



Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report
August 2023



* Indicators as at August 31, 2023.

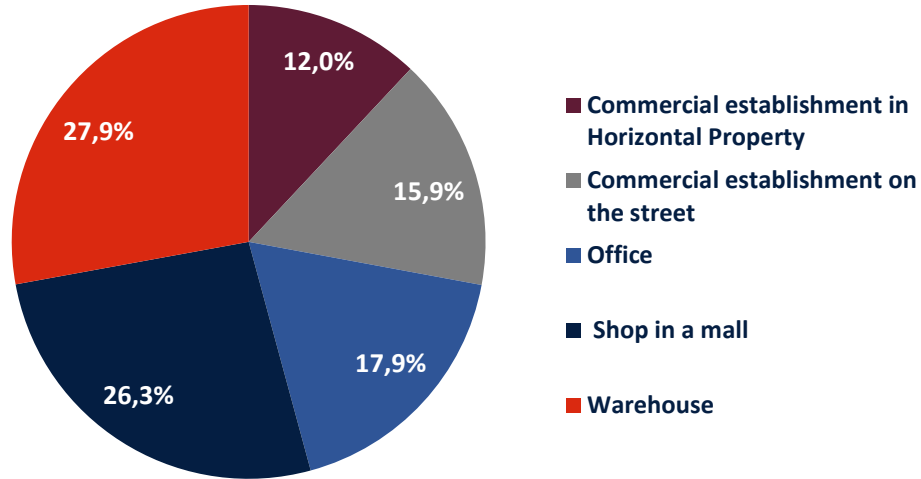
** Outstanding lease balance on operating income of previous 12 months.

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



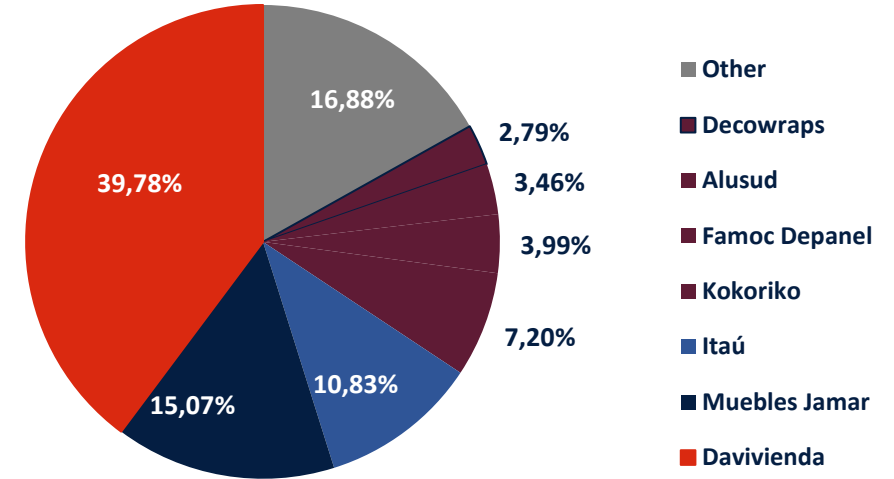
By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



By Lessee**

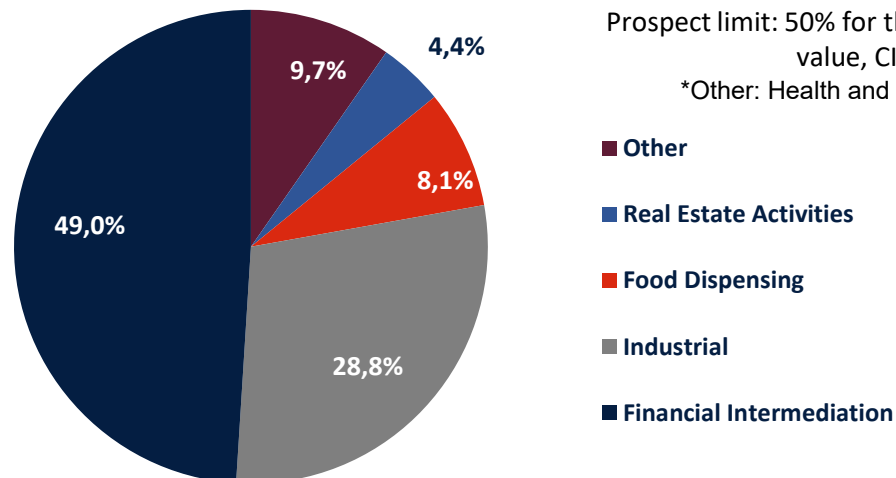
Prospect limit: 30% for income.



