Monthly Report
June 2024

Tin Títulos Inmobiliarios

By:Viajeros Ocultos

Tin Títulos Inmobiliarios

Performance Indicators June 2024

$532.310 million
Asset under management*

84.829 m²
GLA

2,32%
Economic Vacancy

0,48%
Outstanding lease Balance

$ 0 million
Traded volumen June 2024

100%
Weighted average valuation price Jun 2024 (Precia y PIP).

Return:
Since de Beginning: 12,90% E.A.
LTM: 13,08% E.A. (IPC+5,50%)

3,96%**
Dividend Yield LTM

3,01%
Physical Vacancy

$ 136.207 millones
Total Leverage(Capital)

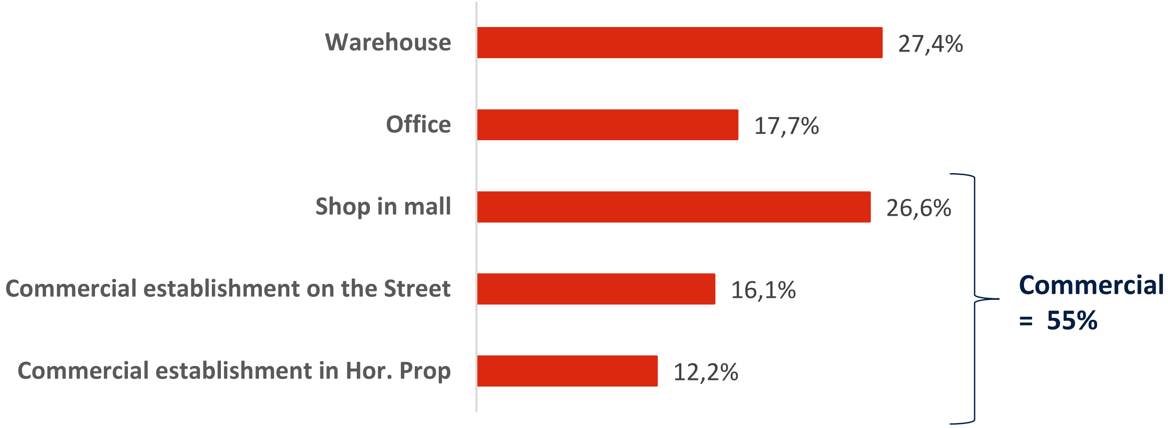
12,46% E.A.
Weighted average cost of debt. June 2024

25,94% < Lim. 40%
Leverage Limit

Indicators as at Jun 30, 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

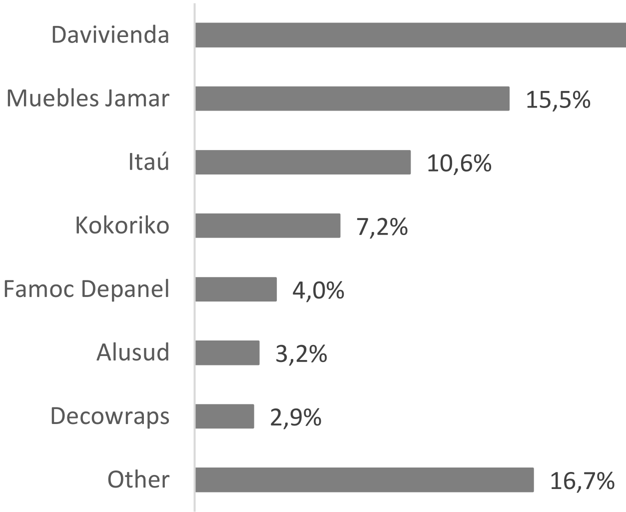
Monthly Report – June 2024
Real Estate TIN Loan Breakdown

