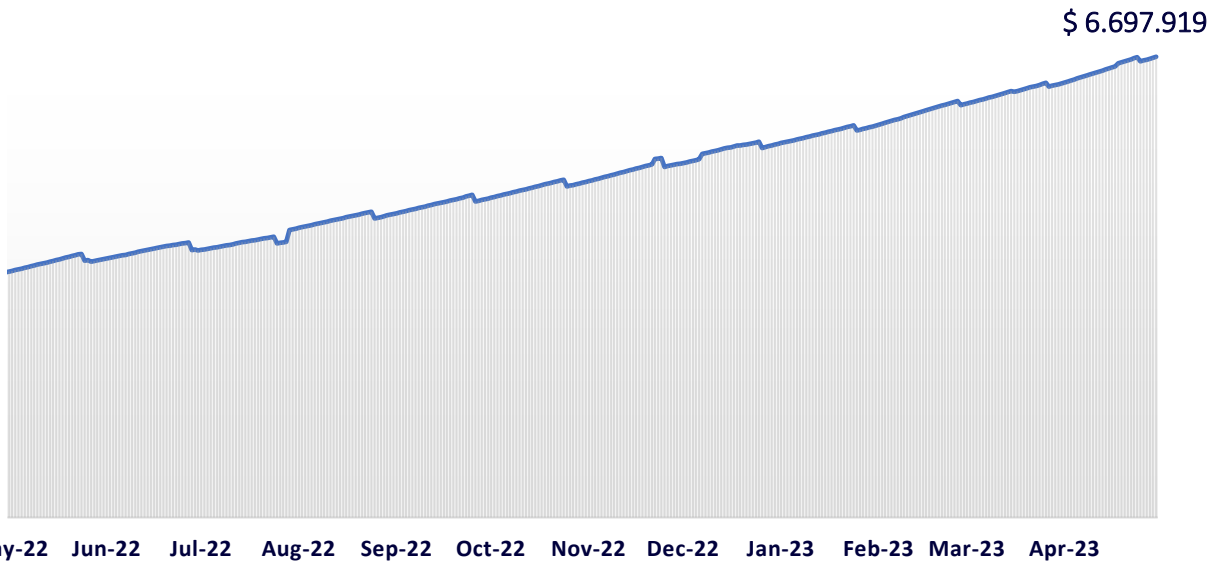


22,49% AE
Year-to-Date Profitability:
 April 2023



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

TIN Security Value



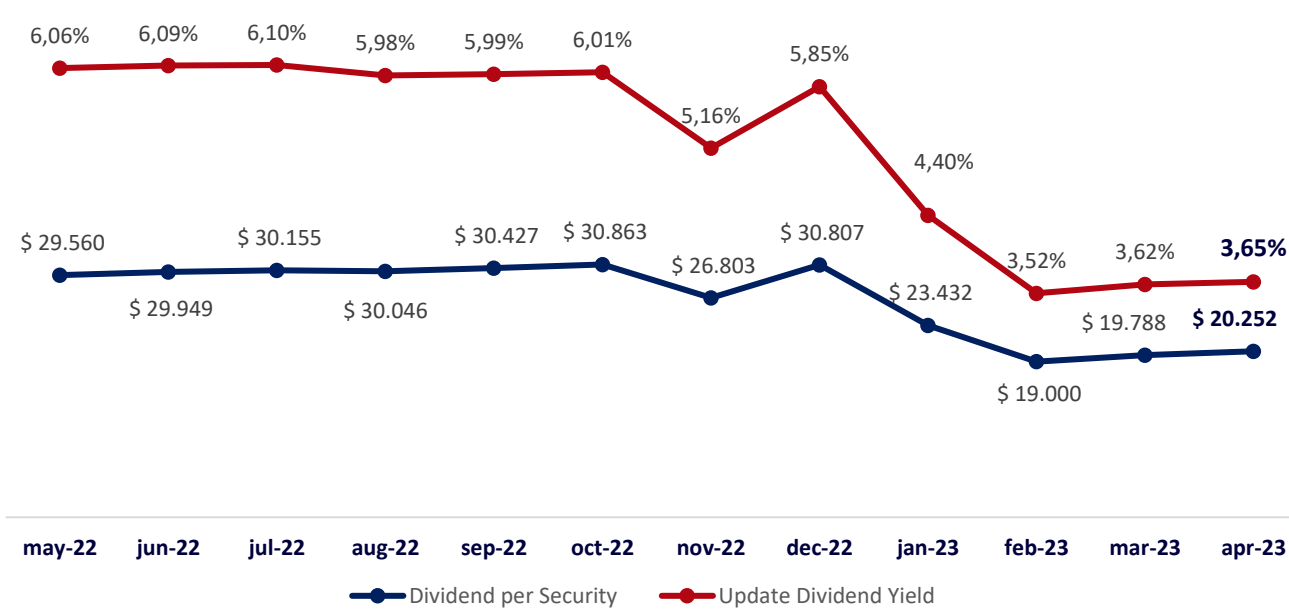
6.697.919

Security Value on April 30, 2023.

15,24%

