Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

TIN Participation Securities Issuance and Placement Program Real Estate Securitization Process

Corporate Presentation June 2026

Tin Títulos Inmobiliarios

WHAT IS TIN?

TIN

Is a program whose purpose is the securitization of real estate assets, allowing investors to participate in securities backed by prime properties.

TIN investors are entitled to receive income from the monthly leases generated by the economic exploitation agreements, as well as a return from the commercial appreciation of the property portfolio over time.

Program Features

1	Issuer	Titularizadora Colombiana S.A., with exclusive backing of the TIN autonomous estate
2	Target Market	Main Market
3	Overall Program Amount	$2 trillion — **$162.750 MM** Tranche 1: **$105,000 MM — Remaining amount to** **Tranche 2: be issued: $210,500 MM***
4	Class of Securities	Fungible participation securities registered with the RNVE iAAA rating for Tranches 1 and 2 / Tranche 3 rated iAAA
5	Term of the Securities	100 years, extendable (initial maturity 2118)
6	Offering Method	Issuance program by tranches
7	Placement Method	Firm demand through the BVC
8	Public Offering Validity	The program's validity was renewed by the (SFC) for an additional five-year period, effective from August 2026.
9	Placement Agents	Alianza; AVAL Casa de Bolsa; Davivienda Corredores; Valores Bancolombia Comisionista de Bolsa; trii; itaú; LarrainVial
10	IR Issuer Certification	Certification for issuers of participation securities.

*Value subject to the value of the real estate assets at the time of issuance.

Source: TIN Prospectus – Titularizadora Colombiana.
Information date: 06/30/2026

Vehicle Structure and Participants

Master Administrator of the Program and Manager of the Real Estate Portfolio

Responsible for the financial, legal and operational structuring of the program. Oversees and coordinates the entire program and all parties involved.

Real Estate Manager responsible for managing the real estate assets and the economic exploitation agreements.

Credit Rating Agency

Rating agency for the securities of the issuance program

Legal Advisor

Securities assessment – Legal due diligence of the properties. (Tranche 3)

Board of Directors and Advisory Committee Members

BOARD OF DIRECTORS

Principal Members

- **Felipe Ramirez Amaya**
  VP of Treasury Bancolombia S.A.
- **Pedro Alejandro Uribe Torres**
  Corporate Executive VP Banco Davivienda S.A.
- **Beatriz Elena Arbeláez Martinez**
  CFO Transportadora de Gas Internacional
- **Diego Fernando Prieto Rivera**
  President Banco Caja Social
  S.A. Hernando Osorio
- Commercial VP Banco AV Villas S.A.

Alternate Members

- **Catalina Tobón Rivera**
  Director of Investor Relations Bancolombia S.A.
- **Daniel Cortes McAllister**
  Executive VP of Treasury and Investment Banking Banco Davivienda S.A.
- **Oscar Eduardo Gómez Colmenares**
  General Counsel C.I. Prodeco S.A.
- **Nicolás García Trujillo**
  Corporate VP Fundación Grupo Social
- **Javier Diaz Fajardo**
  Independent Member – World Bank Consultant

ADVISORY COMMITTEE

Independent Members

- **Juan Antonio Pardo**
  Founder, Partner and President of Constructora Prodesa
- **Jaime Ruiz Llano**
  Principal Member, Board of Grupo Energía Bogotá
- **Camilo Congote Hernández**
  Board Member CAMACOL Bogotá

Affiliated with the Master Administrator

- **Beatriz Elena Arbeláez Martinez**
  CFO Transportadora de Gas Internacional
- **Andrés Lozano Umaña**
  President, Titularizadora Colombiana · Legal Representative of Holders, Credicorp Capital Fiduciaria – Voice without vote

General Investment Policy

PROPERTY TYPE

Permitted Assets

Retail, Industrial, Offices

Retail:

Retail units
Large-format units and shopping centers

Industrial:

Warehouses
Industrial parks

Offices:

Corporate offices

Trust Rights:

For the uses above

ASSET TYPE

Asset and Tenant

Stabilized tenants

Condition:

Stabilized, with a lease agreement

Profile:

High-quality profile with rigorous credit assessment

LIMITS

Maximum Concentration

Tenants, sector, location

TENANT

Max. 30% of income

ECONOMIC SECTOR (CIIU)

Max. 50% of asset value

ASSET TYPE

Max. 60% of asset value per type

CITY

(% of the asset)

>1MM inhabitants (up to 50%, except Bogotá). >500,000 inhabitants (up to 30%).

>300,000 inhabitants (up to 20%). >Other (up to 15%)

STABILIZATION

10 years (October 2028)

OPERATION TYPE

Type of Operations

5 investment methods

SALE & LEASEBACK

Purchase an asset and lease it back to the selling company

SALE WITH TENANT

Purchase an asset with existing tenants

BUILT TO SUIT

Build an asset to the tenant's specifications under a prior lease agreement. May not exceed 20% of total real estate assets.

NEW DEVELOPMENTS

In partnership with developers, purchase buildings under construction that are not yet available in the market

OTHER TRANSACTIONS

Other transactions with stabilized assets

Source: TIN Prospectus – Titularizadora Colombiana.

