Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

Tin Títulos Inmobiliarios

Monthly Report
April 2025

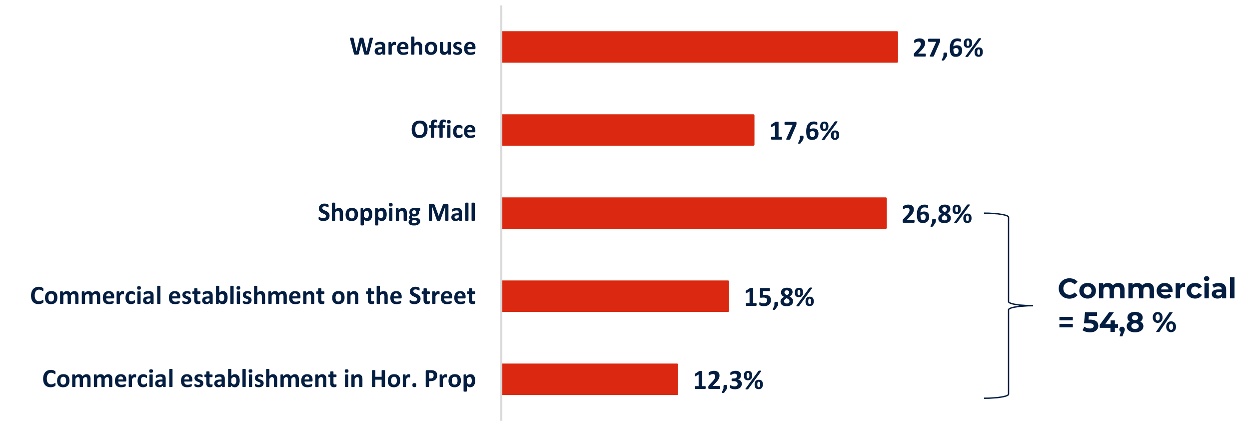
Key Performance Indicators
April 2025

Assets Under Management* and Managed Area	Renturn	Economic and Physical Occupancy	Outstanding Lease Balance	Secondary Market	Dividend Yield	Debt Structure
COP$ 562.306 MM	Since the beginning: 13,05% EAR	Economic: 97,36%	0,48% ($251,612,947)	Traded Volume: $0 million	LTM: 4,89%** (April: 5,33%)	Capital: COP$ 138.697 MM
GLA: 84.300 sq.m	LTM: 14,27% EAR (CPI + 8,67%)	Physical: 96,67%		Weighted average valuation price LTM : 99,97%***		Weighted average cost of debt 9,89% EAR****
						LTV*****: 25,11%<35% Limit

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

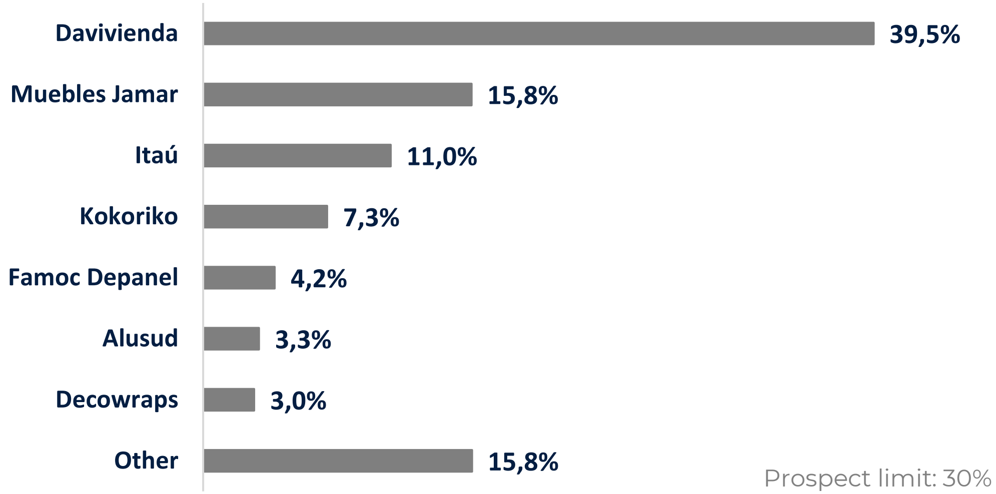
Monthly Report – April 2025
Tin Portfolio Distribution

