Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**




Tin Títulos Inmobiliarios

# Monthly Report
# October 2026



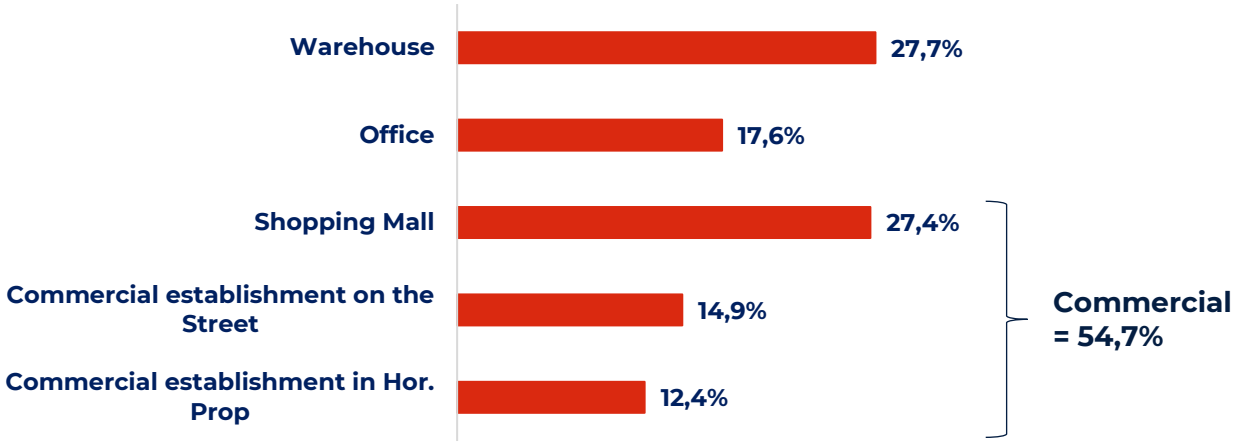
# Key Performance Indicators
# October 2026

| Assets Under Management* and Managed Area | Return | Economic and Physical Occupancy | Outstanding Lease Balance | Secondary Market | Dividend Yield | Debt Structure |
|---|---|---|---|---|---|---|
| COP$ 604.950 Million | Since the beginning: 13,07% EAR | Economic: 96,82% | 0,16% ($93.641.870) | Traded Volume: Oct. COP$3.455 Million | LTM: 5,01%** | Capital: COP$ 141.725 Million |
| GLA: 84.140 sqm | LTM: 13,92% EAR (CPI + 7,17%) | Physical: 96,34% | | October Trading Price: 58,6% | (Oct: 4,74%) DY calculated over the Net Asset Value of the Equity Security | Weighted average cost of debt 12,56% EAR**** |
| | | | | | Oct: 8,09% DY calculated over Market Price | LTV*****: 23,79%<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.

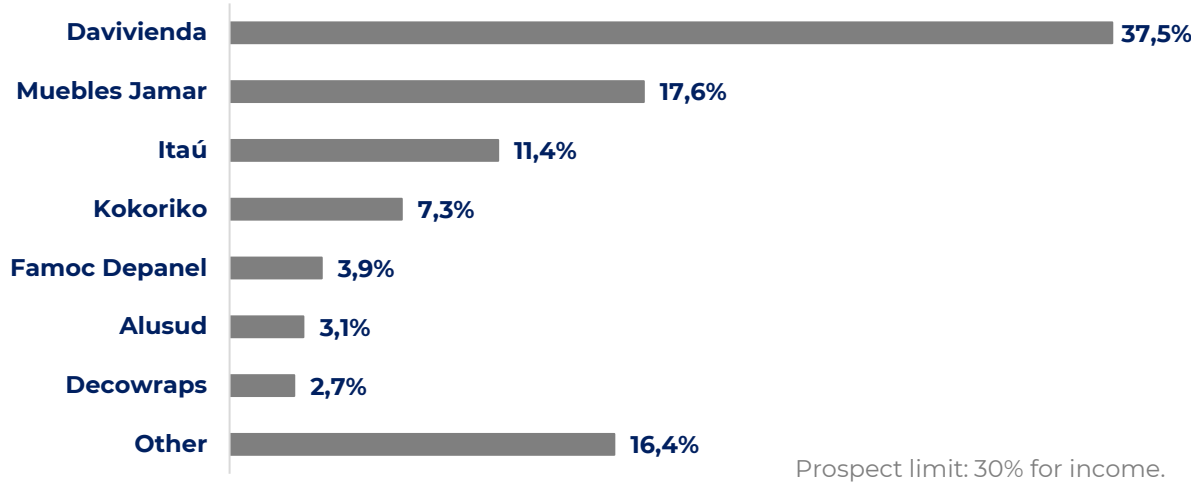
# Monthly Report – October 2026
# Tin Portfolio Distribution

