Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

Tin Títulos Inmobiliarios

Monthly Report
July 2026

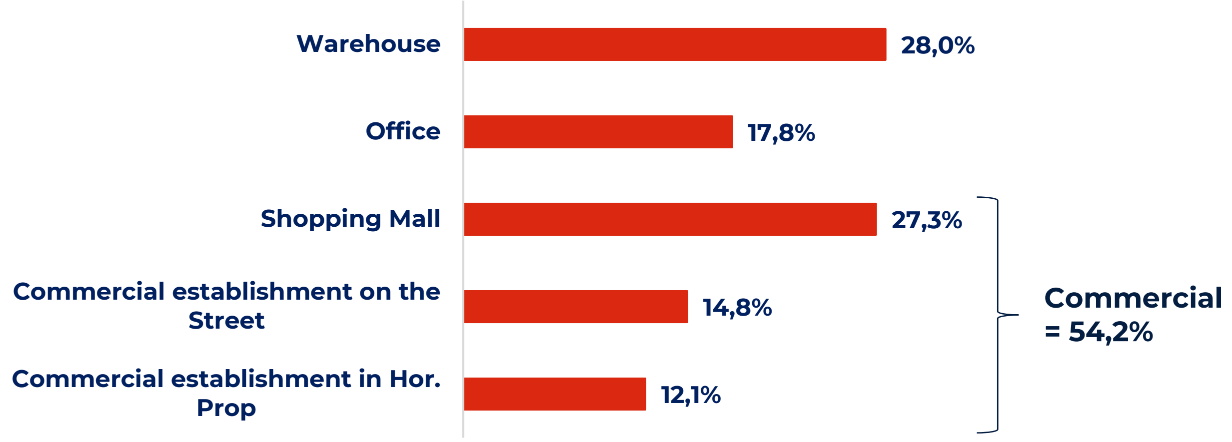
Key Performance Indicators
July 2026

Assets Under Management* and Managed Area	Return	Economic and Physical Occupancy	Outstanding Lease Balance	Secondary Market	Dividend Yield	Debt Structure
COP$ 598.942 Million	Since the beginning: 13,03% EAR	Economic: 96,84%	0,04% ($21.302.853)	Traded Volume: July COP$7.107 Million	LTM: 5,21%** (Jul: 5,06%) DY calculated over the Net Asset Value of the Equity Security	Capital: COP$ 141.725 Million
						Weighted average cost of debt 12,57% EAR****
GLA: 84.140 sqm	LTM: 13,16% EAR (CPI + 6,72%)	Physical: 96,34%		July Trading Price:: 57,3%	Jul: 8,84% DY calculated over Market Price	LTV*****: 24,08%<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.

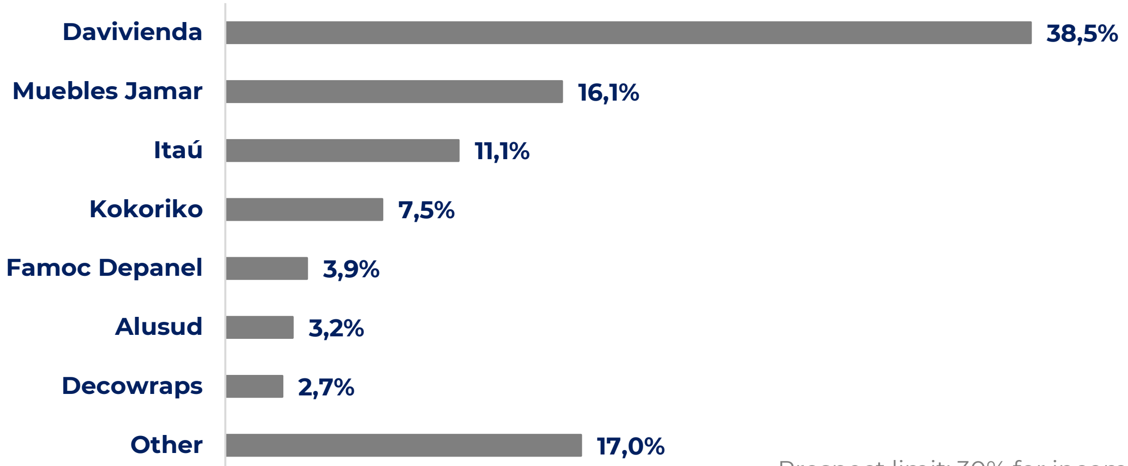
Monthly Report – July 2026
Tin Portfolio Distribution

