Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

Tin Títulos Inmobiliarios

Monthly Report
June 2026

Key Performance Indicators
June 2026

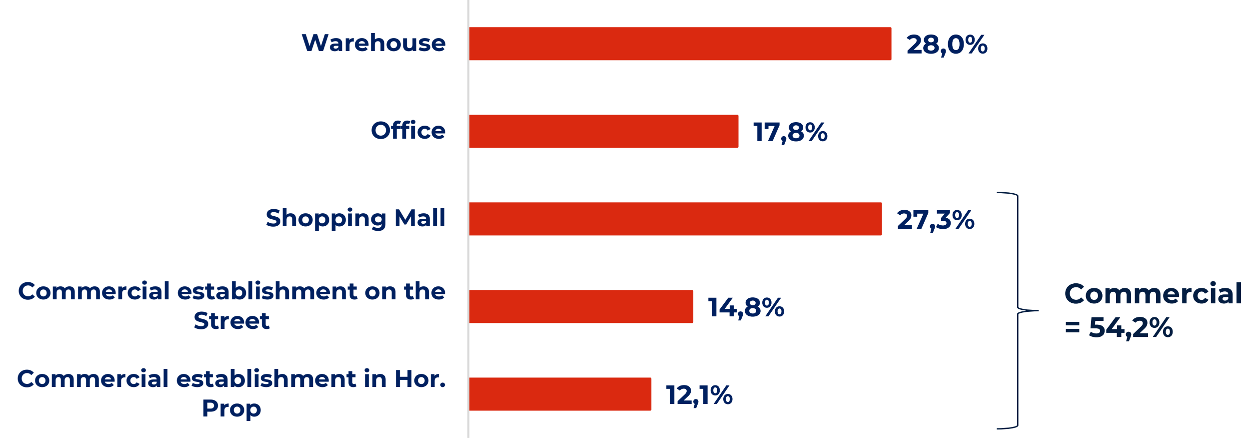
Assets Under Management* and Managed Area	Return	Economic and Physical Occupancy	Outstanding Lease Balance	Secondary Market	Dividend Yield	Debt Structure
COP$ 596.610 Million ▲	Since the beginning: 13,00% EAR ▲	Economic: 96,84% ▼	0,19% ($106.300.230) ▼	Traded Volume: June COP$7.918 Million ▲	LTM: 5,25%** (June: 5,04%) DY calculated over the Net Asset Value of the Equity Security ▲	Capital: COP$ 142.000 Million ▼
						Weighted average cost of debt 12,57% EAR**** ▲
GLA: 84.140 sqm =	LTM: 12,78% EAR (CPI + 6,25%) =	Physical: 96,94% =		June Trading Price:: 62,9% ▲	June: 8,02% DY calculated over Market Price	LTV*****: 24,24%<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 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.

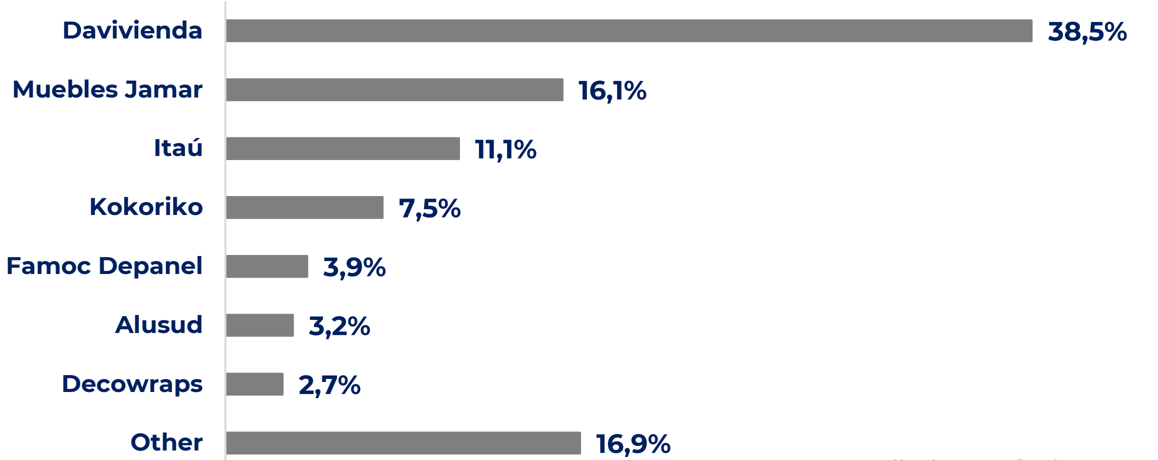
Monthly Report – June 2026
Tin Portfolio Distribution

