



**Títulos
Inmobiliarios**

Monthly Report February 2025



Assets Under Management* and Managed Area

COP\$ 551.597 MM



GLA: 84.300 sq.m



Rent

Since the beginning: 13,01% EAR



LTM: 14,11% EAR (CPI + 8,38%)



Economic and Physical Occupancy

Economic: 97,42%



Physical: 96,67%



Outstanding Lease Balance

0,27%
(\$138,449,179)



Secondary Market

Traded Volume: \$0 millones



Weighted average valuation price
LTM : 99,65%***



Dividend Yield

LTM: 4,65%**
(Febrero: 5,37%)



Debt Structure

Capital: COP\$ 133.936 MM



Weighted average cost of debt 9,81% EAR****



LTV*****: 24,52% < 35% Limit



* Total Assets Under Management. Includes cash accounts, tangible assets, accounts receivable & other assets.

** Yield Distributed During the Month Over the Monthly Average Security Price.

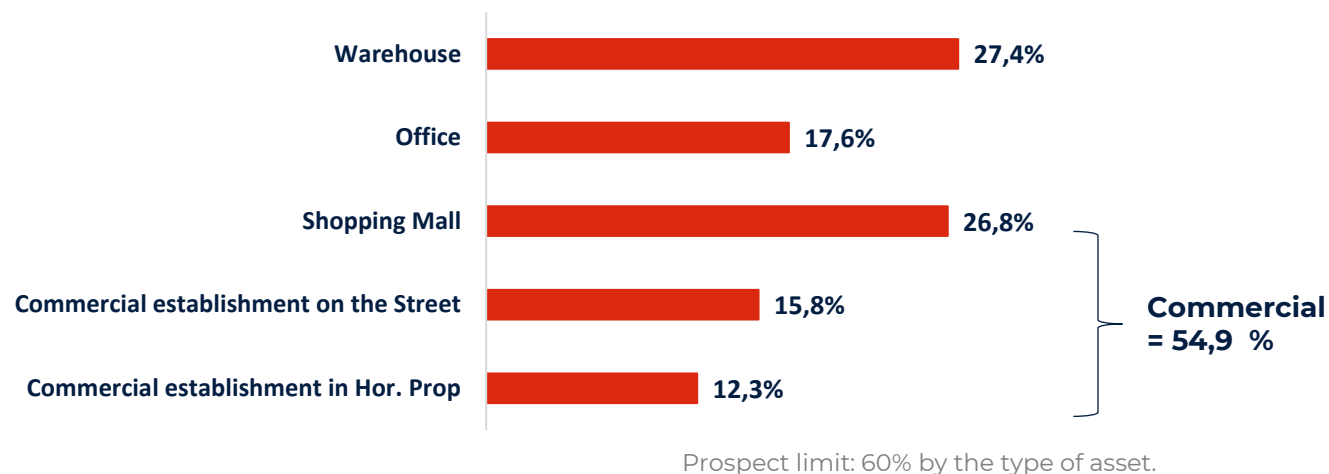
*** Weighted Average Valuation Price for the Last 12 Months as of the Reporting Date (Precia and PiP).

