Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

TIN Quarterly Results 1Q-2026

Tin Títulos Inmobiliarios

AGENDA

Títulos Inmobiliarios

Titularizadora COLOMBIANA

Key Value Drivers 1Q-2026

1

OUTSTANDING RETURNS

Over the past 6 years, TIN has delivered outstanding returns compared to other real estate vehicles***

- LTM Annual Return**: 12,17% E.A. (CPI + 6,27%)**
- Since Inception Annual Return**: 12,94% E.A.**

2

OCCUPANCY & PORTFOLIO QUALITY

- Economic Vacancy: **2,78%**
- Physical Vacancy: **3,64%**
- Portfolio Indicator: **0,02%****

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

4

STRONG CORPORATE GOVERNANCE

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

5

MASTER SERVICER

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

CERTIFICACIONES

IR Certification for Issuers of Equity Securities. Certified in 2022

6

DIVIDEND YIELD

Monthly distribution od returns:

- Dividend Yield* **LTM: .5,36%**
- Dividend Yield* **March 2025: 5,04%**

Outstanding Dividend Yield compared to other real estate vehicles**

Source: Titularizadora Colombiana
Information Date: December 31, 2025
* **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).

Tin Títulos Inmobiliarios

AGENDA

01

1Q-2026
Management
Summary

Títulos Inmobiliarios

Key Performance Indicators 1Q-2026

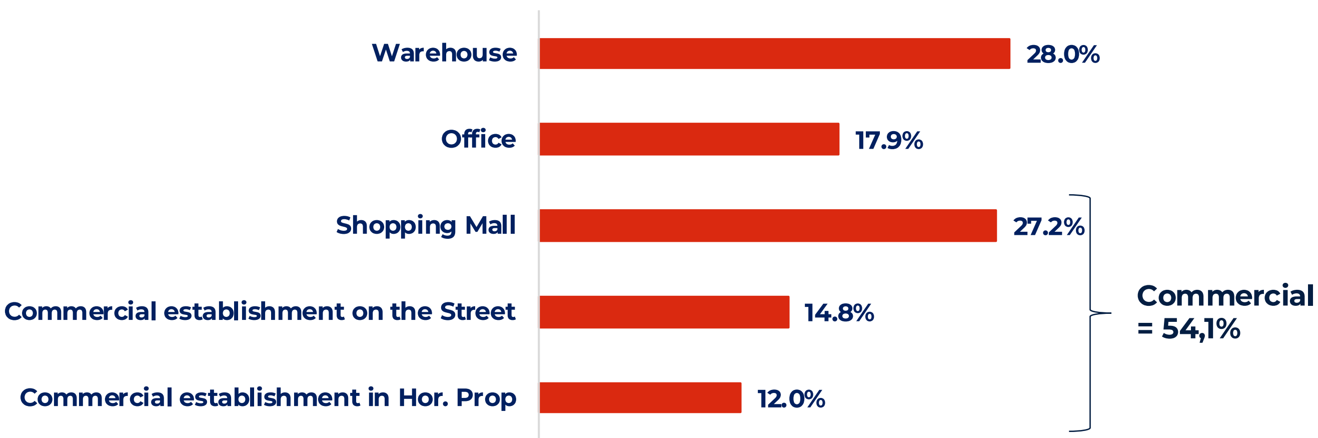
Assets Under Management* and Managed Area	Return	Economic and Physical Occupancy	Outstanding Lease Balance	Secondary Market	Dividend Yield	Debt Structure
COP$ 590.209 Million	Since the beginning: 12,94% EAR	Economic: 97,22%	0,02% ($11,381,649)	Traded Volume: YTD COP$16.357 MM	LTM: 5,36%** (March: 5,04%) Dividend Yield calculated over the Net Asset Value of the Equity Security	Capital: COP$ 142.529 Million
GLA: 84.037 s.q.m	LTM: 12,17% EAR (CPI + 6,27%)	Physical: 96,36%		Weighted average valuation price LTM : 52,5%***		Weighted average cost of debt 11,42% EAR****
						LTV*****: 24,84%<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.

Titularizadora COLOMBIANA

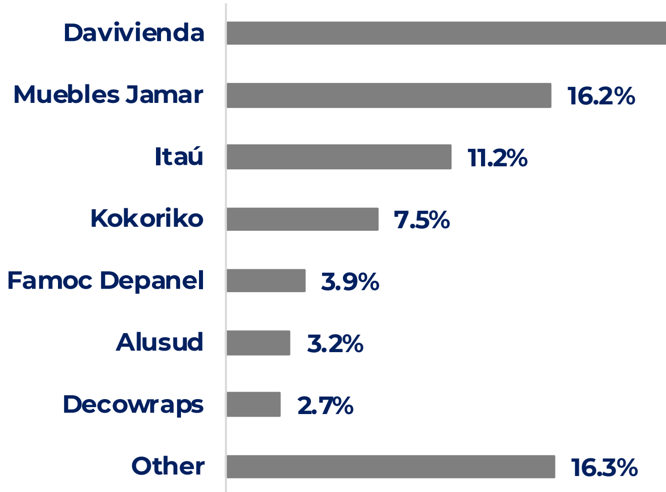
Report TIN Loan Breakdown 1Q-2026

By Type of Real Estate Property



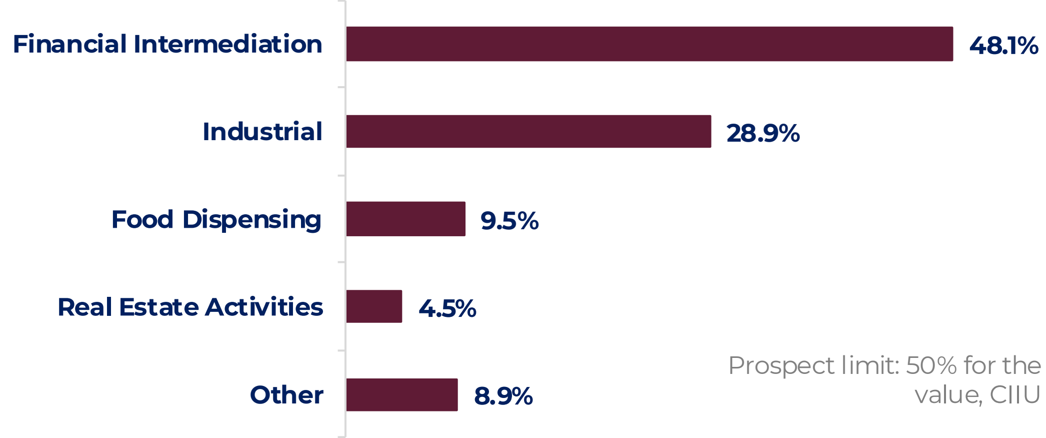
Prospect limit: 60% by the type of asset.

By Tenant



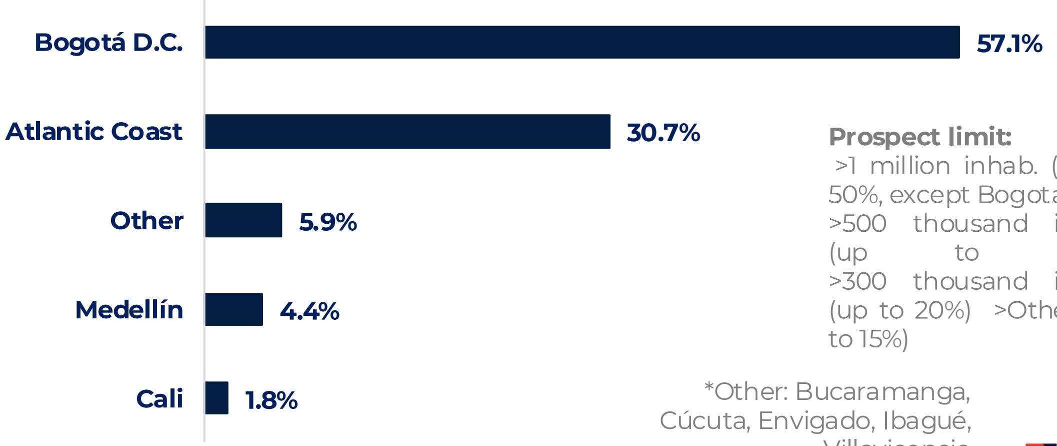
Prospect limit: 30% for income.

By Economic Sector



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

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

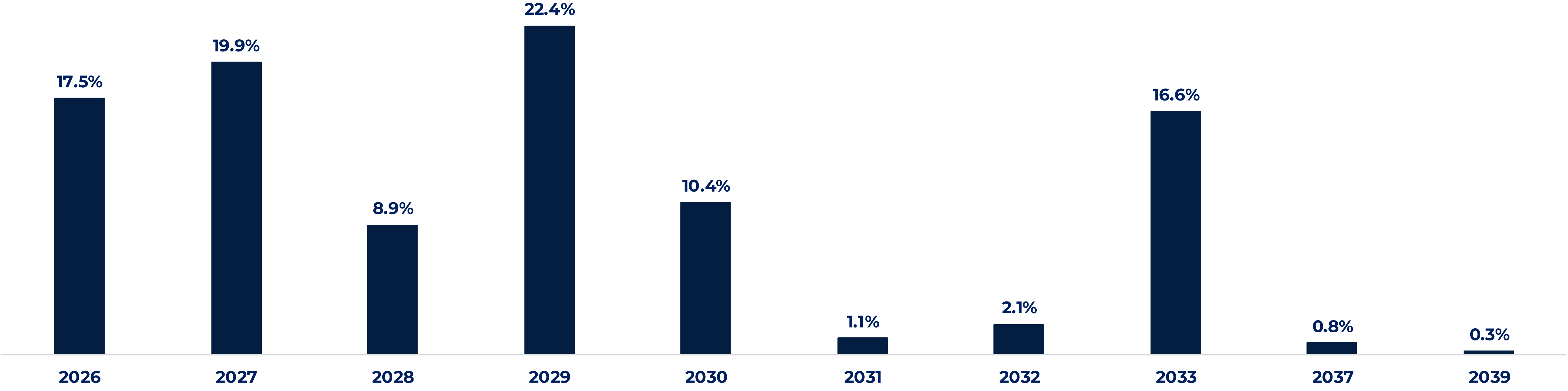
TIN Títulos Inmobiliarios

Report
TIN Portafolio 1Q-2026

38
Total Tenants

3,46 Years
Weighted Average Lease Term Remaining

Lease Expiration Profile



Follow-up Appraisal 1Q-2026

Appraised value as of 1Q-2025

COP$ 215,559 Million

5,96%

Increase 1Q-2025 vs 1Q-2026

Appraised value as of 1Q-2026

COP$ 228,401 Million

#93
Appraisals scheduled for 2025

#14 (15%)
Progress of total appraisals scheduled

4
Independent appraisers with biannual property rotation

Source: Titularizadora Colombiana S.A.
Figures in millions of Colombian Pesos
Source: Appraisers: Tinsa Colombia LTDA, Colliers International Colombia S.A, Cushman & Wakefield Colombia S.A.S, Logan Valuation S.A.S.
Information Date: December 31, 2025