## By Type of Real Estate Property



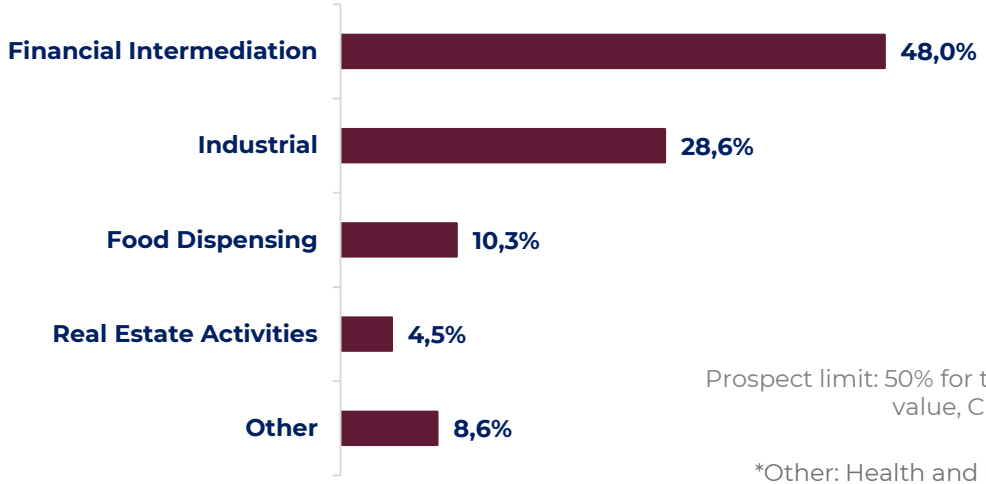

Prospect limit: 60% by the type of asset.

## By Tenant




Prospect limit: 30% for income.

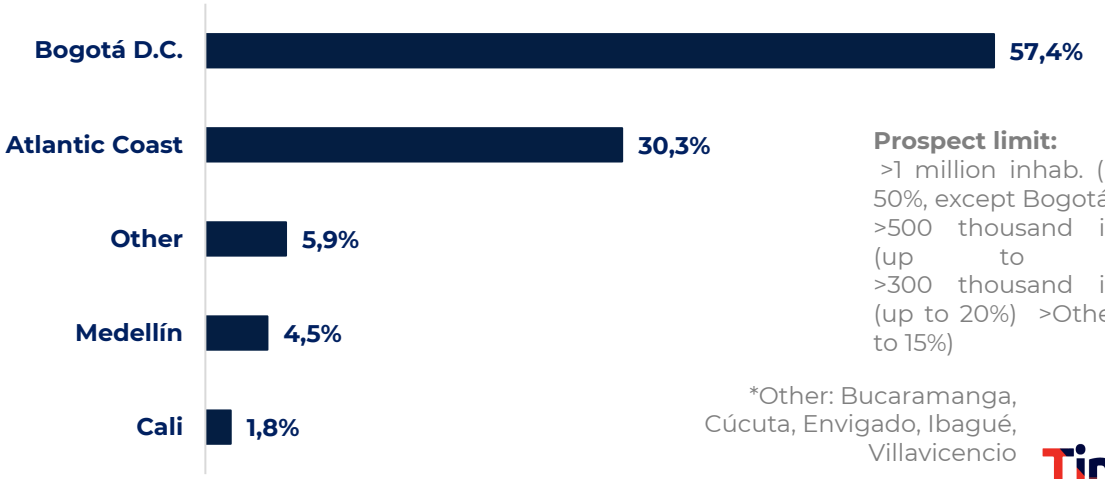
## By Economic Sector




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%)

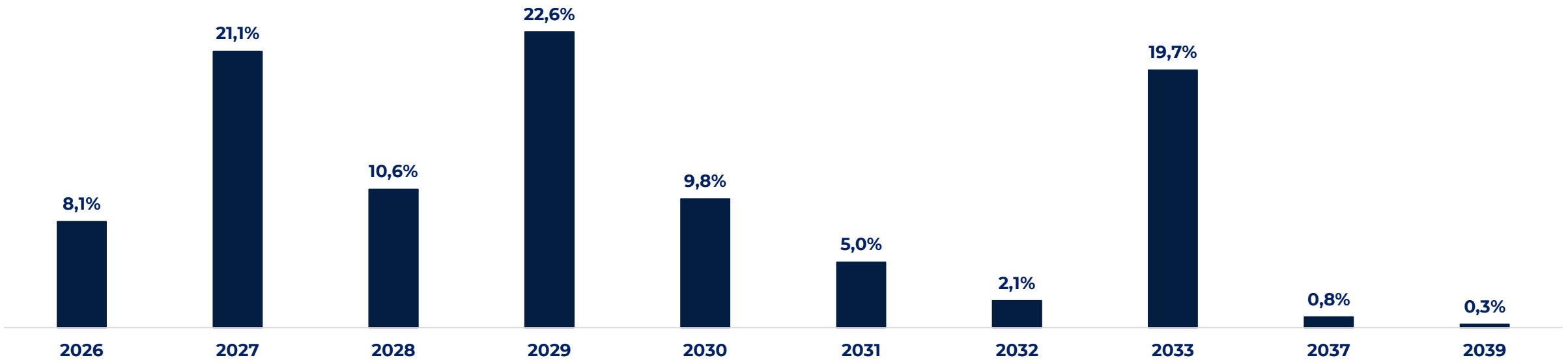
*Other: Bucaramanga, Cúcuta, Envigado, Ibagué, Villavicencio