**** Weighted Average Cost of Debt.

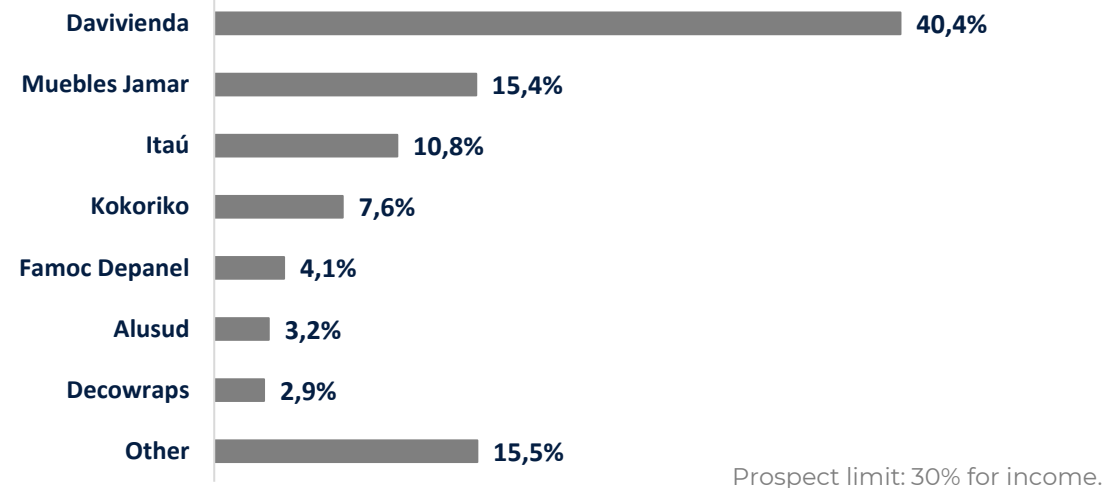
***** Loan to Value

TIN securities are participatory securities and, therefore, will not have a guaranteed return. Instead, their return will be variable and will depend on the performance of the investments that make up the Universality.

