



Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report
October 2022



COP \$474.000 Billion
Assets under management



20,08% AE
LTM Profitability:
Nov.2021/Oct.2022



\$141.532 million
Financial indebtedness (Capital)



85.516 m²
Managed area



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



13,41% E.A.
Weighted average cost of
debt.



98,11%
Economic Occupation
of portfolio



0,18%**
Non-performing loans
October 2022



30,80% < Lim. 40%
Financial indebtedness

* Indicators as at October 31, 2022.

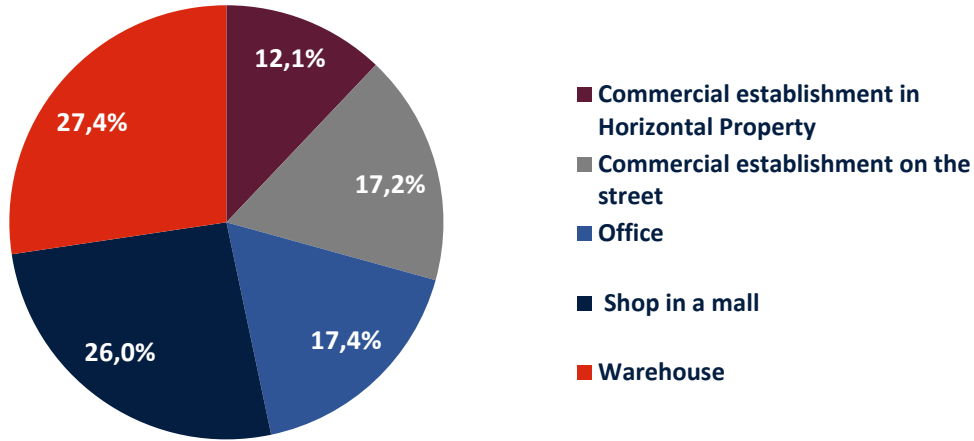
** Non performing loans on operating income of previous 12 months.

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



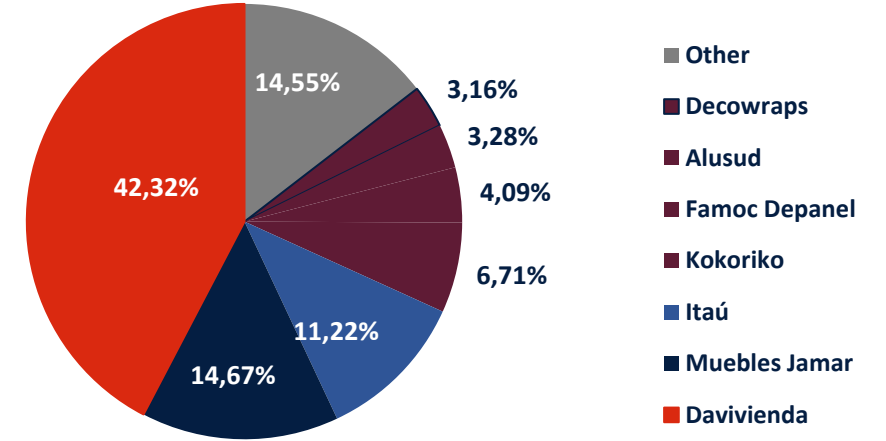
By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



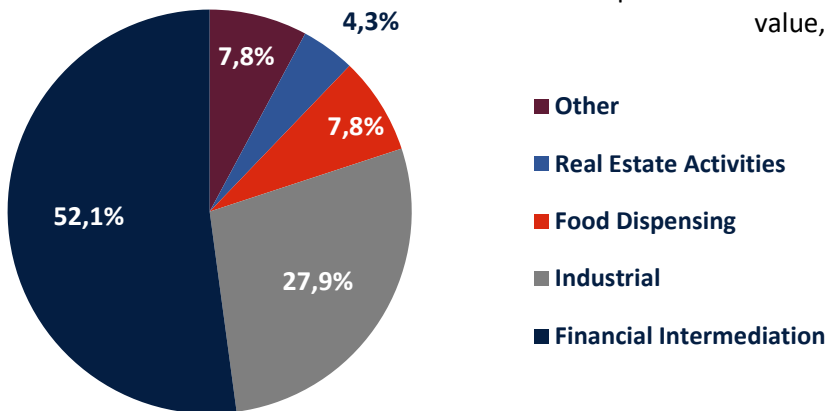
By Lessee**

Prospect limit: 30% for income.



