Titularizadora COLOMBIANA

Titularizamos sueños para **Impulsar al país**

Tin Títulos Inmobiliarios

Monthly Report August 2026

Key Performance Indicators
August 2026

Assets Under Management* and Managed Area	Return	Economic and Physical Occupancy	Outstanding Lease Balance	Secondary Market	Dividend Yield	Debt Structure
COP$ 600.456 Million ▲	Since the beginning: 13,05% EAR ▲	Economic: 96,84% =	0,22% ($123.858.152) ▲	Traded Volume: Aug. COP$3.942 Million ▼	LTM: 5,14%** (Aug: 4,86%) DY calculated over the Net Asset Value of the Equity Security ▼	Capital: COP$ 141.725 Million ▼
GLA: 84.140 sqm =	LTM: 13,44% EAR (CPI + 6,78%) ▲	Physical: 96,34% =		August Trading Price: 56,8%	Aug: 8,56% DY calculated over Market Price	Weighted average cost of debt 12,56% EAR**** ▼
						LTV*****: 23,95%<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.

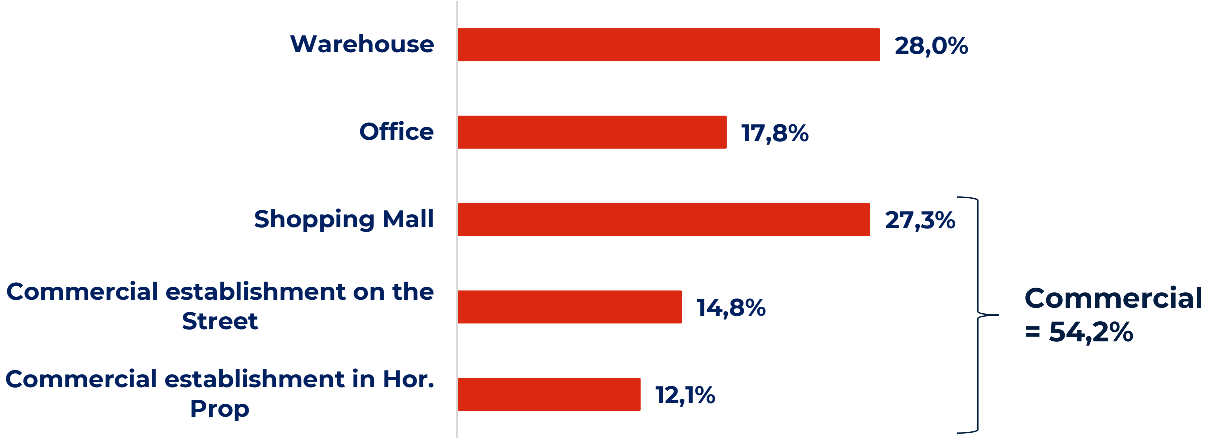
***** Weighted Average Cost of Debt.*

****** 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.

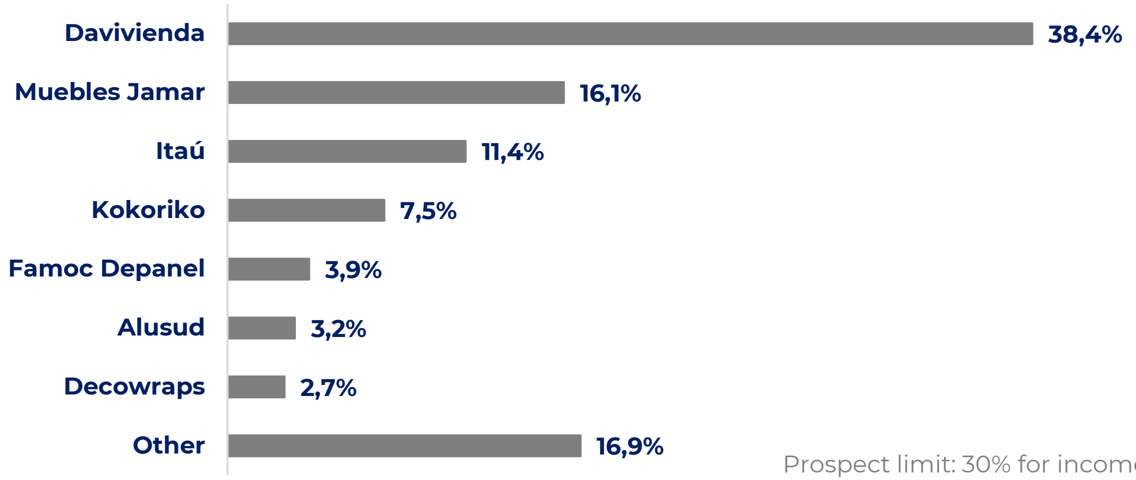
Monthly Report – August 2026
Tin Portfolio Distribution

