Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

Tin Títulos Inmobiliarios

Monthly Report
October 2024

Tin Títulos Inmobiliarios

Performance Indicators October 2024

$542.513 million
Asset under management*

84.300 m²
GLA

2,24%
Economic Vacancy

0,11% ($56,057,350)
Outstanding lease Balance

$ 95,68 million
Traded volumen Octuber 2024

99,50%
Weighted average valuation price October 2024 (Precia y PIP).

Return:
Since de Beginning: **13,02% E.A.**
LTM: **12,50% E.A. (IPC+6,73%)**

4,10% (October: 5,07%)
Dividend Yield LTM

3,03%
Physical Vacancy

$ 133.936 millones
Total Leverage (Capital)

10,47% E.A.
Weighted average cost of debt. September 2024

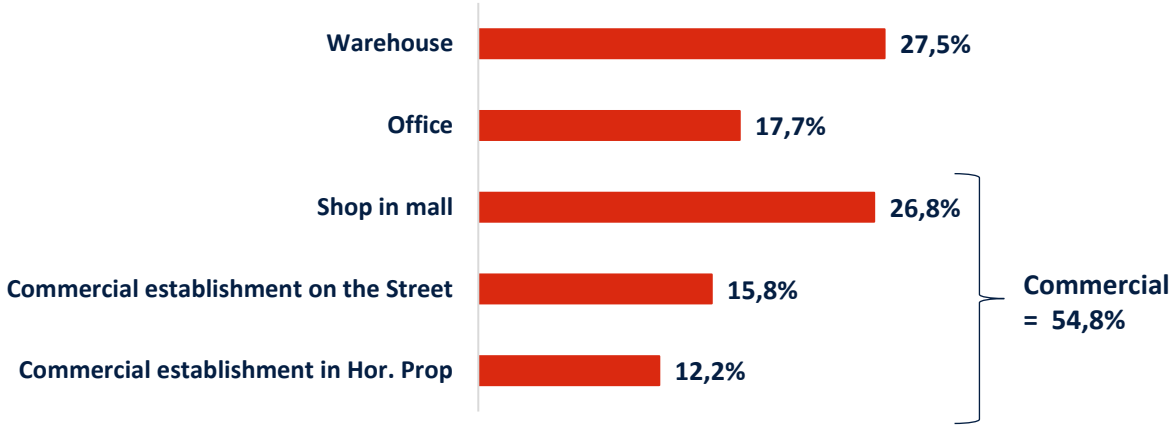
24,96% < Lim. 40%
Leverage Limit

Indicators as at September 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

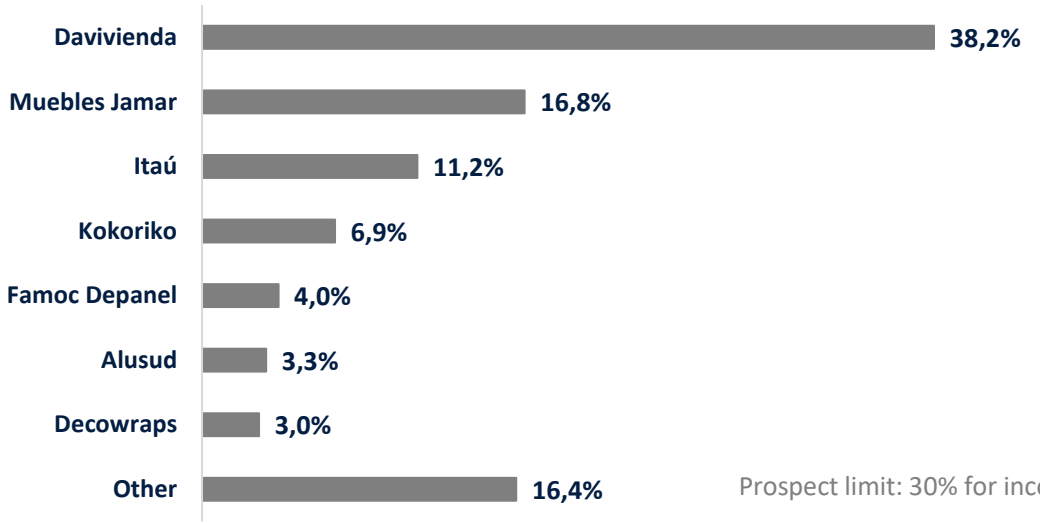
Monthly Report – October 2024
Real Estate TIN Loan Breakdown

