



Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report
November 2022



COP \$476.078 Billion
Assets under management



20,35% AE
LTM Profitability:
Dec.2021/Nov.2022



\$141.532 million
Financial indebtedness (Capital)



85.516 m²
Managed area



6,00%***
Dividend Yield LTM -
November 2022



13,56% E.A.
Weighted average cost of
debt.



98,58%
Economic Occupation
of portfolio



0,08%**
Non-performing loans
November 2022



30,51% < Lim. 40%
Financial indebtedness

* Indicators as at November 30, 2022.

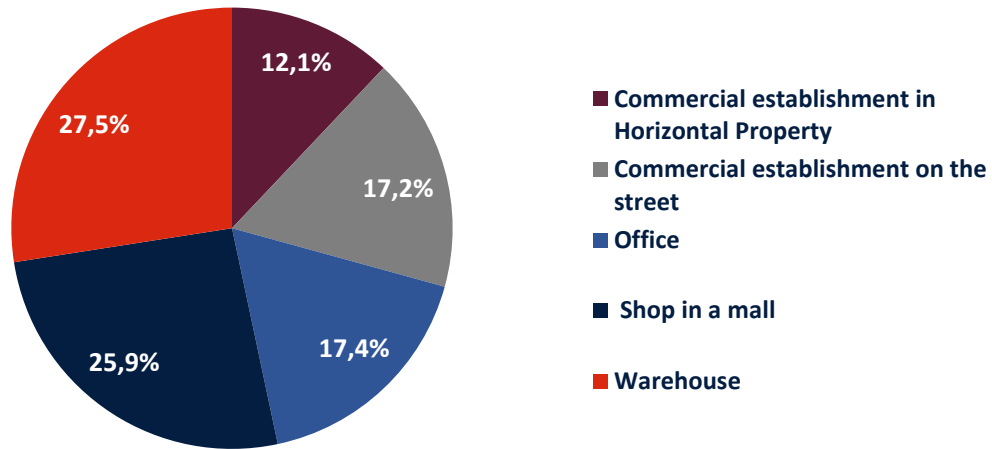
** Non performing loans on operating income of previous 12 months.

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



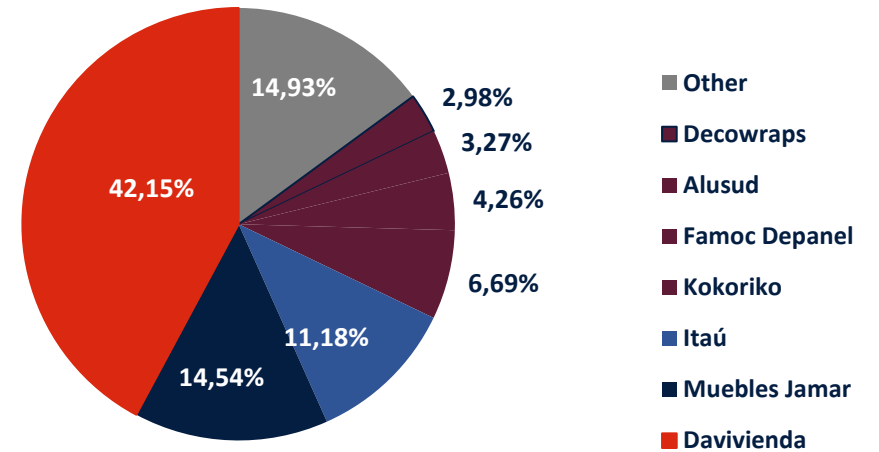
By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



By Lessee**

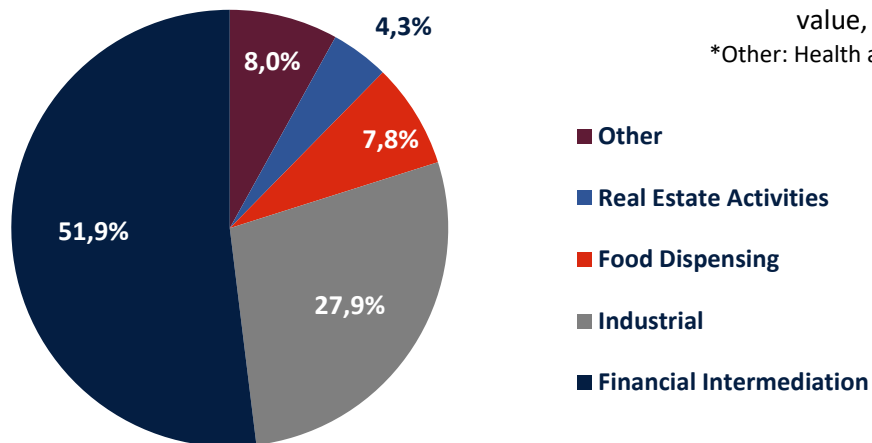
Prospect limit: 30% for income.



