Titularizadora COLOMBIANA

Titularizamos sueños para **Impulsar al país**

Earnings Conference Call Presentation 2Q-2026

Tin Títulos Inmobiliarios

CONTENT

Títulos Inmobiliarios

Titularizadora COLOMBIANA

Differentiating Factors 2Q 2026

1

OUTSTANDING RETURN

Últimos 7 years, con rentabilidad mas destacada del asset Class***

- Return **LTM: 12,78% E.A. (IPC + 6,25%).** 17% por encima del promedio simple del sector, sin contemplar mínimo
- Return **since el Inicio: 13,0% E.A.**

4

STRONG CORPORATE GOVERNANCE

Ensures a rigorous acquisition, divestment and vehicle management monitoring process.

2

VACANCY AND RECEIVABLES

- Economic vacancy: **3,16%**
- Physical vacancy: **3,06%**
- Receivables ratio: **0,19%****
- **NOI margin: 89%**
- **EBITDA margin: 71%**
- **CAP Rate: 7,3%**

5

MASTER ADMINISTRATION

Oversight and monitoring. Team of independent real estate experts

CERTIFICATIONS

IR Certification for Participation Security Issuers. Certified in 2022

3

FEES

Aligned with our investors' interests:

1. Calculated based on (NOI), the vehicle's real return and Distributable Cash Flow (FCD).
2. They are capped as a percentage of AUM

6

INCOME DISTRIBUTION

Monthly income distribution.

- Dividend Yield* **LTM: .5,25%**
- Dividend Yield* **June 2026: 5,04%.**
- Dividend Yield* a market value **June 2026: 8,02%**
- Dividend Yield sobresaliente entre vehículos similares***

Source: Titularizadora Colombiana.
Information date: 30/06/2026
** Dividend Yield: Income distributed during the month over the average security value during the month*
*** Past-due receivables sobre ingresos operacionales de los últimos 12 meses*
**** Fondos de Investment Inmobiliaria de acuerdo con la información publicada en la página web de los respectivos fondos inmobiliarios durante dichos periodos*
TIN real estate securities are participation securities and therefore do not offer a guaranteed return. Their return is variable and depends on the performance of the investments comprising the Trust Estate

Tin Títulos Inmobiliarios

CONTENT

01

Management Overview 2Q-2026

Títulos Inmobiliarios

Performance Indicators
2Q 2026

Differentiating Factors

Dividend Yield

LTM:
5,25% *****

(Jun: 5,04%)
DY calculado sobre el NAV del titulo

Jun: 8,02%
DY calculado sobre el Valor Mercado

Return

Since Inception:
13,00% E.A.

LTM: 12,78% E.A.
(IPC + 6,25%)

Economic and Physical Occupancy

Economic:
96,84%

Physical: 96,94%

Past-due receivables

0,19%
($106,300,230)

Other Factors

Secondary Market

Traded in June:
$7,918 millones

Closing trading price in June:
62,9%***

Assets Under Management* and Managed Area

$596.610
Millones

GLA: 84.140 m2
Real Estate Assets: 123

Debt Structure

Principal:
$142.000
Millones

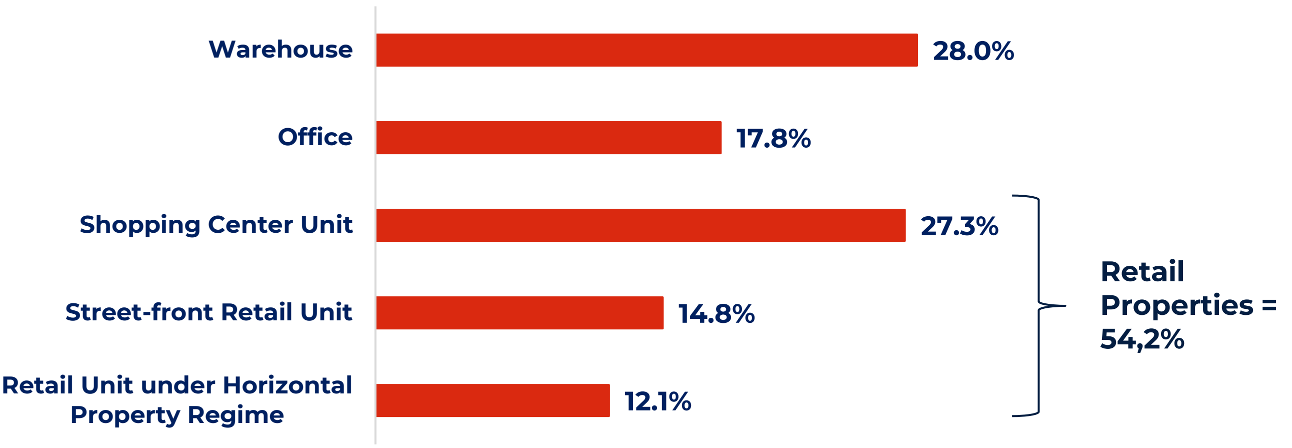
Weighted cost:
12,57% E.A.****

Utilization:
24,24%<35%

** Total Assets Under Management include cash, tangible assets, accounts receivable and other assets.*
****** Income distributed during the month over the average security value during the month*
**** Weighted average valuation price for the last 12 months as of the report date (Precia y PiP)*
***** Weighted average cost of debt*
TIN real estate securities are participation securities and therefore do not offer a guaranteed return. Their return is variable and depends on the performance of the investments comprising the Trust Estate

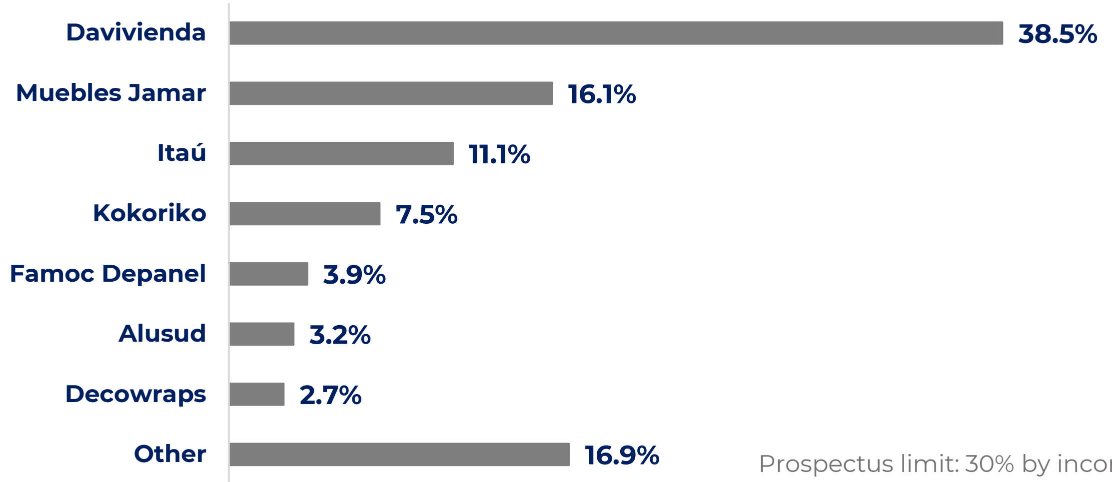
Informe 2Q 2026
Distribución Portafolio Inmobiliario TIN

Property Type



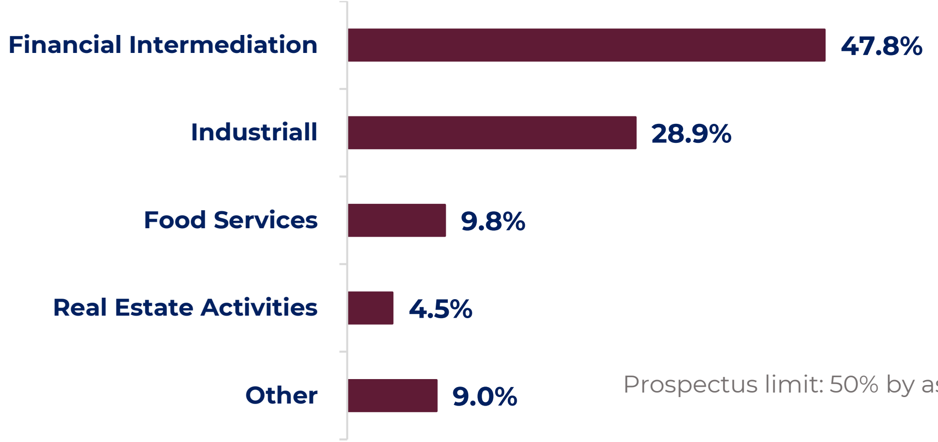
Prospectus limit: 60% by asset type.

Tenant Distribution



Prospectus limit: 30% by income.

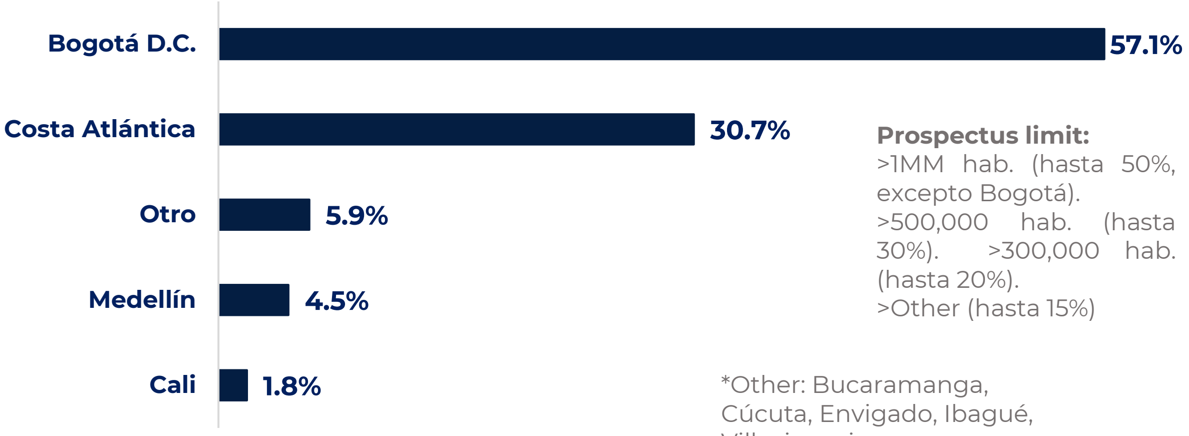
Economic Sector Distribution



Prospectus limit: 50% by asset value, ISIC code.