By Type of Real Estate Property



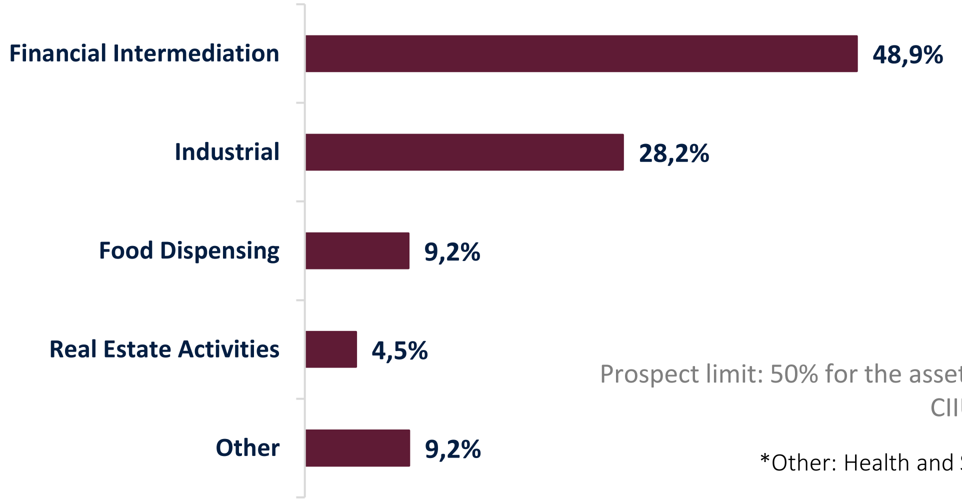
Prospect limit: 70% by the type of asset.

By Lessee**



Prospect limit: 30% for income.

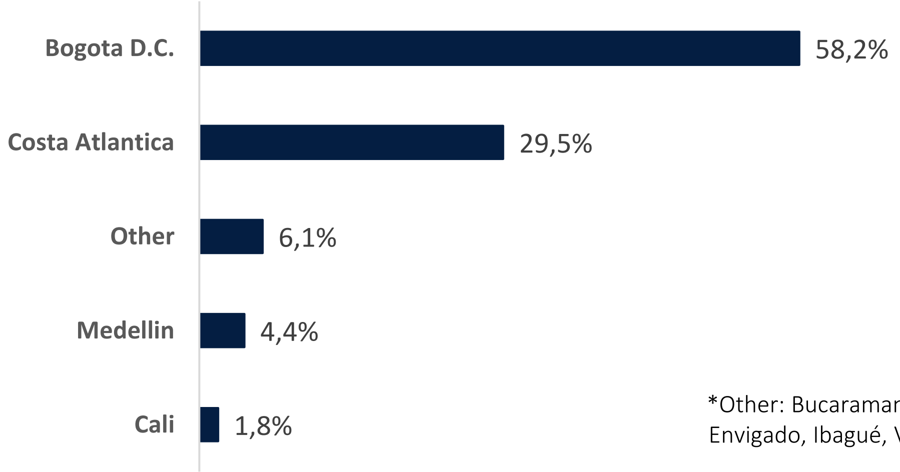
By Economic Sector



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

*Other: Health and Services.

