Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

Tin Títulos Inmobiliarios

Monthly Report
August 2024

Tin Títulos Inmobiliarios

Performance Indicators August 2024

$538.734 million
Asset under management*

84.300 m²
GLA

2,30%
Economic Vacancy

0,04% ($19,448,578)
Outstanding lease Balance

$ 0 million
Traded volumen August 2024

100%
Weighted average valuation price August 2024 (Precia y PIP).

Return:
Since de Beginning: **13,01% E.A.**
LTM: **12,90% E.A. (IPC+6,39%)**

3,99%**
Dividend Yield LTM

3,03%
Physical Vacancy

$ 135.757 millones
Total Leverage(Capital)

11,91% E.A.
Weighted average cost of debt. July 2024

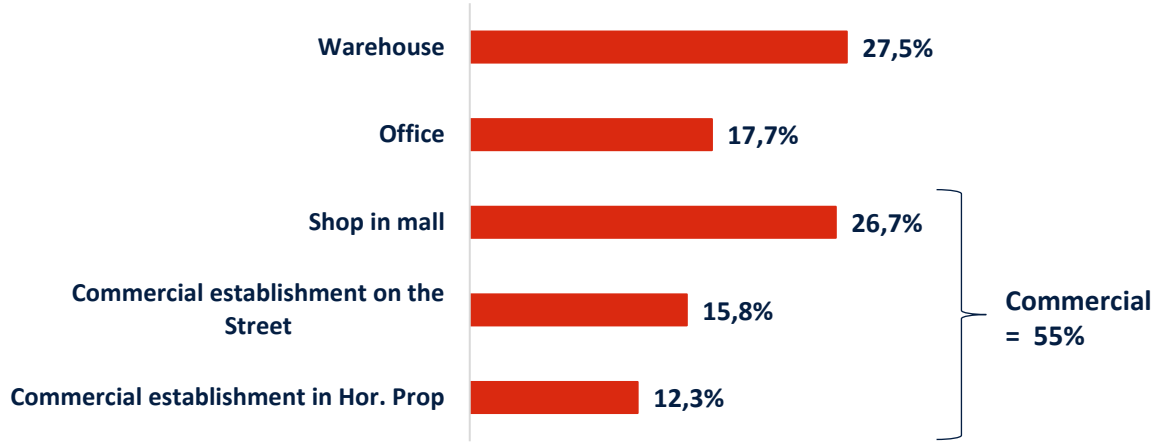
25,57% < Lim. 40%
Leverage Limit

Indicators as at Jul 31, 2024. ** 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

Tin Títulos Inmobiliarios

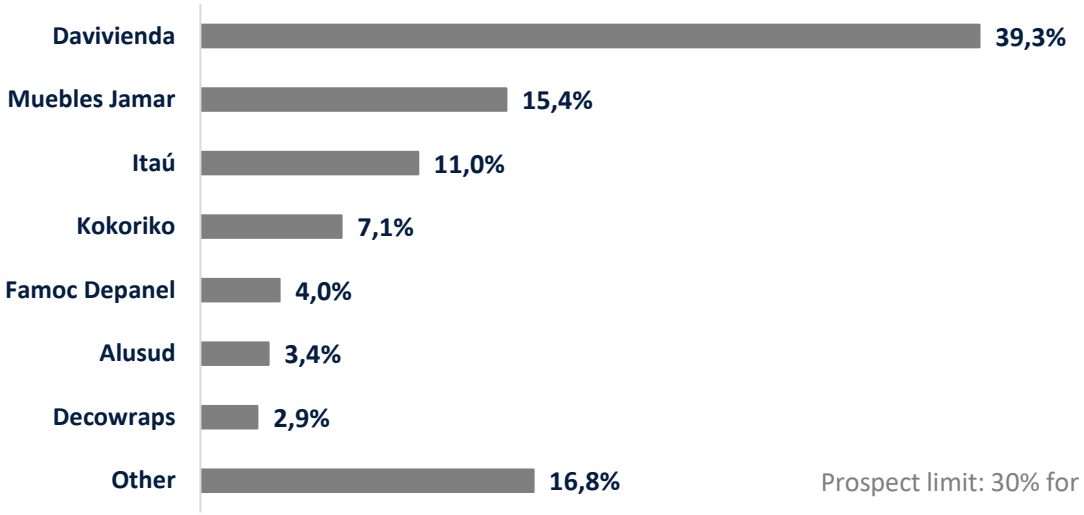
Monthly Report – August 2024
Real Estate TIN Loan Breakdown

