



Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report
December 2023



* Indicators as at December 31, 2023.

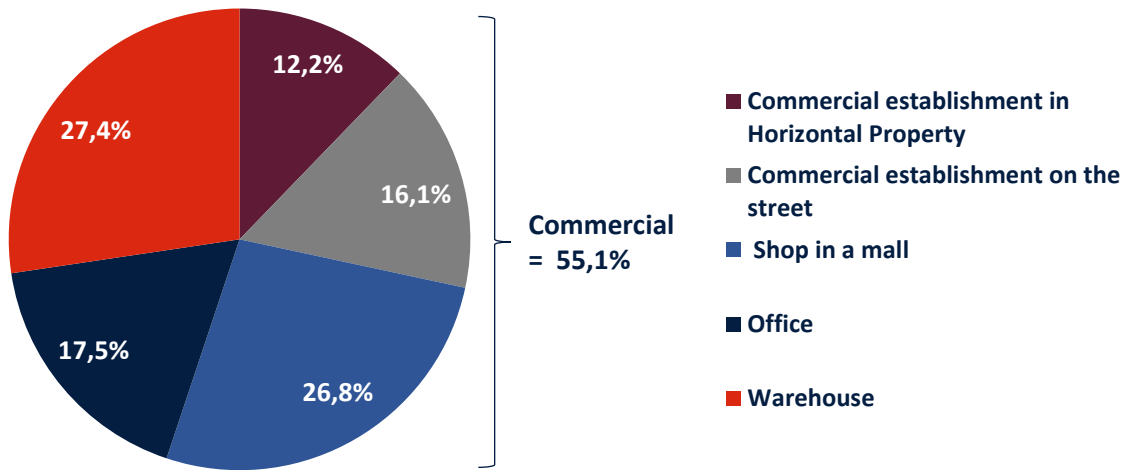
** Outstanding lease balance on operating income of previous 12 months.

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



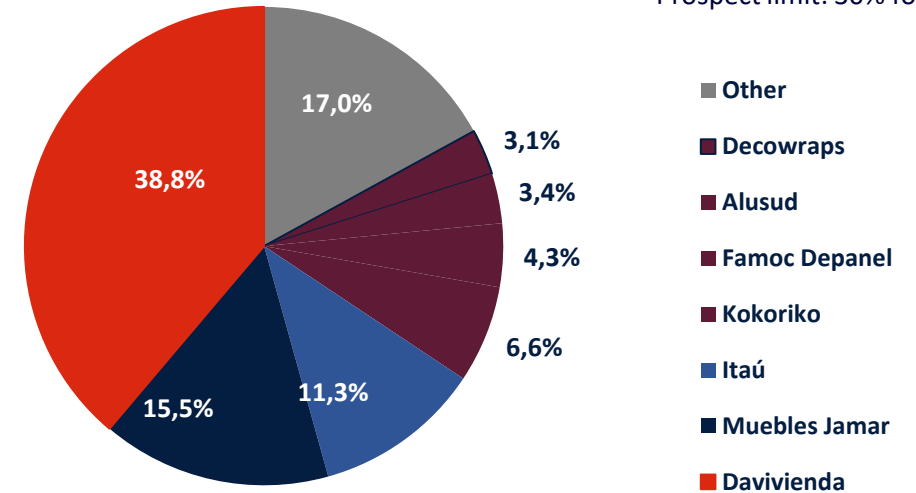
By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



By Lessee**

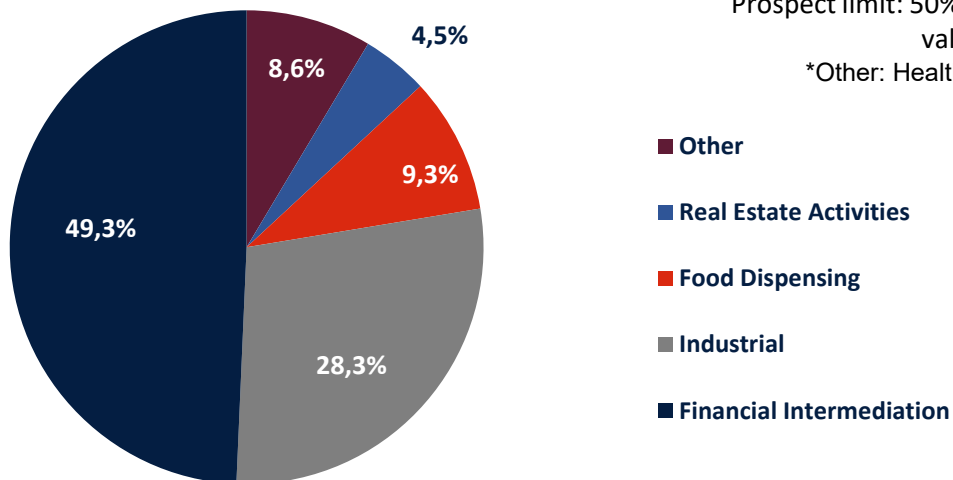
Prospect limit: 30% for income.