By Type of Real Estate Property



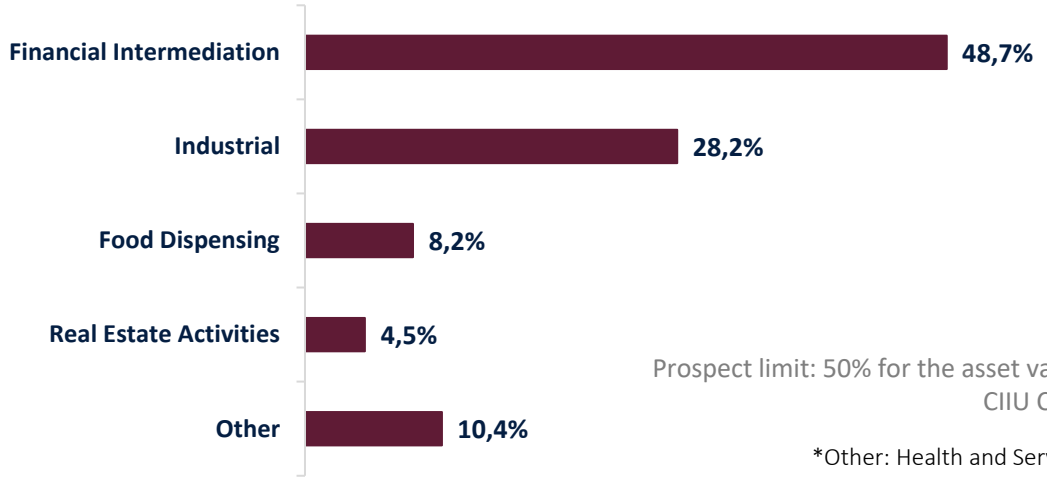
Prospect limit: 70% by the type of asset.

By Lessee**



Prospect limit: 30% for income.

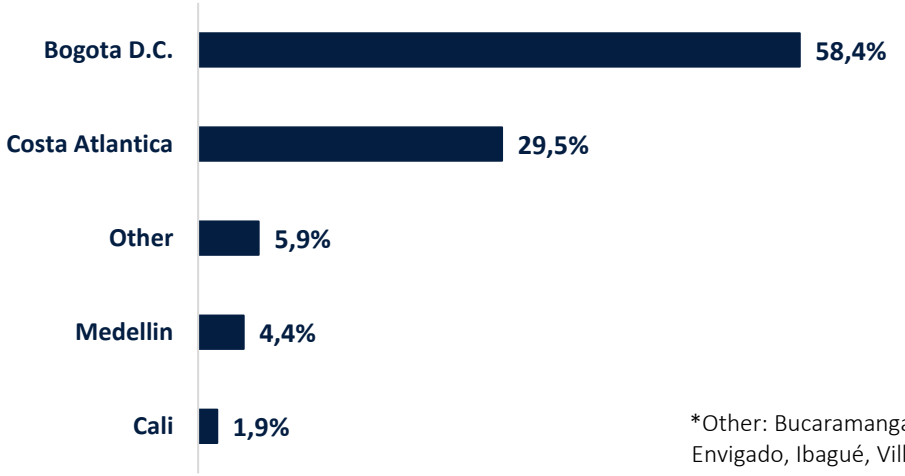
By Economic Sector



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

*Other: Health and Services.