LTM Last increment Security Value vs \$5.812.328 (Security Value May. 1, 2022)

Dividend Yields & Returns



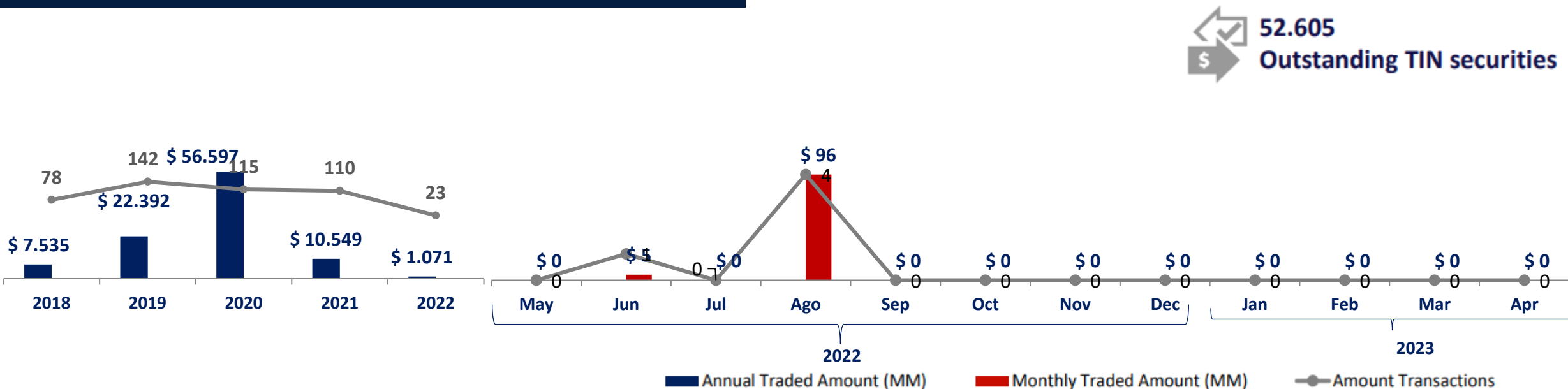
5,20%
Average DY LTM:
05/2022 – 04/2023

3,80%
Average DY YTD:
04/2023

3,65%
DY Previous month:
April 2023



Total Traded Amount (COP Millions)