By Type of Real Estate Property



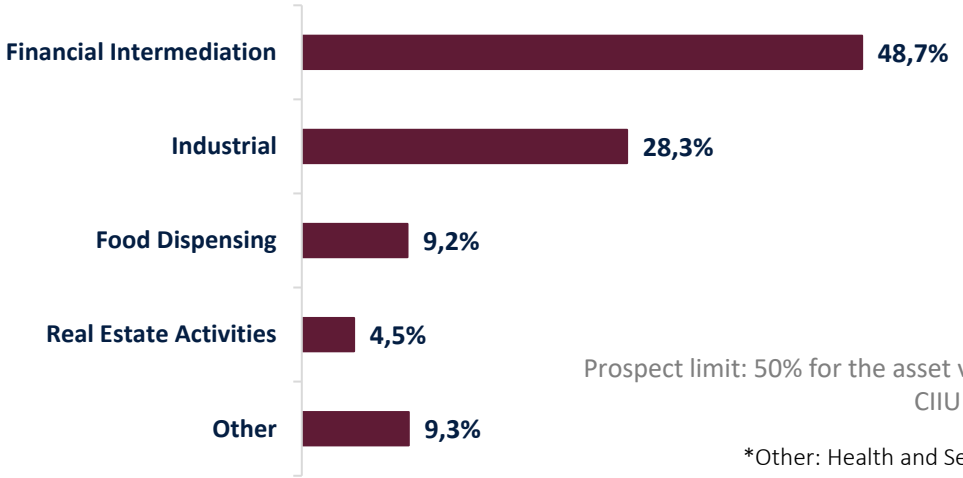
Prospect limit: 70% by the type of asset.

By Lessee**



Prospect limit: 30% for income.

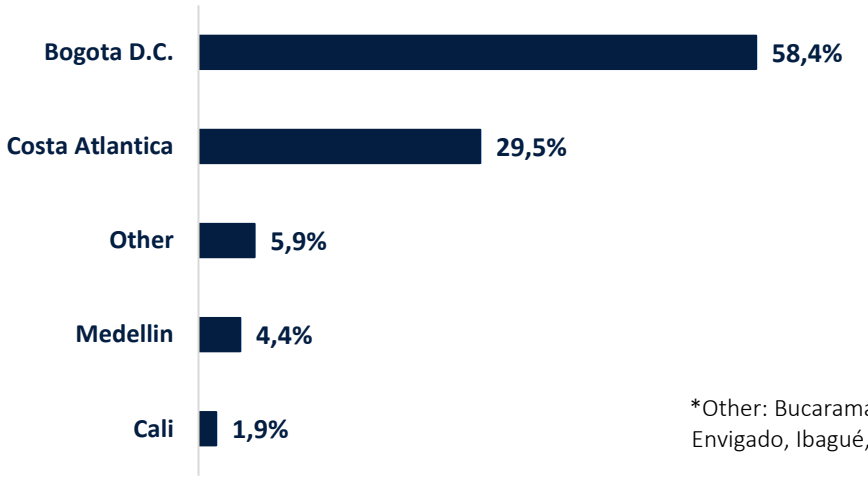
By Economic Sector



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

*Other: Health and Services.

