



Bondholders Meeting 2025

Títulos
Inmobiliarios

AGENDA



Quorum
Verification

AGENDA



Presentation
and Approval of
the Agenda

AGENDA

3

Appointment of
the Chair and
the Secretary of
the Meeting

AGENDA



Appointment of
the Minute
Approval
Committee

AGENDA



Management and
Corporate
Governance
Reports – 2024

AGENDA



Management
Report
Titularizadora
Colombiana



1

OUTSTANDING RETURNS

Over the past 5 years, TIN has delivered outstanding returns compared to other real estate vehicles***

- 🔥 LTM Annual Return: **14,85% (CPI + 9,17%)**
- 🔥 Since Inception Annual Return: **13,01%**

4

STRONG CORPORATE GOVERNANCE

Ensures a rigorous process for acquisition, exit transactions and vehicle management oversight.

2

OCCUPANCY & PORTFOLIO QUALITY

- 🔥 Economic Vacancy: **2,59%**
- 🔥 Physical Vacancy: **3,51%**
- 🔥 Portfolio Indicator: **0,29%****

5

MASTER SERVICER

Supervision and monitoring by a team of expert independent real estate professionals

CERTIFICATIONS

IR Certification for Issuers of Equity Securities. Certified in 2022

3

FEES

Aligned with our investors' interests:

- 1 Fees are calculated based on NOI, real return and distributable cash flow
- 2 Fees are capped as a percentage of AUM

6

DIVIDEND YIELD

Monthly distribution of returns:

- 🔥 Dividend Yield* **LTM: .4,35%**
 - 🔥 Dividend Yield* **December 2024: 5,65%**
- Outstanding Dividend Yield compared to other real estate vehicles**

Source: Titularizadora Colombiana

Information Date: December 31, 2024

* **Dividend Yield:** Returns distributed during the month, calculated based on the average value of the security for that month.

** **Past-due portfolio** as a percentage of operational income over the last 12 months.

*** **Real estate investment funds**, according to information published on the respective funds' websites during the reference periods.

TIN real estate securities are participatory instruments and, therefore, do not offer a guaranteed return. Their performance will vary depending on the behavior of the underlying investments that make up the asset pool (Universalidad).



Assets Under Management* and Managed Area

COP\$ 546.803 Million



GLA: 84.300 sq.m



Rent

Since the beginning: 13,01% EAR



LTM: 14,85% EAR (CPI + 9,17%)



Economic and Physical Occupancy

Economic: 97,41%



Physical: 96,49%



Outstanding Lease Balance

0,29% (\$146,922,654)



Secondary Market

Traded Volume: YTD COP\$153 Million



Weighted average valuation price LTM : 99,29%***



Dividend Yield

LTM: 4,35%** (December: 5,65%)



Debt Structure

Capital: COP\$ 133.936 Million



Weighted average cost of debt 2024 12,31%**** (December 9,81%) EAR



LTV*****: 24,73% < 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).

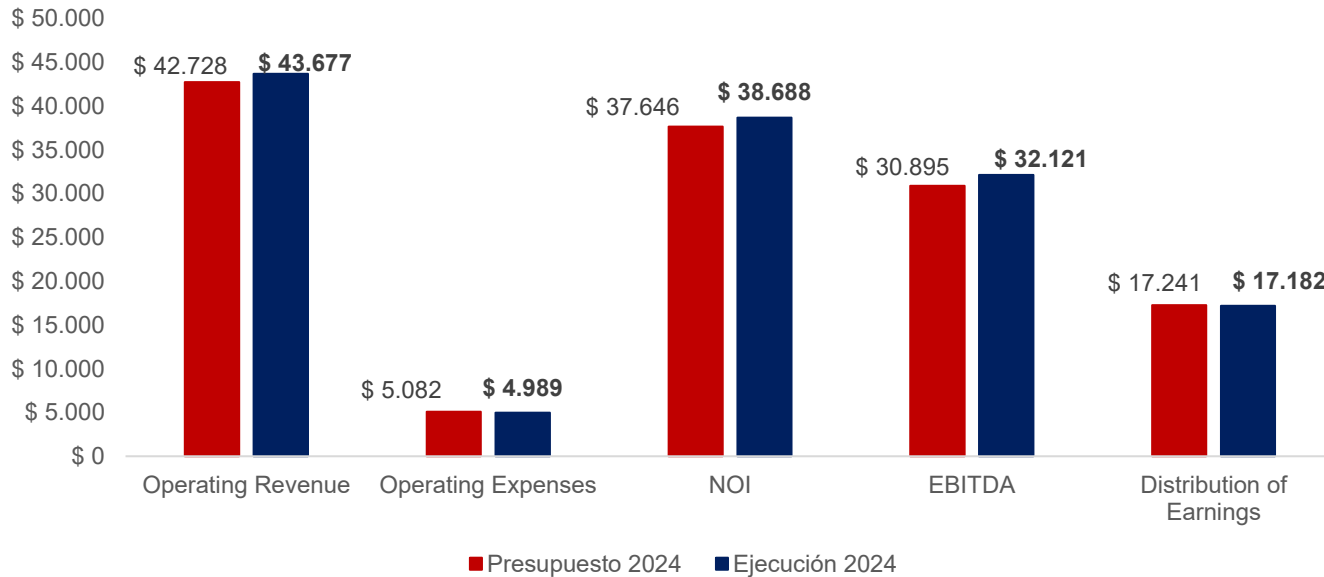
**** Weighted Average Cost of Debt.

***** Loan to Value

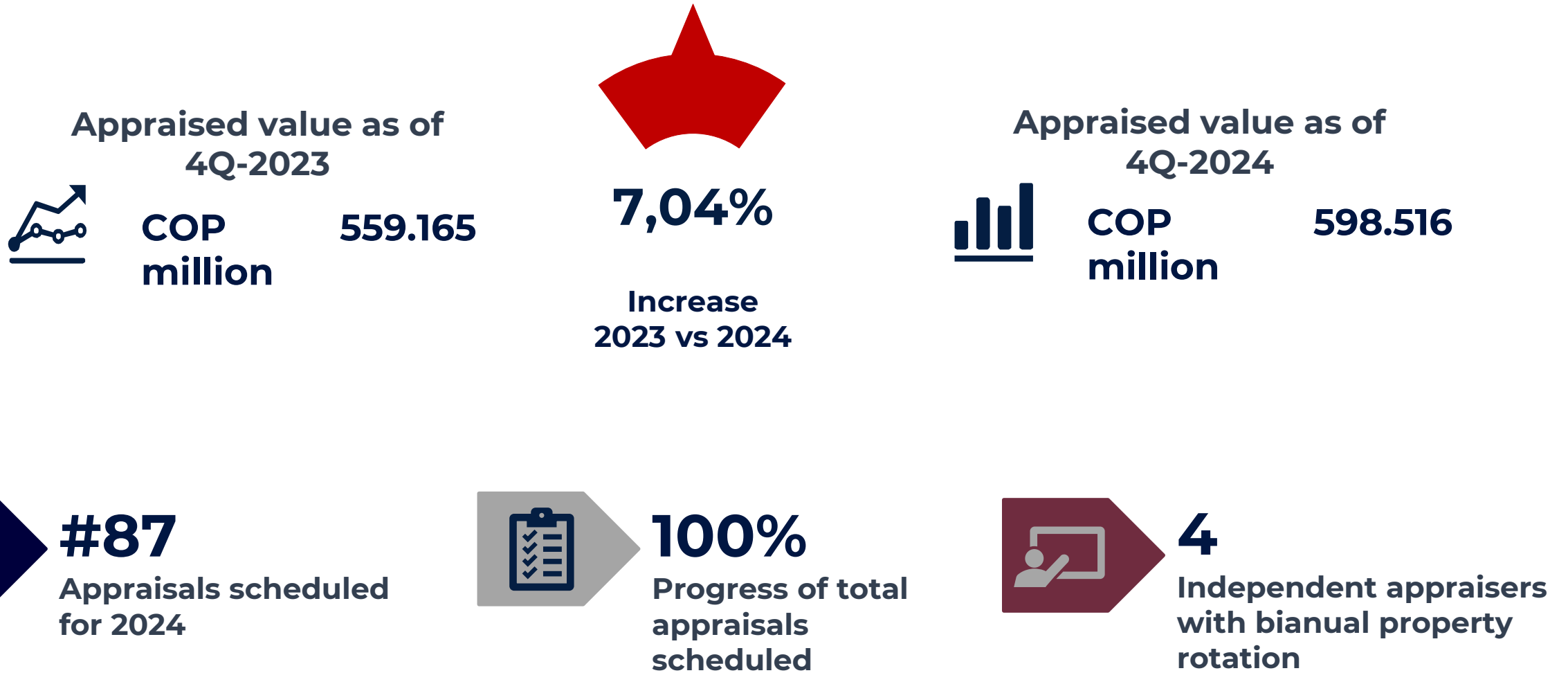
TIN securities are participatory securities and, therefore, will not have a guaranteed return. Instead, their return will be variable and will depend on the performance of the investments that make up the Universality.




