



**Titularizadora**  
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report  
June 2023



**COP \$499.807 million**  
Assets under management



**22,15% AE**  
LTM Profitability:  
Jul.2022/Jun.2023



**\$134.183 million**  
Financial indebtedness (Capital)



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



**4,83%\*\*\***  
Dividend Yield LTM -  
Jul.2022/Jun.2023



**15,82% E.A.**  
Weighted average cost of  
debt.



**99,42%**  
Economic Occupation  
of portfolio



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



**27,36% < Lim. 40%**  
Financial indebtedness

\* Indicators as at June 30, 2023.

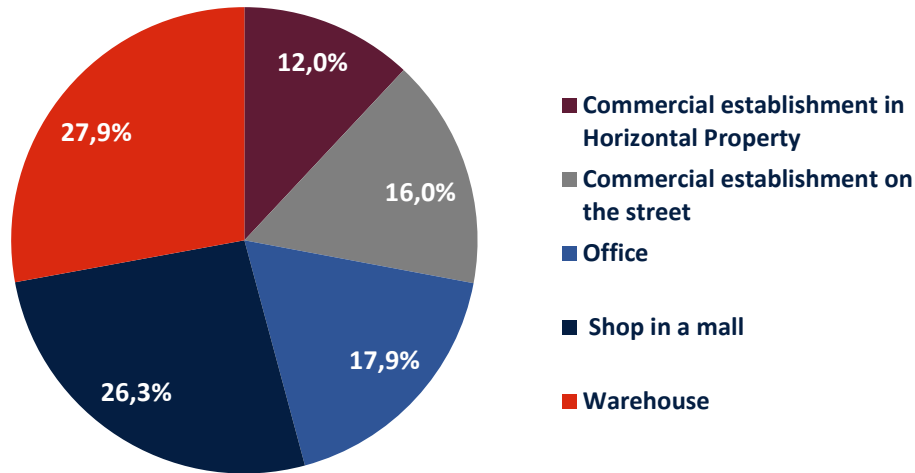
\*\* Non performing loans on operating income of previous 12 months.

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



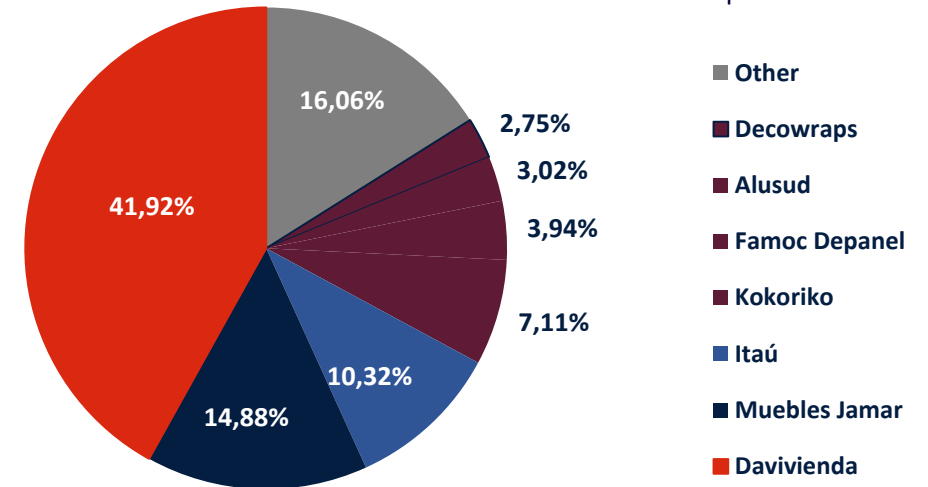
### By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



