Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

Tin Títulos Inmobiliarios

Monthly Report
August 2022

Performance Indicators August 2022*

COP $468.261 Billion
Assets under management

19,01% AE
LTM Profitability: Sep.2021/Aug.2022

$143.082 million
Financial indebtedness (Capital)

85.549 m²
Managed area

6,10%***
Dividend Yield LTM - August 2022

11,82% E.A.
Weighted average cost of debt.

99,14%
Economic Occupation of portfolio

0,12%**
Non-performing loans August 2022

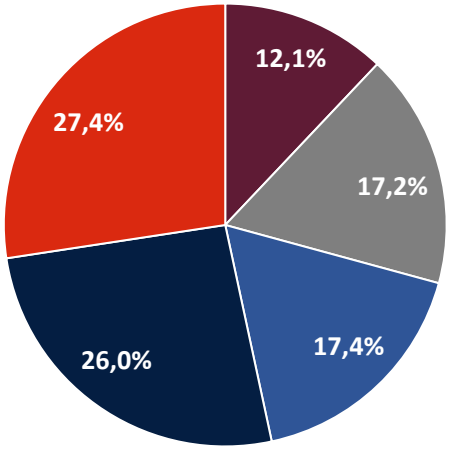
31,68% < Lim. 40%
Financial indebtedness

* Indicators as at August 31, 2022.
** 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.

Monthly Report - August 2022
Real Estate TIN Loan Breakdown

By Type of Real Estate Property

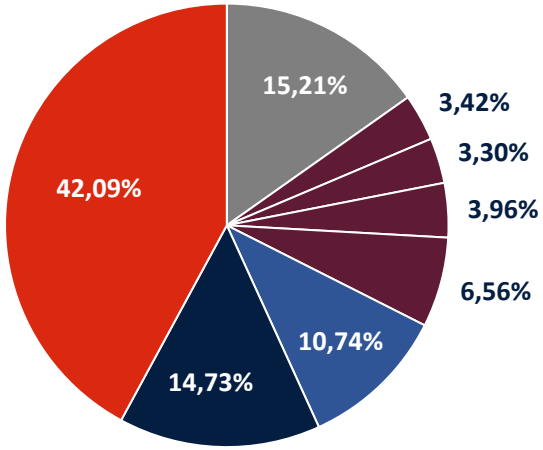
Prospect limit: 70% by the type of asset.



- Commercial establishment in horizontal property
- Commercial establishment on the street
- Office
- Shop in a mall
- Warehouse

By Lessee**

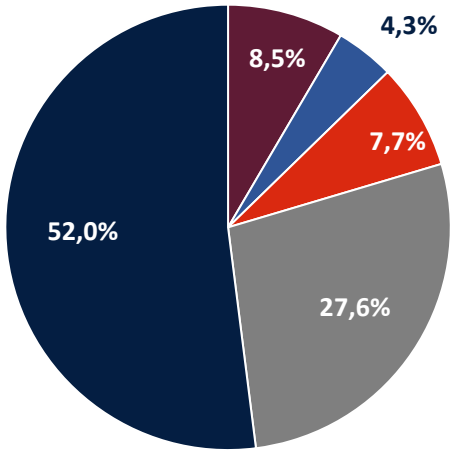
Prospect limit: 30% for income.



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

By Economic Sector

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

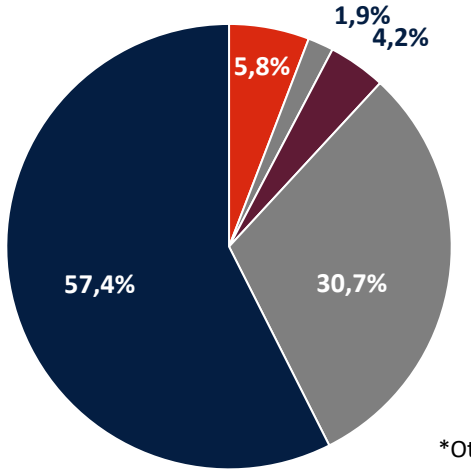


- Other*
- Real Estate Activities
- Food Dispensing
- Industrial
- Financial Intermediation

*Other: Health and Services.