By Economic Sector

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

*Other: Health and Services.



By Geographic Location

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

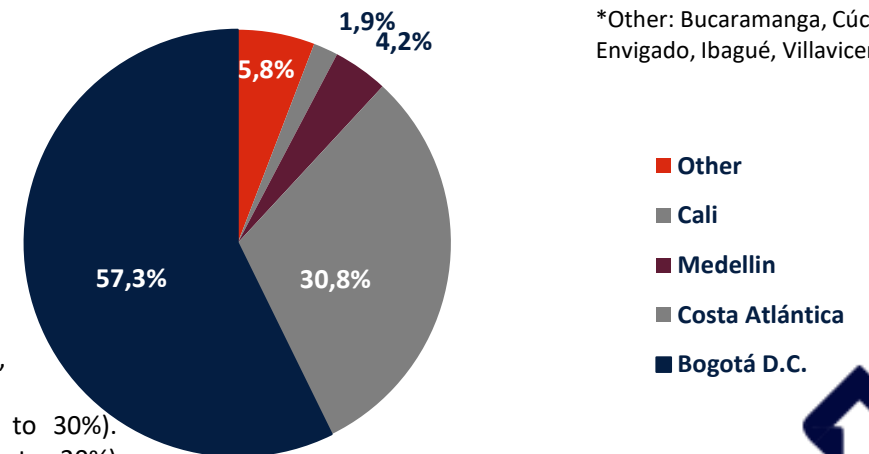
Prospect limit:

>1 million inhab. (up to 50%, except Bogotá)

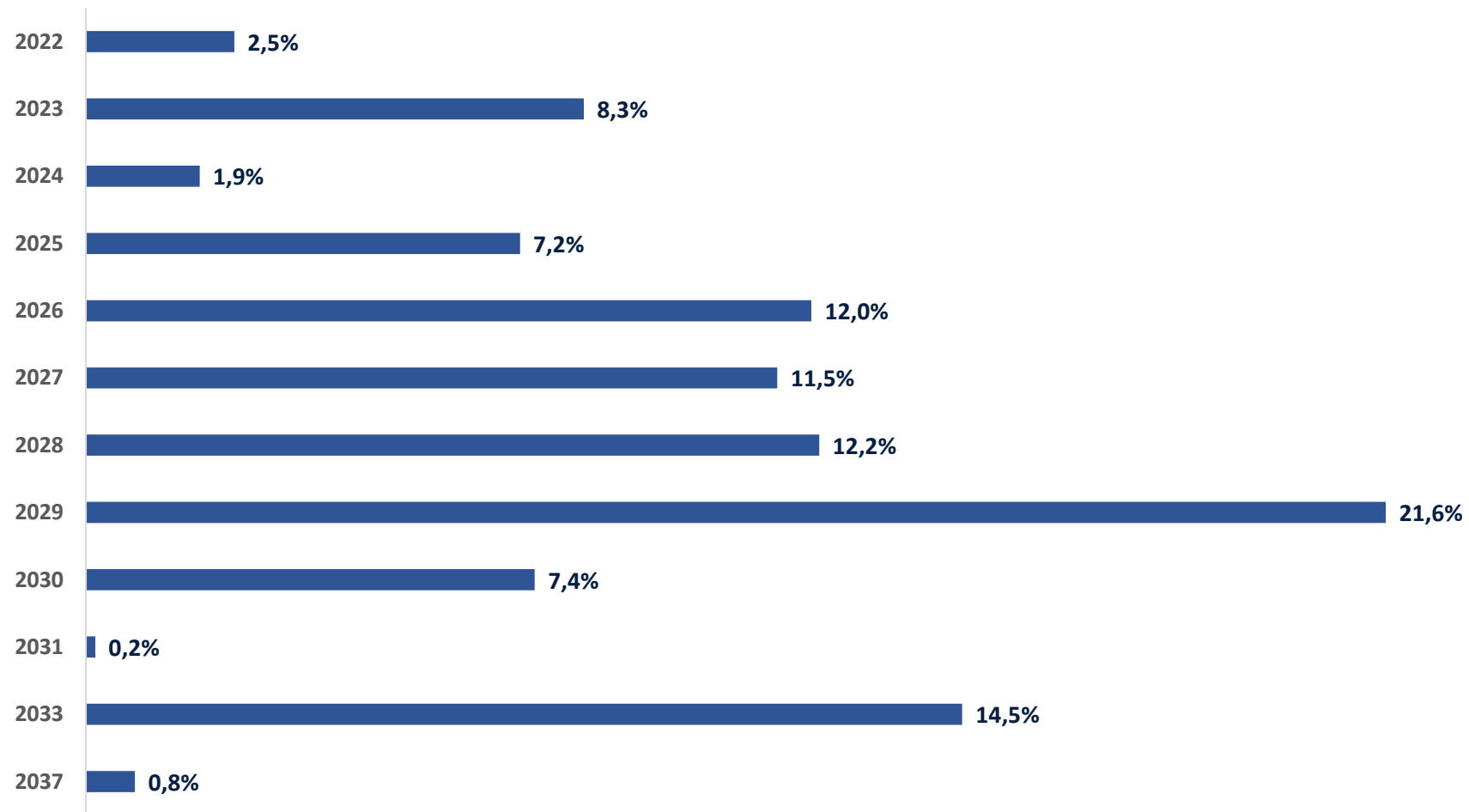
>500 thousand inhab. (up to 30%).