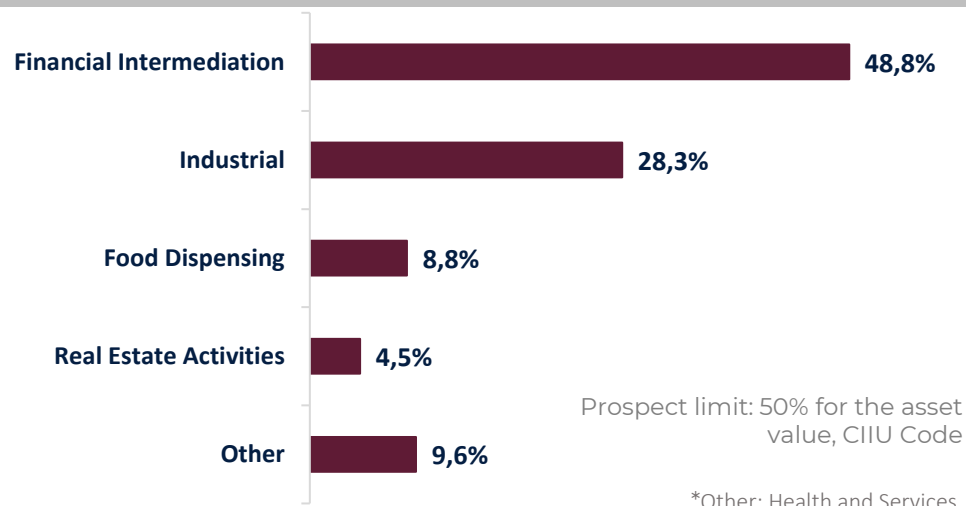
By Type of Real Estate Property



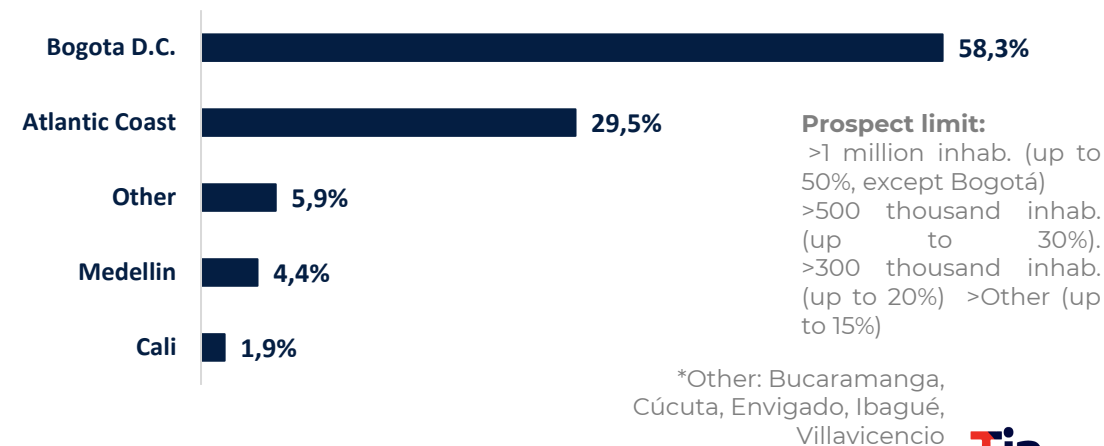
By Lease**



By Economic Sector



By Geographic Location





2,58%
Economic Vacancy

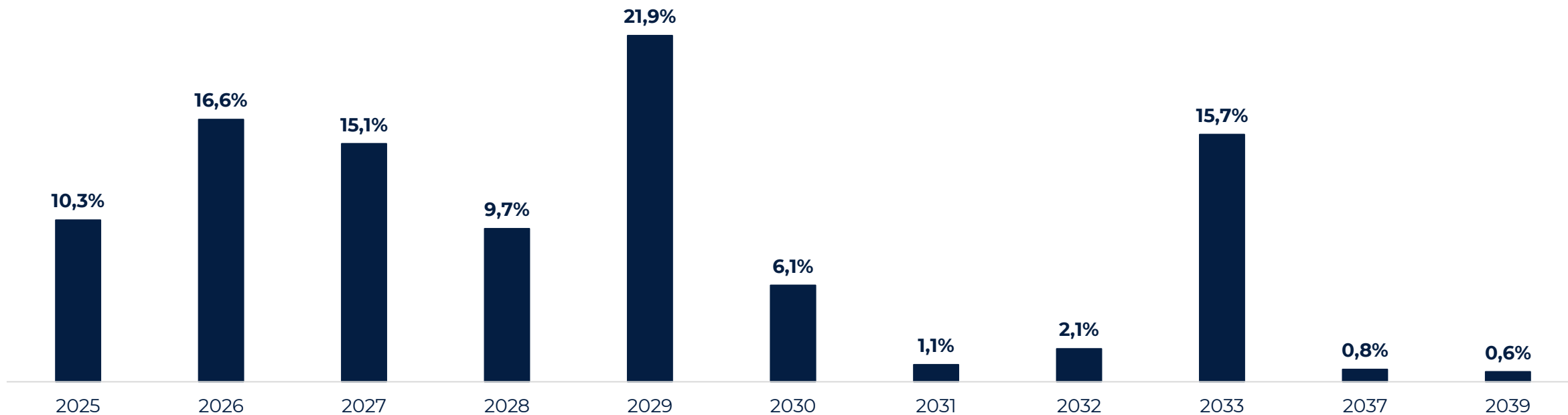


39
Total Tenants



4,17 Years
Weighted Average Lease
Term Remaining

Lease Expiration Profile



Return



13,01% EAR

Since Inception:
October 2018 – February 2025

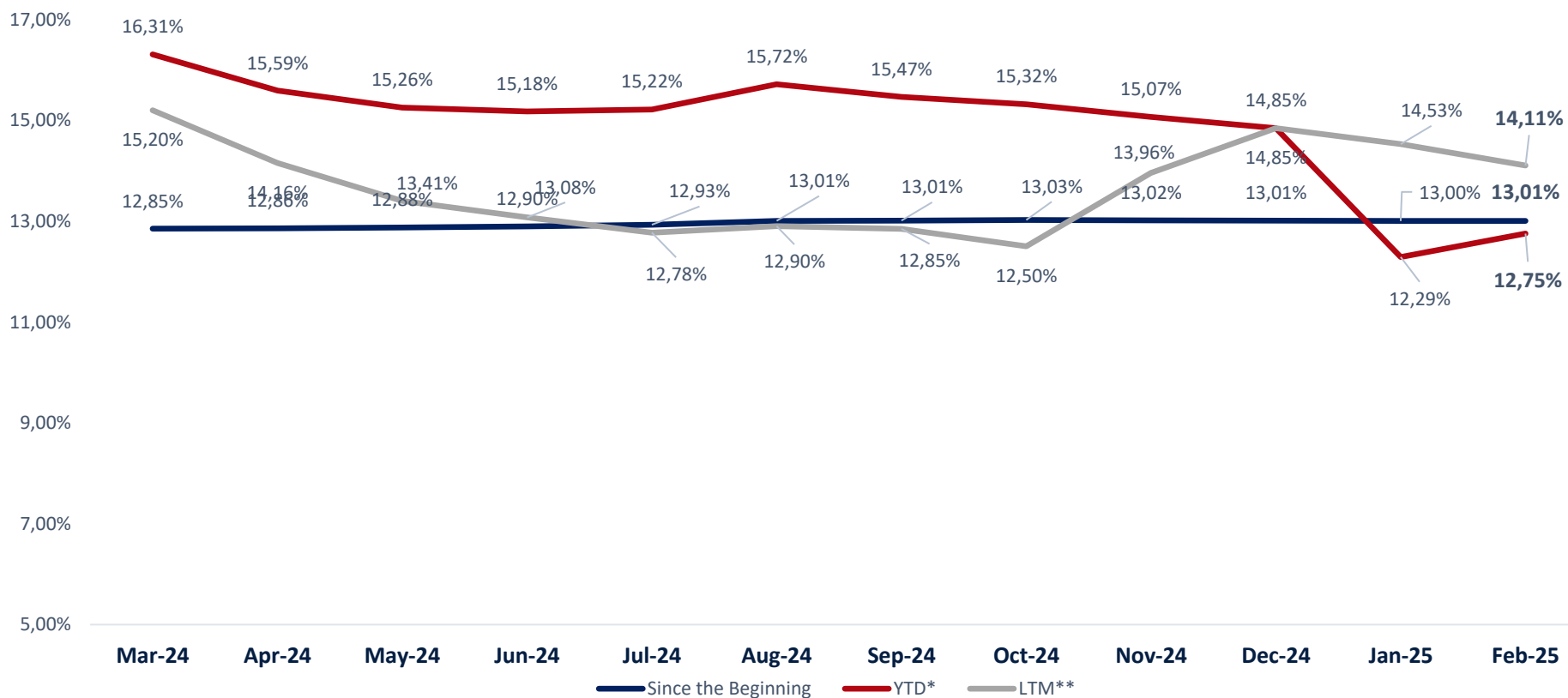
- 56,6% - **Capital Appreciation**
- 43,4% - **Cash Flow**