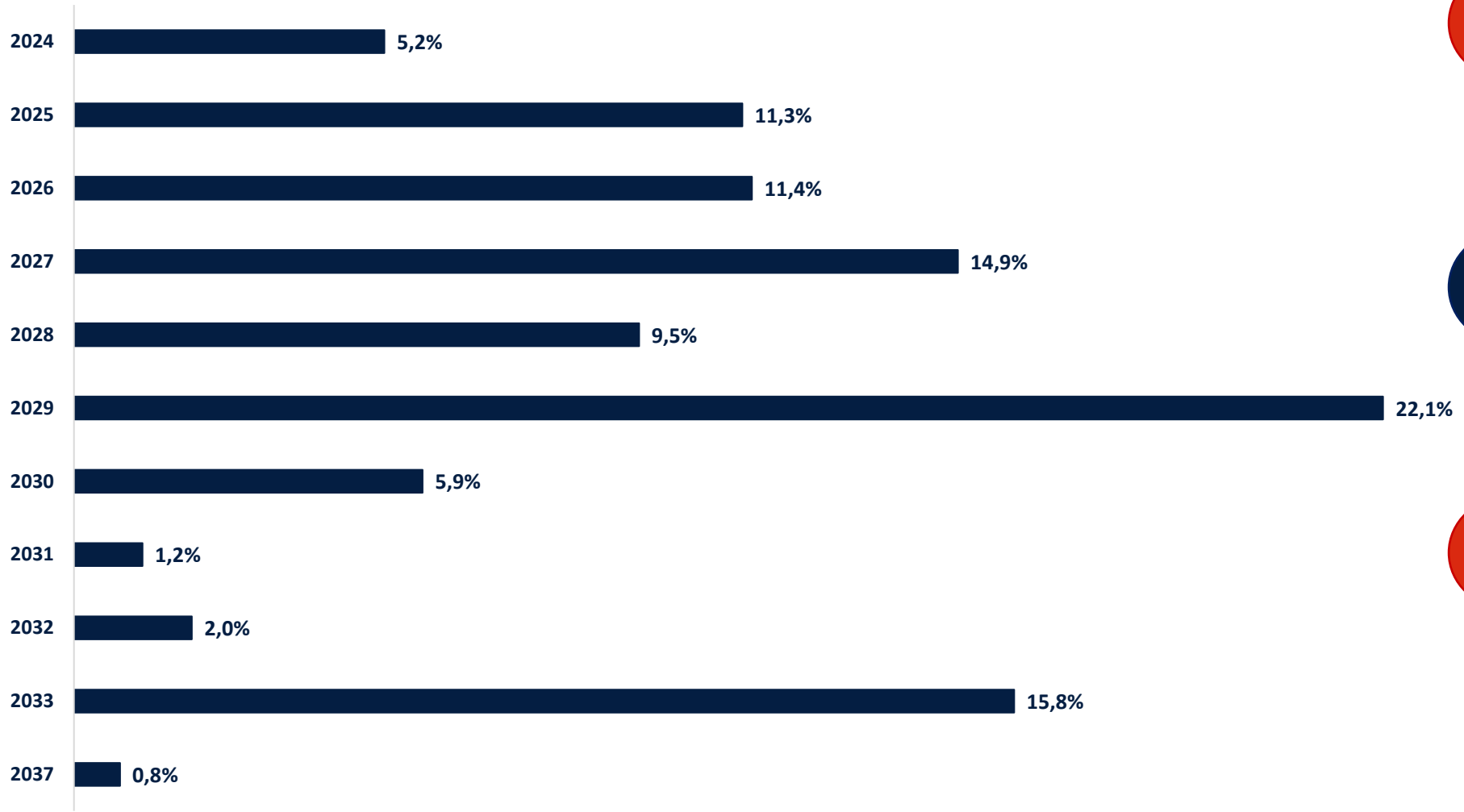
By Geographic Location



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%)