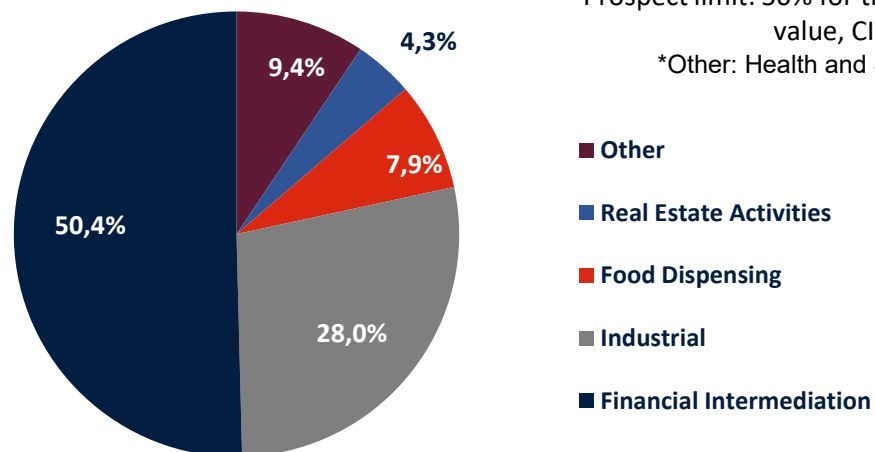
### By Lessee\*\*

Prospect limit: 30% for income.



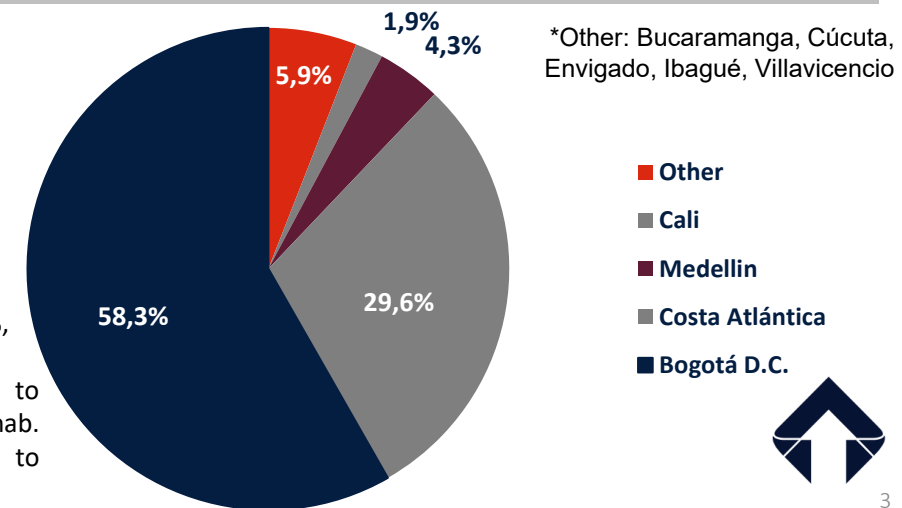
### By Economic Sector

Prospect limit: 50% for the asset value, CIU Code  
\*Other: Health and Services.