By Type of Real Estate Property



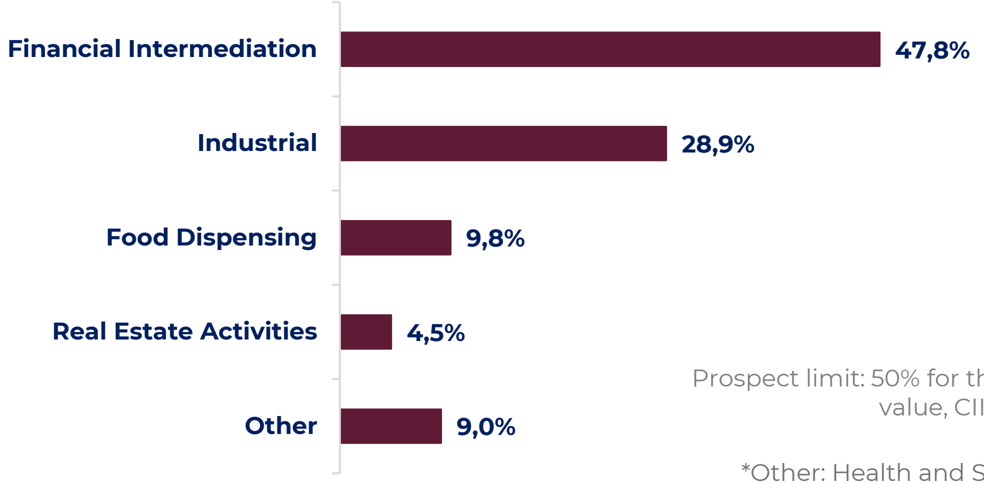
Prospect limit: 60% by the type of asset.

By Tenant



Prospect limit: 30% for income.

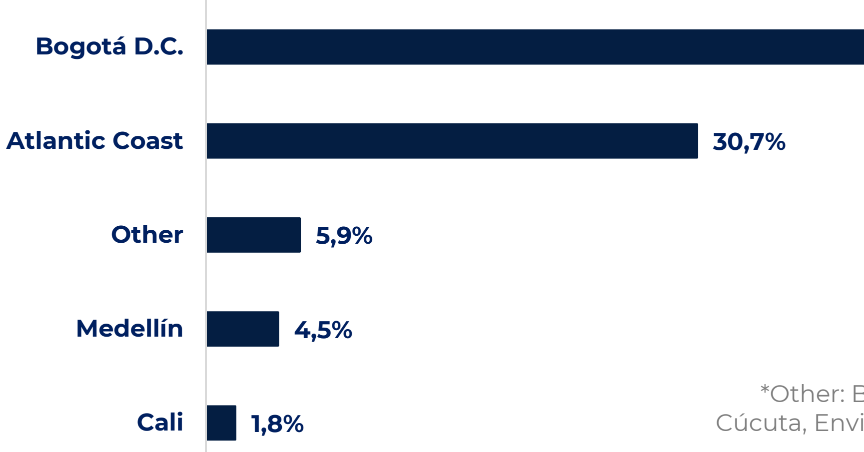
By Economic Sector



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

*Other: Health and Services.

By Geographic Location



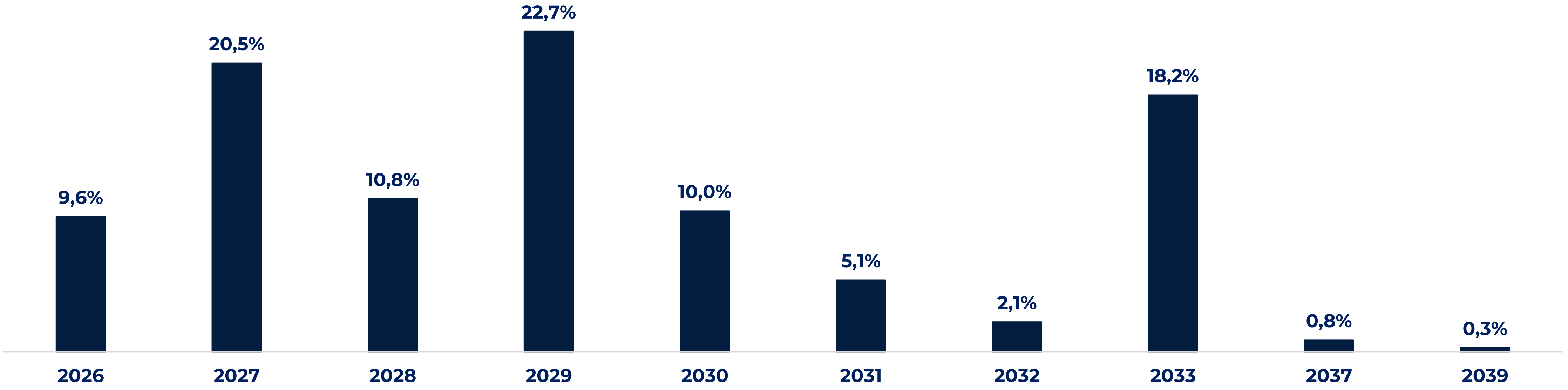
Prospect limit:
>1 million inhab. (up to 50%, except Bogotá) >500 thousand inhab. (up to 30%). >300 thousand inhab. (up to 20%) >Other (up to 15%)