Fee Structure

A fee aligned with investors that depends on the vehicle's real return and on Distributable Cash Flow, capped at 1.15% of AUM.

MANAGEMENT FEE

1. **NOI of the last 12 months × rate based on real return**
   Aligns incentives: lower vacancy, better receivables and operational efficiency

Dynamic rate: equivalent fee on LTM NOI based on the real return

Real return ≤ 4,80%	Real return 6.00%	Real return ≥ 7,20%
0,79%	**0,96%**	**1,13%**

2. **+ 0.5% of Distributable Cash Flow (DCF) LTM**
   Aligns incentives: financial management and administrative expenses

3. **Fee cap: 1.15% of AUM**

STRUCTURING

2,5%

of the purchase value

MANAGEMENT FEE

Master administrator and real estate manager

Titularizadora COLOMBIANA

Real Estate Manager

MTS

- No trust fee for the Universality SPV
- No divestment fee

Source: Titularizadora Colombiana.
Information Date: 30/06/2026

Financial Leverage Policy

Use of Debt

- Acquisition of Real Estate Assets
- Repairs & maintenance works and capex renovation
- works
- Temporary liquidity needs for operating expenses. Example: property tax

TIN Leverage

- Loans Bank
- Financial leasing /
- issuance of securities

  with
- credit
- Temporary liquidity transactions

  Others approved by the Board of Directors

Terms and Conditions

- **Limit: 35% of the value of the assets. Progressive scheme**
- Authorized by the Board of Directors
- Exceptions for transactions below 2% of the value of the assets

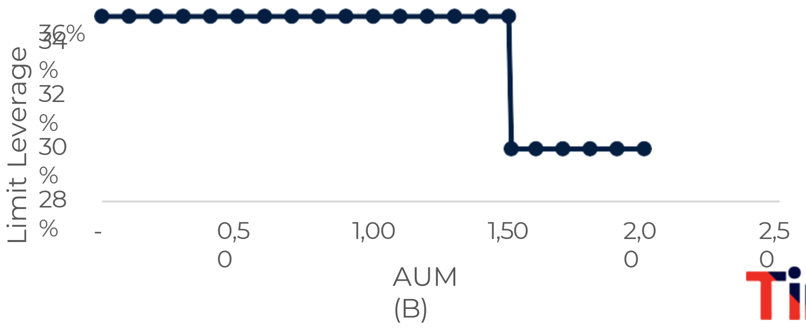
Range 1

AUM < = 1.5 B → Lim. 35%

Range 2

AUM > 1.5 B → Lim. 30%

Limit Leverage vs AUM



Source: TIN Prospectus – Titularizadora Colombiana. Information date: 09/30/2025

Key Differentiators 2Q 2026

1 OUTSTANDIN G RETURN

Last 7 years, with the most outstanding return of the asset class***

4 STRONG CORPORATE GOVERNANCE

Assurance of a rigorous acquisition, divestment and monitoring process for the management of the vehicle.

2 VACANCY AND RECEIVABLES

Historical operational performance as the basis for generating stable and consistent cash flow.

5 MASTER ADMINISTRATION

Oversight and monitoring. Team of real estate experts and independent members

CERTIFICATIONS

IR Certification for issuers of participation securities. Certified 2022

3 FEES

Aligned with the interests of our investors:

1. Calculated based on NOI, the vehicle's real return and Distributable Cash Flow (DCF).
2. Have a cap on AUM

6 DISTRIBUTION OF Distributions

Monthly distributions as the basis of investors' returns.

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 that make up the Universality.

Performance Indicators 2Q 2026

Key Differentiators

Dividend Yield	Return	Economic and Physical Occupancy	Past-Due Receivables
LTM: 5,25% ***** (Jun: 5,04%) DY calculated on the NAV of the securities ▲	Since Beginning 13,00% E.A. ▲	Economic: 96,84% ▼	0,19% ($106,300,230) ▼
Jun: 8,02% DY calculated on market value	LTM: 12,78% E.A. (IPC + 6,25%) =	Physical: 96,94% =	

Other Factors

Secondary Market	Assets Under Management* and Managed Area	Debt Structure
Traded in June: $7,918 million ▲	$596.610 million ▲	Principal: $142.000 Million ▼
Closing trading price in June: 62.9%*** ▲	GLA: 84.140 m2 Real estate assets: 123 =	Weighted cost: 12.57% E.A.**** ▲
		Use: 24,24%<35% ▼

*Total Assets Under Management include cash accounts, tangible assets, receivables and other assets.

***** Distributions paid in the month over the average value of the security in the month

*** Weighted average valuation price for the last 12 months as of the report date (Precia and 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 that make up the Universality.