By Economic Sector

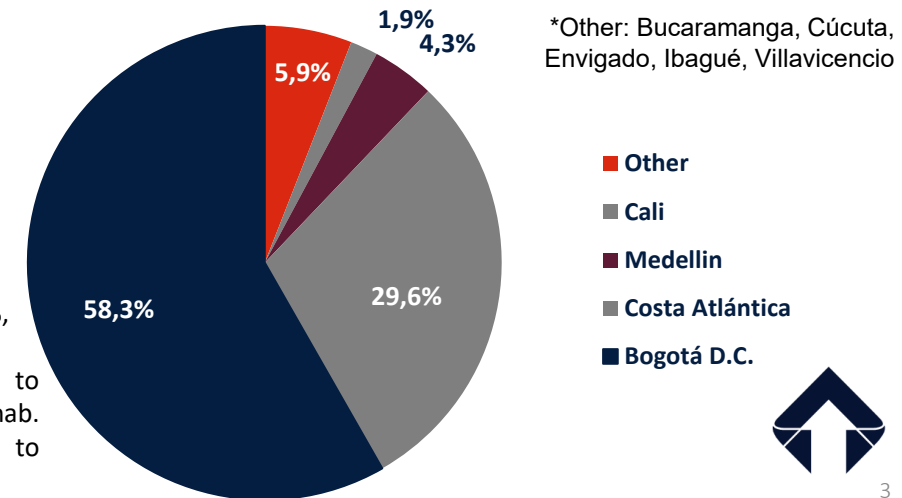
Prospect limit: 50% for the asset value, CIU Code

*Other: Health and Services.

