



Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report
December 2022



COP \$480.841 Billion
Assets under management



20,99% AE
LTM Profitability:
Jan.2022/Dec.2022



\$141.532 million
Financial indebtedness (Capital)



85.516 m²
Managed area



5,98%***
Dividend Yield LTM -
November 2022



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



98,55%
Economic Occupation
of portfolio



0,01%**
Non-performing loans
December 2022



30,21% < Lim. 40%
Financial indebtedness

* Indicators as at December 31, 2022.

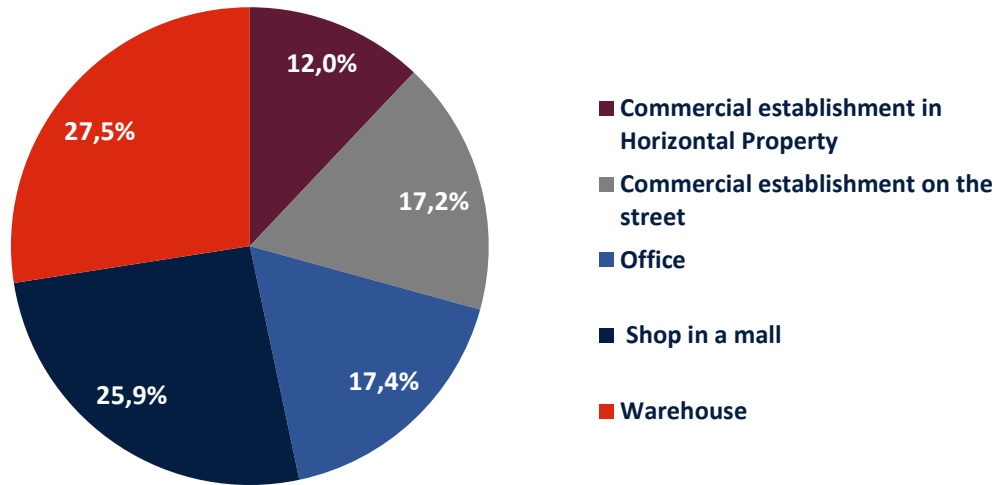
** Non performing loans on operating income of previous 12 months.

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



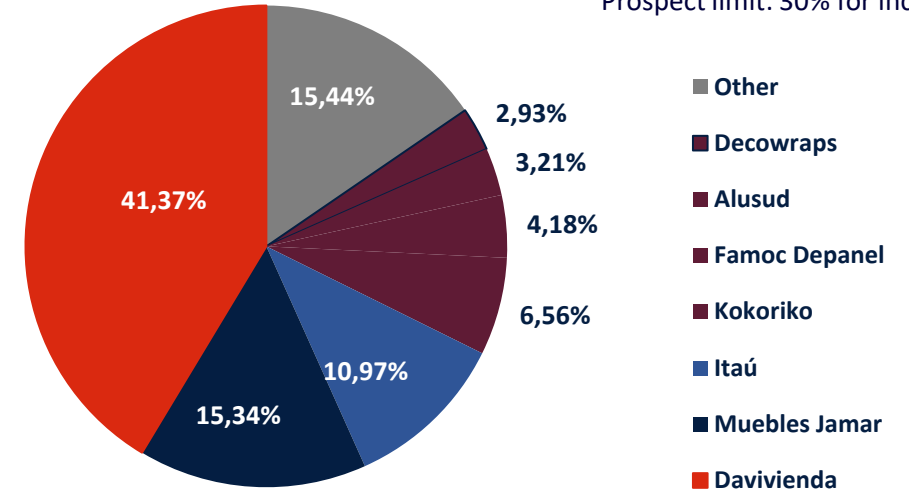
By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