By Geographic Location

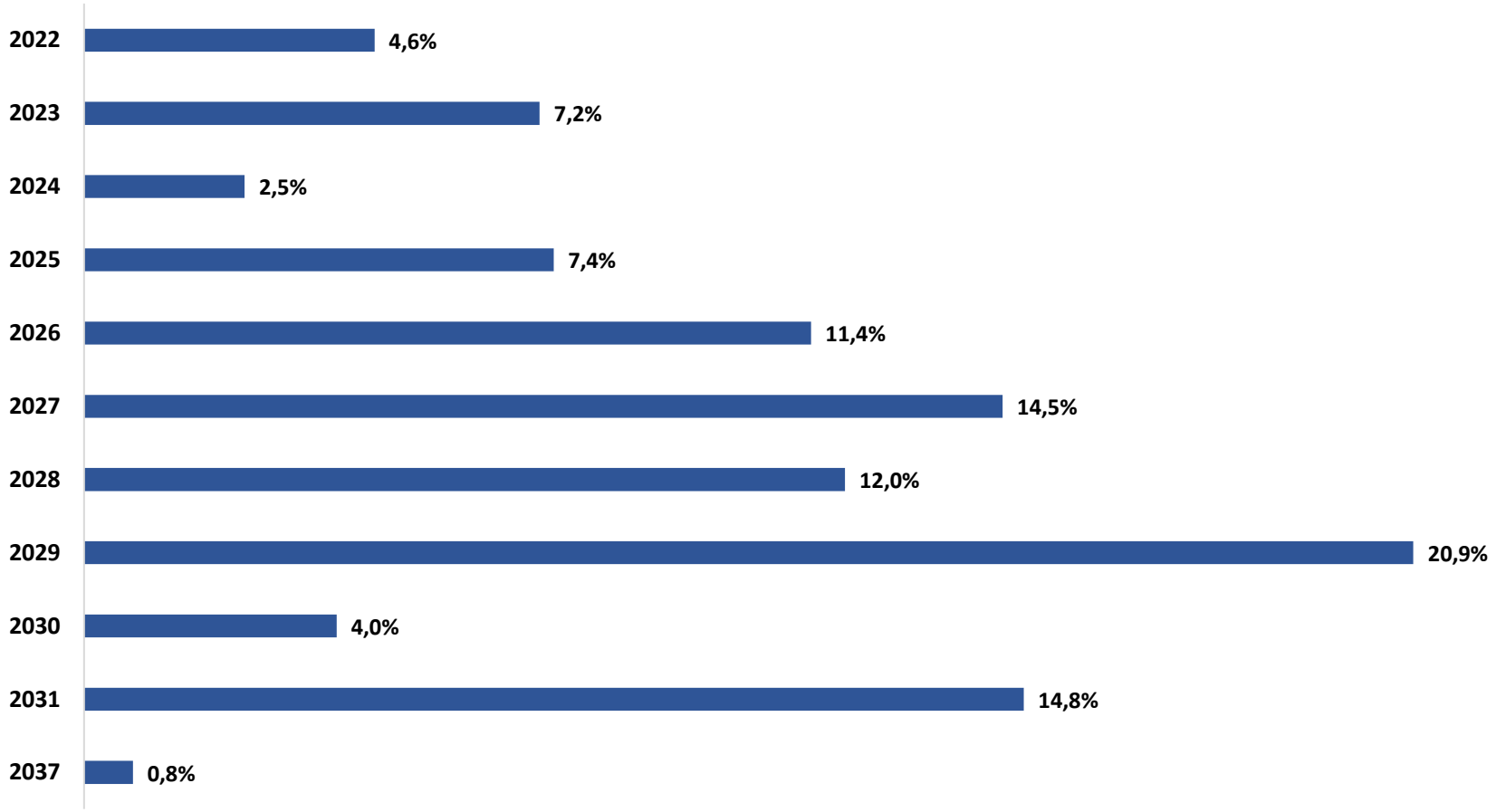
Prospect limit: >1 million inhab. (up to 50%, except Bogotá) >500 thousand inhab. (up to 30%). >300 thousand inhab. (up to 20%) >Other (up to 15%)