By Type of Real Estate Property



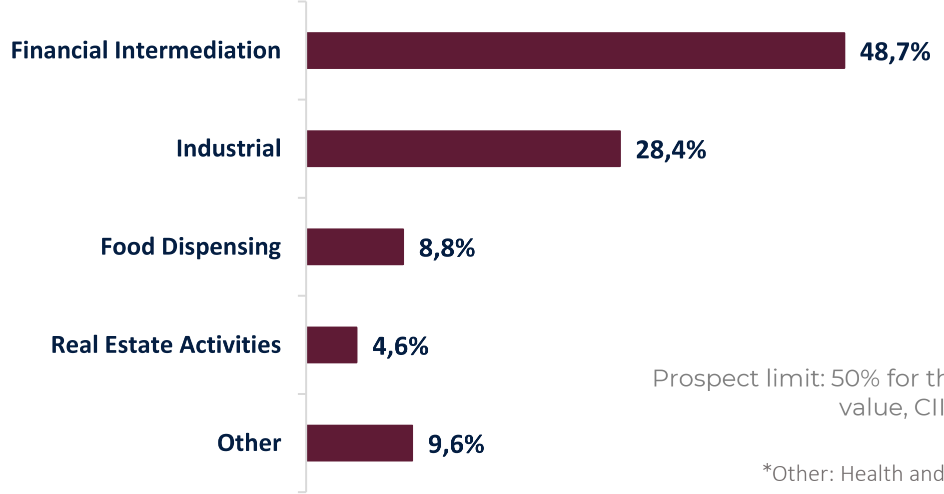
Prospect limit: 60% by the type of asset.

By Lease**



Prospect limit: 30% for income.

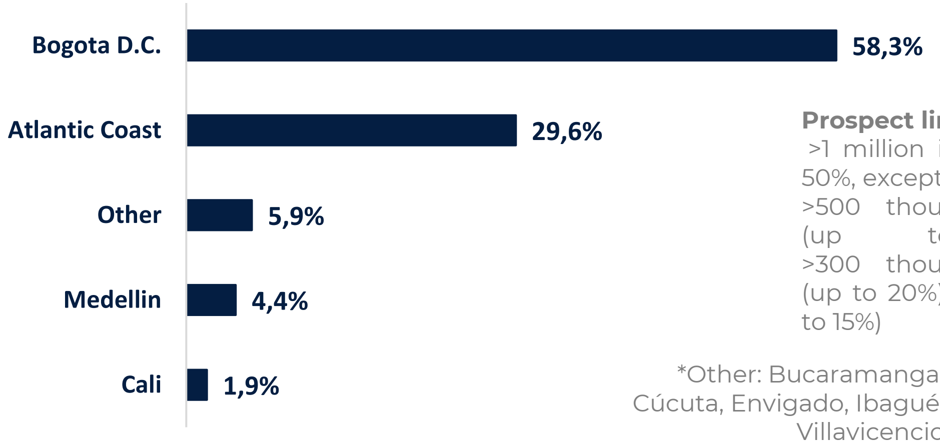
By Economic Sector



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

*Other: Health and Services.