# Monthly Report – October 2026
# TIN Portfolio

**34**
Total Tenants

**3,40 Years**
Weighted Average Lease Term Remaining

## Lease Expiration Profile



# Financial Income Report
# Effective Return Performance – October 2026

## Return

### 13,07% EAR

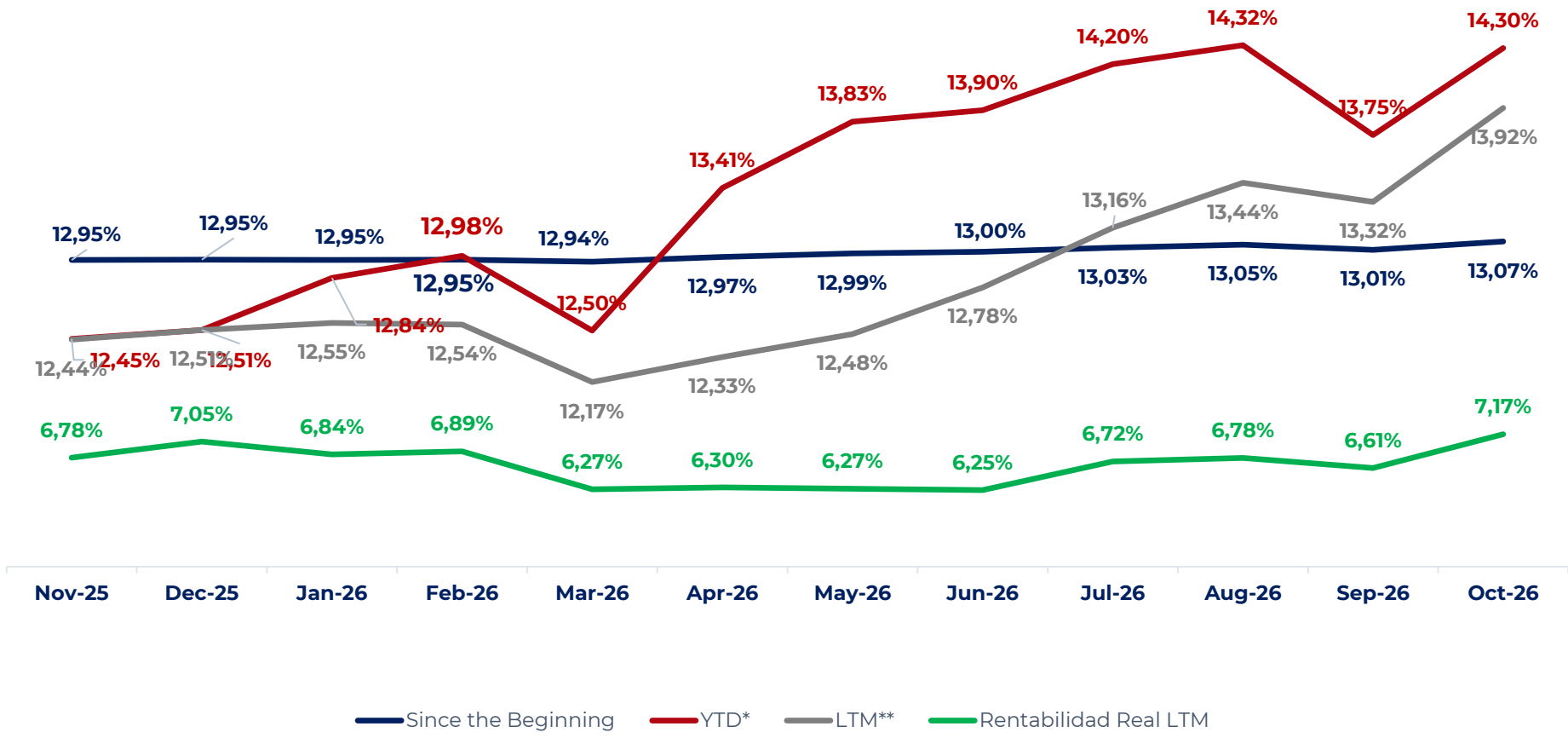
Since Inception:
Oct. 2018 – Oct. 2026

- 56,1% - **Capital Appreciation**
- 43,9% - **Cash Flow**

### 13,92% EAR

Last 12 months:
Nov. 2025 – Oct. 2026

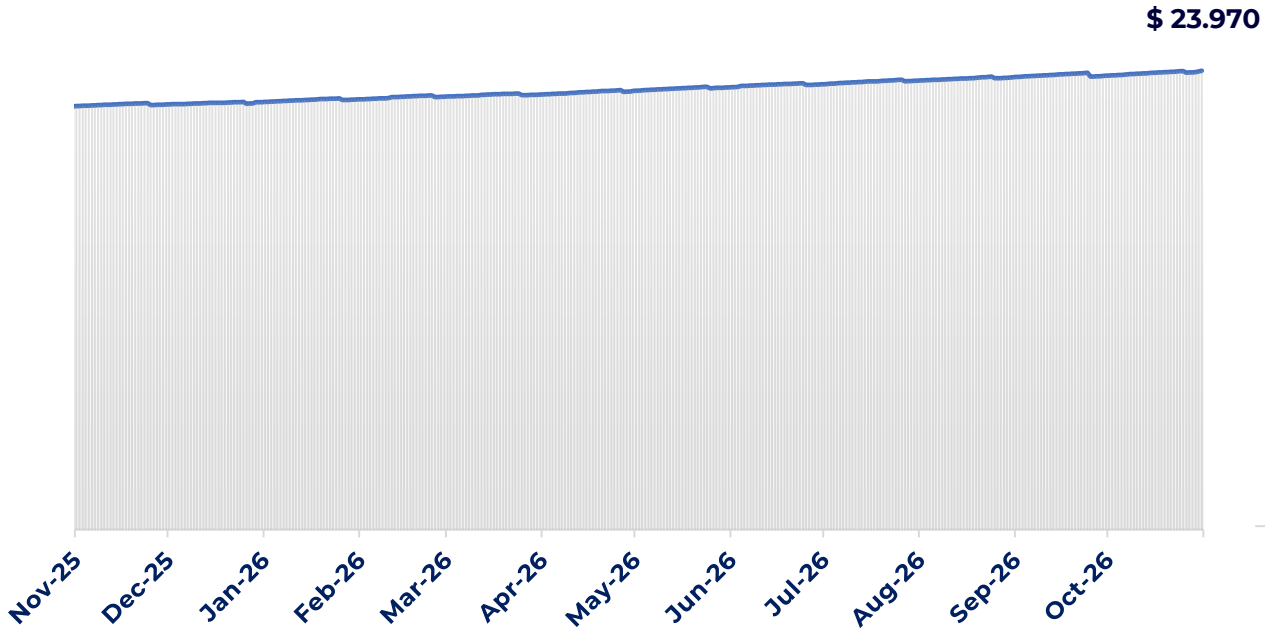
- 69,1% - **Capital Appreciation**
- 30,9% - **Cash Flow**