Concepto	Presupuesto 31 Diciembre 2024	Ejecutado 31 Diciembre 2024	%
Net Revenue	\$ 42.727,78	\$ 43.676,91	102,22%
Operating Expenses	\$ 5.082,07	\$ 4.989,23	98,17%
NOI	\$ 37.645,71	\$ 38.687,68	102,77%
EBITDA	\$ 30.894,72	\$ 32.121,17	103,97%
Distribution of earnings	\$ 17.241,44	\$ 17.182,41	99,66%
Dividend Yield	4,07%	4,35%	106,88%

*Figures expressed in Millions



- Net revenue (Dec 31, 2024): +2.2% vs. budget (budgeted structural vacancy: 5%)
- Operating expenses (2024): 11% of rental income; +1.83% deviation due to property tax, maintenance fees, and divestments (Ocaña properties)
- NOI (Dec 31, 2024): +2.7% vs. budget, driven by lower operating expenses and increased income from vacancy and portfolio management
- EBITDA (Dec 31, 2024): +3.9% vs. budget, impacted by property tax and an 8% discount on the management fee
- Distribution of earnings: Performance aligned with the budget
- Dividend Yield (Dec 31, 2024): 4.35% vs. 4.07% budgeted (+28 bps, +6.88%)



	December 31, 2023	December 31, 2024	Diff. (Dev.)
 Financial Debt	\$134.183* <div> 71,9% Fixed Rate 28,1% Variable Rate </div>	\$133.936* <div> 0% Fixed Rate 100% Variable Rate </div>	-\$245* (-0,18%)
 Average Cost of Debt	\$14,95% E.A. Interest payment 2023: \$18.986	\$9,81% E.A. Interest payment 2024: \$15.050	-514 pbs (-34,41%) Interest payment Reduction: \$3.938 (-20.7%)
 Debt Limit	26,50%	24,73%	-177 bps (-6,68%)

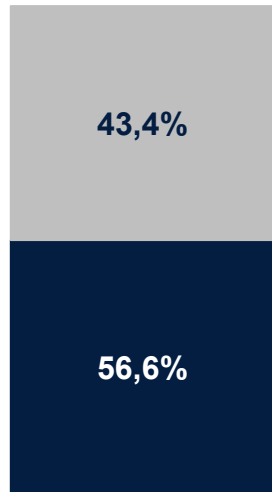
2025 Strategy:

- ◆ Renewal of credits with change from fixed to variable rate, taking advantage of the expected decrease in interest rates
- ◆ Periodically quote of interest rates
- ◆ Evaluation of new debt alternatives such as synthetic credits, analyzing interest rates lower than those presented in the national market, in order to manage a lower cost of debt

Total Return Composition Since Inception*

October 25, 2025 – December 31, 2024

13,01%
Annualized Return



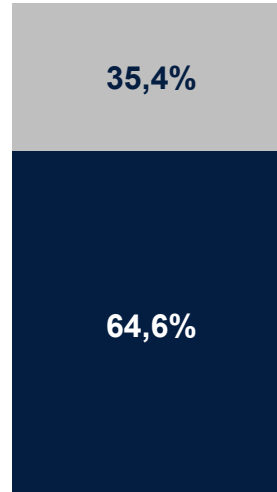
Cash Flow Yield

Capital Appreciation

LTM and YTD Return Composition

January 1, 2024 – December 31, 2024

14,85%
Annualized Return

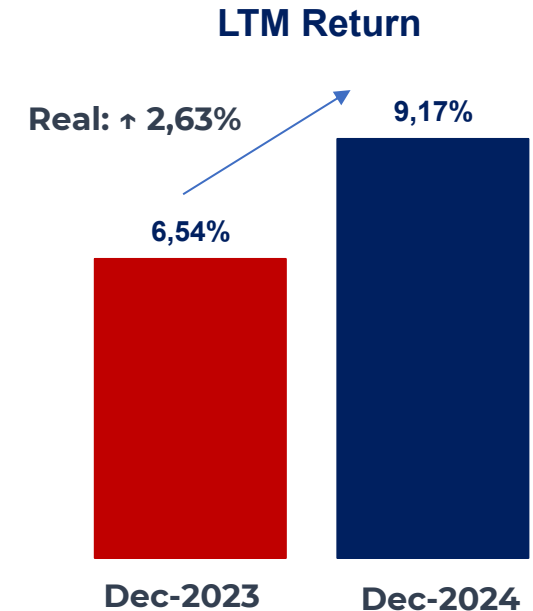


Cash Flow Yield

Capital Appreciation

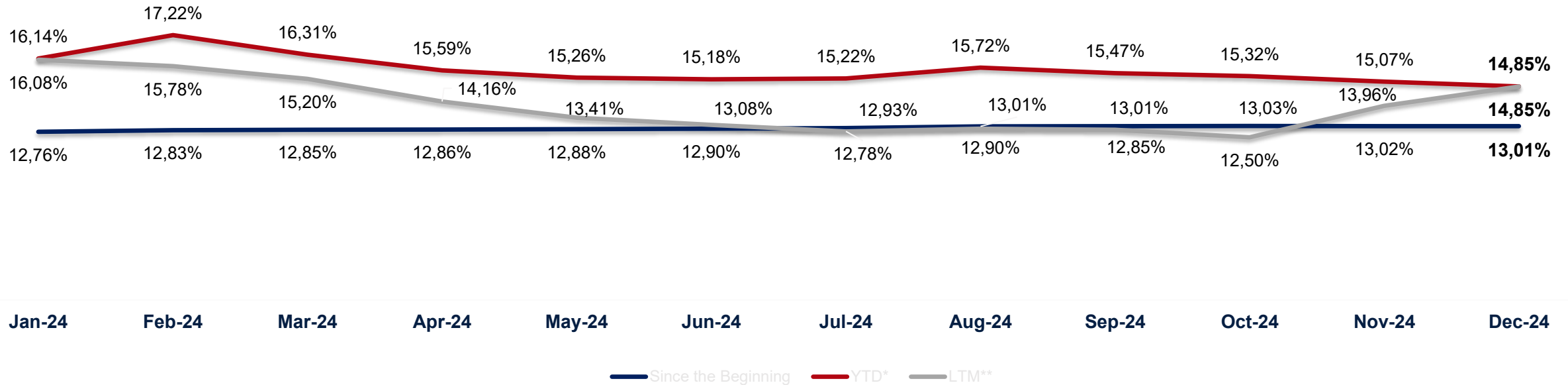
Year-over-Year Real Return Change**

December, 2023 – December, 2024



** LTM Return – Q4 2023 vs Q4 2024

Return




13,01% E.A.
Return Since Inception
 October 2018 – December 2024

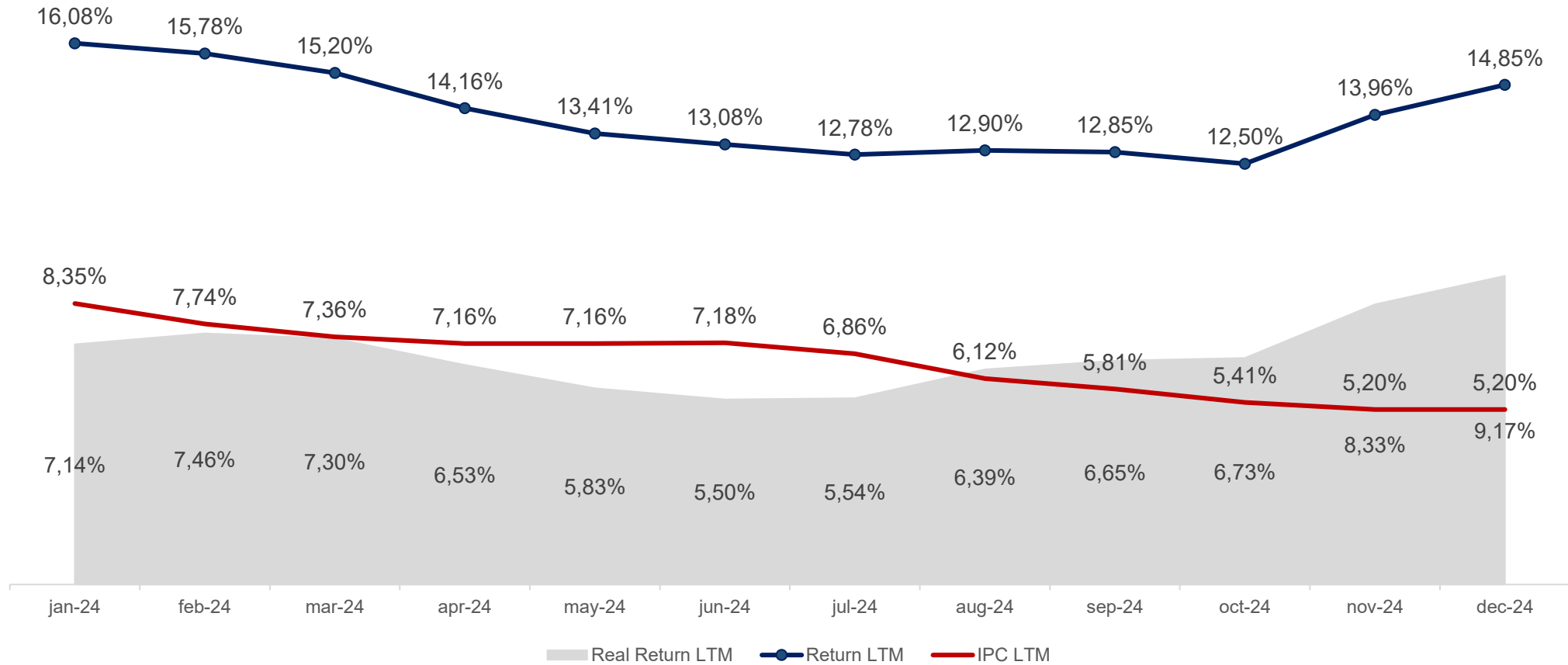
56,6%
Capital Appreciation
43,4%
Cash Flow Yield



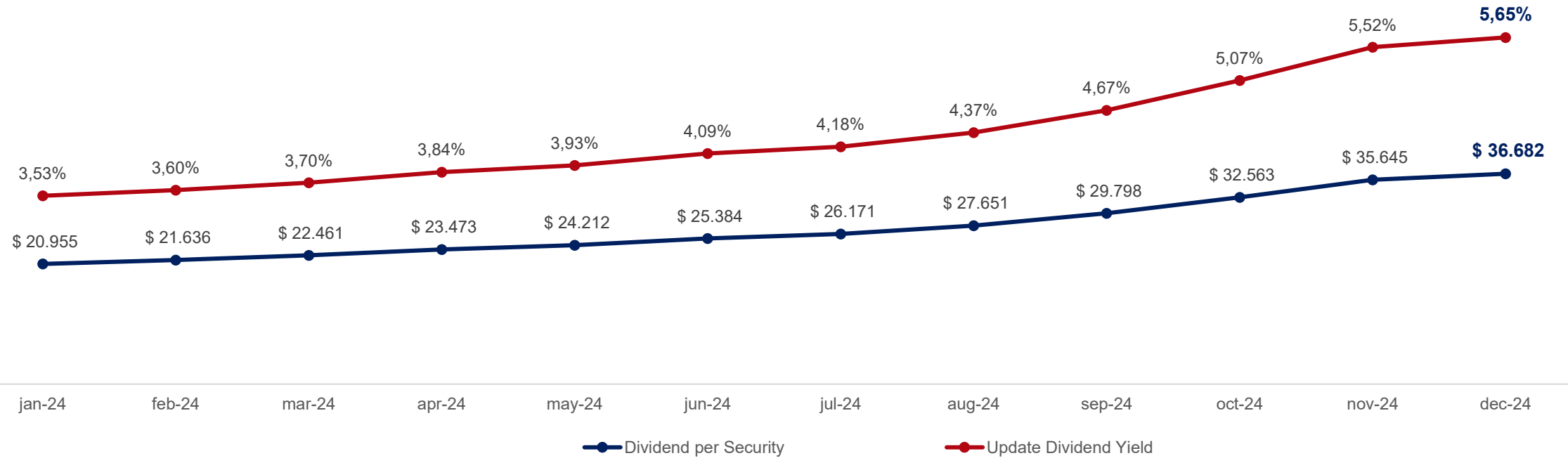
14,85% E.A.
LTM Return:
 Jan. 2024 – Dec. 2024

