



PAYMENT OF FINANCIAL RETURNS DISTRIBUTABLE AS OF JANUARY 31, 2023

In compliance with the provisions of item, 6.17.1.2 of the Prospectus, Titularizadora Colombiana S.A., in its capacity as Master Manager of the Program Real Estate Securitization Process for Issuance and Underwriting TIN Equity Securities, informs that the next payment of the Financial Returns distributable to TIN investors will be made February 27, 2023. This payment corresponds to the financial returns distributable for the period between January 1, 2023, and January 31, 2023.

Accordingly, each TIN investor will receive the amount COP 19,000.15 for each TIN security owned as of the cut-off of the day preceding the payment date.

The payment shall be through the *Depósito Centralizado de Valores - DECEVAL* (Securities Centralized Deposit). If you require further information, you can consult through your direct depositor.

Below is this information in detail:

FINANCIAL RETURNS DISTRIBUTABLE			
PERIOD	TOTAL AMOUNT	QTY OF SECURITIES	VALUE PER SECURITY
01/01/2023 – 31/01/2023	COP \$999,502,890.75	52,605	COP 19,000.15

The Financial Returns distributable were determined based on provisions of item 6.17.1.1 of the Prospectus and item 7.3.5.1 of the Rules of Issue and will be subject to withholding tax according to applicable tax provisions in force.

If you require additional information, you can contact our Investors' Attention Office at our website <http://tin.titularizadora.com/relacion-con-inversionistas/> or by calling (57) (601) 618 303030 extensions 257, 214, 258, and 250.