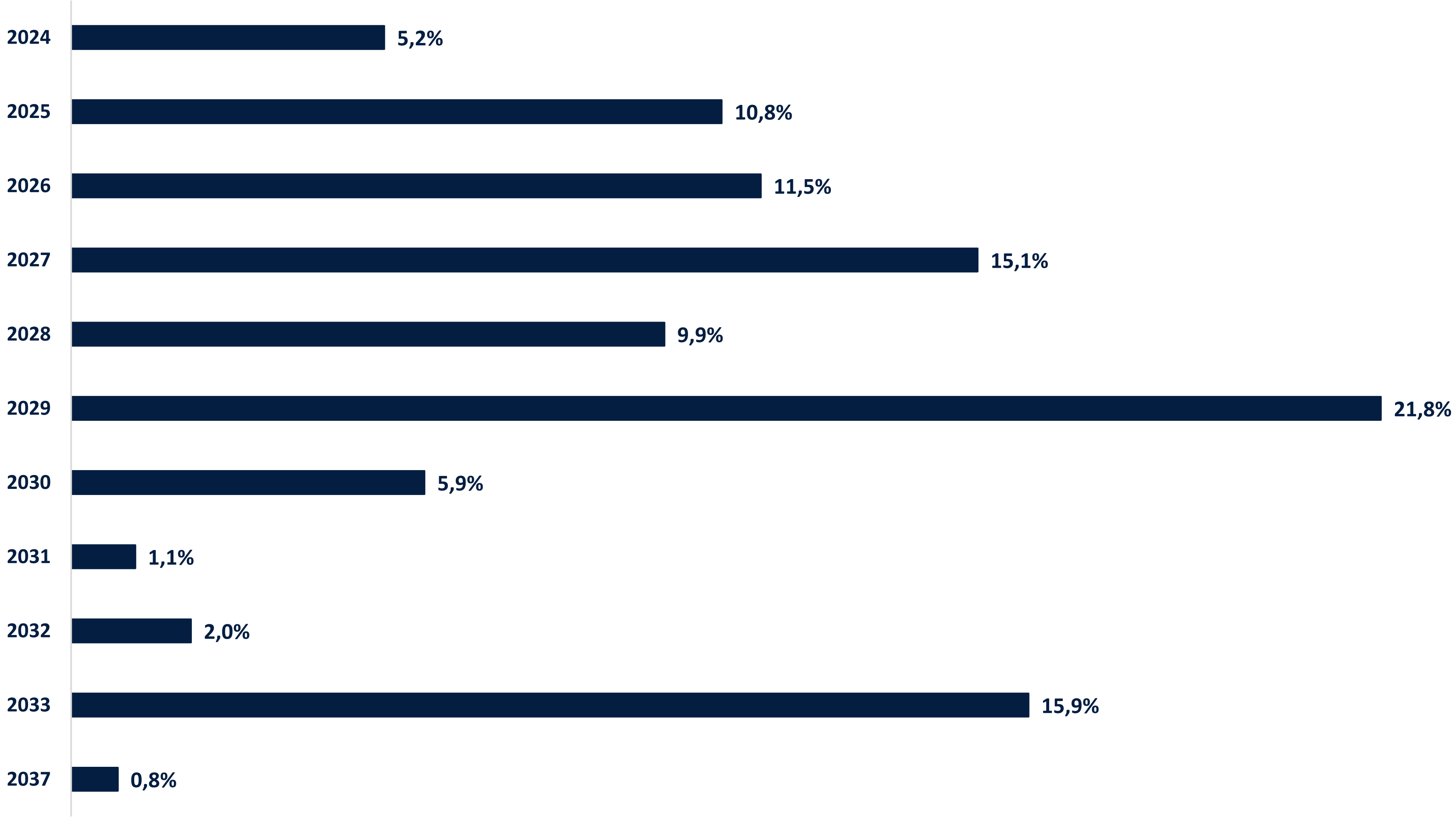
By Geographic Location



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



2,32%
Economic Vacancy

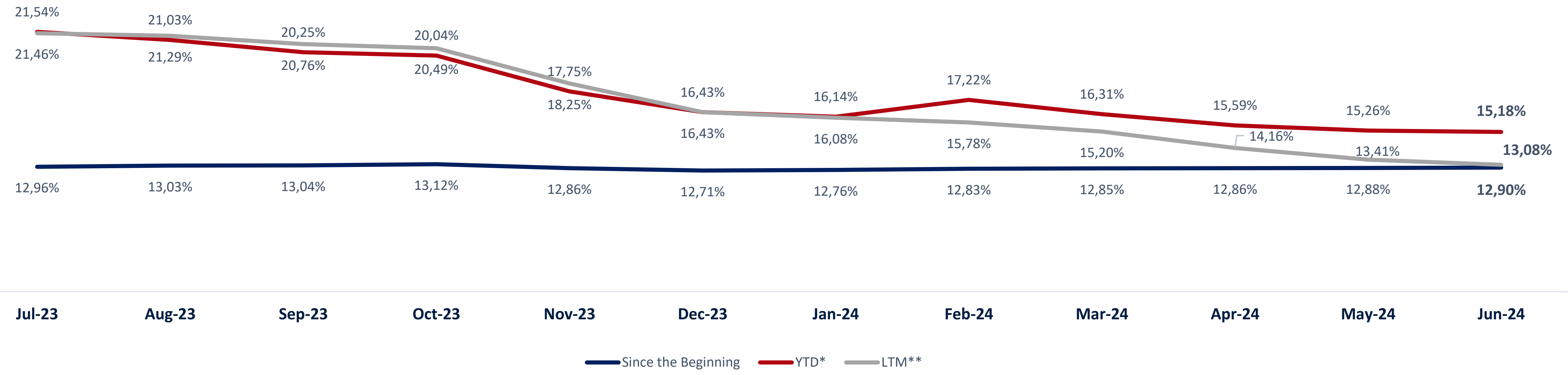
39
No. Lessees

4,68 years
Weighted average of remaining time of lease contracts.