By Lessee**

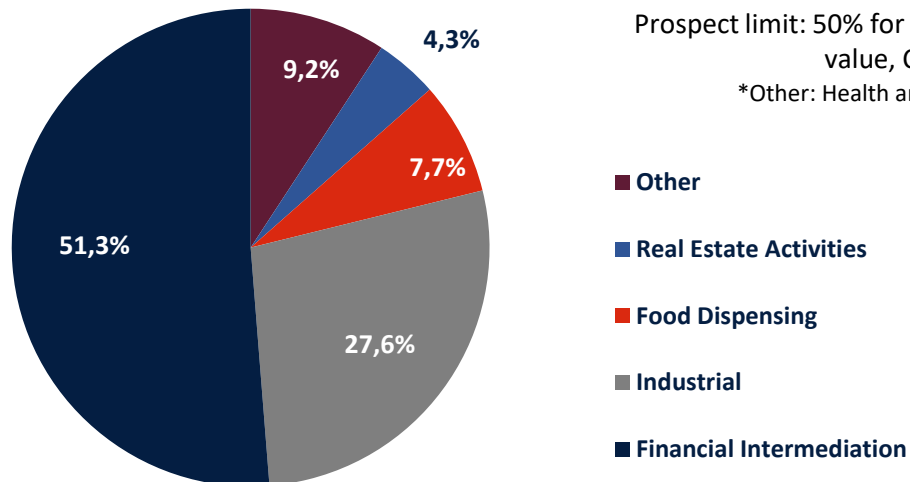
Prospect limit: 30% for income.



By Economic Sector

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

*Other: Health and Services.



By Geographic Location

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

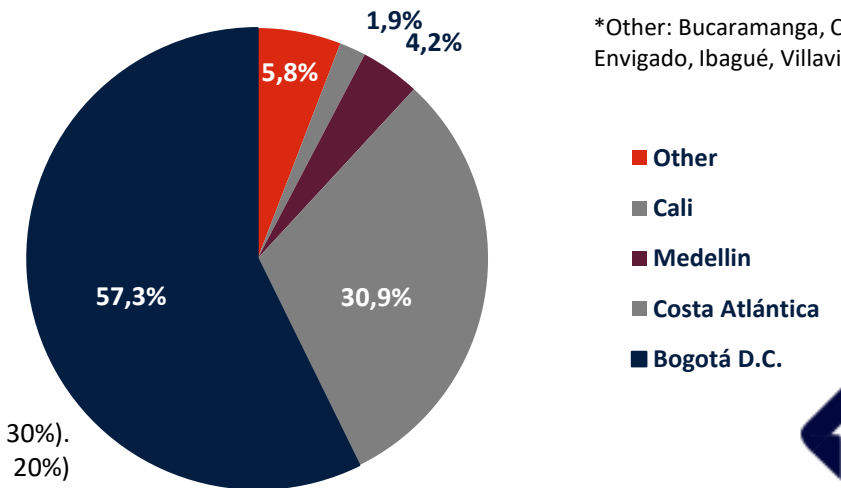
Prospect limit:

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

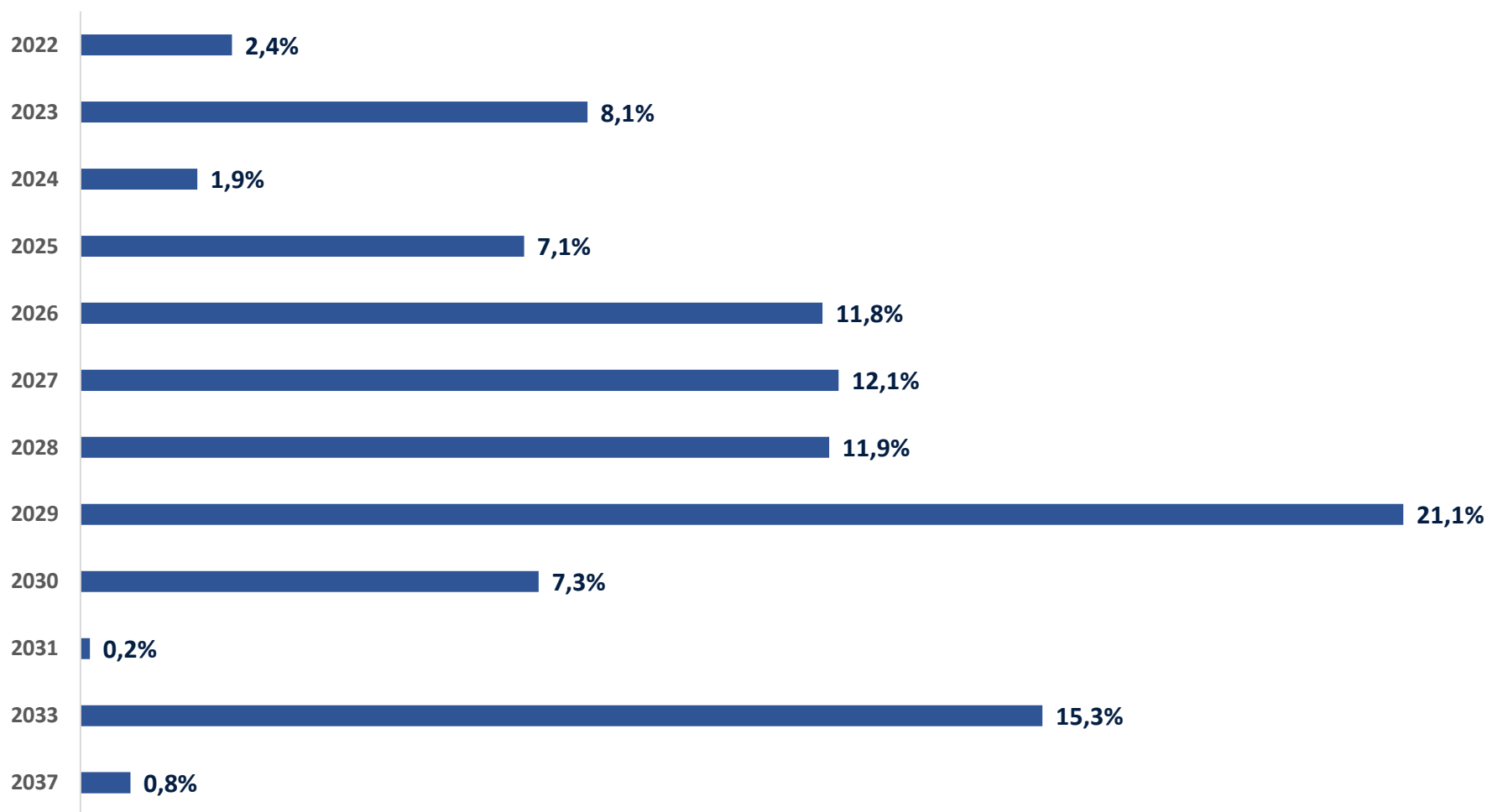
>500 thousand inhab. (up to 30%).

>300 thousand inhab. (up to 20%)

>Other (up to 15%)



Lease Contracts



1,45%
Economic Vacancy



33
No. Lessees

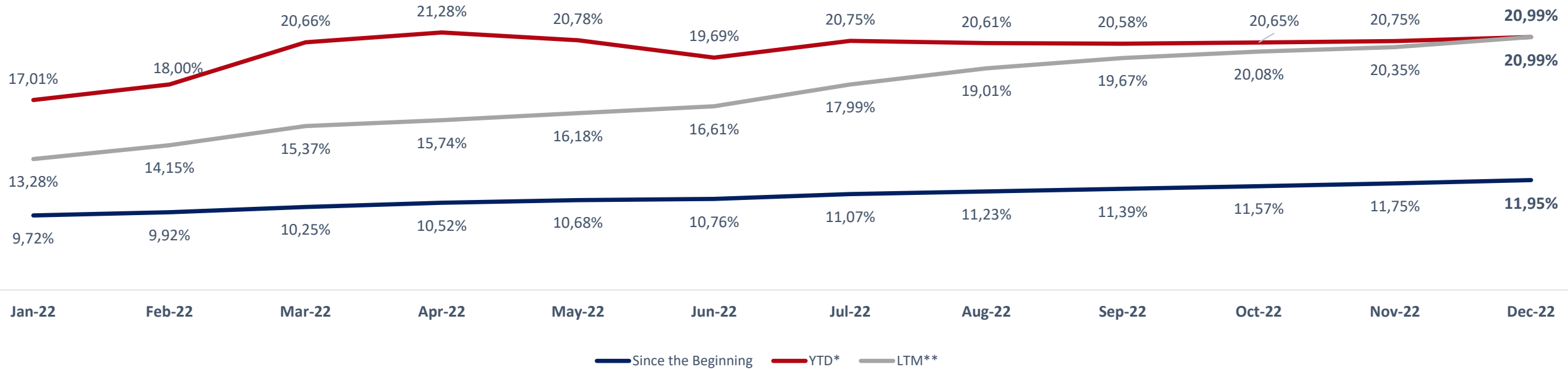


5,82 years
Weighted average of remaining time of lease contracts.