64,6%
Capital Appreciation
35,4%
Cash Flow Yield

Return LTM



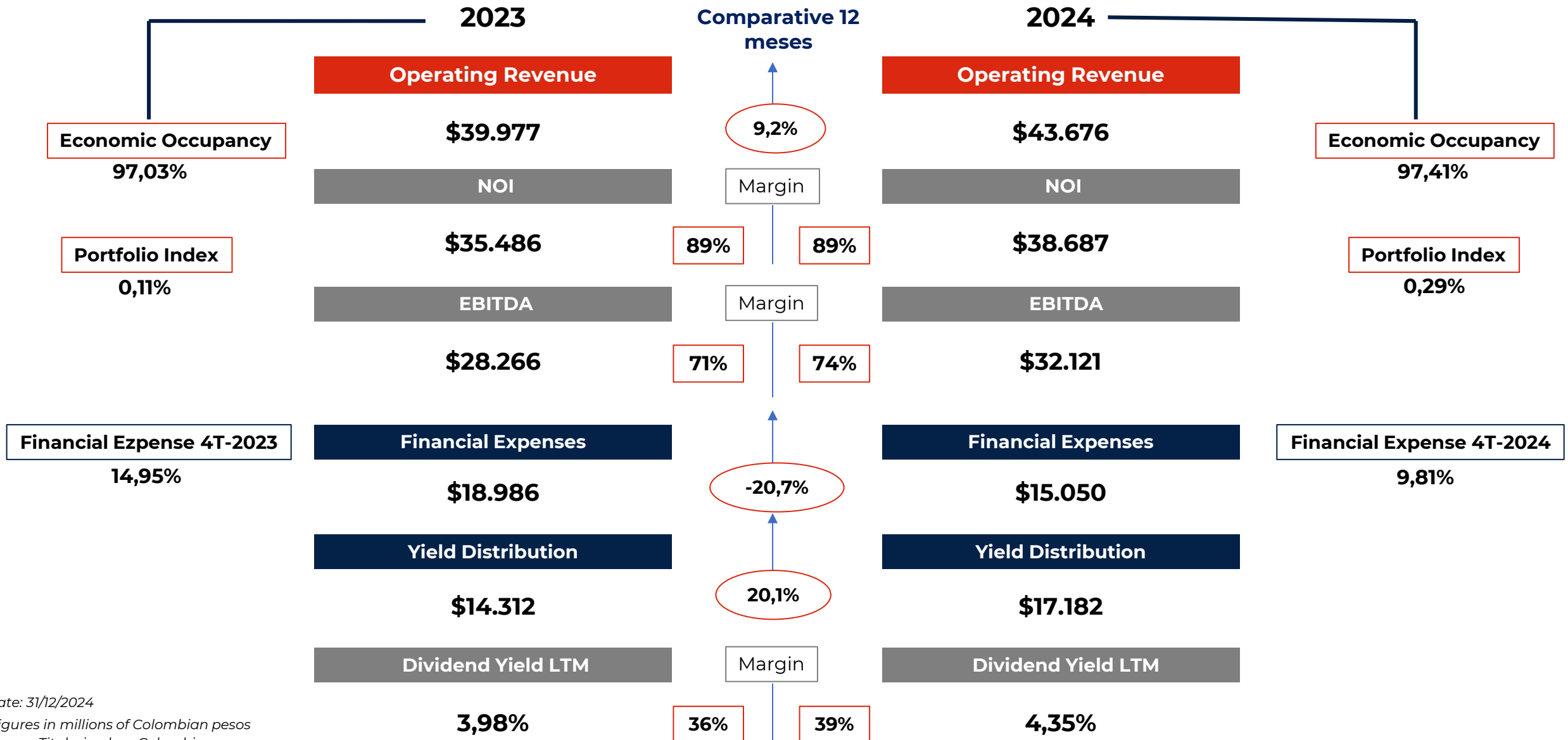
Dividend Yield 2024



Dividend Yield
4,35%
Average LTM



Dividend Yield
5,65%
December 2024



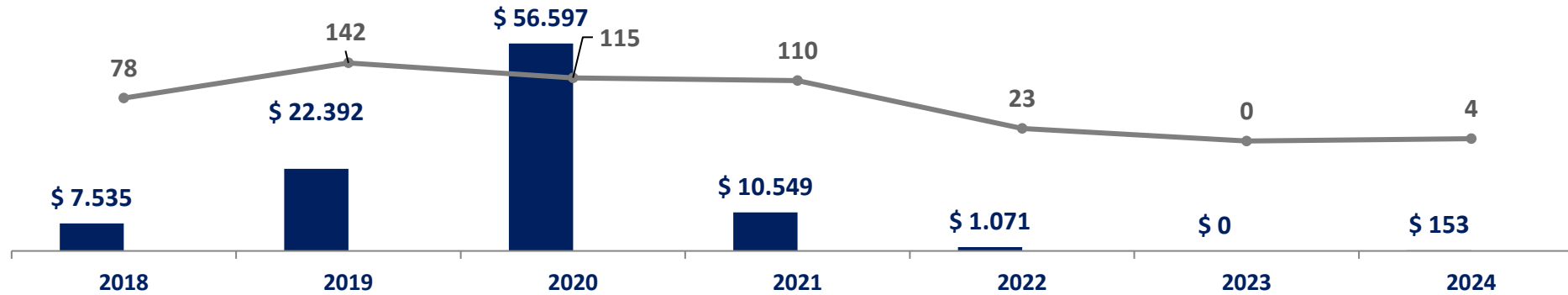
Date: 31/12/2024

* Figures in millions of Colombian pesos

Source: Titularizadora Colombiana.

TIN real estate securities are equity securities and, therefore, will not have a guaranteed return, but will have a variable return that will depend on the performance of the investments that make up the Overall Fund

Total Traded Amount (COP Millions)

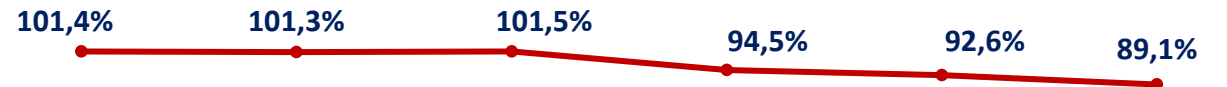


■ Annual Traded Amount (MM)

■ Monthly Traded Amount (MM)

