



Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report
May 2023



Titularizadora
COLOMBIANA

Titularizadora Colombiana S.A., as Master Servicer of TIN, informs the holders of securities that the Assets Under Management have reached

COP \$502.545 Millions



**Títulos
Inmobiliarios**



COP \$502.545 million
Assets under management



21,75% AE
LTM Profitability:
Jun.2022/May.2023



\$140.563 million
Financial indebtedness (Capital)



85.701 m²
Managed area



5,02%***
Dividend Yield LTM -
Jun.2022/May.2023



15,85% E.A.
Weighted average cost of
debt.



97,76%
Economic Occupation
of portfolio



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



28,56% < Lim. 40%
Financial indebtedness

The increase in economic vacancy is due to the commercialization process of Avenida Tercera. This asset will be removed from the portfolio on June 23, 2023.

* Indicators as at May 31, 2023.

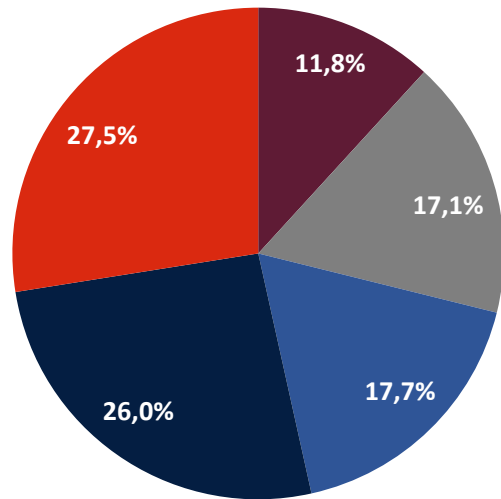
** Non performing loans on operating income of previous 12 months.

*** 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

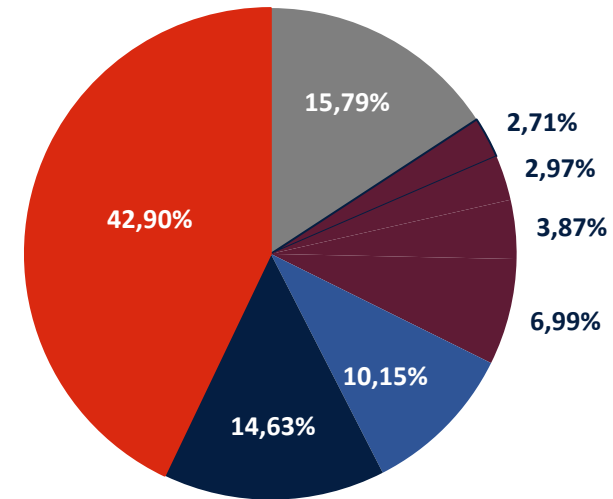
Prospect limit: 70% by the type of asset.



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

By Lessee**

Prospect limit: 30% for income.

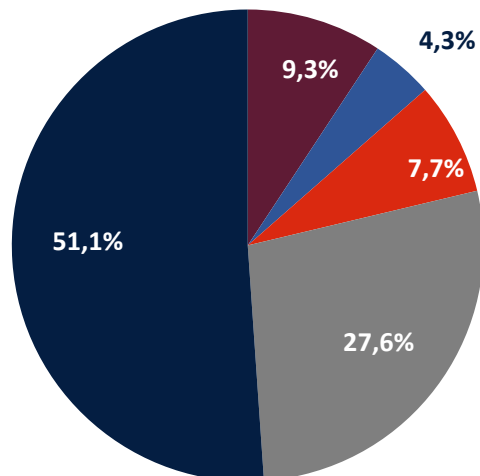


- Other
- Decowraps
- Alusud
- Famoc Depanel
- Kokoriko
- Itaú
- Muebles Jamar
- Davivienda

By Economic Sector

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

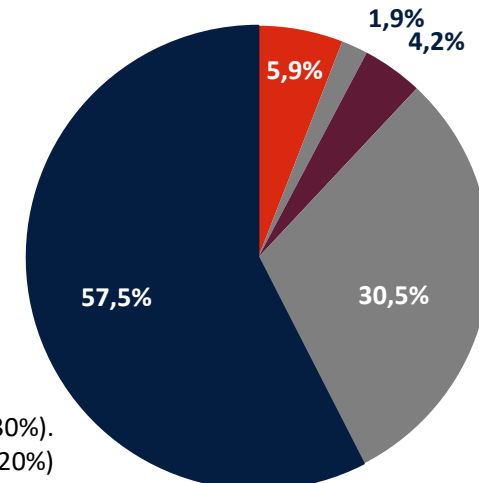
*Other: Health and Services.