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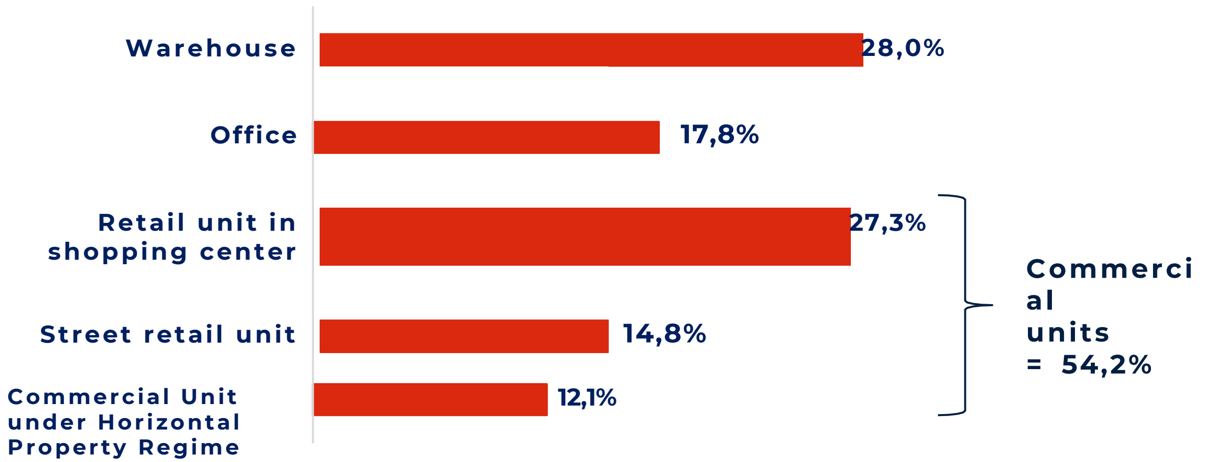
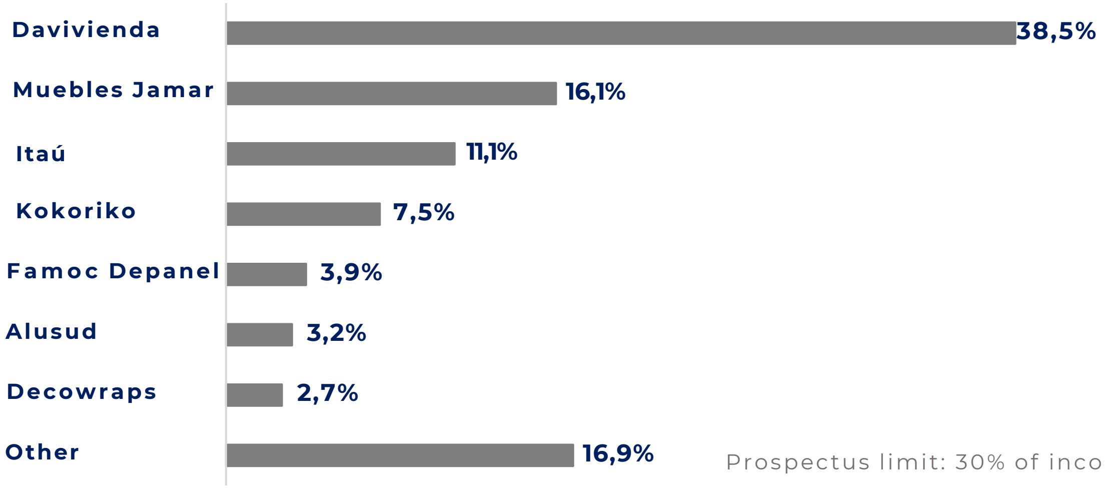
2Q 2026 Report: TIN Real Estate Portfolio Distribution

PROPERTY TYPE



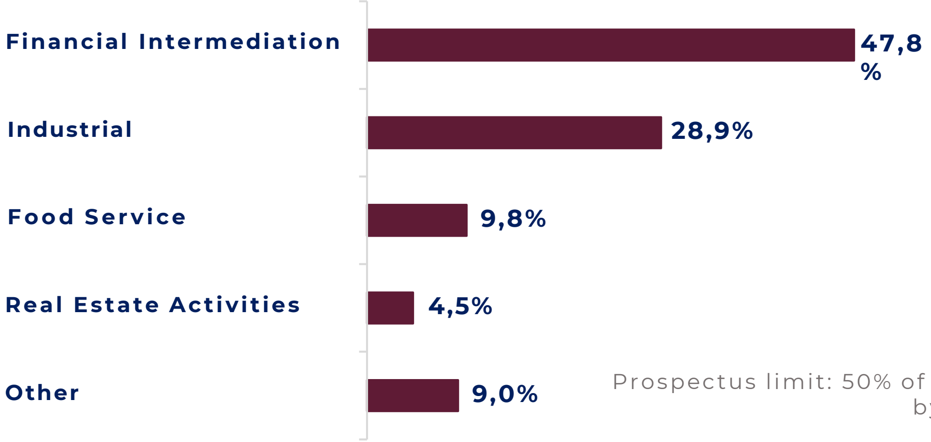
Prospectus limit: 60% by asset type.

Distribution by Tenant



Prospectus limit: 30% of income.

