

Bogotá, February 17, 2023

To
Sandra Patricia Perea Díaz
Deputy Superintendent for Issuers
Financial Superintendence of Colombia
Bogotá, D.C.

Ref.: 600-001 Titularizadora Colombiana S.A.
058 Relevant Information
50 Request/Submission
No attachments

Dear Dr., Perea:

In compliance with article 5.2.4.1.5 of Decree 2555/ 2010 regarding the obligation to report relevant information to the Financial Superintendence of Colombia, we hereby inform your Office that the Titularizadora Colombiana S.A. in its capacity as master administrator of the TIN Real Estate Security Issuance and Placement Program, informs that today, the Universalidad TIN acquired a financial indebtedness with a banking establishment through a synthetic credit in the amount of three million dollars (USD 3.000.000.000), together with a derivative that takes the final exposure to pesos. The aforementioned with the purpose of substituting a credit liability that is close to maturity, which does not imply an increase in the vehicle's total indebtedness.

Given the nature of the vehicle's bridge loans with short-term maturities, Titularizadora through active management of the debt strategy and seeking to optimize the profitability of investors, acquired this synthetic loan, thus improving the conditions offered in the local market. Currently, the vehicle has 100% of its loans at fixed rates.

The total value of the indebtedness of the Universalidad TIN does not exceed the limit of 40%, as established in the "Information Prospectus of the TIN Real Estate Securities Issuance and Placement Program" of the Real Estate Securitization Process.

The above operation was authorized by the Board of Directors of the Company, by a decision recorded in Minute No. 248 of December 15, 2022.

We remain at your disposal to provide any additional information that may be required.

Sincerely,

Ricardo Molano León
Alternate Legal Representative

Prepared by: Lina Ávila - Real Estate Manager
María José Díaz - Real Estate Manager
Reviewed and approved: Ricardo Molano León - General Secretary