By Type of Real Estate Property



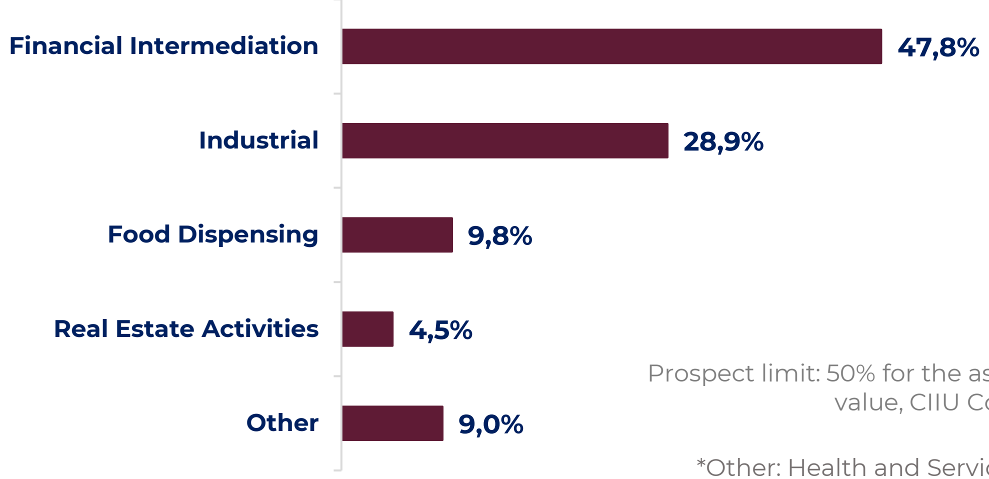
Prospect limit: 60% by the type of asset.

By Tenant



Prospect limit: 30% for income.

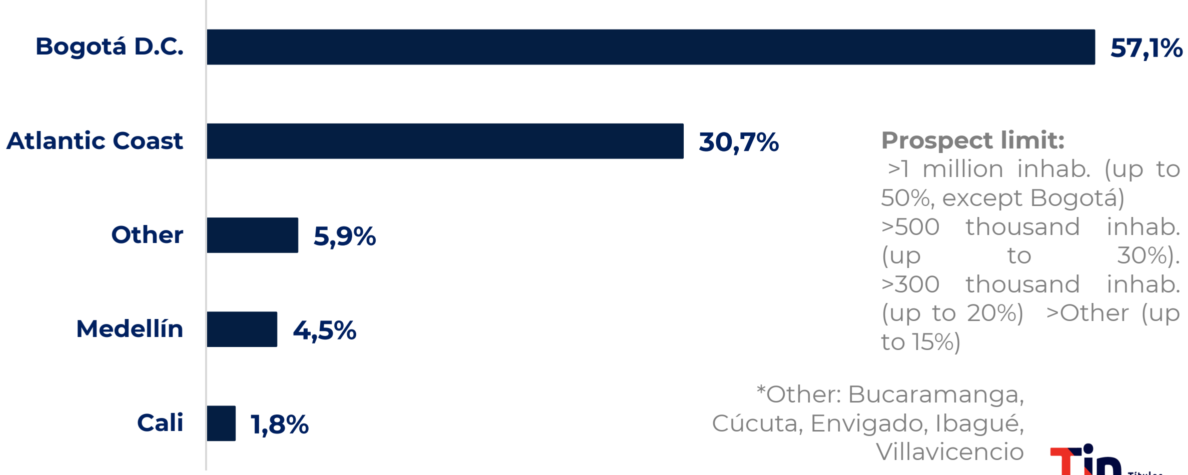
By Economic Sector



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

*Other: Health and Services.

By Geographic Location



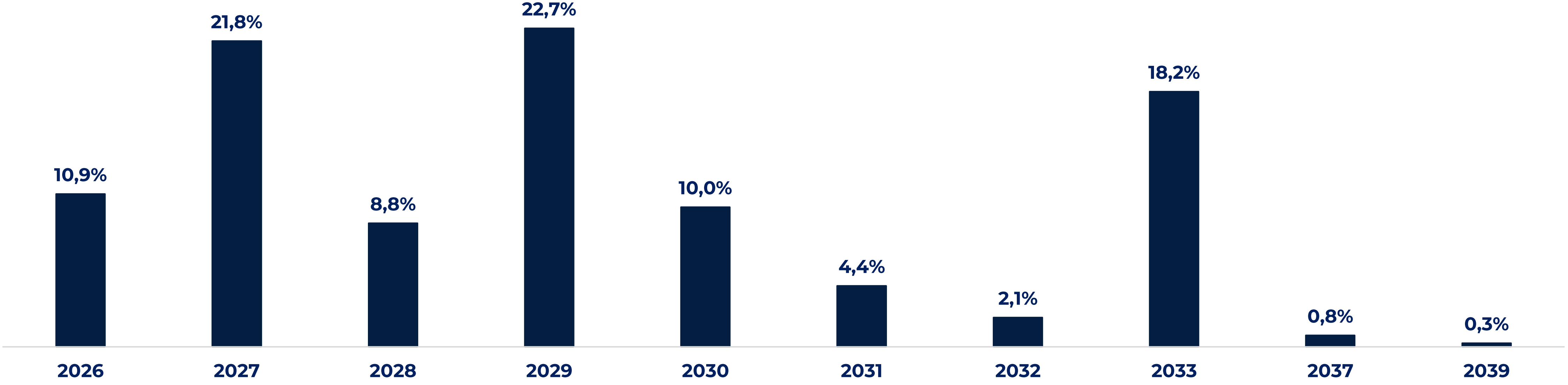
Prospect limit:
>1 million inhab. (up to 50%, except Bogotá) >500 thousand inhab. (up to 30%). >300 thousand inhab. (up to 20%) >Other (up to 15%)