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

36
Total Tenants

3,50 Years
Weighted Average Lease Term Remaining

Lease Expiration Profile



Financial Income Report
Effective Return Performance – July 2026

Return

13,03% EAR

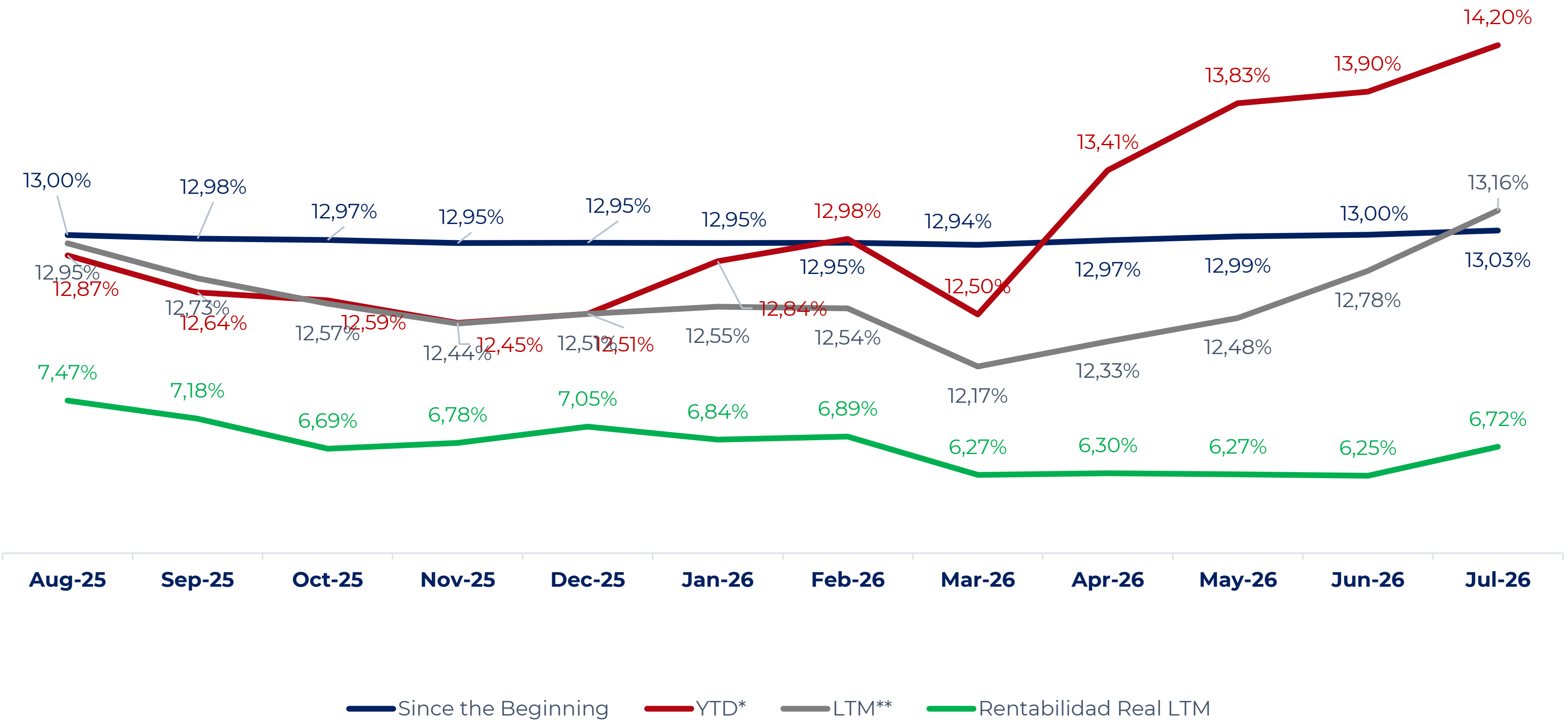