*Other: Salud y Servicios .

Geographic Distribution



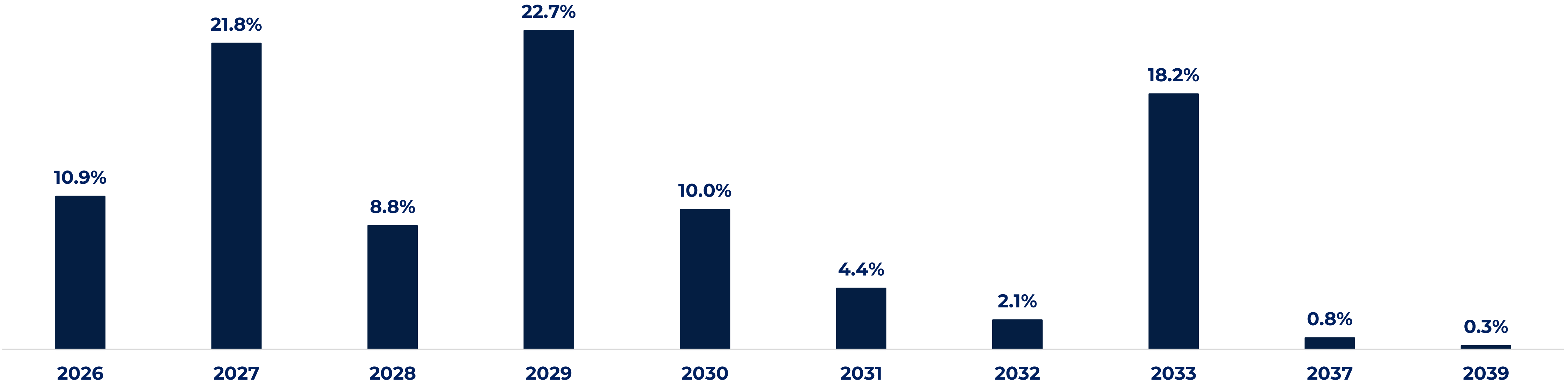
Prospectus limit:
>1MM hab. (hasta 50%, excepto Bogotá).
>500,000 hab. (hasta 30%). >300,000 hab. (hasta 20%).
>Other (hasta 15%)

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

36
No. of Tenants

3,51 years
Weighted average remaining lease term

Lease Expiration Profile



Informe 2Q 2026
Appraisal Monitoring 2Q 2026

Value of appraisals completed as of 2Q-2025

$ 311,745

5,95%

Increase
2Q-2025 vs 2Q-2026

Value of appraisals completed as of 2Q-2026

$ 330,299

#93
Appraisals scheduled for 2026

#21 (23%)
Progress on total scheduled appraisals

4
Independent appraisers with biennial property rotation

Source: Titularizadora Colombiana S.A.
Figures in COP millions
Source: Avaluadores: Tinsa Colombia LTDA, Colliers International Colombia S.A, Cushman & Wakefield Colombia S.A.S, Logan Valuation S.A.S. Los paquetes activados en November y December incluyen repeticiones de avalúos
Information date: 31/03/2026

Financial Results Report
Debt Position 2Q 2026

	30 June. 2025		30 June. 2026		Difference (Change)
Deuda Financiera	**$138.459***	0% **Fixed Rate** 100% **Floating Rate**	**$142.000***	100% **Fixed Rate** 0% **Floating Rate**	**$3.541* (2,56%)**
Costo Average Anual de Deuda	**$10,35% E.A.**		**$10,77% E.A.**		**42 pbs (4,09%)**
Debt Limit <35%	**25,08%**		**24,24%**		**-84 pbs (-3,35%)**

2026 Strategy:

- Refinancing loans at fixed rates, mitigating the risk of rate increases.
- Regularly obtaining interest-rate quotes
- Evaluating new financing alternatives, such as synthetic loans, and assessing rates below those available in the domestic market in order to reduce the cost of debt

** Figures in COP millions*
Source: Prospecto TIN – Titularizadora Colombiana.
Information date: 30/06/2026

CONTENT

02

Financial Results 2Q-2026

Financial Results Report
Operating Results 2Q2026*

	2Q 2025	Comparison YTD	2Q 2026	
Economic Occupancy 97,14%	**Operating Revenue** $23.216	3,5%	**Operating Revenue** $24.019	**Economic Occupancy** 96,84%
	NOI $20.288	Margen 87% / 89%	**NOI** $21.388	
Receivables Ratio 0,45%	**EBITDA** $16.275	Margin 70% / 71%	**EBITDA** $17.096	**Receivables Ratio** 0,19%
Costo Average de Deuda año corrido 9,79%	**Financial Cost** $6.462	17,7%	**Financial Cost** $7.605	**Costo Average de Deuda año corrido** 11,45%
	Income Distribution $11.214	-2,2%	**Income Distribution** $10.969	
	Dividend Yield YTD 5,36%	Margin 47% / 46%	**Dividend Yield YTD** 4,92%	

** Figures in COP millions*
Source: Titularizadora Colombiana
TIN real estate securities are participation securities and therefore do not offer a guaranteed return. Their return is variable and depends on the performance of the investments comprising the Trust Estate.

Financial Results 2Q 2026
Return Performance

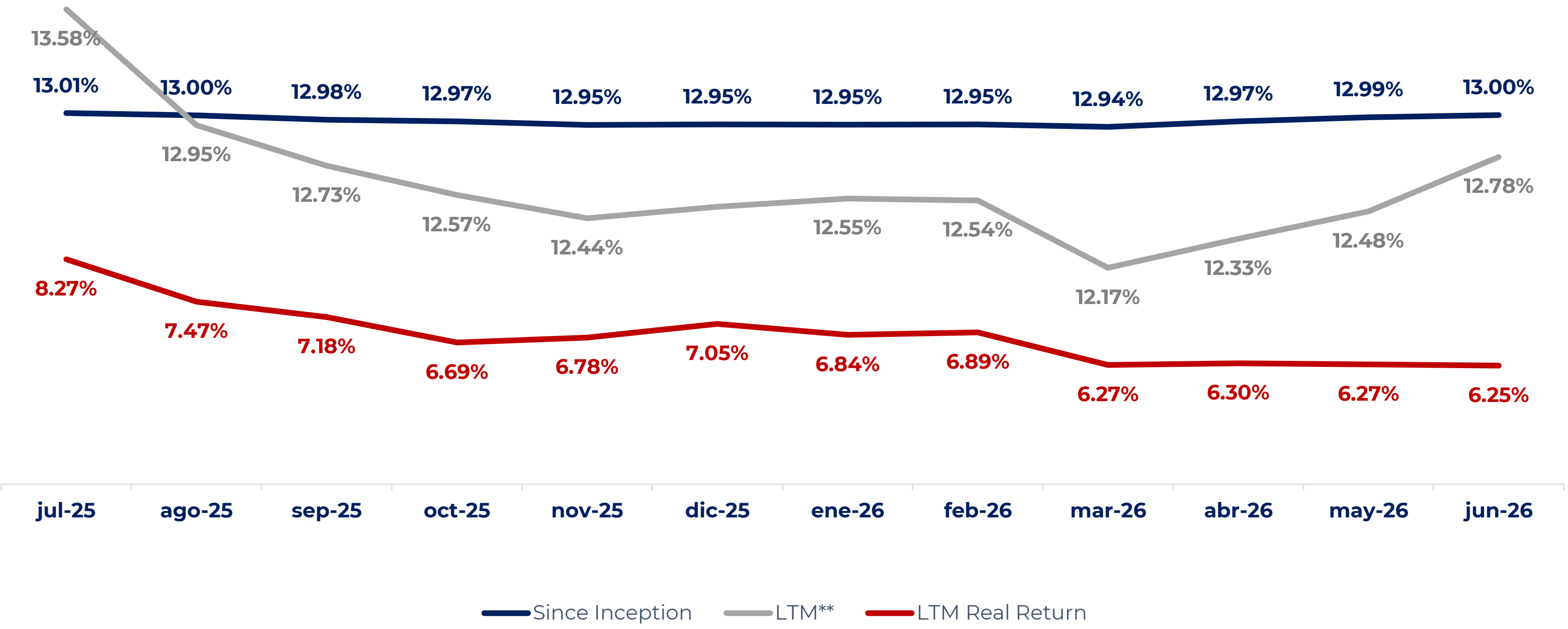
Return

13,00% E.A.

Since Inception:
Oct. 2018 – June. 2026
- 54,9% - **From Appreciation**
- 45,1% - **From Cash Flow**

12,78% E.A.