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

36
Total Tenants

3,51 Years
Weighted Average Lease Term Remaining

Lease Expiration Profile



Financial Income Report
Effective Return Performance – June 2026

Return

13,00% EAR

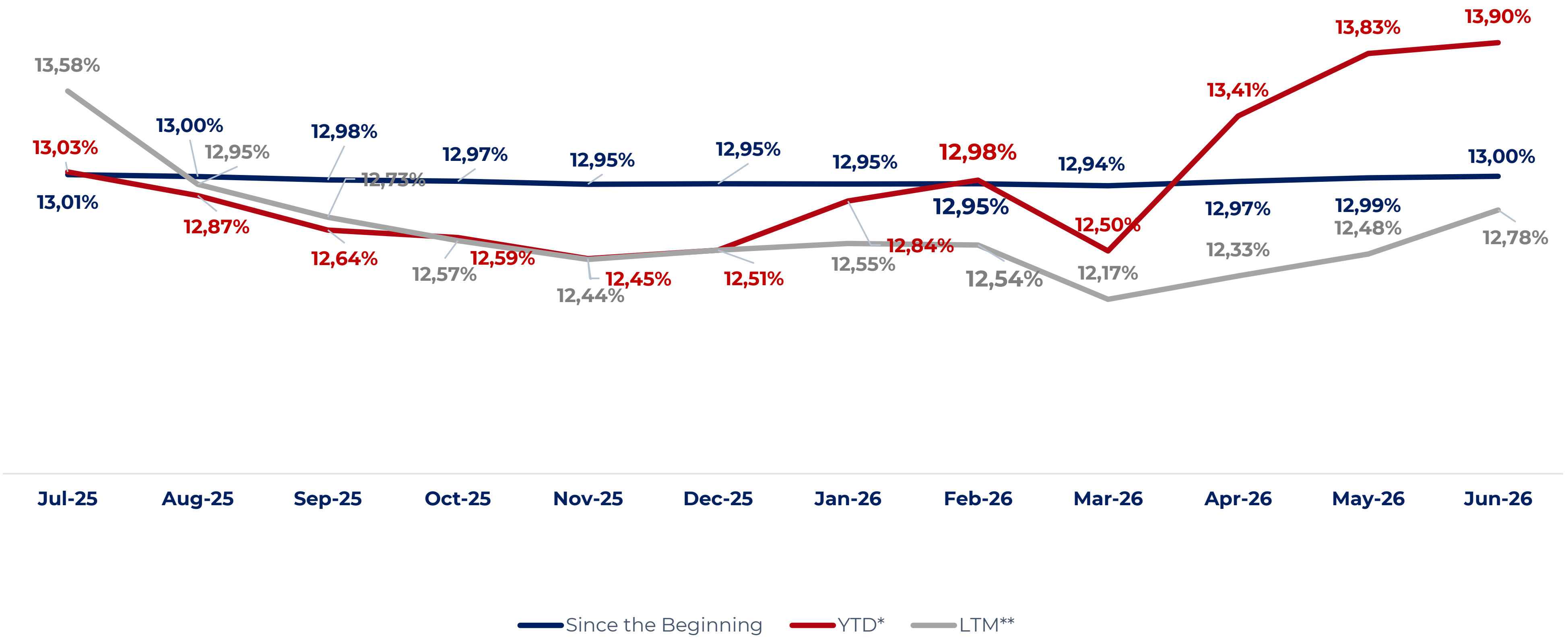