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

# Financial Results – October 2026
# Dividend Yield and Security Value

## TIN Security Value



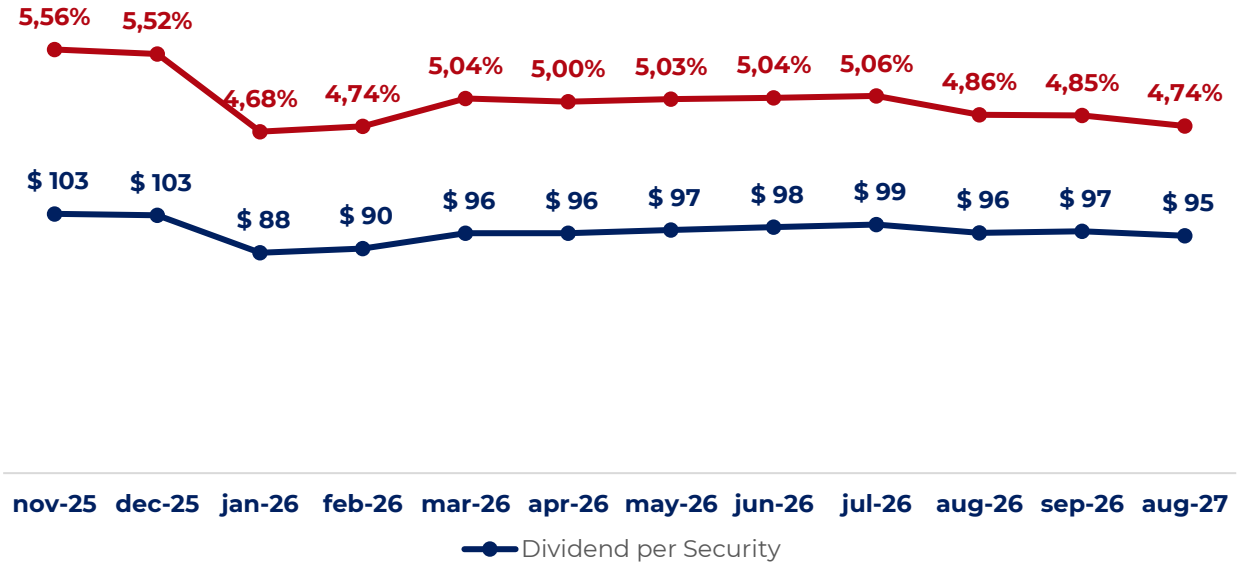

**COP$ 23.970**

Security Value October 31, 2026

**8,35%**

LTM security value's increase
Vs $22.234* (Security Value 01/11/2025)

## Dividend Yield & Returns




**5,01%**
Average DY LTM:
11/2025 – 10/2026

**4,74%**
DY Last Month:
10/2026

**8,09%**
DY Last Month
Market Prices:
10/2026

* 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.