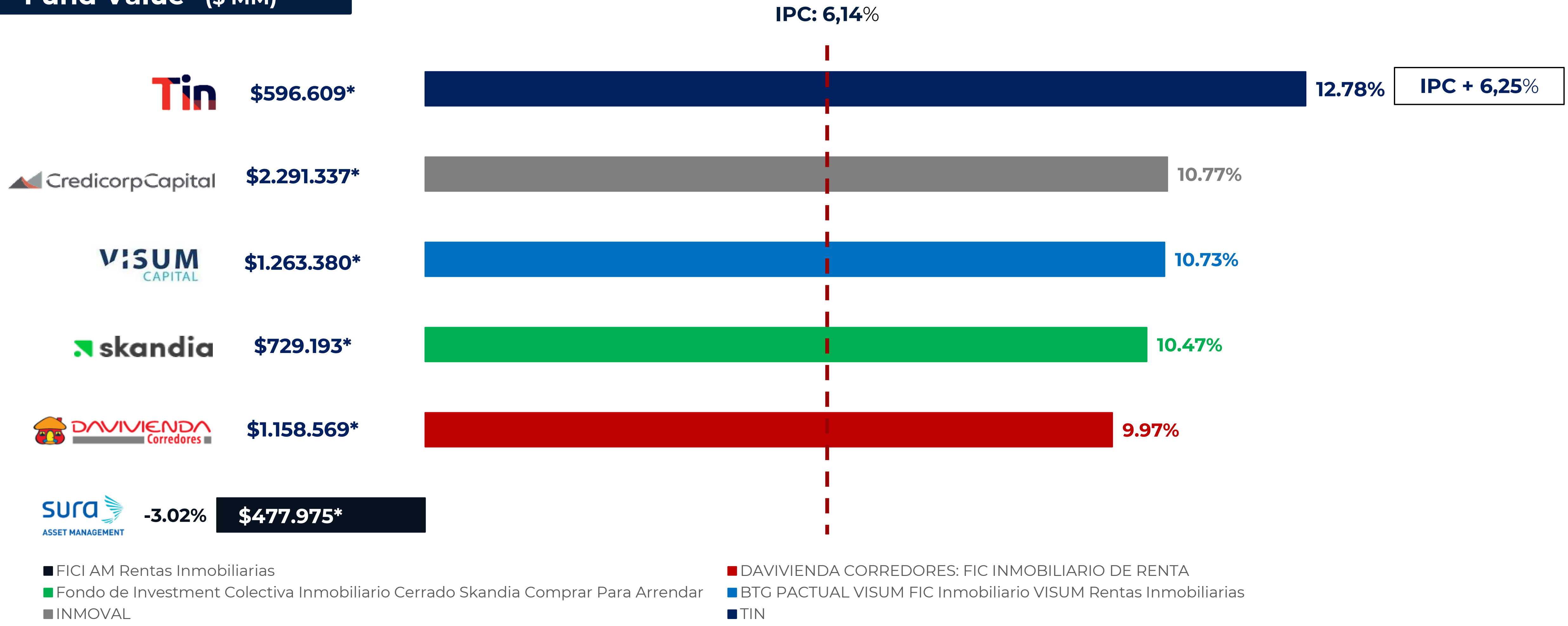
Last 12 Months:
Jul. 2025 – Jun. 2026
- 62,1% - **From Appreciation**
- 37,9% - **From Cash Flow**



* *YTD: Year to Date.*
** *LTM: Last 12 Months.*

LTM Returns of Real Estate Funds 2Q-2026

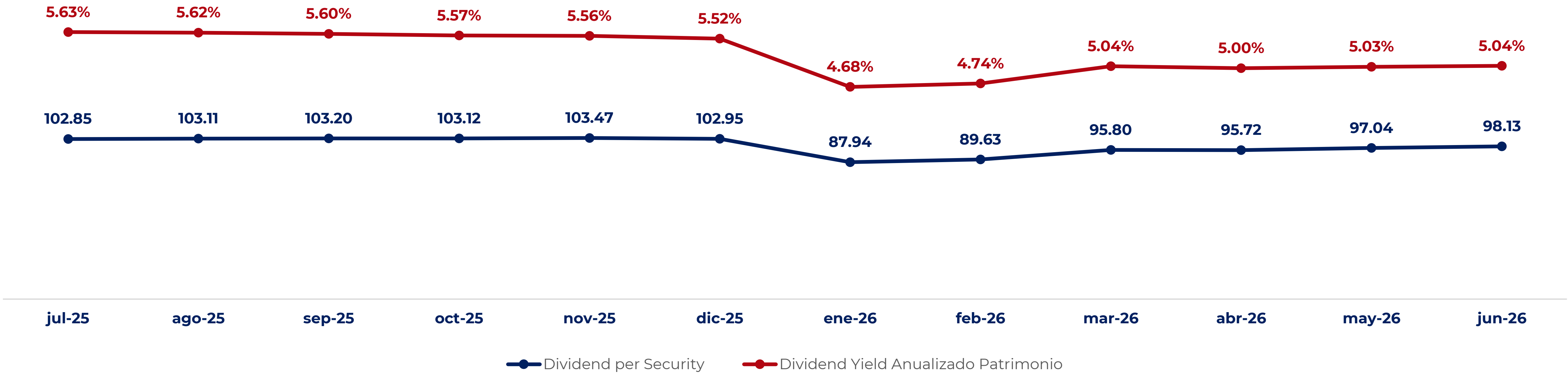
Fund Value* ($ MM)



*** Return últimos 12 meses: Periodo Julio 2025 – June 2026.*
Source: Inmoval , Davivienda S.A. , Skandia Comprar para Arrendar | Genera Ingresos con Inversiones Inmobiliarias - Skandia Colombia , FIC Inmobiliario VISUM Rentas Inmobiliarias | BTG Pactual Colombia
Activo total y Returnes se toman de la información publicada en la página web de los respectivos fondos inmobiliarios con corte al 31 de March 2026: ficha técnica e informe de gestión.

Financial Results 2Q 2026
Dividend Yield

Dividend Yield & Rendimientos



5,25%
DY LTM Average:
07/2025 – 06/2026

5,04%
DY Ultimo mes:
06/2026

8,02%
DY Latest month
Precios Mercado:
06/2026

TIN Security Value ($)

21.846
Security value
01/07/2025

7,01%

23.376
Security value as of 30/06/2026

Source: Titularizadora Colombiana
TIN real estate securities are participation securities and therefore do not offer a guaranteed return. Their return is variable and depends on the performance of the investments comprising the Trust Estate.

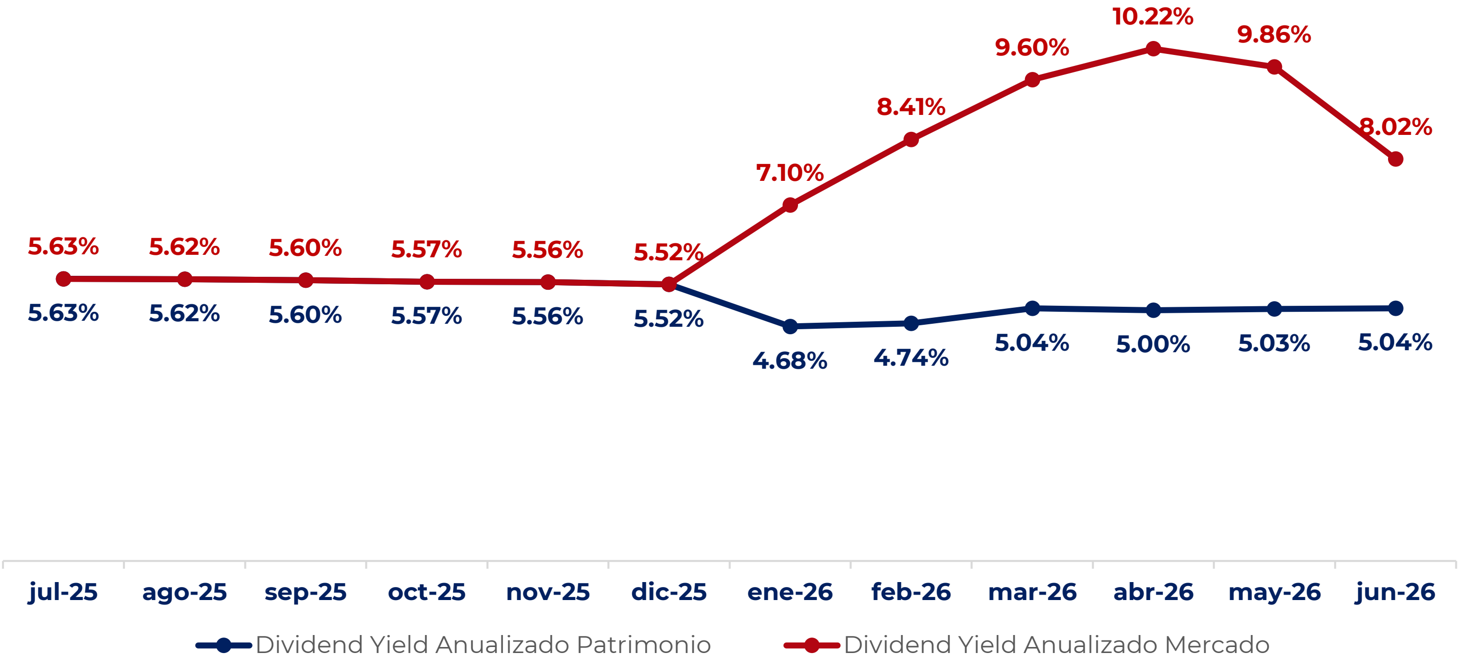
Performance Indicators
Return y Dividend Yield 2Q 2026

Calculado sobre
NAV al 100%

Dividend Yield LTM:
5,25%

Dividend Yield June:
5,04%

Comparison Dividend Yield precio de Referencia (Patrimonial vs Mercado)