By Geographic Location



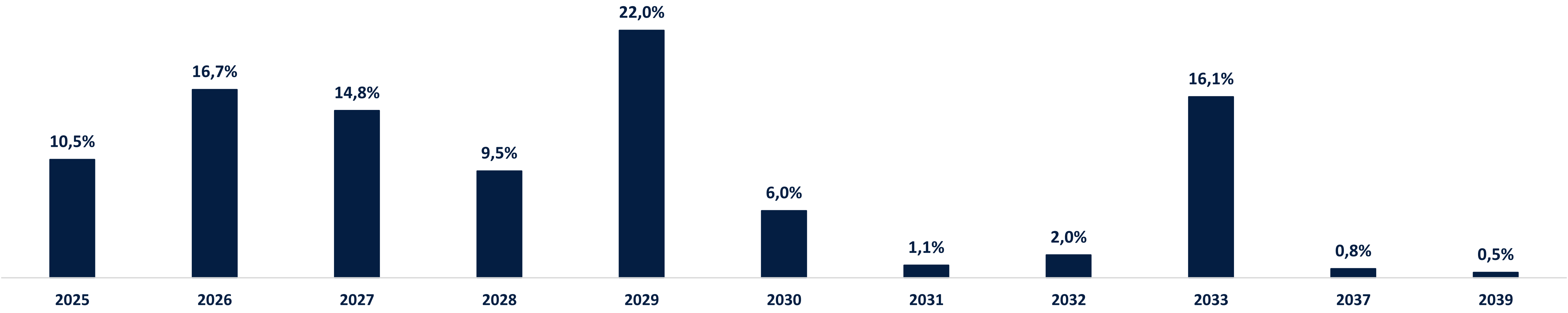
Prospect limit:
>1 million inhab. (up to 50%, except Bogotá) >500 thousand inhab. (up to 30%). >300 thousand inhab. (up to 20%) >Other (up to 15%)

*Other: Bucaramanga, Cúcuta, Envigado, Ibagué, Villavicencio