By Type of Real Estate Property



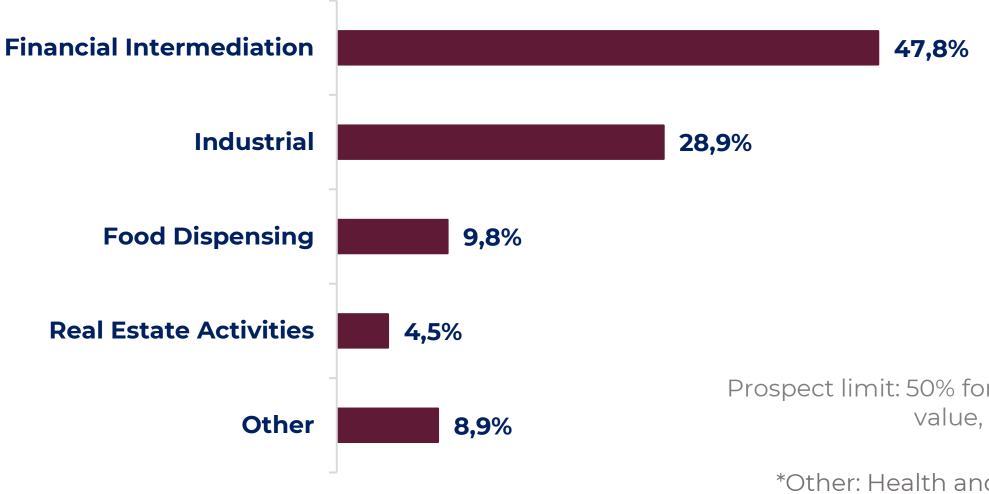
Prospect limit: 60% by the type of asset.

By Tenant



Prospect limit: 30% for income.

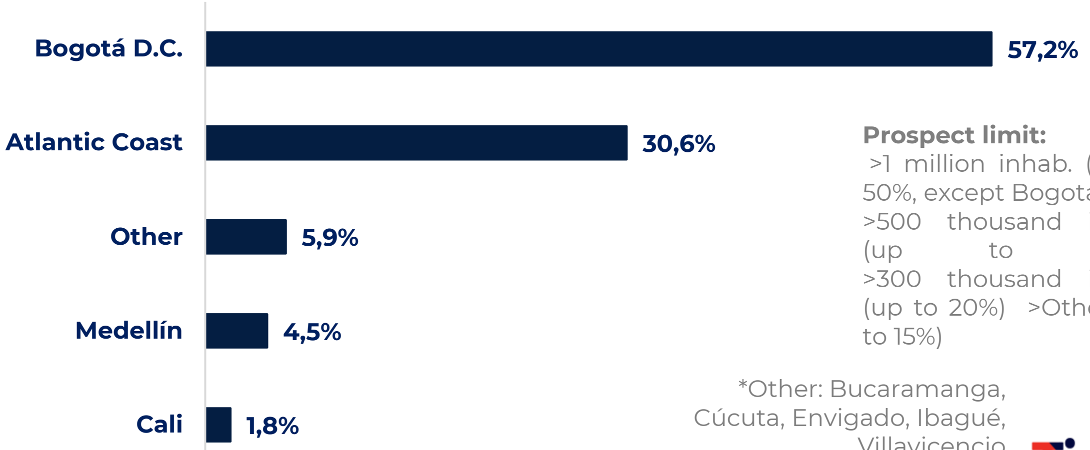
By Economic Sector



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

*Other: Health and Services.

By Geographic Location



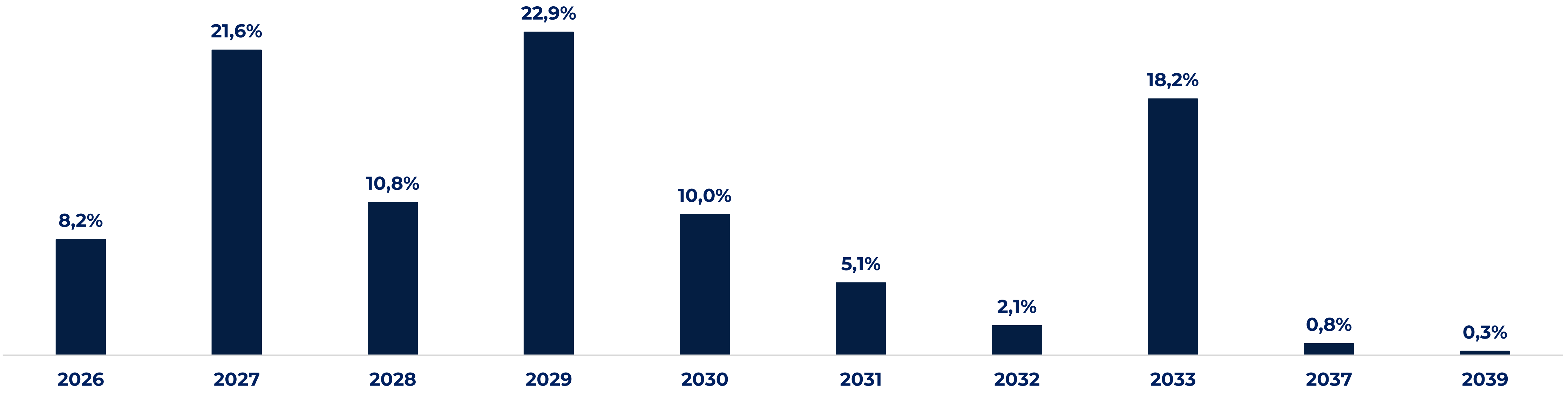
Prospect limit:
>1 million inhab. (up to 50%, except Bogotá)
>500 thousand inhab. (up to 30%).
>300 thousand inhab. (up to 20%)
>Other (up to 15%)