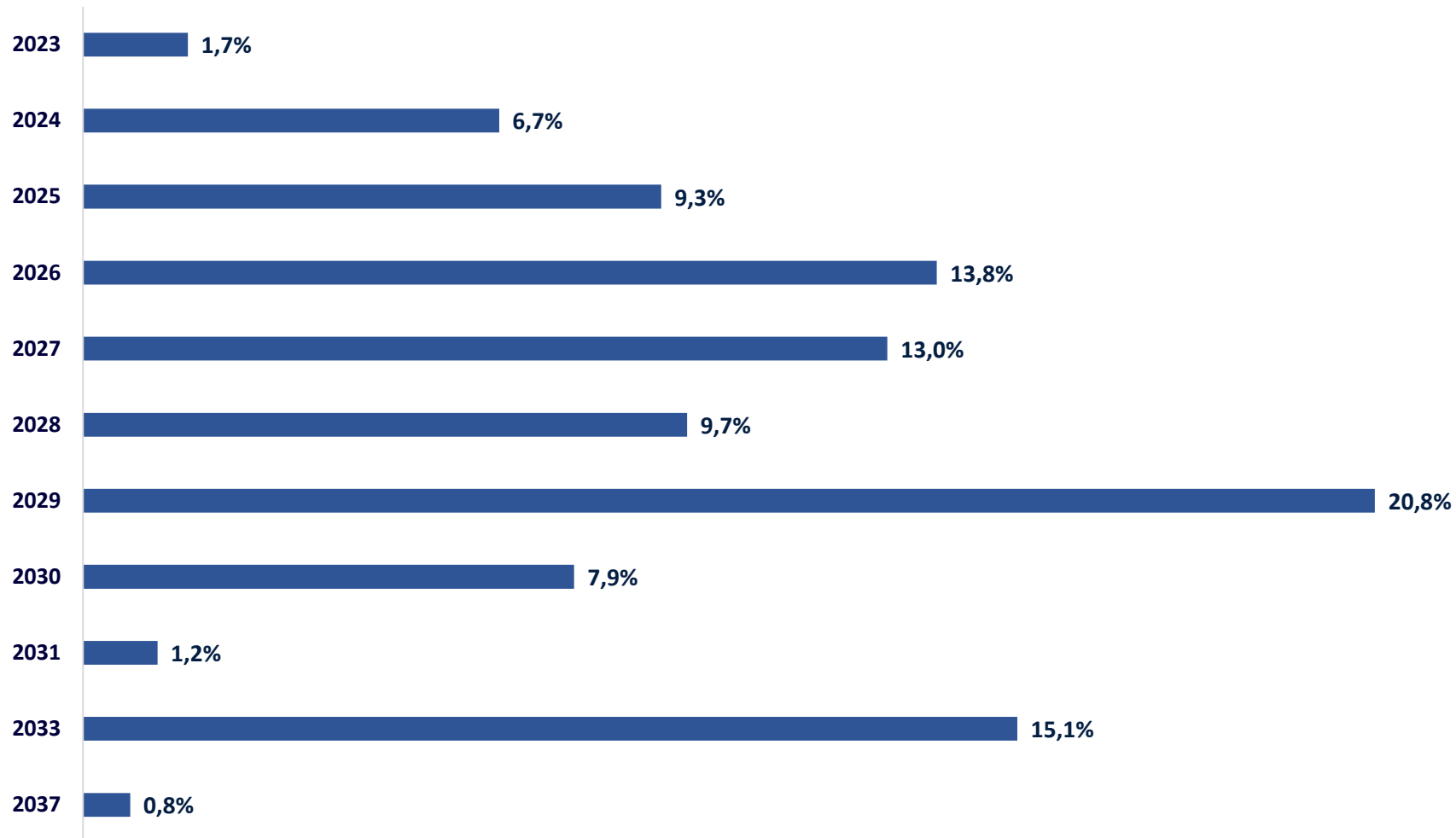


By Geographic Location

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



0,56%
Economic Vacancy



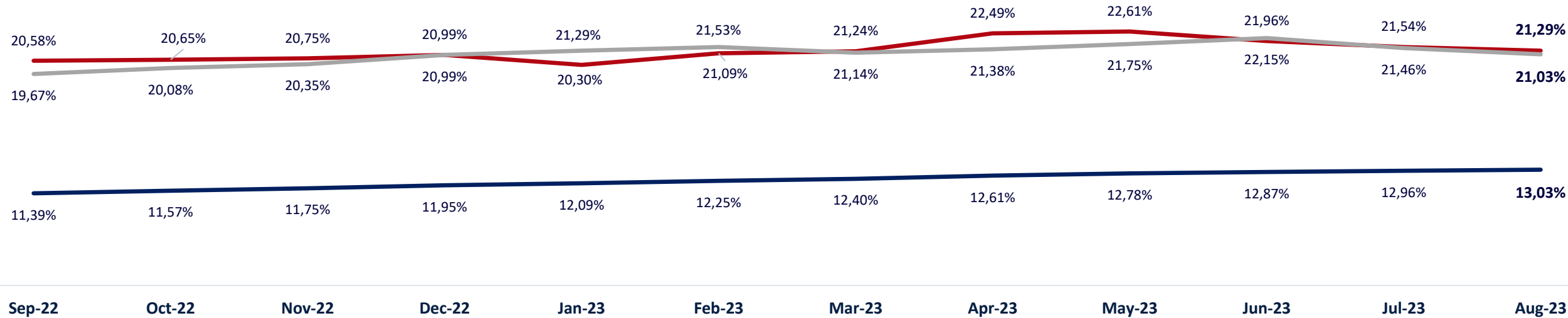
36
No. Lessees



5,11 years
Weighted average of
remaining time of lease
contracts.



Return



— Since the Beginning — YTD* — LTM**



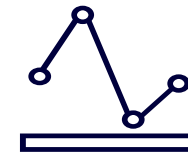
13,03% AE
Return Since Inception
October 2018 – August 2023