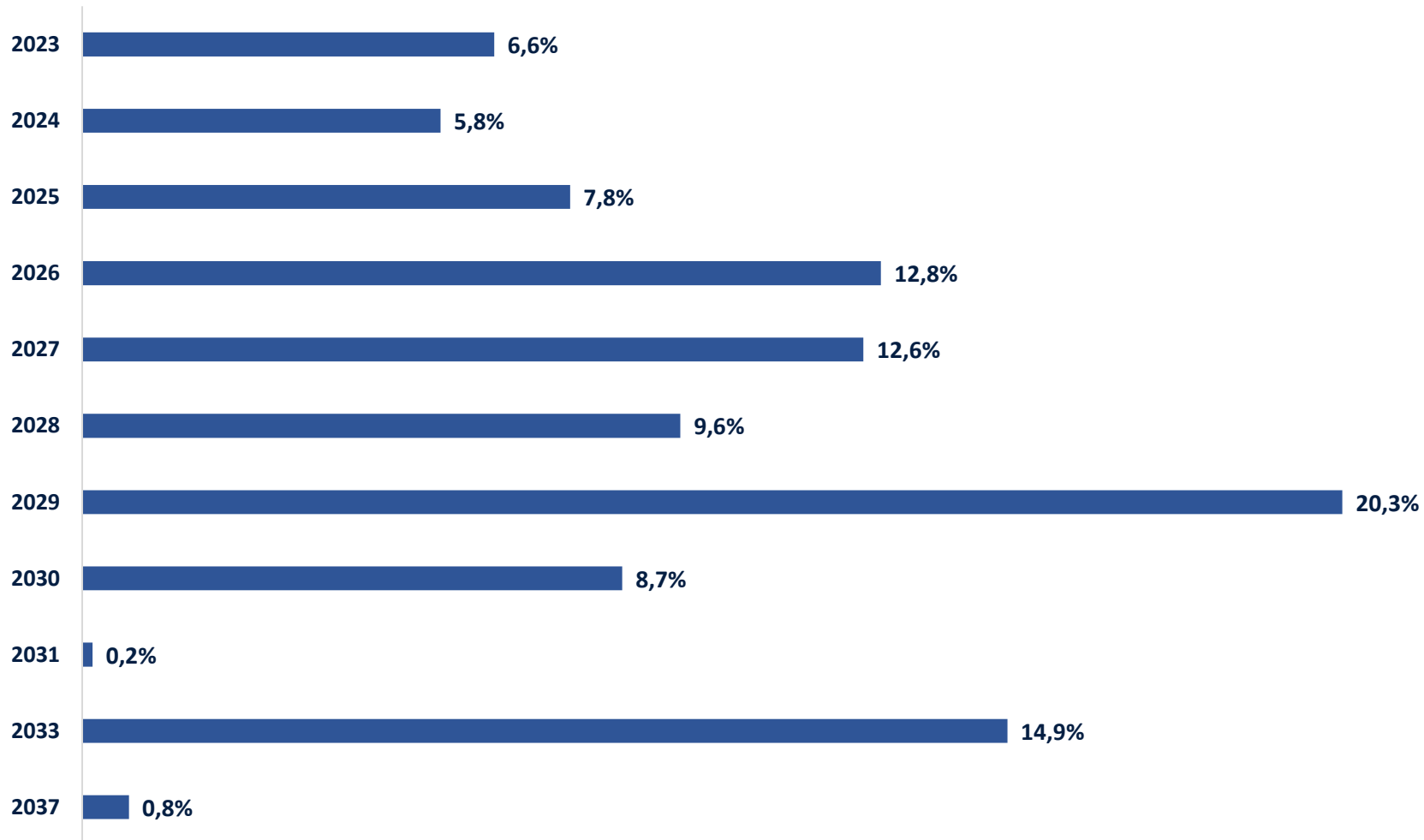


### By Geographic Location

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



**0,58%**  
Economic Vacancy



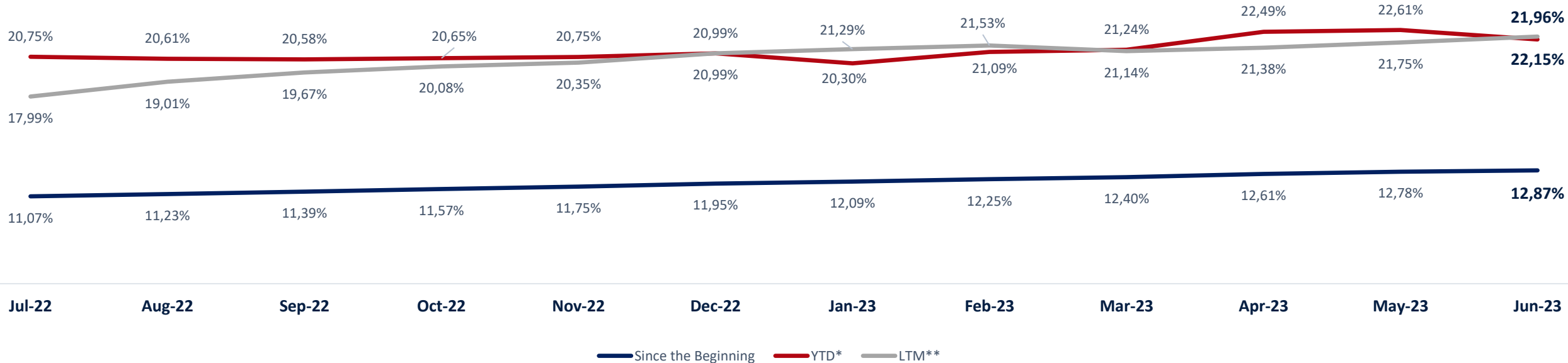
**36**  
No. Lessees



**5,27 years**  
Weighted average of  
remaining time of lease  
contracts.



### Yield



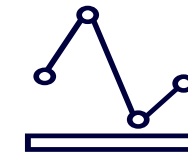
**12,87% AE**  
**Profitability Since the Beginning**  
 October 2018 – June 2023