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

Lease Contracts



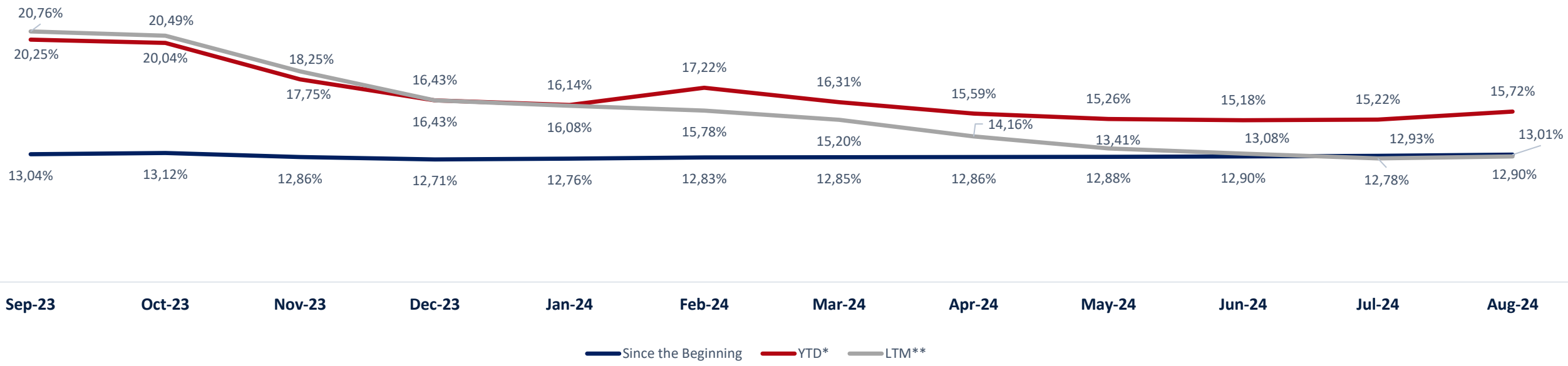
2,30%
Economic Vacancy

39
No. Lessees

4,50 years
Weighted average of remaining time of lease contracts.