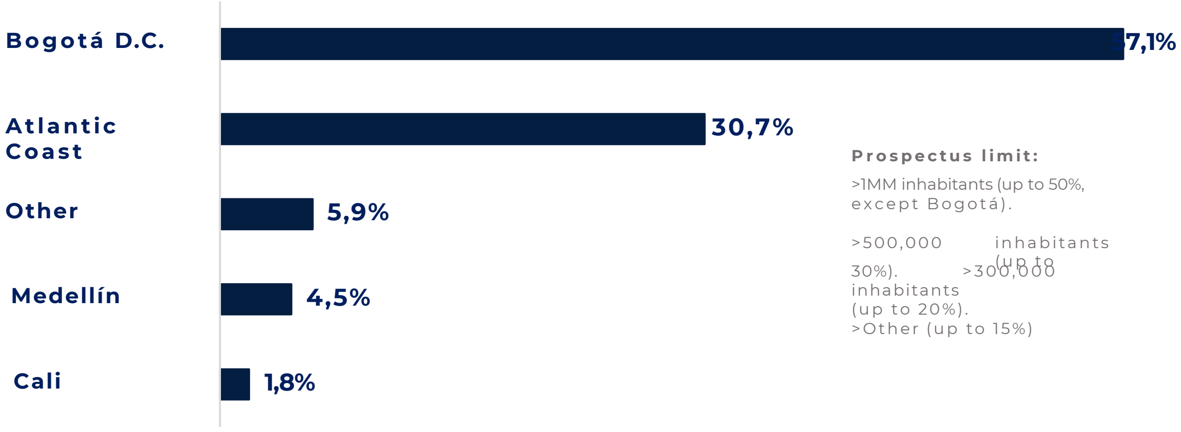
Distribution by Economic Sector



Prospectus limit: 50% of asset value, by CIIU code.

*Other: Healthcare and Services.

Geographic Distribution



Prospectus limit:

>1MM inhabitants (up to 50%, except Bogotá).

>500,000 inhabitants (up to 30%). >300,000 inhabitants (up to 20%).
>Other (up to 15%)