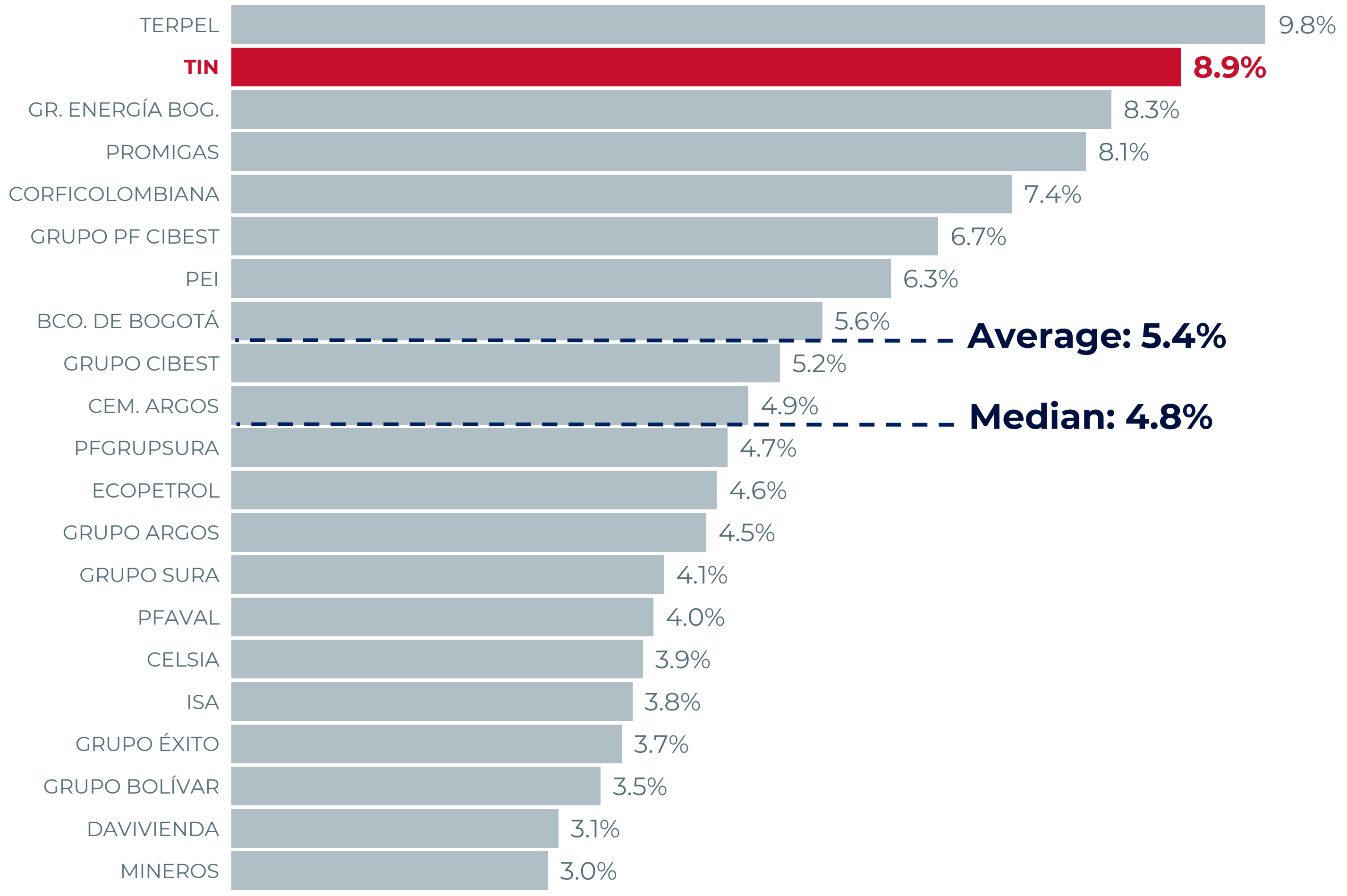
Calculado sobre
Precio de mercado

Dividend Yield LTM:
7,23%

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

Income distributed during the month over the average security value during the month
TIN real estate securities are participation securities and therefore do not offer a guaranteed return. Their return is variable and depends on the performance of the investments comprising the Trust Estate

Dividend Yield: TIN vs. Mercado Accionario Colombiano



DY TIN – Precios Mercado

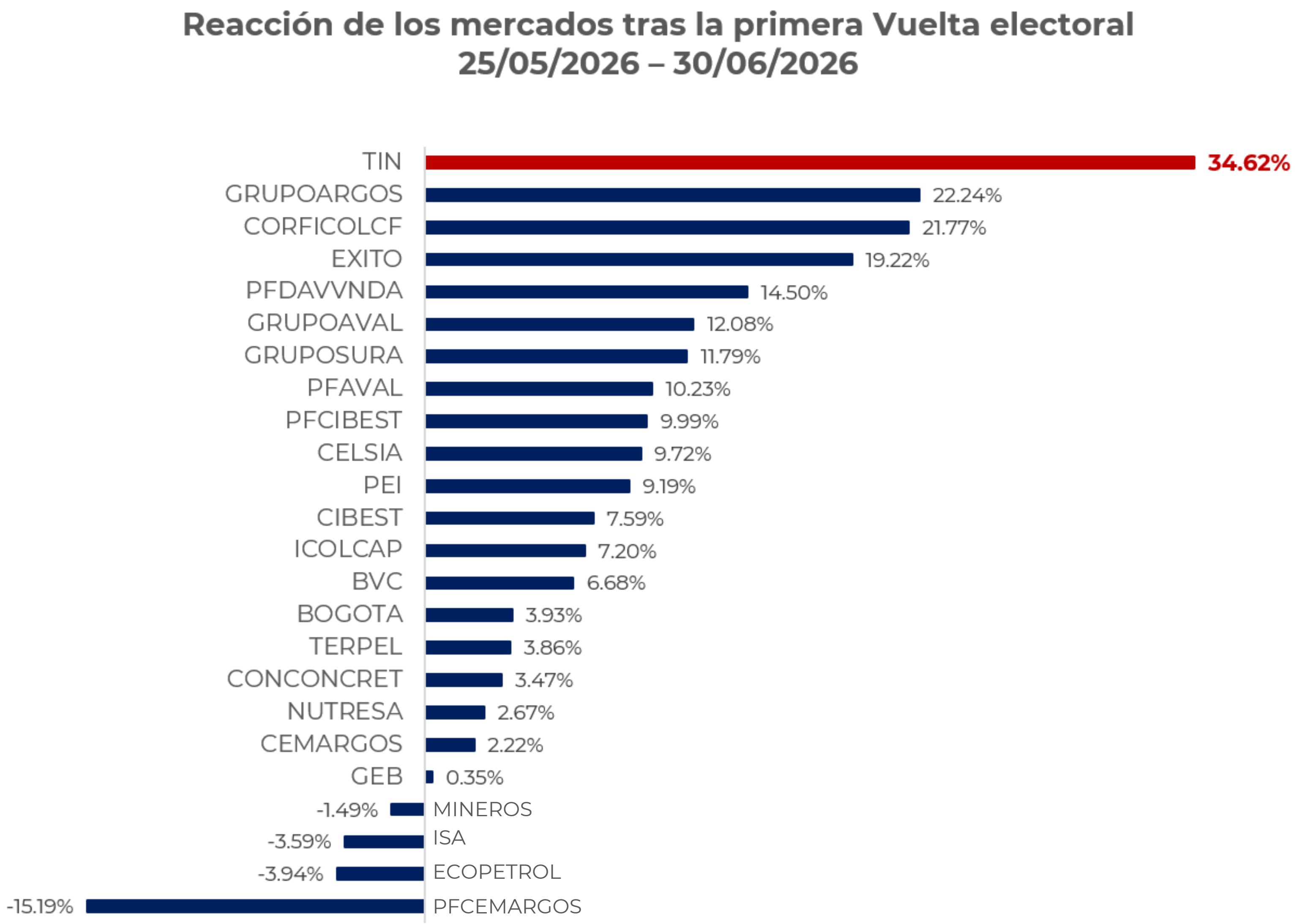
8.9%

2026 Projected Average

TIN se presenta como una alternativa competitiva frente a los *Dividend Yield* del Mercado Accionario Local, con el diferencial de distribuir flujos mensuales.

Source: Casa de Bolsa | Data as of April 2026 | Titularizadora Colombiana

TIN Performance vs. Local Equity Market



Period Comparison

+34,62%
TIN
Outperforms MSCI COLCAP by 27,42 p.p.

+7,20%
MSCI COLCAP
Benchmark index

Source: BVC - Calculations: TC

Estrategias para Dinamizar el Mercado de Securitys

Mayo 2025

1. **Migración a Renta Variable**

   Split del Security 370:1

2. **Liquidity Provider**

   Ene-26

3. **Repurchase of Participation Securities**

   ~ COP 5,500 MM
   Abr-26

4. **Index Inclusion**

   Initially Local

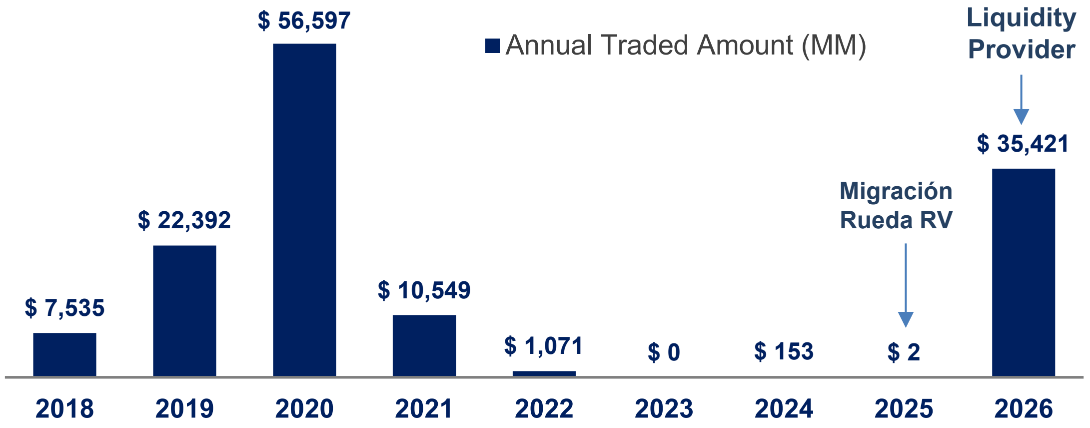
Main Objectives

Improved price discovery

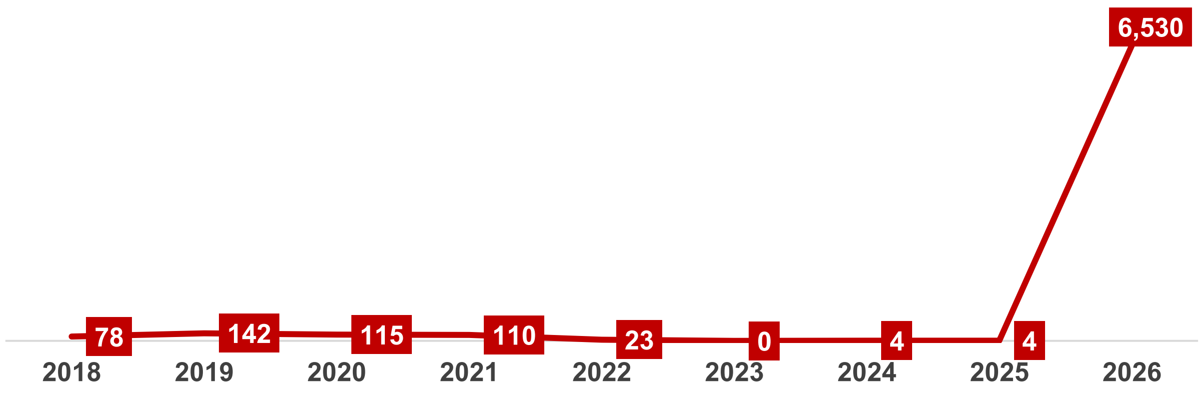
Greater liquidity and market depth

Performance Indicators Secondary Market 2Q 2026

Total Traded Amount (Millions)