—●— Amount Transactions

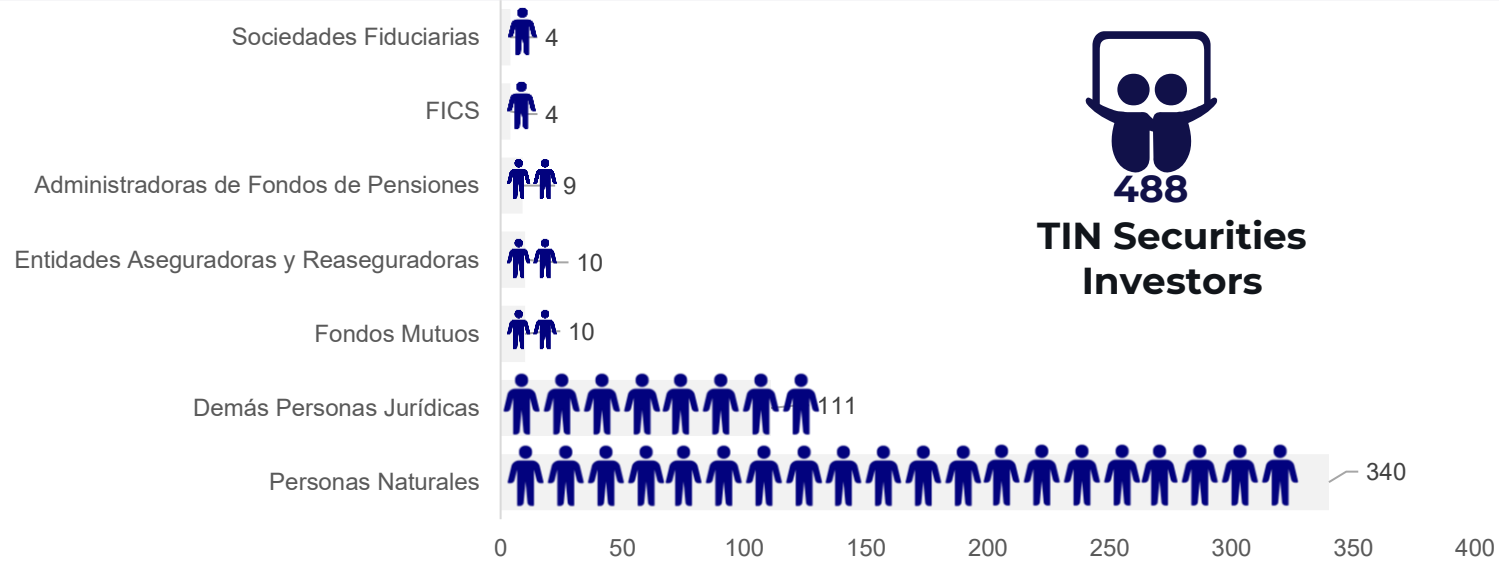
Trade Price (weighted average)*



99,29%
Valuation Price**

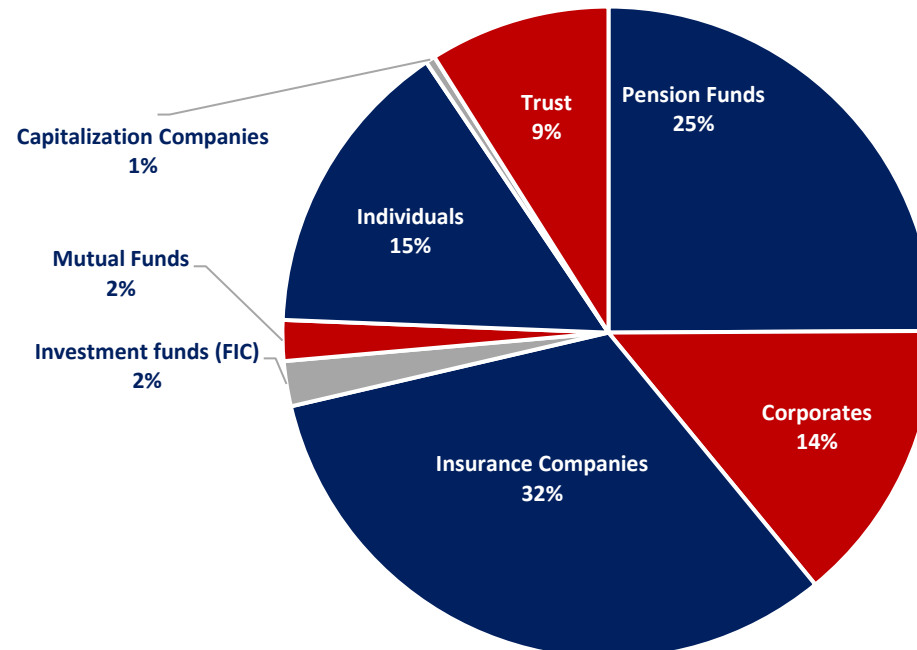


52.605
Outstanding TIN securities



Number of investors

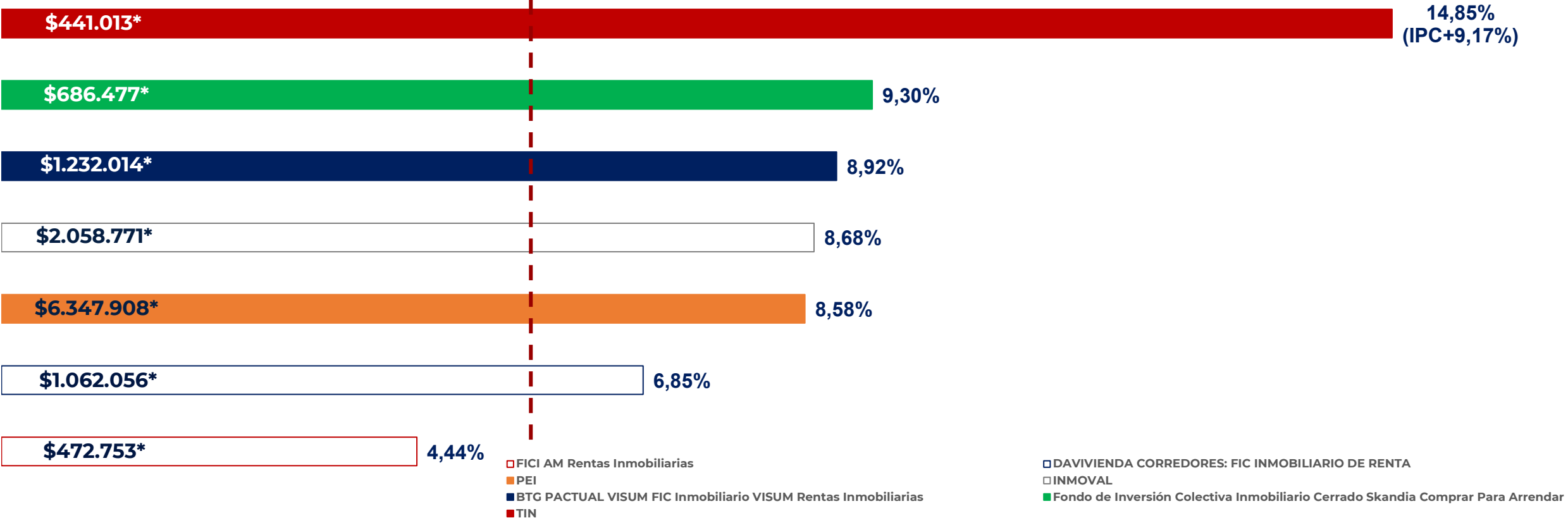
Investors per amount



Real Estate Funds – LTM Return** 2024

Fund Size* (COP\$ MM)

CPI 5,20%



** Last 12 months – Period January 2024 to December 2024.

Source: www.credicorpcapital.com/Colombia/Neg/GA/Paginas/inm.aspx, www.btgpactual.com, <https://www.skandia.com>, www.daviviendacorredores.com/FICInmobiliarioderenta, <https://assetmanagement.grupobanacolombia.com/>, <https://pei.com.co/wp-content>
Total assets and returns are based on publicly available information on the respective fund websites as of December 31, 2024: technical sheets, management reports, and investor updates.



Titularizamos sueños para **Impulsar al país**



AGENDA



Corporate
Governance Report

Management of TIN Bondholders' Meetings

- **Ordinary Meeting (April 4, 2024):** Approval of the 2023 Management Report, Corporate Governance Report, and Financial Statements (as of Dec 31, 2023)
- **Extraordinary General Meeting (Dec 2, 2024):** Approval of amendments in the following areas:
 - Diversification limits by asset type.
 - TIN's leverage cap.
 - Management Fee.
 - Migration from fixed income market to equity market.
 - Split mechanism introduced as part of the fixed-income to equity market transition

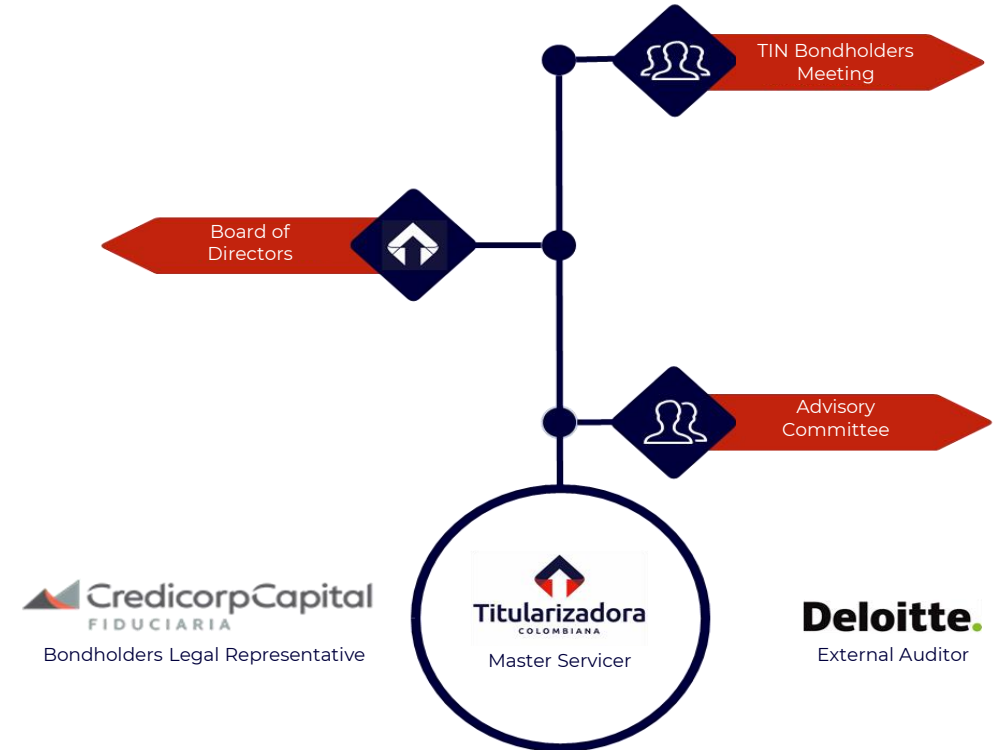
Titularizadora's Board of Directors Activity

- 7 meetings held on real estate matters in 2024.
- 1 meeting of the Board's Real Estate Committee (Advisory Body).

Conflict of Interest Prevention

- Proper management and oversight of conflicts of interest

Corporate Governance Structure



Advisory Committee Management

10 meetings held in 2024.:

- Support in identifying new business opportunities to present to the Board of Directors.
- Oversight of the master servicer, property manager, and real estate administrator
- Evaluation of matters presented at ordinary and extraordinary Bondholders' meetings

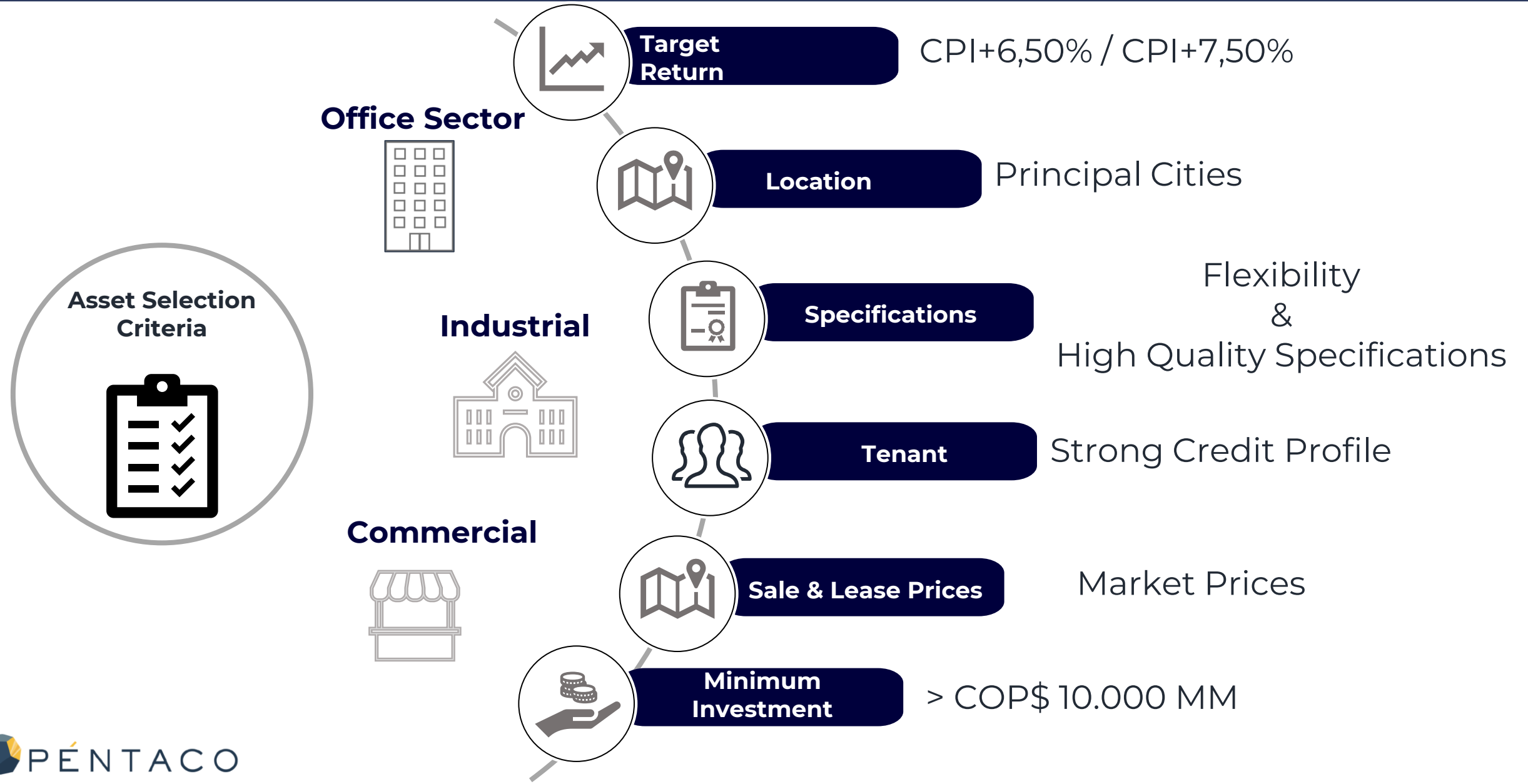
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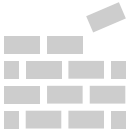