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

By Geographic Location

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



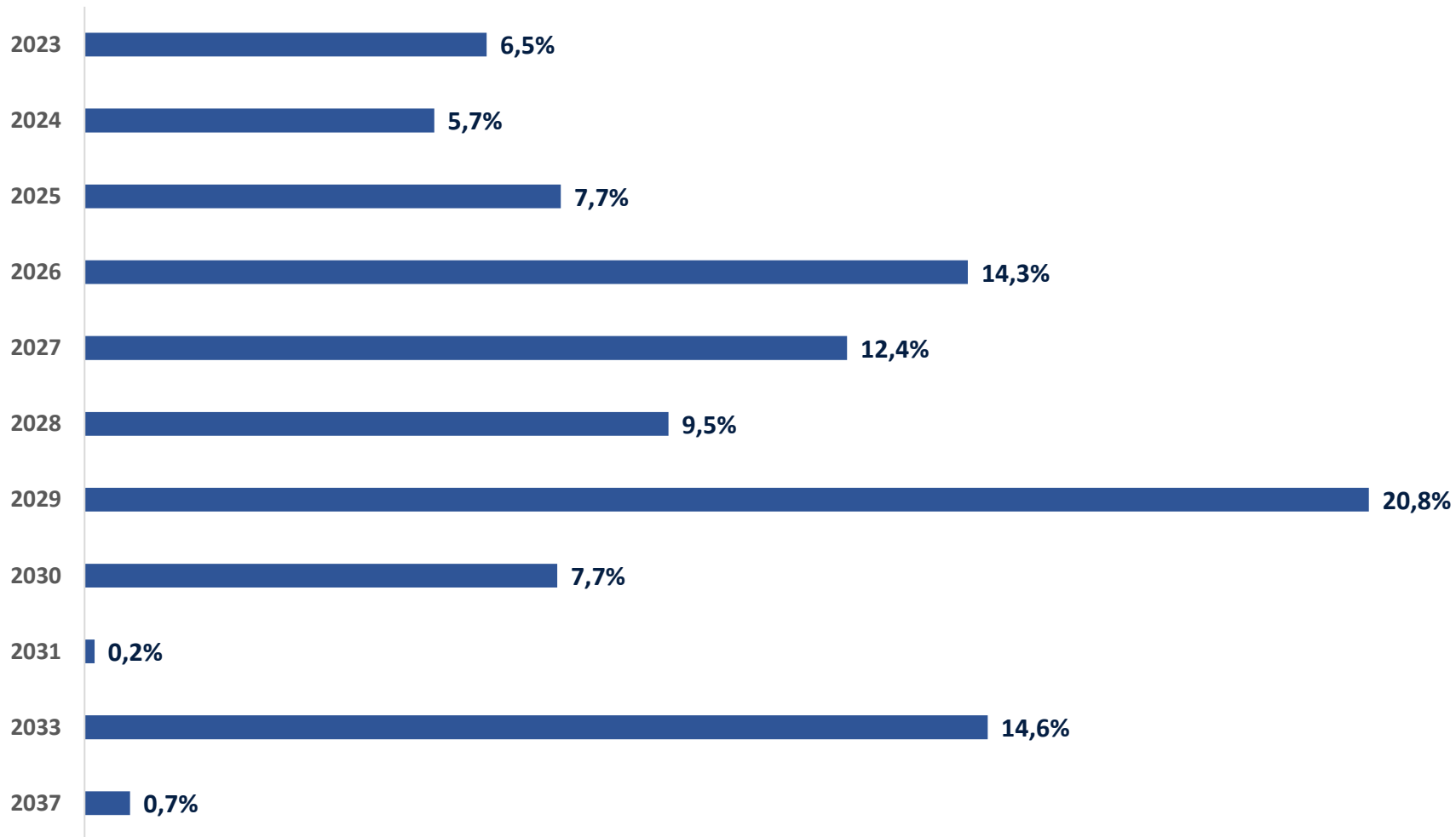
- Other
- Cali
- Medellin
- Costa Atlántica
- Bogotá D.C.