Tin Títulos Inmobiliarios

Financial Income Report
Effective Return Performance – June 2024

Return



12,90% AE
Return Since Inception
October 2018 – June 2024

55,3%
Capital Appreciation

44,7%
Cash Flow Yield

13,08% AE
LTM Return:
Jul. 2023 – Jun. 2024

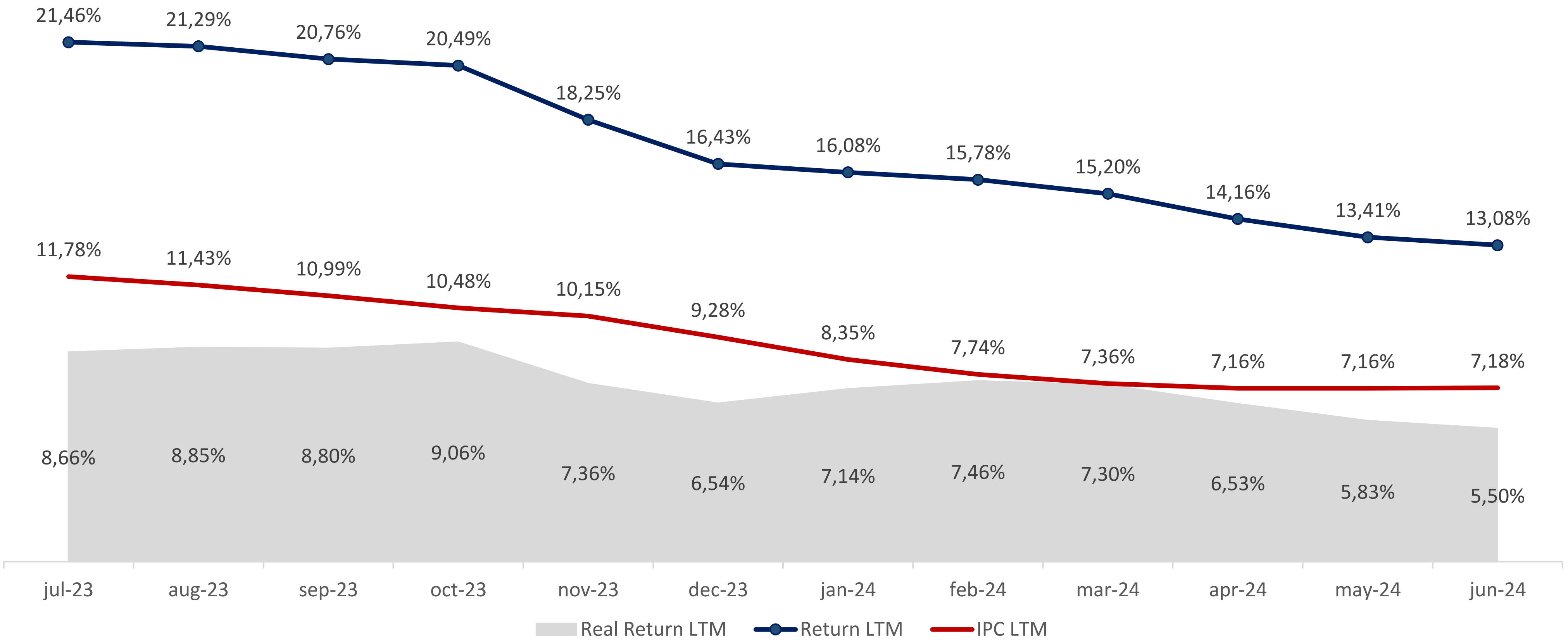
15,18% AE
Year-to-Date Return:
Jan. 2024 – Jun. 2024

