



Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report
September 2022



COP \$471.381 Billion
Assets under management



19,67% AE
LTM Profitability:
Oct.2021/Sep.2022



\$143.082 million
Financial indebtedness (Capital)



85.595 m²
Managed area



6,07%***
Dividend Yield LTM -
September 2022



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



98,08%
Economic Occupation
of portfolio



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



31,41% < Lim. 40%
Financial indebtedness

* Indicators as at September 30, 2022.

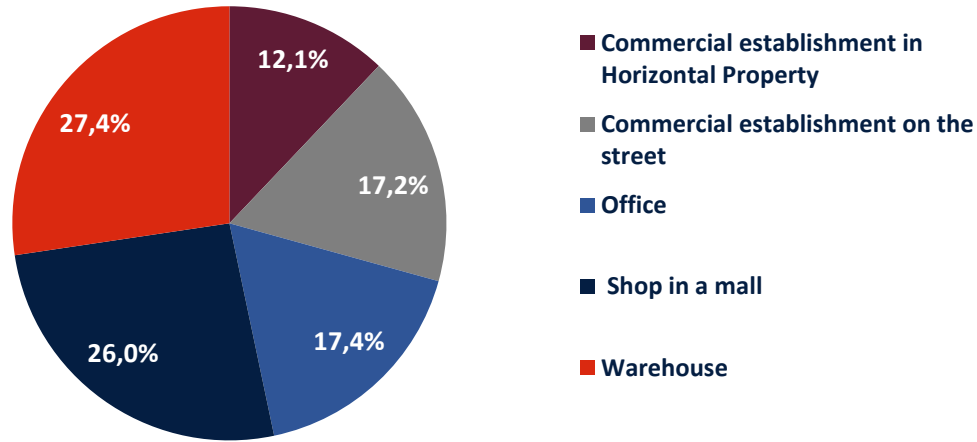
** Non performing loans on operating income of previous 12 months.

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



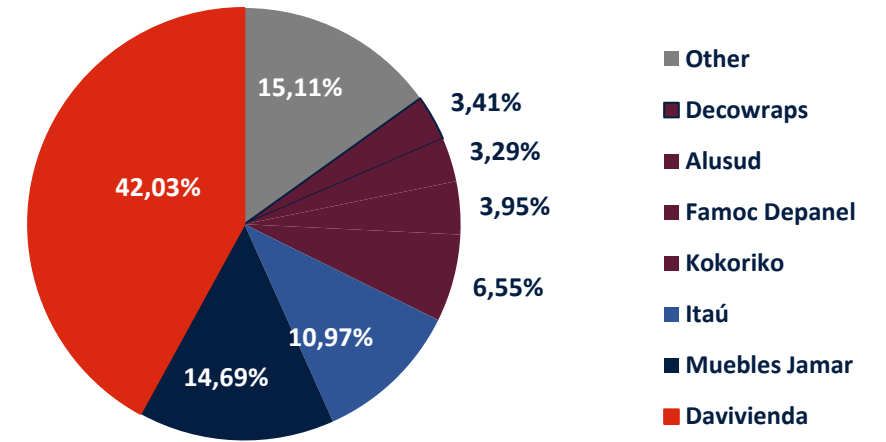
By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



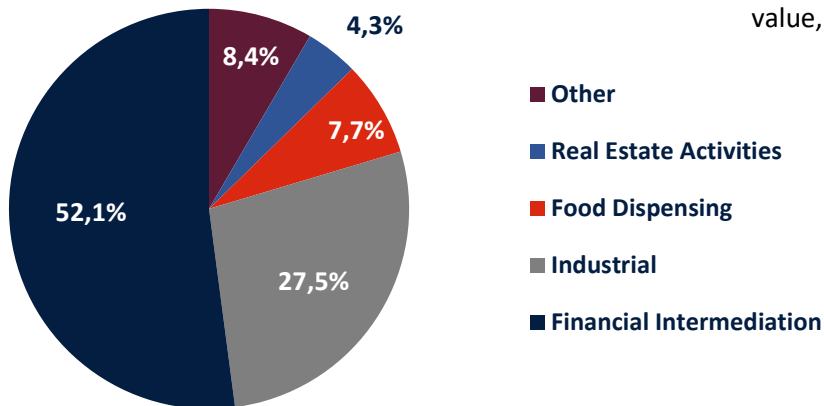
By Lessee**

Prospect limit: 30% for income.