39
Total Tenants

3,99 Years
Weighted Average Lease Term Remaining

Lease Expiration Profile



Financial Income Report
Effective Return Performance – April 2025

Return

13,05% EAR

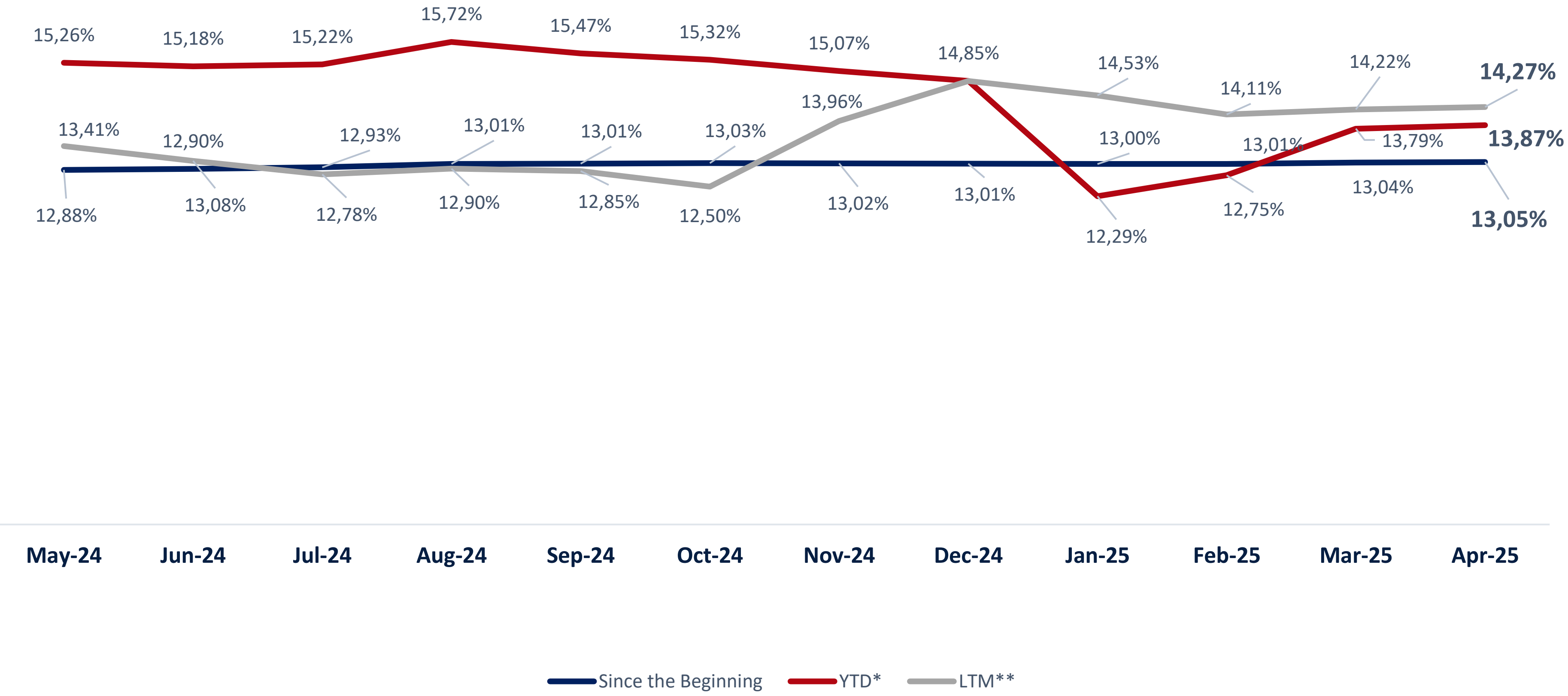
Since Inception:
October 2018 – April 2025