Since Inception:
Oct. 2018 – June. 2026

- 54,9% - **Capital Appreciation**
- 45,1% - **Cash Flow**

12,78% EAR

Last 12 months:
Jul. 2025 – Jun. 2026

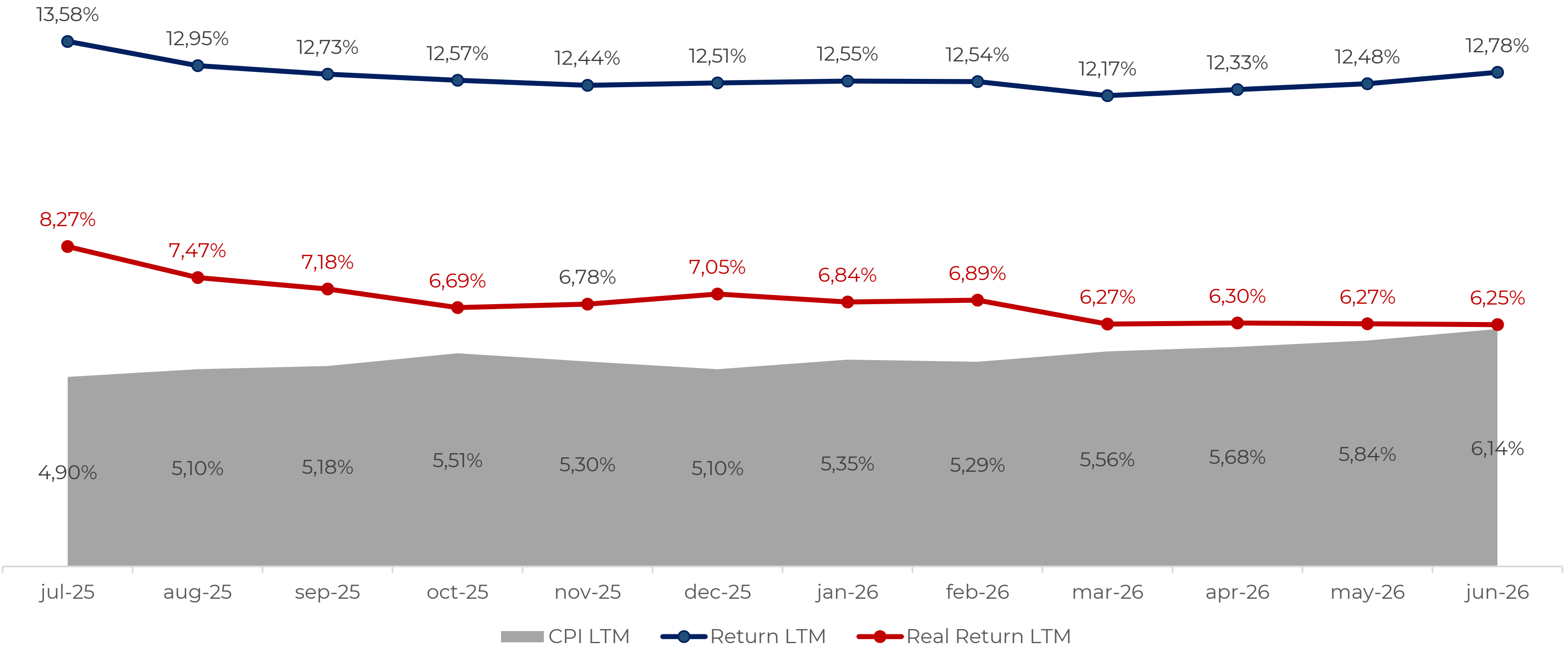
- 62,1% - **Capital Appreciation**
- 37,9% - **Cash Flow**