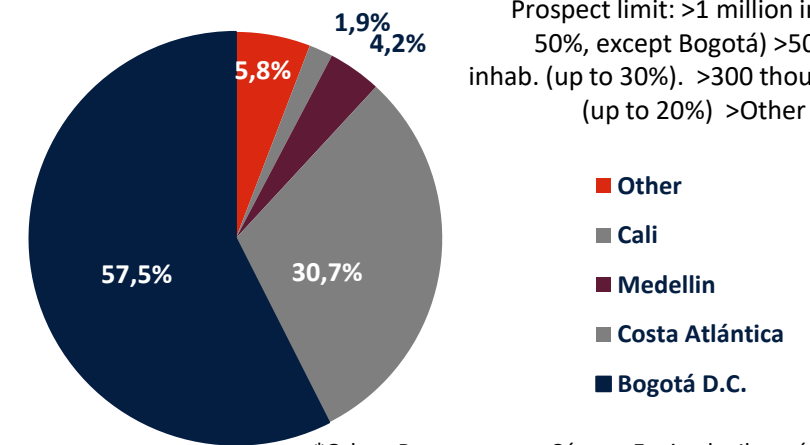
By Economic Sector

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



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%)

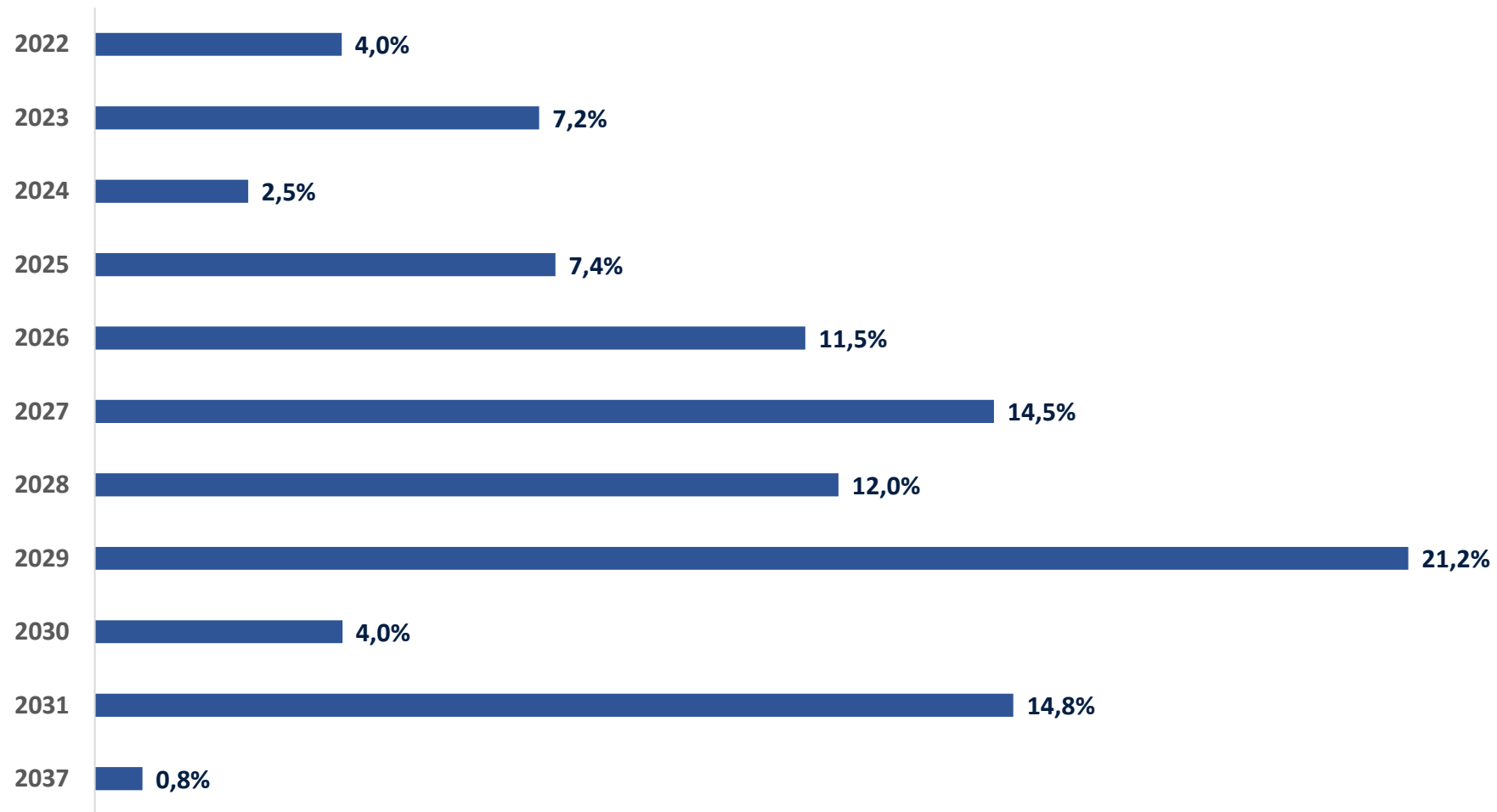


*Other: Health and Services.