Since Inception:
Oct. 2018 – July. 2026

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

13,16% EAR

Last 12 months:
Aug. 2025 – Jul. 2026

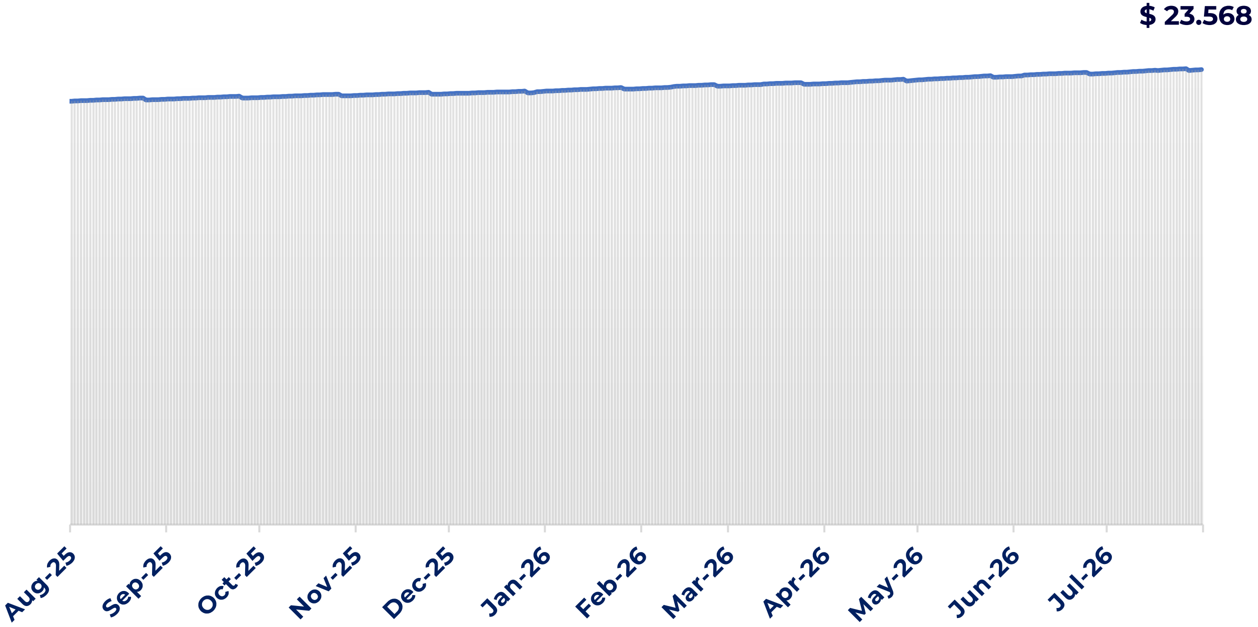
- 64,6% - **Capital Appreciation**
- 35,4% - **Cash Flow**