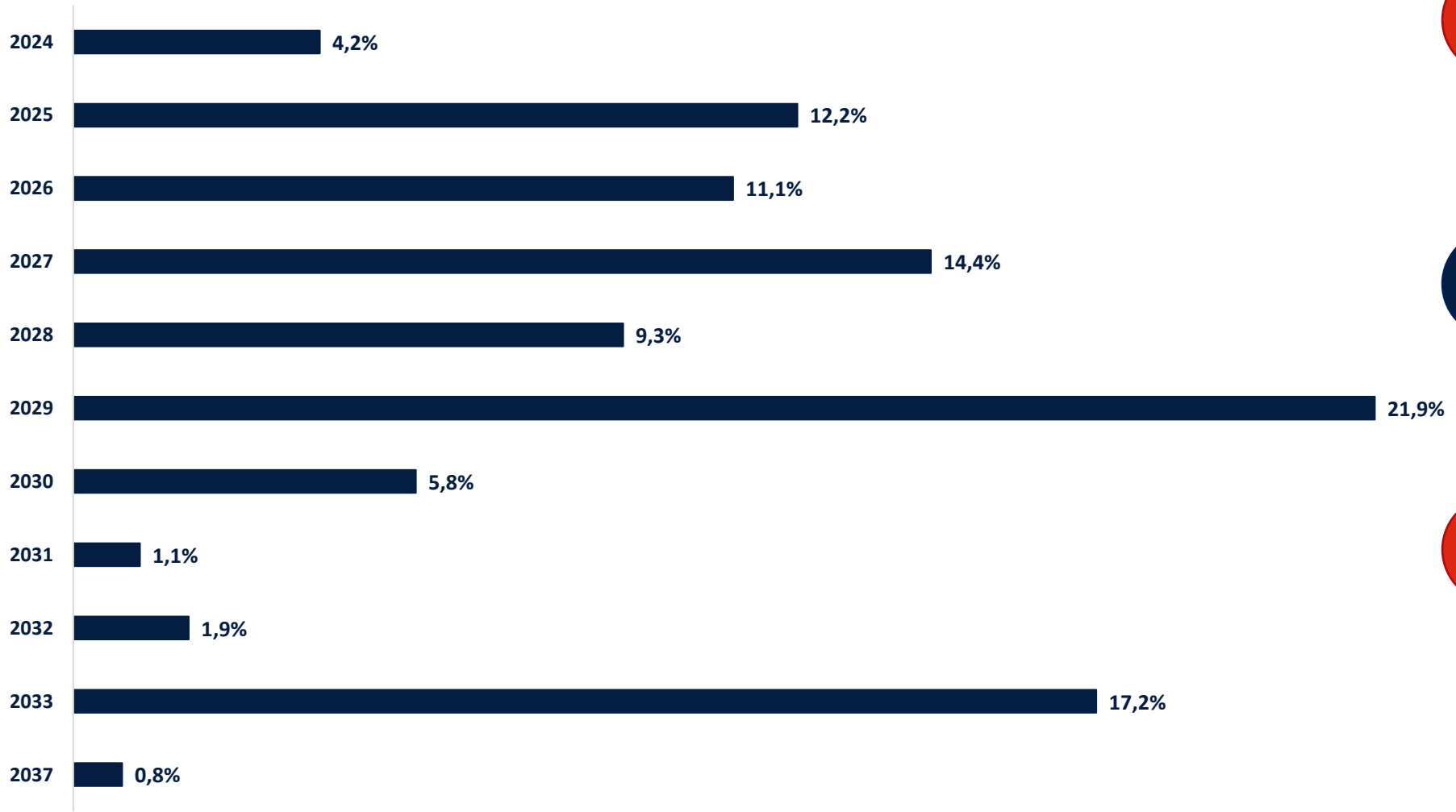
By Geographic Location



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