Financial Results Report
Debt status 1Q-2026

	March 31, 2025		March 31, 2026		Diff. (Dev.)
Financial Debt	$138.937*	0% Fixed Rate 100% Variable Rate	$142.529*	100% Fixed Rate 0% Variable Rate	$3.593* (2,59%)
Average Annual Cost of Debt	12,30% E.A.		9,94% E.A.		-236 bps (-19,19%)
Debt Limit	25,27%		24,72%		-56 bps (-2,20%)

2026 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, to manage a lower cost of debt

** Figures expressed in millions of COP$*
Source: TIN's Prospect – Titularizadora Colombiana.
Information Date: March 31, 2025

AGENDA

02

1Q-2026 Financial Results

Títulos Inmobiliarios

Financial Results Report
Results of the Operation – 1Q-2026*

1Q-2025		Anual Comparison	1Q-2026	
Economic Occupancy 97,36%	**Operating Revenue** $11,438	5,4%	**Operating Revenue** $12.055	**Economic Occupancy** 97,22%
Outstanding Lease Balance 0,30%	**NOI** $10,195	Margin 89% / 89%	**NOI** $10,775	**Outstanding Lease Balance** 0,02%
	EBITDA $8.246	Margin 72% / 72%	**EBITDA** $8,670	
Cost Of Debt YTD 9,78%	**Cost of Debt** $3.171	35%	**Cost of Debt** $4,280	**Cost of Debt YTD** 11,10%
	Yield Distribution $5.465	-2,6%	**Yield Distribution** $5.321	
	Dividend Yield YTD 5,27%	Margin 48% / 44%	**Dividend Yield YTD** 5,82%	

Date: December 31, 2025
** 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 variablereturn that will depend on the performance of the investments that make up the Overall Fund

Return

12,94% EAR

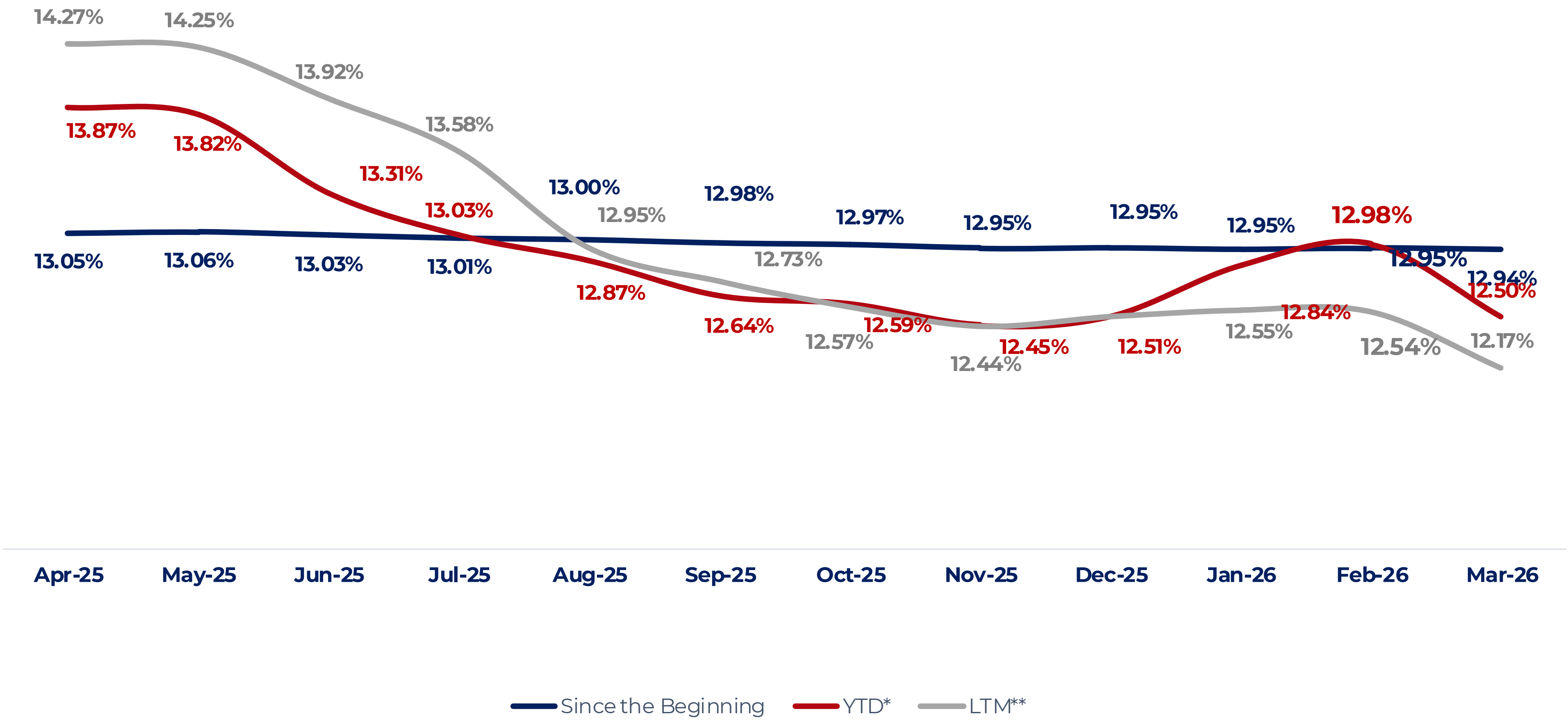
Since Inception:
Oct. 2018 – March 2026

- 54% - **Capital Appreciation**
- 46% - **Cash Flow**

12,17% EAR

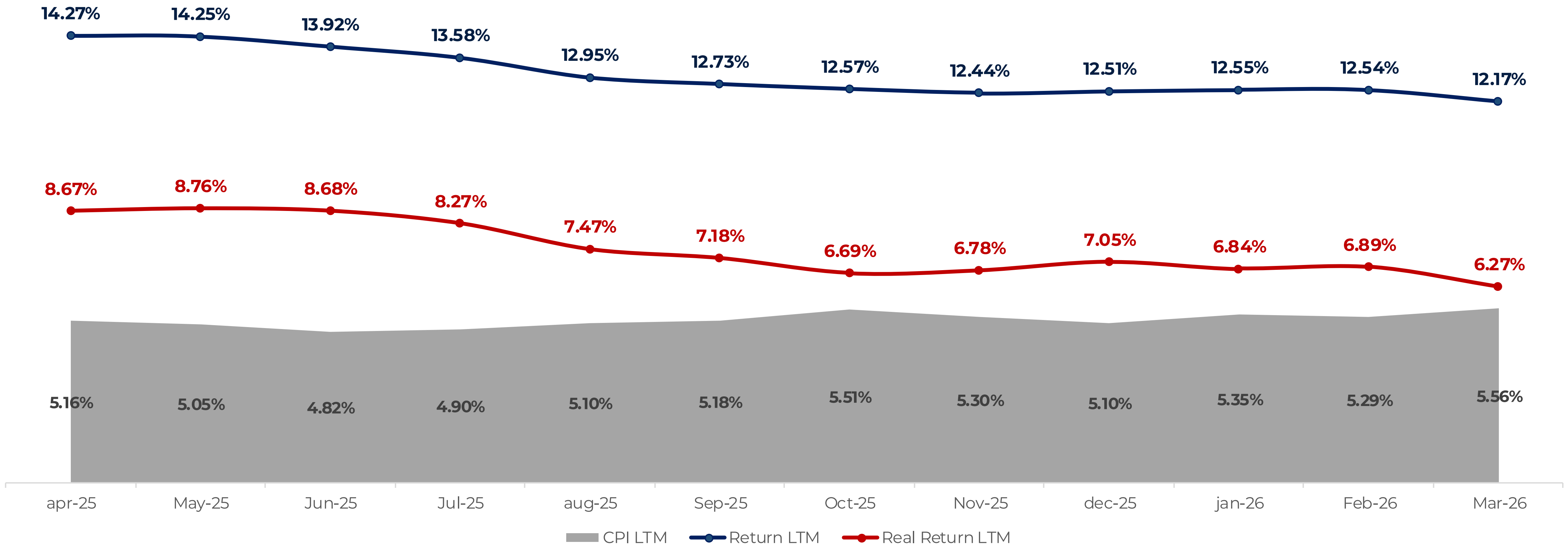
Last 12 months:
Jan. 2025 – Dec. 2025

- 43,4% - **Capital Appreciation**
- 56,6% - **Cash Flow**



** YTD: Year to Date*
*** LTM: Last Twelve Months*
Source: Titularizadora Colombiana
TIN real estate equity securities are equity-like instruments and therefore will not have a guaranteed return, but rather a variable return depending on the performance of the investments within the Universality.