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

34
Total Tenants

3,43 Years
Weighted Average Lease Term Remaining

Lease Expiration Profile



Financial Income Report
Effective Return Performance – August 2026

Return

13,05% EAR

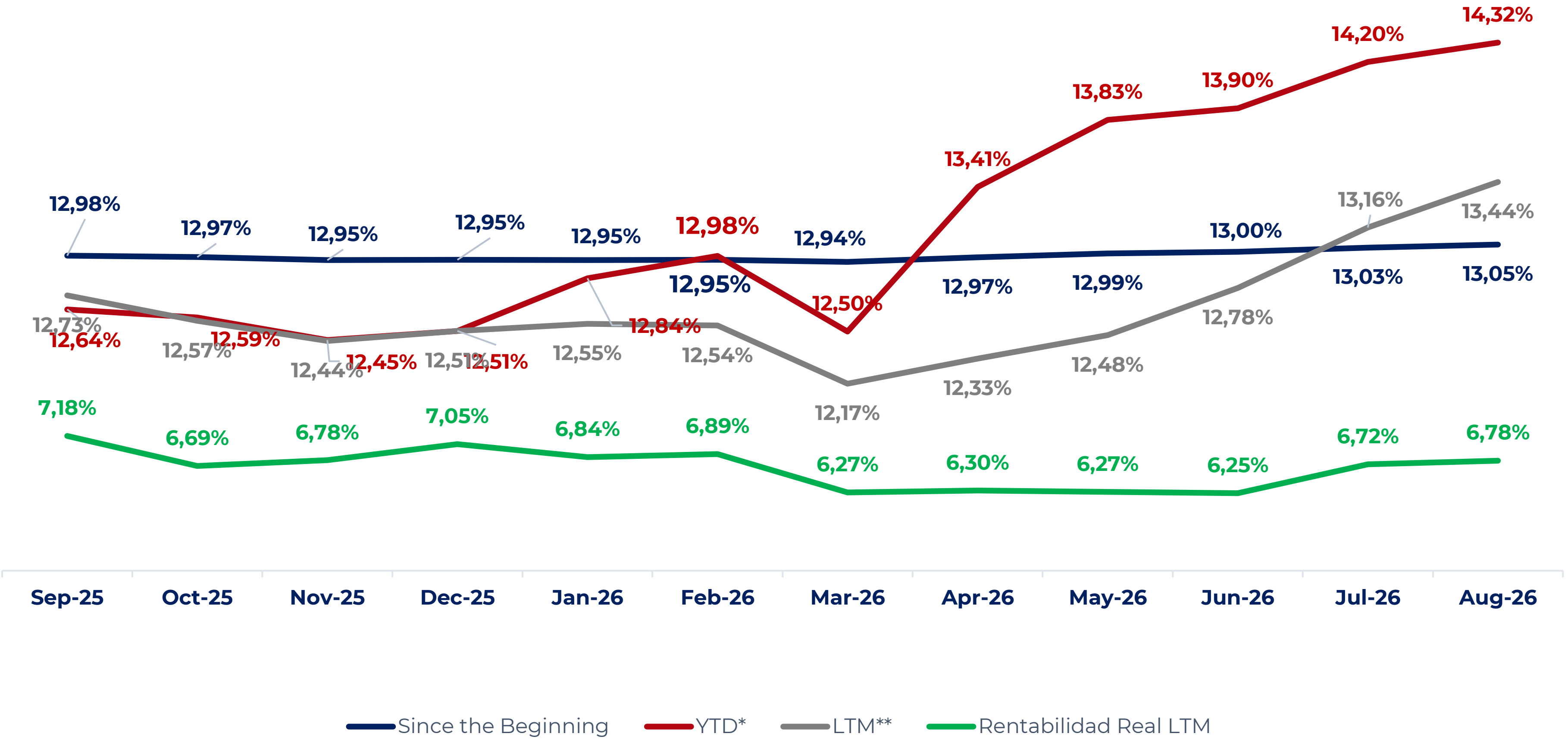
Since Inception:
Oct. 2018 – Aug. 2026

- 55,6% - **Capital Appreciation**
- 44,4% - **Cash Flow**

13,44% EAR

Last 12 months:
Sept. 2025 – Aug. 2026

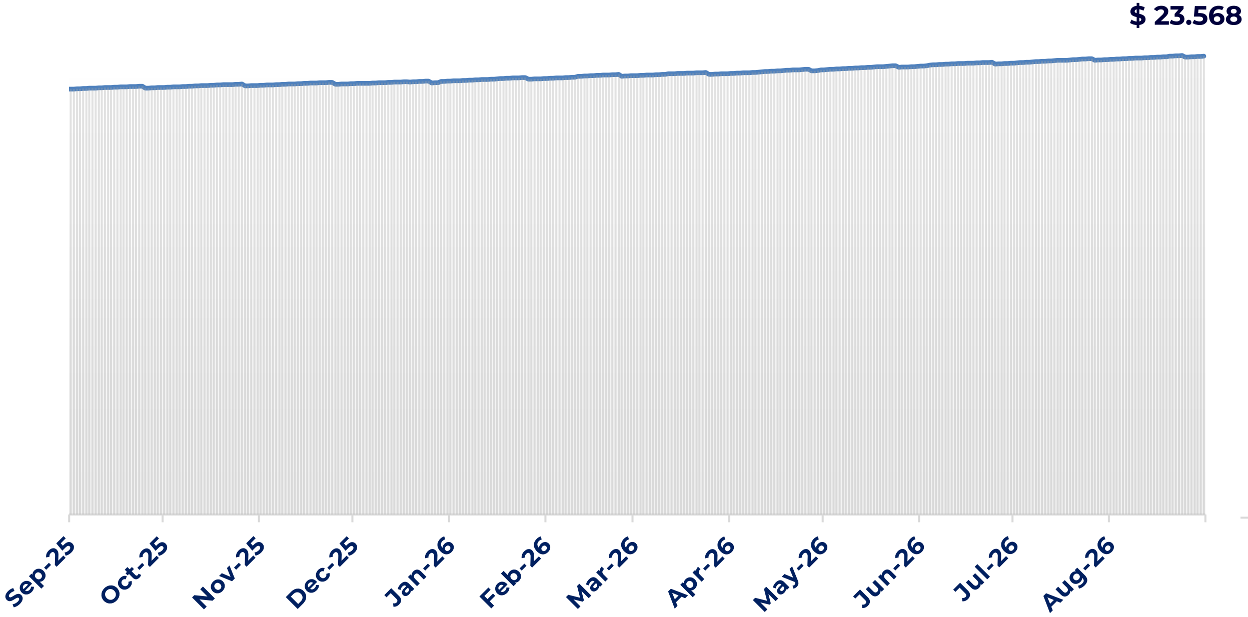
- 66,3% - **Capital Appreciation**