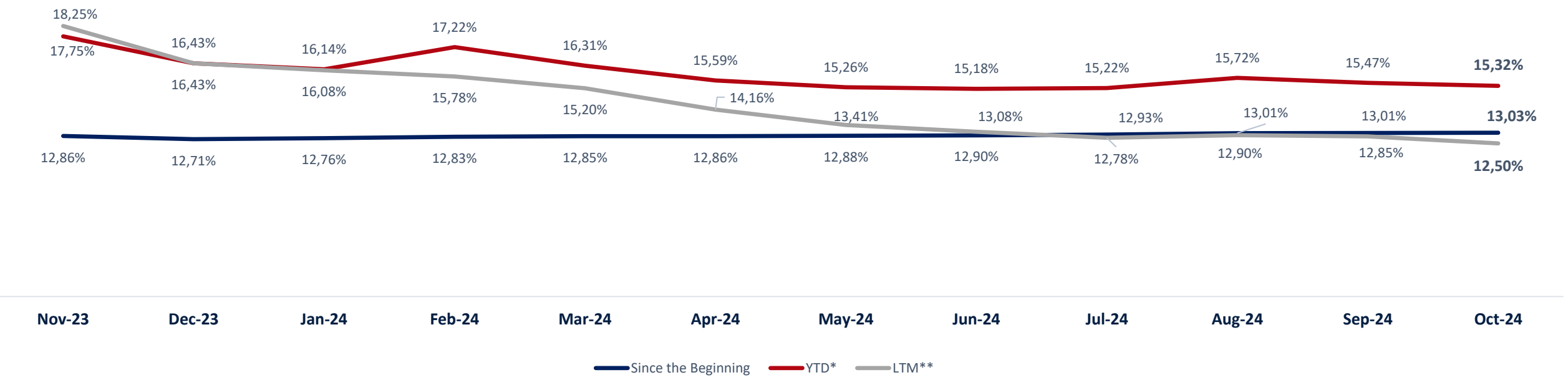
2,24%
Economic Vacancy

39
No. Lessees

4,42 years
Weighted average of remaining time of lease contracts.