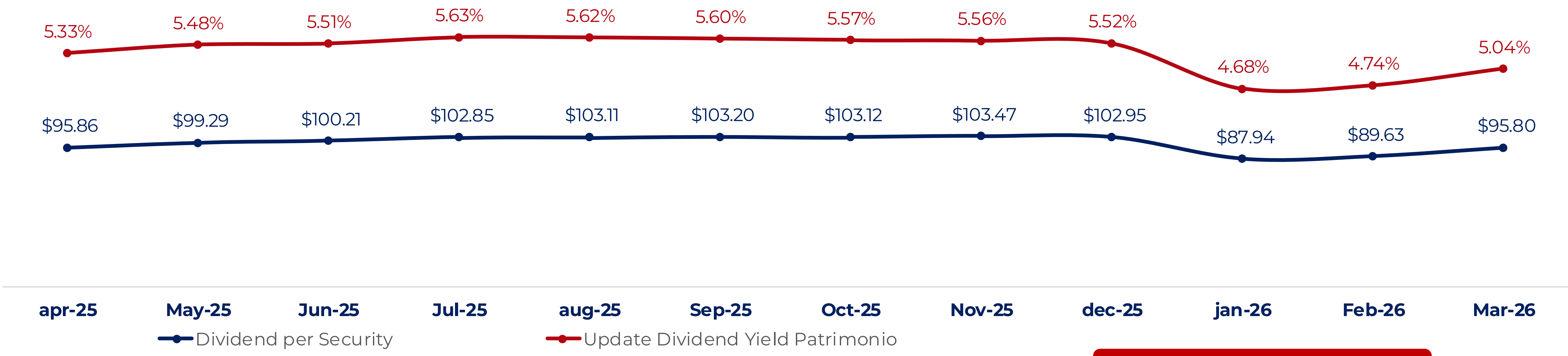
Return LTM*



** YTD: Year to Date*
*** LTM: Last Twelve Months*
Source: Titularizadora Colombiana
TIN real estate equity securities are equity-like instruments and therefore will not have a guaranteed return, but rather a variable return depending on the performance of the investments within the Universality.

Financial Results 1Q-20256
Dividend Yield

Dividend Yield



5,36%
Average LTM DY:
04/25 – 03/26

5,04%
Latest Month DY:
03/26

9,60%
Latest Month Market Price DY
03/26

Price per Title TIN ($)

21.487
Price Per Title
01/04/2025

6,3%

22.841
Price Per Title
31/03/2026

Source: Titularizadora Colombiana

TIN real estate equity securities are equity-like instruments and therefore will not have a guaranteed return, but rather a variable return depending on the performance of the investments within the Universality.

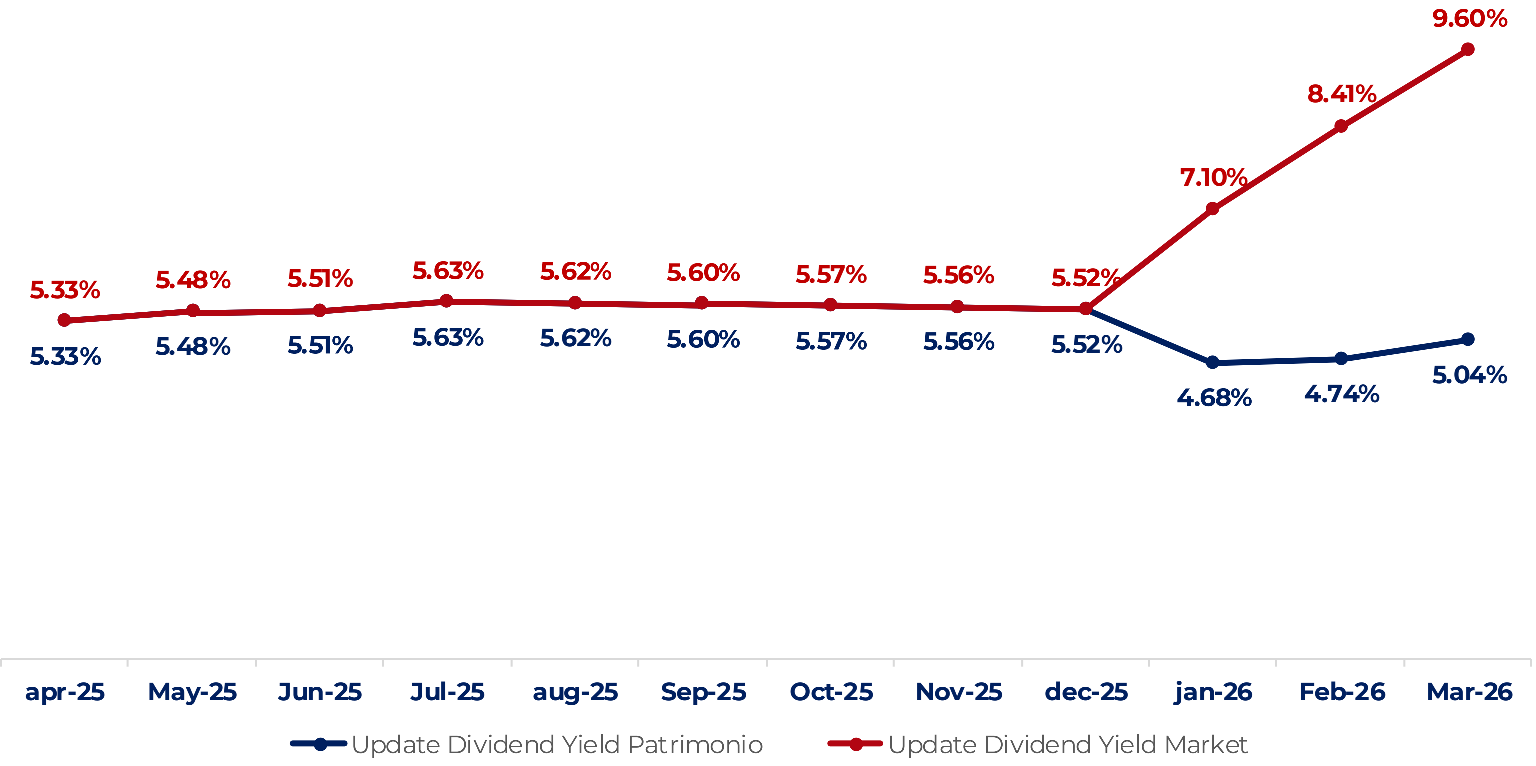
Tin Titulos Inmobiliarios

Comparative Dividend Yield Reference Price (NAV vs. Market)

Calculated on
100% Equity Price

Dividend Yield LTM:
5,36%

Dividend Yield March:
5,04%



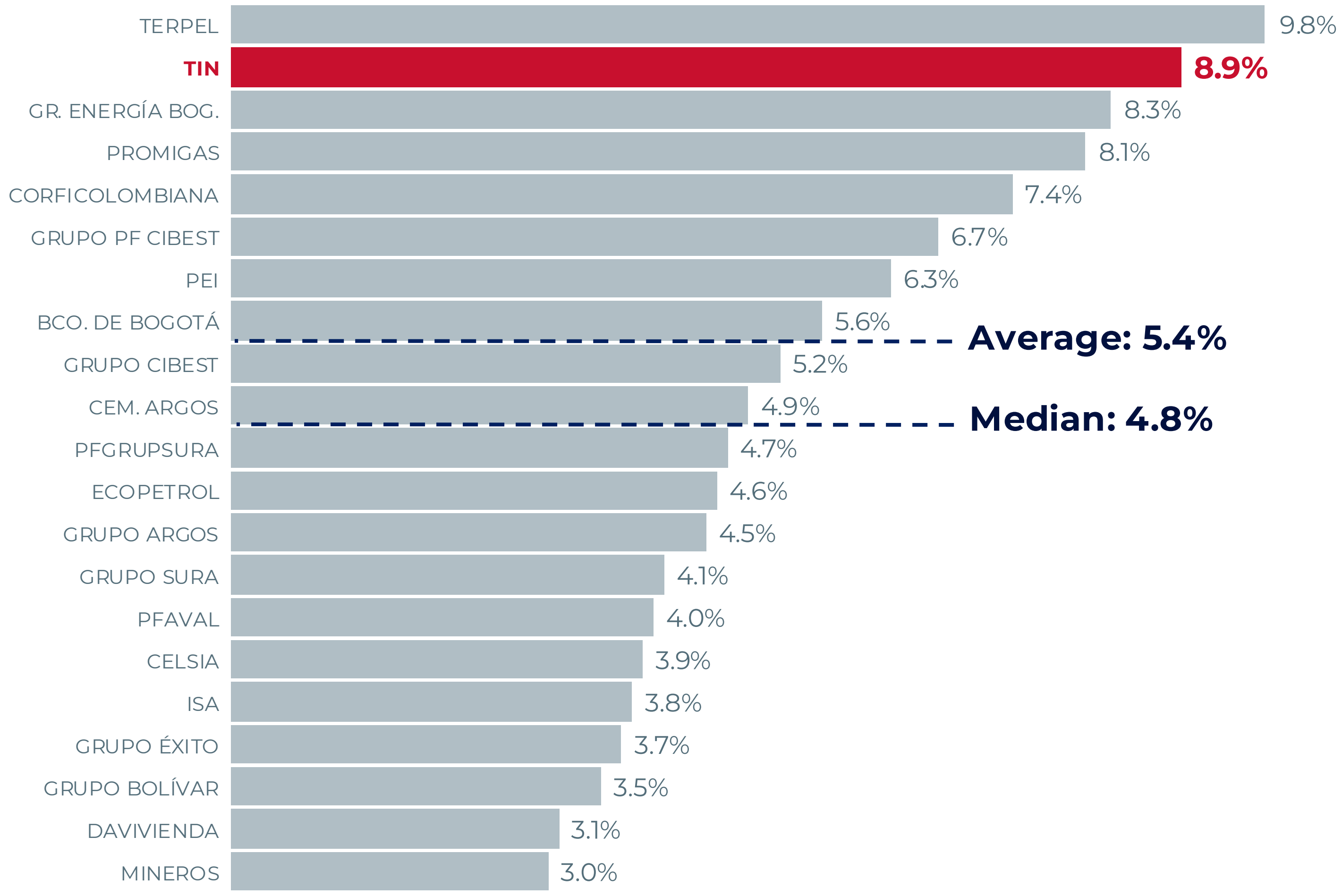
Calculated on
Market Price

Dividend Yield LTM:
6,24%

Dividend Yield March Market Price 52,5%:
9,60%

Returns distributed in the month on average of the value of the security in the monthTIN 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 behavior of the investments that make up the Universality