14,11% EAR

Last 12 months:
March 2024 – February 2025

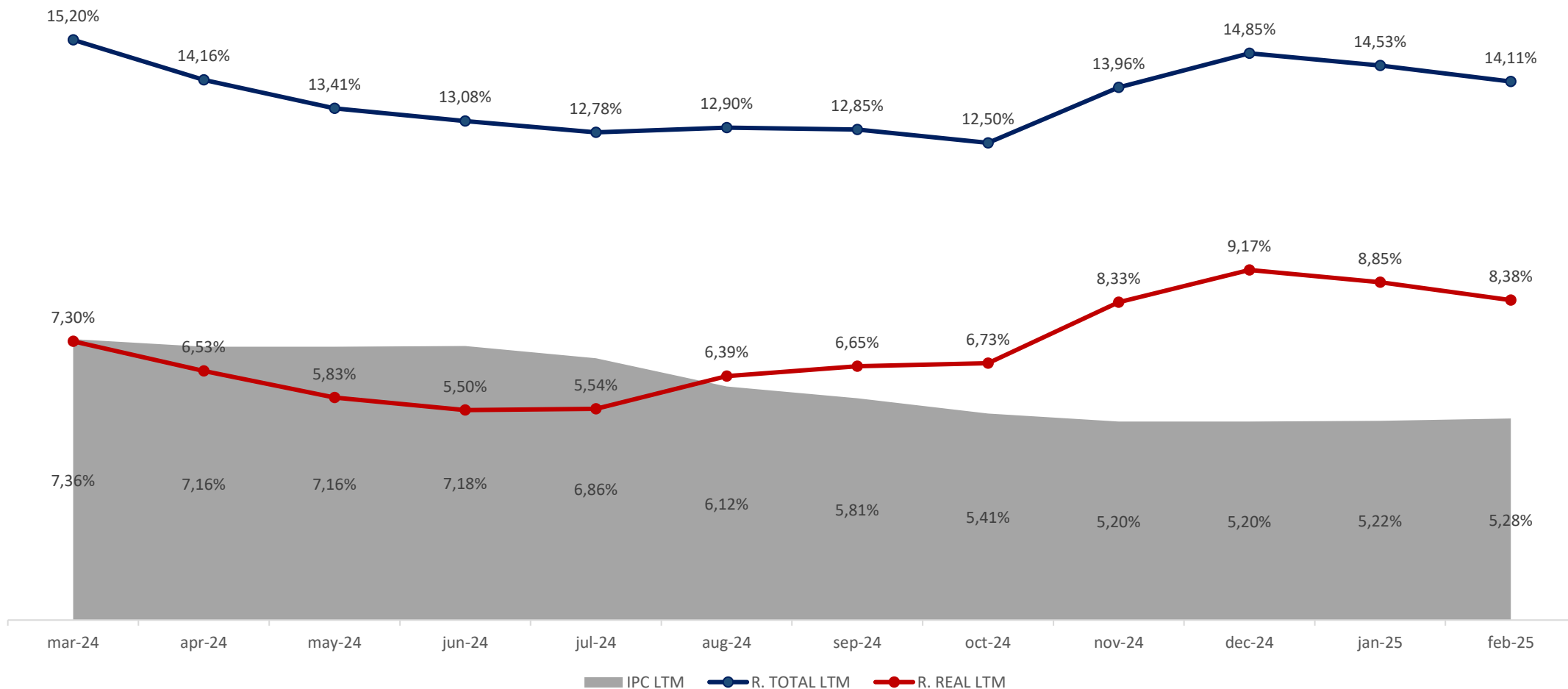
- 61,8% - **Capital Appreciation**
- 38,2% - **Cash Flow**