>300 thousand inhab. (up to 20%)

>Other (up to 15%)



Lease Contracts



1,45%
Economic Vacancy



33
No. Lessees

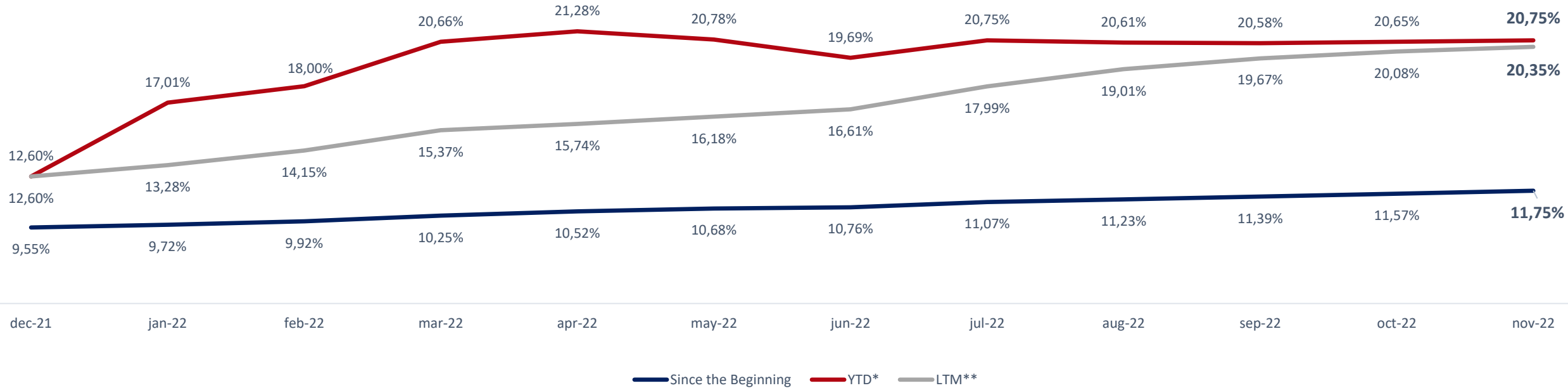


5,81 years
Weighted average of remaining time of lease contracts.



