



Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report
September 2023



* Indicators as at September 30, 2023.

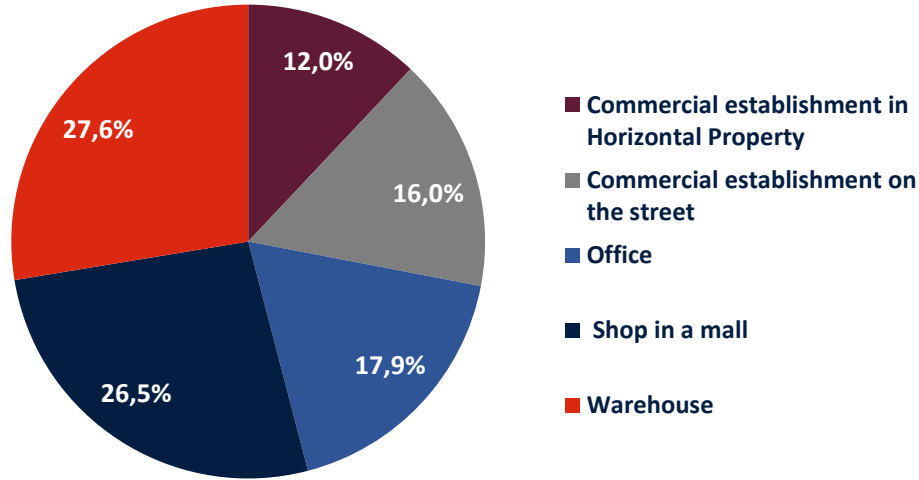
** Outstanding lease balance on operating income of previous 12 months.

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



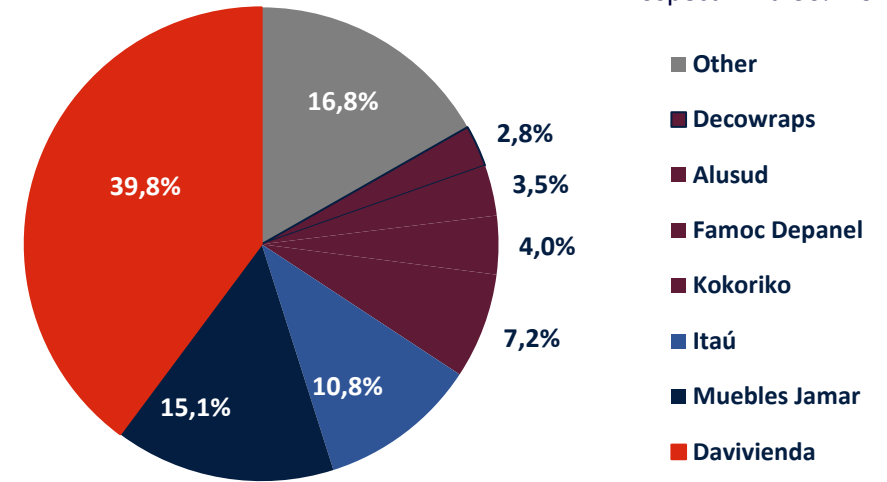
By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



By Lessee**

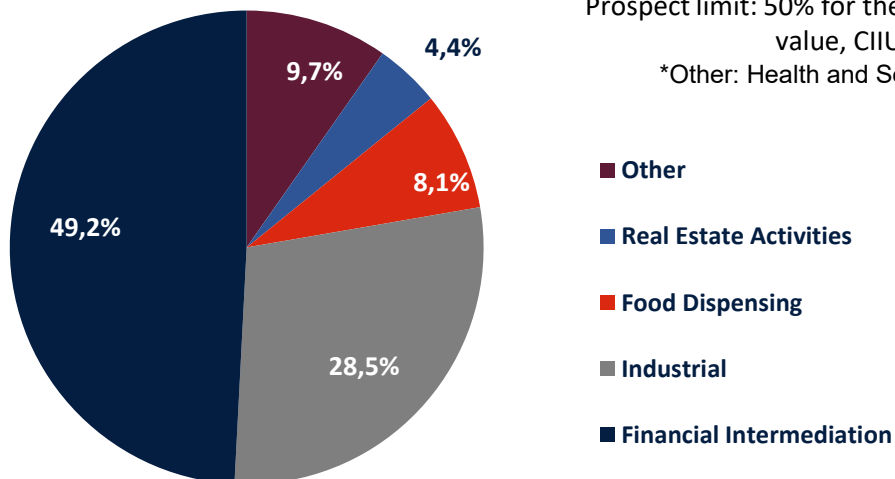
Prospect limit: 30% for income.