Financial Income Report
Effective Return Performance – October 2024

Return



13,03% AE
Return Since Inception
October 2018 – October 2024

56,4%
Capital Appreciation

43,6%
Cash Flow Yield

12,50% E.A.
LTM Return:
Nov. 2023 – Oct. 2024

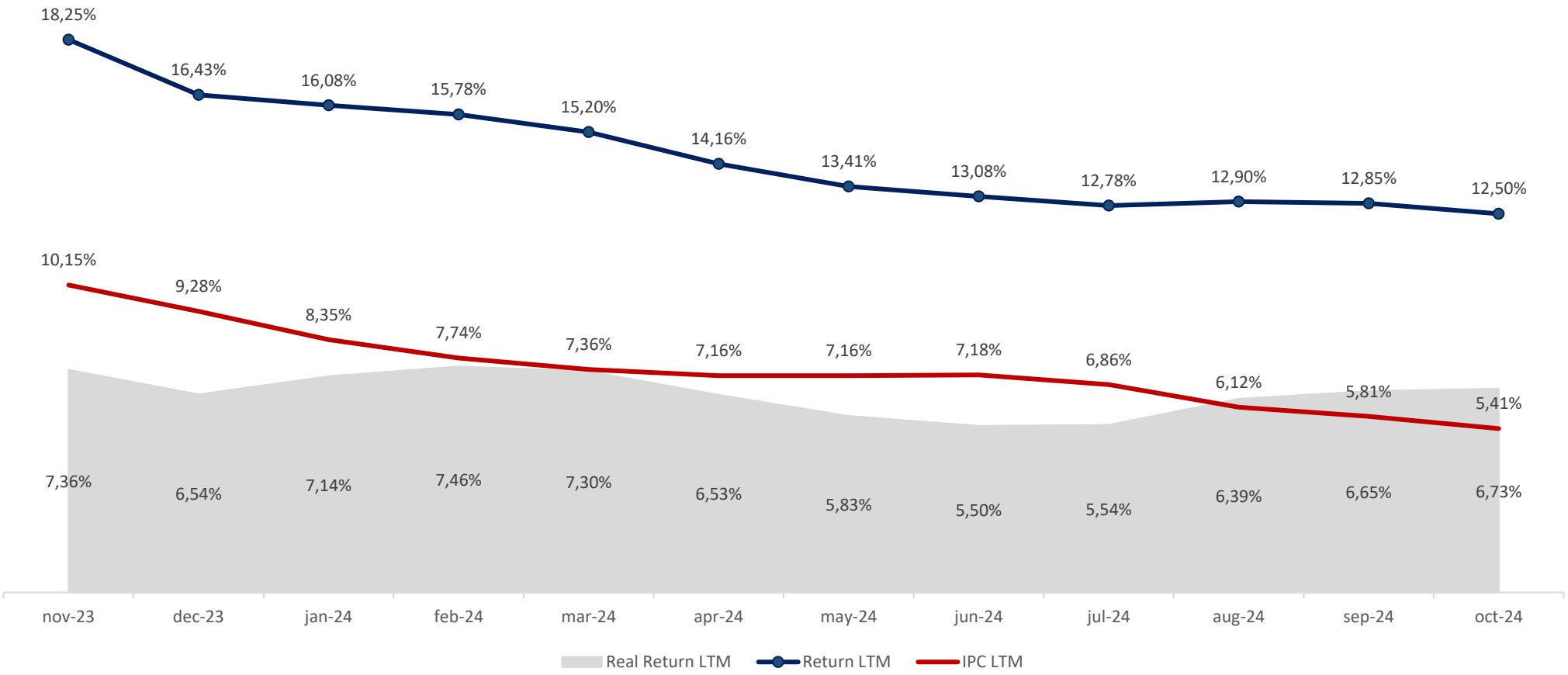
62,7%
Capital Appreciation

37,3%
Cash Flow Yield

15,32% E.A.
Year-to-Date Return:
Jan. 2024 – Oct. 2024