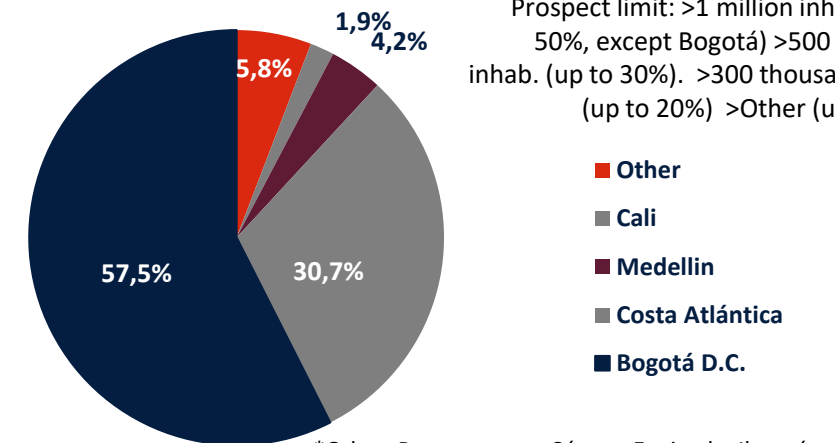
By Economic Sector

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%)

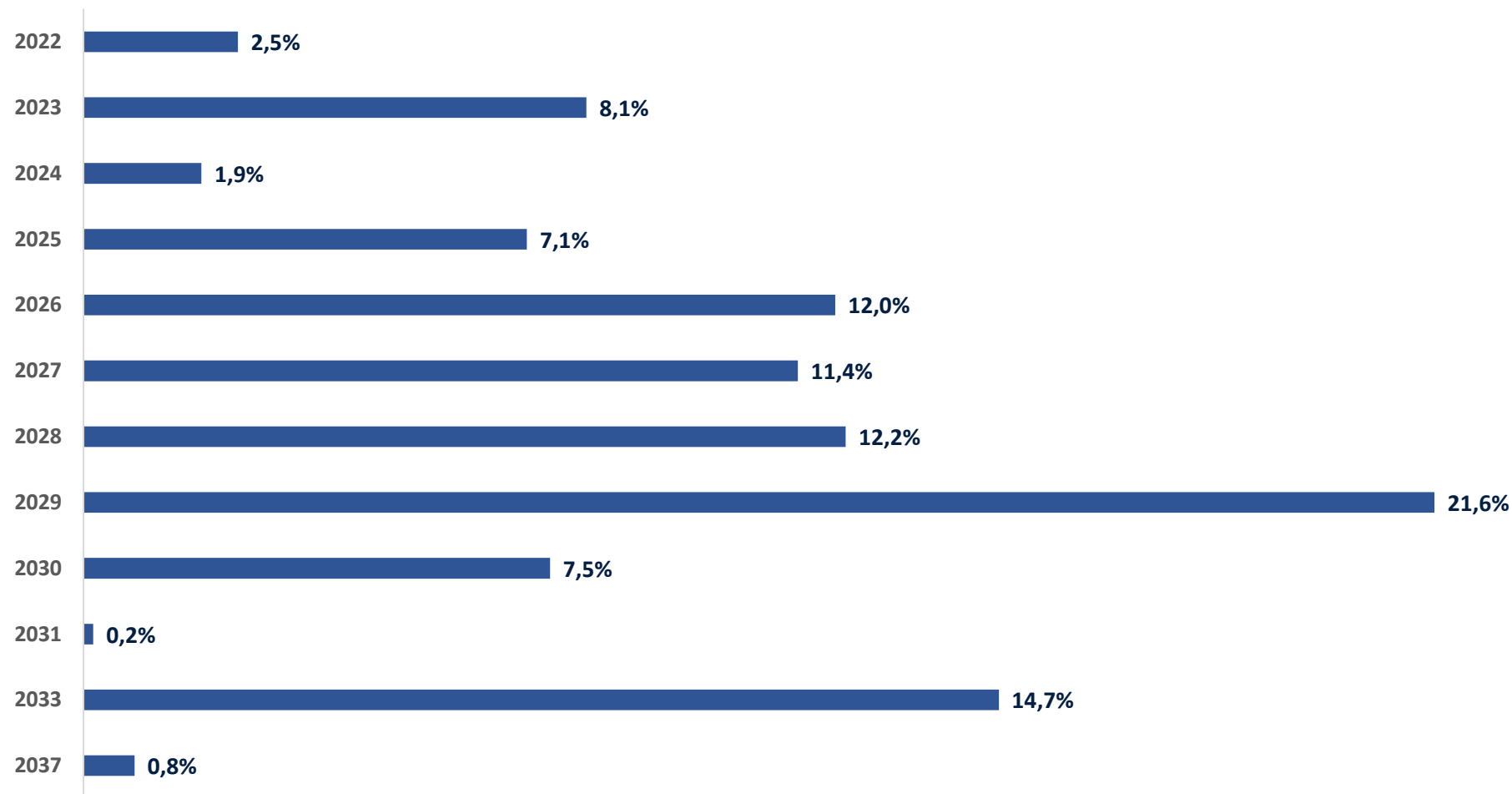


*Other: Health and Services.