- 55,3% - **Capital Appreciation**
- 44,7% - **Cash Flow**

14,27% EAR

Last 12 months:
May 2024 – April 2025

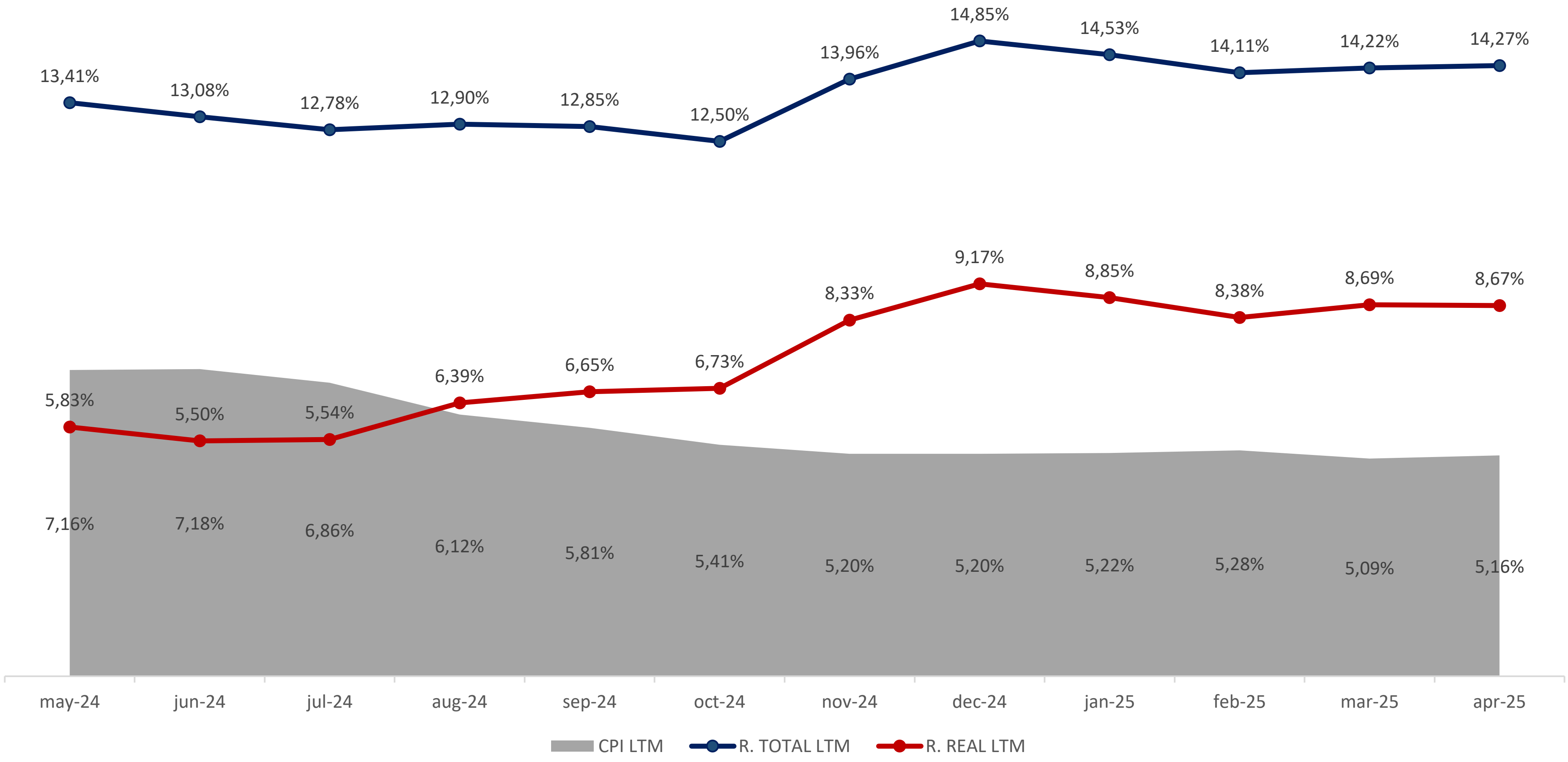
- 58,3% - **Capital Appreciation**
- 44,7% - **Cash Flow**