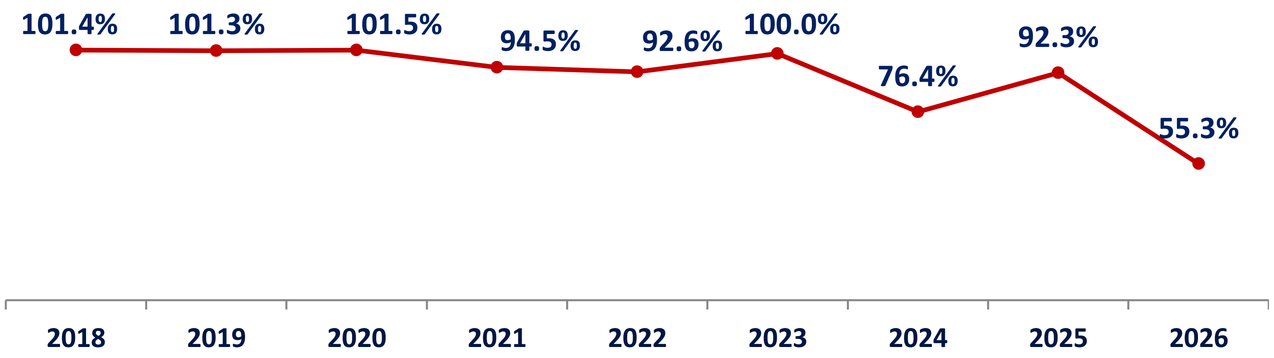
Number of Market Transactions



62.88%
Valuation Price**

TIN Amount Repurchased **COP 1,779.6 millones**
Remaining Amount to Repurchase **COP 3,770 millones**

Trading Price PP*



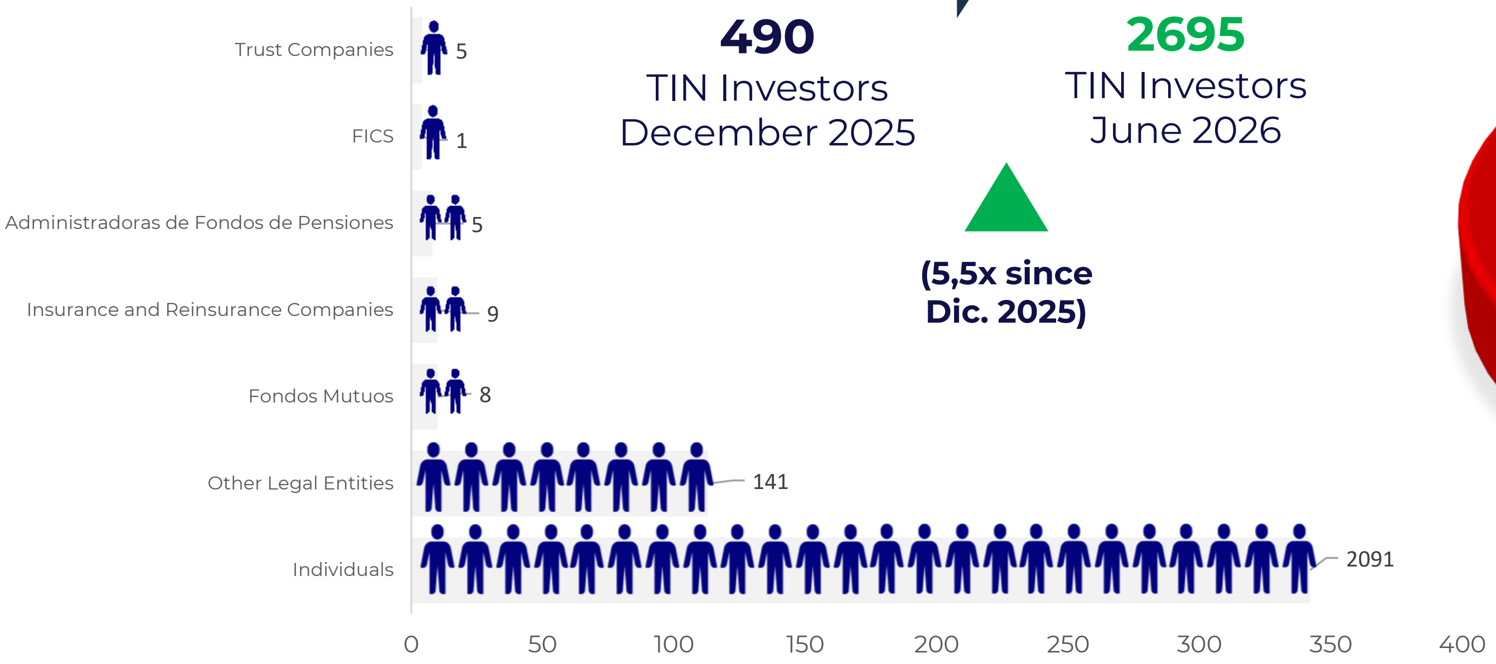
COP 14,700 (+24.2% M/M)
Closing Price 30/06/2026

COP 415.3 millones
ADTV Jun 2026 (Average Daily Traded Volume)

*PP: Weighted Average Price
** Precio de valoración de Precia al 30 de June de 2026