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



2,24%
Economic Vacancy



36
No. Lessees

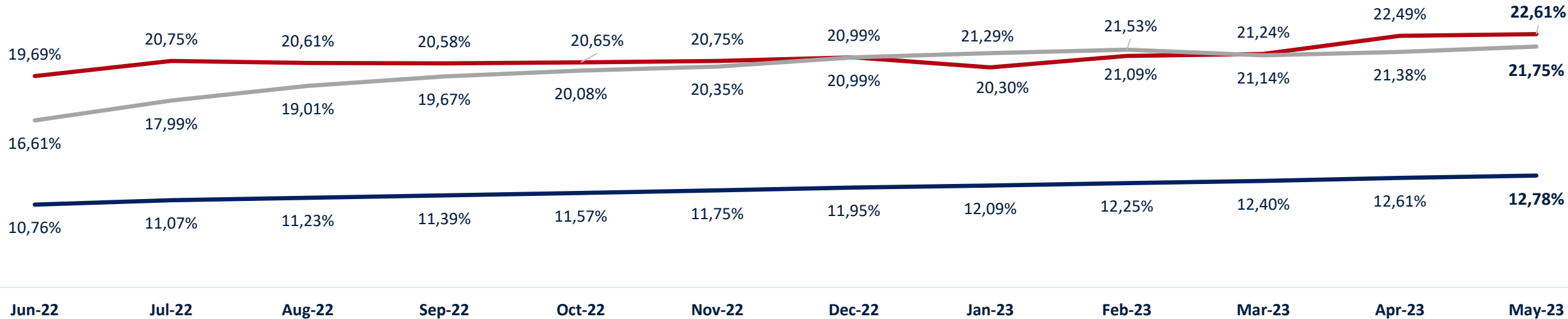


5,32 years
Weighted average of
remaining time of lease
contracts.

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Yield



— Since the Beginning — YTD* — LTM**



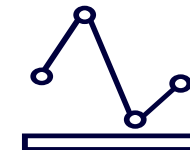
12,78% AE
Profitability Since the Beginning
 October 2018 – May 2023