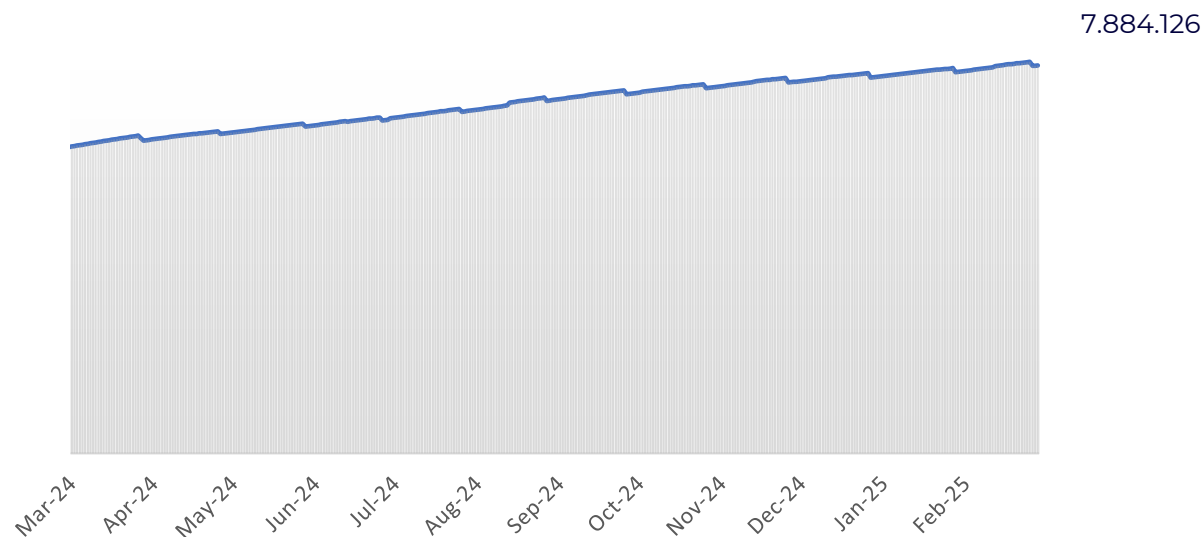
* YTD: Año Corrido.