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



Lease Contracts



1,88%
Economic Vacancy



33
No. Lessees

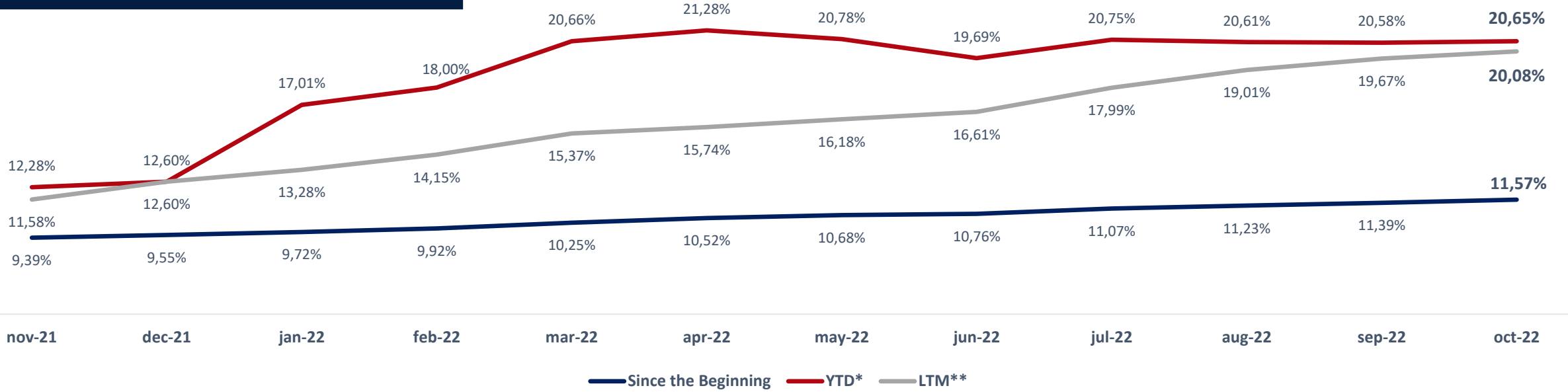


5,99 years
Weighted average of remaining time of lease contracts.