51,1%
For Mark-up in Price
48,9%
Due to Flow



21,75% AE
LTM Profitability:
 Jun. 2022 – May. 2023

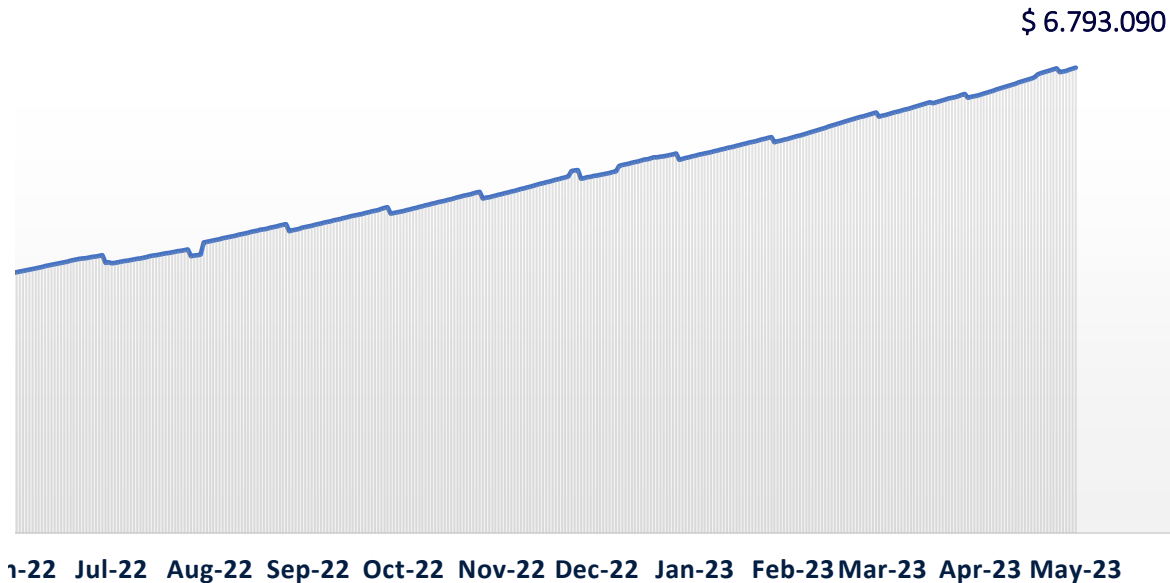


22,61% AE
Year-to-Date Profitability:
 May 2023



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

TIN Security Value



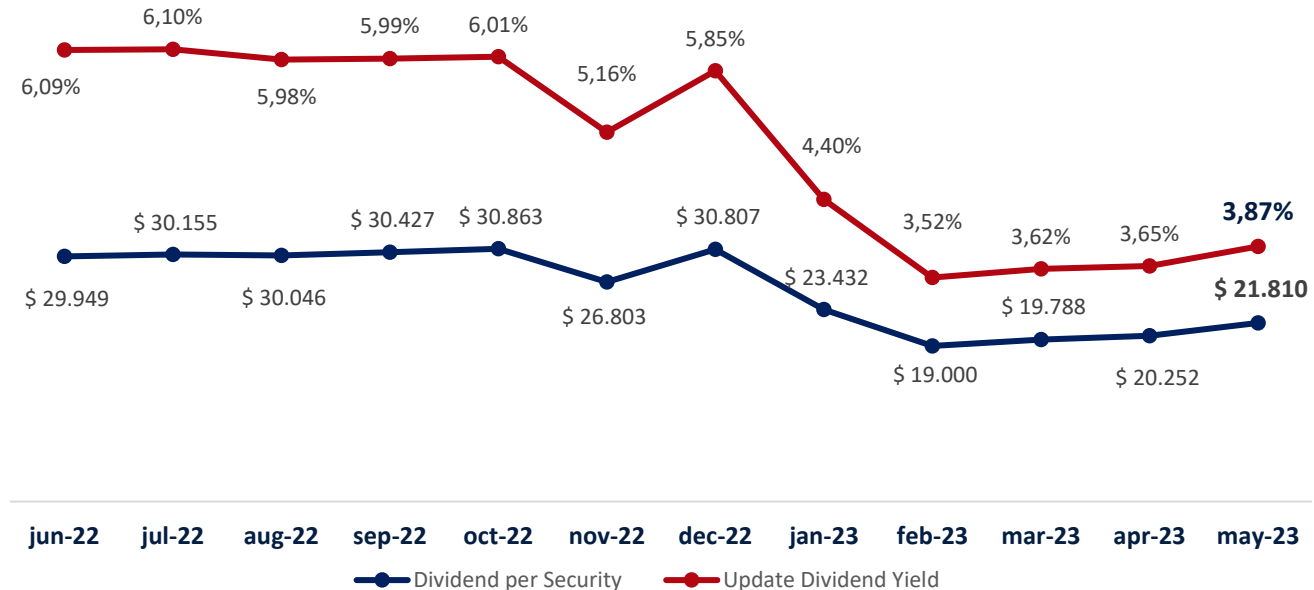
6.793.090

Security Value on
May 31, 2023.

15,79%

LTM Last increment
Security Value
vs \$5.866.850 (Security Value June. 1, 2022)