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

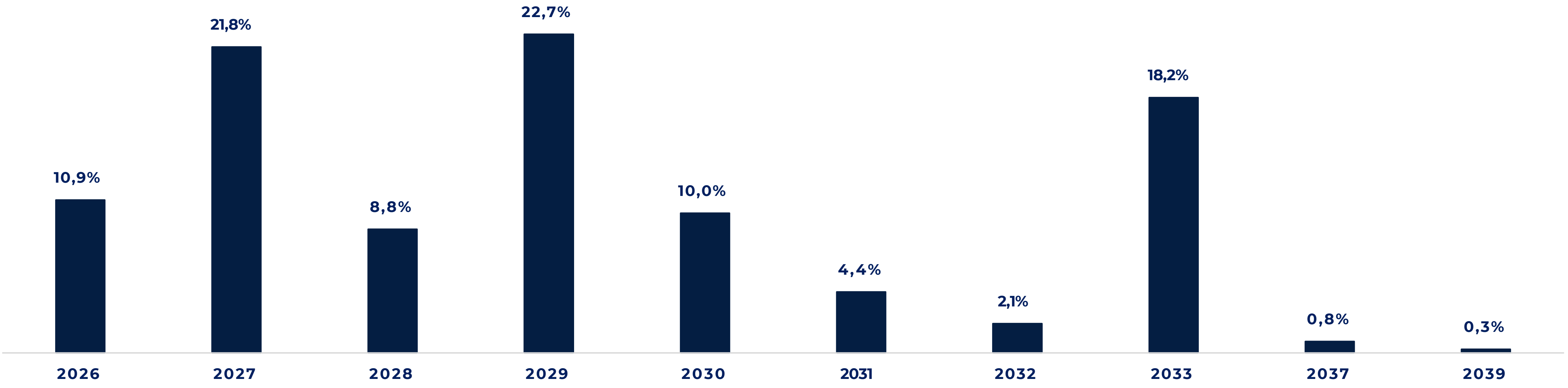
Tin Títulos Inmobiliarios

2Q 2026 Report: TIN Real Estate Portfolio

36
No. of Tenants

3.51 years
Weighted Average Remaining Lease Term

Lease Agreement Maturity Profile



2Q 2026 Financial Results: Return Performance

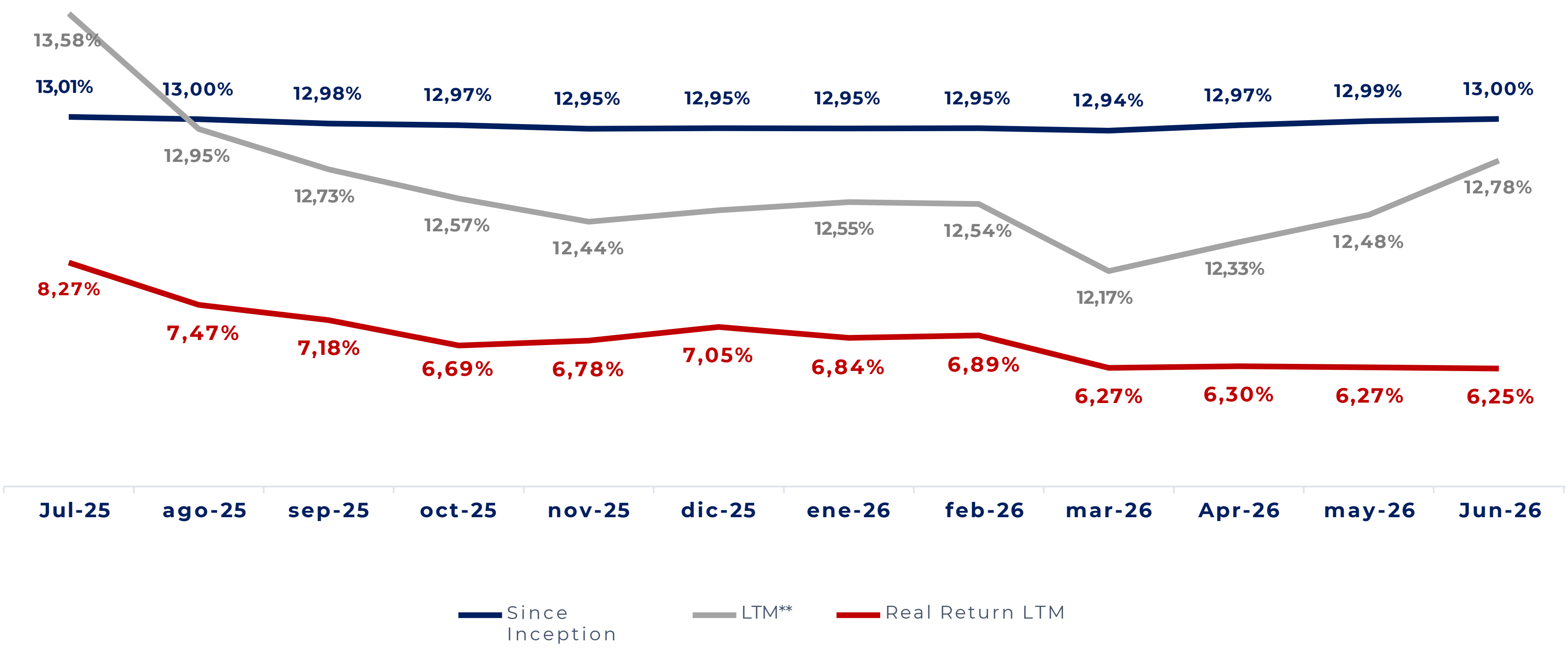
Return

13.00% E.A.

Since Inception:
Oct. 2018 – June 2026 ·
- 54.9% from appreciation · 45.1% from cash flow

12.78% E.A.

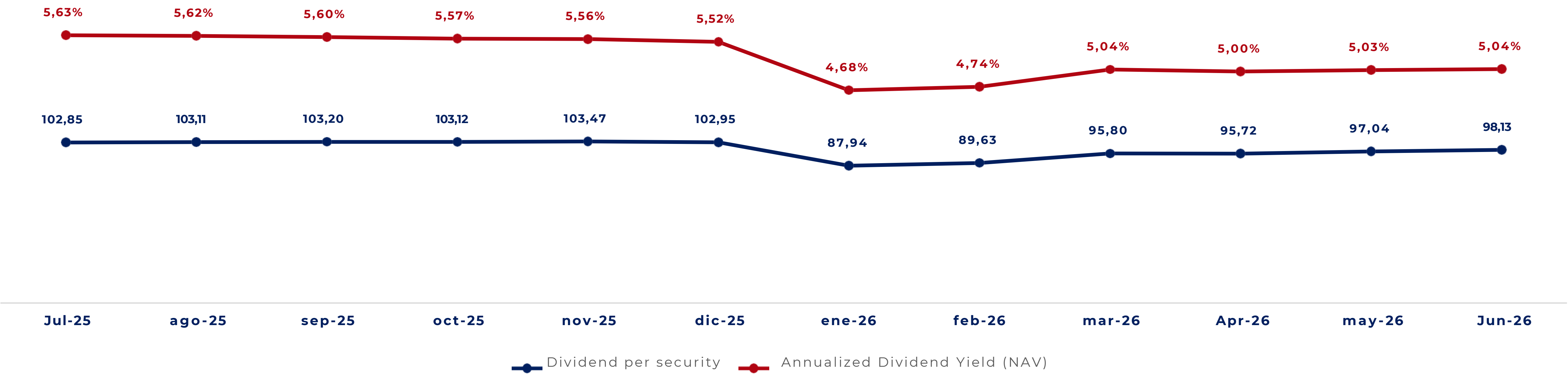
Last 12 Months:
Jul. 2025 – Jun. 2026
- 62,1% - From Appreciation
- 37,9% - From Cash Flow



*YTD: Year To date.
**LTM: Last 12 Months.

2Q 2026 Financial Results: Dividend Yield

Dividend Yield & Distributions



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

5,04%
DY latest month: 06/2026

8,02%
DY latest month at market prices: 06/2026

TIN Security Value ($)

21.846
Security value 01/07/2025

7,01%

23.376
Security value as of 06/30/2026

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 that make up the Universality.