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

Financial Results – July 2026
Dividend Yield and Security Value

TIN Security Value



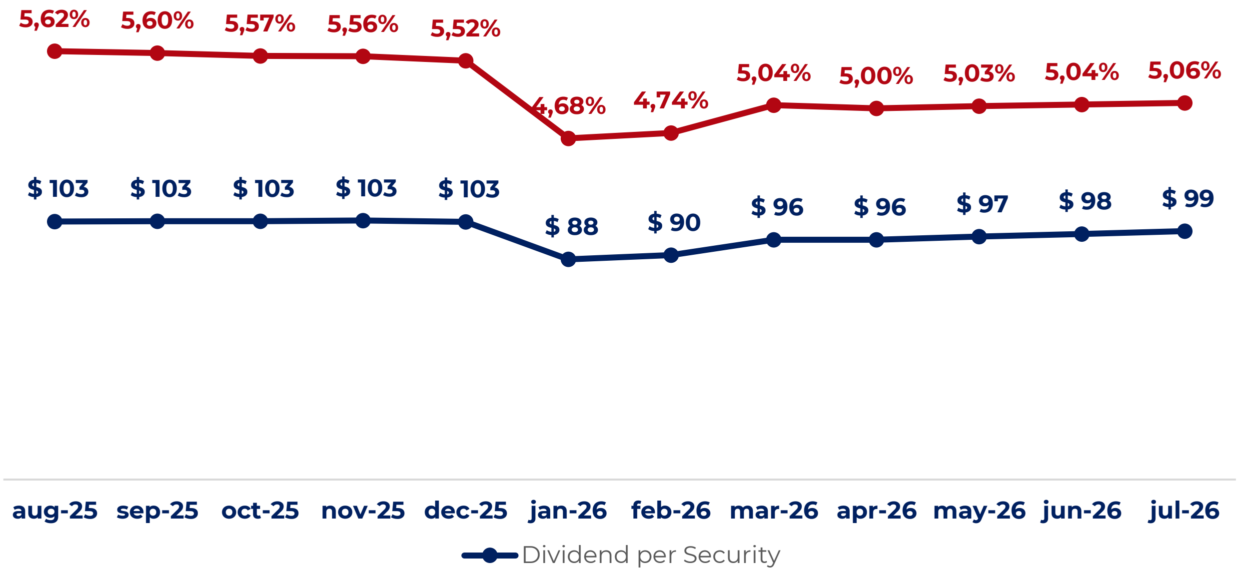
COP$ 23.568

Security Value July. 31 2026

7,42%

LTM security value's increase Vs $21.940* (Security Value 01/08/2025)

Dividend Yield & Returns



5,21%

Average DY LTM: 08/2025 – 07/2026

5,06%

DY Last Month: 07/2026

8,84%

DY Last Month Market Prices: 07/2026

* 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.

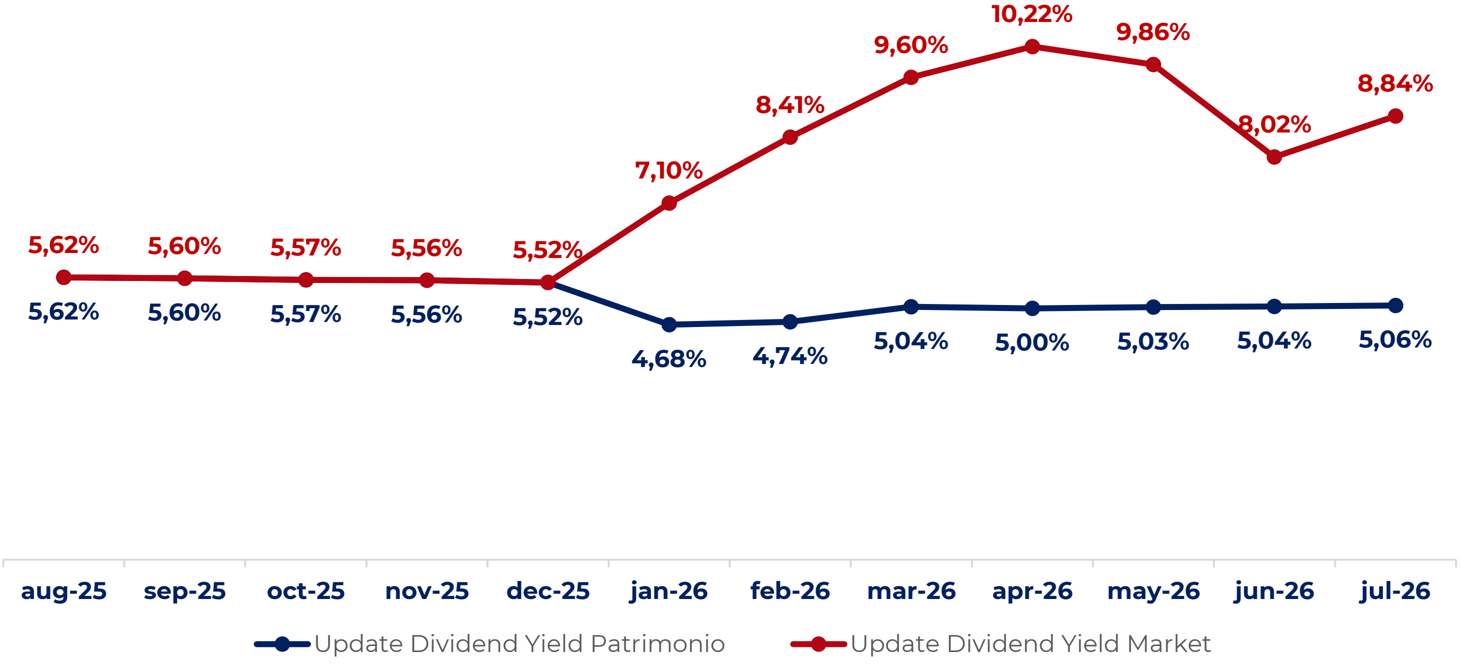
Key Performance Indicators
Return & Dividend Yield July 2026