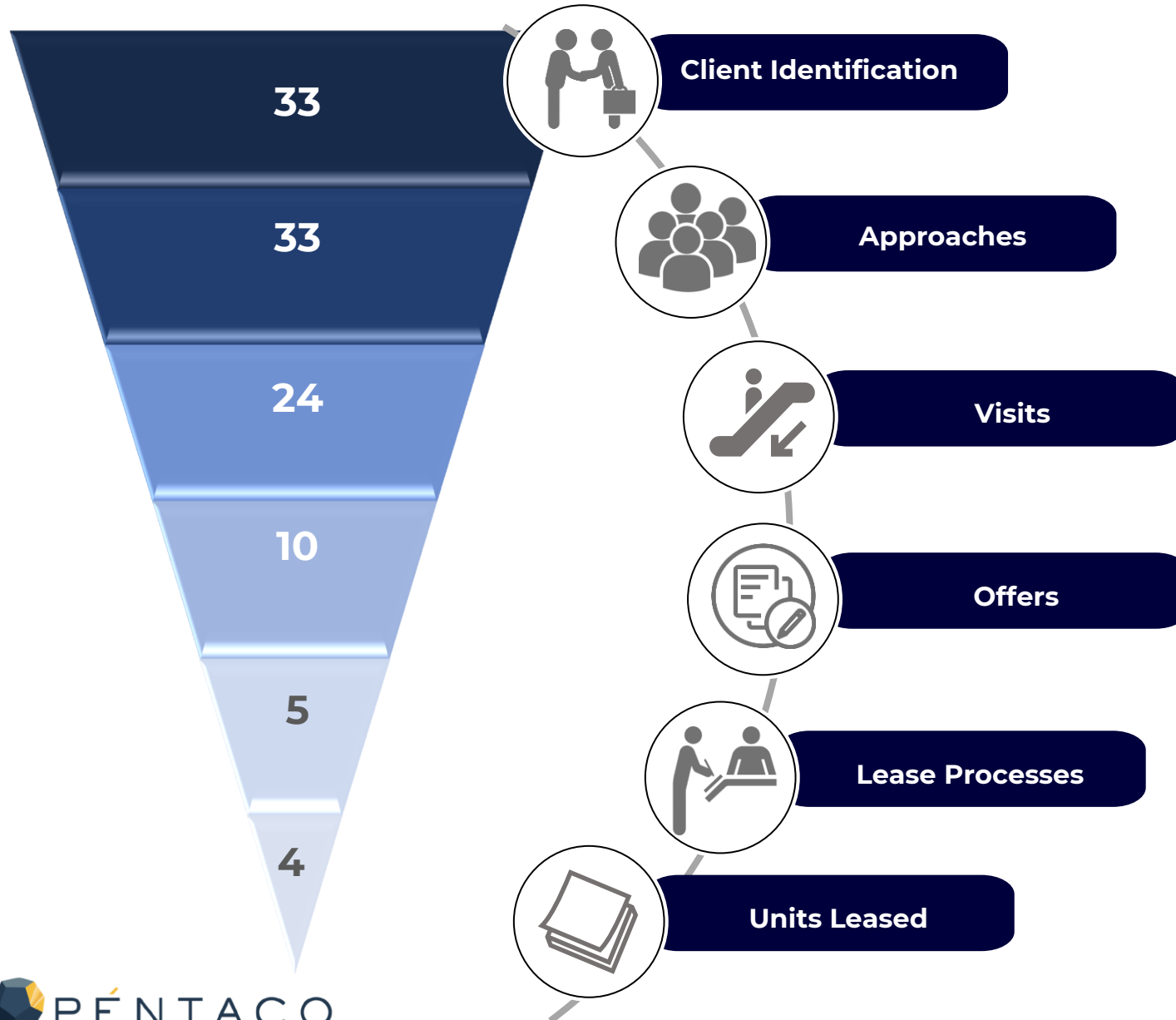
Property
Manager's
Report



2024 Management Report



Projects Analyzed	Total	Commercial	Office	Industrial	Other
					
Potential Deals	478	347	26	104	1
Internal Committee	4	1	0	3	0
Advisory Committee	3	0	0	3	0
Board of Directors	0	0	0	0	0
Due Dilligence	0	0	0	0	0
Acquisitions	0				



New Leases



- Oxxo - Local 101B de Edificio Davivienda en Barranquilla
- Oxxo - Museo del Oro
- Hospimedicos - Local 103 Regional Antioquia

Exit Operations



- Cra 12 Ocaña

2024 Tenant Retention*
98%

2024 Net Absorption
-265.33 m²

**# Renewed Leases / #Expired Leases*



Key Indicators

36

Tenants

48

Contracts



Property Management Boards

5

Property Management Boards

65

Board Meetings



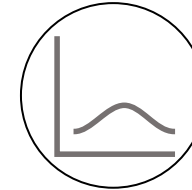
General Meetings

51

General Meetings

9

Extraordinary Meetings



Negotiations

12

Commercial Negotiations

8

Contract Amendments

AGENDA



Facility
Manager's
Report

Financial Indicators

COP 43.731	104%	COP 39.241	106%			
Executed vs Budgetd Revenues 2024		Executed vs Budgetd NOI 2024				
COP 3.725	101%	COP 3.459	96%			
Executed vs Budgetd Revenues December 2024		Executed vs Budgetd NOI December 2024				
	December		Annual Cumulative	Cumulative Change		
	Budget	Actual	Budget	Actual	(\$)	(%)
Ingreso	3.675	3.725	41.986	43.731	1.745	104%
Gasto	58	266	5.082	4.490	-592	88%
NOI	3.618	3.459	36.904	39.241	2.337	106%
(%) NOI	98%	93%	88%	90%		

Cobranza

More than 60 days

30-60 Days

1-30 Days

0 Days

Total

\$ 26

\$ 3

\$ 147

\$ 2

DIC - 24

Total Past Due Rents COP \$

\$ 178 MM

0 Days

1-30 Days

30-60 Days

More Than 60 Days

\$ 2

\$ 147

\$ 3

\$26

Total Past Due Rents Dec, 31

178 M

Total Recovery Jan 08

95 M

Recovery %

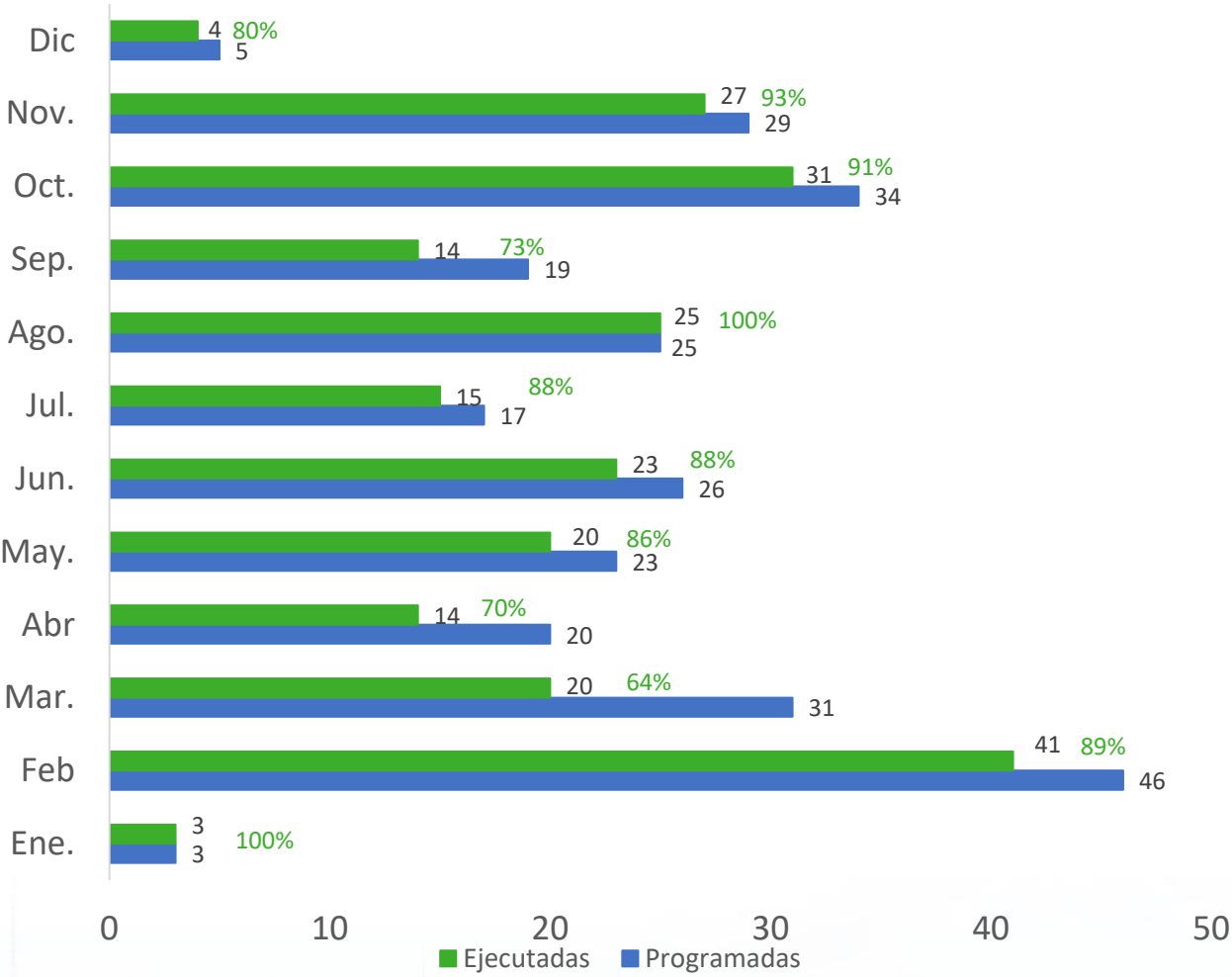
53%

Tenant	Total Past Due Rent (\$)	% Of TotalPast Due Rent	Recup.(\$)	% Recovery	Obs
Tractocar Logistics S.A.S.	\$ 91,40	51%	\$ 89,69	50%	
Inversiones Dama Salud Sas	\$ 42,92	24%	\$ -	0%	
BBi Colombia S A S	\$ 26,24	15%	\$ -	0%	
Inversiones En Salud Coosalud S.A.	\$ 9,50	5%	\$ -	0%	
Daniel Alfonso Castillo Torres	\$ 7,78	4%	\$ 5,44	3%	
Otros (3)	\$ 0,11	0%	\$ -	0%	