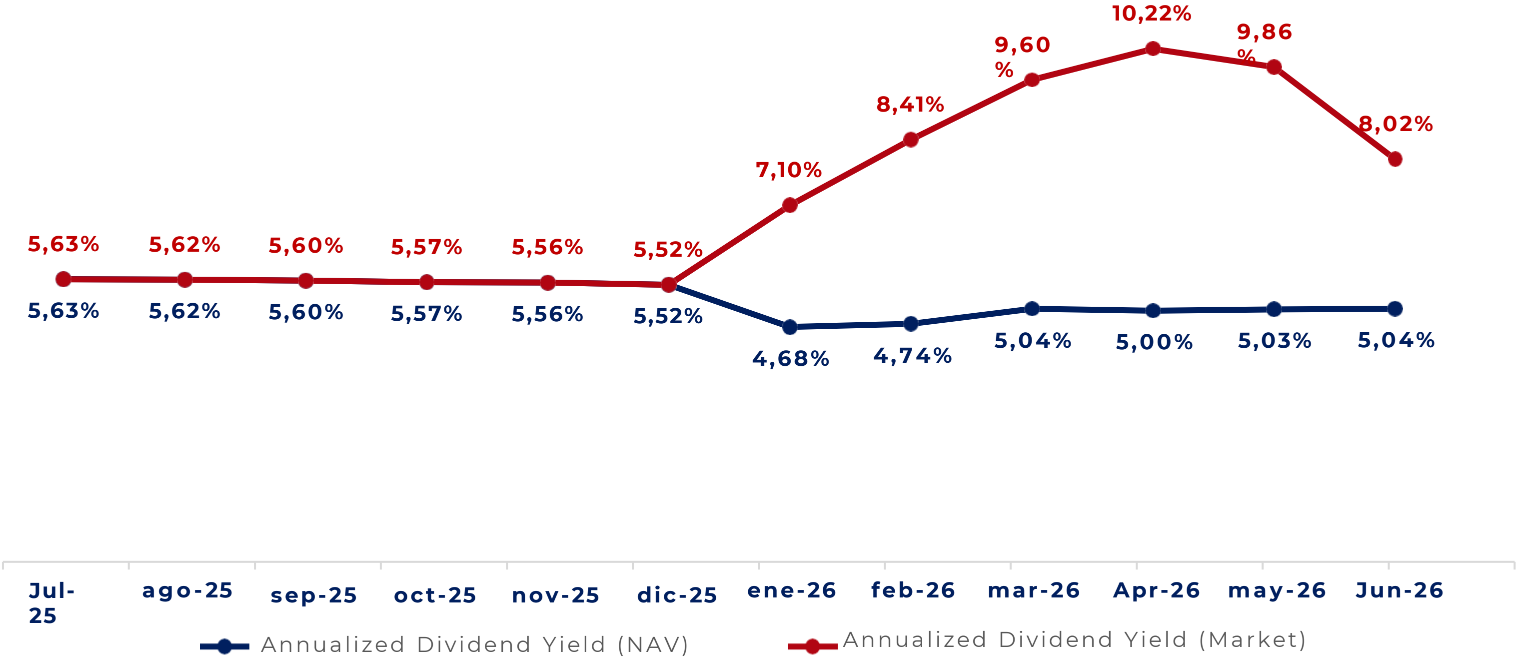
Performance Indicators
Return and Dividend Yield 2Q 2026

Calculated on 100% NAV Price

Dividend Yield LTM: **5,25%**

Dividend Yield June: 5.04%

Dividend Yield Comparison by Reference Price (NAV vs Market)



Calculated on Market Price

Dividend Yield LTM: **7,23%**

Dividend Yield Precio de Mercado Junio 62,9%: **8,02%**

Distributions paid in the month over the average value of the security in 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 that make up the Universality.

2Q 2026 Financial Results Report: Leverage Position

	June 30, 2025		June 30, 2026		Diff. (Var.)
Financial Debt	$138.459*	0% Fixed Rate 100% Floating Rate	$142.000*	100% Fixed Rate 0% Floating Rate	$3.541* (2,56%)
Average Annual Cost of Debt	10.35% E.A.		10.77% E.A.		42 pbs (4,09%)
Leverage Limit <35%	25,08%		24,24%		-84 pbs (-3,35%)

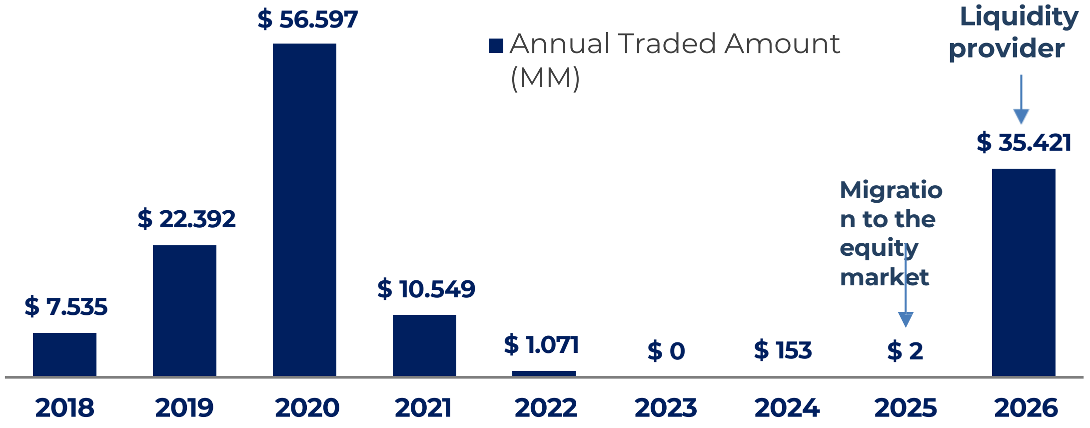
2026 Strategy:

- Refinancing of loans at fixed rates, mitigating the risk of rate increases, with periodic quotation of interest rates
- Assessment of new leverage alternatives, such as synthetic loans, analyzing interest rates lower than those available in the domestic market, in order to achieve a lower cost of debt

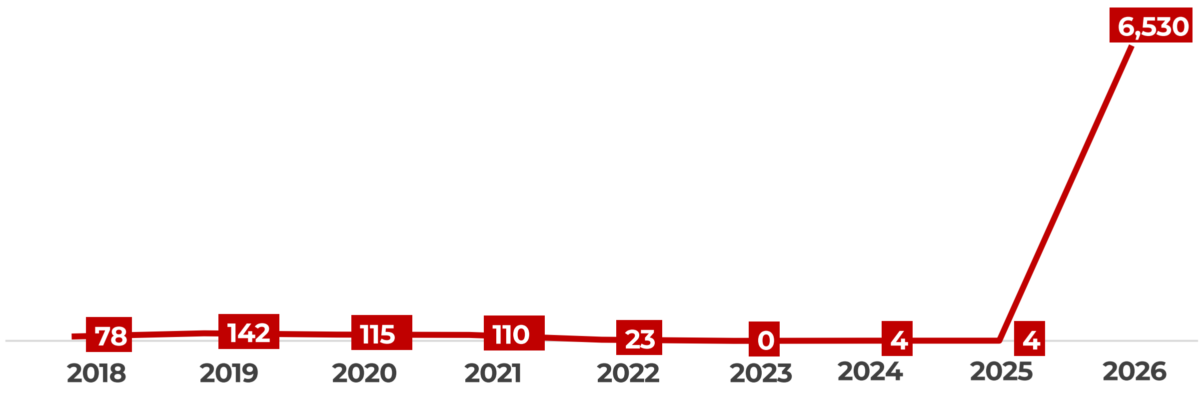
*Figures in COP millions
Source: TIN Prospectus – Titularizadora Colombiana. Information date: 06/30/2026

2Q 2026 Performance Indicators: Secondary Market

Total Traded Amount (Million)



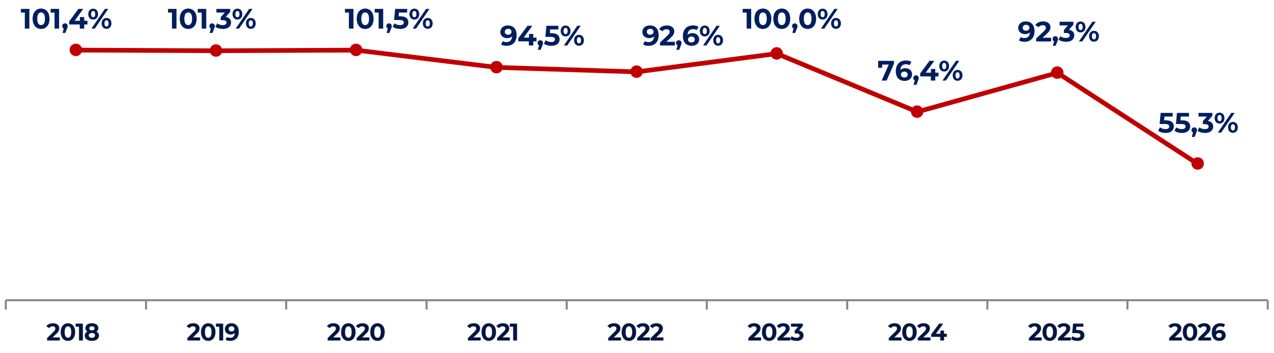
Number of Market Transactions



62.88% Valuation price**

TIN amount repurchased: COP 1,779.6 million
Remaining amount to be repurchased: COP 3,770 million

