



Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report
October 2023



* Indicators as at October 31, 2023.

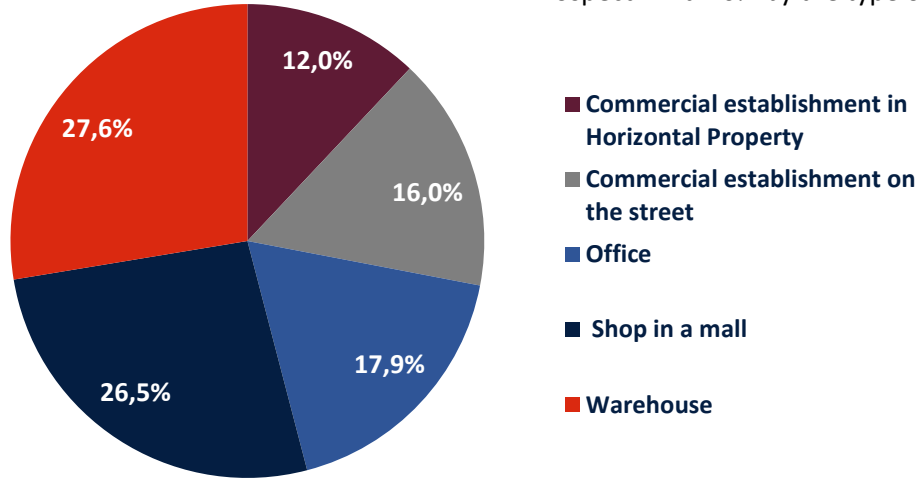
** Outstanding lease balance on operating income of previous 12 months.

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



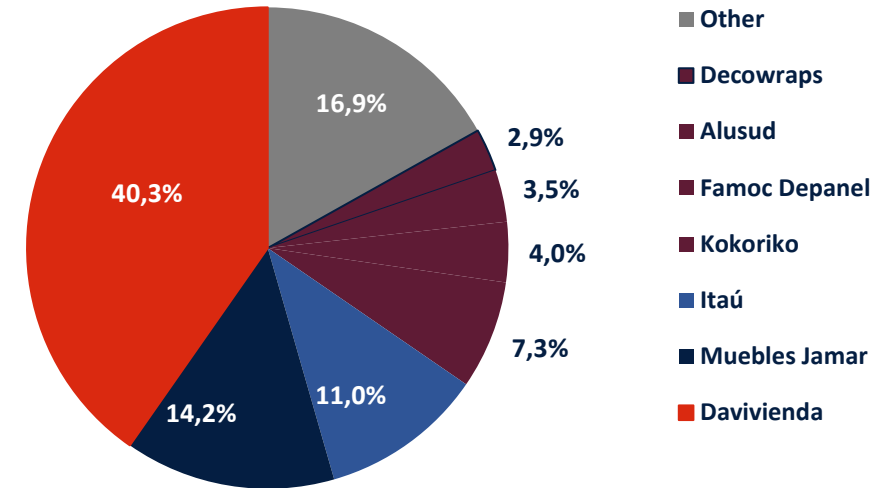
By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



By Lessee**

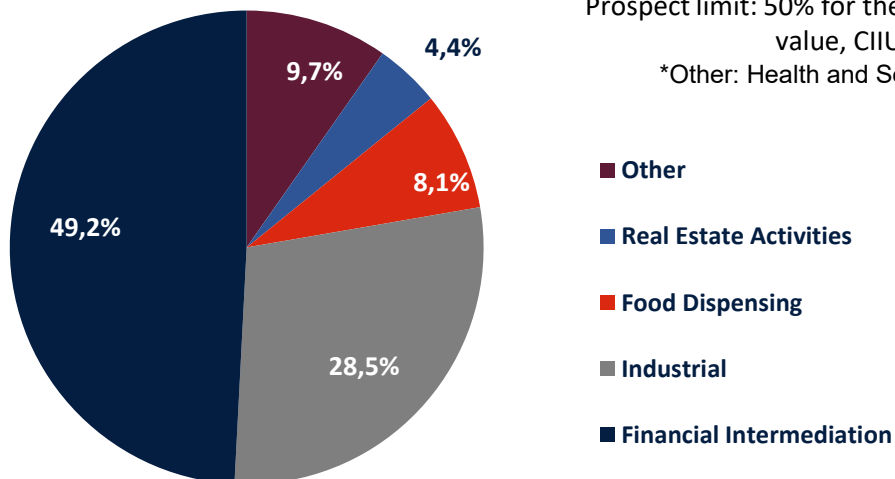
Prospect limit: 30% for income.