By Economic Sector

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

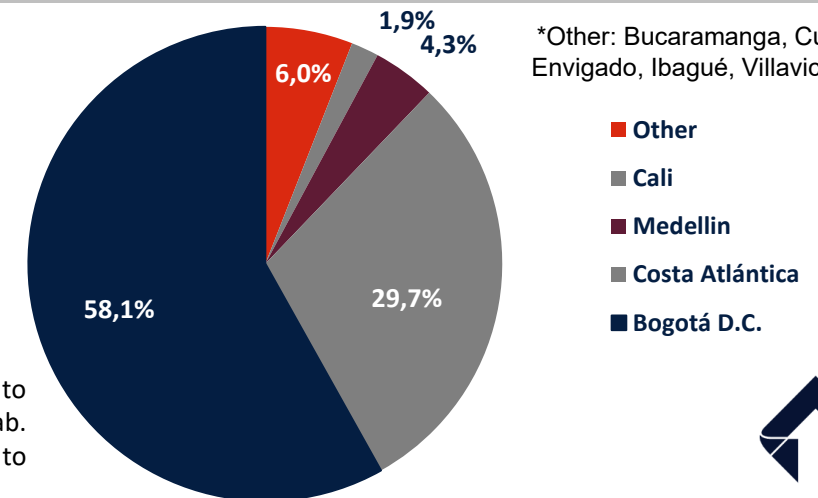
*Other: Health and Services.



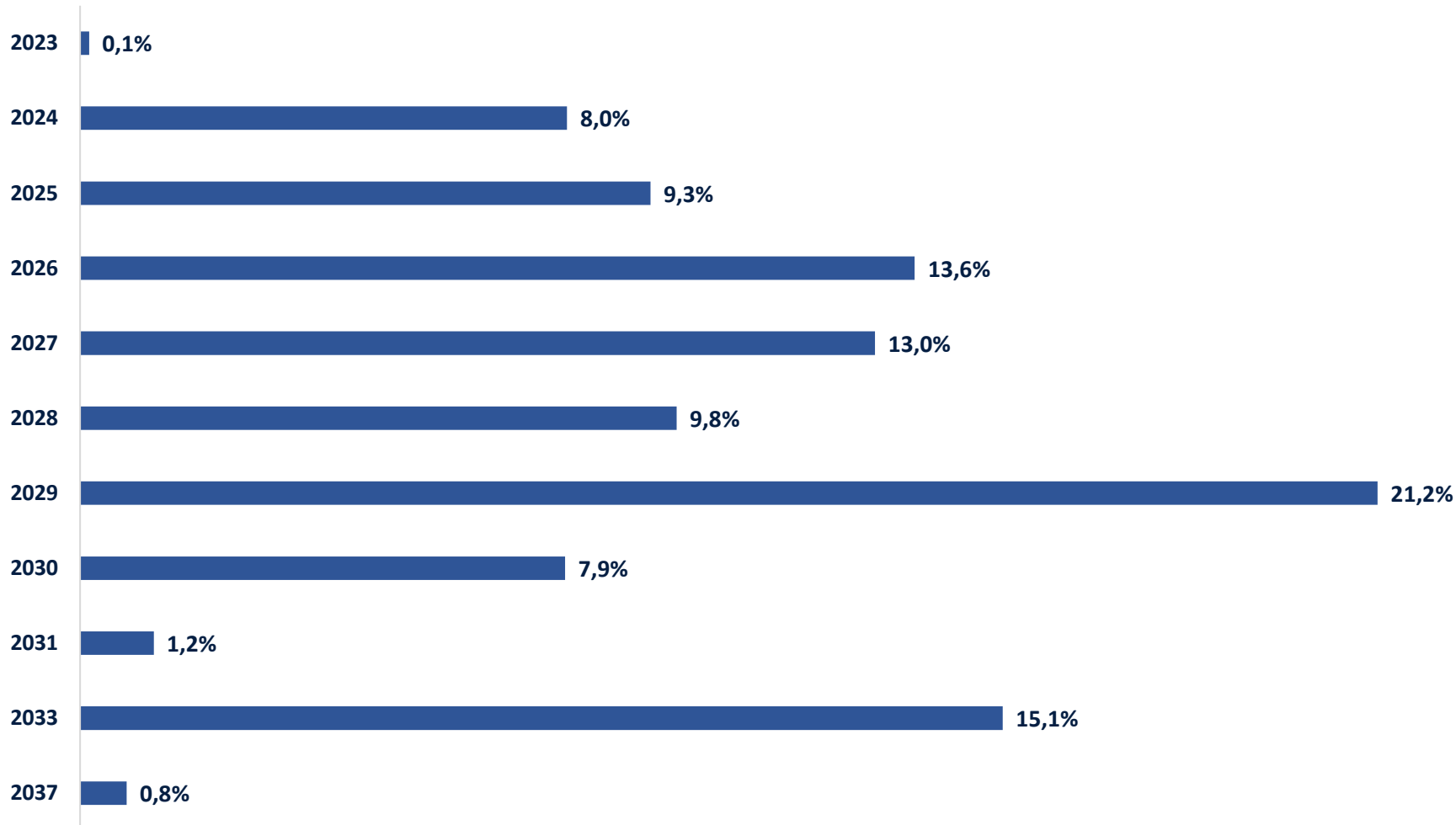
By Geographic Location

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

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



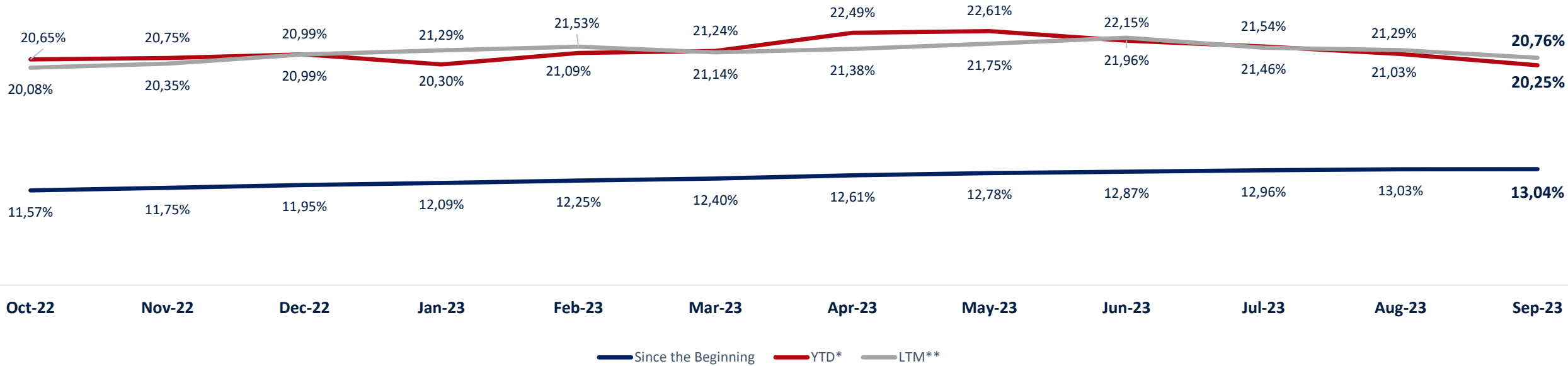
36
No. Lessees



5,07 years
Weighted average of
remaining time of lease
contracts.



Return



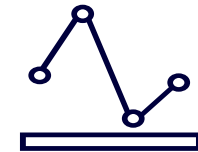
13,04% AE
Return Since Inception
October 2018 – September 2023



54,5%
Capital Appreciation
45,5%
Cash Flow Yield



20,76% AE
LTM Return:
Oct. 2022 – Sept. 2023

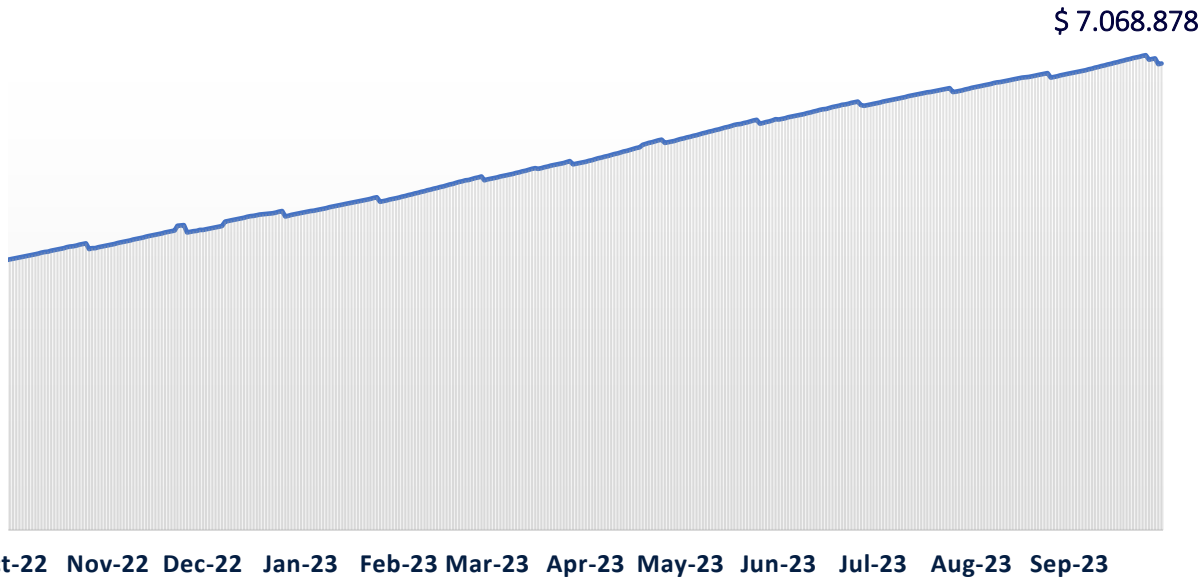


20,25% AE
Year-to-Date Return:
September 2023



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

TIN Security Value



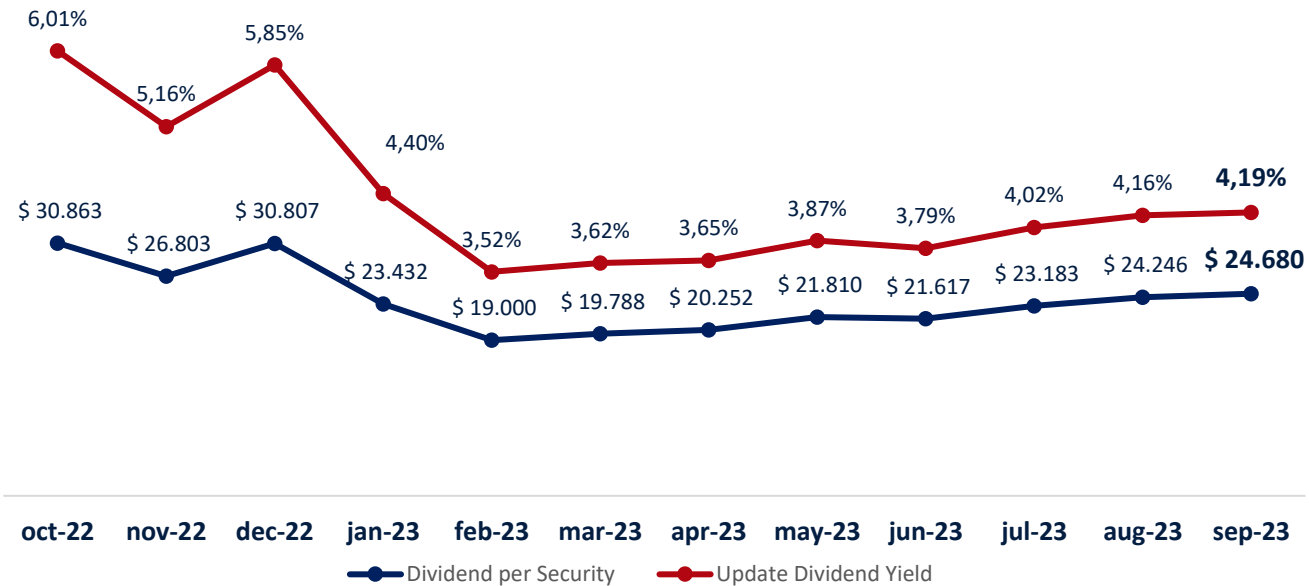
7.068.878

Security Value on September 30, 2023.

15,56%

LTM Security Value's Increase
\$6.116.817 (Security Value October. 1, 2022)

Dividend Yields & Returns



4,36%
Average DY LTM:
10/2022 – 09/2023

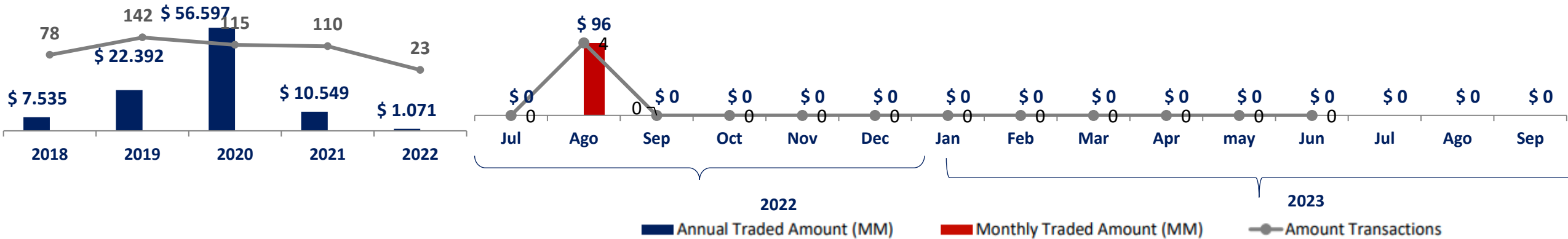
3,92%
Average DY YTD:
09/2023

4,19%
DY Previous month:
09/2023



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**

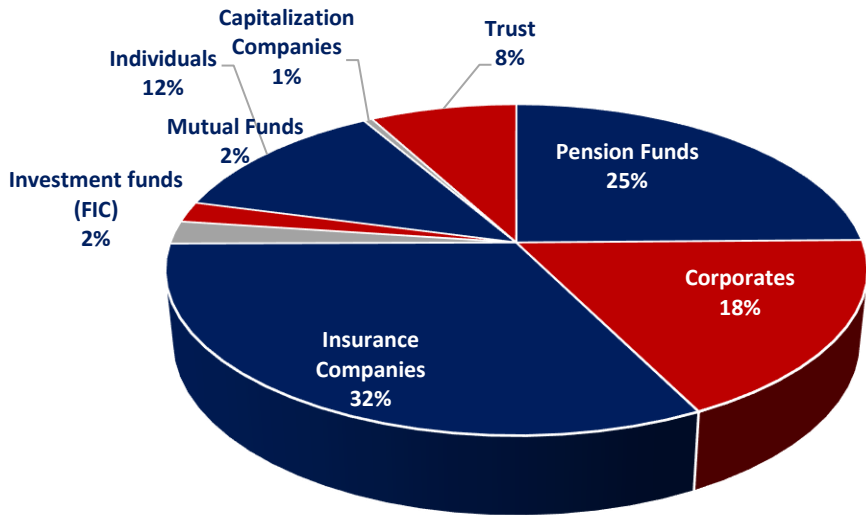


COP\$ 0
Daily Average Traded
/Month

*WAP: Weight average price
** Precia's valuation Price Sept. 30 2023



Trade Price (weighted average)

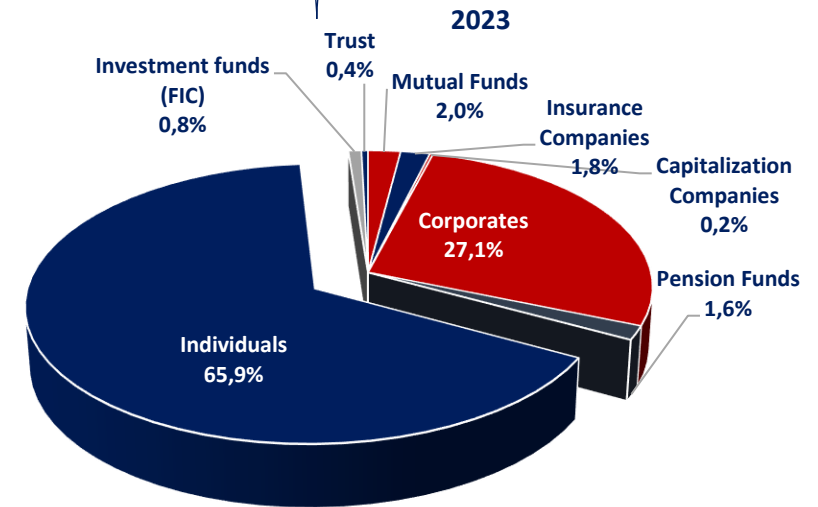


Investors per amount



490

TIN Securities Investors



Number of investors