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

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

Lease Contracts



0,86%
Economic Vacancy

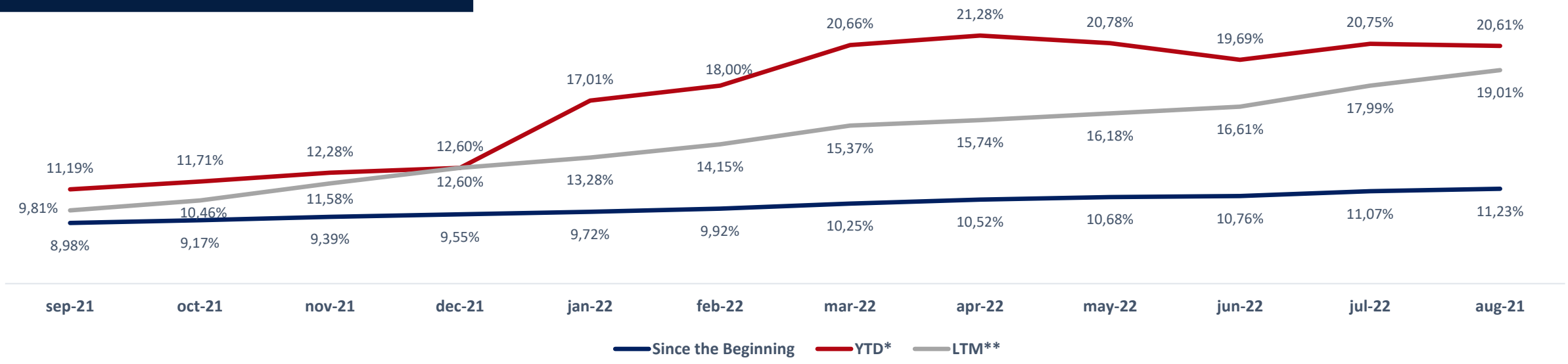
31
No. Lessees

5,6 years
Weighted average of remaining time of lease contracts.

* Non performing loans on operating income of last twelve months.

Financial Income Report
Effective Profitability Performance – August 2022

Yield



11,23% AE
Profitability Since the Beginning
October 2018 - August 2022

37,7%
For Mark-up in Price

62,3%
Due to Flow

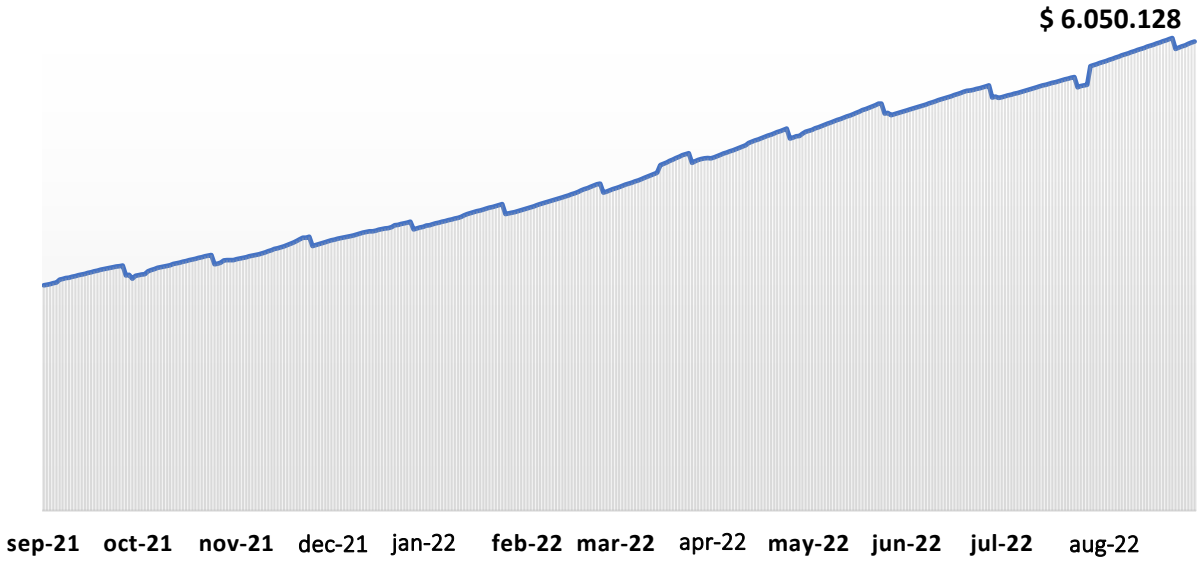
19,01% AE
LTM Profitability:
Sep 2021 – Augt 2022