**COP 0 Million
Traded / Month**



**COP 0 Million
Traded / 2023**



**Without
Price WA* / Month**



**100%
Valuation Price****

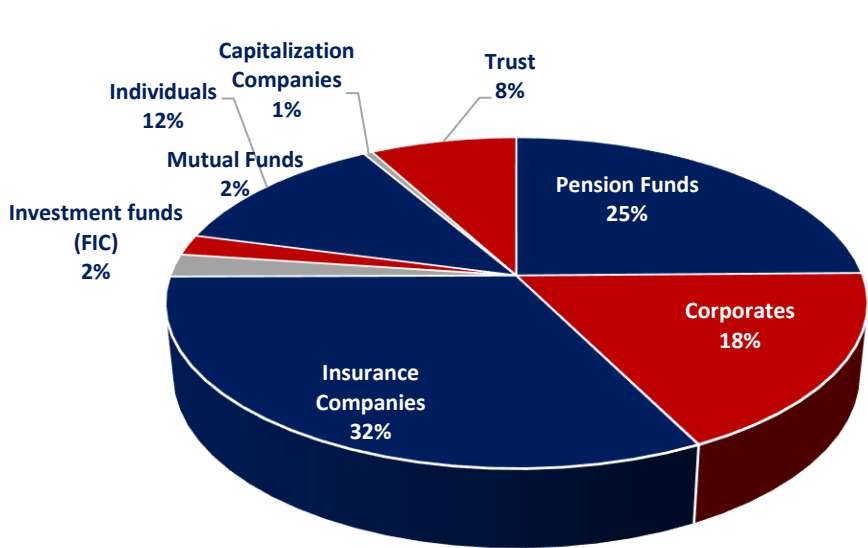
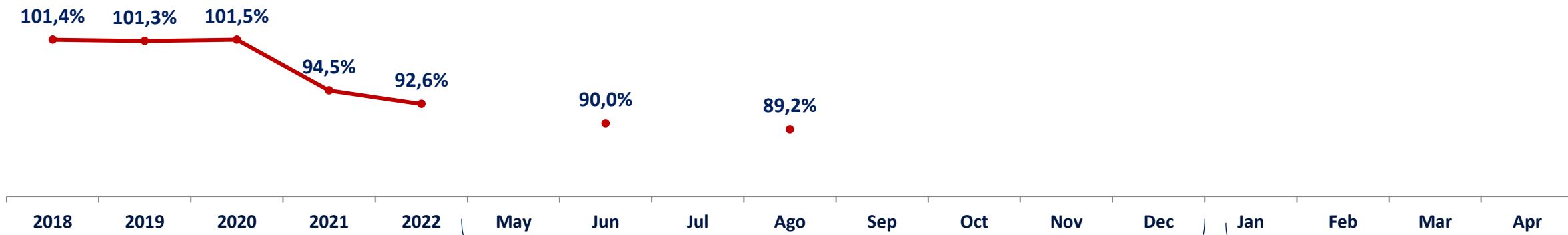


**COP\$ 0
Daily Average
Traded / Month**



*WAP: Weight average price
** Precia's valuation Price Apr 30 2023

Trade Price (weighted average)

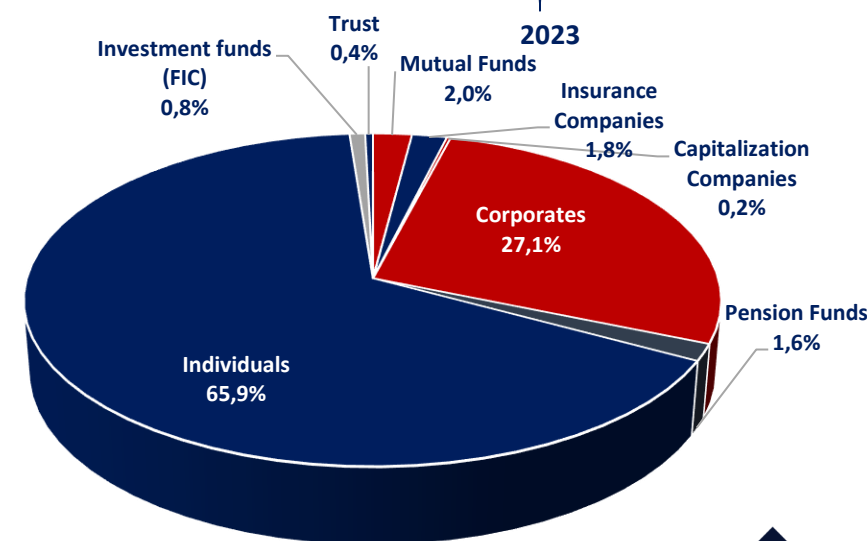


Investors per amount



490

TIN Securities Investors



Number of investors