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

Yield



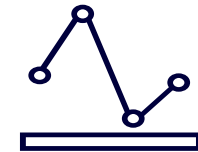
11,95% AE
Profitability Since the Beginning
 October 2018 - December 2022



44,7%
For Mark-up in Price
55,3%
Due to Flow



20,99% AE
LTM Profitability:
 Jan. 2022 – Dec. 2022

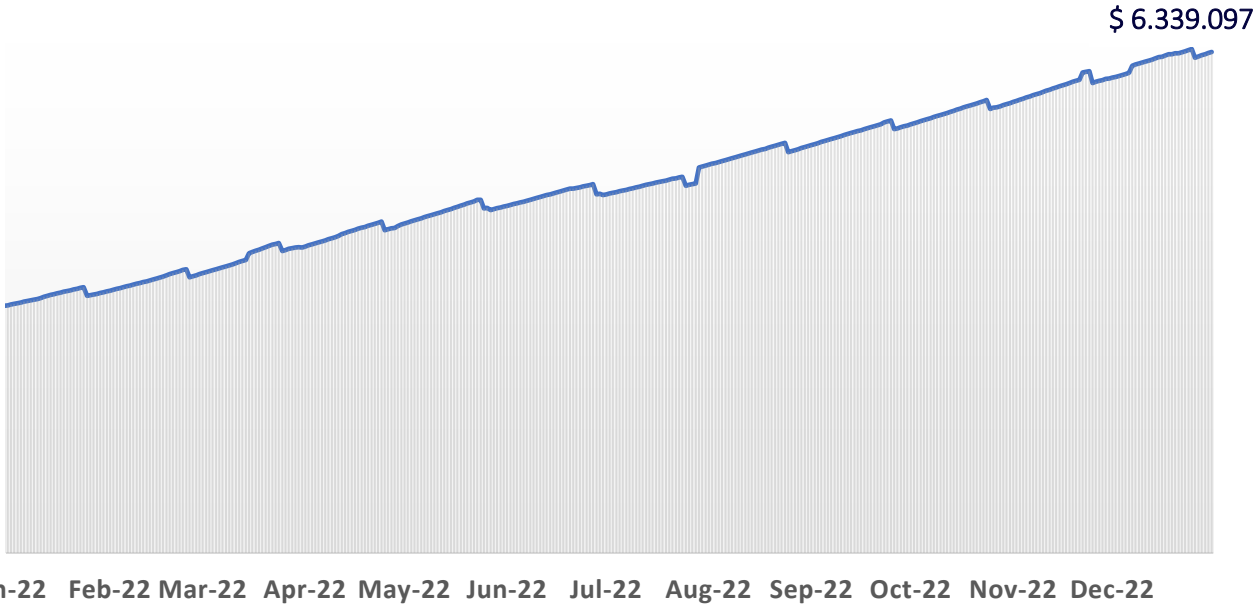


20,99% AE
Year-to-Date Profitability:
 December 2022



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