**52,1%**  
**For Mark-up in Price**  
**47,9%**  
**Due to Flow**



**22,15% AE**  
**LTM Profitability:**  
 Jul. 2022 – Jun. 2023

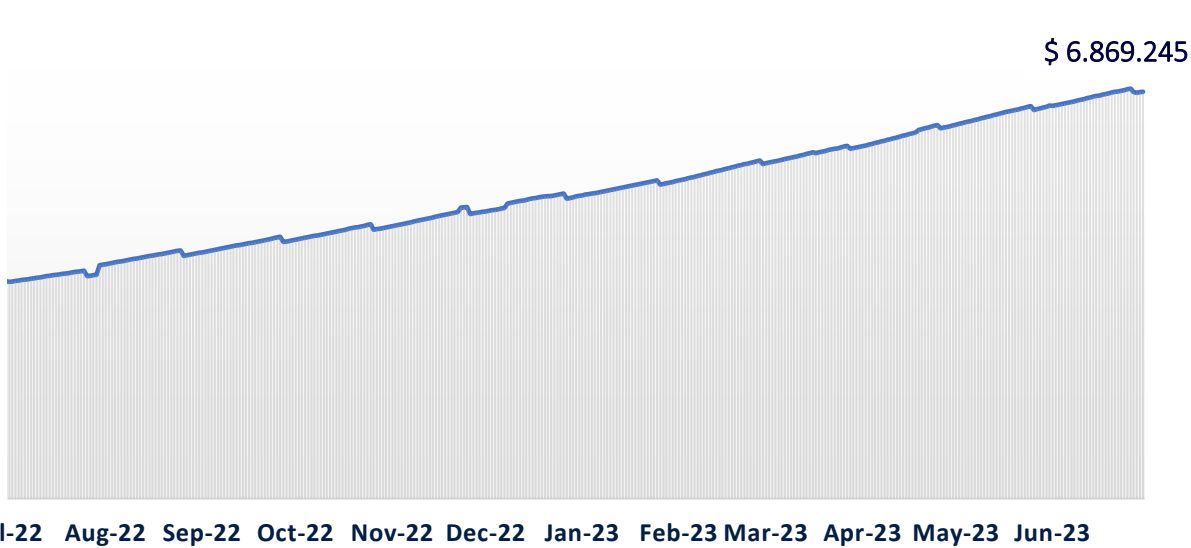


**21,96% AE**  
**Year-to-Date Profitability:**  
 June 2023



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

### TIN Security Value



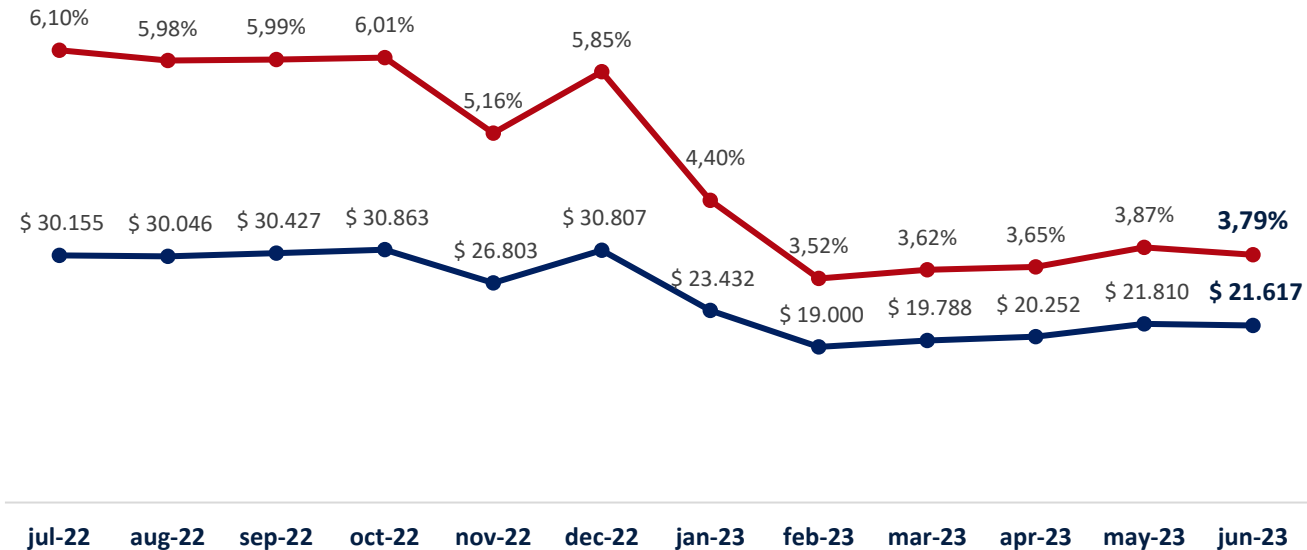
**6.869.245**

Security Value on June 30, 2023.