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

Tin Títulos Inmobiliarios

Financial Income Report
Effective Return Performance – June 2024

Return LTM

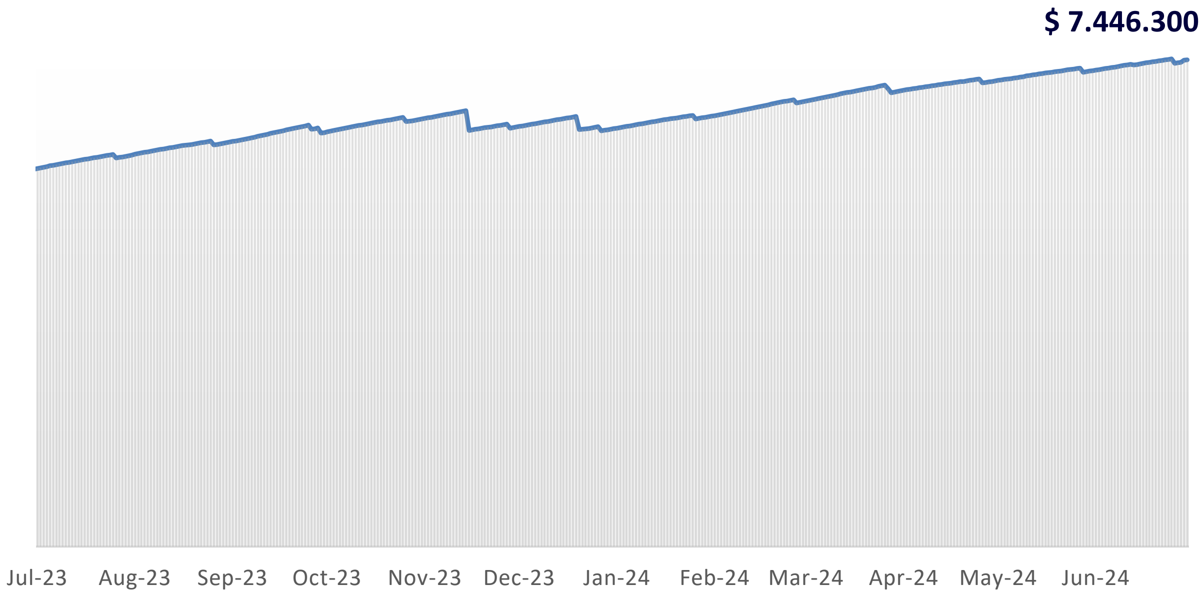


* LTM: Last 12 Months

Tin Títulos Inmobiliarios

Financial Income Report
Observed Results - June 2024

TIN Security Value



7.466.300

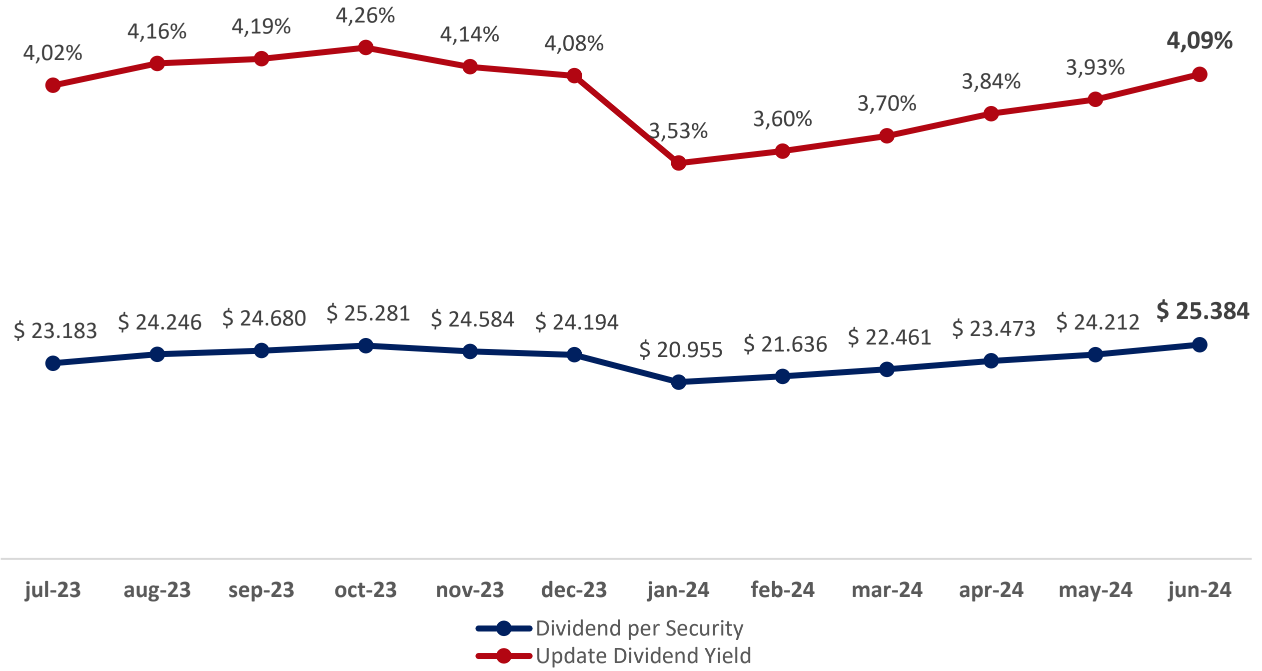
Security Value on June 30, 2024.