TIN Security Value



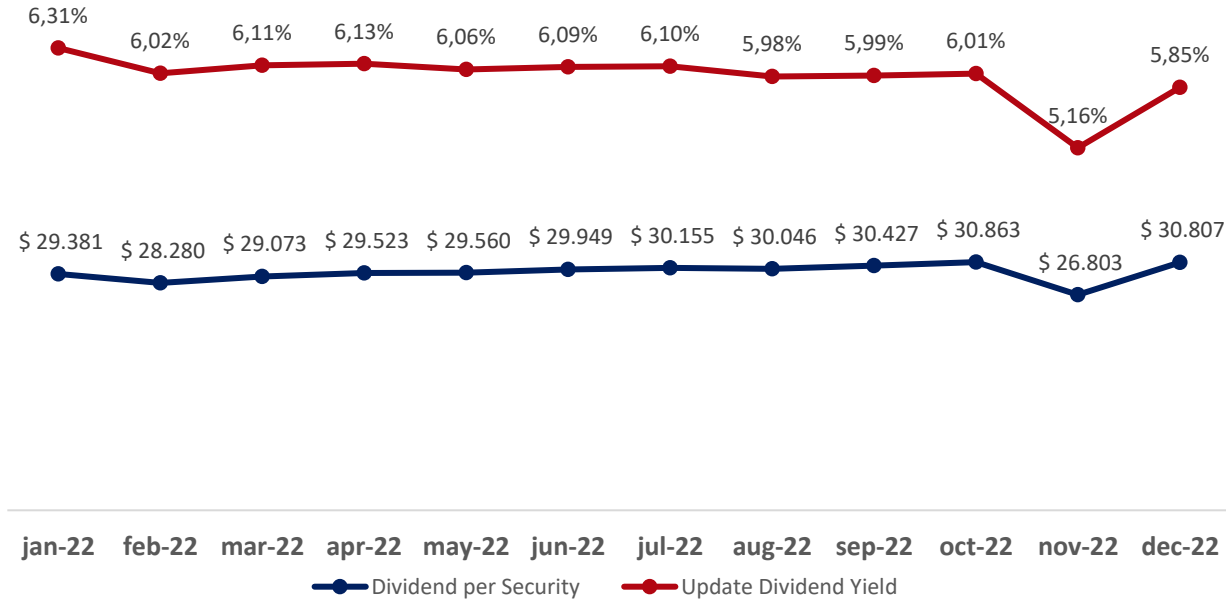
6.339.097

Security Value on December 31, 2022.

13,99%

LTM Last increment Security Value vs \$5.560.886 (Security Value Jan. 1, 2022)

Dividend Yields & Returns



5,98%
Average DY YTD:
01/2022 – 12/2022

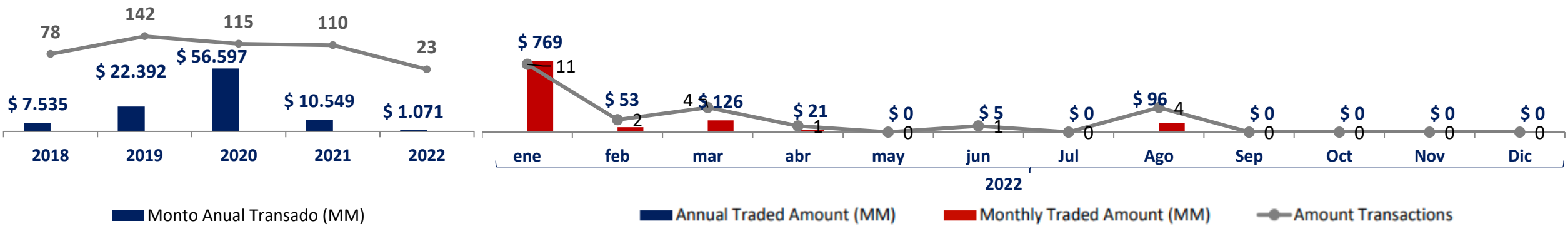
5,98%
Average DY LTM:
01/2022 – 12/2022

5,85%
DY Previous month:
December 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



