



Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report
July 2023



COP \$504.969 million
Assets under management



21,46% AE
LTM Return:
Aug.2022/Jul.2023



\$134.183 million
Financial indebtedness (Capital)



84.945 m²
Managed area



4,66%***
Dividend Yield LTM -
Aug.2022/Jul.2023



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



99,42%
Economic Occupation
of portfolio



0,23%**
Non-performing loans
July 2023



27,10% < Lim. 40%
Financial indebtedness

* Indicators as at July 31, 2023.

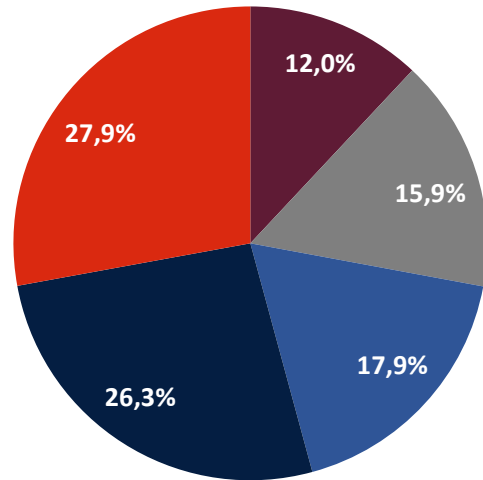
** Non performing loans on operating income of previous 12 months.

*** 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

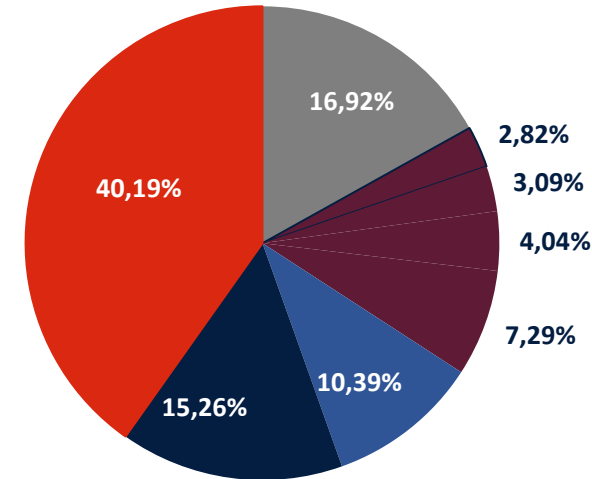
Prospect limit: 70% by the type of asset.



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

By Lessee**

Prospect limit: 30% for income.

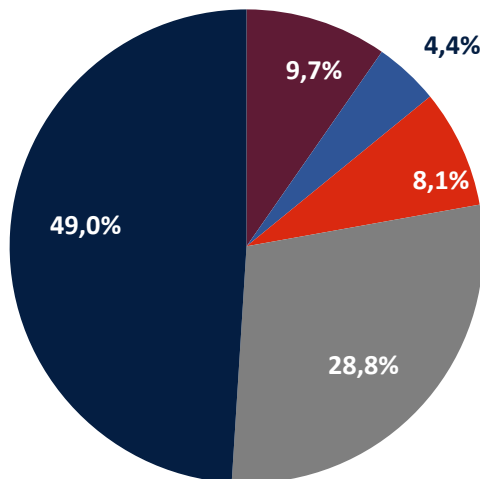


- Other
- Decowraps
- Alusud
- Famoc Depanel
- Kokoriko
- Itaú
- Muebles Jamar
- Davivienda

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

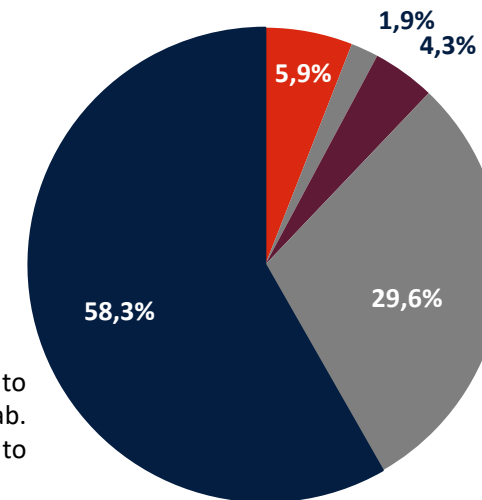
Prospect limit:

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

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

>300 thousand inhab. (up to 20%)

>Other (up to 15%)

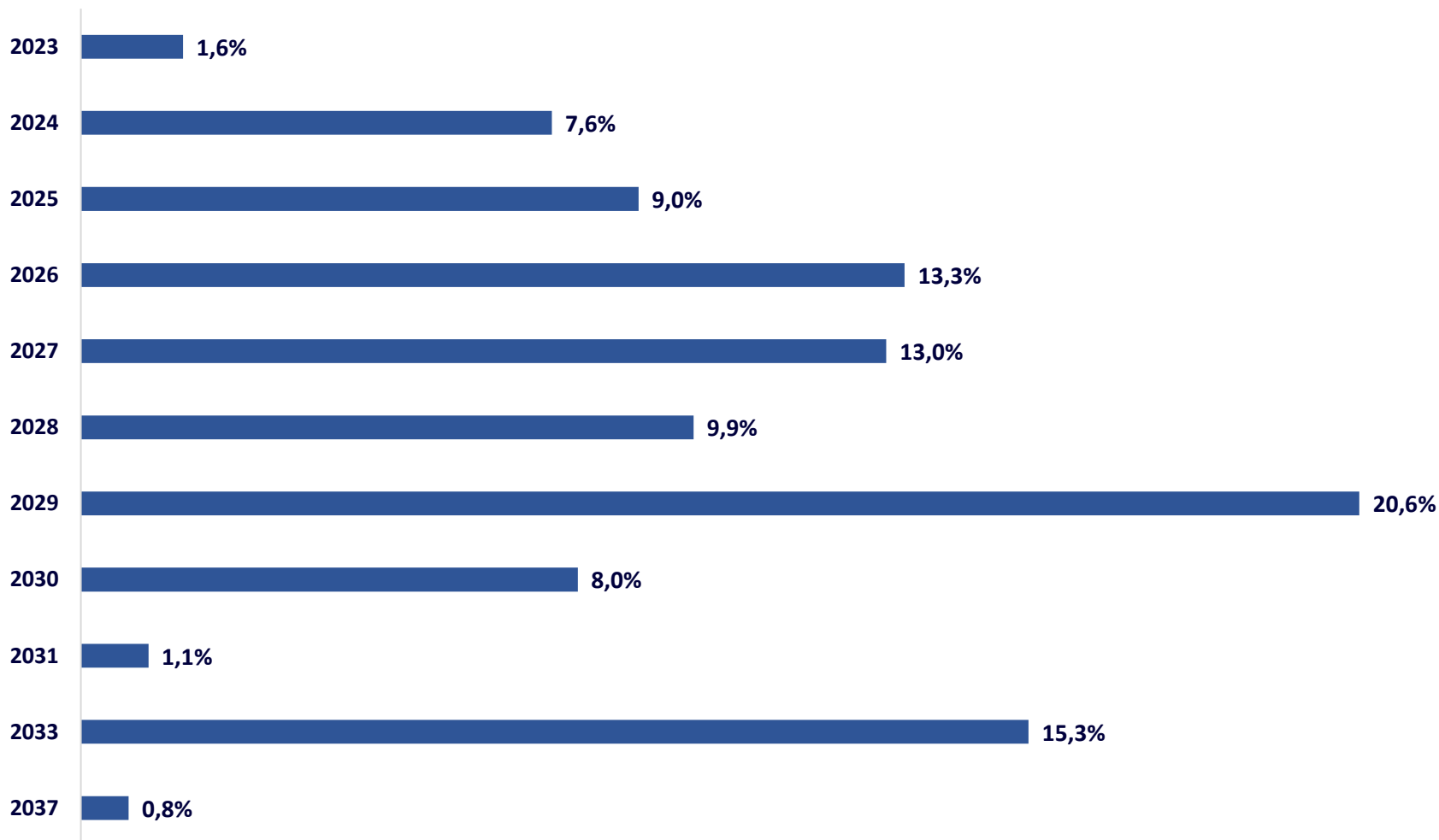


*Other: Bucaramanga, Cúcuta, Envigado, Ibagué, Villavicencio

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