Dividend Yield LTM at NAV

Dividend Yield LTM: **5,21%**

Dividend Yield July **5,06%**

Comparative Dividend Yield Reference Price (NAV vs. Market)



Dividend Yield at Market price

Dividend Yield LTM: **7,49%**

Dividend Yield Market Price July 57,3%: **8,84%**

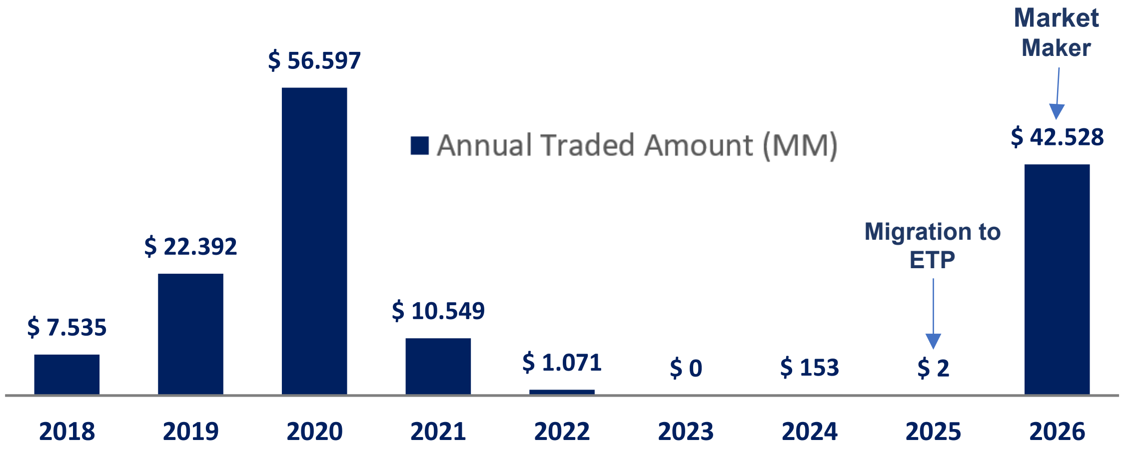
Returns distributed during the month over the average monthly value of the security

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.

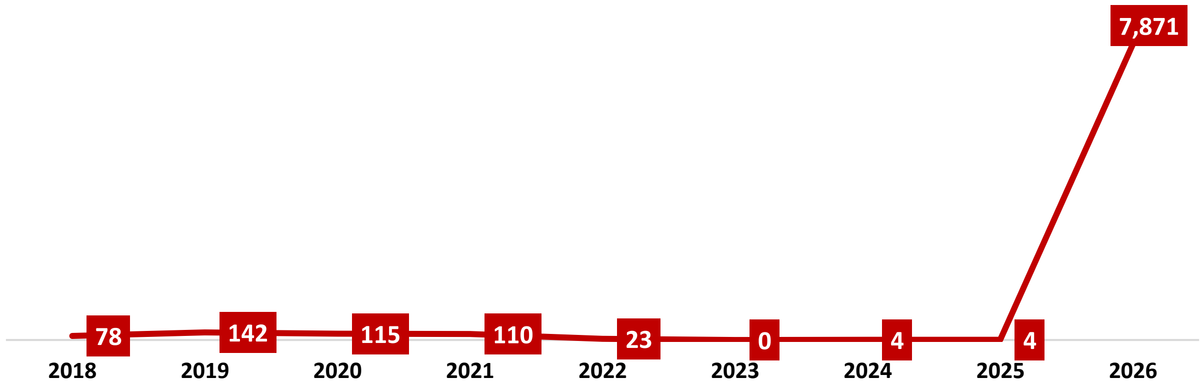
Monthly Report – Jul 2026
Secondary Market