** LTM: Últimos 12 meses.

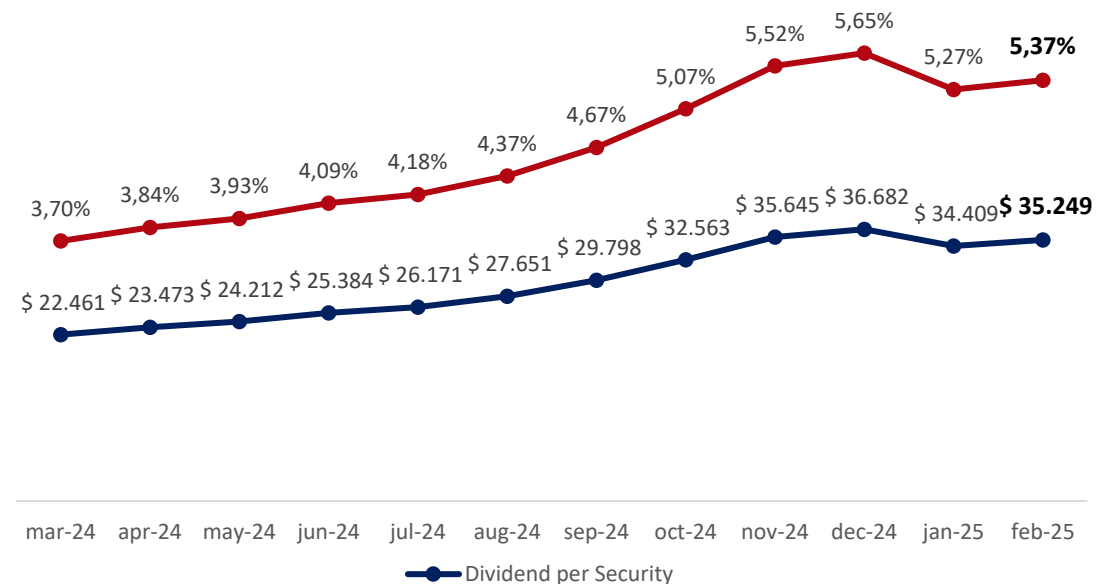
Return LTM*



TIN Security Value



Dividend Yield & Returns



COP\$
7.884.126

Security Value as of
28/02/2025

8,89%

LTM security value's increase
Vs \$7.240.624 (Security Value 01/03/2024)