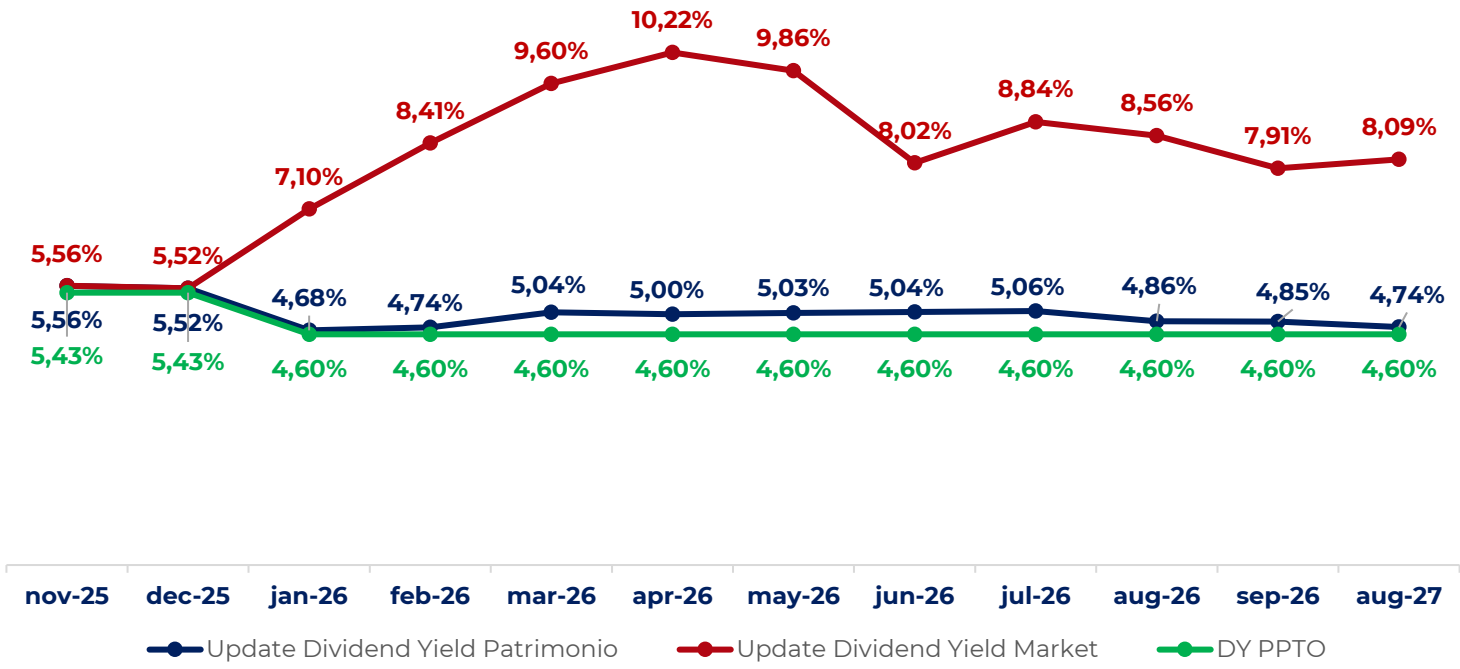
# Key Performance Indicators
# Return & Dividend Yield October 2026

## Dividend Yield LTM at NAV

Dividend Yield LTM: **5,01%**

Dividend Yield October **4,74%**

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




## Dividend Yield at Market price

Dividend Yield LTM: **8,14%**

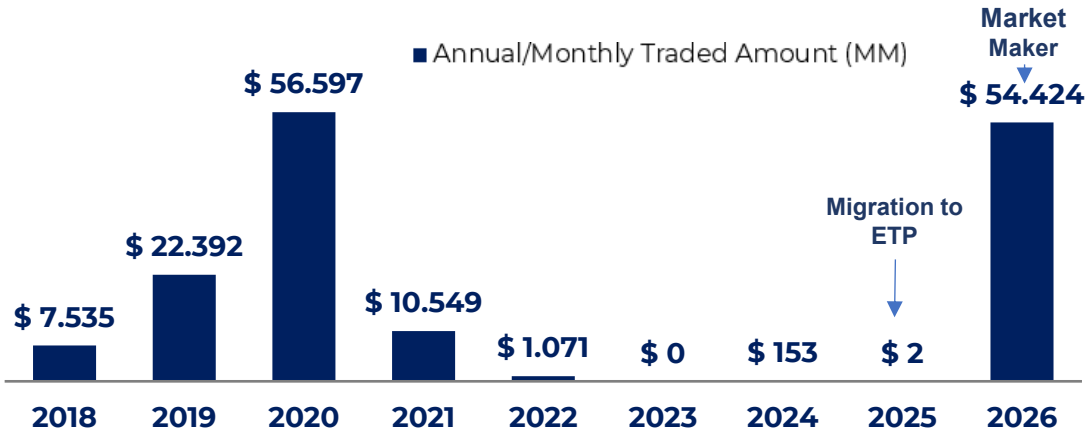
Dividend Yield Market Price Oct. 59%: **8,09%**