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



Lease Contracts



1,91%
Economic Vacancy



31
No. Lessees

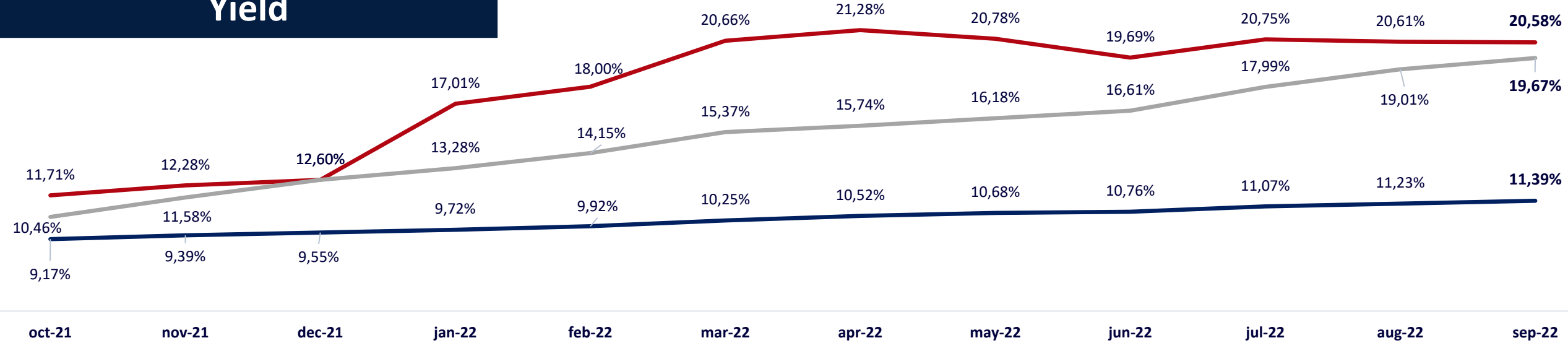


5,58 years
Weighted average of remaining time of lease contracts.