Dividend Yield: TIN vs. Colombian Stock Market



DY TIN – Market Prices

8.9%

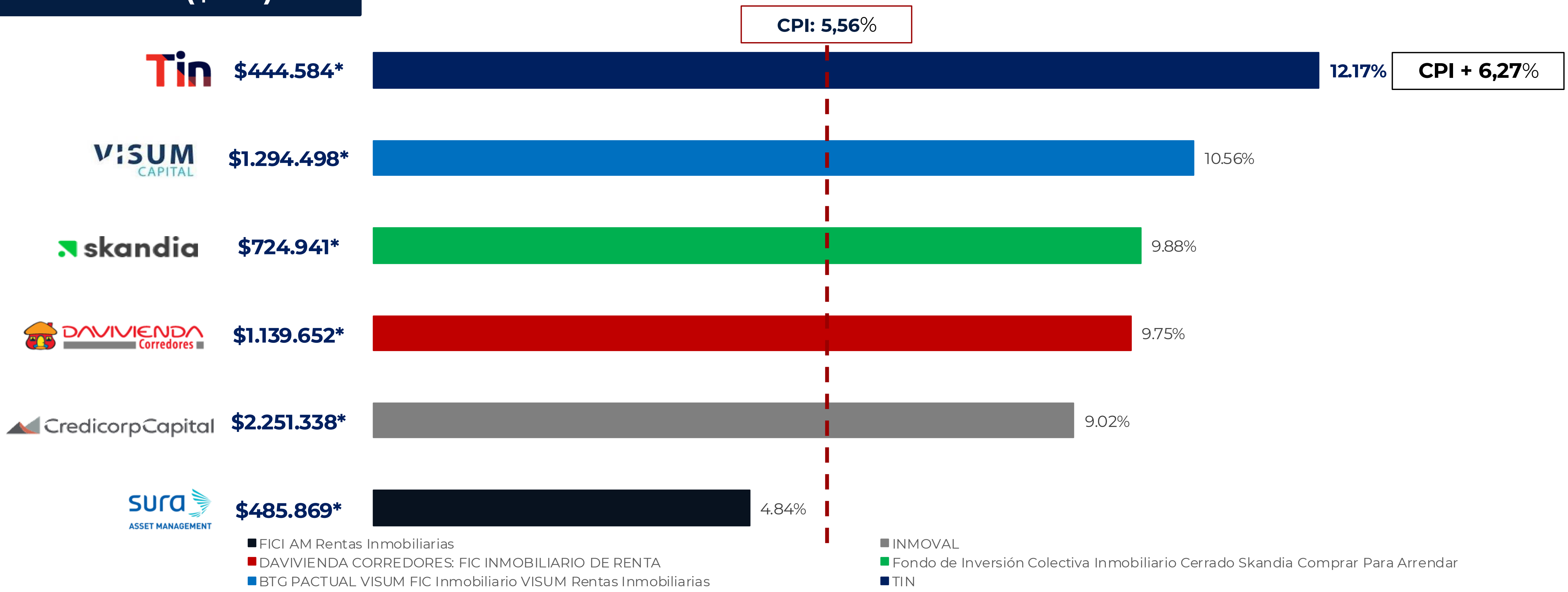
Projected Average 2026

TIN is presented as a competitive alternative to the Dividend Yield of the Local Stock Market, with the differential of distributing monthly flows.

Fuente: Casa de Bolsa | Datos a abril 2026 | Titularizadora Colombiana

Real Estate Funds – LTM Return** 1Q2026

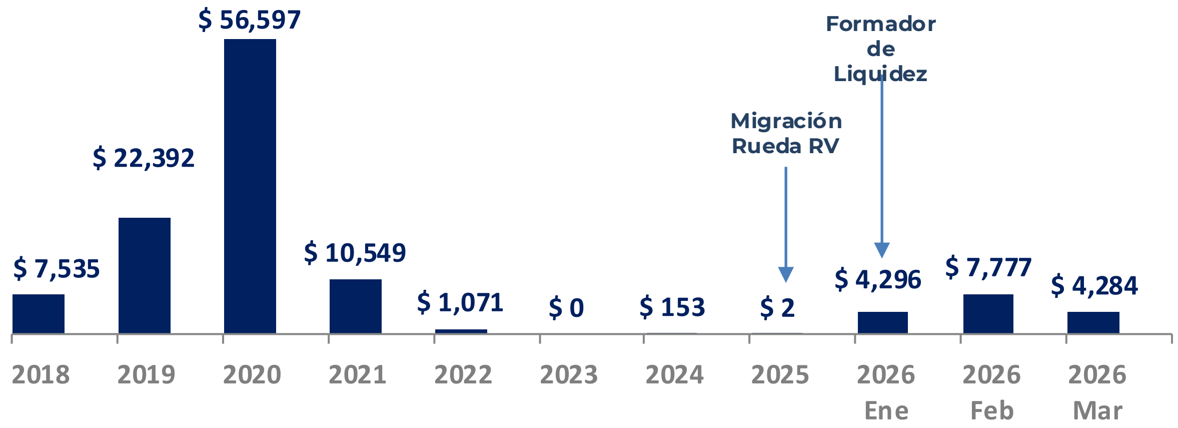
Fund Size* ($MM)



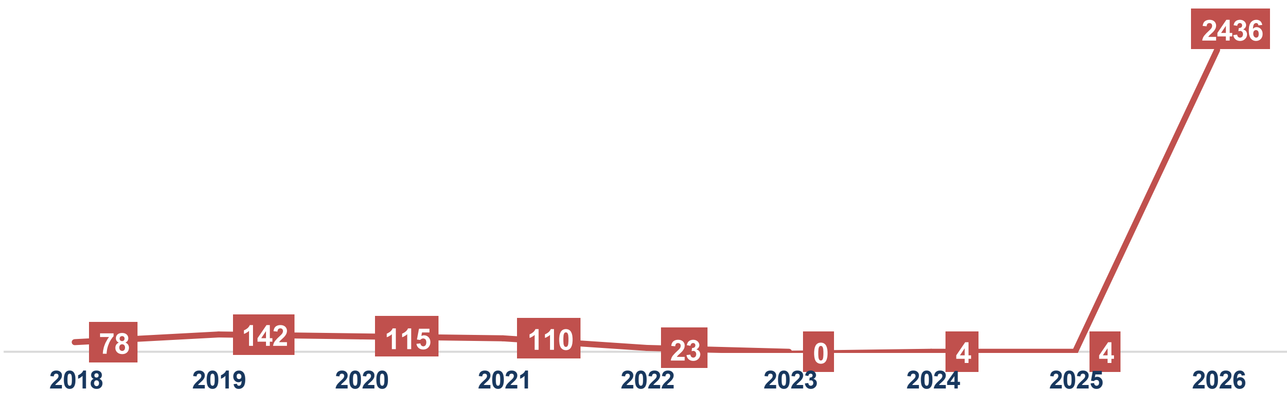
*** Last 12-month returns: Period April 2025 - March 2026.*
Source: Inmoval , Davivienda S.A. , Skandia Buy to Lease | Generate Income with Real Estate Investments - Skandia Colombia , FIC Inmobiliario VISUM Rentas Inmobiliarias | BTG Pactual Colombia
Total assets and returns are taken from the information published on the website of the respective real estate funds as of March 31, 2026: technical sheet and management report.

Performance Indicators
Secondary Market 1Q-2026

Total Amount Traded (Millions)



Number of Market Transactions



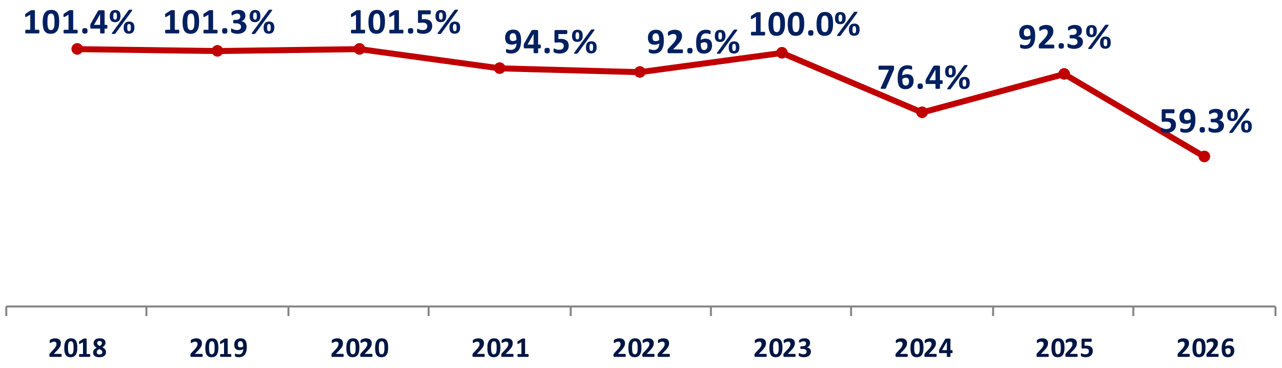
52.46%
Price rating**

19.463.850
TIN Tickets in Circulation

COP 11,980 (-6.41% M/M)
Closing Price 31/03/2026

COP 204 million
ADTV Mar 2026 (Average Daily Traded Volume)

PP Trading Price*



*PP: Precio promedio ponderado
** Precio de valoración de Precia al 31 de Marzo de 2026

Repurchase of TIN Equity Shares: From 21/04/2026

Benefits

Boost to liquidity and dynamics of Secondary Market Operation

Support for the vehicle's real estate management

Generation of value for investors through the increase of the Dividend Yield

Features: COP 5,550 MM operation

Transactional Mechanism: Through the Equity screens of the BVC.