By Economic Sector

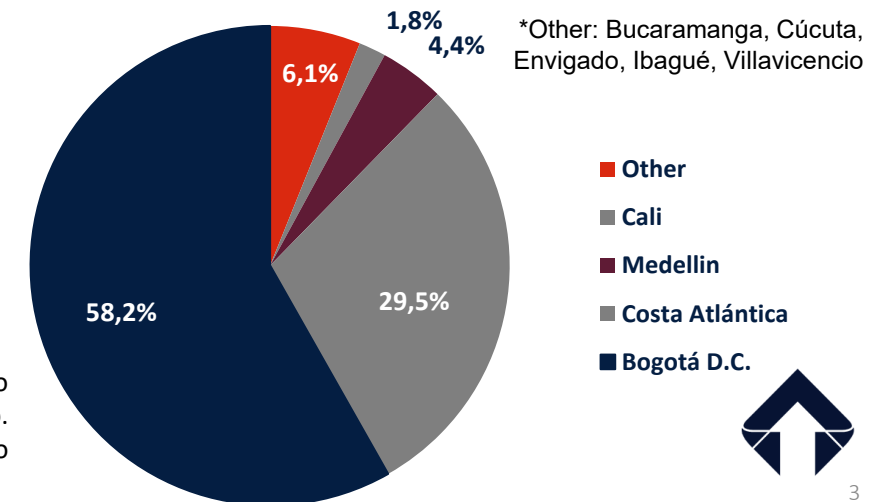
Prospect limit: 50% for the asset value, CIU Code

*Other: Health and Services.