54,2%
Capital Appreciation
45,8%
Cash Flow Yield



21,29% AE
LTM Return:
Sept. 2022 – Aug. 2023

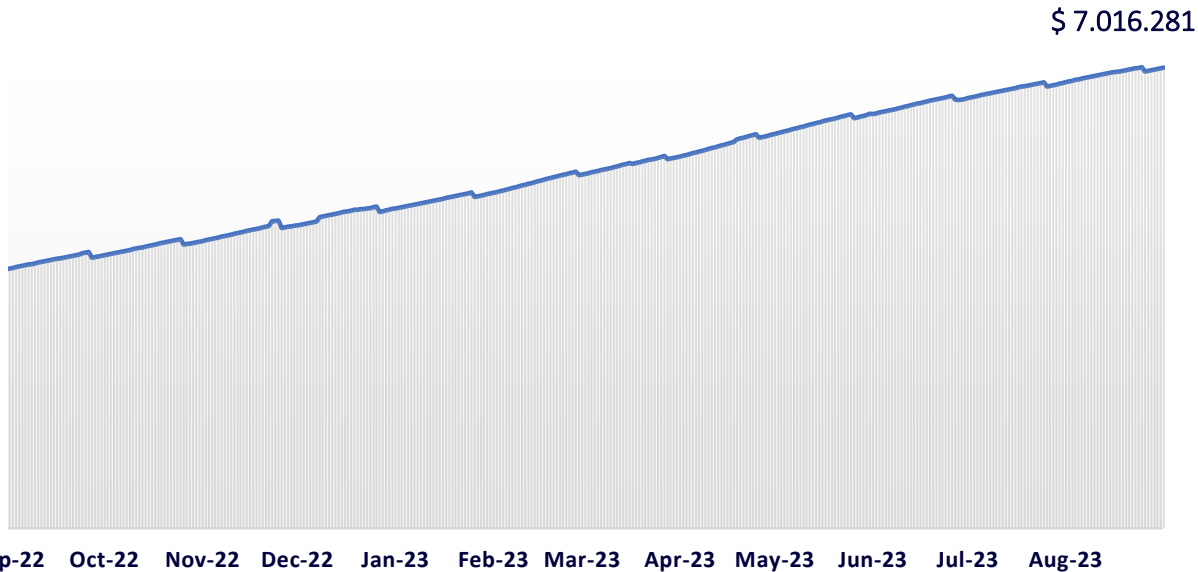


21,03% AE
Year-to-Date Return:
August 2023



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

TIN Security Value



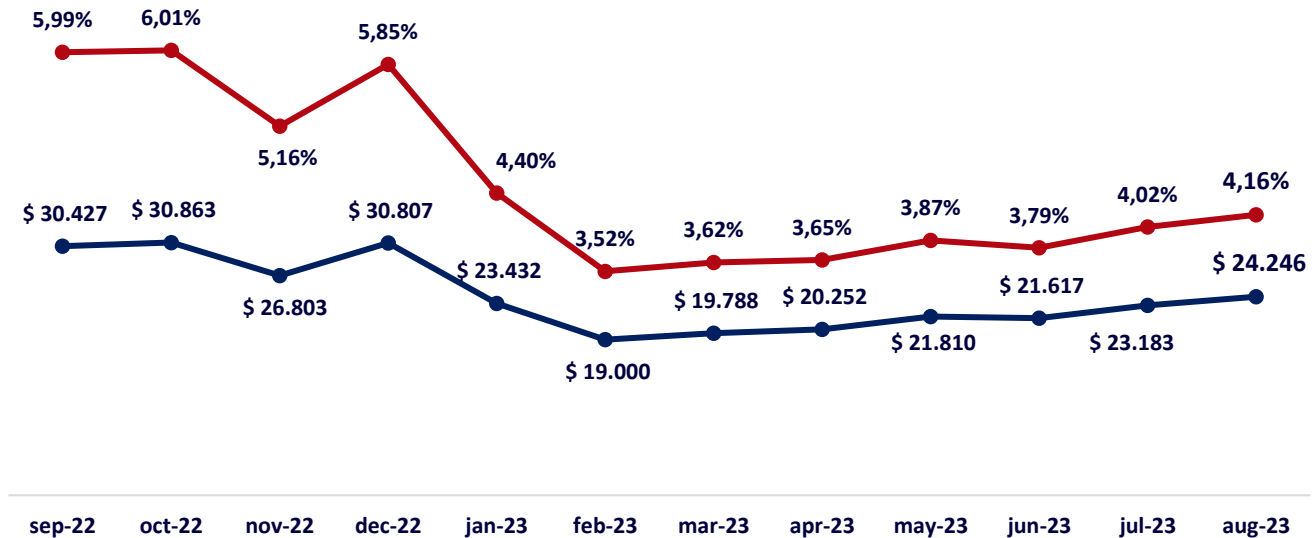
7.016.281

Security Value on August 31, 2023.