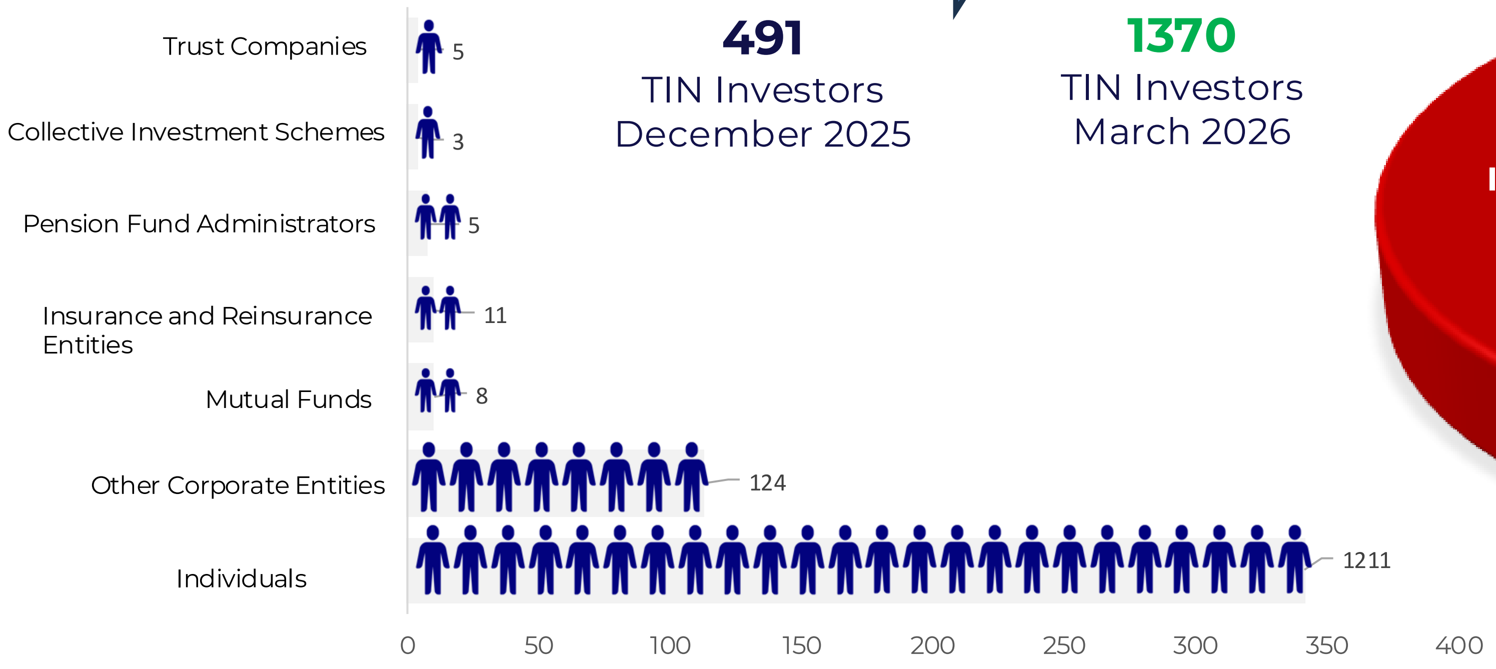
Repurchase Agent: LarrainVial

Daily Trading Volume: maximum 25% of the transactional volume of the last 90 trading days

Price: "It may never exceed the greater of: (i) the highest price of the sell orders in effect at the time the order is entered or (ii) the last trading price recorded in the system that marked the price"

Performance Indicators
Investor Composition 1Q-2026

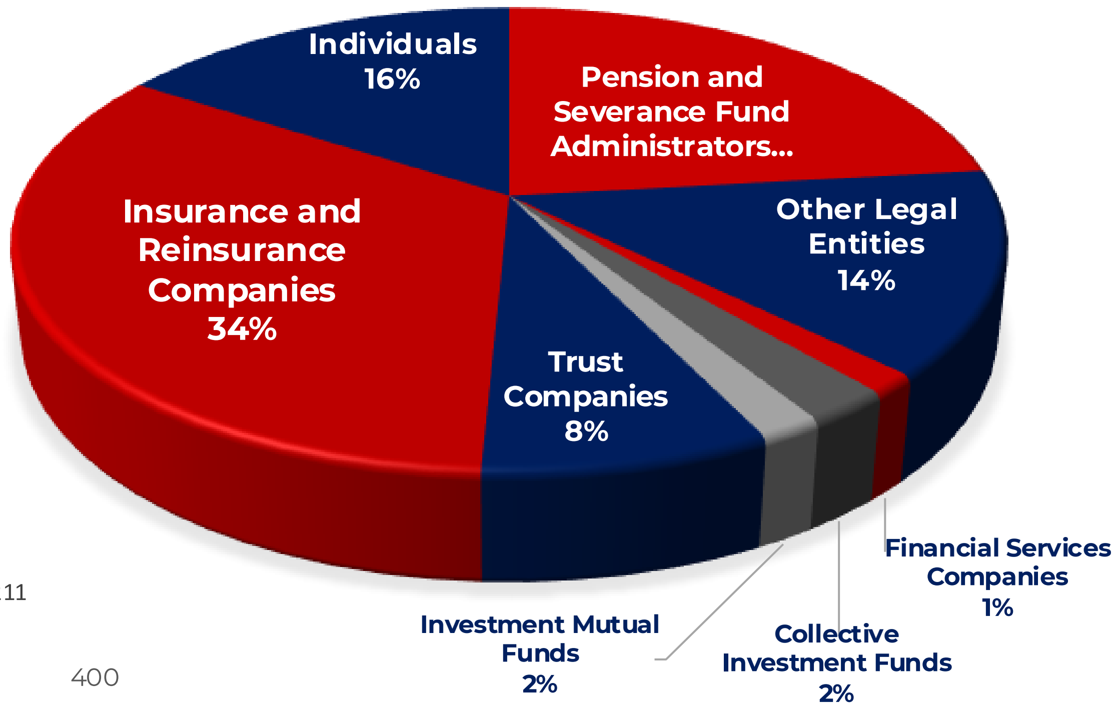
Number of Investors



491
TIN Investors
December 2025

1370
TIN Investors
March 2026

Investors by Amount



70%: Institutional Investors
30%: Retail

AGENDA

03

Real Estate Market

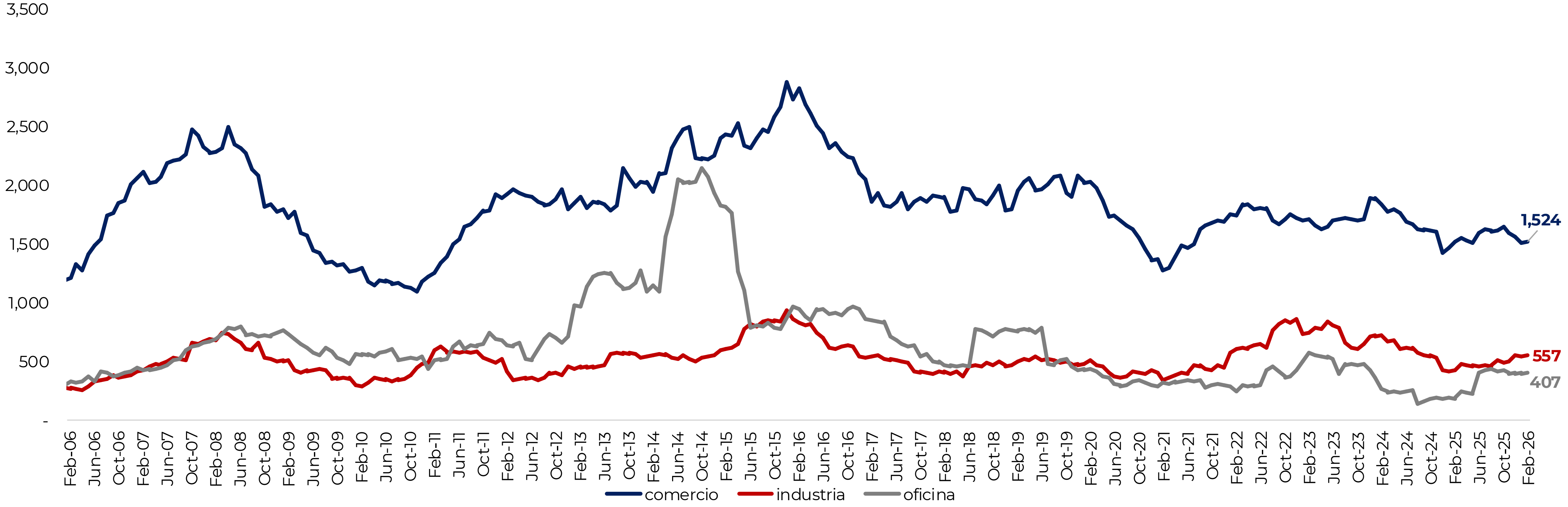
Títulos Inmobiliarios

Real Estate Market

Evolution of the area approved for licenses, by destination (Thousands of m²)1

Between March 2025 and February 2026, 2.5 million m² were licensed in the office, commercial and industrial segments; showing a growth of 16% compared to the period between March 2024 and February 2025. The growth in office licensing stands out, of 114% for the period, continuing the trend marked during the last year.