* YTD: Year to Date
** LTM: Last Twelve Months

Financial Income Report
Effective Return Performance – June 2026

Return LTM*

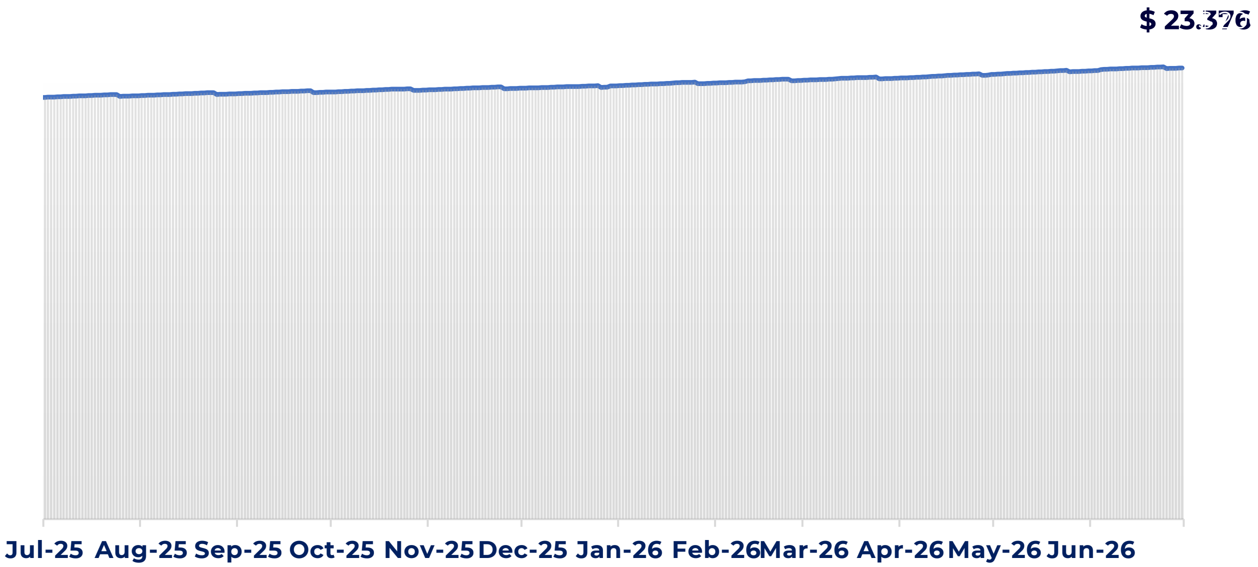


LTM: Last Twelve Months

Financial Results – June 2026
Dividend Yield and Security Value

Titularizadora COLOMBIANA

TIN Security Value



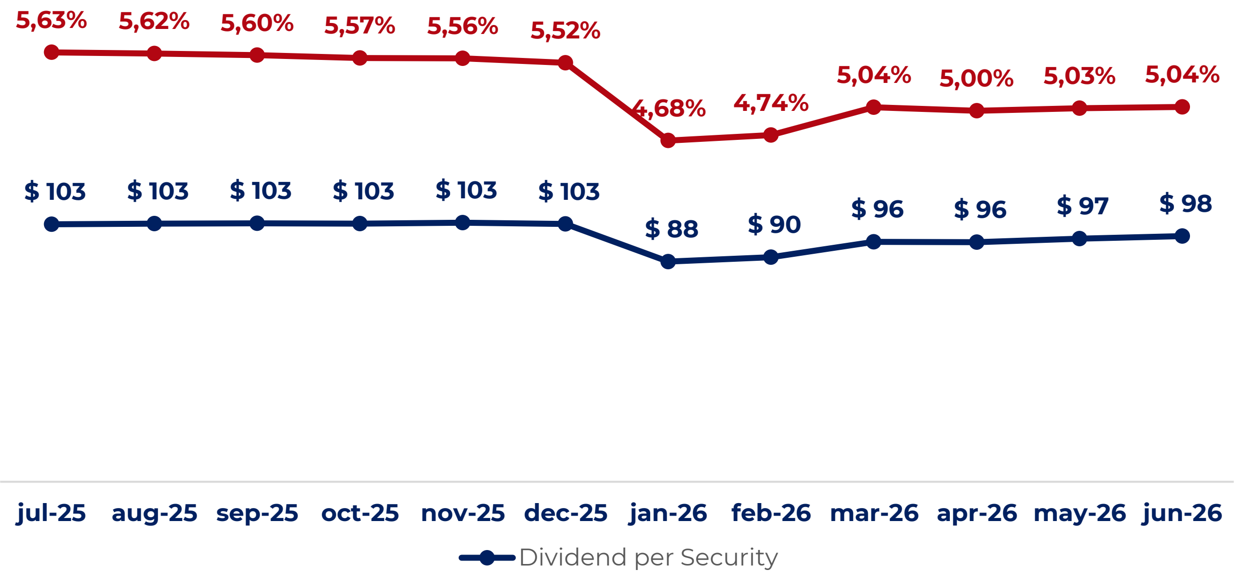
COP$ 23.376

Security Value June. 30 2026

7,01%

LTM security value's increase Vs $21.846* (Security Value 01/07/2025)

Dividend Yield & Returns



5,25%

Average DY LTM: 07/2025 – 06/2026

5,04%

DY Last Month: 06/2026

8,02%

DY Last Month Market Prices: 06/2026

* Historical equity security price and historical dividend adjusted for the 370:1 security split that took place in May 2025. This adjustment is made to maintain comparability of the dividend per share and the share price.