Lease Contracts



0,58%
Economic Vacancy



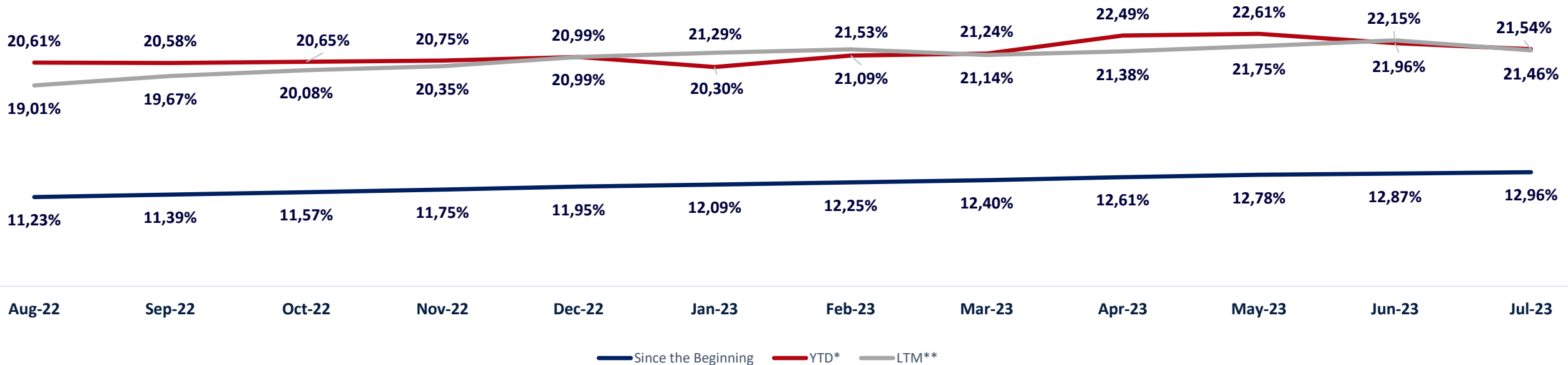
36
No. Lessees



5,19 years
Weighted average of
remaining time of lease
contracts.



Return



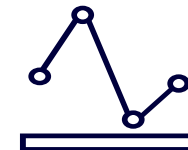
12,96% AE
Return Since the Beginning
October 2018 – July 2023