31

MTS

Maintenance Program Execution



Total Executed Activities

237/ 85%

Total Scheduled Activities

278

Status of Non Executed Activities

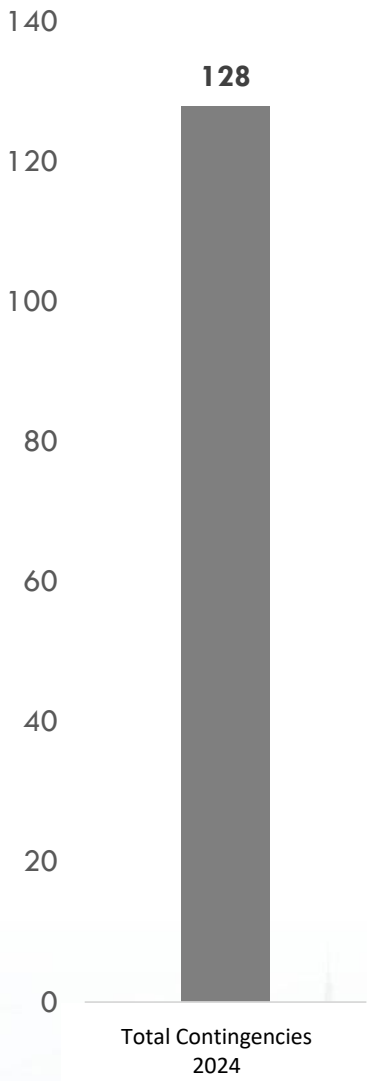
41 (14%) Non Executed Activities in 2024

	Not Executed	Repeated	Canceled	
Enero				
Febrero	2	1	2	
Marzo	4	7		
Abril	6			
Mayo	3			
Junio	1		2	
Julio		2		
Agosto				
Septiembre	1	2	2	
Octubre	3			
Noviembre	2			
Diciembre	1			
	23	12	6	41

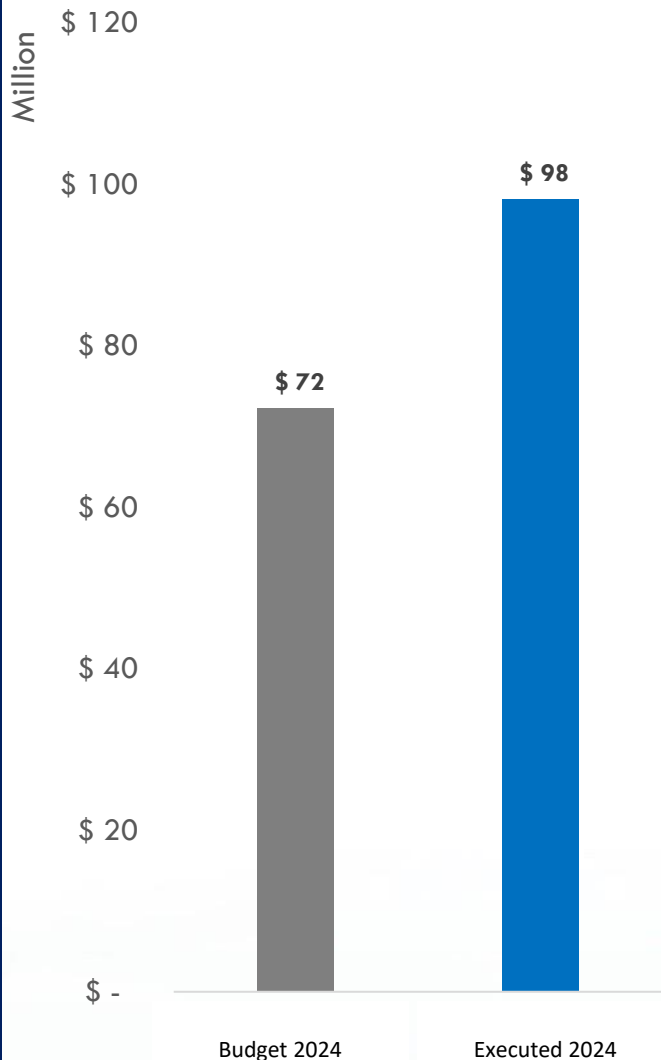


Corrective Maintenance Program Execution

Total Contingencies 2024

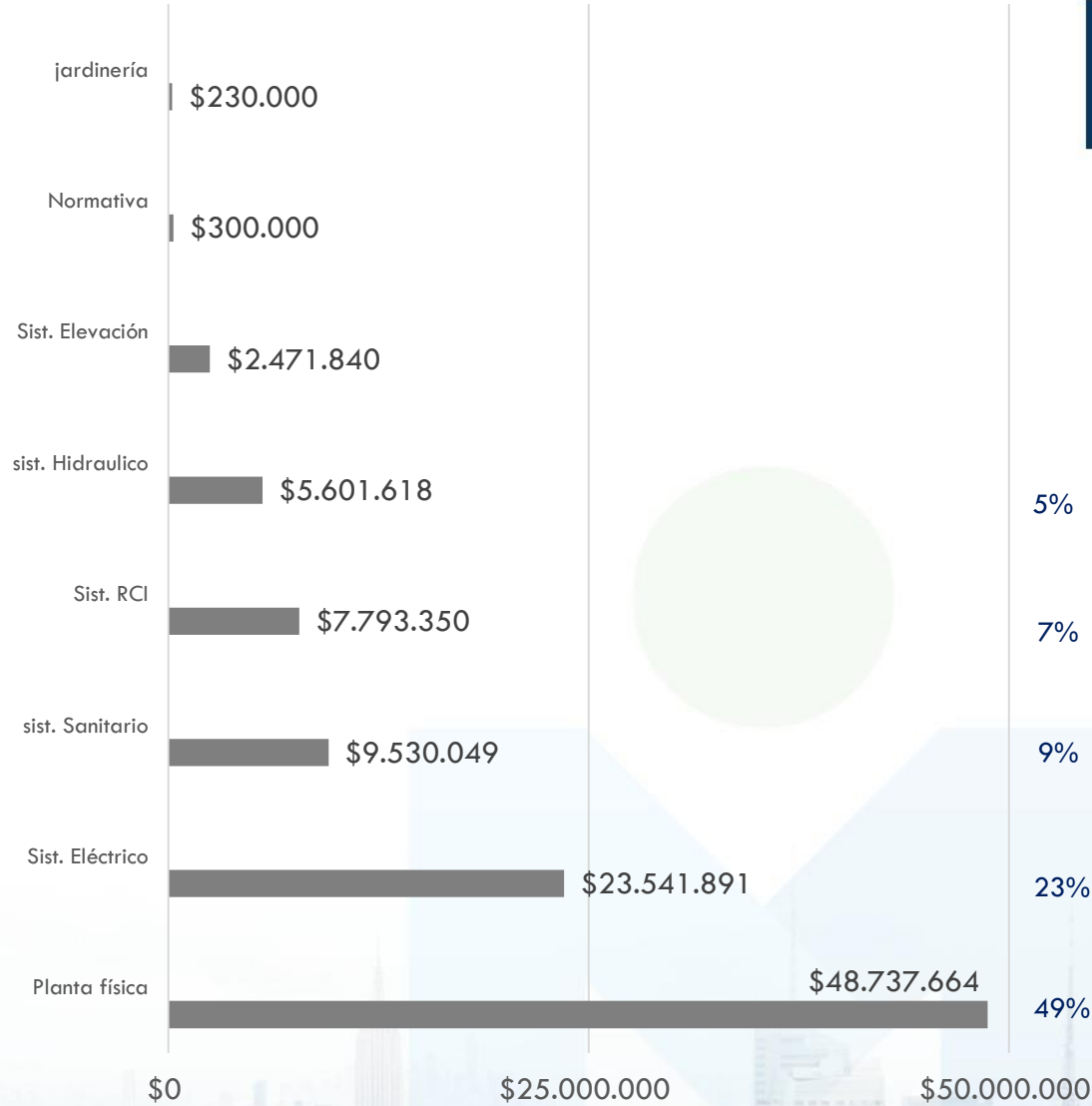


Total Contingency Expenses 2024



Contingency Execution by Category

Total Executed: COP\$ 98.206.412



AGENDA



2024 Financial
Statements



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Bogotá, D. C.
Colombia

Tel: +57 (601) 426 2000
www.deloitte.com/co

INFORME DE REVISOR FISCAL

A los miembros de la Junta Directiva de
TITULARIZADORA COLOMBIANA S.A. - HITOS y al Representante Legal
de los títulos emitidos por la UNIVERSALIDAD INMOBILIARIA TIN:

INFORME SOBRE LA AUDITORÍA DE LOS ESTADOS FINANCIEROS

Opinión

Hemos auditado los estados financieros adjuntos de la UNIVERSALIDAD INMOBILIARIA TIN (en adelante “la Universalidad”), los cuales comprenden el estado de situación financiera al 31 de diciembre de 2024, los estados de resultados, de cambios en el patrimonio y de flujos de efectivo por el año terminado en esa fecha, y las notas a los estados financieros incluyendo un resumen de las políticas contables significativas.