**16,38%**

LTM Last increment Security Value vs \$5.902.231 (Security Value July. 1, 2022)

### Dividend Yields & Returns



Jul-22 Aug-22 Sep-22 Oct-22 Nov-22 Dec-22 Jan-23 Feb-23 Mar-23 Apr-23 May-23 Jun-23

● Dividend per Security ● Update Dividend Yield



**4,83%**

Average DY LTM:  
07/2022 – 06/2023



**3,81%**

Average DY YTD:  
06/2023



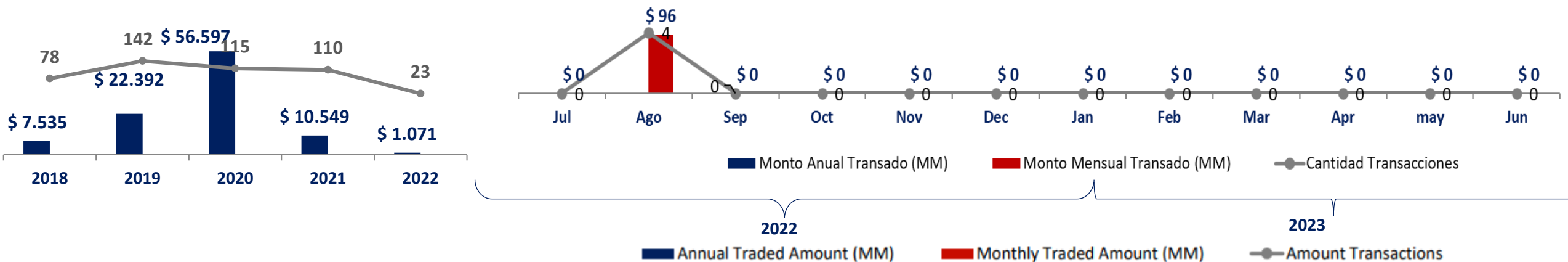
**3,79%**

DY Previous month:  
June 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\*\*