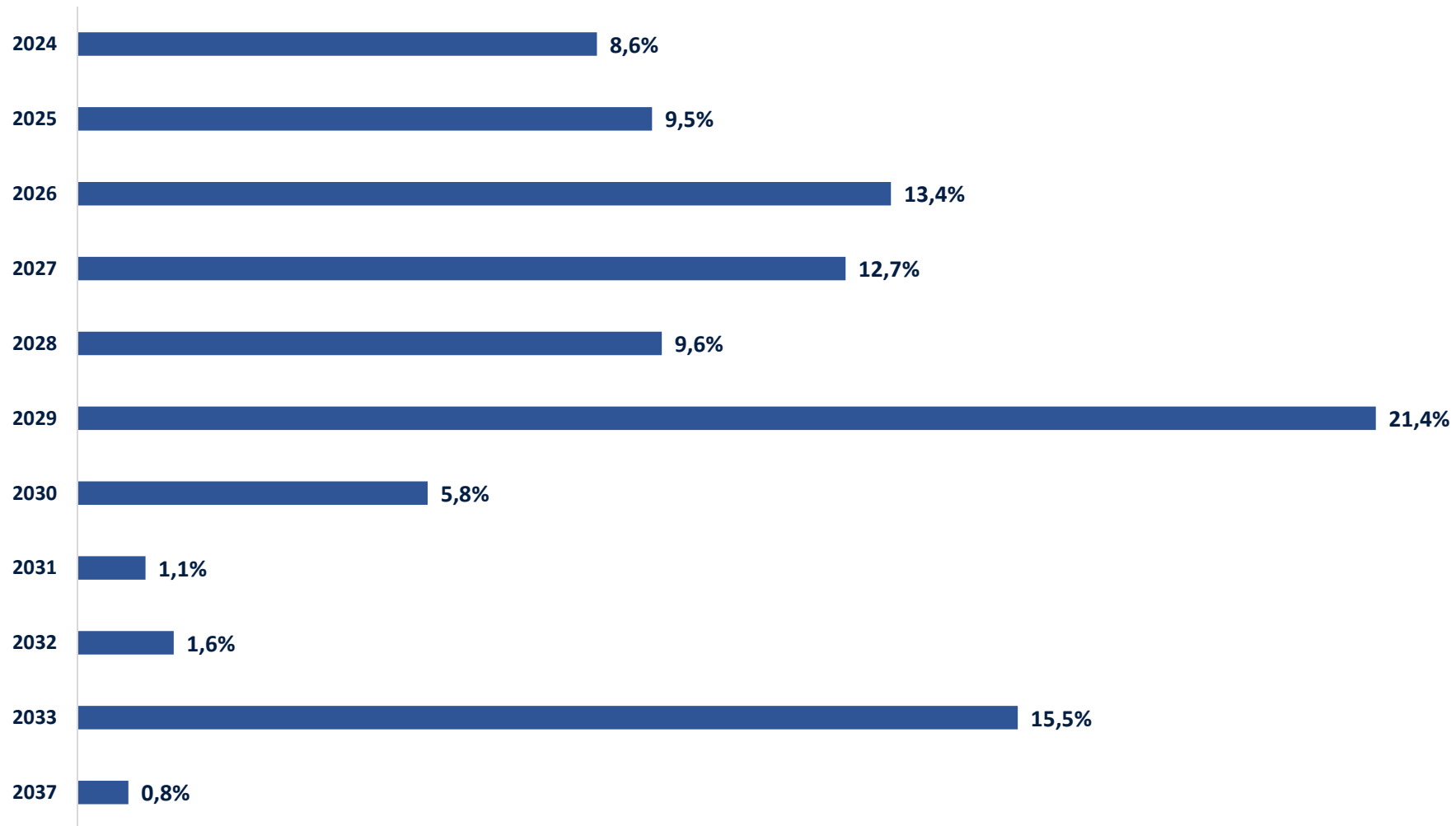


By Geographic Location

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



2,97%
Economic Vacancy



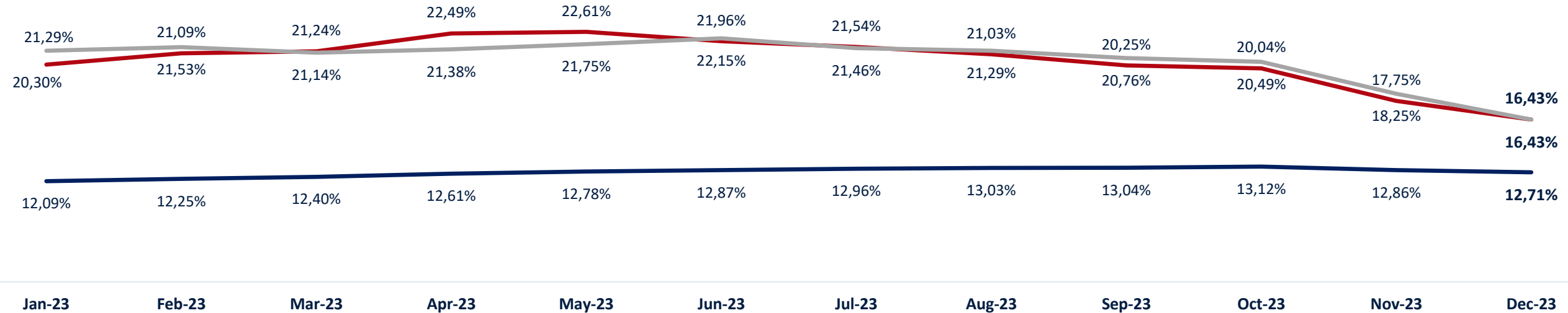
37
No. Lessees



4,98 years
Weighted average of
remaining time of lease
contracts.



Return



— Since the Beginning — YTD* — LTM**



12,71% AE

Return Since Inception

October 2018 – December 2023



**54,6%
Capital Appreciation**

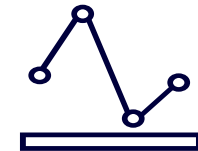
**45,4%
Cash Flow Yield**



16,43% AE

LTM Return:

Jan. 2023 – Dec. 2023



16,43% AE

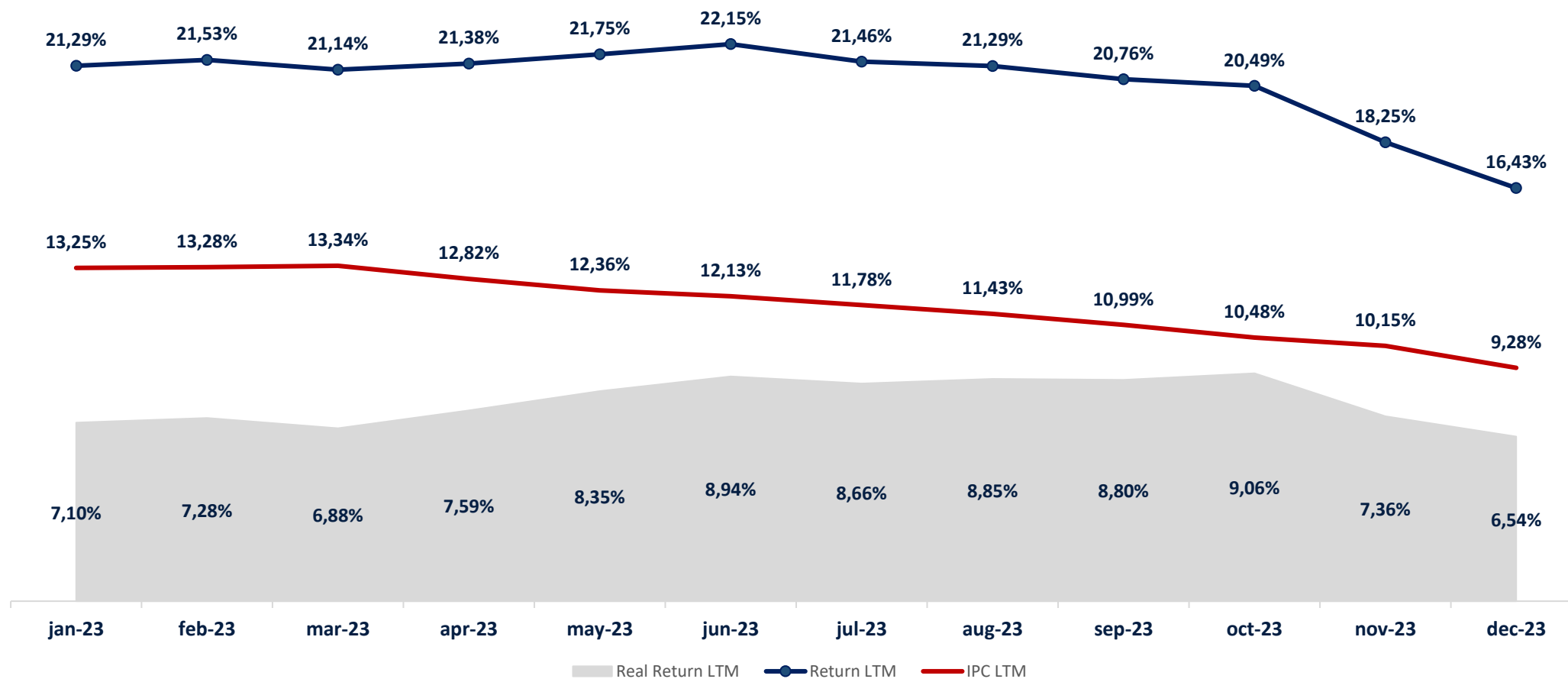
Year-to-Date Return:

December 2023

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



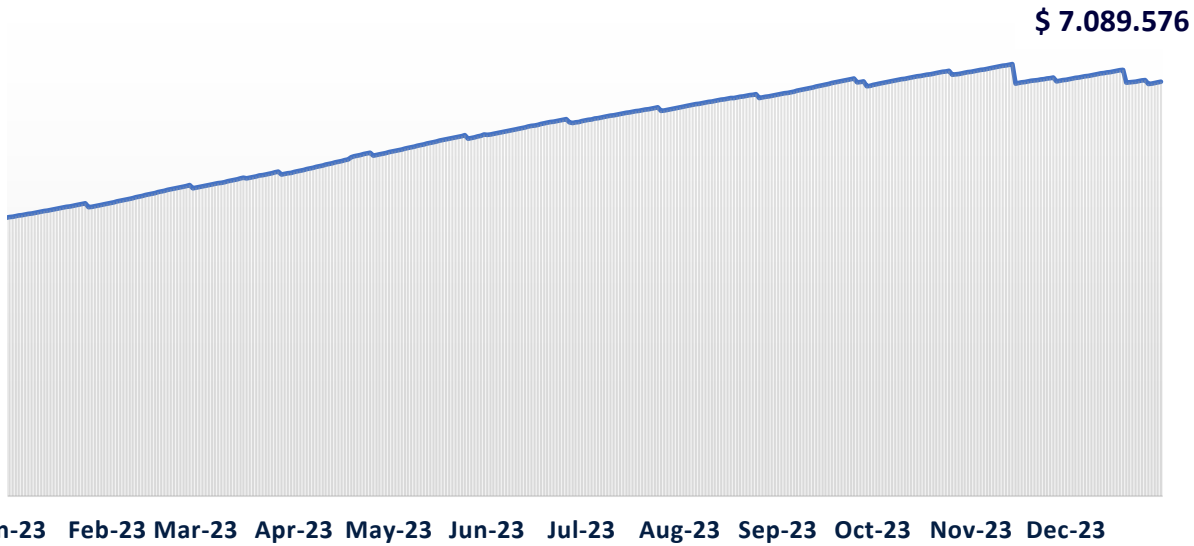
Return LTM



* LTM: Last 12 Months



TIN Security Value



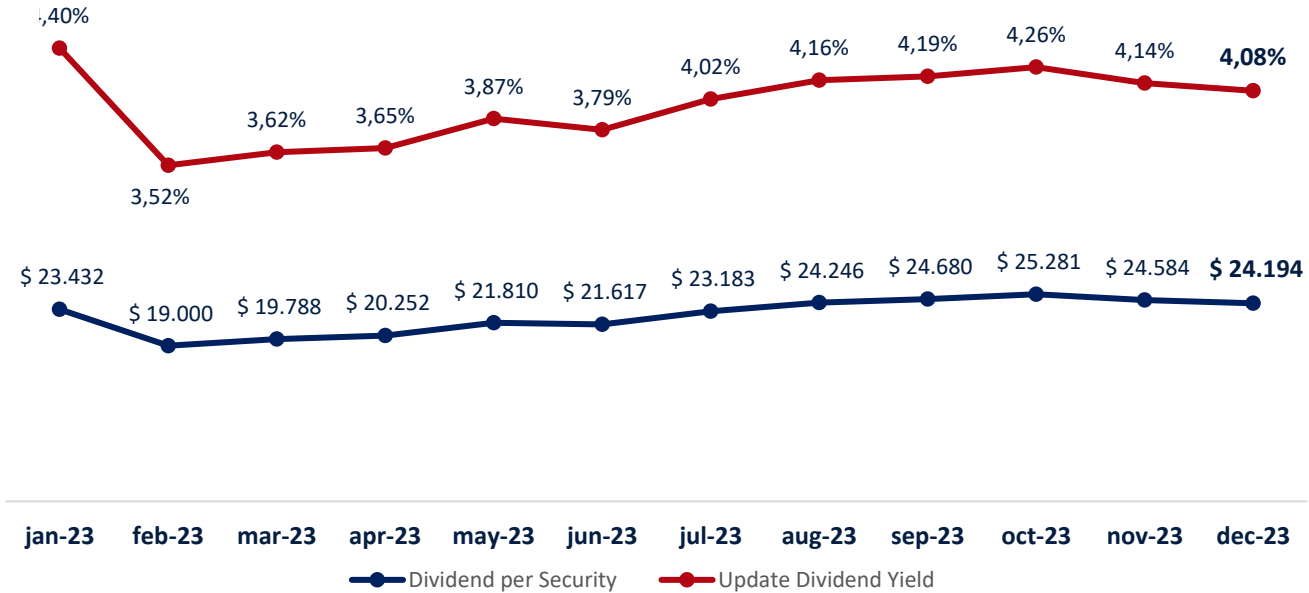
7.089.576

Security Value on December 31, 2023.

11,78%

LTM Security Value's Increase
\$6.342.585 (Security Value January. 1, 2023)