Evolution of the area approved for licenses, by destination (thousands of m²)1
Accumulated 12 months



Source: Construction License Building Statistics – ELIC as of February 28, 2025, DANE.
Calculations: Titularizadora Colombiana

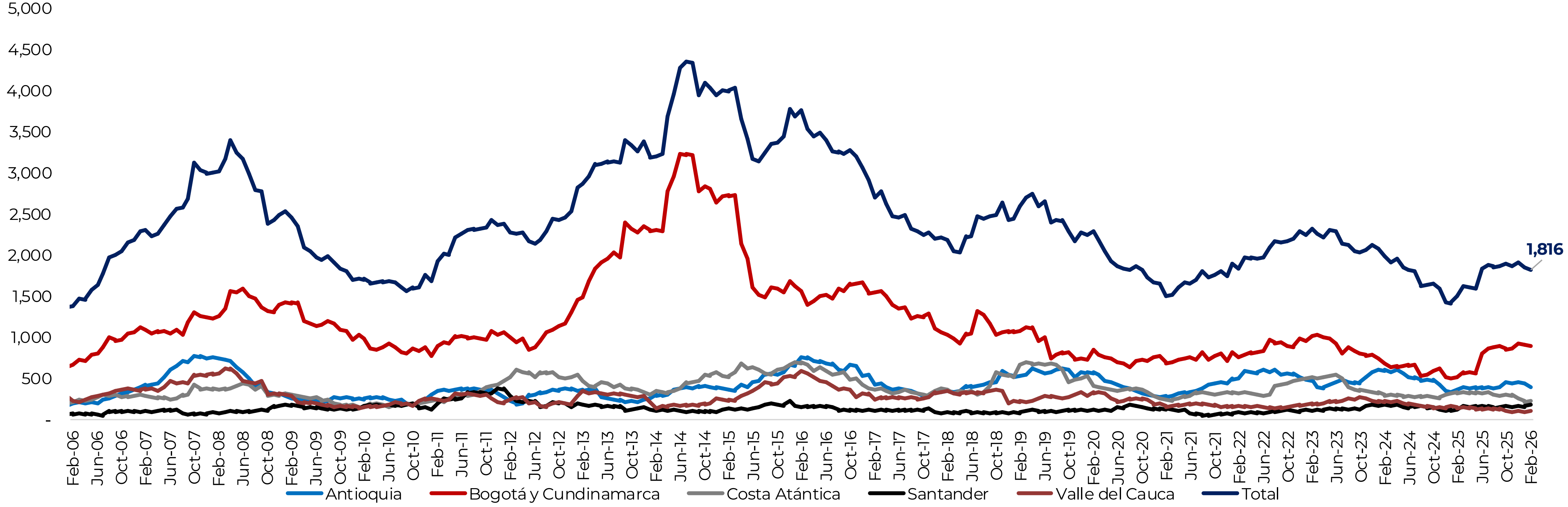
1 Licenses for industry, offices and commerce

Real Estate Market

Evolution of the area approved for licenses, by region (Thousands of m2)

In the last 12 months, 1,816 million m² were licensed for office, commercial and industrial uses in the main regions of the country, with a growth of 20%. The growth of the region of Bogotá and Cundinamarca stands out, as well as Santander with growth of 74% and 49%, respectively compared to the same period of the previous year, although Valle del Cauca and the Atlantic Coast presented falls of 32%.

Evolution of the area approved for licenses, by region (thousands of m²)1
Accumulated 12 months



Source: Building Statistics of Construction Licenses – ELIC as of February 28, 2026, DANE
Calculations: Titularizadora Colombiana
**Total includes only the regions shown*

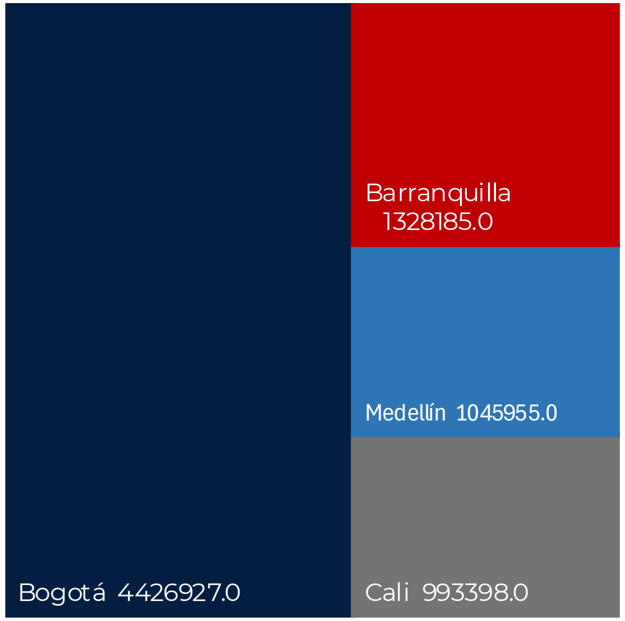
Real Estate Market

Warehouse inventory performance as of December 31, 2025

Compared to 2024, vacancy decreased in the country's main cities, standing between 2% and 4%, with the exception of Cali with 0.8%. This, accompanied by an increase in the inventory of warehouses, where Cali again stands out, where it increased by 55.36% compared to the same period of the previous year.

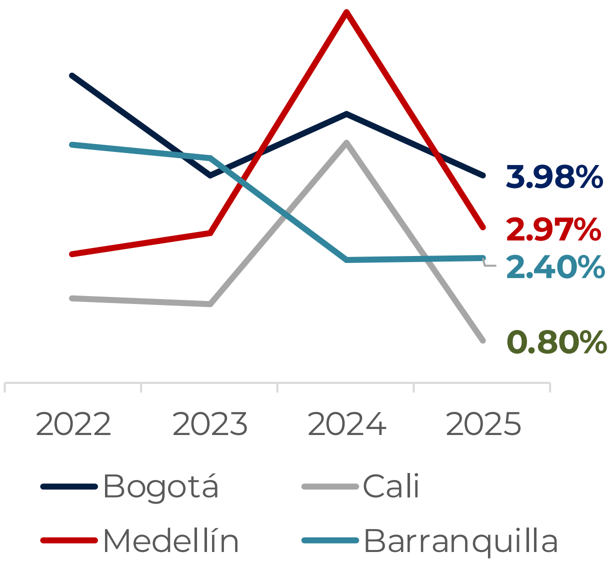
Similarly, the weighted average of the rental fee per square meter remained stable, following a reduction of more than 20% in Medellín, despite an

Warehouse inventory (m2)



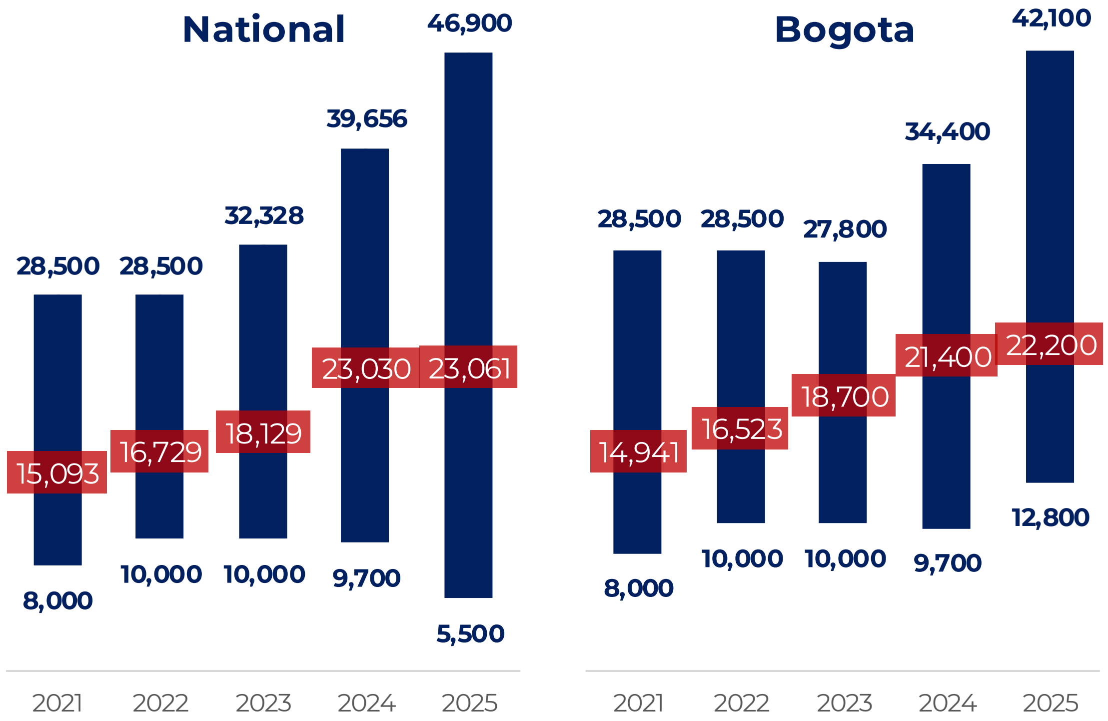
Bogota 1,05%
Barranquilla 2,80%
Medellín 1,93%
Cali 55,36%

Availability Rate



National: 3,17% 1,3pp

Rental fee ranges ($COP/m2 month)



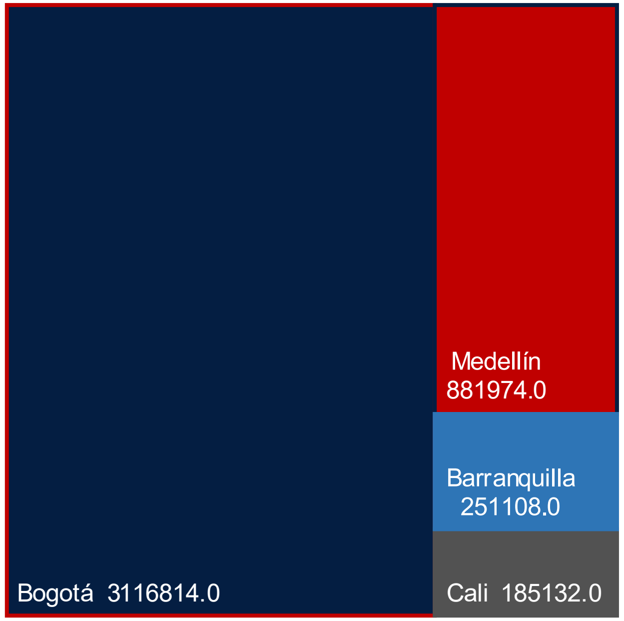
Source: Colliers, Q4 Industrial Market Report for Bogota, Medellin, Cali and Barranquilla. Titularizadora Colombiana Calculations