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

Yield



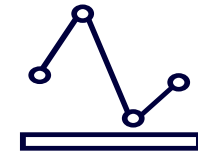
11,57% AE
Profitability Since the Beginning
 October 2018 - October 2022



41,8%
For Mark-up in Price
58,2%
Due to Flow



20,08% AE
LTM Profitability:
 Nov. 2021 – Oct. 2022

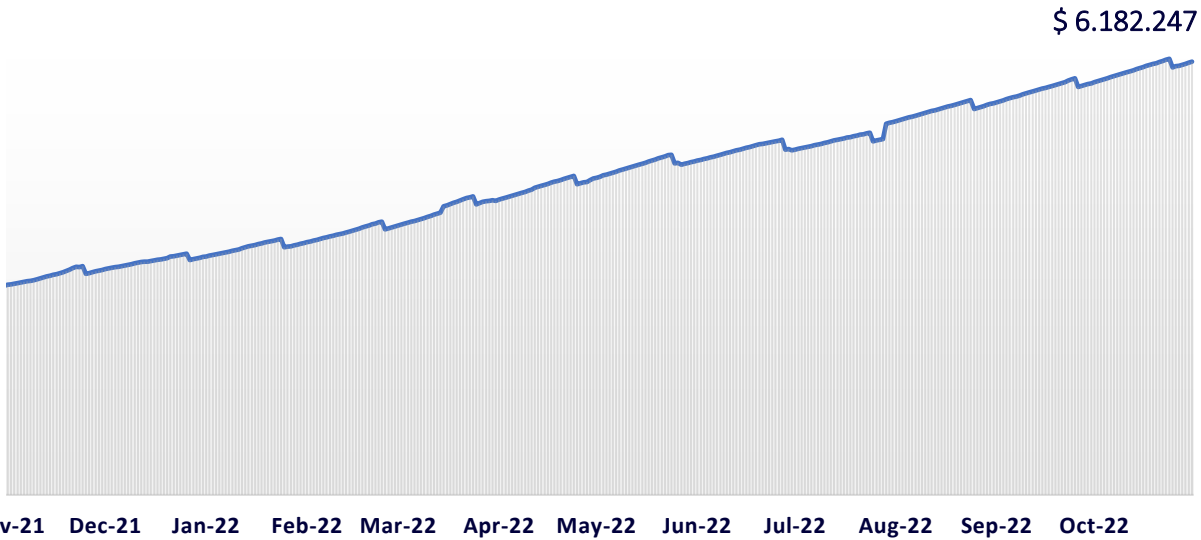


20,65% AE
Year-to-Date Profitability:
 October 2022



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

TIN Security Value



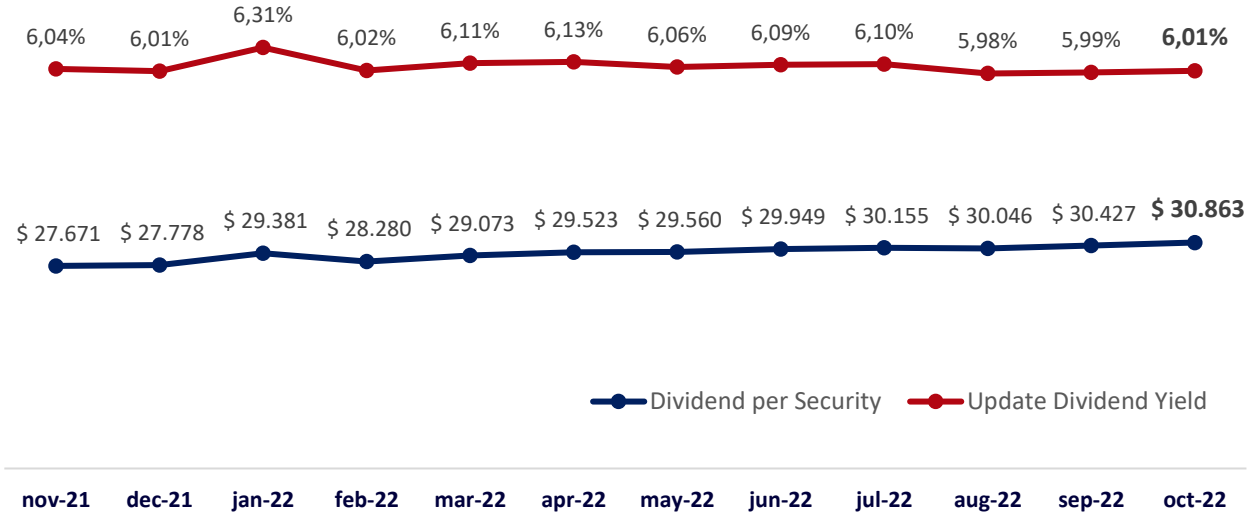
6.182.274

Security Value on October 31, 2022.

13,0%


LTM Last increment Security Value vs \$5.470.434 (Security Value Nov. 1, 2021)