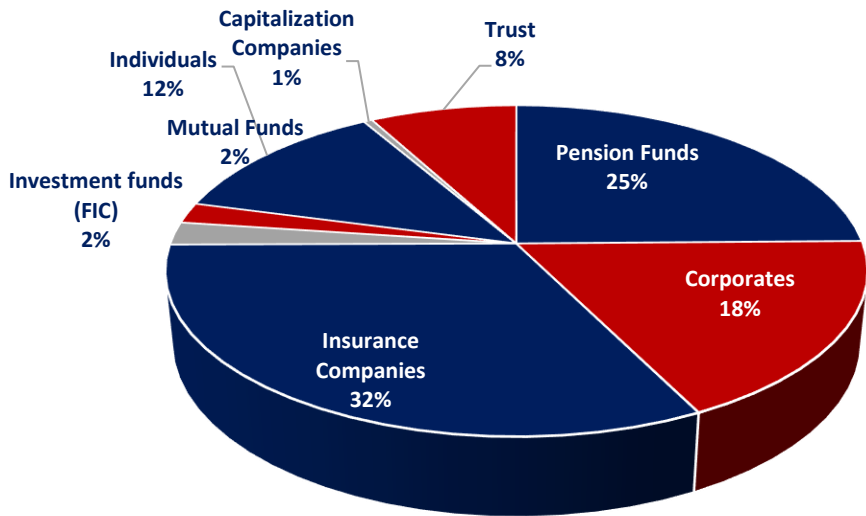
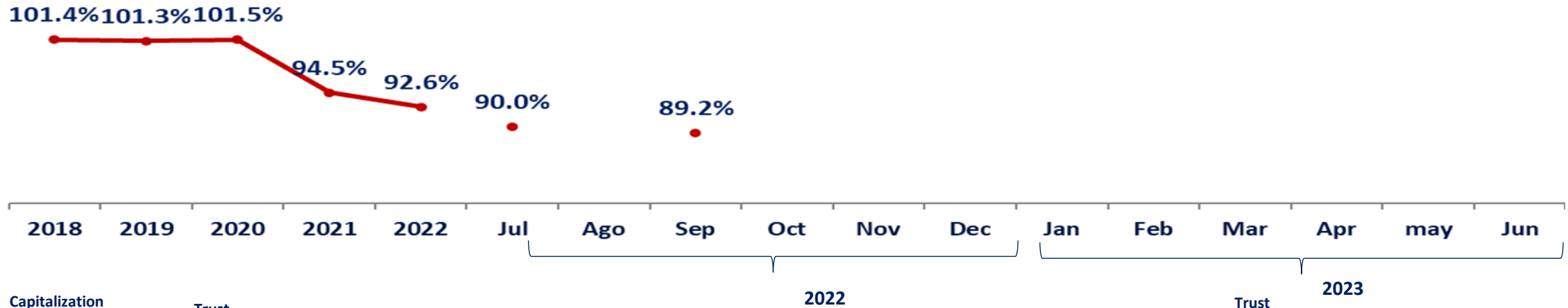


**COP\$ 0**  
Daily Average Traded  
/Month



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

### Trade Price (weighted average)

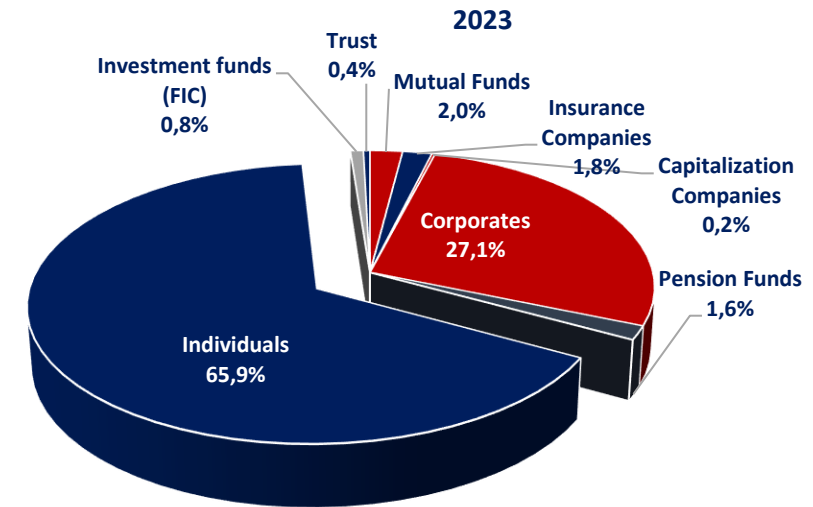


**Investors per amount**



490

TIN Securities Investors



**Number of investors**