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

Yield



— Since the Beginning — YTD* — LTM**

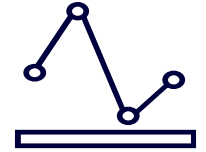


11,39% AE
Profitability Since the Beginning
 October 2018 - September 2022

39,2%
For Mark-up in Price
60,8%
Due to Flow



19,67% AE
LTM Profitability:
 Oct. 2021 – Sept. 2022

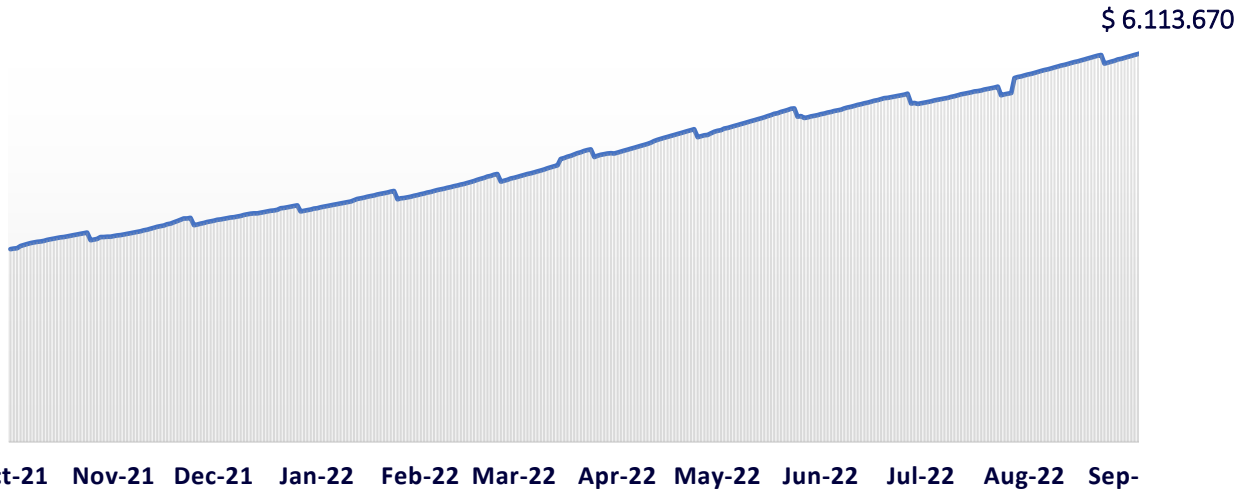


20,58% AE
Year-to-Date Profitability:
 September 2022

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