* YTD: Año Corrido.
** LTM: Últimos 12 meses.

Financial Income Report
Effective Return Performance – April 2025

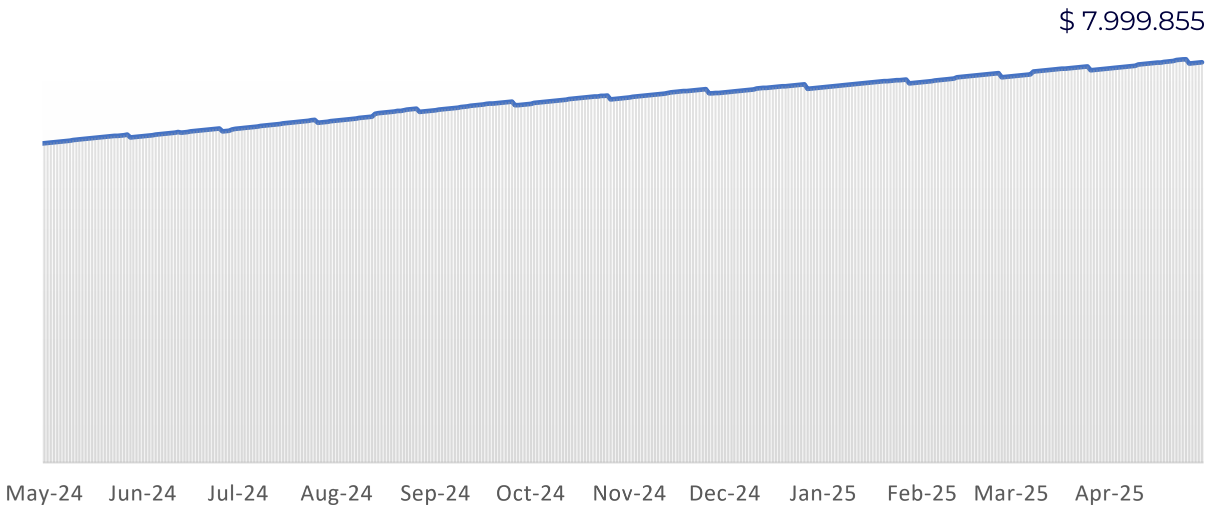
Return LTM*



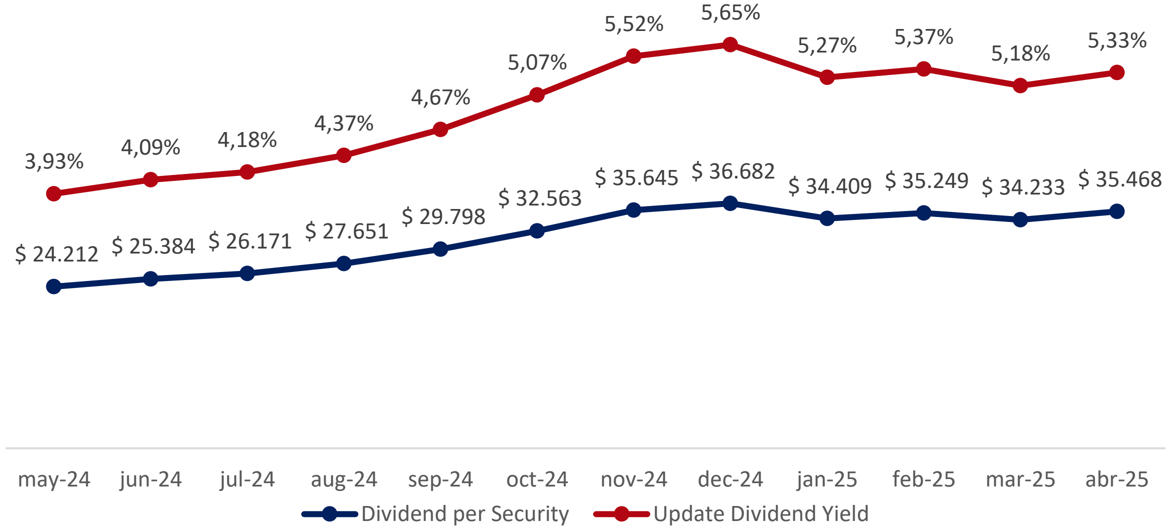
LTM: Last Twelve Months

Financial Results – April 2025 Dividend Yield and Security Value

TIN Security Value



Dividend Yield & Returns



COP$ 7.999.855

Security Value as of 30/04/2025

8,80%

LTM security value's increase
Vs $7.352.847 (Security Value 01/05/2024)