Tin Títulos Inmobiliarios

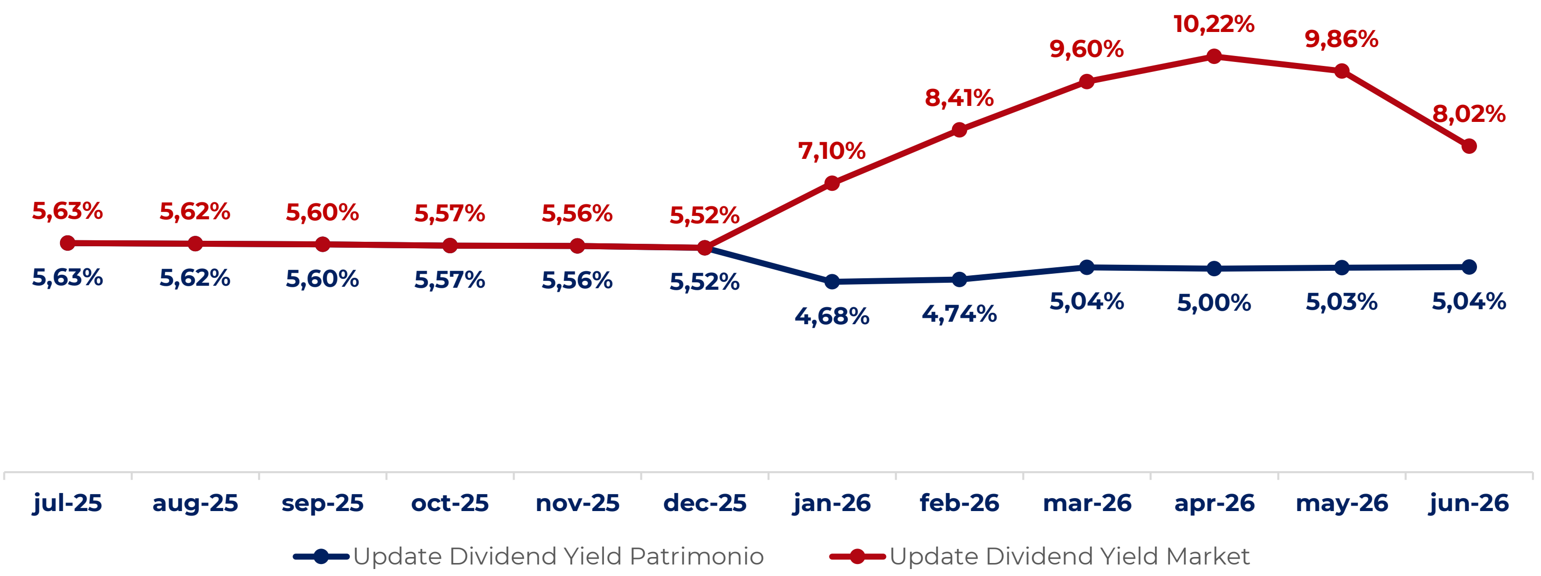
Key Performance Indicators
Return & Dividend Yield June 2026

Dividend Yield LTM at NAV

Dividend Yield LTM:
5,25%

Dividend Yield May
5,04%

Comparative Dividend Yield Reference Price (NAV vs. Market)



Dividend Yield at Market price

Dividend Yield LTM:
7,23%

Dividend Yield Market Price June 62,9%:
8,02%

Returns distributed during the month over the average monthly value of the security

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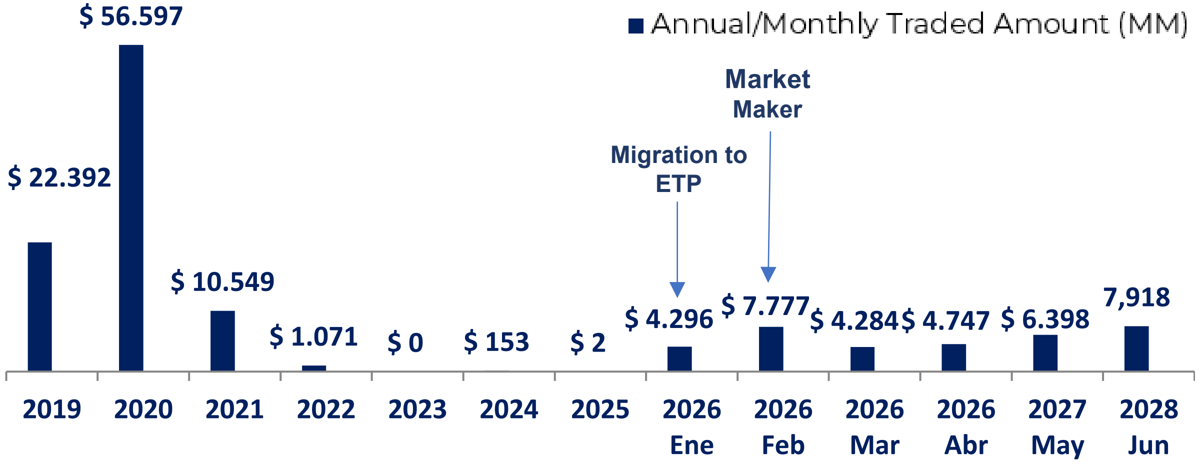
Monthly Report – Jun 2026
Secondary Market

Total Traded Amount (COP$ Millions)