Performance Indicators
Investor Composition 2Q 2026

Number of Investors

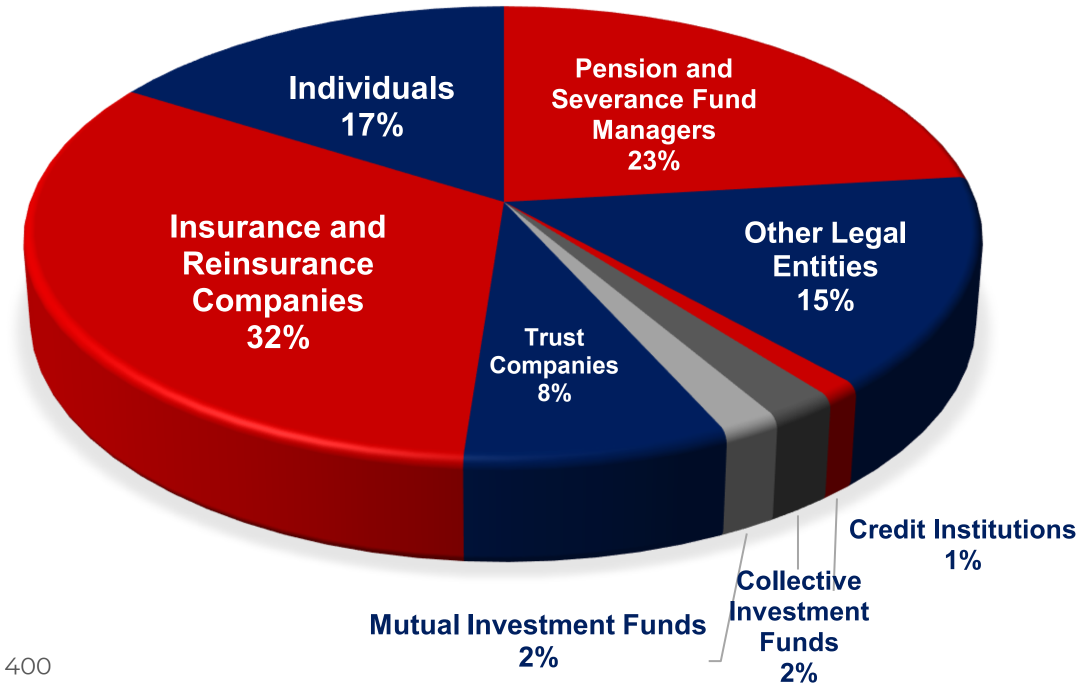


490
TIN Investors
December 2025

2695
TIN Investors
June 2026

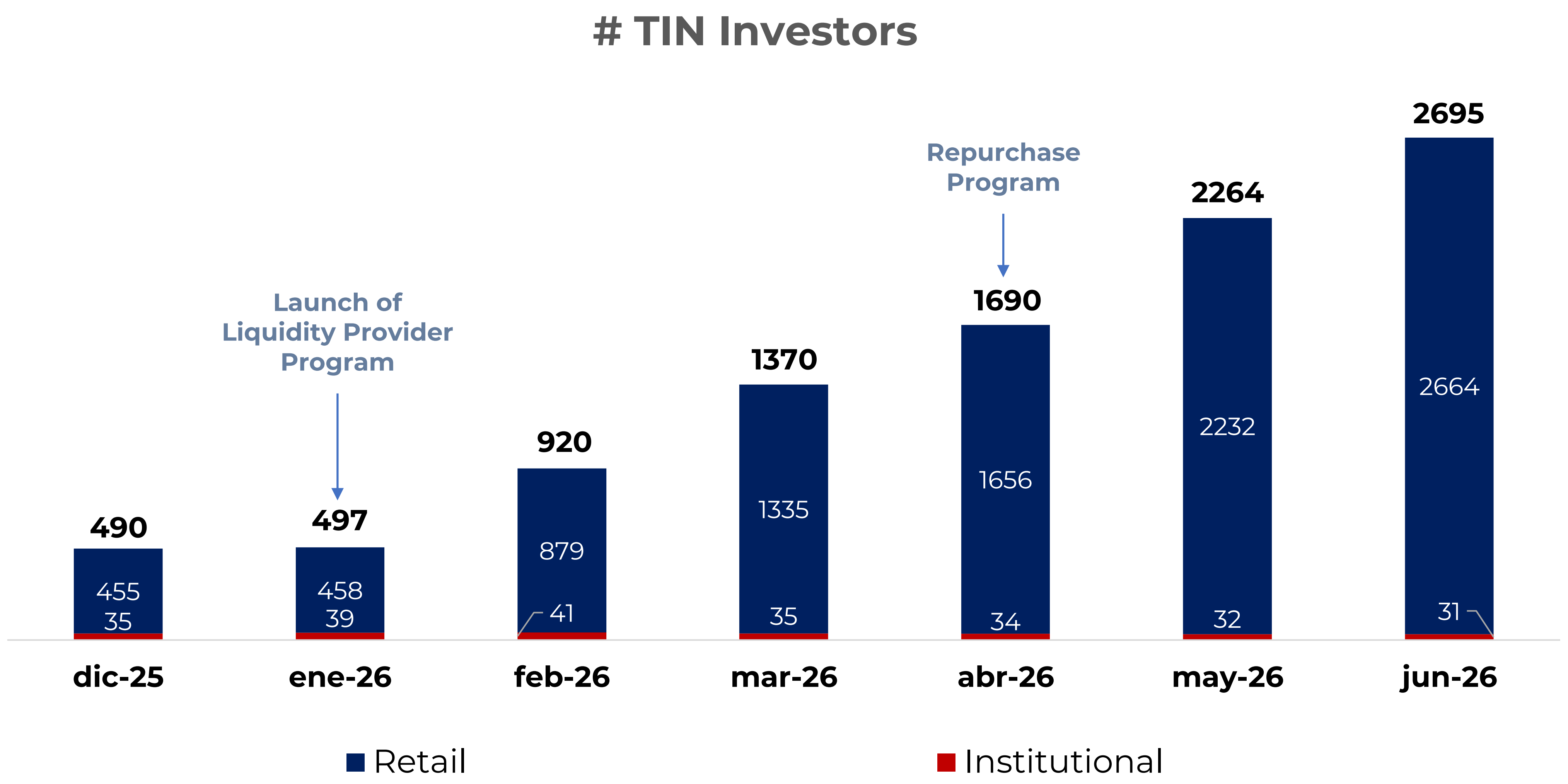
(5,5x since Dic. 2025)

Investors by Amount



68%: Institutional Investors
32%: Retail

Performance Indicators
Monthly Investor History 2Q 2026



Return Security TIN -Nuevos Inversionistas.

New investor entering TIN at a discount (since 0-50%). 12-month projection. Sensitivity showing entry and exit values from 50% to 100%.

Total Return -June 2026 a June 2027- TIN. Discounts Applied to NAV

Entry / Exit	50%	60%	70%	80%	90%	100%
50%	17,08%	39,26%	61,37%	83,45%	105,50%	127,52%
60%	-3,15%	15,24%	33,60%	51,92%	70,22%	88,50%
70%	-17,45%	-1,74%	13,94%	29,60%	45,24%	60,86%
80%	-28,09%	-14,38%	-0,69%	12,98%	26,63%	40,27%
90%	-36,32%	-24,15%	-12,01%	0,12%	12,23%	24,33%
100%	-42,86%	-31,93%	-21,02%	-10,12%	0,76%	11,64%

Dividend Yield -June 2026 a June 2027- TIN

Entry at a Discount (% of NAV)	50%	60%	70%	80%	90%	100%
Investment	-11.623	-13.948	-16.272	-18.597	-20.922	-23.246
Total Cash Flows	1.156	1.156	1.156	1.156	1.156	1.156
Cash Flow Return	**9,94%**	**8,29%**	**7,10%**	**6,21%**	**5,52%**	**4,97%**

Para la Proyección de Dividend Yield se toma para el periodo 2026 un DY proyectado de 4,6% anual y para 2027 un 5,0% de DY anualizado

IPC LTM 12-month forecast as of 30/06/2027: 5,57%

CONTENT

03

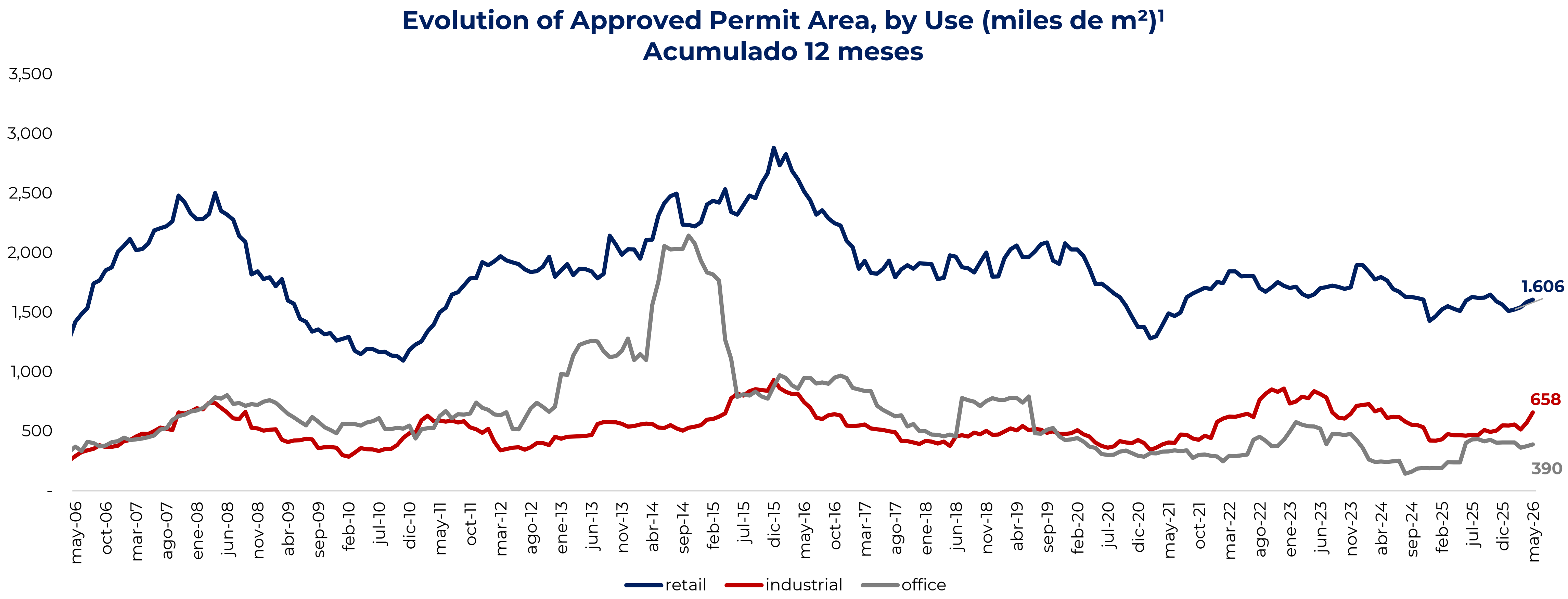
Real Estate Market

Títulos Inmobiliarios

Titularizadora COLOMBIANA

Mercado Inmobiliario
Evolution of Approved Permit Area, by Use (Miles de m²)[1]

Between June 2025 and May 2026, 2.7 million m² were permitted in the office, retail and industriall segments, representing 20% growth versus June 2024 to May 2025. Office permits grew 64% during the period, continuing the trend observed over the last year.



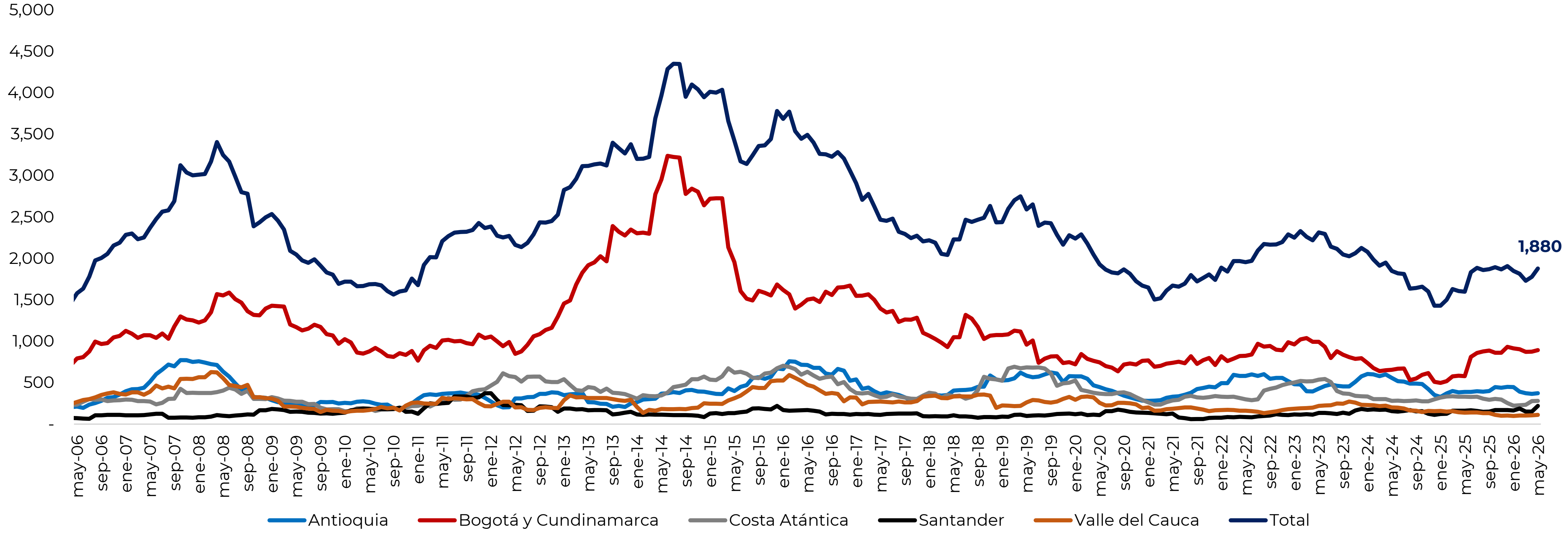
Source: Estadísticas de Edificación de Licencias de Construcción – ELIC a 21 de May 2026, DANE.
Calculations: Titularizadora Colombiana

[1] Permits for industriall, office and retail uses

Tin Títulos Inmobiliarios

Over the last 12 months, 1.88 million m² were permitted for office, retail and industriall uses in the country's main regions, an increase of 18%. Se destaca el crecimiento de la región de Bogotá y Cundinamarca, al igual que Santander, con crecimientos de 54% y 34%, respectivamente frente al mismo periodo del año anterior, aunque Valle del Cauca y la Costa Atlántica presentaron caídas del 19% y 15%, respectivamente.