4,89%

Average DY LTM:
05/2024 – 04/2025

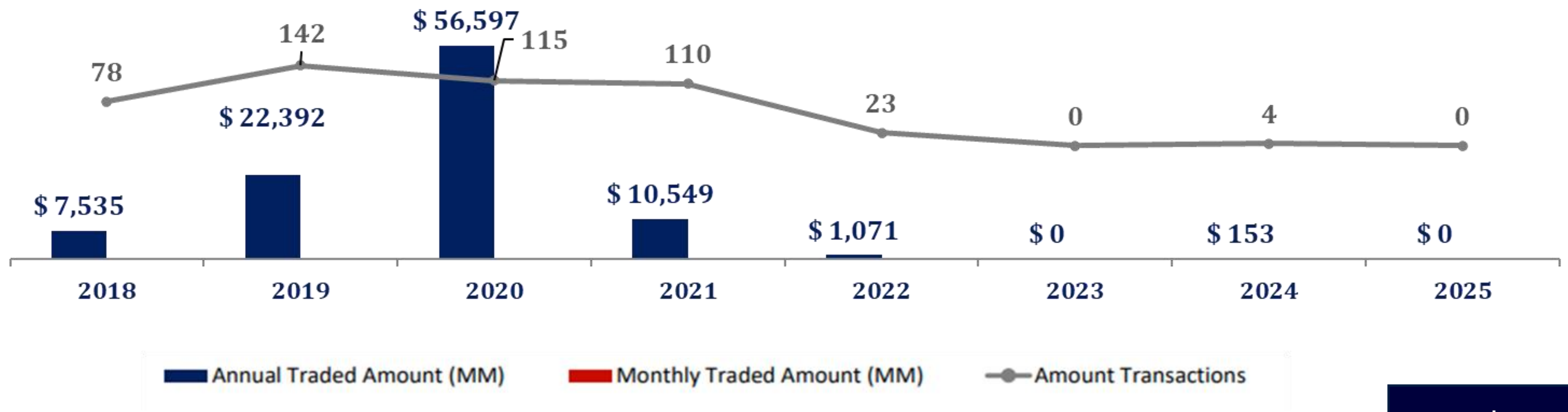
5,29%

Average DY YTD:
01/2025 – 04/2025

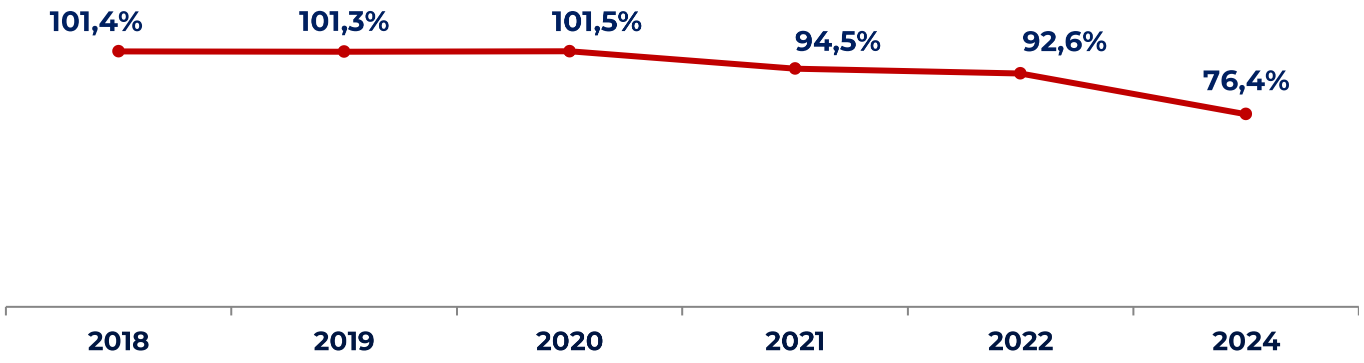
5,33%

DY Apr:
04/2025

Total Traded Amount (COP$ Millions)