Dividend Yields & Returns





6,01%
DY Previous month:
October 2022



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

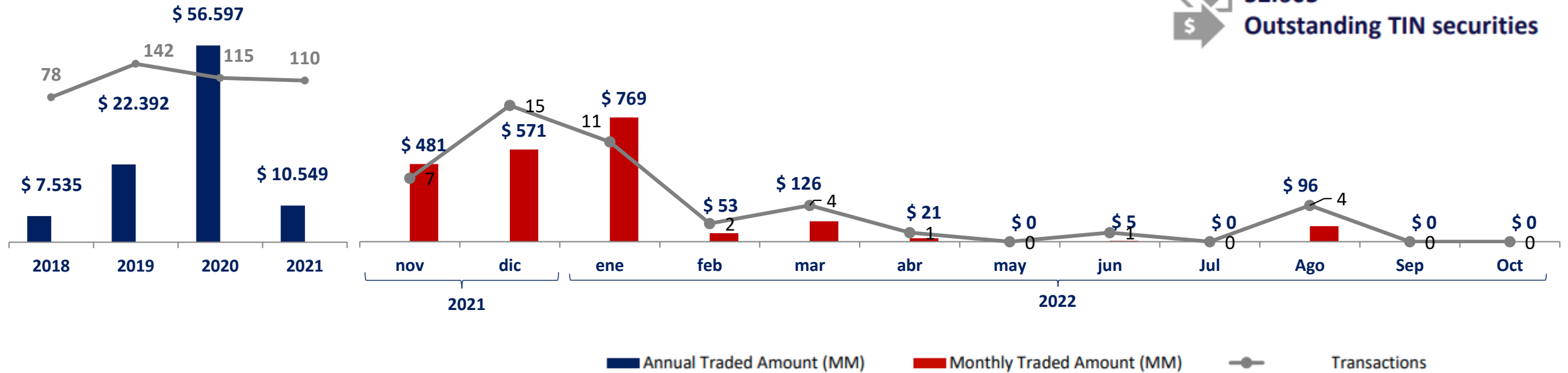


6,07%
Average DY LTM:
11/2021 – 10/2022



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



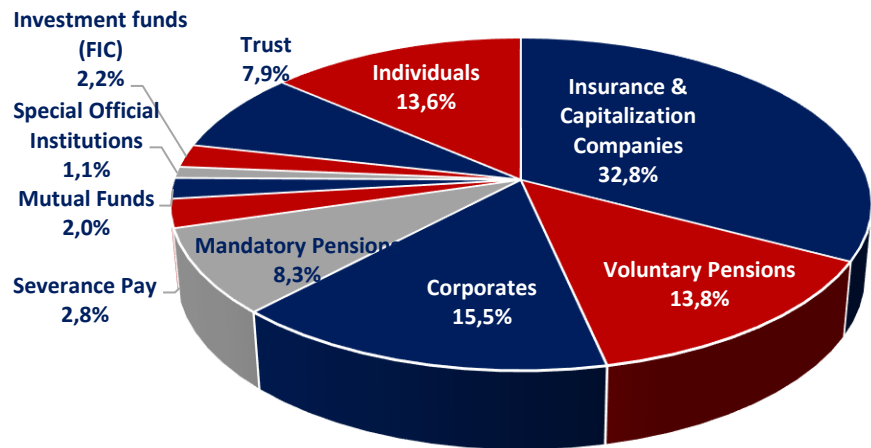