20,61% AE
Year-to-Date Profitability:
August 2022

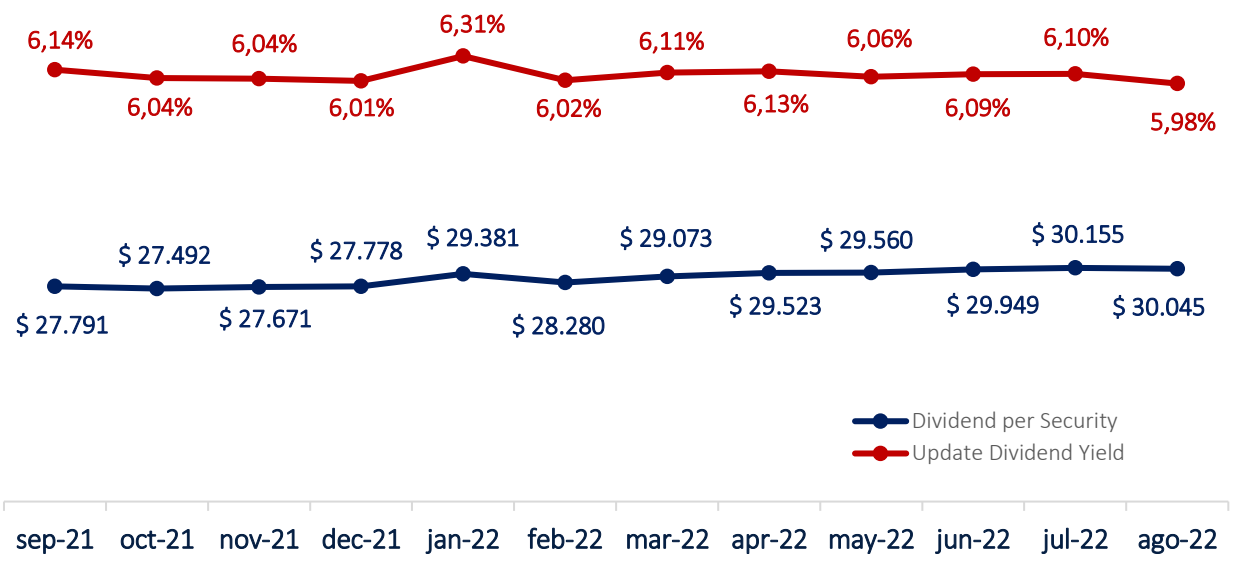
* YTD: Year-to-date
** LTM: Last 12 Months

Financial Income Report
Observed Results - August 2022

TIN Security Value



Dividend Yields & Returns



6.050.128

Security Value on August 31, 2022.

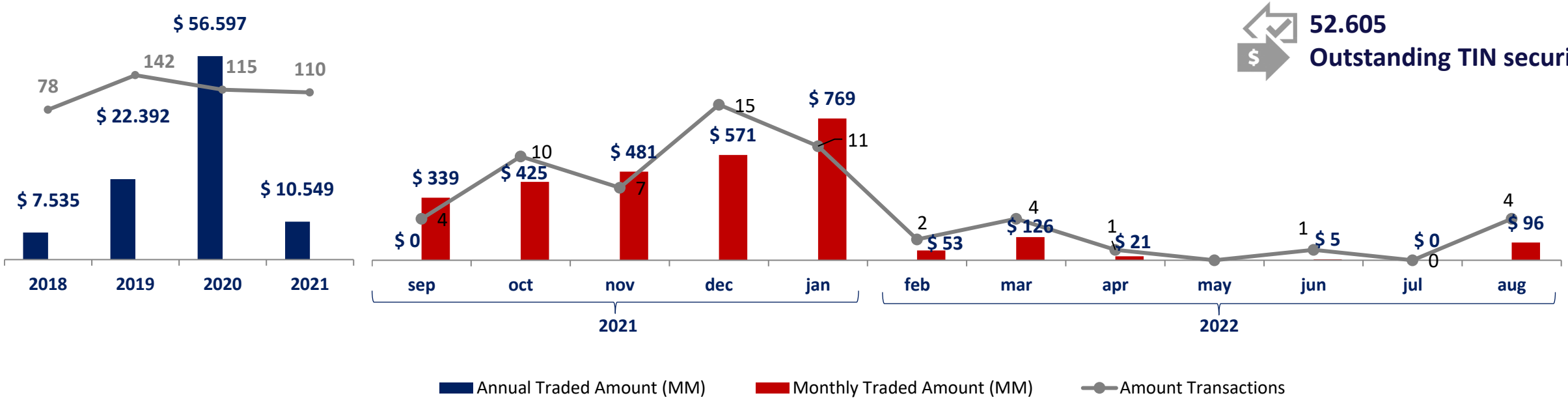
12%
LTM Last increment Security Value
vs $5.400.498 (Security Value Sep.1, 2021)