53,2%
For Mark-up in Price
46,8%
Due to Flow



21,46% AE
LTM Return:
Jul. 2022 – Jun. 2023

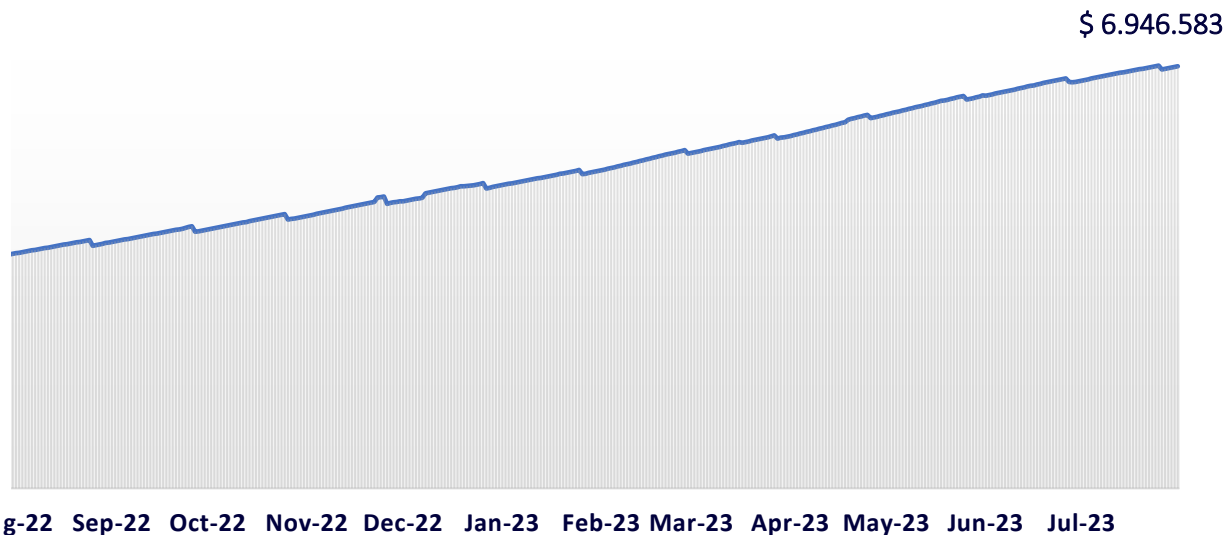


21,96% AE
Year-to-Date Return:
June 2023

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



TIN Security Value



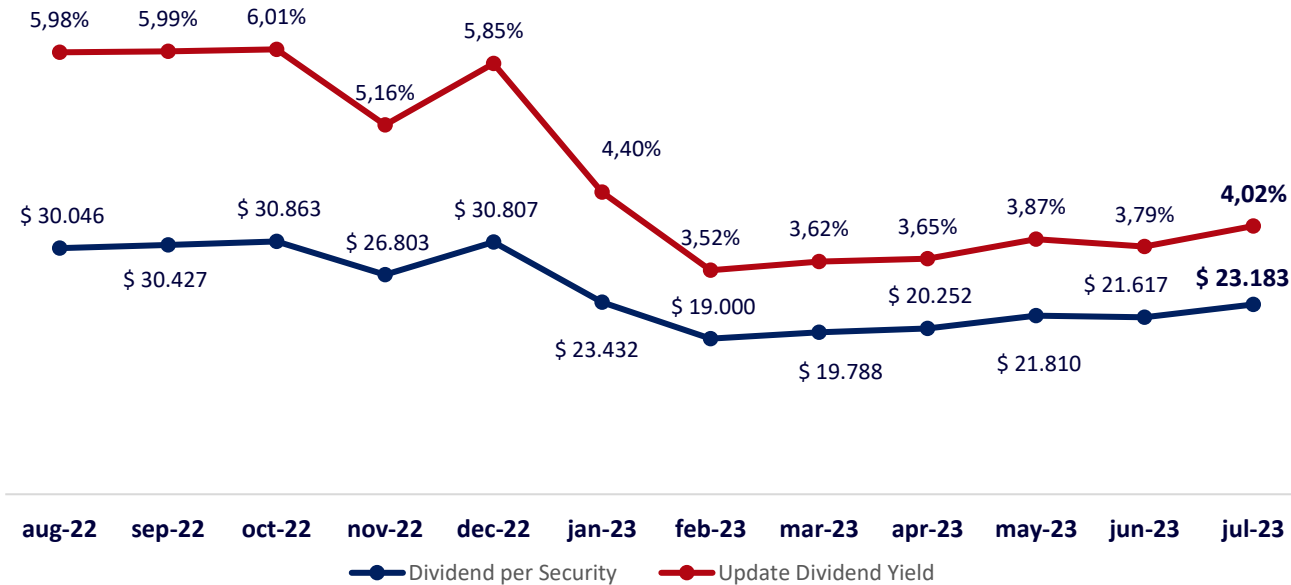
6.946.583

Security Value on July 31, 2023.