Dividend Yields & Returns



5,02%
Average DY LTM:
06/2022 – 05/2023



3,82%
Average DY YTD:
05/2023

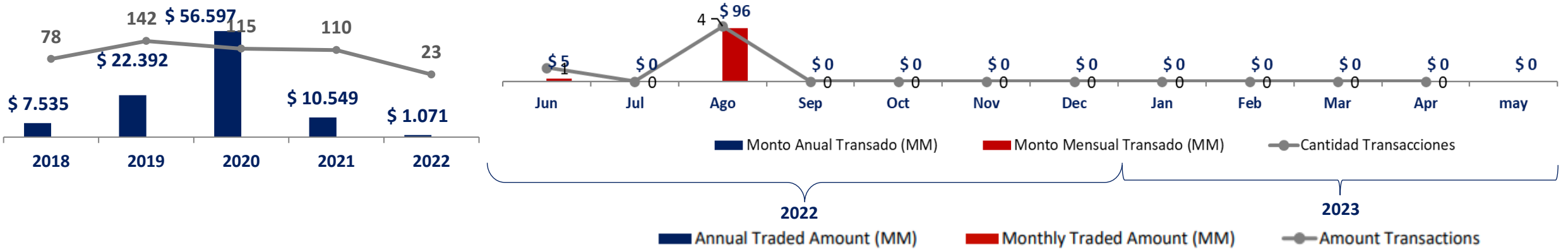


3,87%
DY Previous month:
May 2023



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**

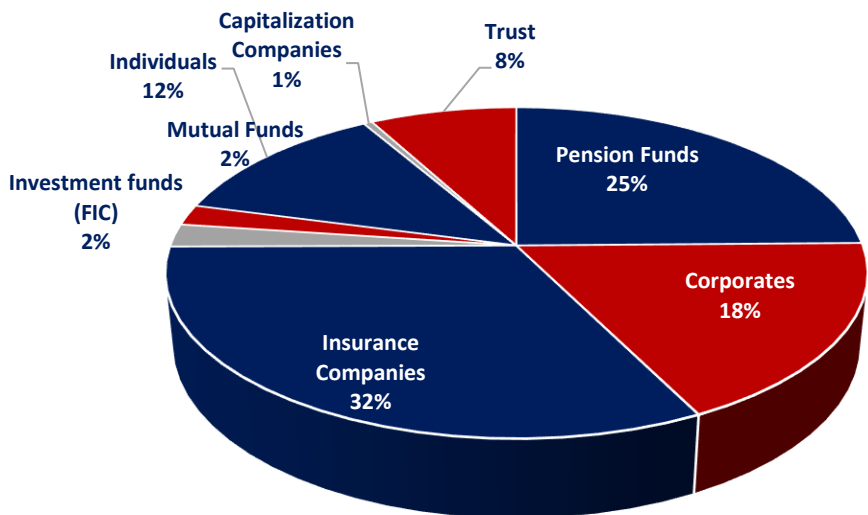
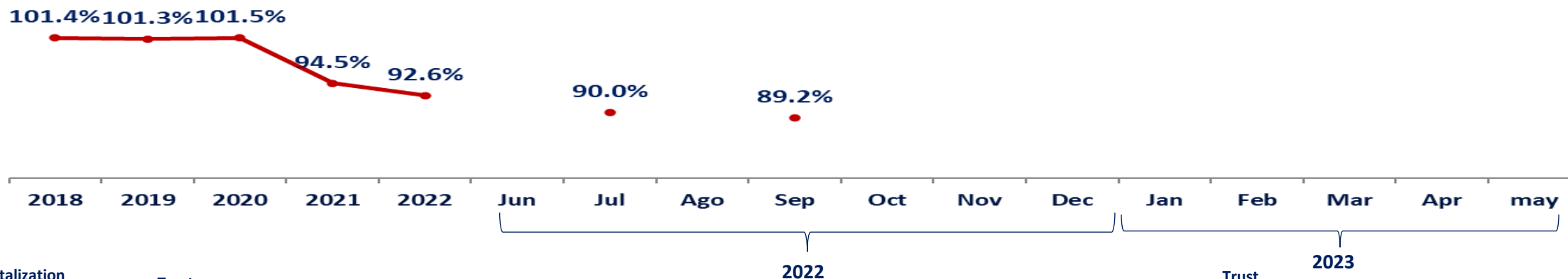


COP\$ 0
Daily Average Traded
/Month

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



Trade Price (weighted average)

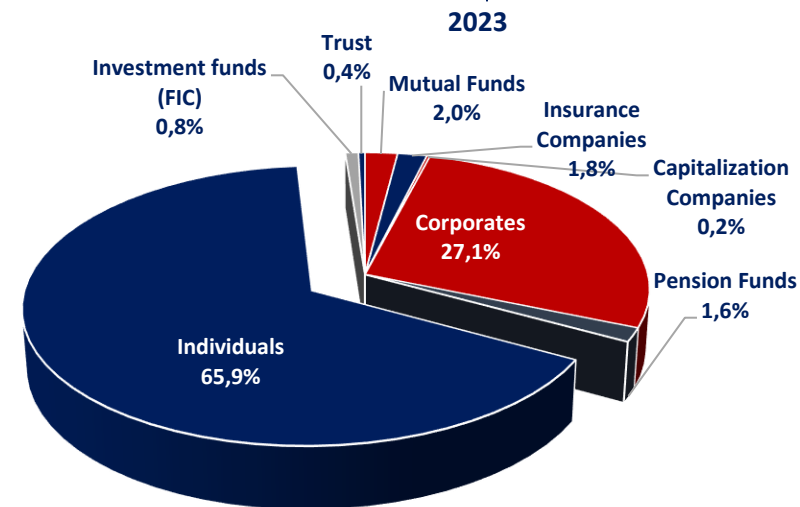


Investors per amount



490

TIN Securities Investors



Number of investors