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

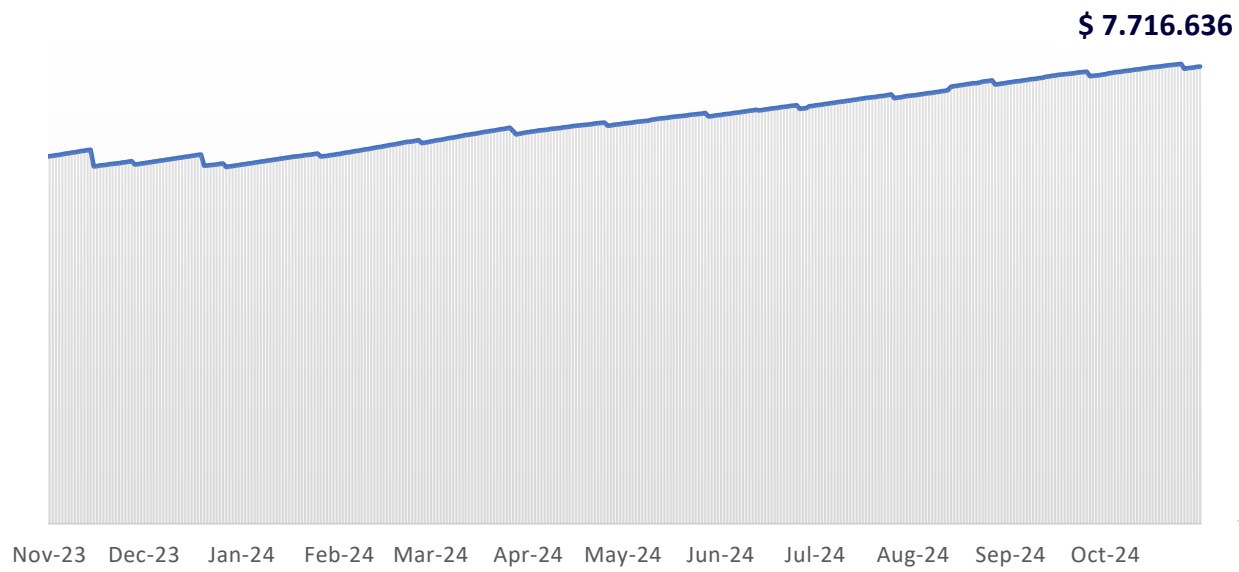
Return LTM



* LTM: Last 12 Months

Financial Income Report
Observed Results - October 2024

TIN Security Value



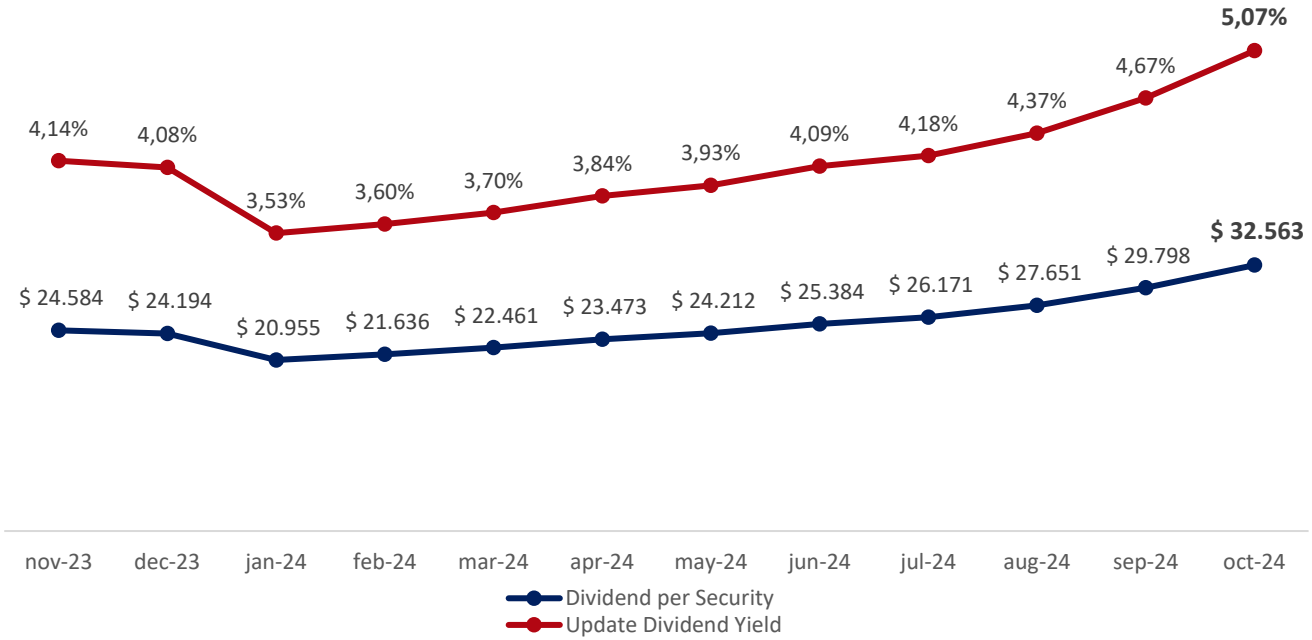
7.716.636

Security Value on October 31, 2024.

7,99%

LTM Security Value´s Increase
$ 7.145.795 (Security Value Nov. 1, 2023)