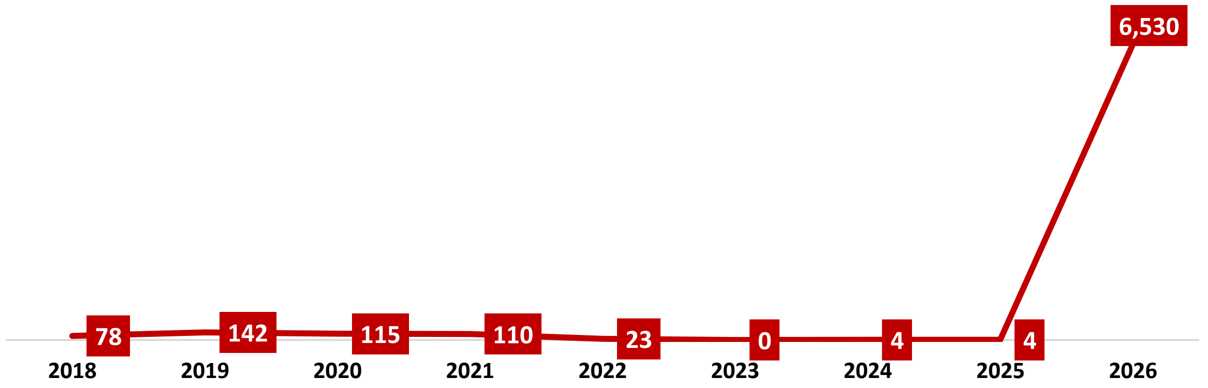
62.88%
Valuation Price**

TIN Buyback Amount **COP 1779.6 million**
Pending buyback Amount **COP 3,770 million**

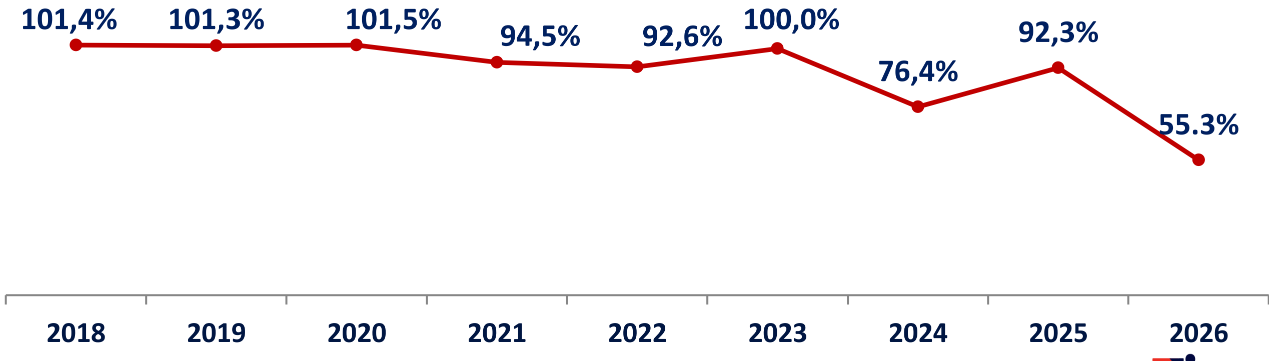
COP 14,700 (+24.2% M/M)
Closing Price 30/06/2026