8,64%

LTM Security Value´s Increase

$ 6.872.682 (Security Value July. 1, 2023)

Dividend Yields & Returns



3,96%

Average DY LTM: 07/2023 – 06/2024

3,78%

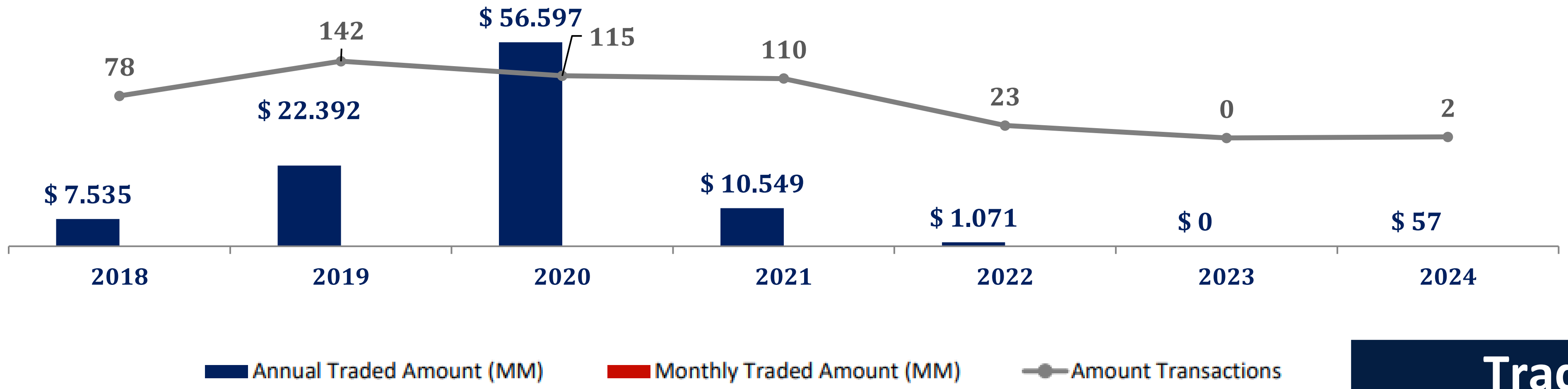
Average DY YTD: 01/2024 – 06/2024

4,09%

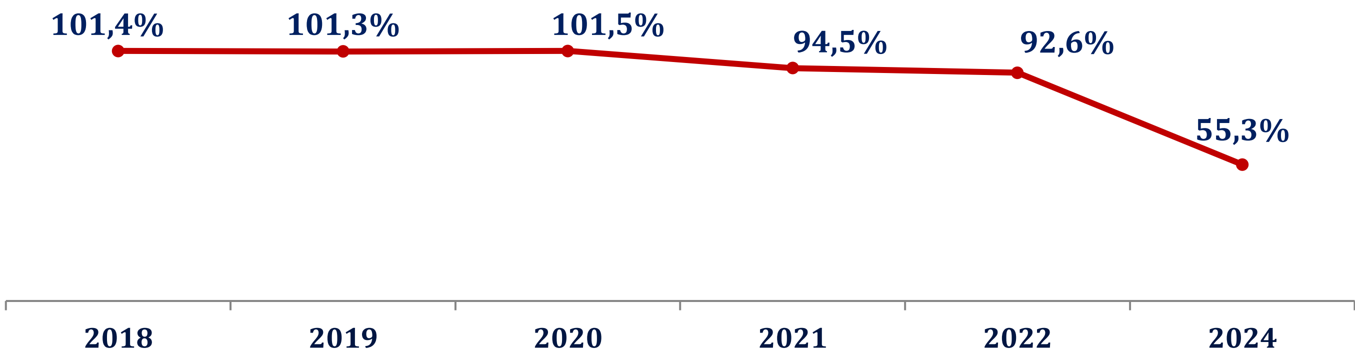
DY Previous month: 06/2024

Monthly Report – Jun 2024
Secondary Market