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

Yield



11,75% AE

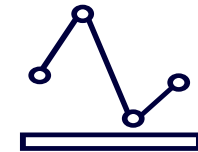
Profitability Since the Beginning
October 2018 - November 2022



43,3%
For Mark-up in Price
56,7%
Due to Flow



20,35% AE
LTM Profitability:
Dec. 2021 – Nov. 2022

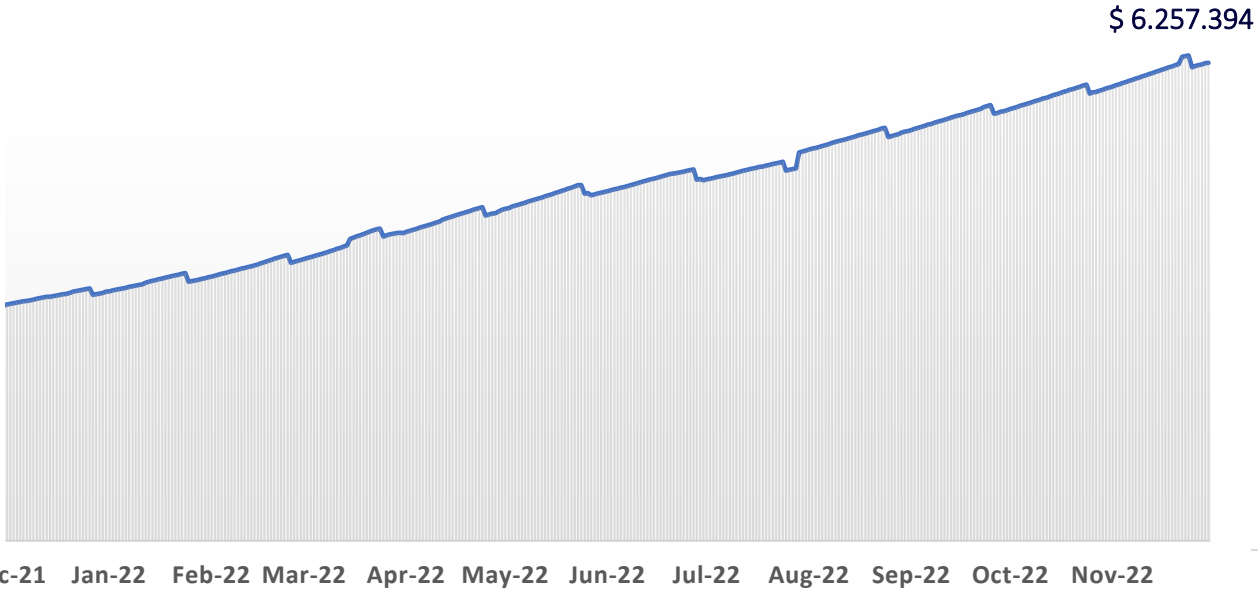


20,75% AE
Year-to-Date Profitability:
November 2022



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

TIN Security Value



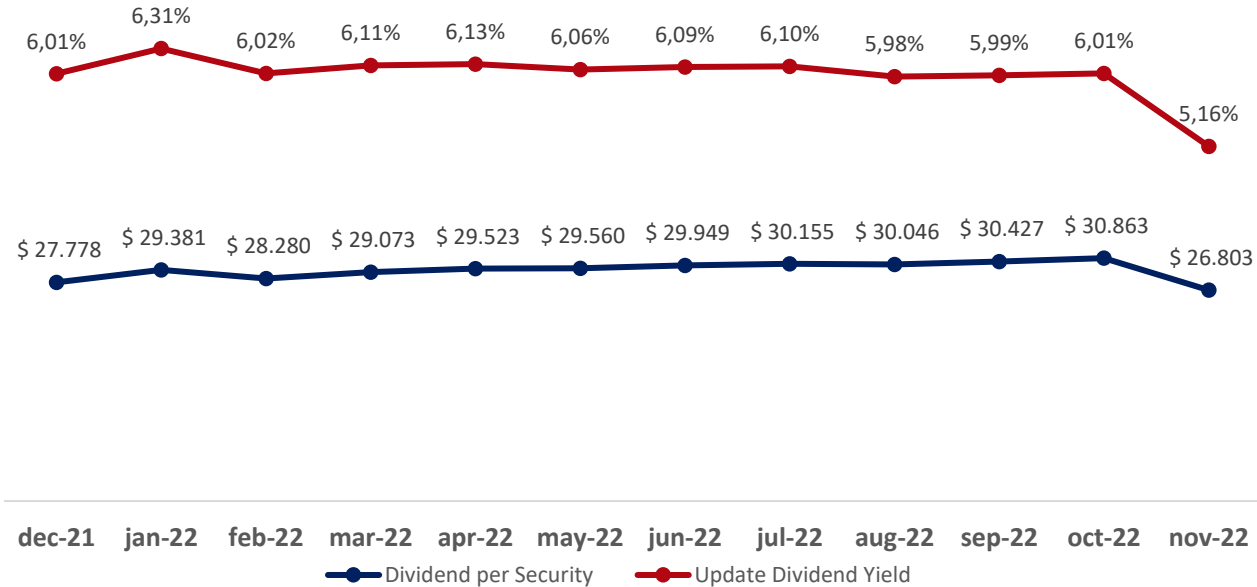
6.257.394