Trade Price (Weigted Average) *



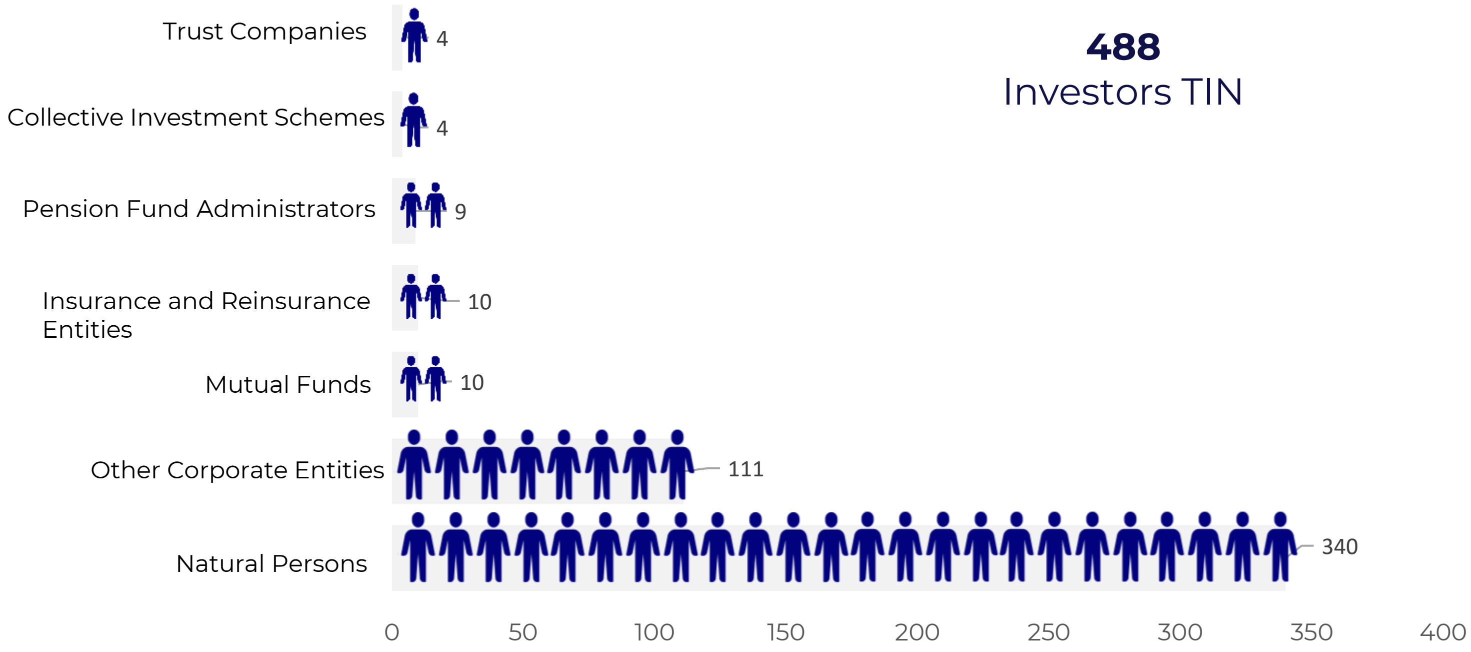
99,97%
Valuation Price**

52.605
Outstanding TIN Securities

*WAP: Weight average price
** Precia´s valuation Price April 30 2025

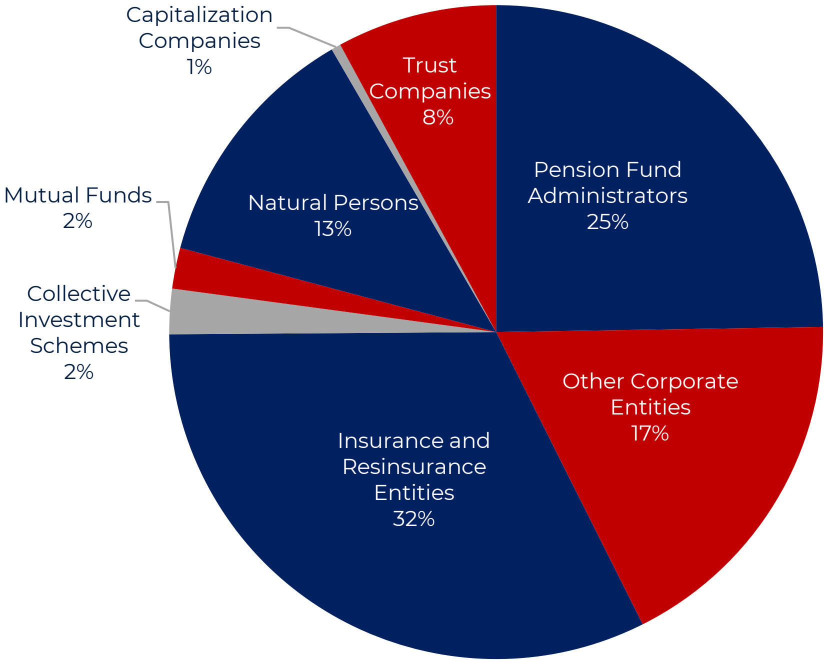
Monthly Report – April 2025
Secondary Market & Investors

Total Investors



488
Investors TIN

Investors per Amount



70%: Institutional Investors
30%: Retail Investors