Dividend Yields & Returns

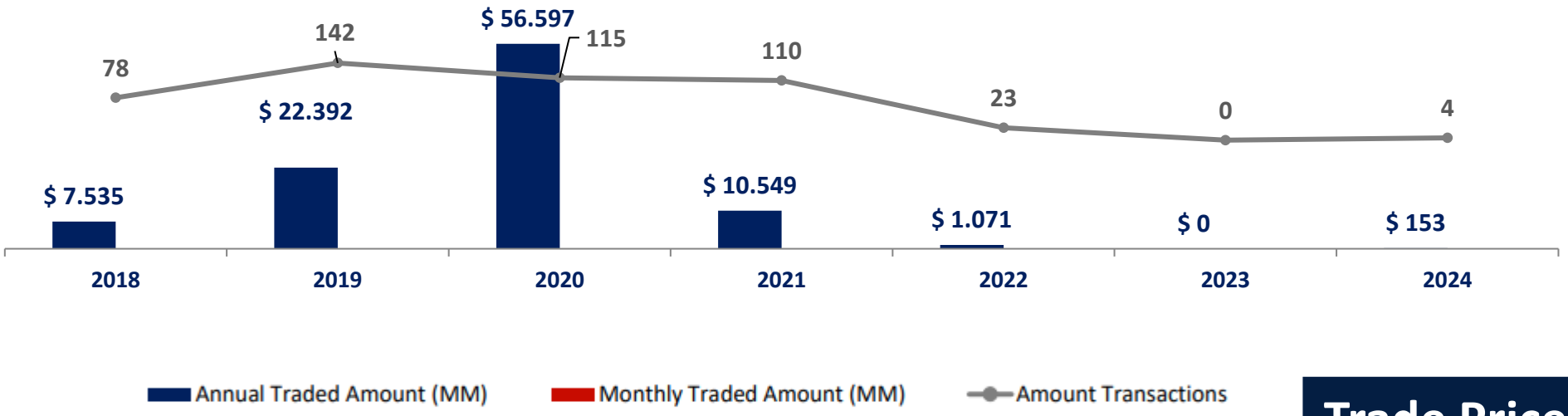


4,10%
Average DY LTM: 11/2023 – 10/2024

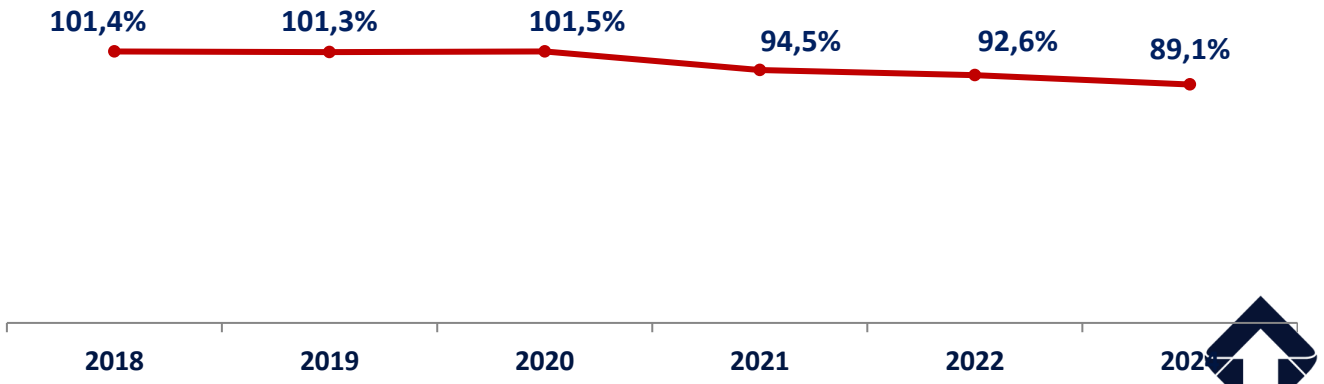
4,10%
Average DY YTD: 01/2024 – 10/2024

5,07%
DY Previous month: 10/2024

Total Traded Amount (COP Millions)