Financial Income Report
Effective Return Performance – August 2024

Return



13,01% AE
Return Since Inception
October 2018 – August 2024

55,5%
Capital Appreciation

44,5%
Cash Flow Yield

12,90% E.A.
LTM Return:
Sept. 2023 – Aug. 2024

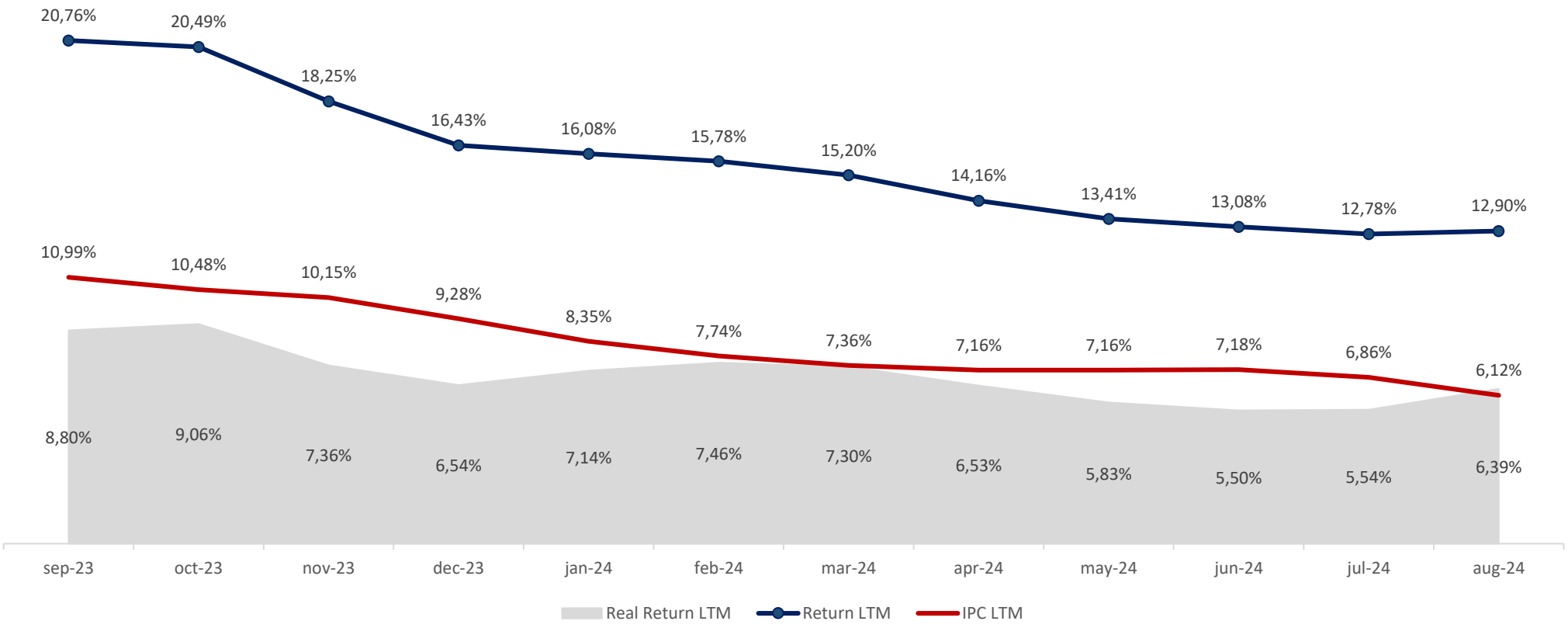
61,9%
Capital Appreciation

38,1%
Cash Flow Yield

15,72% E.A.
Year-to-Date Return:
Jan. 2024 – Aug. 2024