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

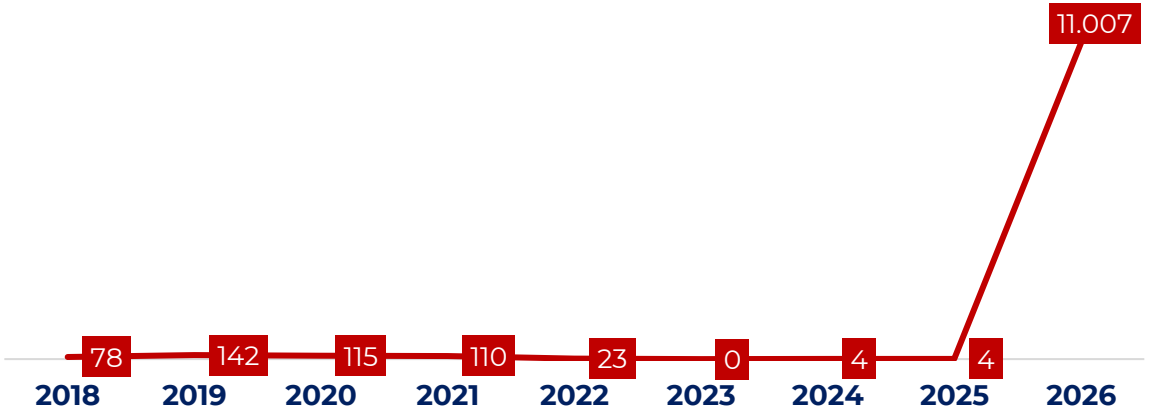
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# Monthly Report – October 2026
# Secondary Market

