

## **Special regulations regarding the Meeting of Investment Security Holders**

### **Annual General Meetings**

The Security Holders Meeting will meet ordinarily at least once a year within the three months after the end of the calendar year, in the place and at the time specified in the respective summons. If, once the Security Holders Meeting has been called, it does not meet or the summons was not sent early enough in advance, then the Security Holders Meeting will meet in its own right on the First Business Day of the month of April at 10:00 a.m. at the main offices of the registered address of the Holders' Legal Agent, located at Calle 34 No. 6-61 Piso 2 Bogotá, Colombia.

### **Purpose of the Annual General Meetings**

During the annual general meetings of the Security Holders Meeting, the Master Administrator of the Securitization Process will submit the following to the Meeting for its approval: (i) annual report on the status of the financial period; (ii) a management report for Universalidad for the previous year; and (iii) the corporate governance report. In addition, the Strategic Plan will be submitted to the Holders. In the event that Universalidad is going to be liquidated, the Master Administrator of the Securitization Process will present the Liquidation Plan for the approval of the Security Holders Meeting.

Likewise, matters of the Securitization Process that the Master Administrator of the Securitization Process deems relevant will be presented.

### **Special Meetings**

The Security Holders Meeting will meet extraordinarily when the Universalidad's unforeseen or urgent needs so require, through summons made by the Holders' Legal Representative, the Master Administrator of the Securitization Process or Holders representing at least 10% of the totality of the Securities on the date of the summons to meet.

### **Summons**

#### **Summons to Annual General Meetings**

The Holders' Legal Agent will give the summons for the annual general meetings at least 15 Business Days in advance, via the publication of the summons in a national daily newspaper. For the calculation of this period, neither the Business Day on which the publication is made nor the Business Day on which the Security Holders' Meeting is held will be counted. In addition, any other suitable method can be used to guarantee the wider broadcast of the summons, such as requesting Deceval's support so that it will inform the Direct Depositors of the summons, in order that the latter informs the Security Holders.

The summons must include, as a minimum: (i) the name of the entity or entities making the summons; (ii) whether or not it is a first, second, or third meeting of the Securities Holders Meeting;

(iii) the place, date, and time of the meeting; (iv) the meeting agenda; (v) the indication to the Holders of the need to demonstrate their status directly or through their powers of attorney with the certificate for the exercise of corporate rights issued by Deceval; and (vi) that the decisions of the Security Holders' Meeting are opposable and obligatory for the absent and dissident Holders.

### **Summons to Special Meetings**

The special meetings of the Security Holders Meeting will be called five calendar days in advance through the publication of the summons in a national daily newspaper. For the calculation of this period, the day on which the special meeting of the Security Holders' Meeting is held will not be counted. In addition, any other suitable method can be used to guarantee the wider broadcast of the summons, such as requesting Deceval's support so that they inform the Direct Depositors of the summons, in order that the latter inform the Security Holders.

The summons must include, as a minimum: (i) the name of the entity or entities making the summons; (ii) whether or not it is a first, second, or third meeting of the Securities Holders Meeting; (iii) the place, date and time of the meeting; (iv) the meeting agenda; (v) the indication to the Holders of the need to accredit their condition directly or through their powers of attorney with the certificate for the exercise of corporate rights issued by Deceval; and (vi) that the decisions of the Security Holders' Meeting are opposable and obligatory for the absent and dissident Holders.

### **Meeting Location**

The Security Holders Meeting will meet in the city of Bogotá, in the place, day and time indicated in the respective summons. However, the Meeting can meet and validly decide without prior summons to any place when all the Holders are present or represented.

### **Holder Capacity**

To participate in the Security Holders Meeting, the Holders must credit this capacity through verification by the Holders' Legal Agent in the overall certificate for the exercise of corporate rights issued by Deceval or its substitute document as notified by this entity. The aforementioned accreditation will be carried out on the day the respective Security Holders Meeting is held.

The overall certificate for the exercise of corporate rights must be issued by Deceval once the session for the negotiation of Securities on the Colombian Stock Exchange has closed for the day immediately prior to the Security Holders Meeting, unless Deceval establishes otherwise in its regulations. To accredit that the person that attends the Security Holders Meeting is the person registered on the overall certificate for the exercise of corporate rights issued by Deceval or the representative of the person registered on this certificate, the Holders' Legal Agent will be able to request from the Holder or their representatives any identification document he or she deems appropriate for this purpose.

### **Quorum and Ordinary Majority**

The Holders' Meeting will deliberate with a plural number of Holders that represents at least 51% of the totality of the Securities in circulation on the date of the respective meeting.

The decisions will be taken by half plus one of the favorable votes of the Holders present at the Security Holders Meeting. In the event that, on the date and time indicated to hold a meeting of the Security Holders Meeting, there is no deliberating quorum as described in the previous paragraph, the Holders' Legal Agent can call a new meeting as indicated in these Regulations for summons to the Security Holders Meeting. At this meeting, any plural number of Holders will be enough to validly deliberate and decide. This must be made clear in the summons.

### **Special Majority**

The Security Holders Meeting will require the affirmative vote of a plural number that represents the numerical majority of the Holders present and 80% of the total of the Securities in circulation on the date of the meeting to make the following decisions:

1. The liquidation of Universalidad.
2. Waiver of the Right to Preferential Subscription contained in the Prospectus.
3. The removal of the Master Administrator of the Securitization Process and appointment of the entity that will continue administrating the Issuance and Placement Program, under the terms of section **¡Error! No se encuentra el origen de la referencia..**
4. Suggest to the Master Administrator of the Securitization Process that one of the members of the Advisory Committee be removed on objective grounds that do not allow them to continue exercising their role under the terms of Section **¡Error! No se encuentra el origen de la referencia..**
5. Suggest to the Master Administrator of the Securitization Process that the Property Portfolio Manager or the Property Administrator be removed under the terms of Sections **¡Error! No se encuentra el origen de la referencia.** and **¡Error! No se encuentra el origen de la referencia.** respectively.

If there is no quorum to deliberate and decide in the first meeting regarding these matters, a second meeting can be called in which the Meeting can decide validly with the favorable vote of a plural number that represents the numerical majority of the Holders present and forty percent (40%) of all the Securities in circulation on the date of said meeting. The summons for this meeting must expressly state its decision-making quorum. If there is no quorum to deliberate and decide in the second meeting, a new meeting may be called. Here, any plural number of Holders will be sufficient to validly deliberate and decide. This must be made known to the Holders in the summons.

### **Functions and Powers**

In addition to those mentioned in the previous sections, the Security Holders Meeting will have the functions and powers to make the following decisions, without the need for special majorities for their approval:

1. Approve the accounts that Titularizadora submits as Master Administrator of the Securitization Process.
2. Remove at any time the Holders' Legal Agent and appoint their replacement.

3. Approve the increase of the Global Quota.
4. The other functions and powers that correspond to them pursuant to the law.

### **Minutes**

The Holders' Legal Agent will maintain the minutes of the meetings of the Security Holders Meeting in chronological order. The minutes will be signed by the chairman and secretary designated for the respective meeting. The secretary must certify in the respective minutes that the requirements for the summons were duly met.