Security Value on November 30, 2022.

13,35%

LTM Last increment Security Value vs \$5.520.388 (Security Value Dec. 1, 2021)

Dividend Yields & Returns



dec-21 jan-22 feb-22 mar-22 apr-22 may-22 jun-22 jul-22 aug-22 sep-22 oct-22 nov-22

● Dividend per Security ● Update Dividend Yield



6,00%

Average DY YTD:
01/2022 – 11/2022



6,00%

Average DY LTM:
12/2021 – 11/2022



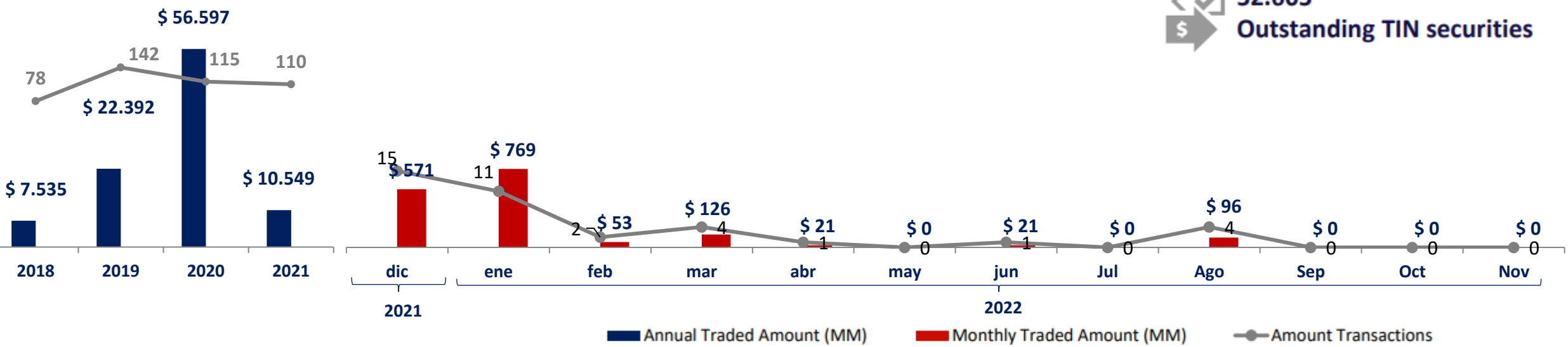
5,16%

DY Previous month:
November 2022



Total Traded Amount (COP Millions)