## Total Traded Amount (COP$ Millions)




## Number of Market Transactions



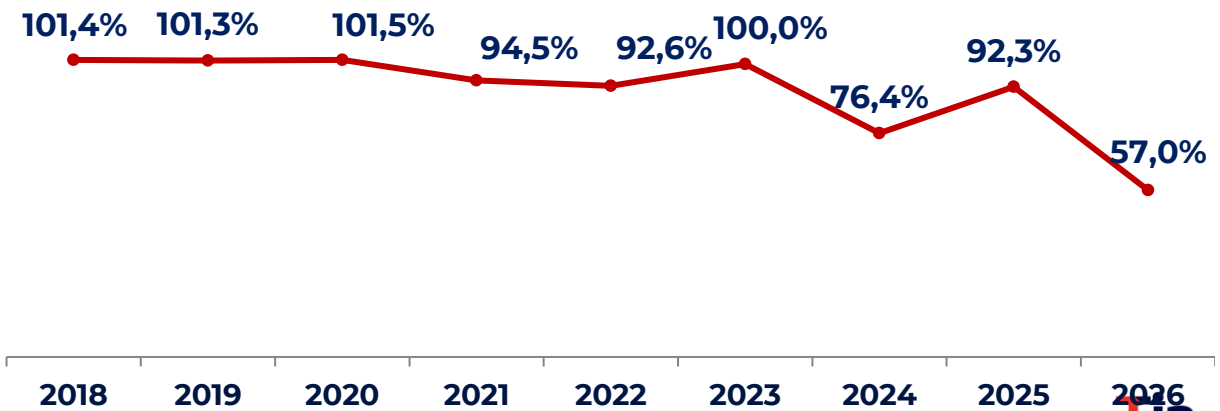

**58.62%**
Valuation Price**

TIN Buyback Amount
**COP 5,549.9 million**

**COP 14,100 (-3,6% M/M)**
Closing Price 30/10/2026

**COP 172.6 millions**
ADTV Oct 2026 (Average Daily Traded Volume)|

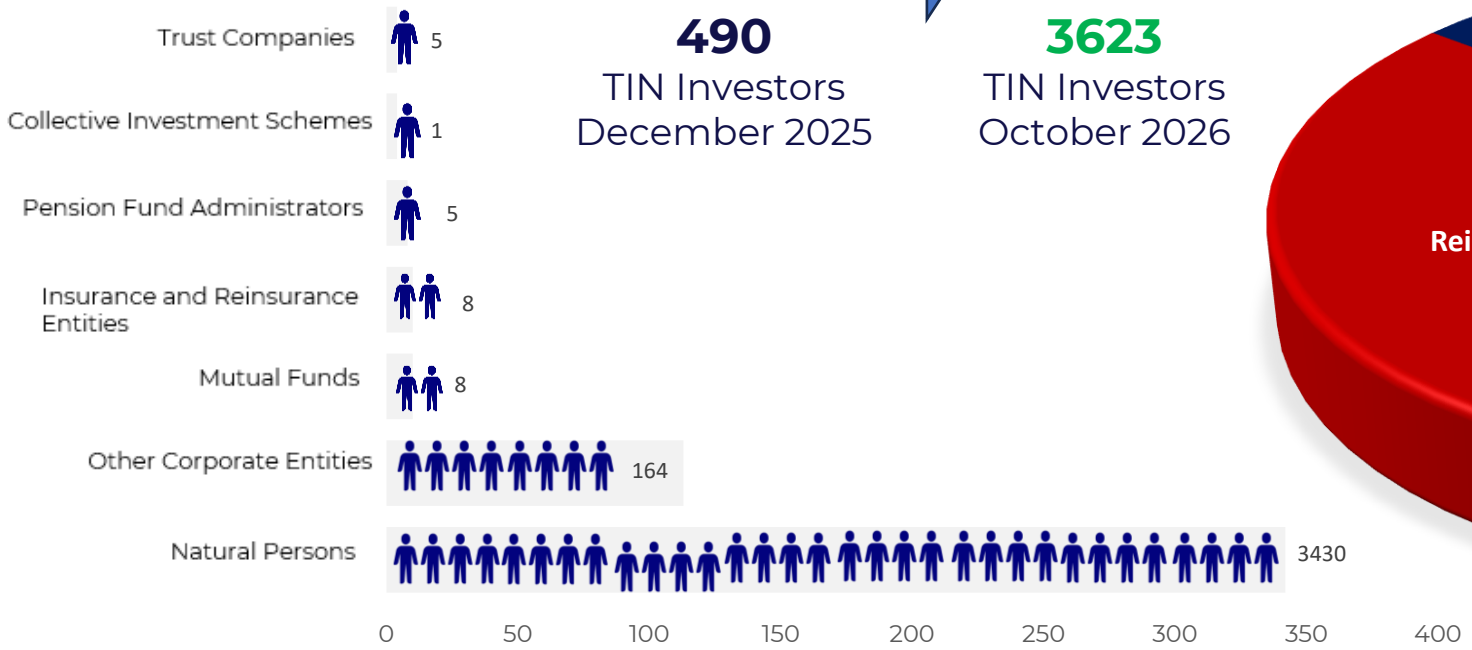
## Weighted Average Trading Price




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

# Monthly Report – October 2026
# Secondary Market & Investors

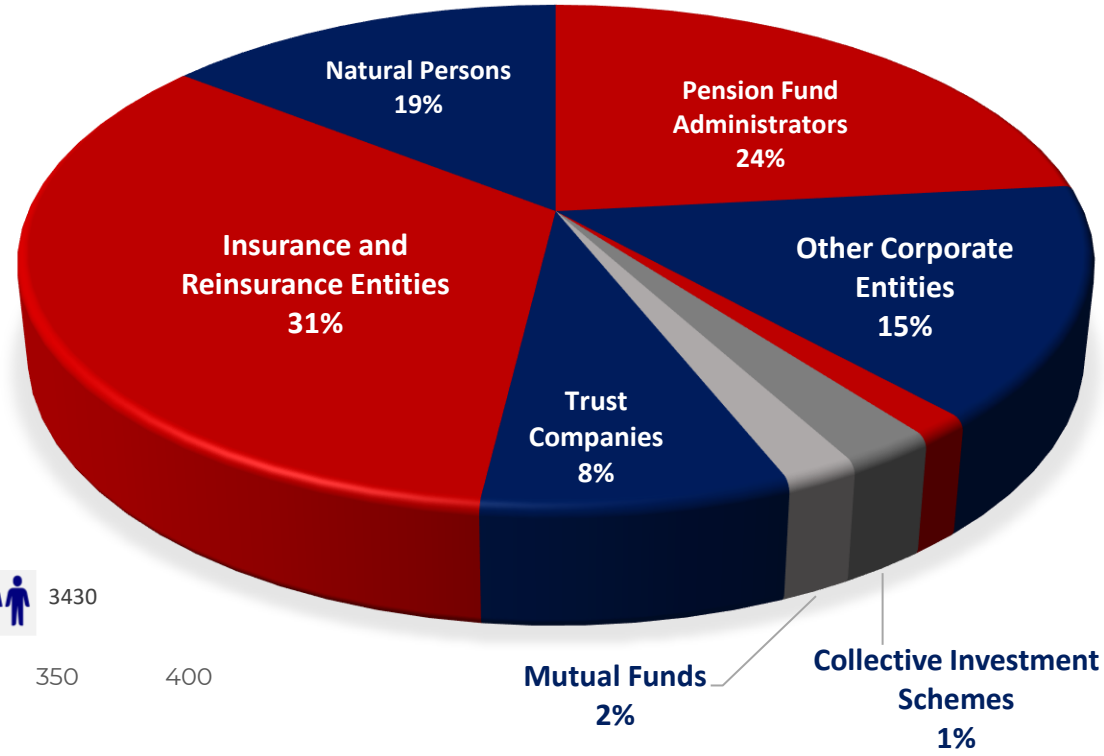
## Número de Inversionistas




**490**
TIN Investors
December 2025

**3623**
TIN Investors
October 2026

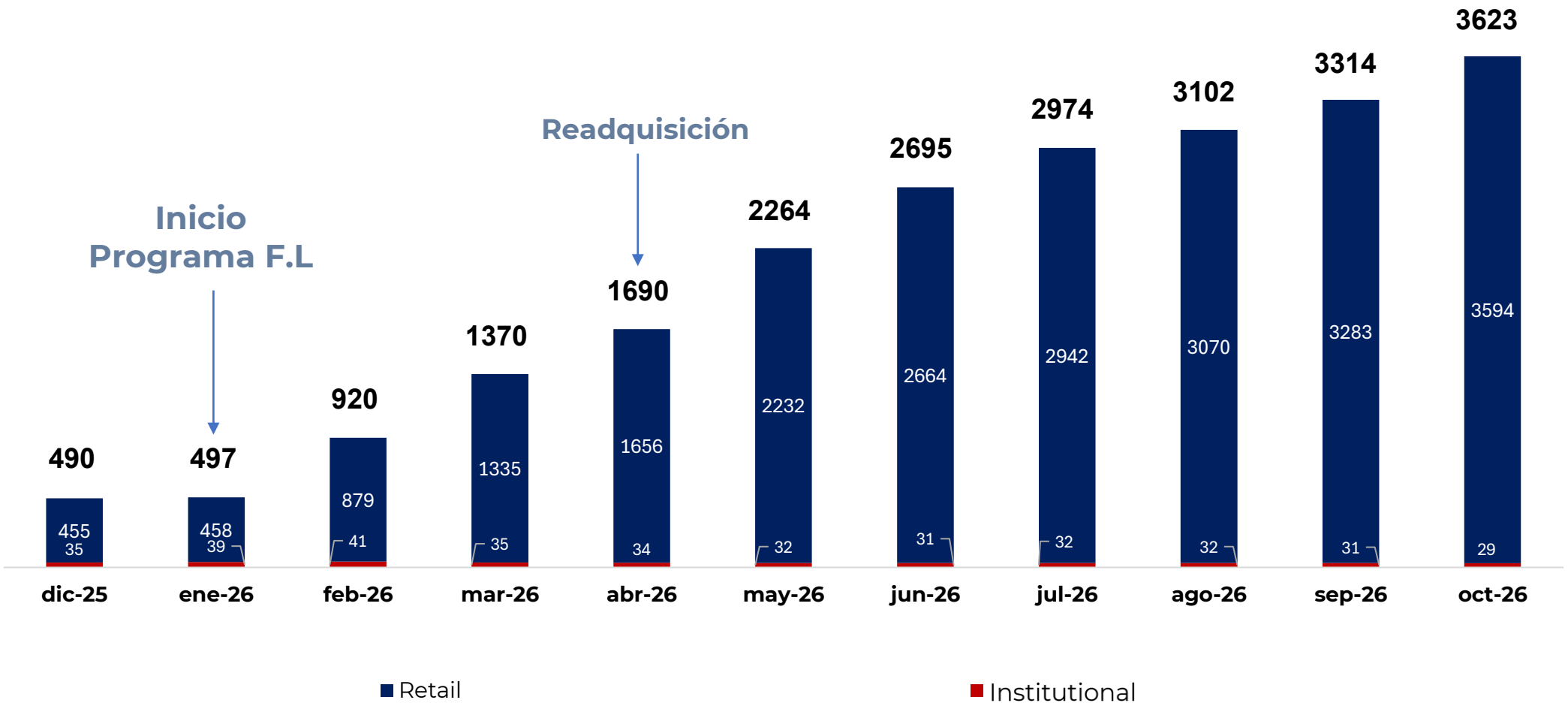
## Investors per Amount




66%: Inversionistas Institucional
34%: Retail

# Monthly History - TIN Investors

## # TIN Investors



# 2026 TIN Buyback Program

## The Buyback Program ended on October 28, 2026 after repurchasing 2.11% of outstanding TIN Securities

**COP $5,550 MM**
Repurchased amount · 100% of the quota

**410.636**
Repurchased TIN Securities

**COP $13,516**
Average price per title

**+21%**
Price appreciation from the beginning of the program

### KEY DATES OF THE PROGRAM

| Feb 25, 2026 | Apr 21, 2026 | Oct 28, 2026 |
|---|---|---|
| Advisory Committee Approval | Start of the Buyback | Completion: Resources Exhausted |

### OUTSTANDING SECURITIES

**19,463,850 →**
Before the program

**19.053.214**
After the program

### RESULTS FOR THE INVESTOR

1. **Higher dividend yield per share** as outstanding shares fall
2. **More active secondary market** and better price formation due to recurring demand

**Execution:** Larraín Vial Colombia S.A. (Buyback Agent), through the BVC's transactional system