Total Traded Amount (COP Millions)



Trade Price (weighted average)*



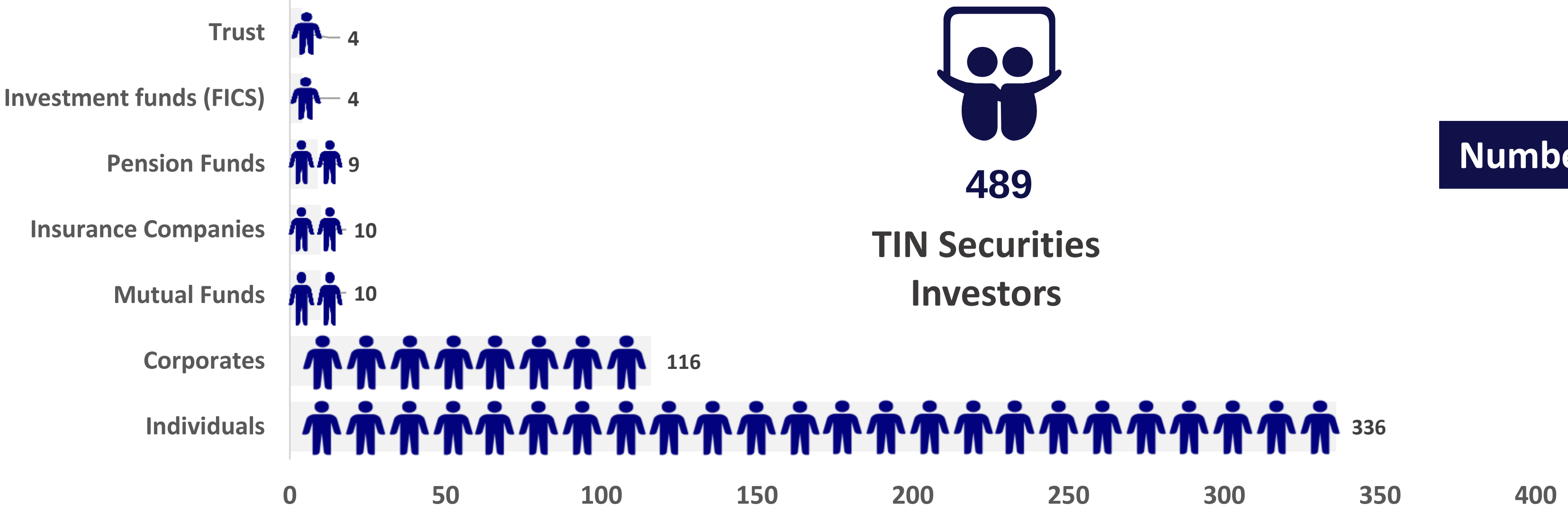
100%
Valuation Price**

52.605
Outstanding TIN securities

*WAP: Weight average price
** Precia´s valuation Price Jun 30 2024

Monthly Report - Jun 2024
Secondary Market & Investors

Number of investors



489

TIN Securities Investors

Investors per amount