- 33,7% - **Cash Flow**



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

Financial Results – August 2026
Dividend Yield and Security Value

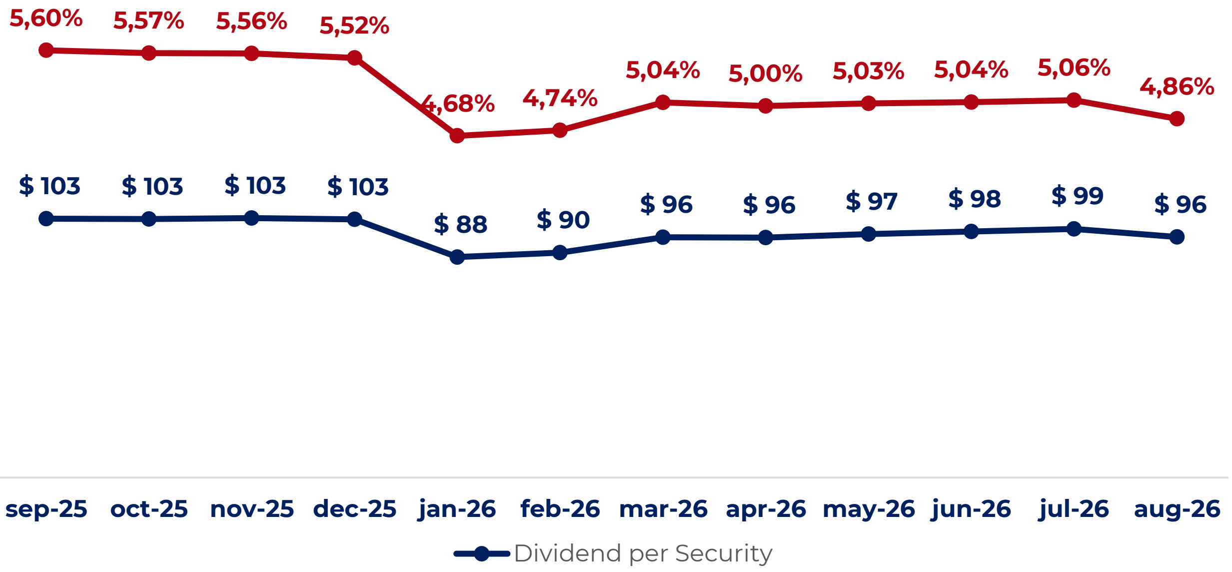
TIN Security Value



COP$ 23.751
Security Value August 31 2026

7,76%
LTM security value's increase
Vs $22.041* (Security Value 01/09/2025)

Dividend Yield & Returns



5,14%
Average DY LTM:
09/2025 – 08/2026

4,86%
DY Last Month:
08/2026

8,56%
DY Last Month Market Prices:
08/2026

* 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.