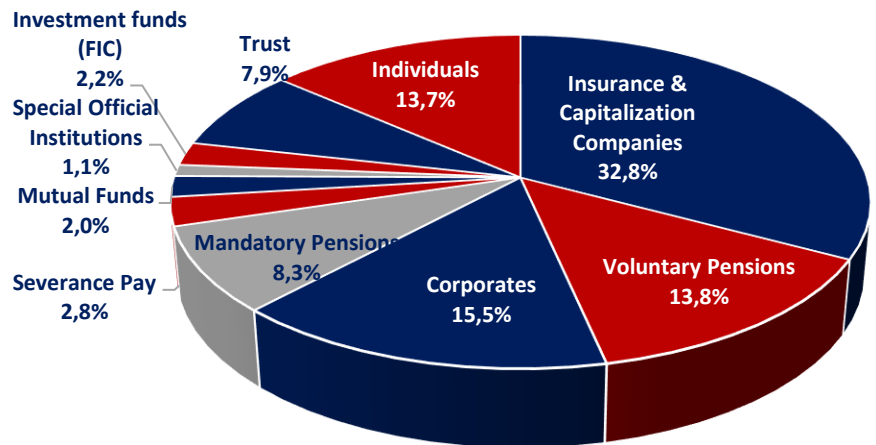
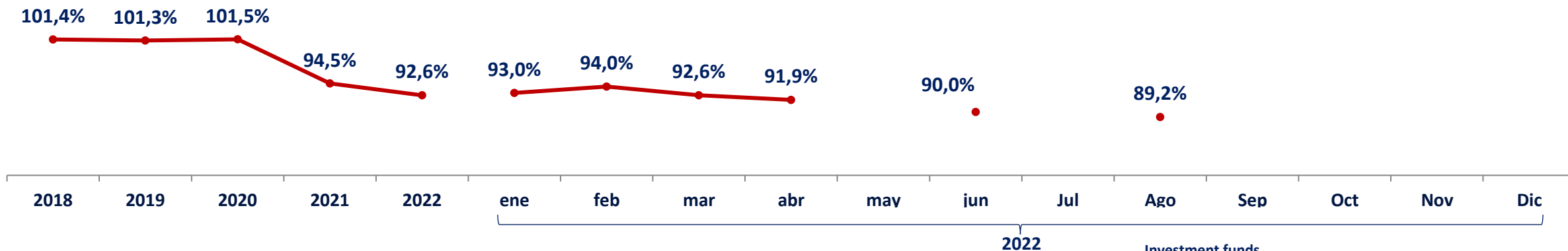
100%
Valuation Price**



COP\$ 0
Daily Average Traded
/Month

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

Trade Price (weighted average)

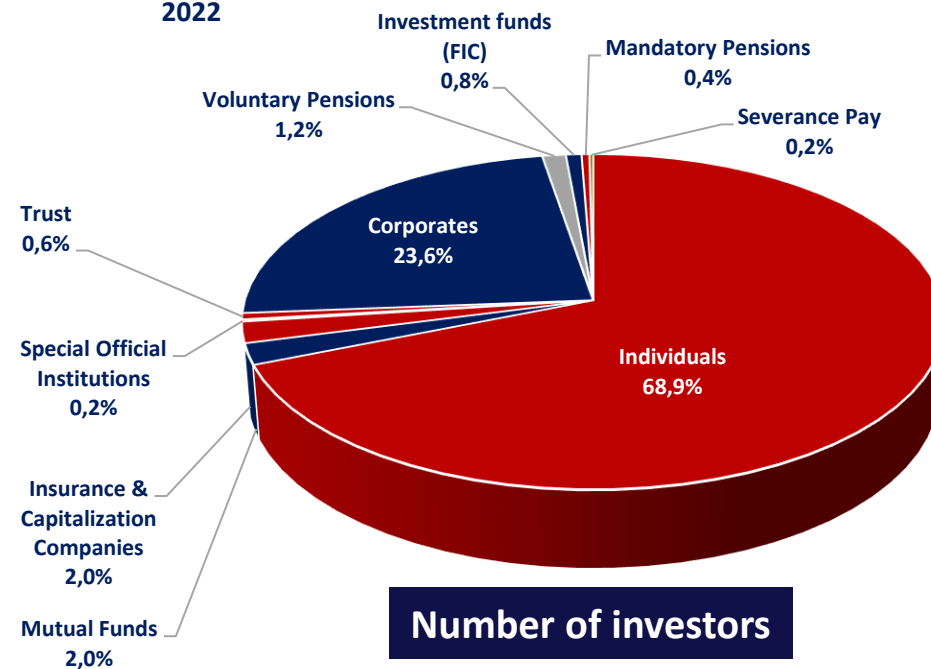


Investors per amount



492

TIN Securities Investors



Number of investors