En nuestra opinión, los estados financieros adjuntos, tomados de los libros de contabilidad, presentan razonablemente en todos los aspectos significativos, la situación financiera de la Universalidad al 31 de diciembre de 2024, el resultado de sus operaciones y sus flujos de efectivo por el año terminado en esa fecha, de conformidad con las Normas de Contabilidad y de Información Financiera aceptadas en Colombia.

UNIVERSALIDAD INMOBILIARIA TIN ADMINISTRADA POR TITULARIZADORA COLOMBIANA S.A. – HITOS

ESTADOS DE SITUACIÓN FINANCIERA AL 31 DEL DICIEMBRE DE 2024 Y 2023 (Cifras en miles de pesos colombianos)

ACTIVOS	Nota	2024	2023
Efectivo y equivalentes al efectivo	5	\$ 4.840.559	\$ 4.124.827
Cuentas por cobrar, neto	6	156.015	49.172
Propiedades de inversión	7	541.560.225	506.315.001
Gastos pagados por anticipado	8	220.512	177.392
Total de activos		<u>\$ 546.777.311</u>	<u>\$ 510.666.392</u>
PASIVOS Y PATRIMONIO			
PASIVOS			
Obligaciones financieras	9	\$ 134.671.175	\$ 135.694.843
Pasivos por impuestos	10	643.449	644.691
Cuentas por pagar	10	796.287	545.402
Provisiones	11	511.121	817.143
Otros pasivos	12	16.730	17.193
Total de pasivos		136.638.762	137.719.272
PATRIMONIO			
Patrimonio Inmobiliario	13.1	263.025.000	263.025.000
Prima en colocación de títulos		4.724.100	4.724.100
Resultado de ejercicios anteriores		105.198.020	65.719.130
Resultado del ejercicio	13.2	37.191.429	39.478.890
Utilidad del período		54.373.843	53.790.990
Rendimientos pagados a los inversionistas		(17.182.414)	(14.312.100)
Total de Patrimonio		<u>410.138.549</u>	<u>372.947.120</u>
Total de pasivos y patrimonio		<u>\$ 546.777.311</u>	<u>\$ 510.666.392</u>

UNIVERSALIDAD INMOBILIARIA TIN ADMINISTRADA POR TITULARIZADORA COLOMBIANA S.A. – HITOS

ESTADOS DE RESULTADOS
POR LOS AÑOS TERMINADOS EL 31 DEL DICIEMBRE DE 2024 Y 2023
(Cifras en miles de pesos colombianos, excepto por el valor de la unidad que está expresado en pesos colombianos)

	Nota	2024	2023
INGRESOS OPERACIONALES	14		
Ingresos por intereses y/o rendimientos financieros	\$	442.399	\$ 932.854
Ingresos por arrendamientos		43.289.236	39.154.870
Ingreso neto por diferencia en cambio		-	2.406.389
Ingreso por valoración de los activos inmobiliarios		36.861.629	44.240.062
Recuperación neta de deterioro de cuenta por cobrar		-	6.928
Diversos		<u>387.676</u>	<u>815.483</u>
Total ingresos		80.980.940	87.556.586
GASTOS DE OPERACIÓN:	15		
Intereses por créditos bancarios		15.050.898	18.989.173
Comisiones y honorarios		6.413.404	7.093.390
Impuestos y tasas		2.555.483	2.437.415
Arrendamientos		-	4.798
Gasto neto por valoración de derivados		-	3.065.627
Seguros		189.886	207.689
Mantenimiento y reparaciones		1.180.749	1.010.006
Pérdida en venta de propiedades de inversión		-	5.916
Gastos diversos		<u>1.216.677</u>	<u>951.582</u>
Total gastos operacionales		<u>26.607.097</u>	<u>33.765.596</u>
UTILIDAD DEL PERÍODO		<u>\$ 54.373.843</u>	<u>\$ 53.790.990</u>
Valor de la unidad a 31 de Diciembre (valor en pesos colombianos)	13.3	<u>\$ 7.796.570</u>	<u>\$ 7.089.576</u>

UNIVERSALIDAD INMOBILIARIA TIN ADMINISTRADA POR TITULARIZADORA COLOMBIANA S.A. – HITOS

ESTADOS DE CAMBIOS EN EL PATRIMONIO POR LOS AÑOS TERMINADOS EL 31 DEL DICIEMBRE DE 2024 Y 2023 (Cifras en miles de pesos colombianos)

	Not a	Patrimonio Inmobiliario	Prima en colocación de títulos	Resultado de ejercicios anteriores	Resultados del ejercicio	Total patrimonio
SALDOS AL 01 DE ENERO DE 2023		\$ 263.025.000	\$ 4.724.100	\$ 24.712.892	\$ 41.006.238	\$ 333.468.230
Traslado resultado del ejercicio a utilidades acumuladas		-	-	41.006.238	(41.006.238)	-
Rendimientos pagados a los inversionistas	13.2	-	-	-	(14.312.100)	(14.312.100)
Utilidad del periodo		-	-	-	53.790.990	53.790.990
SALDOS AL 31 DE DICIEMBRE DE 2023		263.025.000	4.724.100	65.719.130	39.478.890	372.947.120
Traslado resultado del ejercicio a utilidades acumuladas		-	-	39.478.890	(39.478.890)	-
Rendimientos pagados a los inversionistas	13.2	-	-	-	(17.182.414)	(17.182.414)
Utilidad del periodo		-	-	-	54.373.843	54.373.843
SALDOS AL 31 DE DICIEMBRE DE 2024		\$ 263.025.000	\$ 4.724.100	\$ 105.198.020	\$ 37.191.429	\$ 410.138.549

AGENDA



Proposed Amendments to
the TIN Prospectus –
Stabilization Period

ADJUSTMENT

Extend the term set forth in the Exposure Levels from 7 to 10 years; a 3-year extension over the current term. Reference to the Prospectus and Regulations: Section 10.7.3 – Exposure Levels

Rationale for the Change



High Interest Rate Environment: In a high-interest rate environment, acquisitions were suspended to preserve Distributable Cash Flow.



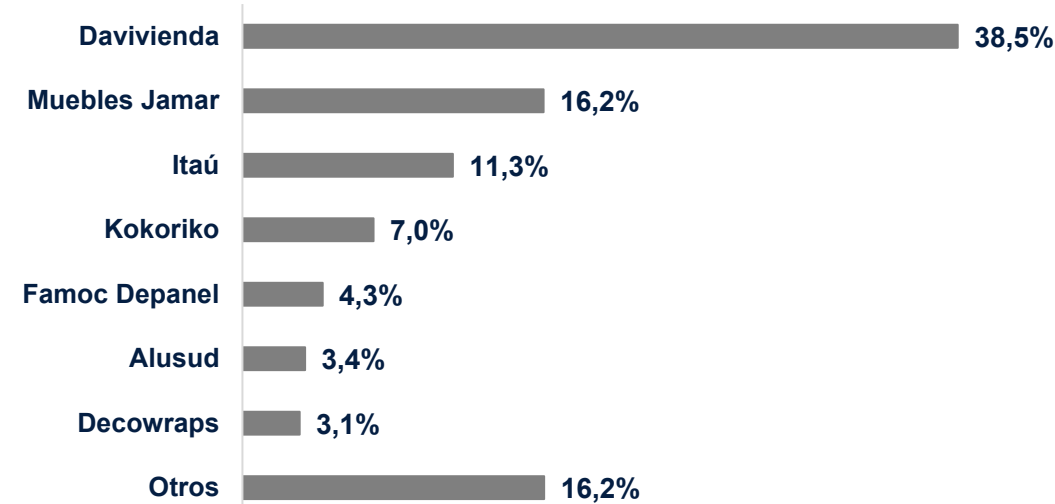
Tranche 3 was not issued due to market conditions. No additional assets have been acquired, impacting the stabilization of the vehicle's exposure levels.



Risk of failing to meet the portfolio exposure limits within the established timeframe:

- Three-year extension granted for portfolio stabilization
- New Deadline: October 18, 2028

CURRENT STATUS: December 2024



Sections: Exposure Limits
Prospectus: 10.7.3
Fund Regulations: 10.7.3

AGENDA



Proposed Amendments to
the TIN Prospectus – Date of
the Bondholders meeting

Proposal: To extend the timeframe to convene the Ordinary Meeting of TIN Security Holders**Current Status****Prospectus – 9.5.1 “Reuniones Ordinarias”:
Fund Regulations – 10.10.1 “Reuniones Ordinarias”:**

The Bondholders' Meeting **shall convene on an ordinary basis at least once a year within the three (3) months following the end of the calendar year**, at the time and place specified in the corresponding notice of meeting. If the Bondholders' Meeting is duly called but does not take place, or if the notice is not issued within the required time frame, the Meeting shall automatically convene by operation of law on the first Business Day of April at 10:00 a.m. at the main offices of the Legal Representative of the Bondholders, located at Calle 34 No. 6-61, 2nd Floor, Bogotá, Colombia.

Proposal**Prospectus – 9.5.1 “Reuniones Ordinarias”:
Fund Regulations – 10.10.1 “Reuniones Ordinarias”:**

The Bondholders' Meeting **shall convene on an ordinary basis at least once a year within the three (4) months following the end of the calendar year**, at the time and place specified in the corresponding notice of meeting. If the Bondholders' Meeting is duly called but does not take place, or if the notice is not issued within the required time frame, the Meeting shall automatically convene by operation of law on the first Business Day of April at 10:00 a.m. at the main offices of the Legal Representative of the Bondholders, located at Calle 34 No. 6-61, 2nd Floor, Bogotá, Colombia.