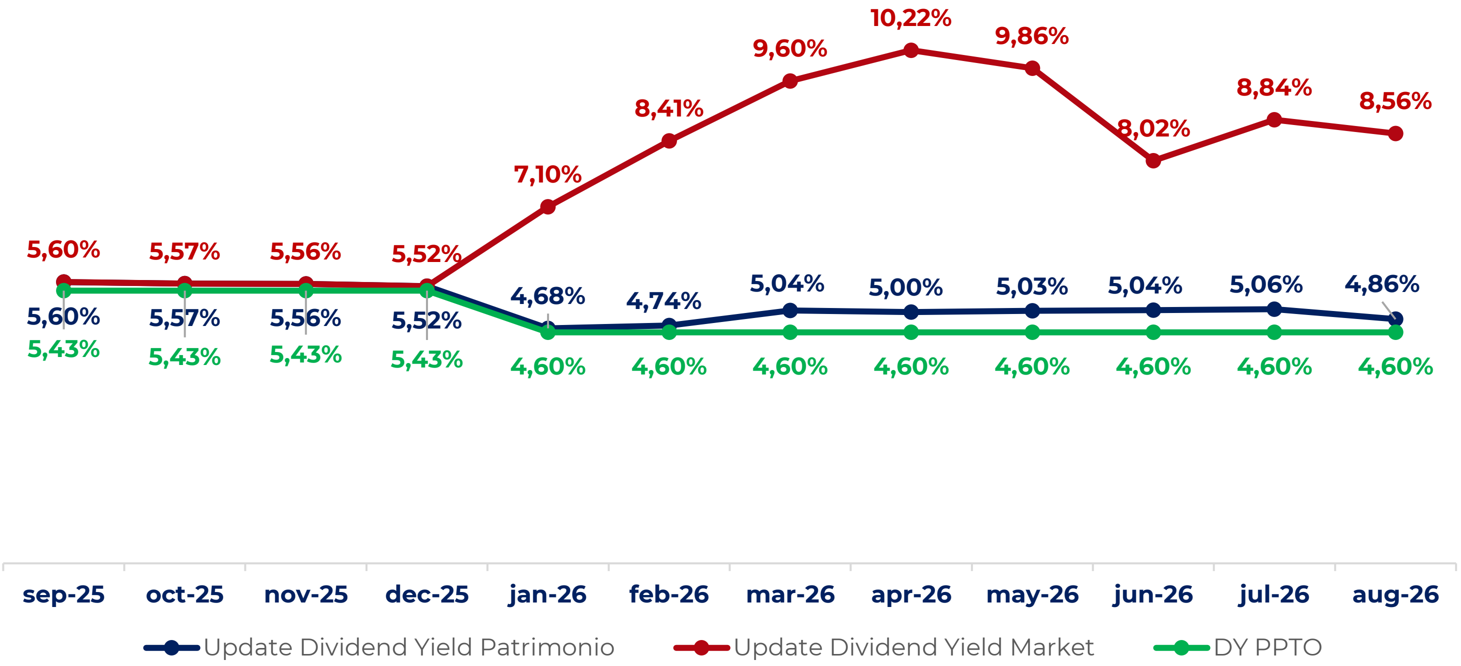
Key Performance Indicators
Return & Dividend Yield August 2026

Dividend Yield LTM at NAV

Dividend Yield LTM: **5,14%**

Dividend Yield August **4,86%**

Comparative Dividend Yield Reference Price (NAV vs. Market vs PPTO)



Dividend Yield at Market price

Dividend Yield LTM: **7,76%**

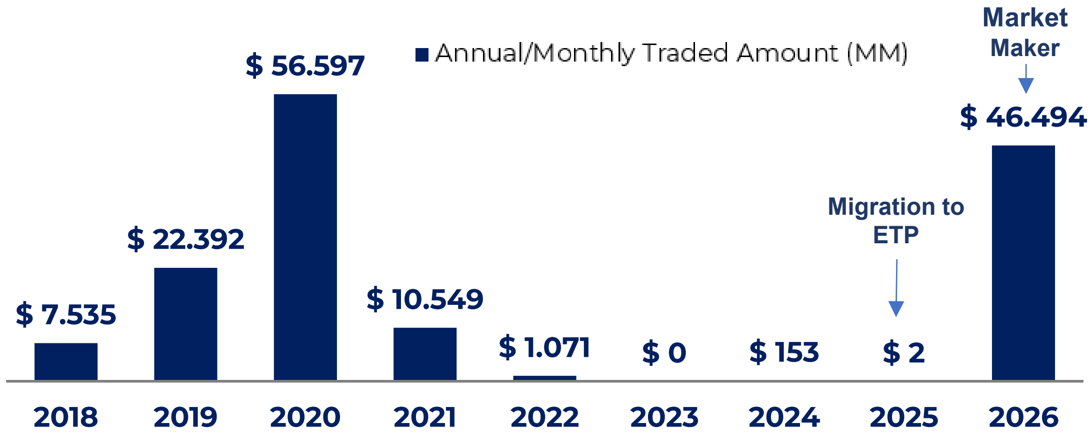
Dividend Yield Market Price Augusta 57%: **8,56%**

