

**TITULARIZADORA COLOMBIANA S.A. - HITOS -**  
**UNIVERSALIDAD INMOBILIARIA TIN**  
**ESTADO DE SITUACION FINANCIERA - MARZO 2026**  
**STATEMENT OF FINANCIAL POSITION - MARCH 2026**



|                                                                                  |                        |
|----------------------------------------------------------------------------------|------------------------|
| <b>ACTIVO - ASSETS</b>                                                           | <b>590,209,791,020</b> |
| <b>EFFECTIVO Y EQUIVALENTES DE EFFECTIVO - CASH AND CASH EQUIVALENTS</b>         | 12,621,382,510         |
| <b>BANCOS Y OTRAS ENTIDADES FINANCIERAS - BANKS AND OTHER FINANCIAL ENTITIES</b> | 12,621,382,510         |
| <b>CUENTAS POR COBRAR - ACCOUNTS RECEIVABLE</b>                                  | 41,070,132             |
| <b>CUENTAS POR COBRAR - ACCOUNTS RECEIVABLE</b>                                  | 19,512,550             |
| <b>DIVERSAS - VARIOUS</b>                                                        | 21,557,583             |
| <b>PROPIEDADES DE INVERSION - INVESTMENT PROPERTIES</b>                          | 576,686,810,236        |
| <b>PROPIEDADES DE INVERSION - INVESTMENT PROPERTIES</b>                          | 576,686,810,236        |
| <b>OTROS ACTIVOS - OTHER ASSETS</b>                                              | 860,528,142            |
| <b>GASTOS PAGADOS POR ANTICIPADO - EXPENSES PAID IN ADVANCE</b>                  | 860,528,142            |
| <b>PASIVO - LIABILITIES</b>                                                      | <b>145,625,194,081</b> |
| <b>PRESTAMOS BANCARIOS - BANK LOANS</b>                                          | 143,771,490,463        |
| <b>PRESTAMOS BANCARIOS - BANK LOANS</b>                                          | 143,771,490,463        |
| <b>CUENTAS POR PAGAR - ACCOUNTS PAYABLE</b>                                      | 687,494,025            |
| <b>IVA POR PAGAR - INCOME TAX PAYABLE OR ACCRUED TAXES</b>                       | 659,047,336            |
| <b>PROVEEDORES Y SERVICIOS POR PAGAR - SUPPLIERS AND PAYABLE SERVICES</b>        | 10,682,550             |
| <b>RETENCIONES EN LA FUENTE - WITHHOLDING TAX</b>                                | 17,764,139             |
| <b>PROVISIONES - PROVISIONS</b>                                                  | 1,130,502,356          |
| <b>PROVISIONES DIVERSAS COMISIONES - PROVISIONS FOR COMMISSIONS</b>              | 1,130,502,356          |
| <b>PATRIMONIO - EQUITY</b>                                                       | <b>444,584,596,940</b> |
| <b>PATRIMONIO INMOBILIARIO - OTHER EQUITY INSTRUMENT</b>                         | 267,749,099,646        |
| <b>TÍTULOS PARTICIPATIVOS - OTHER EQUITY INSTRUMENT</b>                          | 263,025,000,000        |
| <b>PRIMA EN COLOCACIÓN DE TITULOS - ADDITIONAL PAID-IN SECURITIES</b>            | 4,724,099,646          |
| <b>GANANCIAS Y PERDIDAS - PROFIT AND LOSS</b>                                    | 182,156,329,968        |
| <b>UTILIDAD DE EJERCICIOS ANTERIORES - PROFIT FOR THE PREVIUS YEARS</b>          | 169,150,093,174        |
| <b>RESULTADO DEL EJERCICIO - INCOME FOR THE PERIOD</b>                           | 13,006,236,795         |
| <b>PAGO RENDIMIENTOS - YIELD PAYMENT</b>                                         | (5,320,832,675)        |