Titularizadora COLOMBIANA

Total Traded Amount (COP$ Millions)



Number of Market Transactions



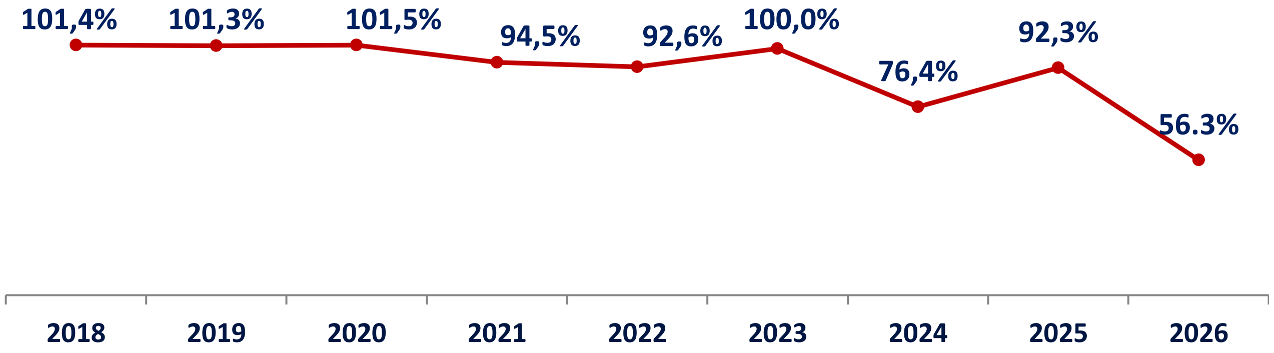
57.28%
Valuation Price**

TIN Buyback Amount **COP 2,814.5 million**
Pending buyback Amount **COP 2,735 million**

COP 13,500 (-8,2% M/M)
Closing Price 31/07/2026

COP 338.5 millions
ADTV Jul 2026 (Average Daily Traded Volume)|

Weighted Average Trading Price



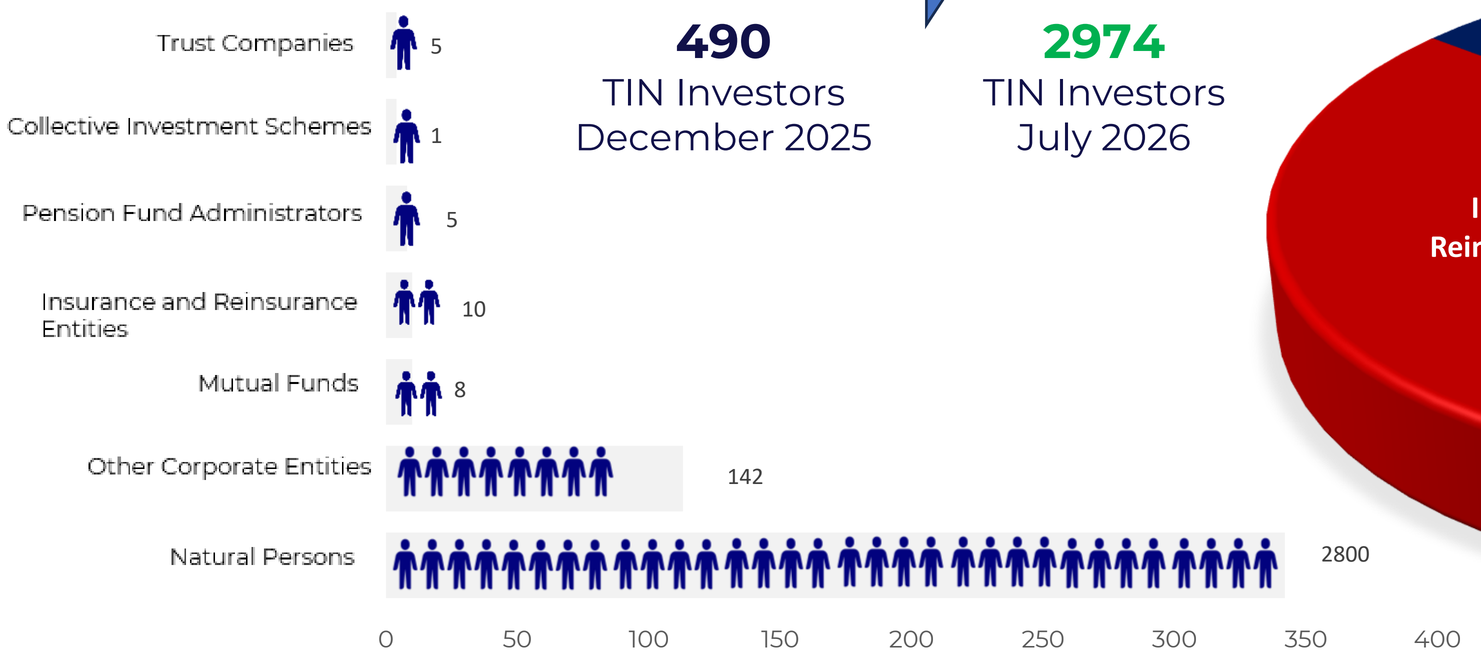
*WAP: Weight average price
** Precia´s valuation Price Jul 31 2026