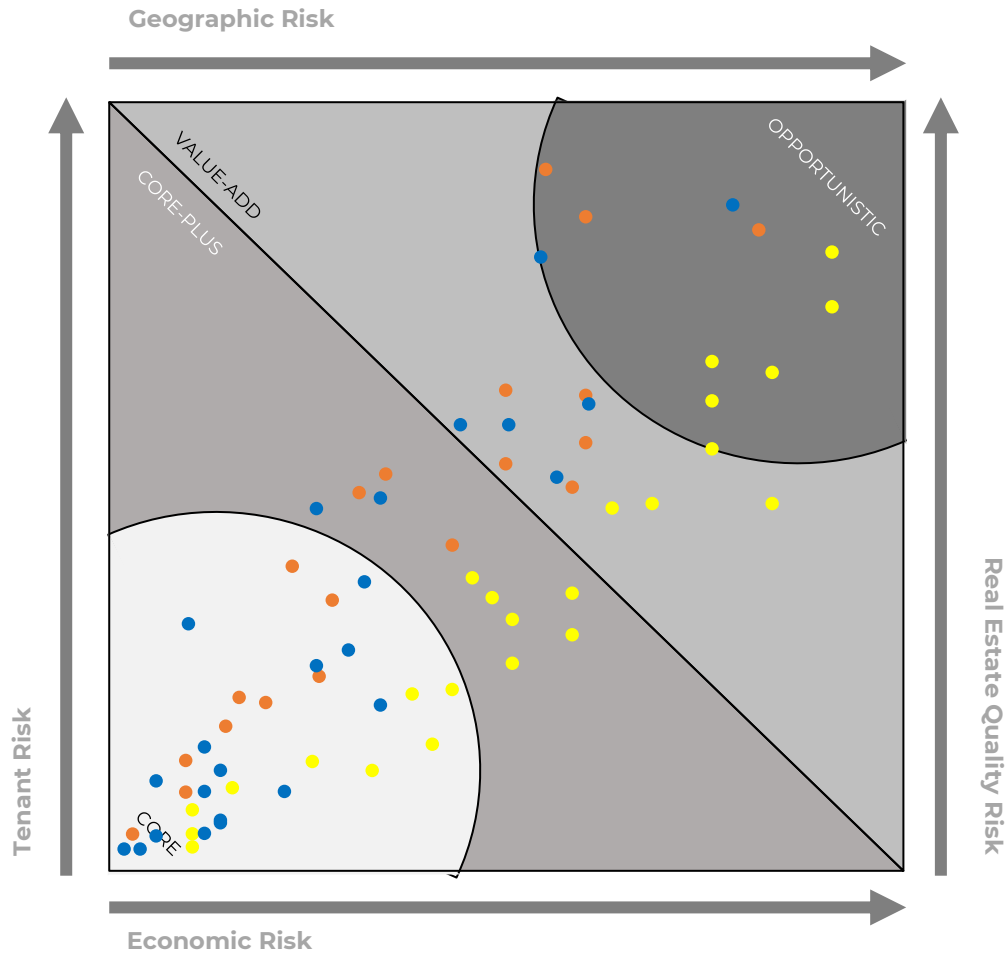
**Amendments Fund
Regulations/Prospectus**

Secciones 9 y 10: “Partes y Órganos Intervinientes en el Proceso de Titularizadora – Asamblea de Tenedores de Títulos”
§9.5.1 Prospectus: “Reuniones Ordinarias”
§10.10.1 Fund Regulations: “Reglas de funcionamiento de la Universalidad TIN - Regulaciones especiales en relación con la Asamblea de Tenedores TIN - Reuniones Ordinarias”

AGENDA



2025 Strategic
Investment Plan



Oficinas



- BC Office – Main City – Full Building – A+, A, B
- BC Office – Main City – A+, A, B Offices
- Non-BC Office – City – Full Building A+, A, B
- Non-BC Office – Main City – A+, A, B Offices
- BC Office – Secondary City – Full Building A+, A, B
- BC Office – Secondary City – Offices A+, A, B
- Suburban Office – Full Building A+, A, B
- Suburban Office – Individual Offices A+, A, B

Industrial

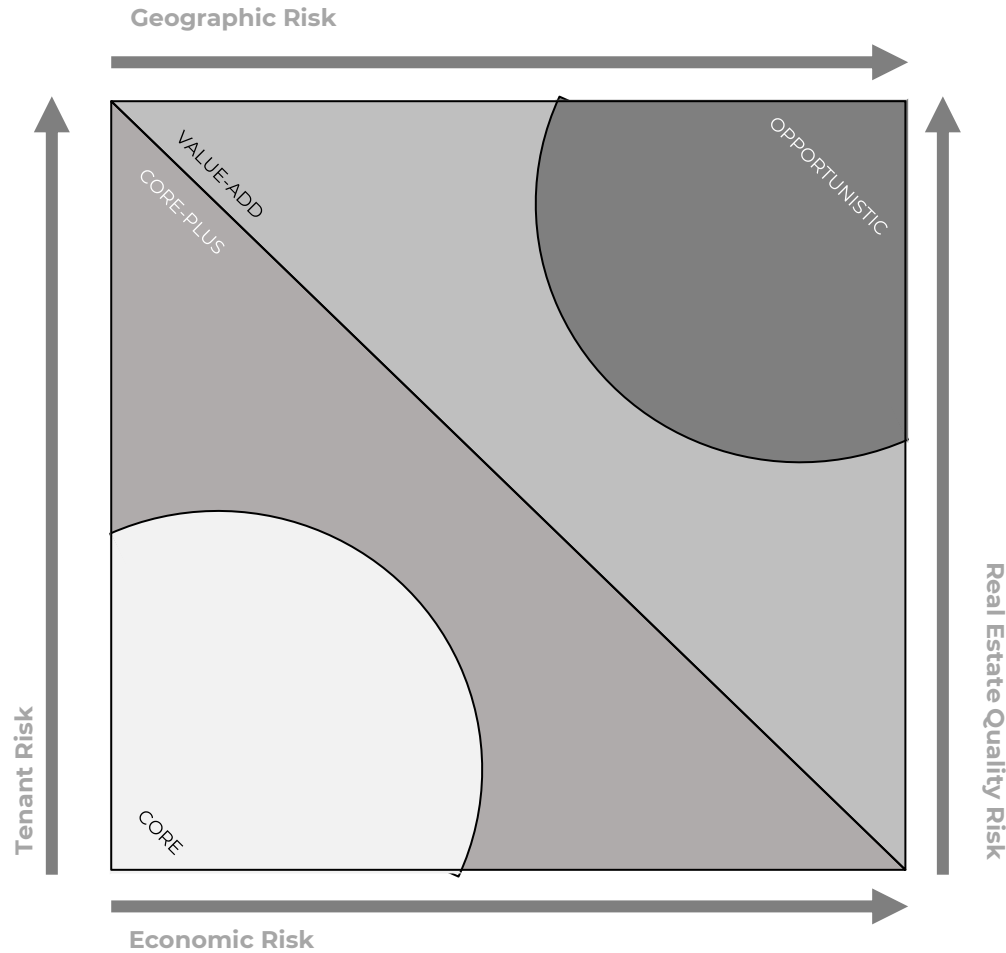


- Logistics/Warehouse – Urban Industry Industrial Park A+, A, B
- Logistics/Warehouse – Urban Industry Street-Front A+, A, B
- Logistics/Warehouse – Suburban Industry Industrial Park A+, A, B
- Logistics/Warehouse – Suburban Industry Street-Front A+, A, B

Comercio



- Retail – Primary City Street-Front
- Retail – Primary City Horizontal Property Regime A+, A, B
- Retail – Primary City Retail Unit in a Shopping Mall, Zonal & Convenience
- Retail – Primary City Regional Shopping Mall, Zonal & Convenience
- Retail – Secondary City Street-Front
- Retail – Secondary City Horizontal Property Regime A+, A, B
- Retail – Secondary City Regional Retail Unit, Zonal & Convenience
- Retail – Secondary City Regional Shopping Mall, Zonal & Convenience



Oficinas



- BC Office – Main City – Full Building – A+, A, B
- BC Office – Main City – A+, A, B Offices
- Non-BC Office – City – Full Building A+, A, B
- Non-BC Office – Main City – A+, A, B Offices
- BC Office – Secondary City – Full Building A+, A, B
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- Suburban Office – Individual Offices A+, A, B

Industrial



- Logistics/Warehouse – Urban Industry Industrial Park A+, A, B
- Logistics/Warehouse – Urban Industry Street-Front A+, A, B
- Logistics/Warehouse – Suburban Industry Industrial Park A+, A, B
- Logistics/Warehouse – Suburban Industry Street-Front A+, A, B

Comercio



- Retail – Primary City Street-Front
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- Retail – Primary City Regional Shopping Mall, Zonal & Convenience
- Retail – Secondary City Street-Front
- Retail – Secondary City Horizontal Property Regime A+, A, B
- Retail – Secondary City Regional Retail Unit, Zonal & Convenience
- Retail – Secondary City Regional Shopping Mall, Zonal & Convenience



Investment Strategy:

- ✦ **Issuances:** Debt replacement aimed at fully repaying the vehicle's existing financial obligations.
- ✦ **Asset Structuring :** Focus on high-spec industrial properties and retail spaces in shopping centers for the Fourth tranche Issuance.
- ✦ **Efficient Financing:** Development of schemes to replace current loans with medium-term loans at more favorable rates.
- ✦ **Acquisition Optimization:** Search for assets with lease agreements up to 20% below market value, with rent increases indexed to CPI, prioritizing cash yield and tenant retention.
- ✦ **Strategic Expansion:** Acquisition of assets in regional and zonal shopping centers located in major cities where there is already a presence, including bundles of low-ticket but high-quality assets.
- ✦ **Cost Optimization:** Continue implementing strategies to reduce debt costs and improve the vehicle's operational efficiency.



The diagram illustrates the Investment Strategy framework. It features a central circle labeled "Investment Strategy" with an orange border. Surrounding this central circle are three gray pentagons, each containing an orange label: "Diversification" at the top, "Location" on the right, and "Leadership" at the bottom. The pentagons are arranged in a triangular pattern around the central circle.

Investment Strategy

Diversification

Location

Leadership

Competitive Advantage



- Ability to **source off-market opportunities** and avoid competitive bidding processes.
- **Strategic Partners**
 - Brokers
 - Developers
 - Structuring Advisors
- Access to **relevant real estate market information** before it becomes widely available
- **Portfolio analysis** methodologies and **data analytics** tools to support informed decision-making.
- Proven Acquisition & Asset Management Capabilities
- Efficient Debt Management

TITULARIZADORA COLOMBIANA S.A. A SOLID ISSUER IN THE CAPITAL MARKET

We have 81 issuances in the Colombian capital market, with over COP\$27 trillion issued over 23 years and more than COP\$3 trillion in managed balance.



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Information Disclosure and
Investor Relations
Issuer of Participation
Securities



Quality Certification
Master Servicing of Mortgage
Issuances



SC-CER 145151



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Counterparty Risk

BRC
Standard & Poor's
S&P Global

Signatory of:



Our Shareholders:



DAVIVIENDA



Bancolombia



Scotiabank

COLPATRIA



Banco
Caja Social
Su banco amigo.