15,91%

LTM Last increment Security Value vs \$5.992.972 (Security Value August. 1, 2022)

Dividend Yields & Returns



4,66%
Average DY LTM:
08/2022 – 07/2023



3,84%
Average DY YTD:
07/2023

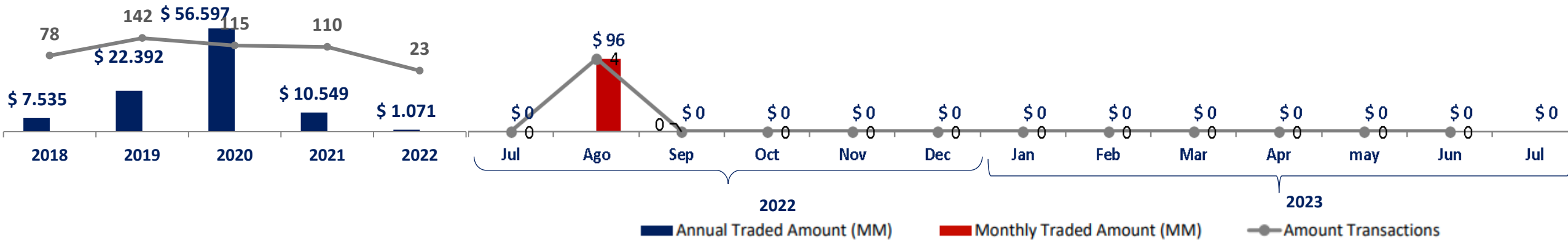


4,02%
DY Previous month:
07/2023



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**

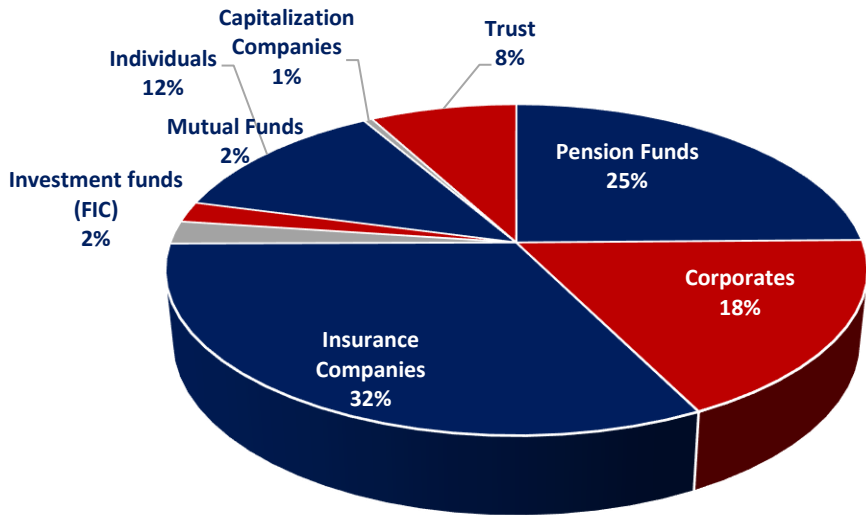


COP\$ 0
Daily Average Traded
/Month

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



Trade Price (weighted average)

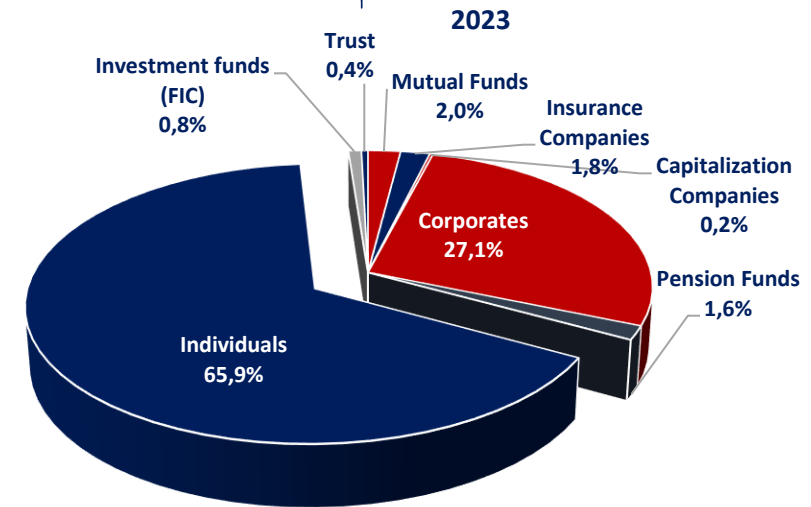


Investors per amount



490

TIN Securities Investors



Number of investors