15,91%

LTM Security Value's Increase
\$6.053.029 (Security Value September. 1, 2022)

Dividend Yields & Returns



● Dividend per Security ● Update Dividend Yield



4,51%

Average DY LTM:
09/2022 – 08/2023



3,88%

Average DY YTD:
08/2023



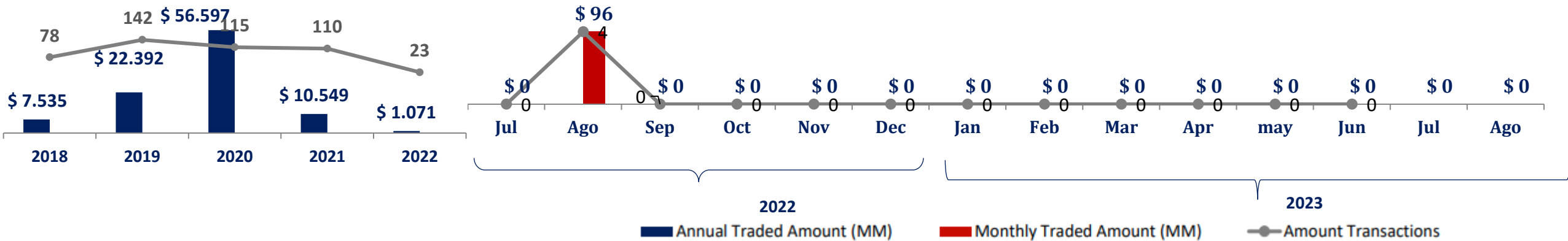
4,16%

DY Previous month:
08/2023



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 August 31 2023

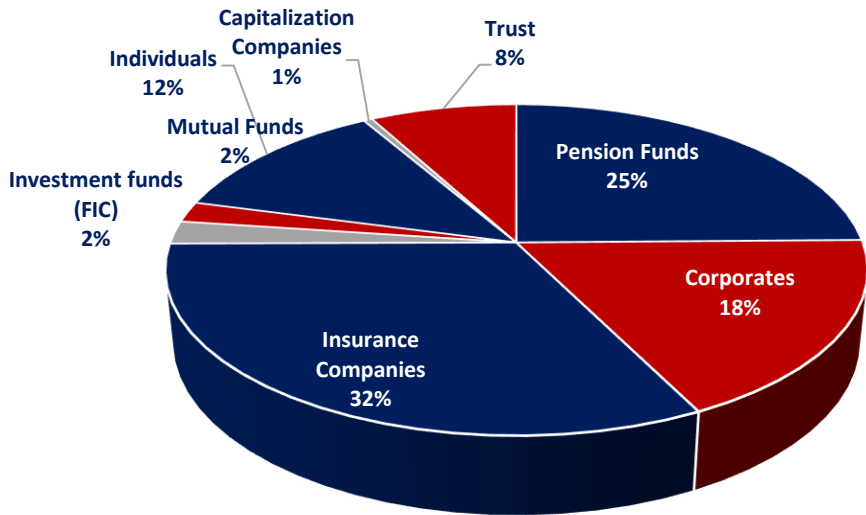
Trade Price (weighted average)



2018 2019 2020 2021 2022 Jul Ago Sep Oct Nov Dec Jan Feb Mar Apr may Jun Jul Ago

2022

2023

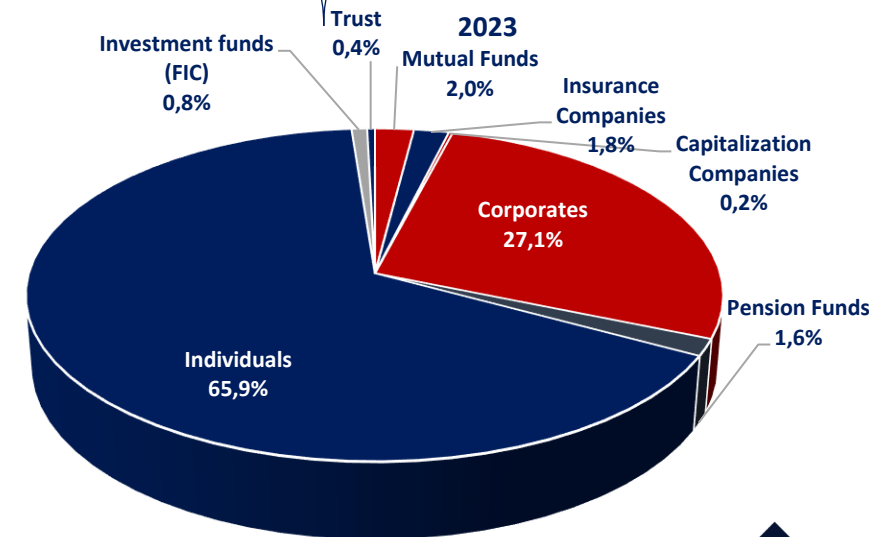


Investors per amount



490

TIN Securities Investors



Number of investors