4,64%

Average DY LTM:
03/2024 – 02/2025



5,32%

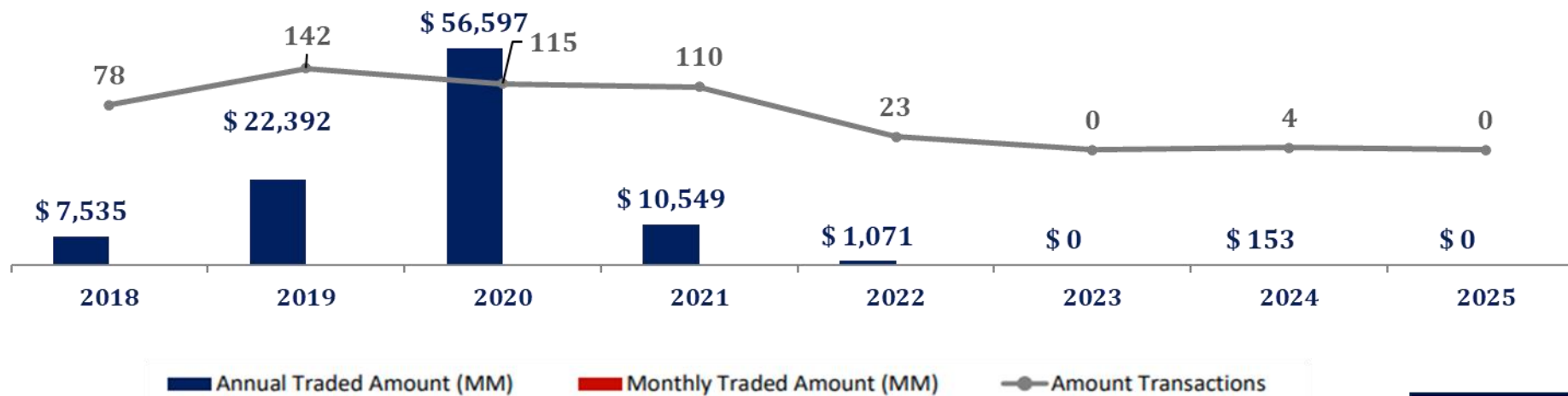
Average DY YTD:
01/2025 – 02/2025



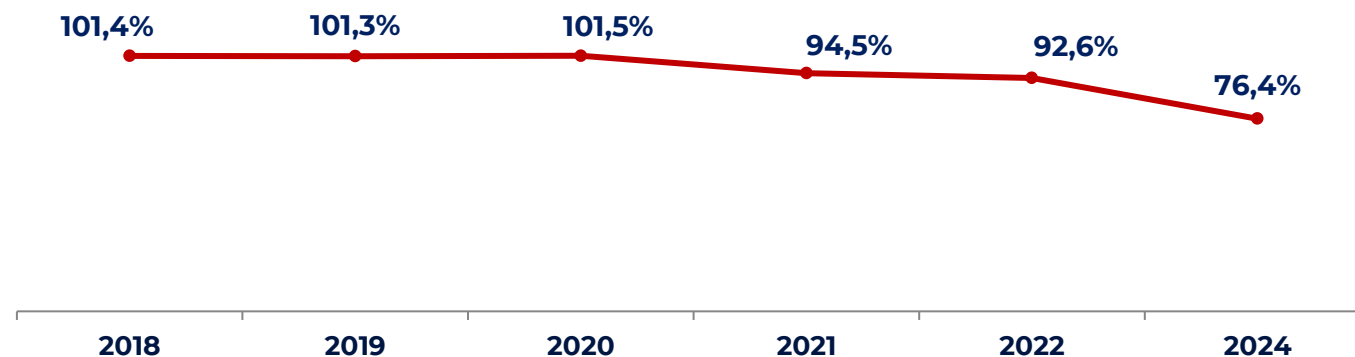
5,37%

DY February:
02/2025

Total Traded Amount (CÓP\$ Millions)



Trade Price (Weighted Average) *



99,65%
Valuation Price**

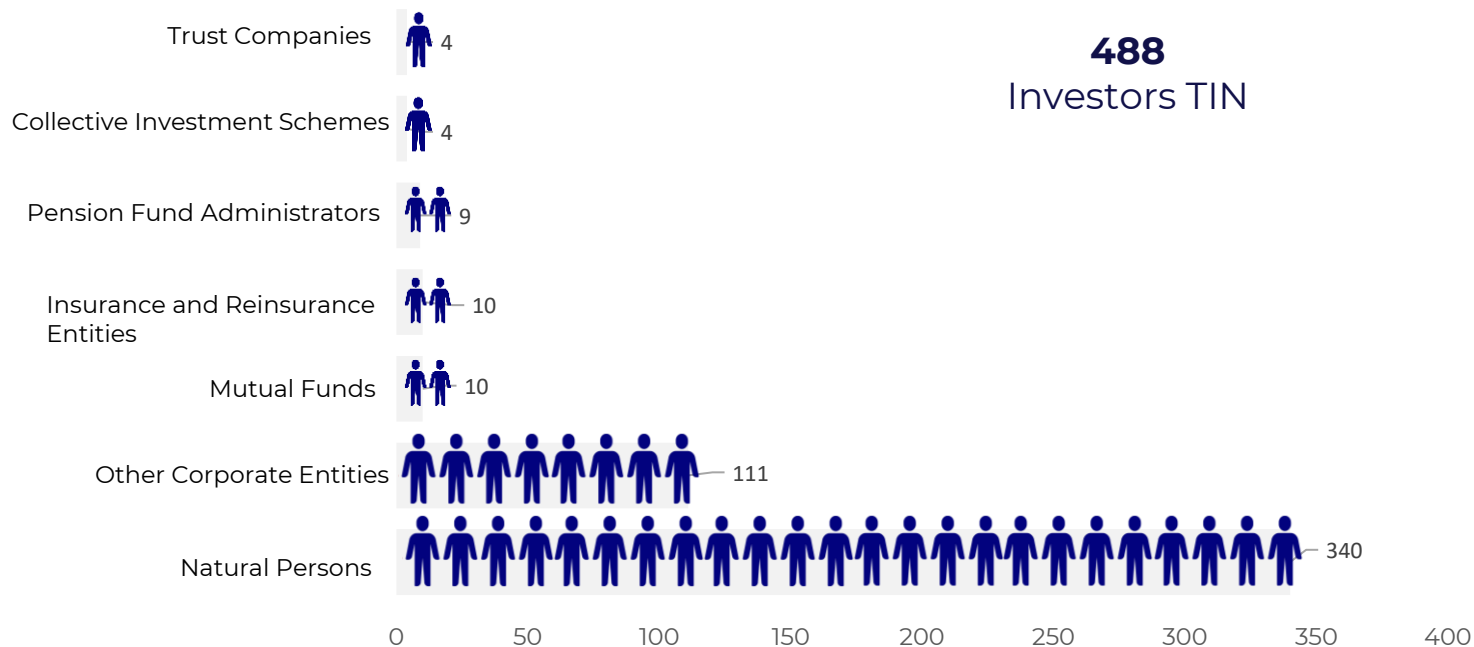


52.605
Outstanding TIN
Securities

Total Investors



488
Investors TIN



Investors per Amount