 **52.605**
Outstanding TIN securities




COP 0 Million
Traded / Month


COP 1.071 Million
Traded / 2022

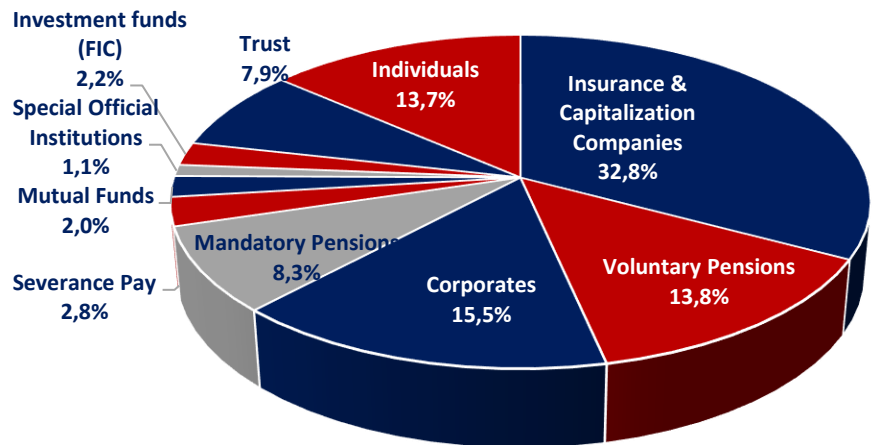
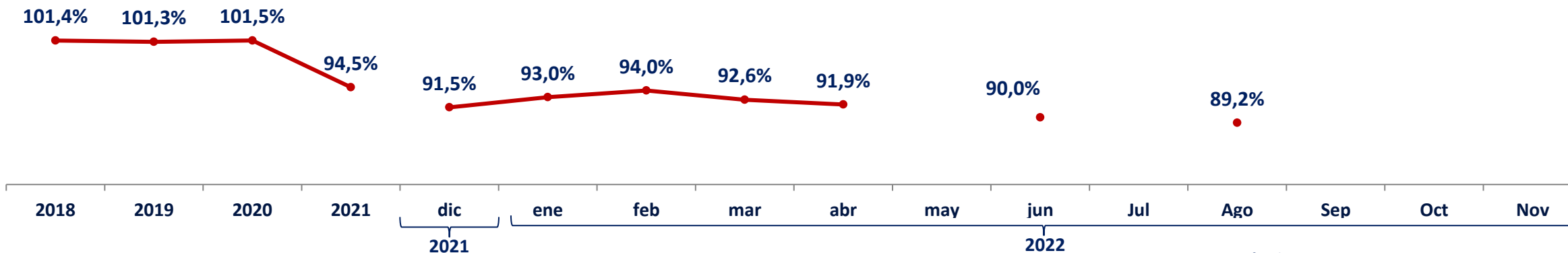

Without
Price WA* / Month


100%
Valuation Price**


COP\$ 0
Daily Average Traded
/Month

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

Trade Price (weighted average)

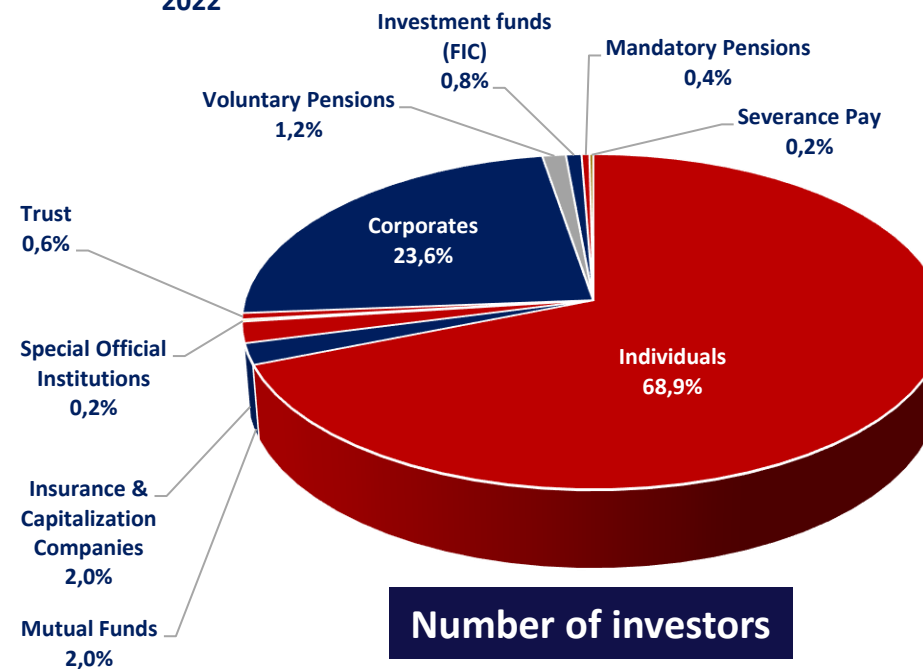


Investors per amount



492

TIN Securities Investors



Number of investors