TIN Security Value



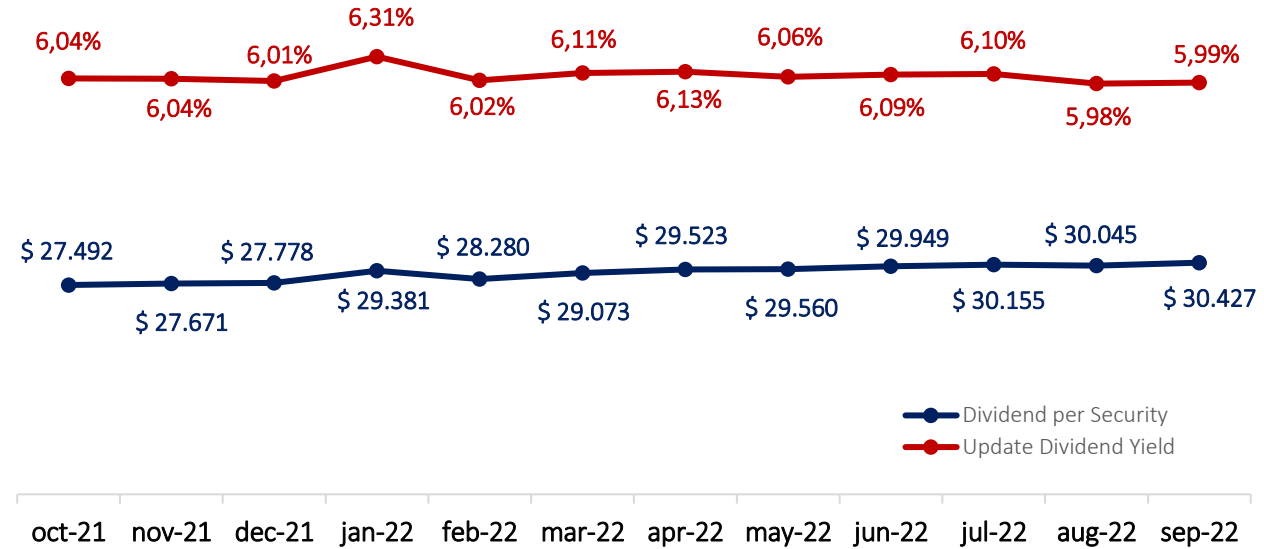
6.113.670

Security Value on September 30, 2022.

12,6%

LTM Last increment Security Value vs \$5.427.362 (Security Value Oct.1, 2021)

Dividend Yields & Returns



5,99%

DY Previous month: September 2022



6,09%

Average DY YTD: 01/2022 – 09/2022



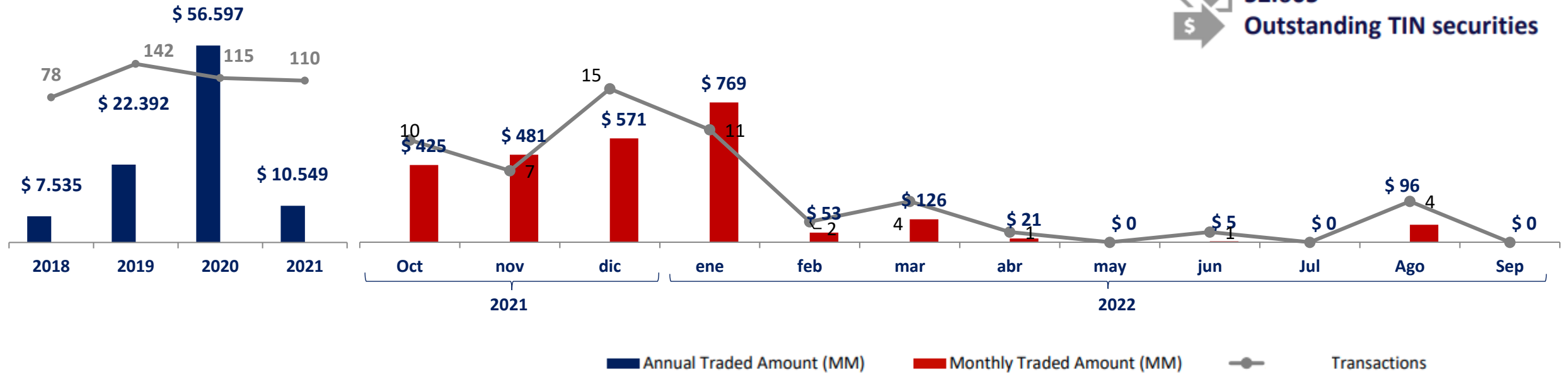
6,07%

Average DY LTM: 10/2021 – 09/2022



Total Traded Amount (COP Millions)