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

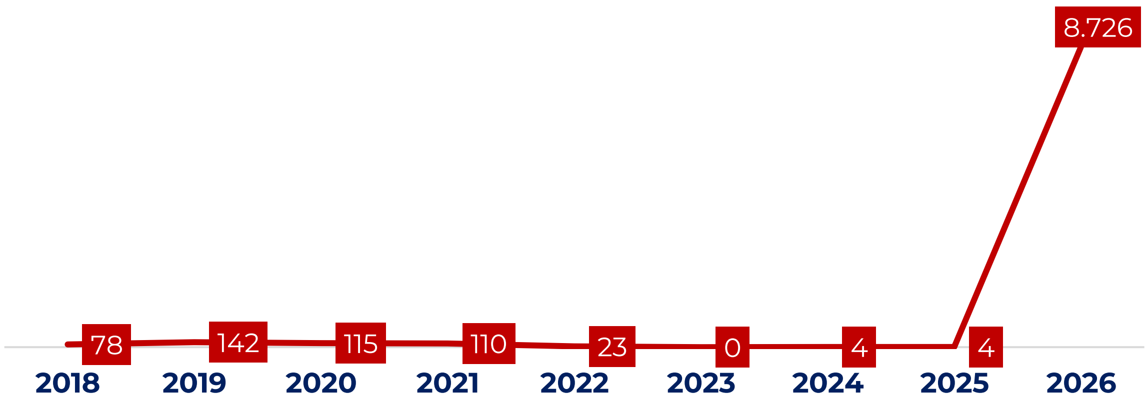
TIN securities are participatory securities and, therefore, will not have a guaranteed return. Instead, their return will be variable and will depend on the performance of the investments that make up the Universality.

Monthly Report – August 2026
Secondary Market

Total Traded Amount (COP$ Millions)



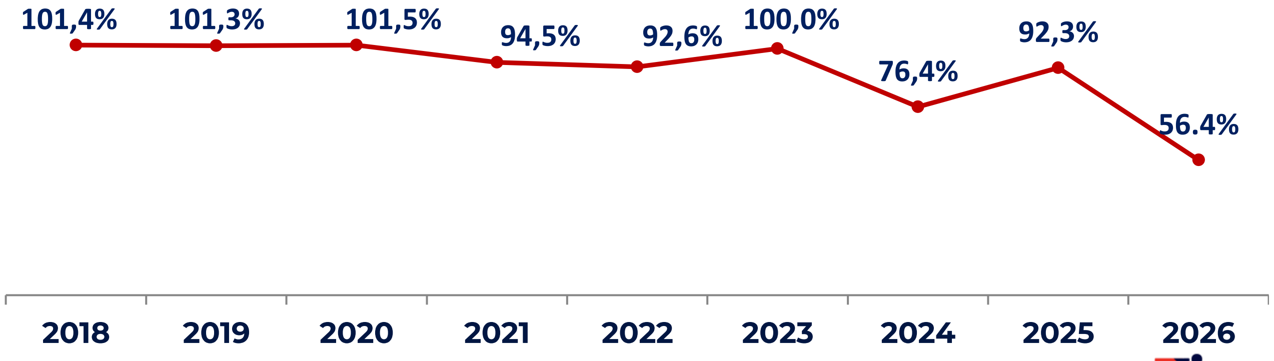
Number of Market Transactions



56.75%
Valuation Price**

TIN Buyback Amount **COP 3,817.4 million**
Pending buyback Amount **COP 1,732.6 million**

Weighted Average Trading Price



COP 13,480 (-0,15% M/M)
Closing Price 31/08/2026

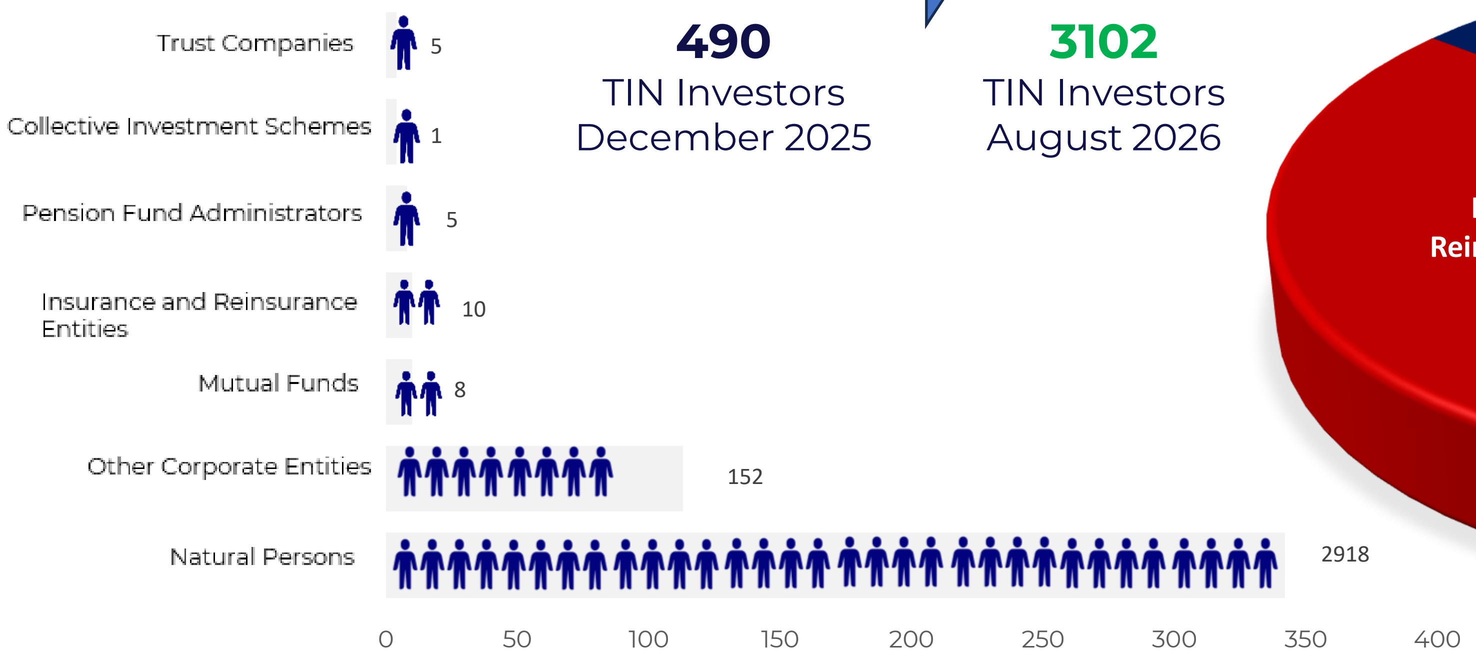
COP 207.5 millions
ADTV Aug 2026 (Average Daily Traded Volume)|