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

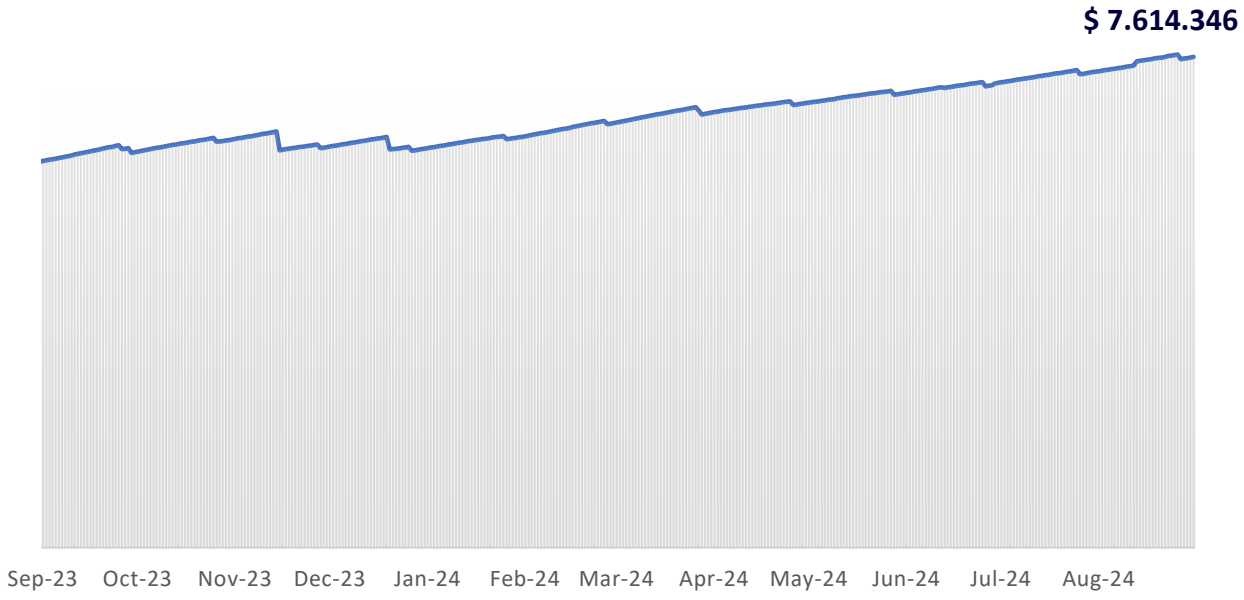
Return LTM



* LTM: Last 12 Months

Financial Income Report
Observed Results - August 2024

TIN Security Value



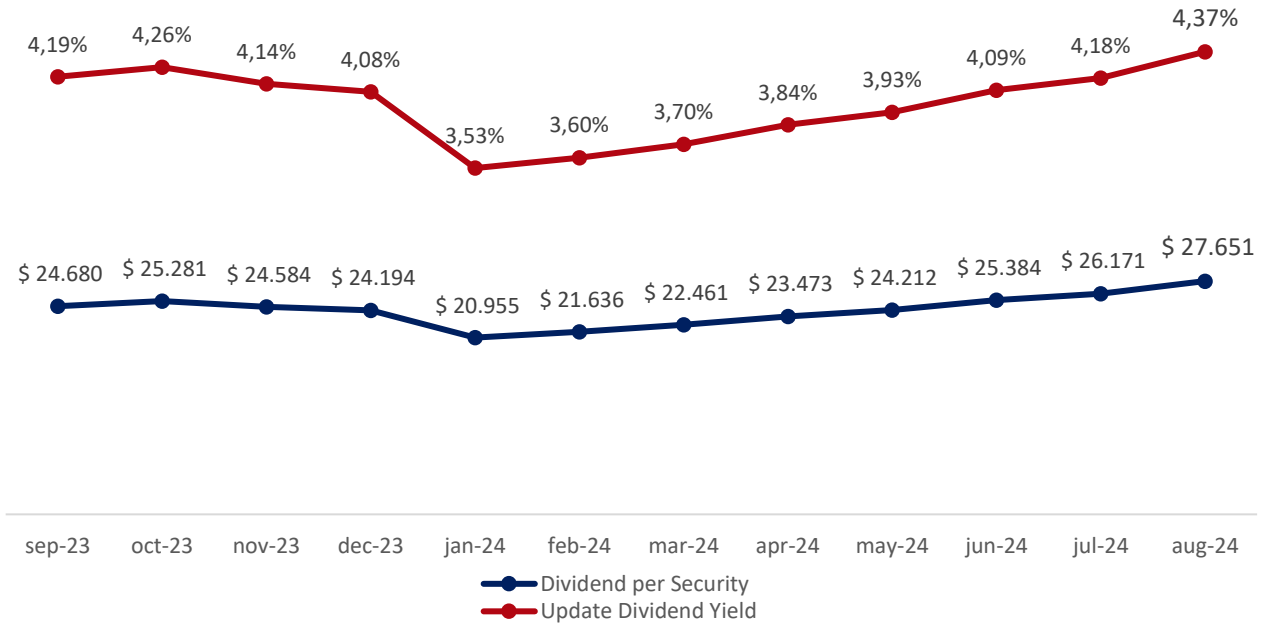
7.614.346

Security Value on August 31, 2024.

8,47%

LTM Security Value´s Increase
$ 7.019.511 (Security Value Sept. 1, 2023)