Evolution of Approved Permit Area, by Region (miles de m²)[1]
Acumulado 12 meses

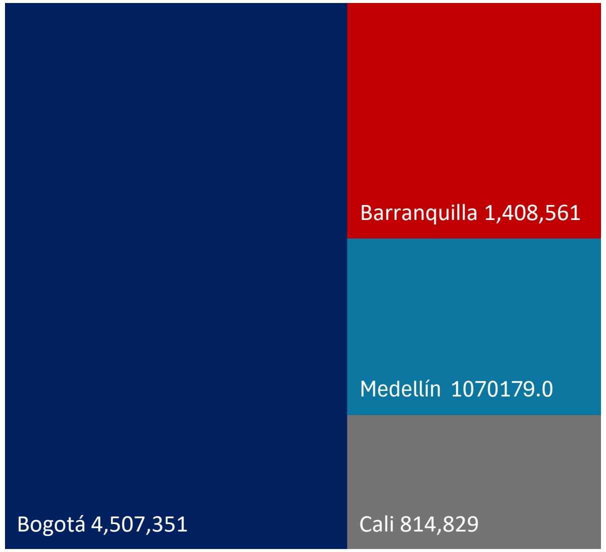


Source: Estadísticas de Edificación de Licencias de Construcción – ELIC a 21 de Mayo 2026, DANE
Calculations: Titularizadora Colombiana
**Total incluye sólo las regiones mostradas*

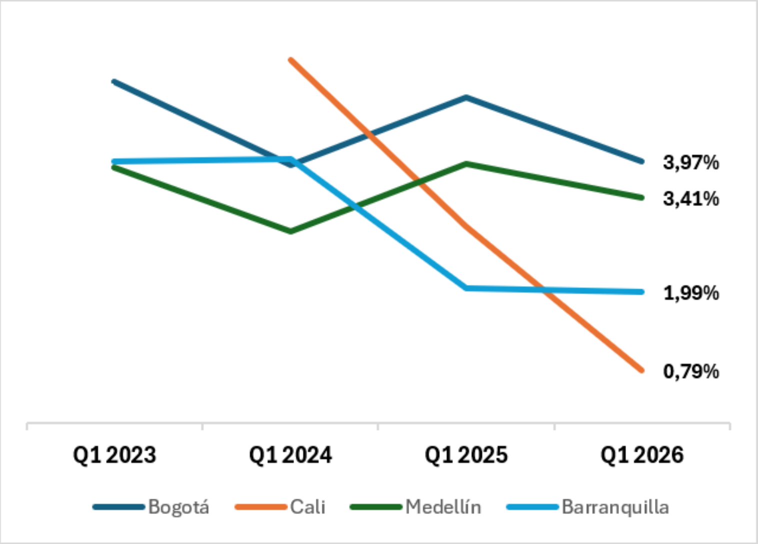
Mercado Inmobiliario
Warehouse Inventory Trends a 31 de March 2026

Los principales mercados industrialles del país continúan exhibiendo fundamentos sólidos, caracterizados por bajos niveles de disponibilidad y crecimientos moderados del inventario. Estas condiciones han favorecido una tendencia alcista en los cánones de arrendamiento, particularmente en Barranquilla y Cali, mientras Medellín registra los Mayres valores máximos de renta y Bogotá mantiene el liderazgo en tamaño y profundidad de mercado.

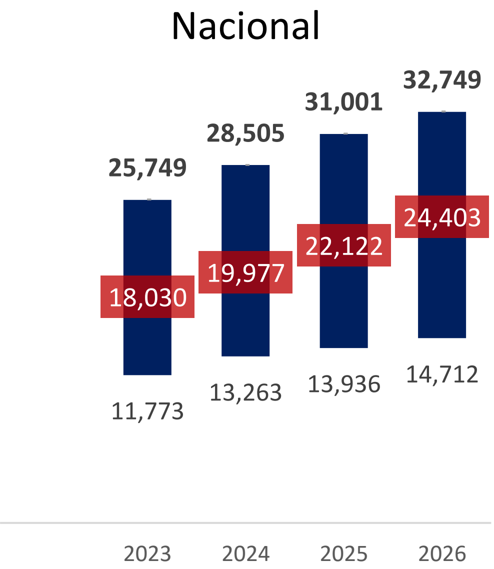
Warehouse Inventory March (m²)

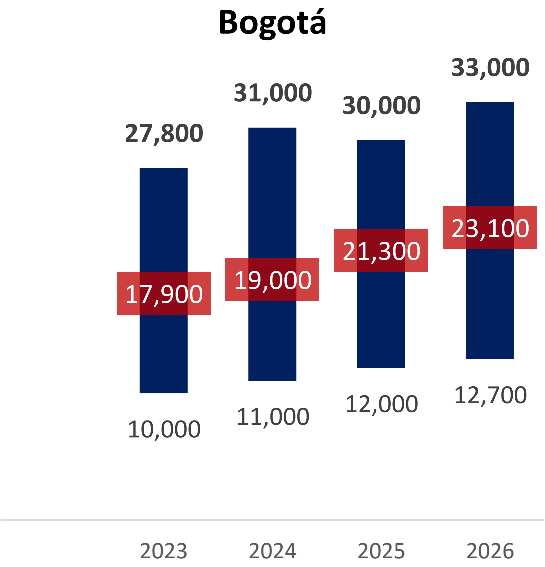


Availability Rate



Rental Rate Trends (trimestral)





Bogotá 1,31%
Barranquilla 1,44%
Medellín 2,10%
Cali 2,64%

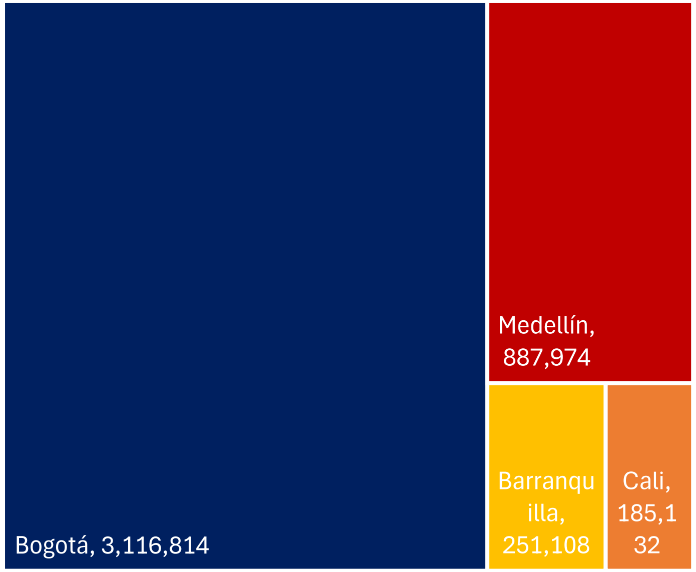
Low availability levels continue to support growth in industriall rental rates.

Source: Colliers, Reporte de mercado de industriall Q1 2026 para Bogotá, Medellín, Cali y Barranquilla. Calculations Titularizadora

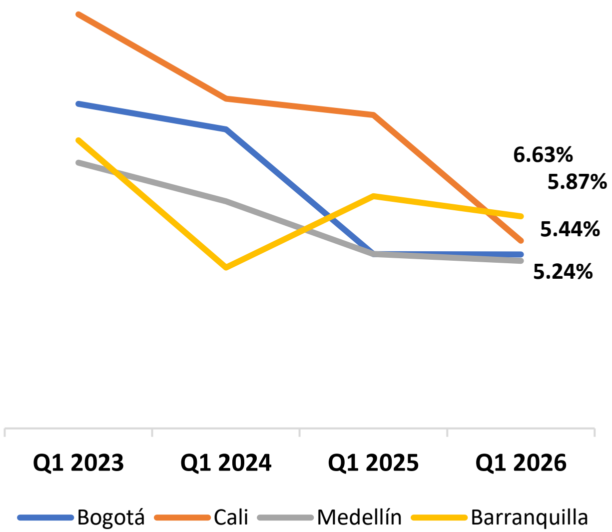
Mercado Inmobiliario
Office Inventory Trends a 31 de March 2026

Durante el primer trimestre de 2026, el mercado de offices continuó consolidando su proceso de recuperación. El inventario se mantuvo estable en las principales ciudades, mientras que las tasas de disponibilidad permanecieron por debajo de los niveles observados durante la pandemia, respaldando una mejora gradual en los fundamentales del sector. En este contexto, los cánones de arrendamiento mantienen una tendencia creciente, particularmente en Bogotá, lo que sugiere una Mayr presión de demanda sobre los espacios de mejor ubicación y especificaciones, favoreciendo la valorización de los activos corporativos.