5,98%
DY Previous month:
August 2022

6,10%
Average DY YTD:
01/2022 – 08/2022

6,09%
Average DY LTM:
09/2021 – 08/2022

Monthly Report - August 2022
Secondary Market Investors



52.605
Outstanding TIN securities

COP 96 Million
Traded / Month

COP 1.071 Million
Traded / 2022

Price*
WAP / Month
89.2%

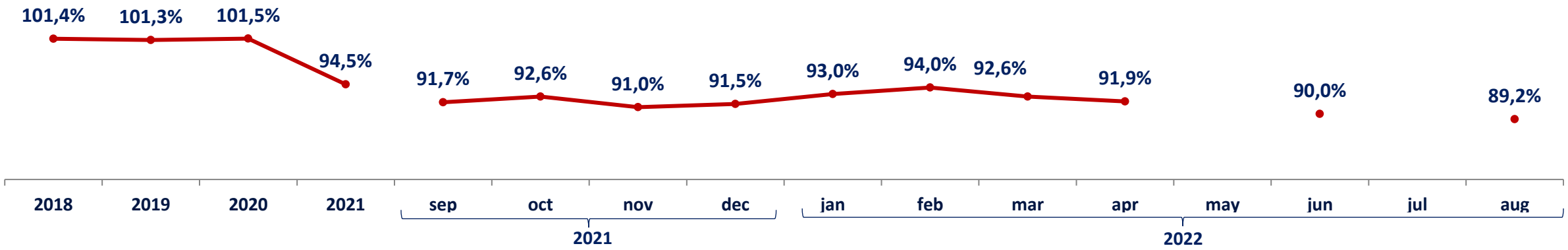
100%
Valuation Price**

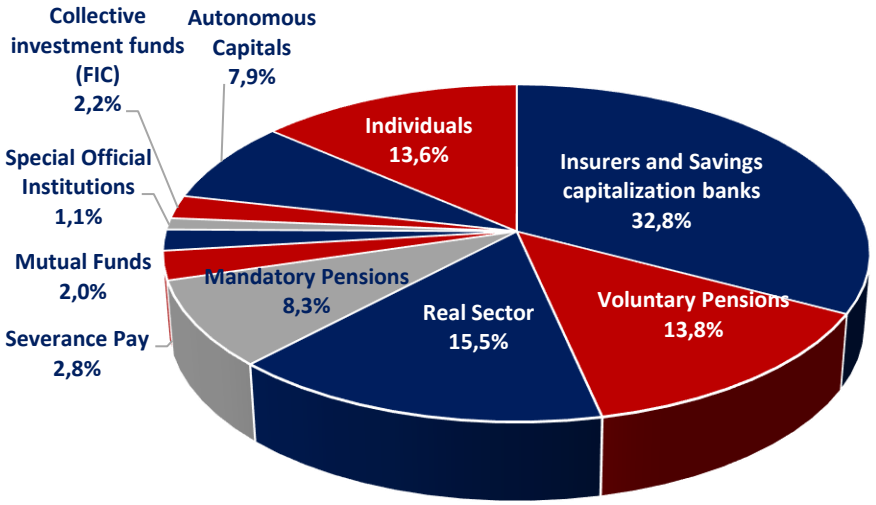
COP 4.8 Million
Daily Average Traded
/Month

*PPP: Weighted Average Price
** Precia´s Valuation Price - 31 agosto 2022

Monthly Report - August 2022
Secondary Market Investors

Trade Price (Provider Price)

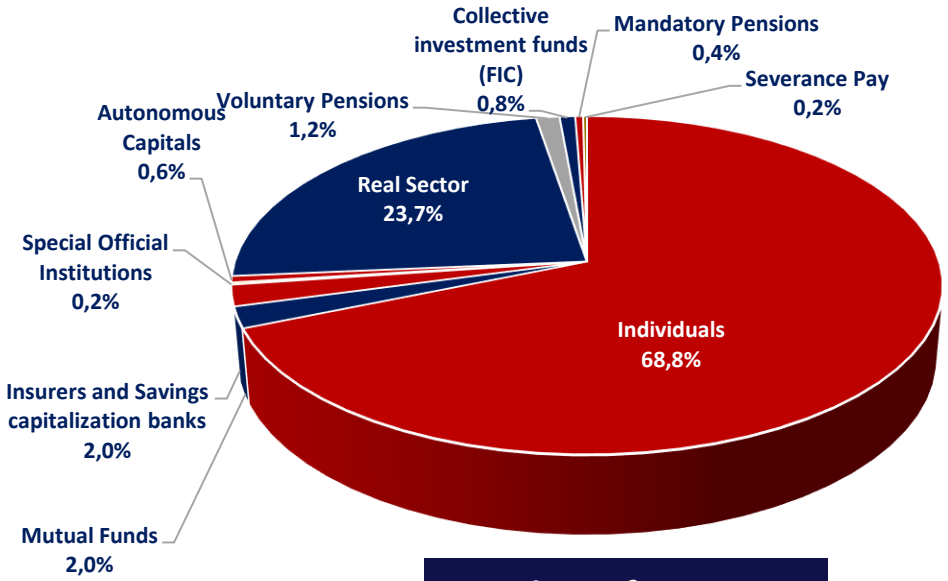




Investors per amount

493

TIN Securities Investors



Number of investors