Dividend Yields & Returns

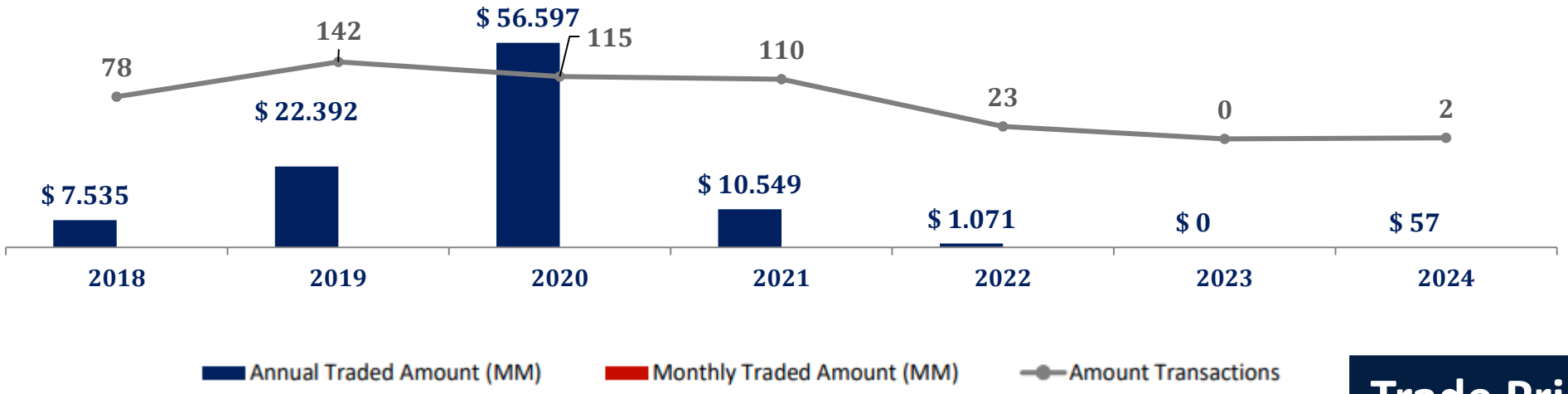


3,99%
Average DY LTM: 09/2023 – 08/2024

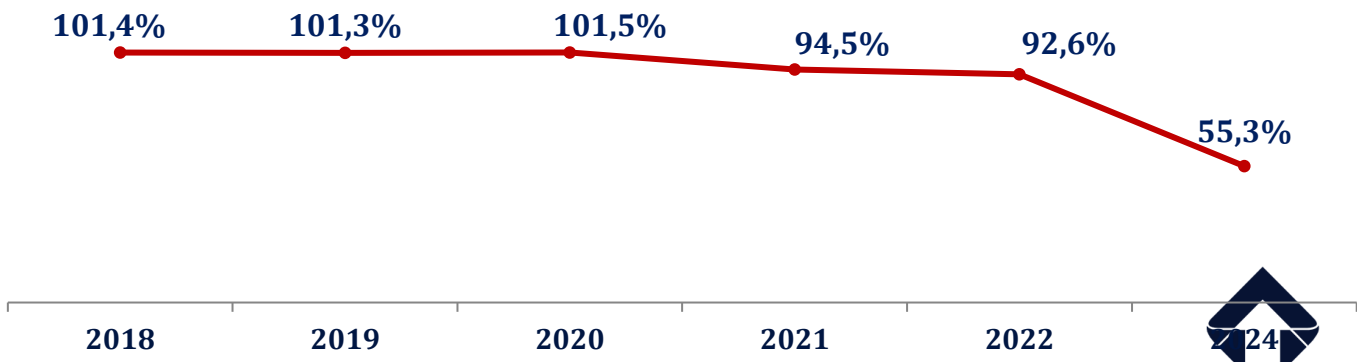
3,91%
Average DY YTD: 01/2024 – 08/2024

4,37%
DY Previous month: 08/2024

Total Traded Amount (COP Millions)