Tin Títulos Inmobiliarios

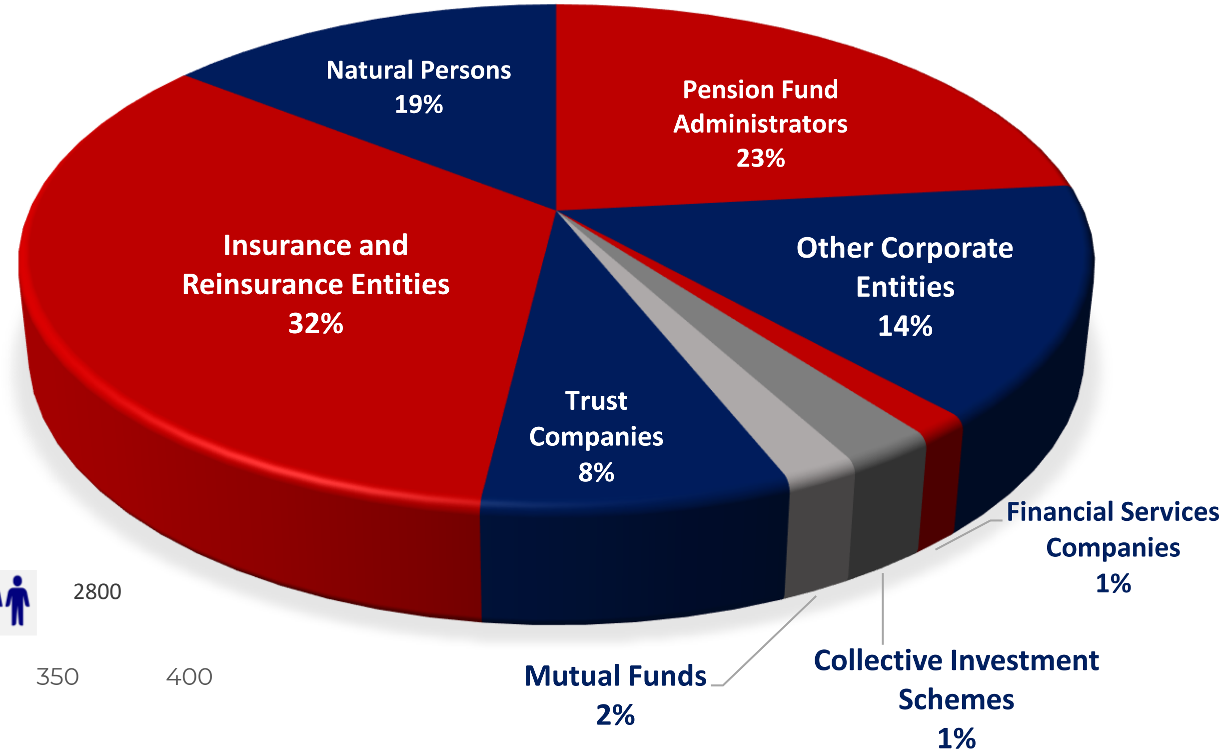
Número de Inversionistas

490
TIN Investors
December 2025

2974
TIN Investors
July 2026



Investors per Amount



67%: Inversionistas Institucional
33%: Retail


Inversionistas TIN
Market Maker
Buy Back
490
455
35
497
458
39
920
879
41
1370
1335
35
1690
1656
34
2264
2232
32
2695
2664
31
2974
2942
32
dic-25
ene-26
feb-26
mar-26
abr-26
may-26
jun-26
jul-26
Retail
Institutional