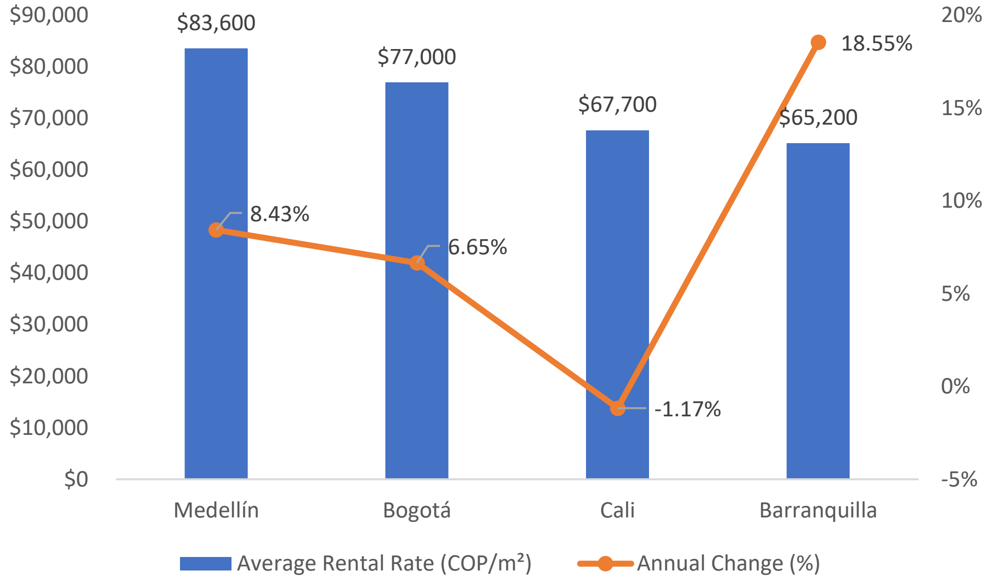
Inventario de offices (m²)



Availability Rate



Comportamiento de cánones de arrendamiento (Q1 2026)



Bogotá	0,00%
Barranquilla	0,00%
Medellín	0,68%
Cali	0,00%

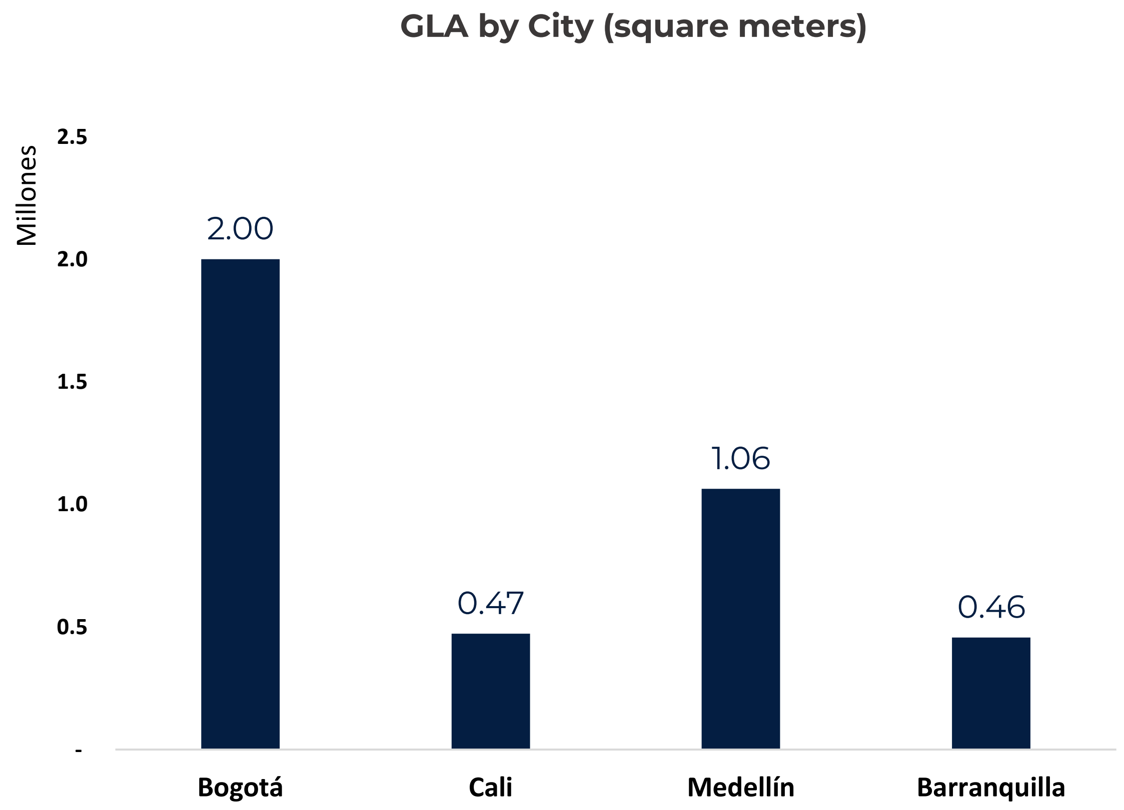
Barranquilla lidera el crecimiento de cánones, Medellín registra los niveles de renta más altos y Bogotá continúa siendo el principal mercado corporativo del país.

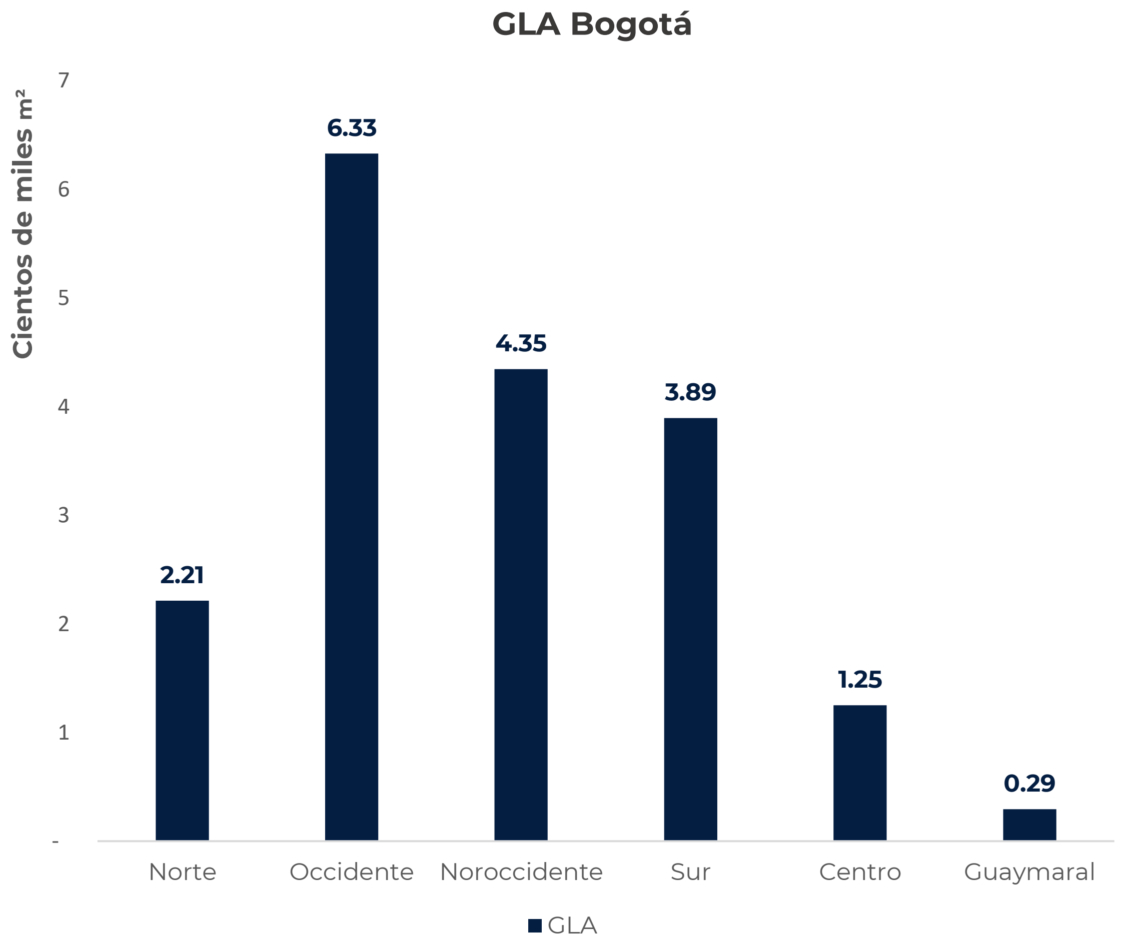
Source: Colliers, Reporte de mercado de offices Q1 Bogotá, Medellín, Cali y Barranquilla, 2026. Calculations Titularizadora

Mercado Inmobiliario

Retail Property Inventory Trends a 31 de March 2026*

Bogotá continúa concentrando el Mayr inventario de locales comerciales del país con cerca de 2,0 millones de m^2, equivalente al 50% del inventario analizado. Medellín ocupa el segundo lugar con 1,06 millones de m^2, mientras que Cali y Barranquilla registran inventarios similares cercanos a 0,47 millones de m^2





Source:. Colliers Reporte de mercado Retail Q1 Bogotá, Medellín, Cali y Barranquilla
Calculations Titularizadora

TITULARIZADORA COLOMBIANA S.A.
A STRONG CAPITAL MARKETS ISSUER

Contamos con 89 emisiones en el mercado de capitales colombiano por más de $28billones emitidos en 25 years y más de $3,4 billones de saldo administrado.

Titularizadora
COLOMBIANA

Certifications and Recognition:

Best Practices Disclosure and Investor Relations Participation Security Issuer

bvc Emisor ir

Quality Certification Master Administration of Mortgage Issuances

icontec ISO 9001
SC-CER 145151

IQNet

EMISOR RECURRENTE ER

Rating **AAA** Counterparty Risk

BRC Standard & Poor's S&P Global

Signatory of: PRI Principles for Responsible Investment

Our Shareholders:

DAVIVIENDA · Banco AV Villas · Bancolombia · Scotiabank COLPATRIA · Banco Caja Social