By Economic Sector

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

*Other: Health and Services.

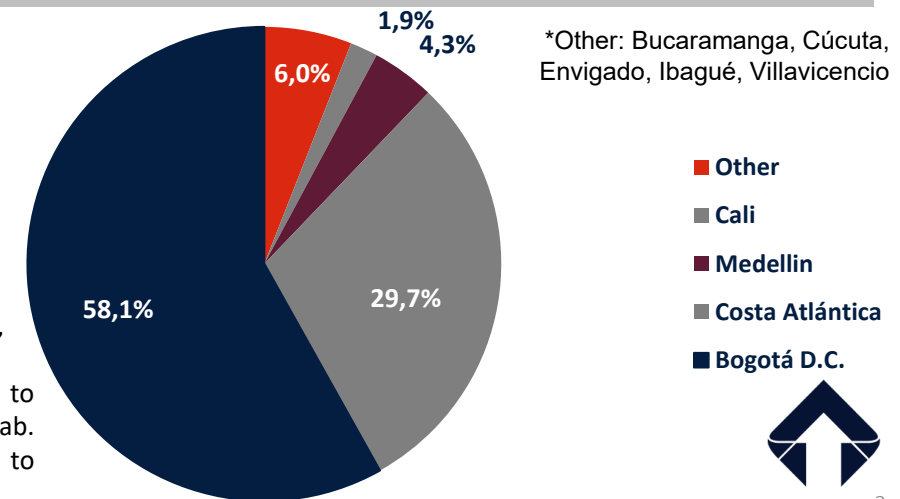


By Geographic Location

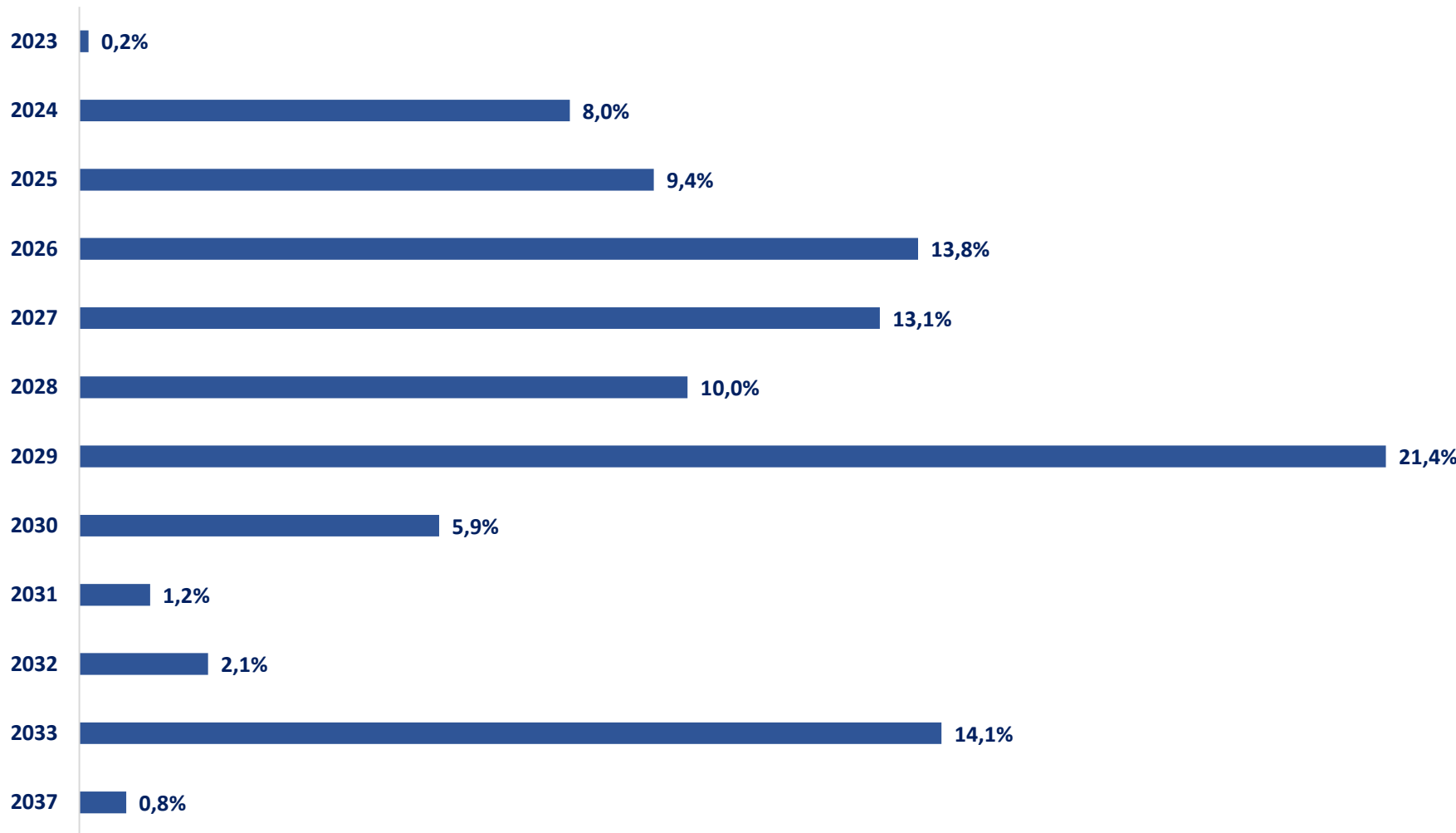
Prospect limit:

>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



3,28%
Economic Vacancy



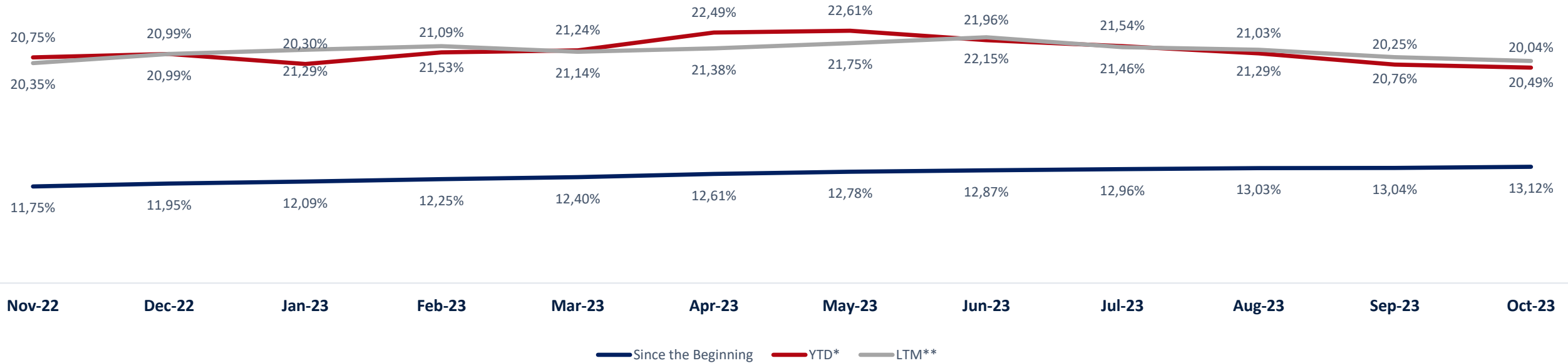
37
No. Lessees




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



Return




13,12% AE
Return Since Inception
October 2018 – October 2023



55,2%
Capital Appreciation
44,8%
Cash Flow Yield



20,49% AE
LTM Return:
Nov. 2022 – Oct. 2023



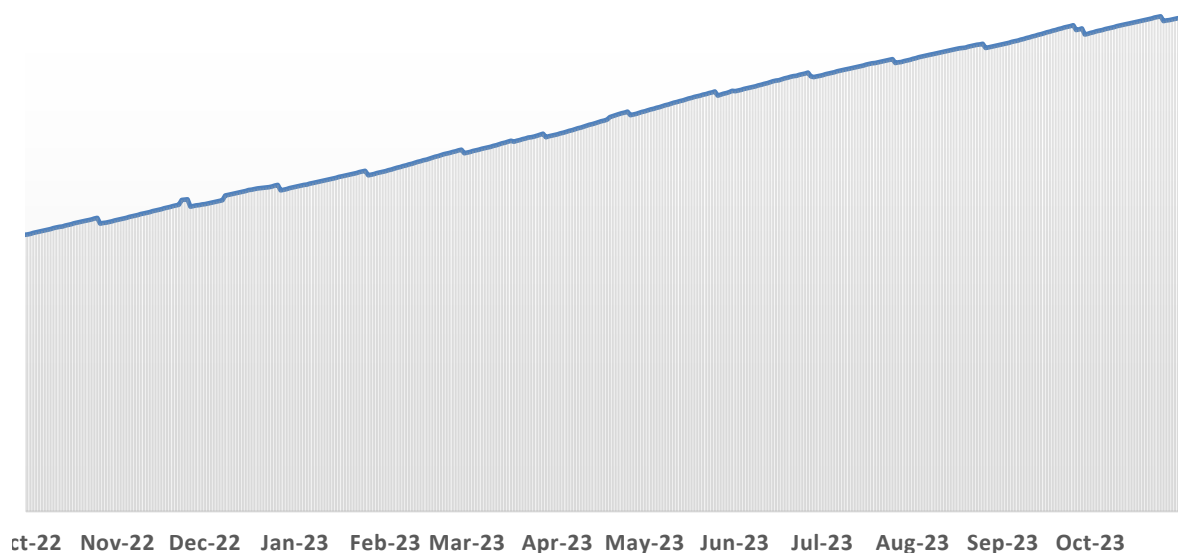
20,04% AE
Year-to-Date Return:
October 2023

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



TIN Security Value

\$ 7.116.223



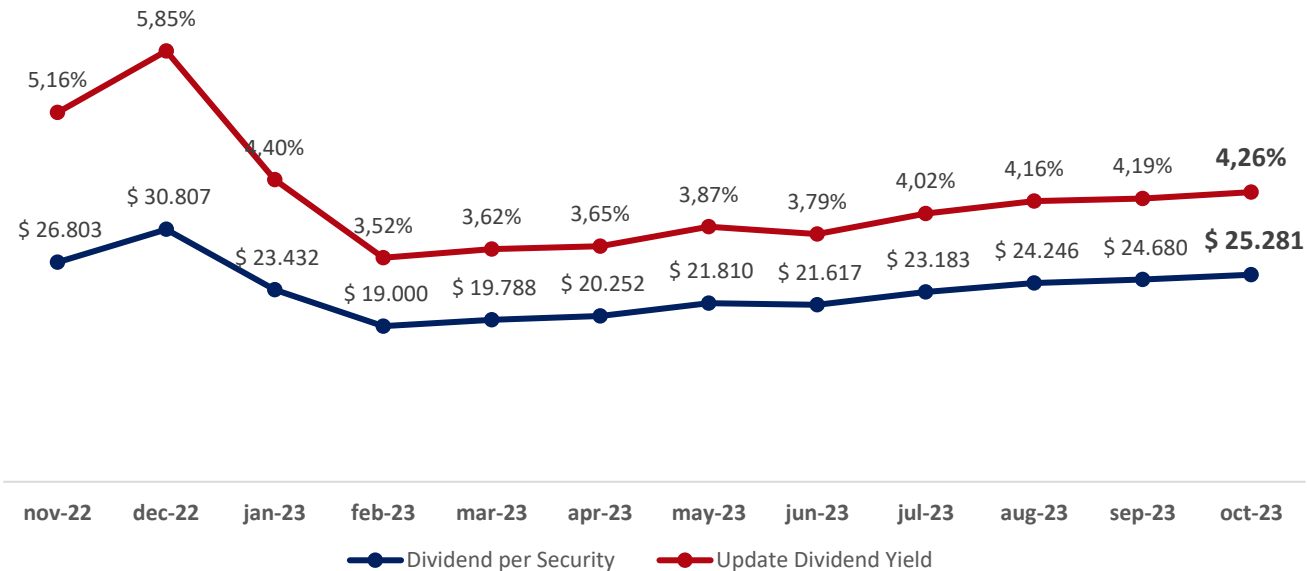
7.116.223

Security Value on October 31, 2023.

15,04%

LTM Security Value's Increase
\$6.185.655 (Security Value November. 1, 2022)

Dividend Yields & Returns



4,21%
Average DY LTM:
11/2022 – 10/2023

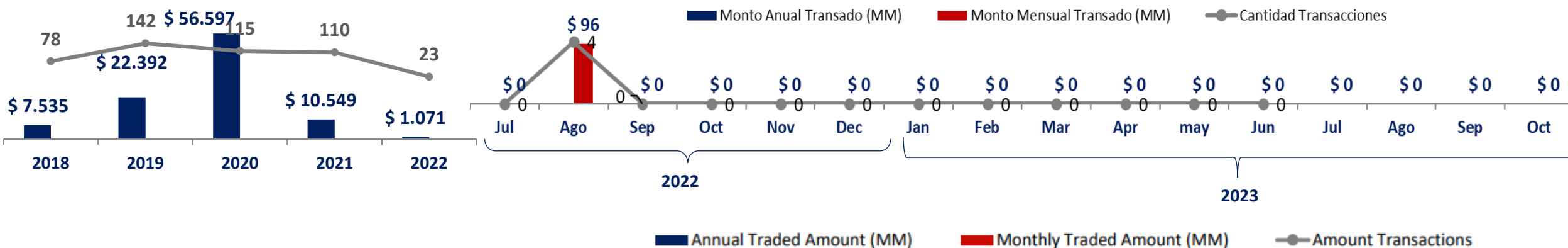
3,95%
Average DY YTD:
10/2023

4,26%
DY Previous month:
10/2023



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**

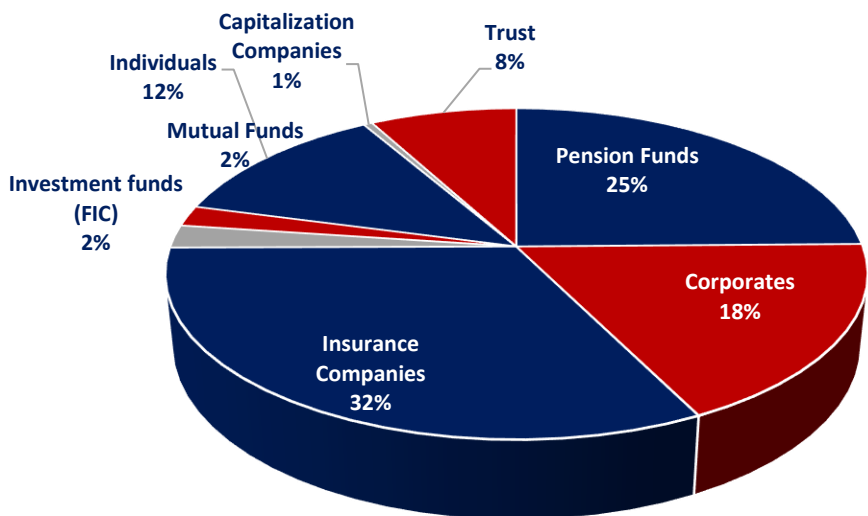


COP\$ 0
Daily Average Traded
/Month

*WAP: Weight average price

** Precia's valuation Price October 31 2023

Trade Price (weighted average)

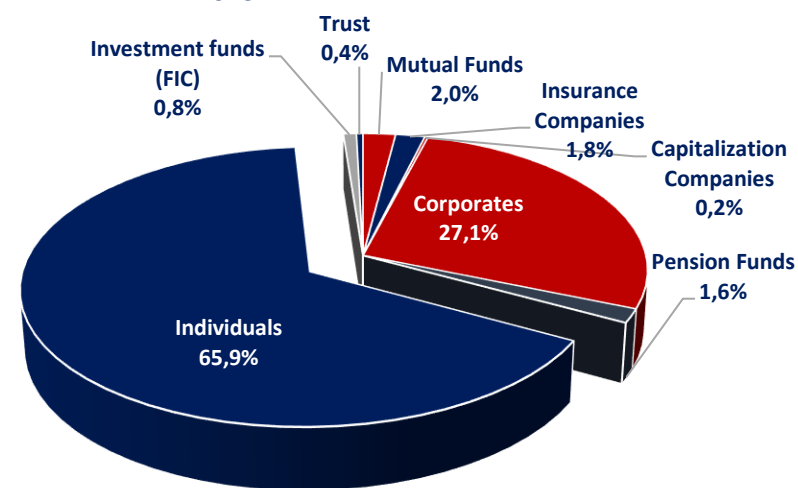


Investors per amount



490

TIN Securities Investors



Number of investors