Trade Price (weighted average)*



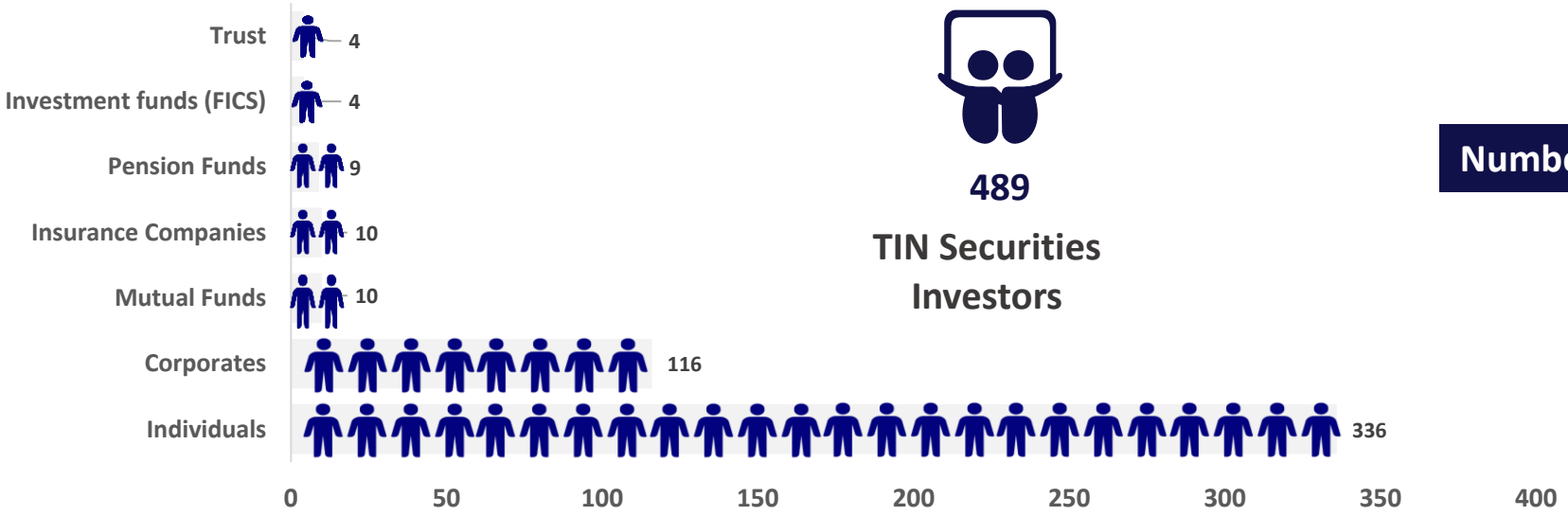
100%
Valuation Price**

52.605
Outstanding TIN securities

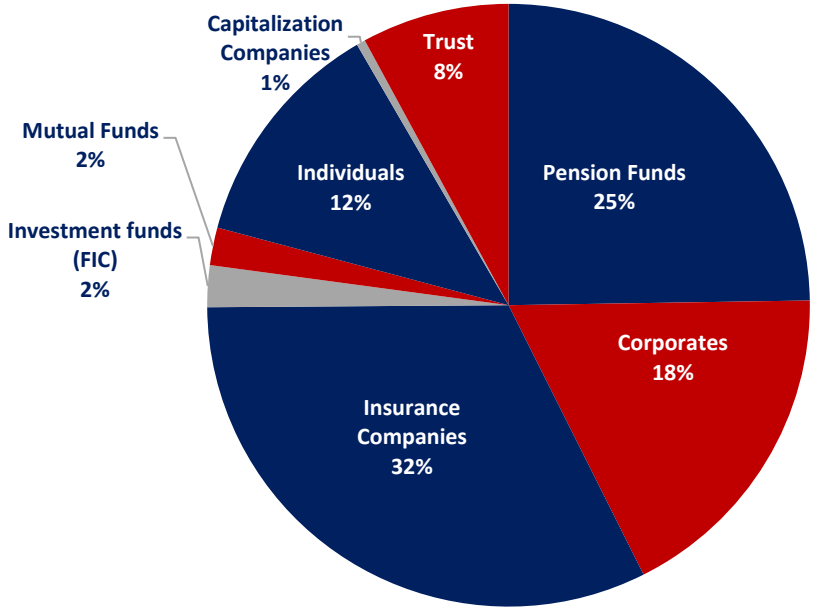
*WAP: Weight average price
** Precia´s valuation Price Jun 30 2024

Monthly Report - August 2024
Secondary Market & Investors

Number of investors



489

TIN Securities Investors

Investors per amount