Dividend Yields & Returns



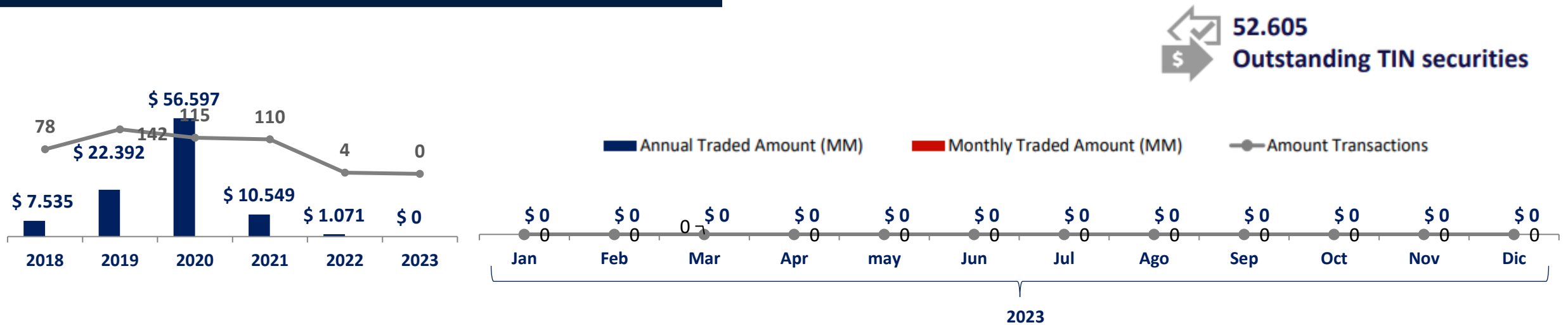
3,98%
Average DY LTM:
01/2023 – 12/2023

3,98%
Average DY YTD:
12/2023

4,08%
DY Previous month:
12/2023



Total Traded Amount (COP Millions)



**COP 0 Million
Traded / Month**



**COP 0 Million
Traded / 2023**



**Without
Price WA* / Month**



**100%
Valuation Price****

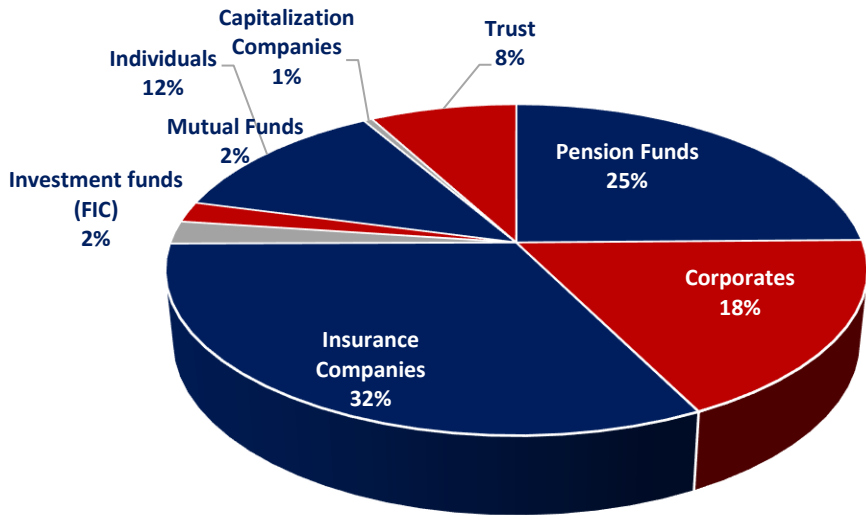


**COP\$ 0
Daily Average Traded
/Month**

*WAP: Weight average price
** Precia's valuation Price December 31 2023



Trade Price (weighted average)

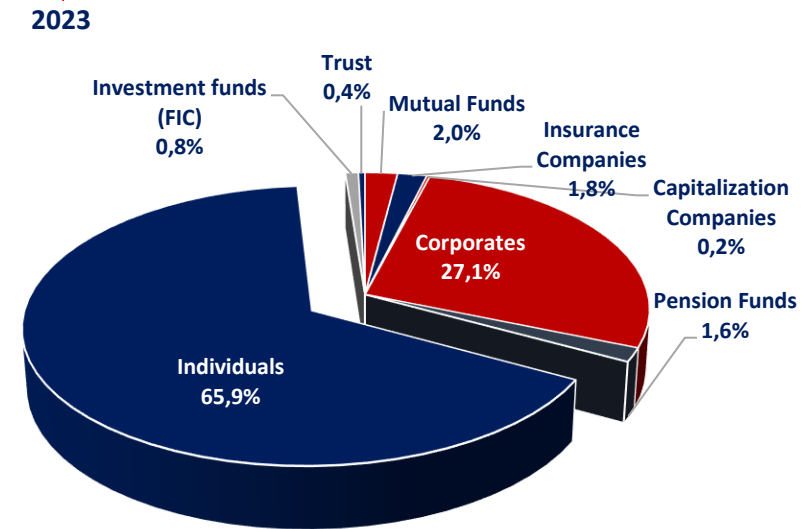


Investors per amount



490

TIN Securities Investors



Number of investors