 **52.605**
Outstanding TIN securities



COP 0 Million
Traded / Month



COP 1.071 Million
Traded / 2022



Without
Price WA* / Month



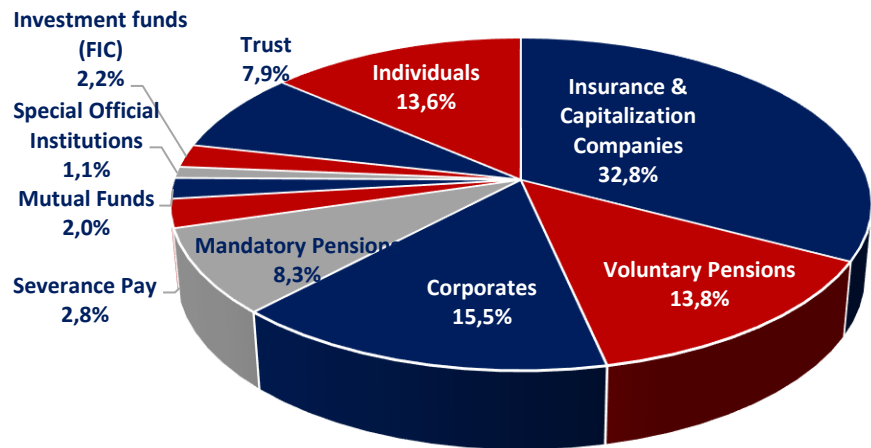
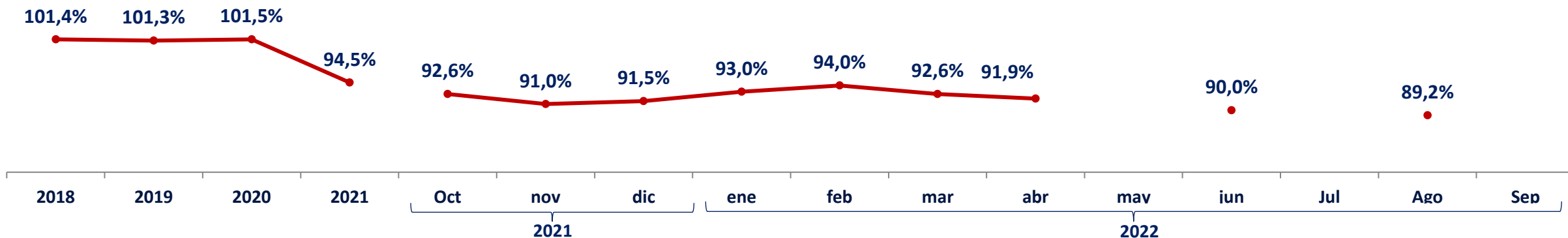
100%
Valuation Price**



COP\$ 0
Daily Average Traded
/Month

*WAP: Weight average price
** Precia's valuation Price sept 30 2022

Trade Price (weighted average)

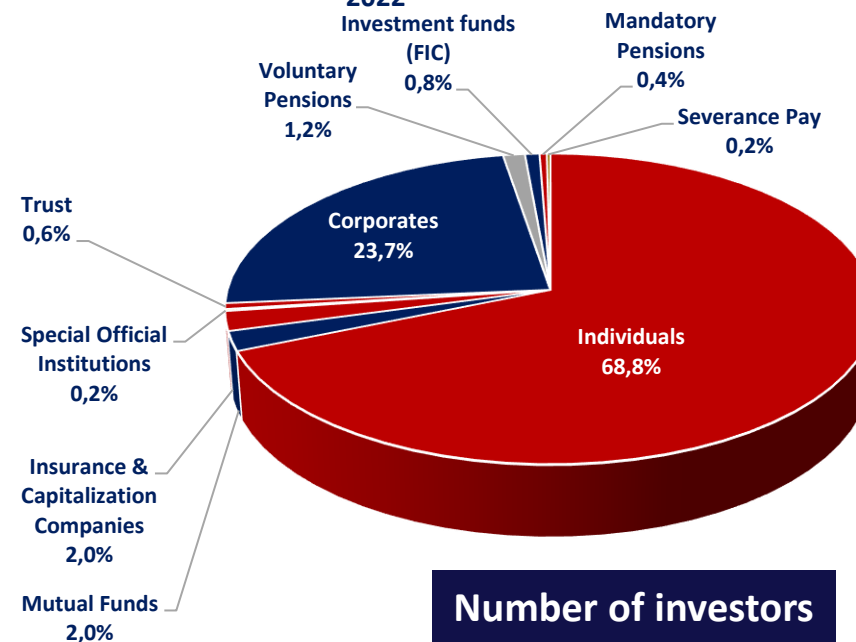


Investors per amount



493

TIN Securities Investors



Number of investors