Trading price (WAP)*



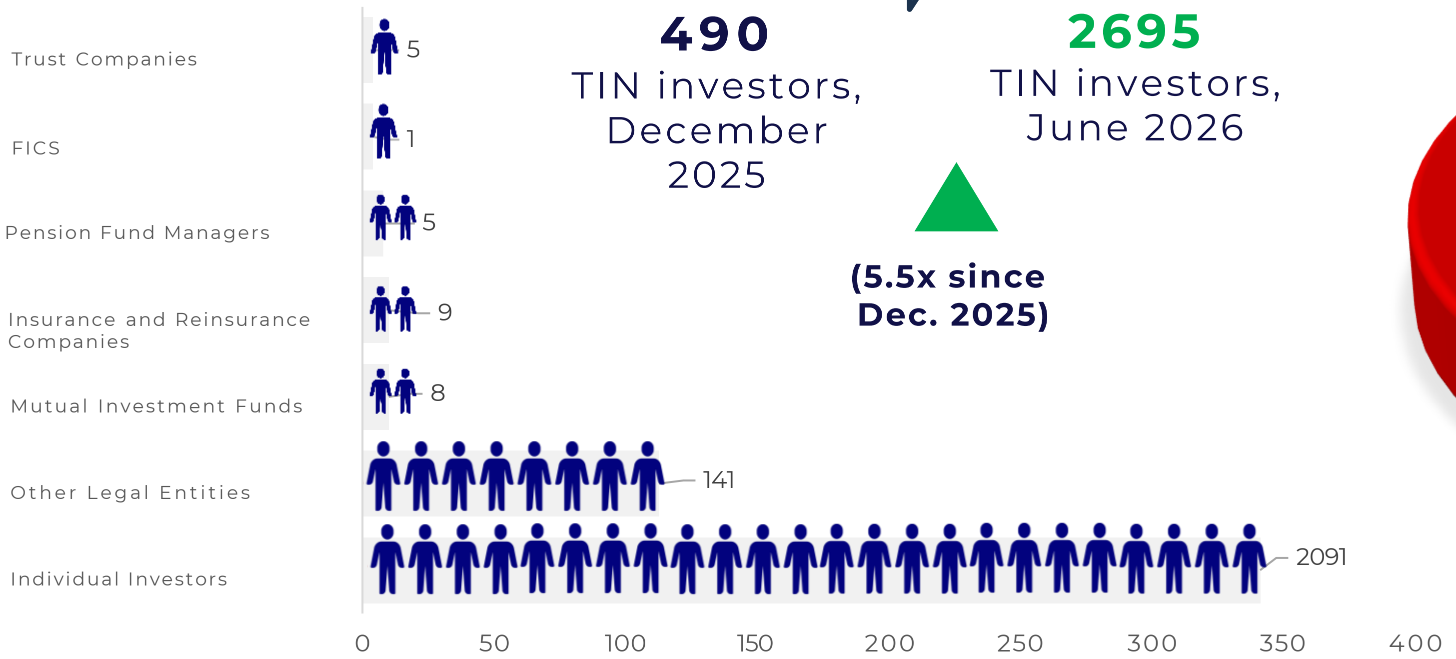
COP 14,700 (+24.2% M/M)
Closing Price 30/06/2026

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

*WAP: Weighted average price
**Precia valuation price as of June 30, 2026

2Q 2026 Performance Indicators: Investor Composition

Number of Investors

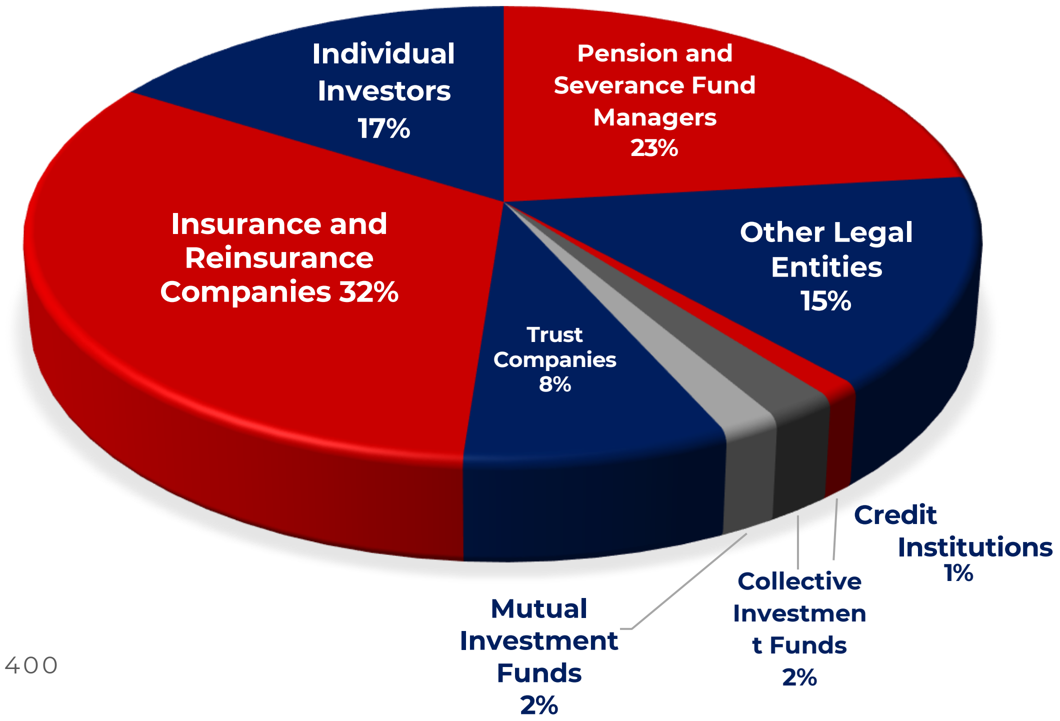


490
TIN investors, December 2025

2695
TIN investors, June 2026

(5.5x since Dec. 2025)

Investors by Amount



68%: Institutional investors
32%: Retail

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