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

Titularizadora
COLOMBIANA

Monthly Report – August 2026
Secondary Market & Investors

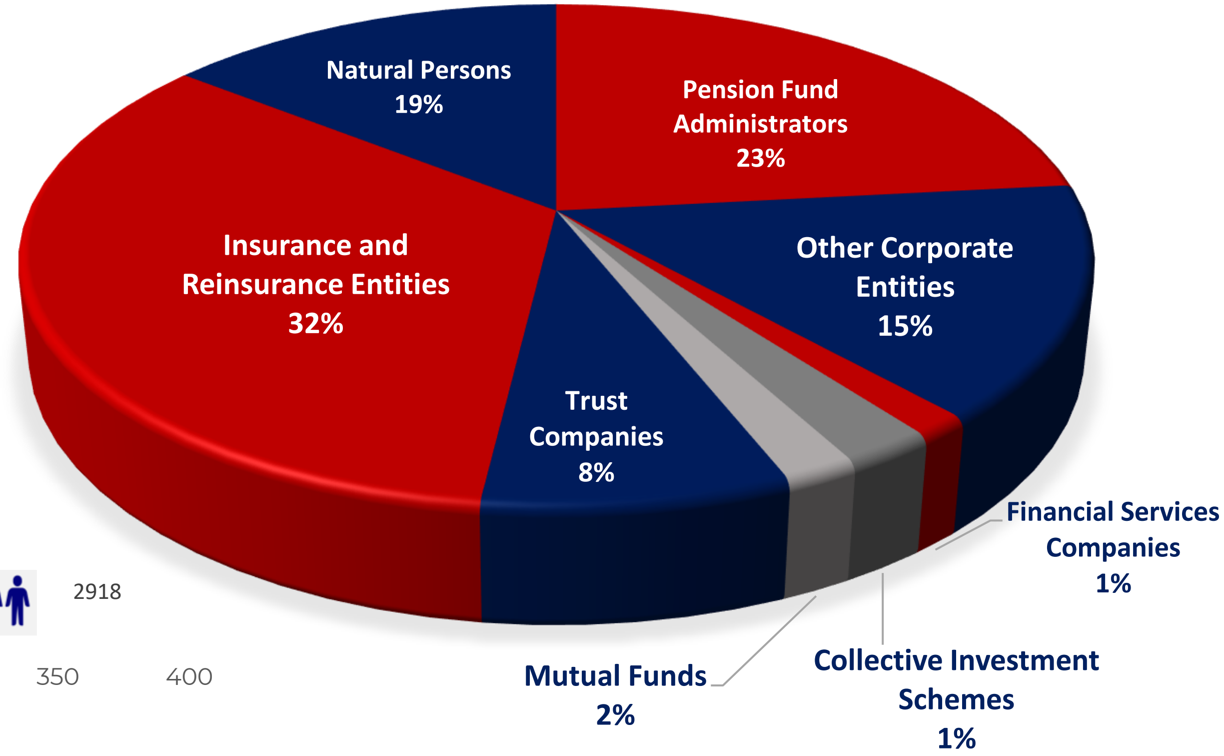
Número de Inversionistas



490
TIN Investors
December 2025

3102
TIN Investors
August 2026

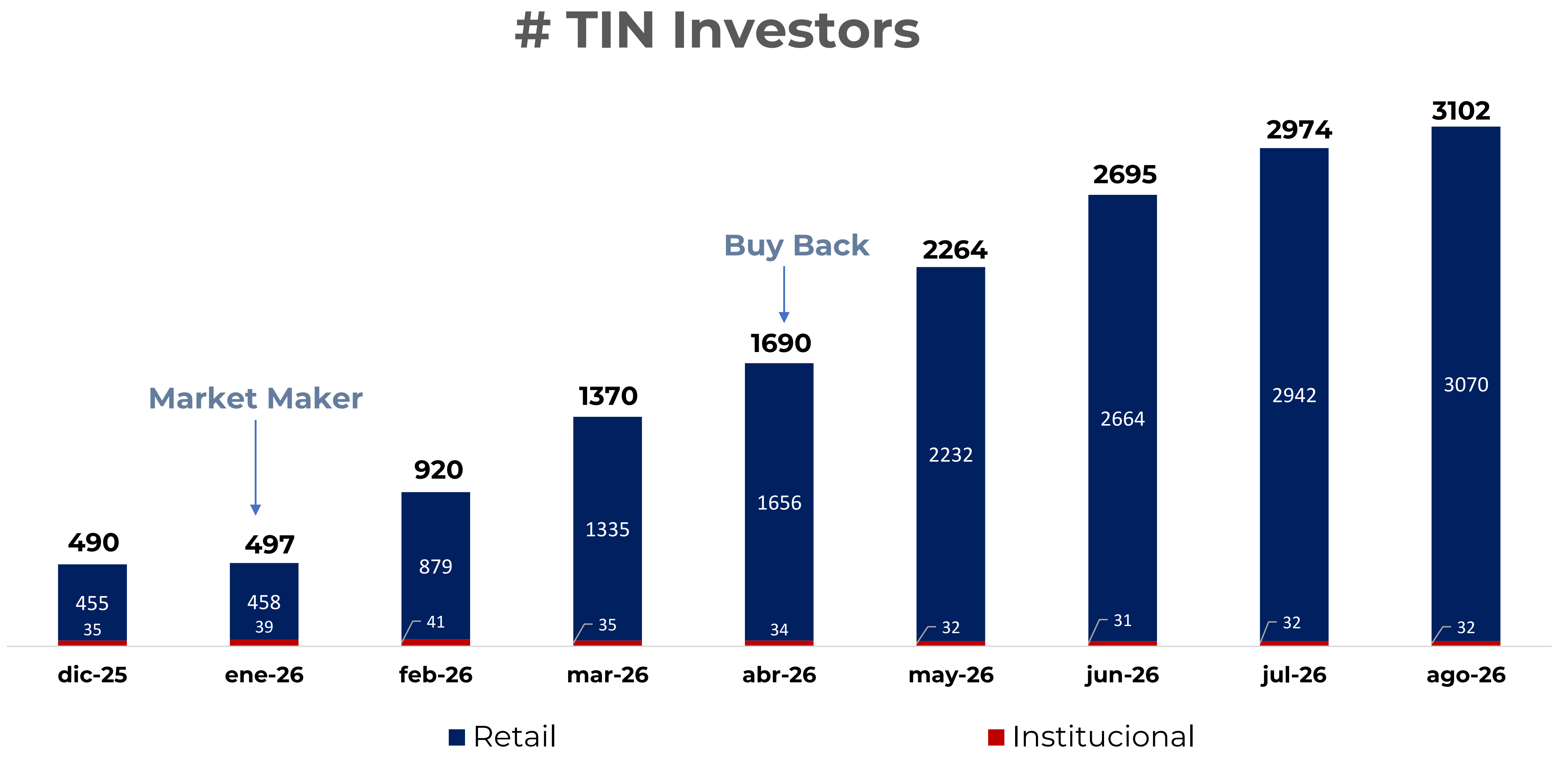
Investors per Amount



66%: Inversionistas Institucional
34%: Retail

Tin Títulos Inmobiliarios

Monthly History - TIN Investors



TIN Tranche 3 Issuance

Tranche 3 will issue up to COP 210,500 MM to repay the Program's debt and increase the investor's monthly cash flow

Up to COP 210,500 MM

Amount to be issued · Tranche 3

52,533 sqm

40 properties · 94% warehouses

iAAA

Rating of TIN Tranche 3

USE OF PROCEEDS AND EFFECT ON RETURNS

COP 142,000 MM	Debt prepayment, freeing up close to COP 17,800 MM per year
Up to COP 66,361 MM	Purchase of new leased, stabilized properties
5.09% → 6.89%	Increase in the Dividend Yield estimated on the security's net asset value
8.51% → 9.8%	Increase in the Dividend Yield estimated on the market price, at 62.9% of net asset value

PLACEMENT MECHANICS

1. Up to 10% of the issuance for non-institutional clients that are not TIN investors
2. Preemptive Subscription Right: up to 90% of the securities held; the right is transferable
3. Open placement to the entire market

Tentative issuance and placement: November 2026

The security's price is set by the Advisory Committee, days before the placement

Placement Agents

Alianza · AVAL Casa de Bolsa · Davivienda Corredores · Valores Bancolombia · trii · itaú · LarrainVial

Source: Titularizadora Colombiana S.A. Issuance and portfolio figures as of June 30, 2026; amount to be issued subject to SFC approval.
TIN securities are equity-participation securities and carry no guaranteed return