Trade Price (weighted average)*



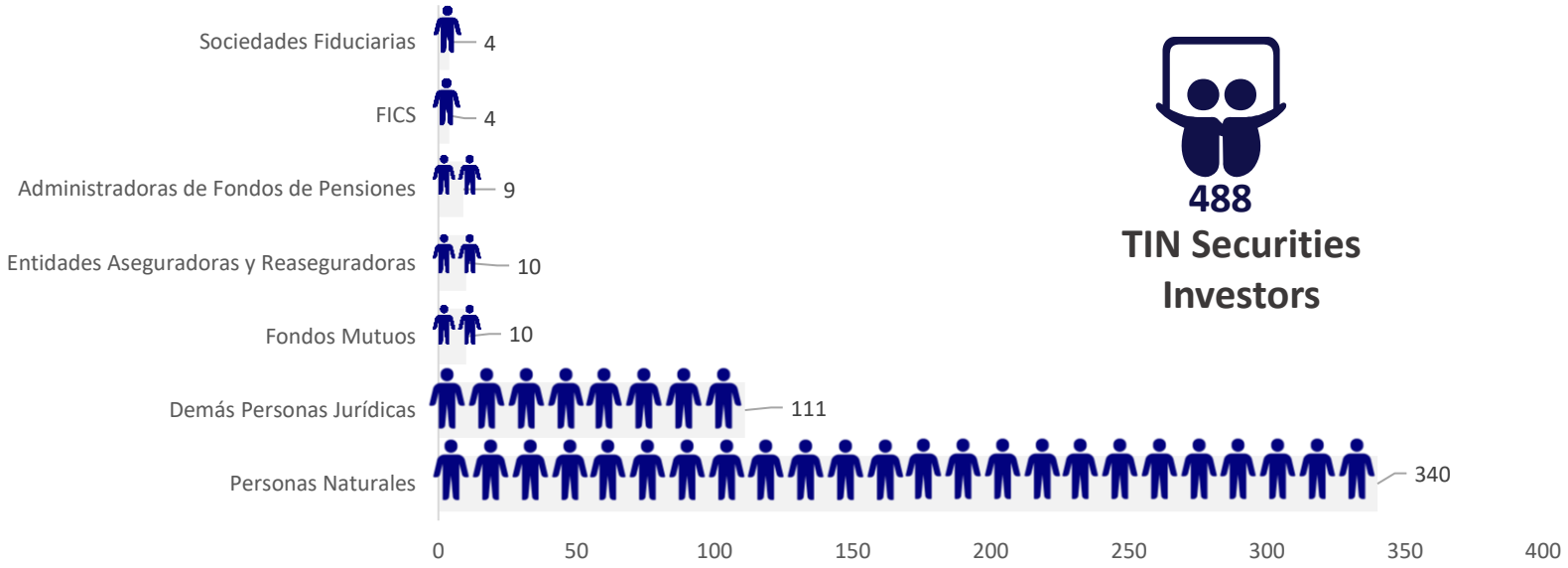
98.96%
Valuation Price**

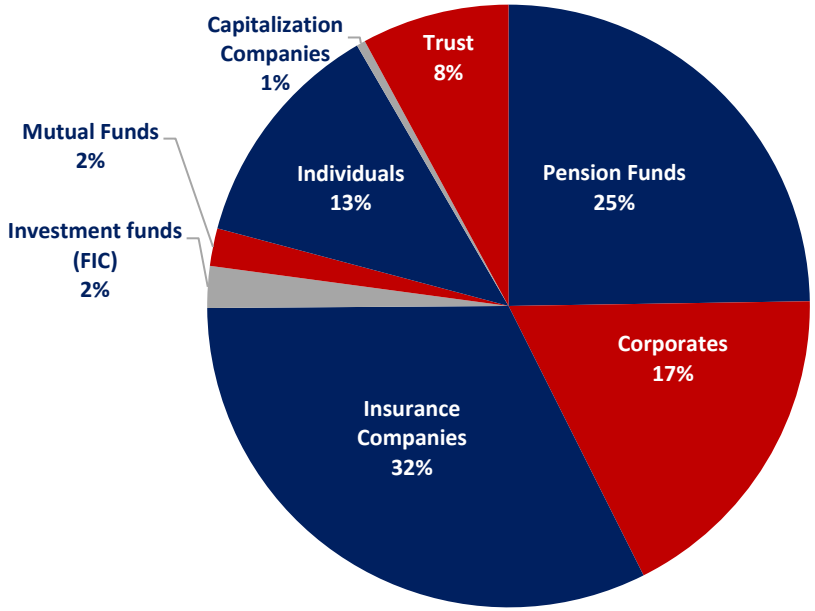
52.605
Outstanding TIN securities

*WAP: Weight average price
** Precia´s valuation Price Oct 31 2024

Monthly Report - October 2024
Secondary Market & Investors

Number of investors



488
TIN Securities Investors

Investors per amount