COP 415.3 millions
ADTV Jun 2026 (Average Daily Traded Volume)|

Number of Market Transactions



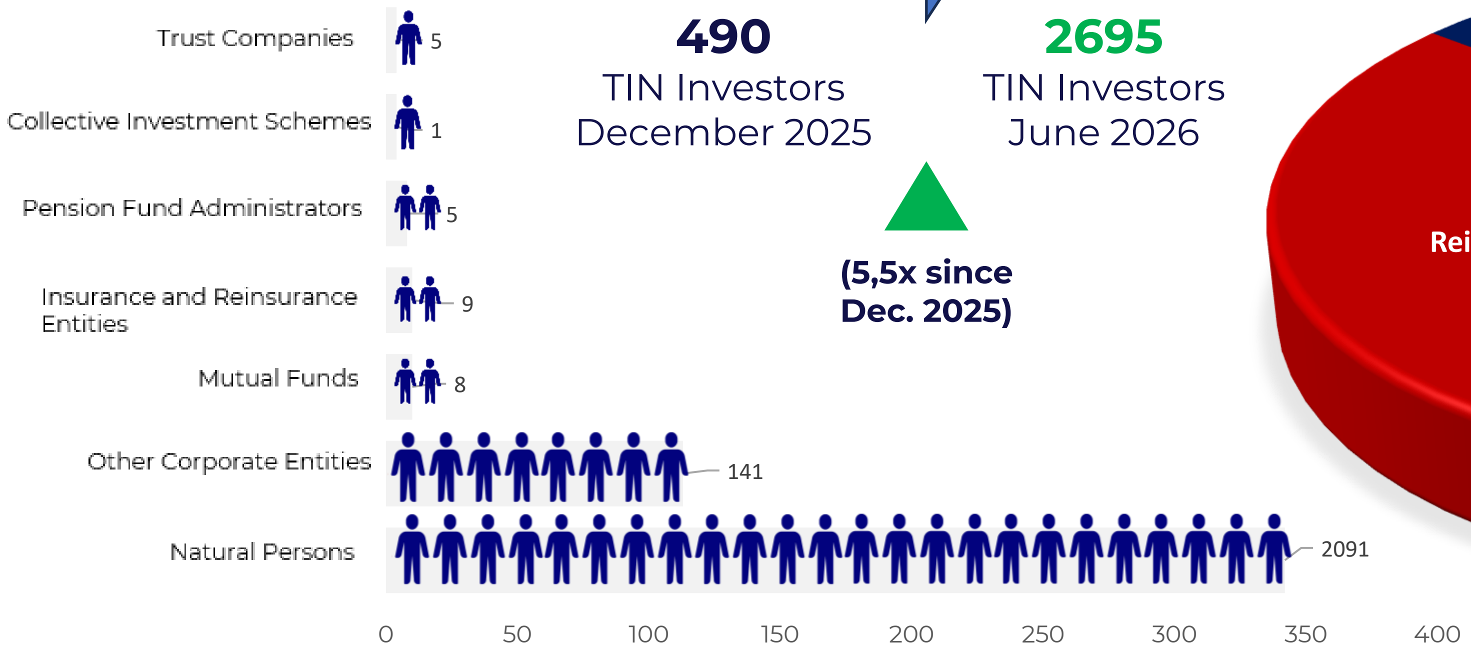
Weighted Average Trading Price



*WAP: Weight average price
** Precia´s valuation Price Jun 30 2026

Monthly Report – June 2026
Secondary Market & Investors

Número de Inversionistas

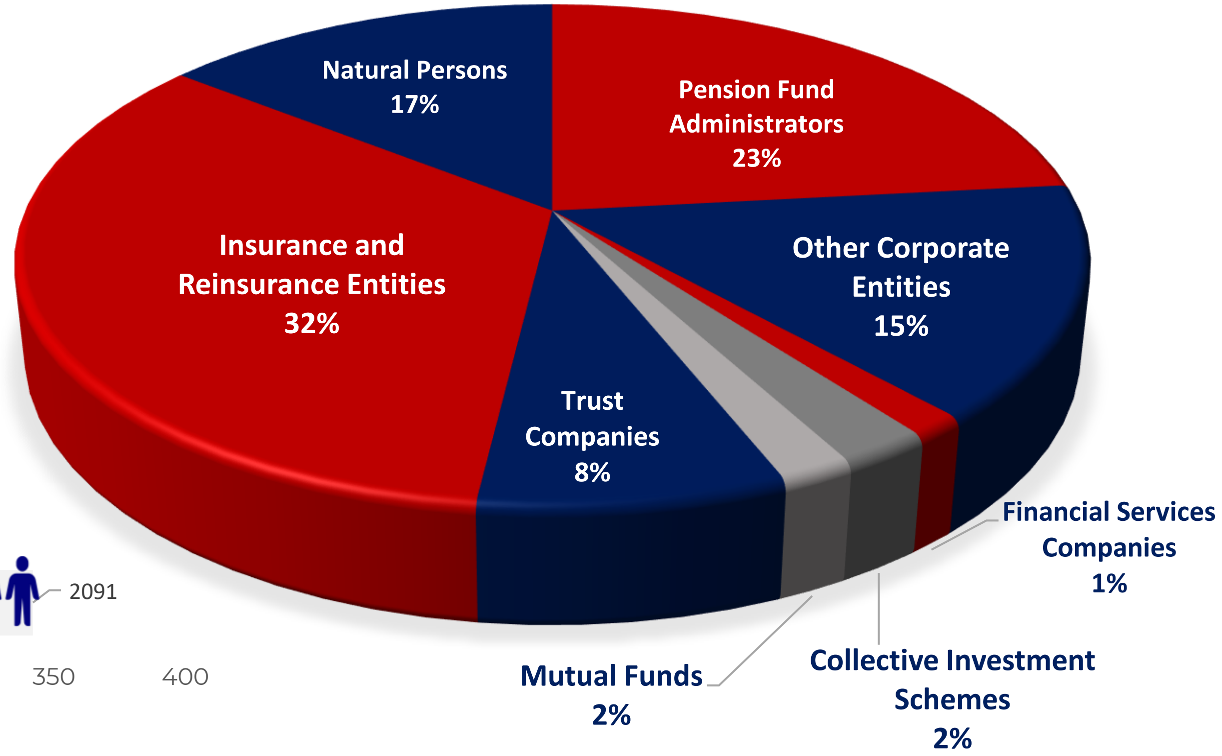


490
TIN Investors
December 2025

2695
TIN Investors
June 2026

(5,5x since Dec. 2025)

Investors per Amount



68%: Inversionistas Institucional
32%: Retail

Monthly History - TIN Investors