Real Estate Market

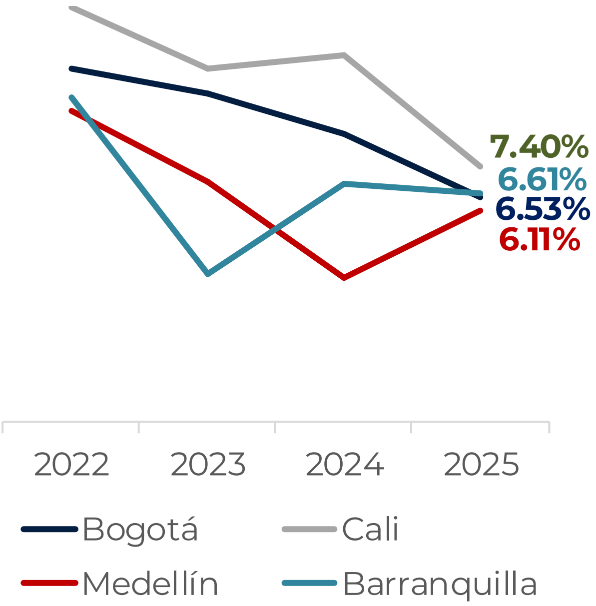
Office inventory performance as of December 31, 2025

At the national level, vacancy shows a decrease to the lowest levels since 2021, which responds to the economic reactivation seen in the country since the end of the pandemic. This, despite a rebound of 1.93p.p. in Medellín vs. 2024-
Prices continue on an upward trend, particularly in Medellín, where during the fourth quarter of 2025 the average was 20% higher than the same period of the previous year.

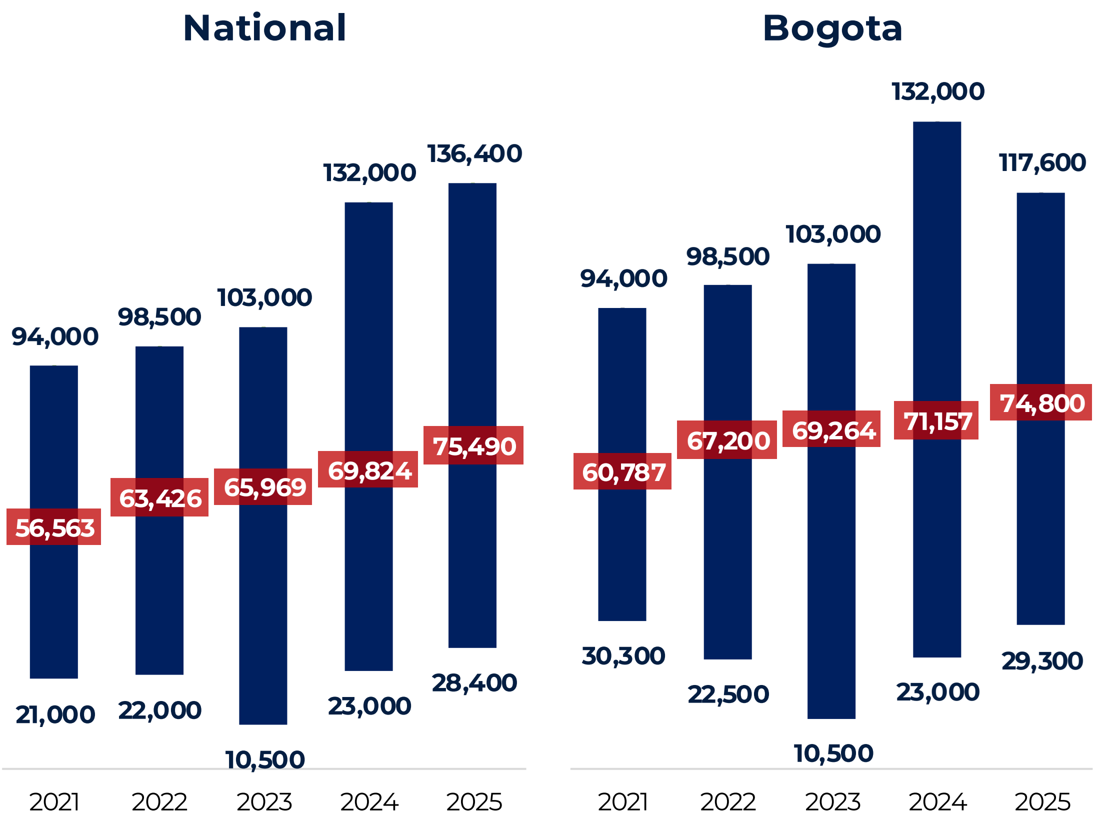
Office inventory (m2)



Availability Rate



Rental fee ranges ($COP/m2 month)



Bogota 0,93%
Barranquilla 0,00%
Medellín 3,10%
Cali 1,65%

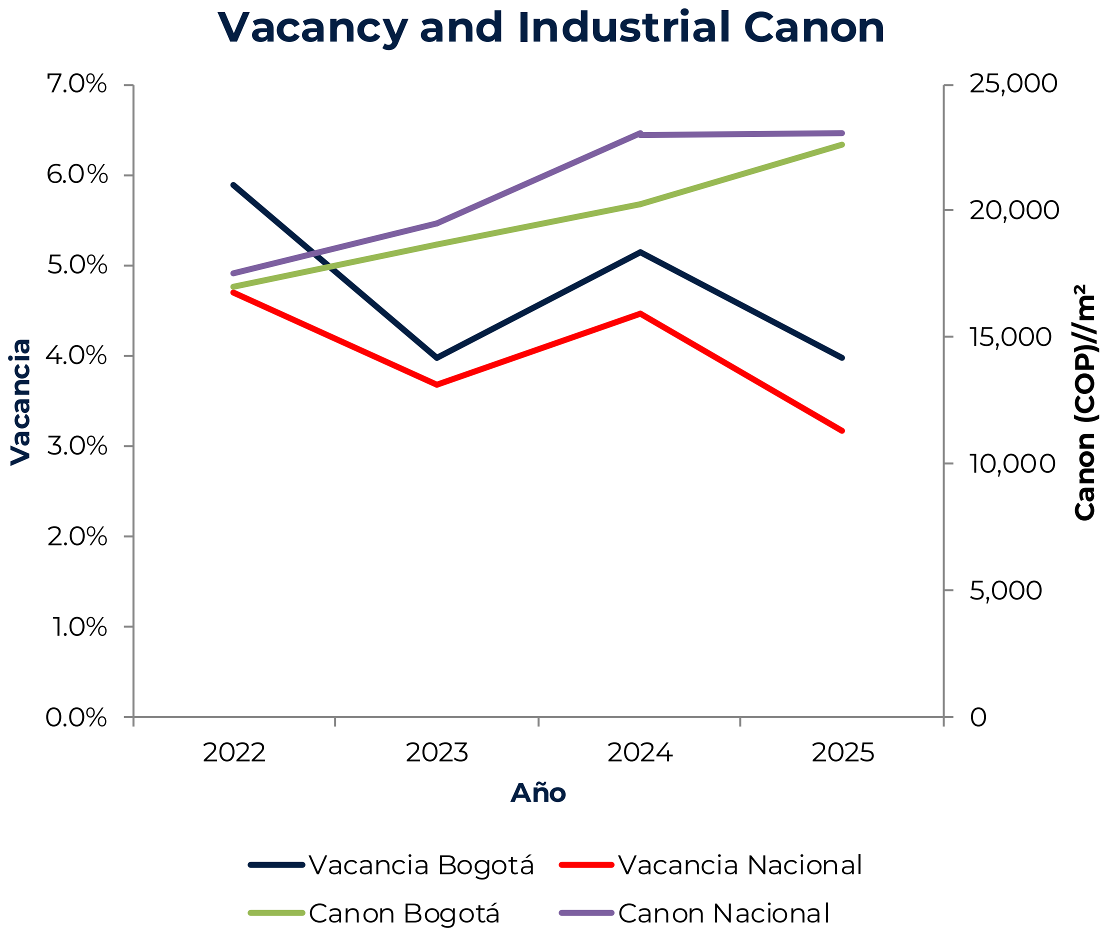
National: 6,49% 1,07pp

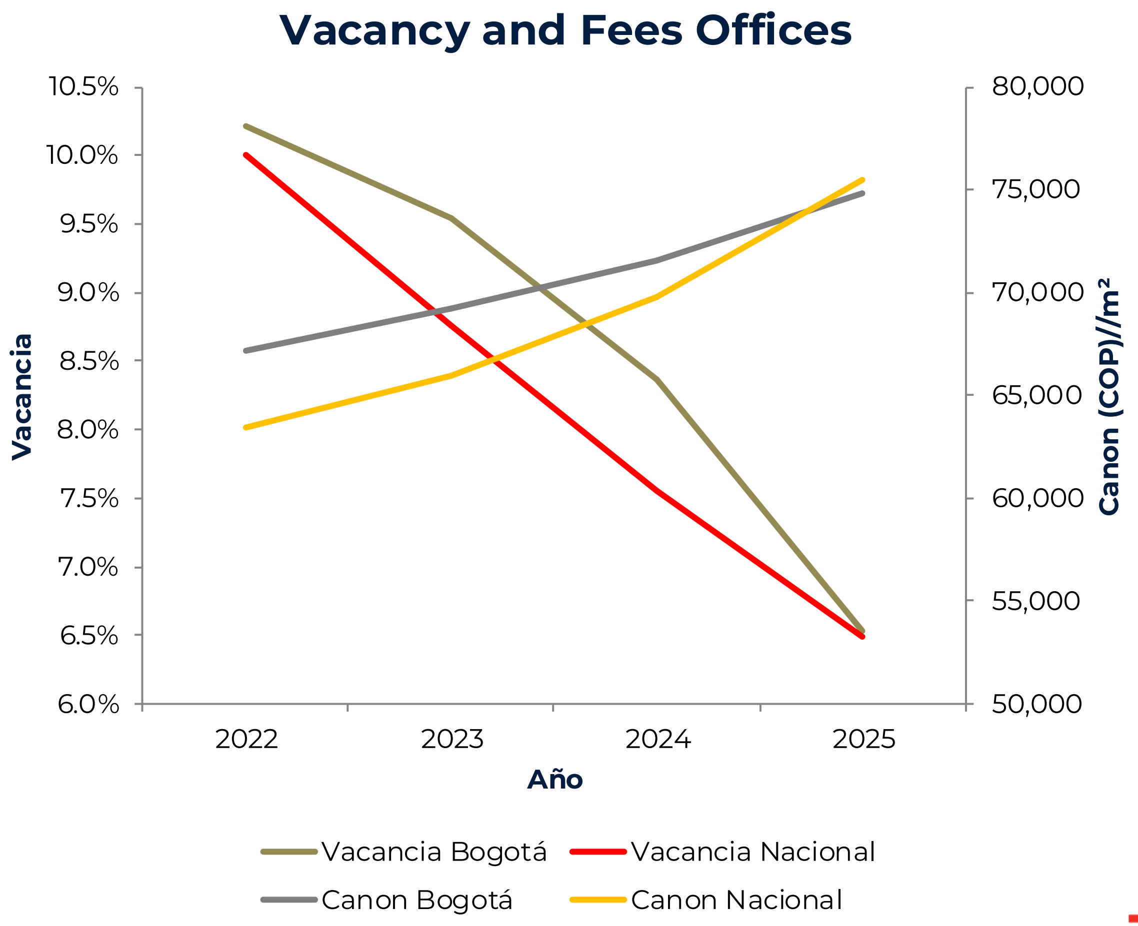
Source: Colliers, Q4 Office Market Report Bogota, Medellin, Cali and Barranquilla, 2025. Titularizadora Colombiana Calculations