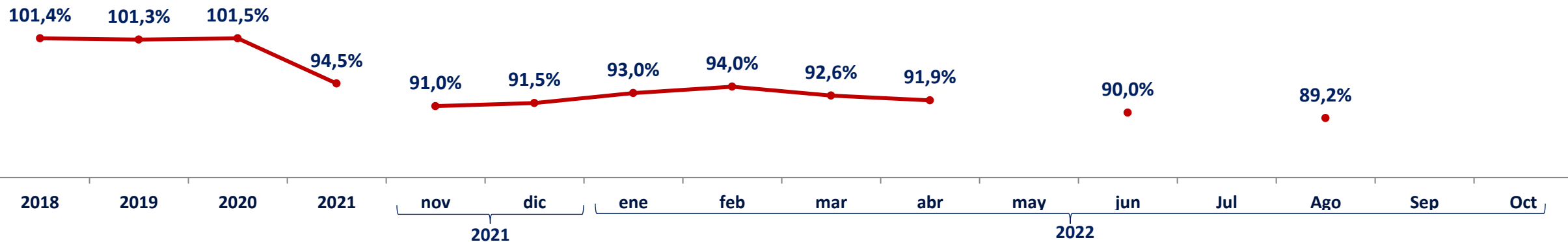
100%
Valuation Price**



COP\$ 0
Daily Average Traded
/Month

*WAP: Weight average price
** Precia's valuation Price oct 31 2022

Trade Price (weighted average)

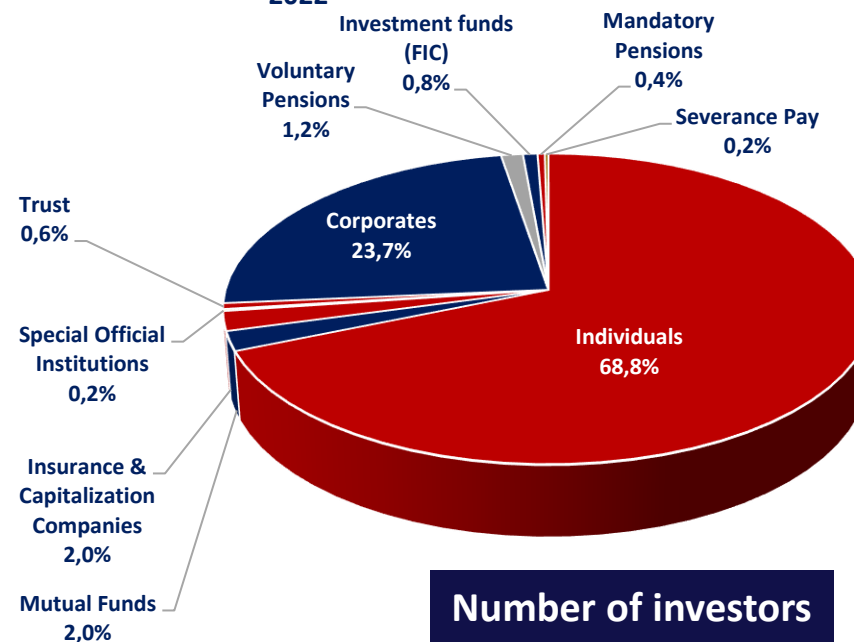


Investors per amount



493

TIN Securities Investors



Number of investors