Industrial and Office Vacancy and Rent

Industrial vacancy continued to reduce, reaching 3.17% at the national level in the fourth quarter of 2025, and to 3.98% in Bogotá for the same period they went from ~18,000 COP/m² to ~23,000 COP/m² on average. The trend shows an increasingly tight logistics market with real rent increases.

In offices, the national vacancy decreased from 10.0% in December 2022 to 6.5% for the same period in 2025; in Bogotá it went from 10.21% to 6.53%. At the same time, average incomes grew from 63,426 to 75,490 COP/m² in the country in the same period.



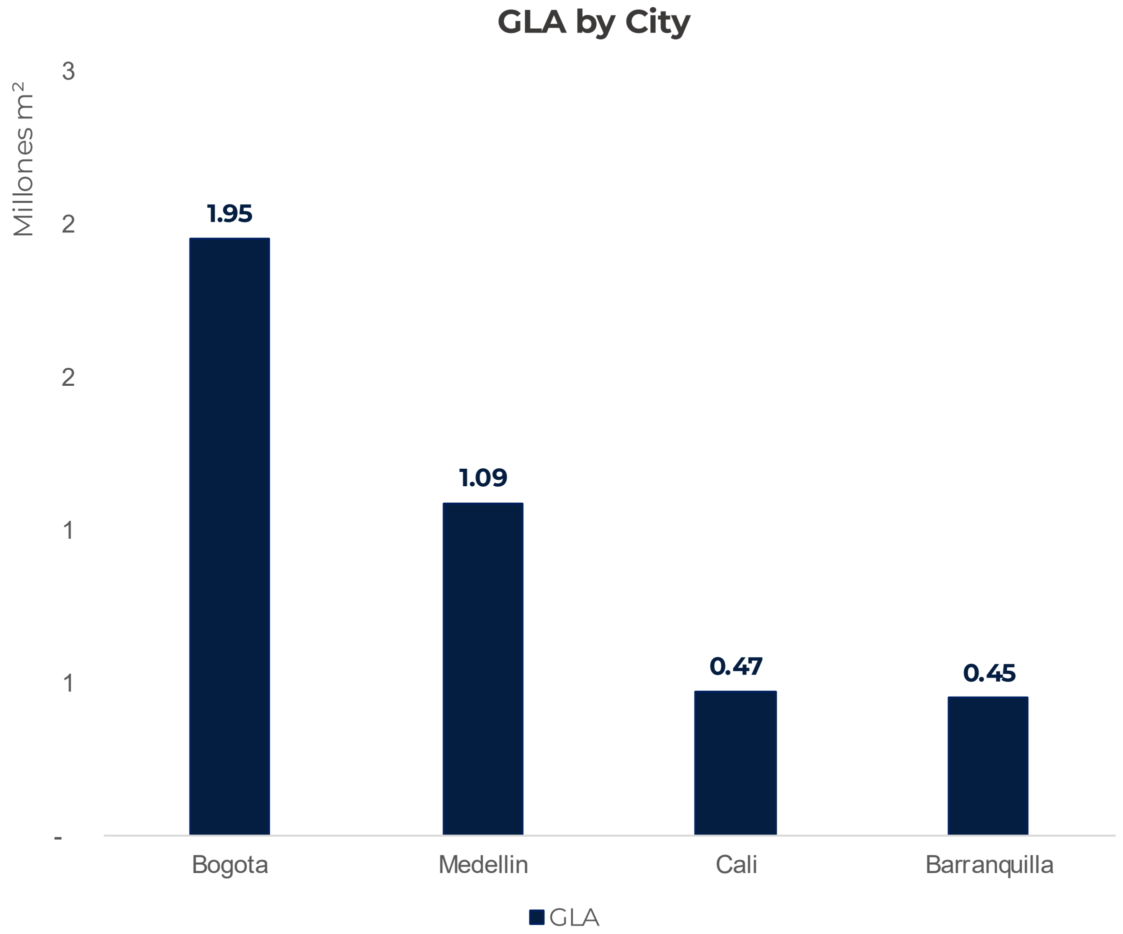


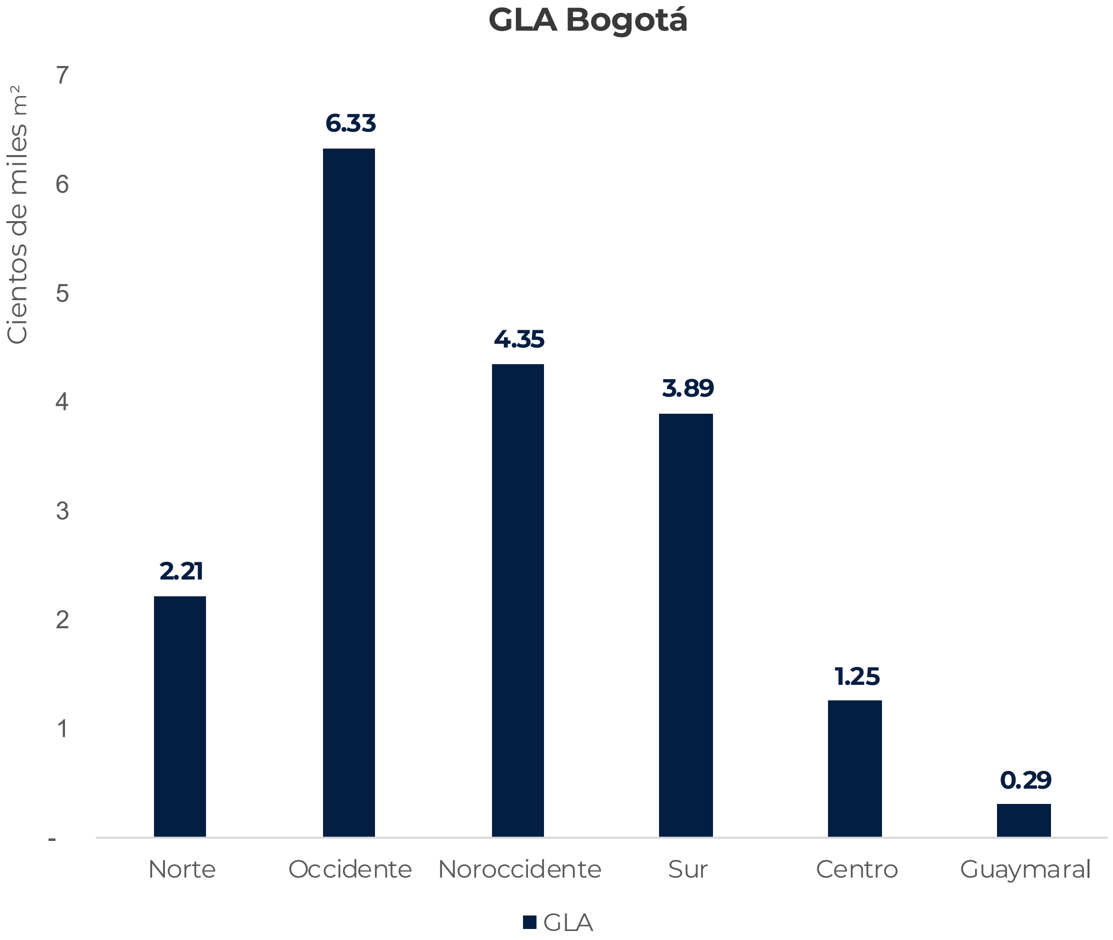
Source: Colliers, Industrial and Office Market Report (Q4) Bogotá, Medellín, Cali and Barranquilla, 2025. Calculations Titularizadora

Real Estate Market

Inventory behavior of commercial premises to December 31, 2025*

Bogota concentrates the largest commercial inventory in the country, about 49% of the 3.9 million m2, although unchanged in recent years, while Medellín, Cali and Barranquilla show growth of 9.5%, 2.7% and 5.1% respectively.





Source:. Colliers Retail Q4 Market Report Bogota, Medellin, Cali and Barranquilla
Calculations Titularizadora

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

We have 87 issuances in the Colombian capital market for more than $28 billion issued in 24 years and more than $3.3 billion in managed balance.

Certifications and Recognitions:

Best Practices Disclosure of Information and Investor Relations Issuer of Participation Securities

Quality Certification Master Administration of Mortgage Issues

SC-CER 145151

AAA Rating Counterparty Risk

BRC Standard & Poor's
S&P Global

Signatory of:
PRI Principles for Responsible Investment

Our Shareholders: