



Titularizamos sueños para **Impulsar al país**



Corporate Presentation September 2026

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Our Company



Our Company

- Created in 2001, after the Colombian 1990's mortgage crisis.
- First asset securitization company in Colombia.
- Equity: More than USD \$47,74* million (August).
- Supervised by the Financial Superintendence of Colombia.
- More than USD **\$8.45* bn** in **91** issuances.

AAA**BRC**
Standard & Poor's
S&P Global

Our Purpose

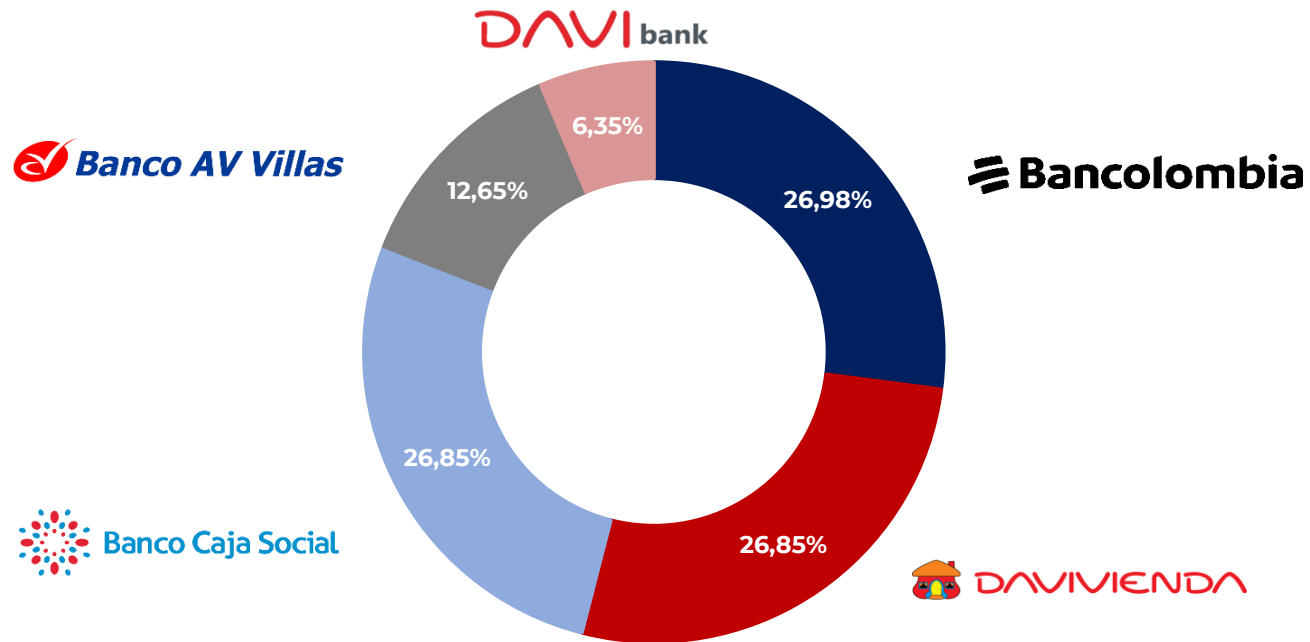
Connecting the financing needs of different economic activities with the capital market, with transparency, efficiency and under the principles of sustainability, through the securitization of assets.



Titularizadora Colombiana
Administración Maestra de emisiones de
Titularización de Cartera hipotecaria
CO- S.C- CER145151

Signatory of:





- Our shareholders are **national financial institutions** with extensive experience and recognition in the local and regional market.
- They mainly include **banks and insurance companies**.
- Their experience and reputation in the financial sector allow them to contribute significantly to the development and growth of **Titularizadora Colombiana**.

Securitization Process

Definition

Creation of securities supported by cashflows of underlying assets

Goals

- Mobilization of funding resources
- Better risk allocation
- Diversification of funding sources
- Capital efficiency and optimization
- Standardization of processes
- New assets class for investment portfolios

Securitization Scheme





Leader in the securitization market, with 25 years of experience, 91 issuances, and over \$8.45* billion securitized.



Turnkey process: No intermediaries required. All activities are carried out by Titularizadora Colombiana.



Originator's cost coverage: The originator does not incur initial, fixed, variable, or commission expenses. These costs are borne by the SPV.



The SPV is not subject to tax liability (no income tax, VAT exemption, and Financial Transactions Tax).



Automatic registration and approval of mortgage issuances with the SFC (approval within 3 to 5 days).



Consolidated relationship with institutional investors interested in this asset class.



Expert, specialized, and highly qualified team.



We share best market practices in portfolio origination and management.

Originators

- Securitization is an alternative for **funding diversification** and a tool to **manage balance sheet risks**.
- By selling the assets, the originator obtains **liquidity / financing**.
- Selling assets to the trust allows for the **transfer of credit, liquidity, interest rate, and prepayment risks** associated with that collateral to the investors in the securities, who have greater capacity and agility to manage them.
- By transferring portfolio risks and selling the assets, provisions are recovered, and capital is released.
- **It reduces mismatch risks.**
- Securitization enables financing through the **capital markets**.

Investors

- Diversification of **investment alternatives**.
- Possibility to invest in assets through solid structures **without assuming the direct risk of the asset**.
- **Competitive returns compared to other investment alternatives.**
- Possibility to invest in assets with **different levels of risk**.



Structuring

- Standard certification and formulation.
- Definition of selection criteria.
- Financial structure
- Operational structure
- Legal structure
- Portfolio acquisition.



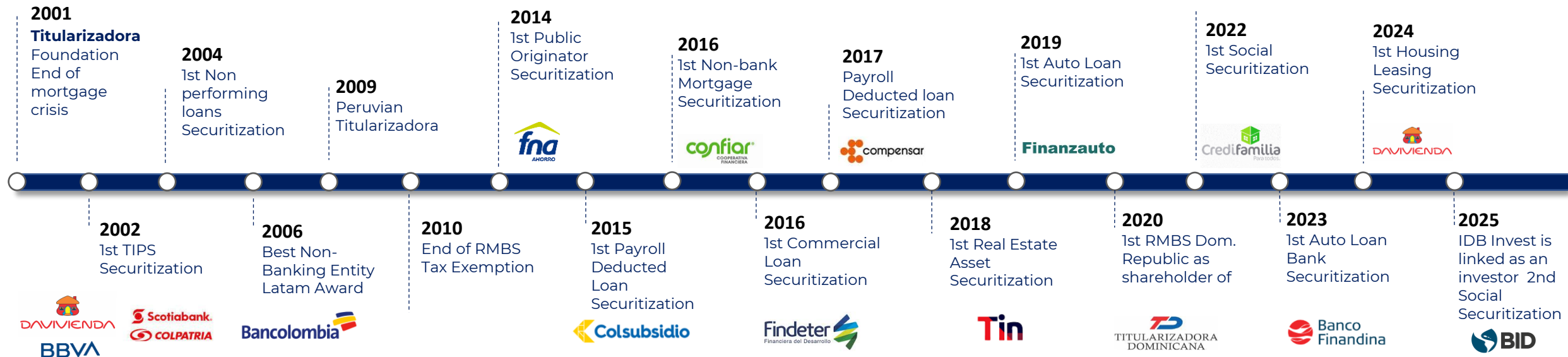
Placement

- Commercial Management.
- Investor Visits.
- Coupon Rate Definition.
- Allocation.



Management

- Asset Management
- Liability Management
- Investor Relations
- Market Issuance Reports
- Development of the Securities Market - Secondary Market



*Average Exchange rate past 6 months (up to September 30st): \$3.382,30 /USD



Mortgage

TIPS – TIS - TECH

66 Issuances

\$7,358.90 Million Securitized



Auto

TIV

18 Issuances

\$721,41 Million Securitized



Real Estate

TIN

2 Issuances

\$79.83 Million Securitized



Payroll Deduction Loans

TIL

4 Issuances

\$171.48 Millions Securitized



Commercial

TER

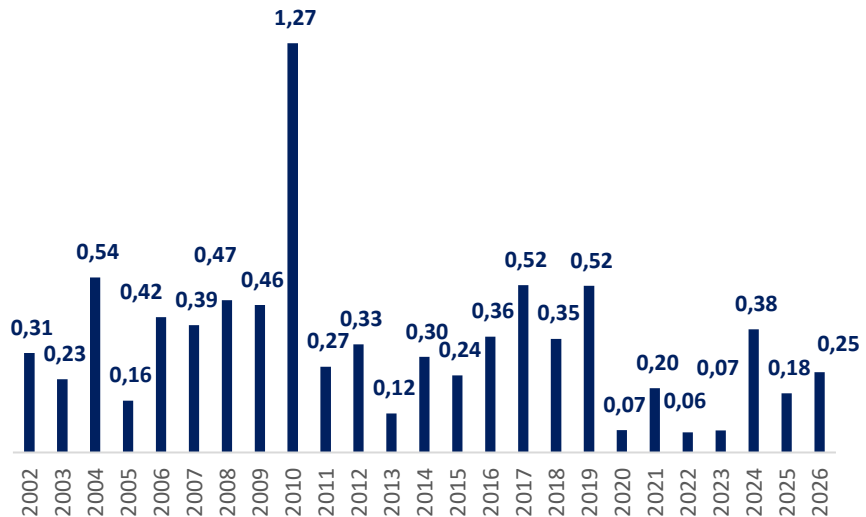
1 Issuances

\$118.26 Millions Securitized

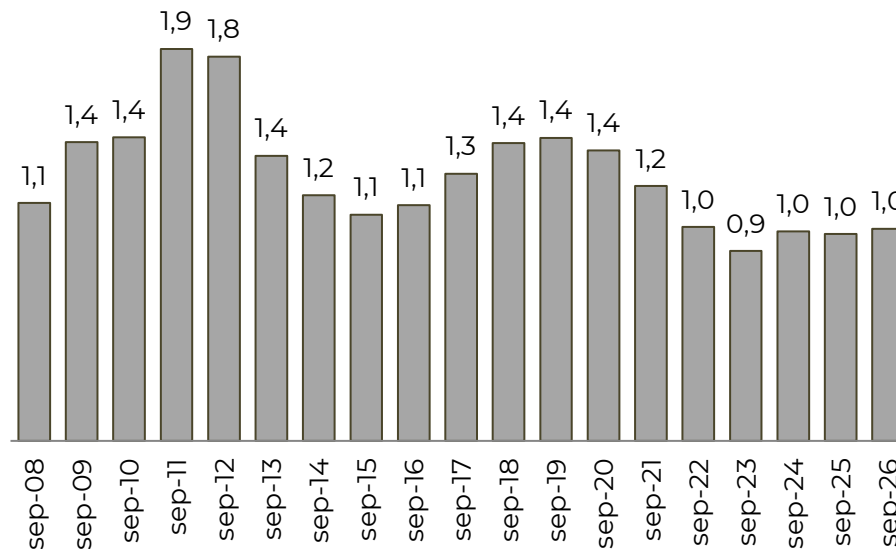


We have securitized over **\$8.45 billion USD** across **91 issuances**. The portfolio managed by the Titularizadora has a balance of nearly **\$1.011,15 million USD**, made up of different types of assets, with mortgage securitizations standing out.

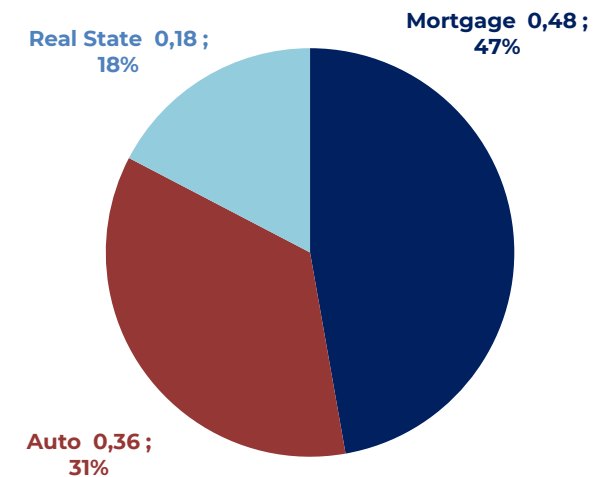
Securitized amount (USD billion)



Asset-Backed Securities Outstanding (USD billion)

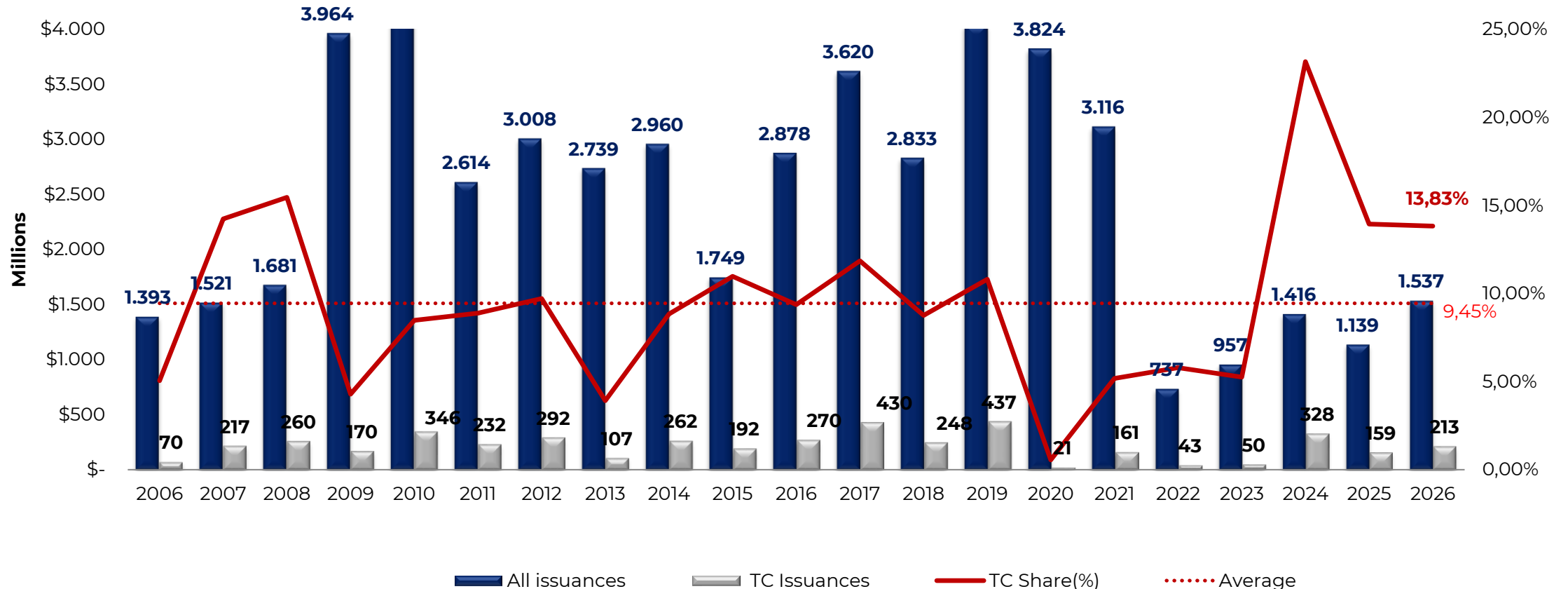


Portfolio Structure (USD billion)

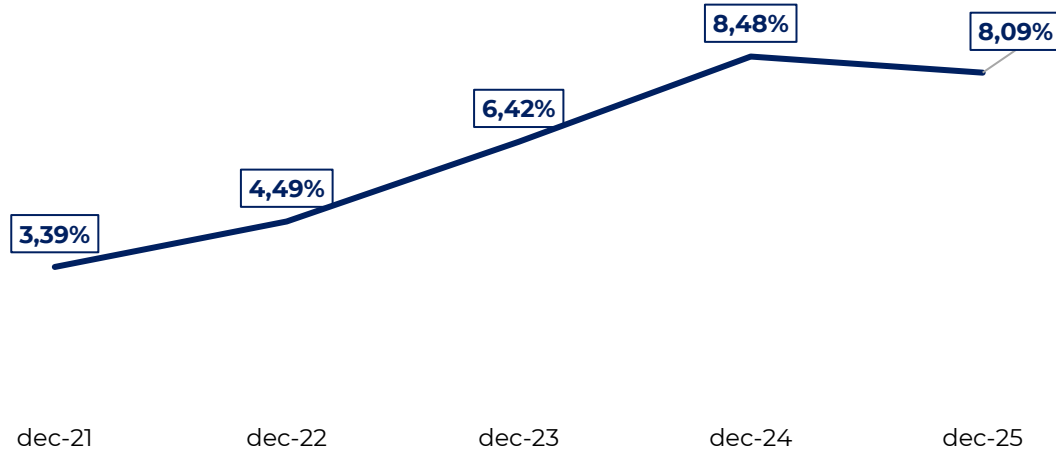


Titularizadora Colombiana is a relevant issuer in the Colombian Market.

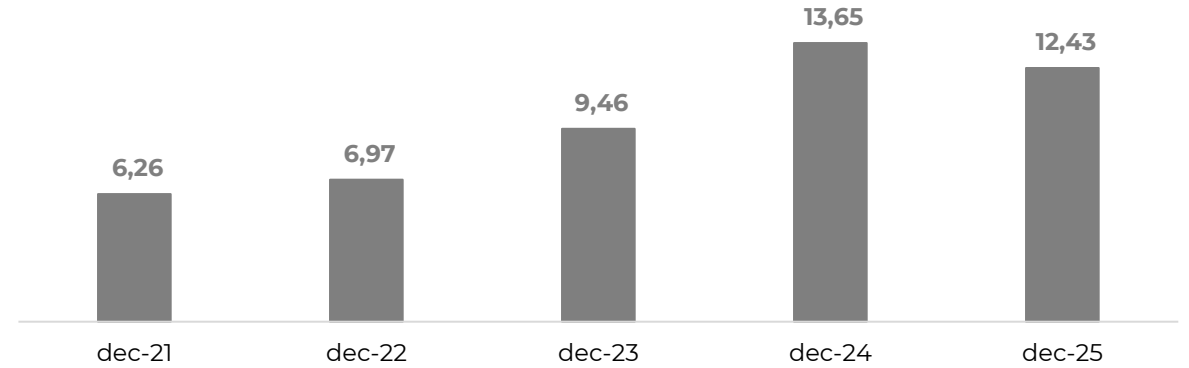
Share of Fixed Rate Issuance (USD million)



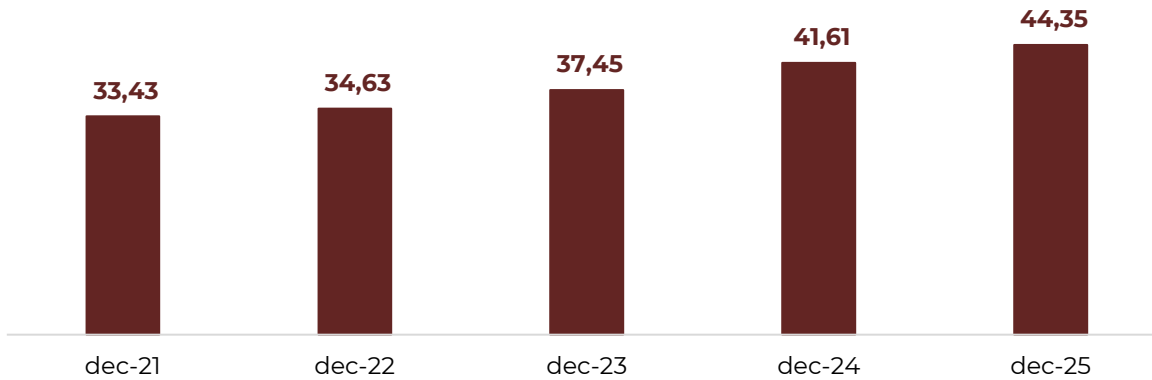
ROE



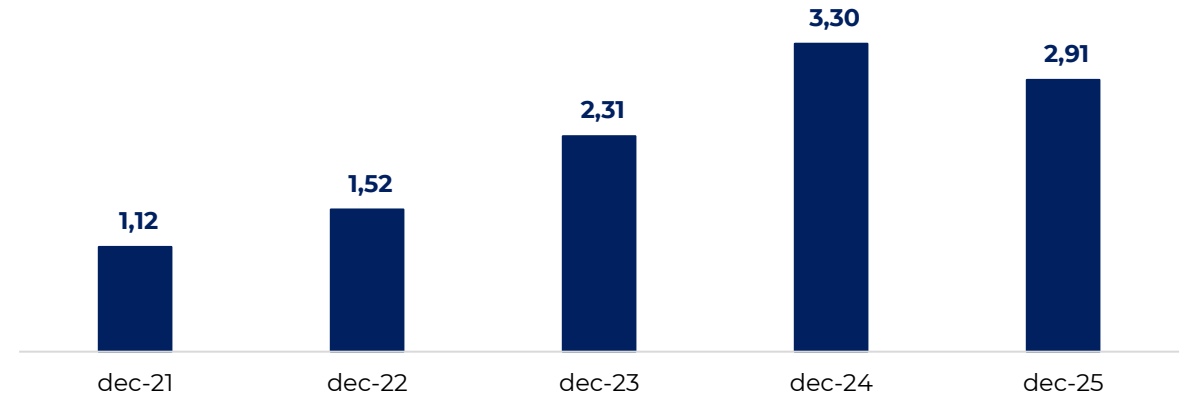
Total Earnings (USD\$ Million)



Equity (USD\$ Million)

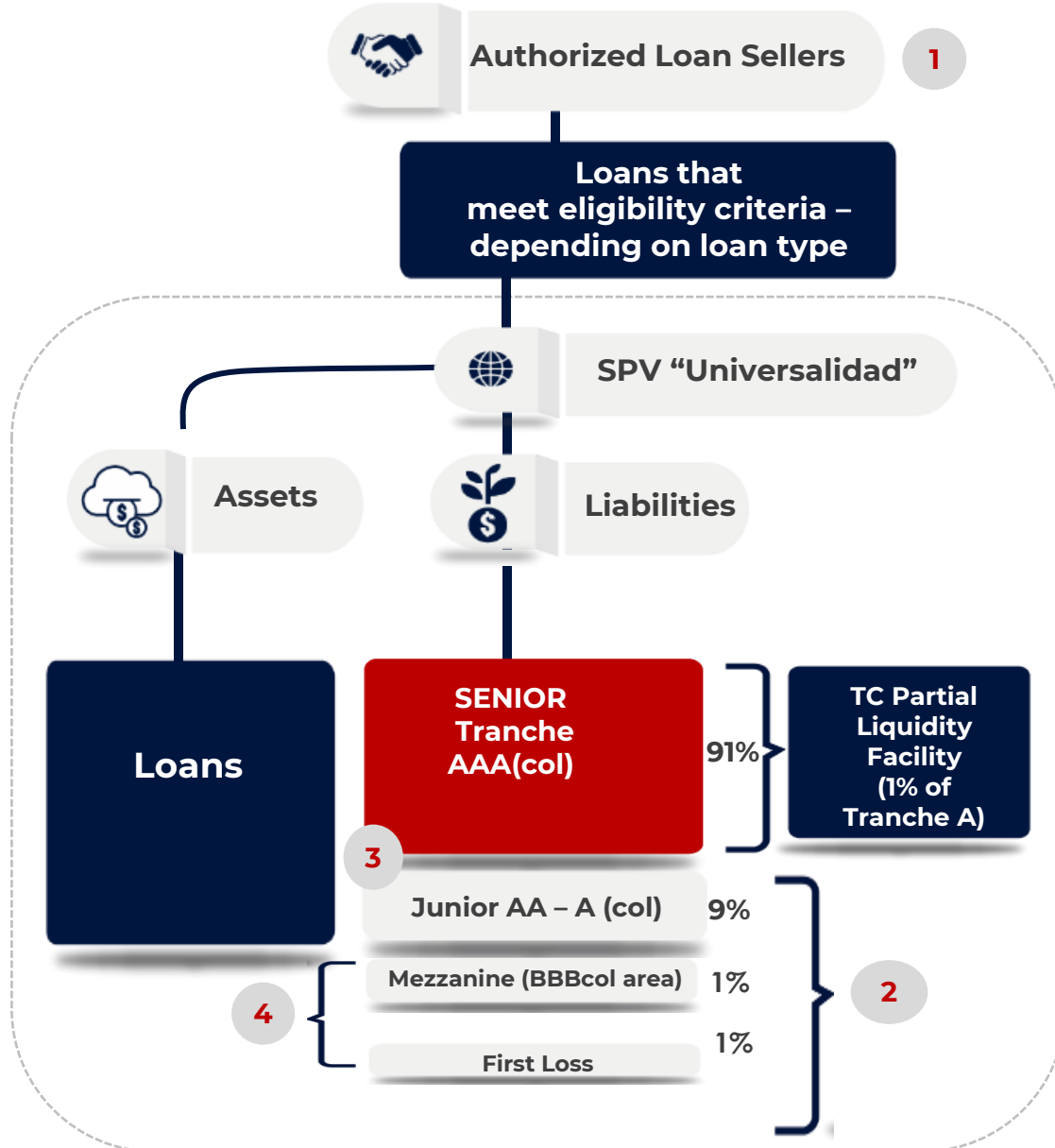


Net Income (USD\$ Million)



*Average Exchange rate past 6 months (up to September 30st): \$ 3.382,30 /USD. **2025 ROE** = (net income + retained income)/ average equity for previous 12 months.

Structure: Financial,
Operational, and
**Characteristics of the
Securities**



Key Elements of the Financial Structure

- 1 True sale, loans are taken off from Originator's Balance Sheet
- 2 Originators typically underwrite subordinated securities
- 3 Senior and Junior tranches are supported by the principal of the loan pool
- 4 Mezzanine tranches are supported by excess spread

Coverage Mechanisms

- Subordination
- Partial Credit Enhancement Mechanism
- Excess Spread
- Balance Adjustment
- Payment Suspension Clauses
- Interest Rate Reduction Mechanism

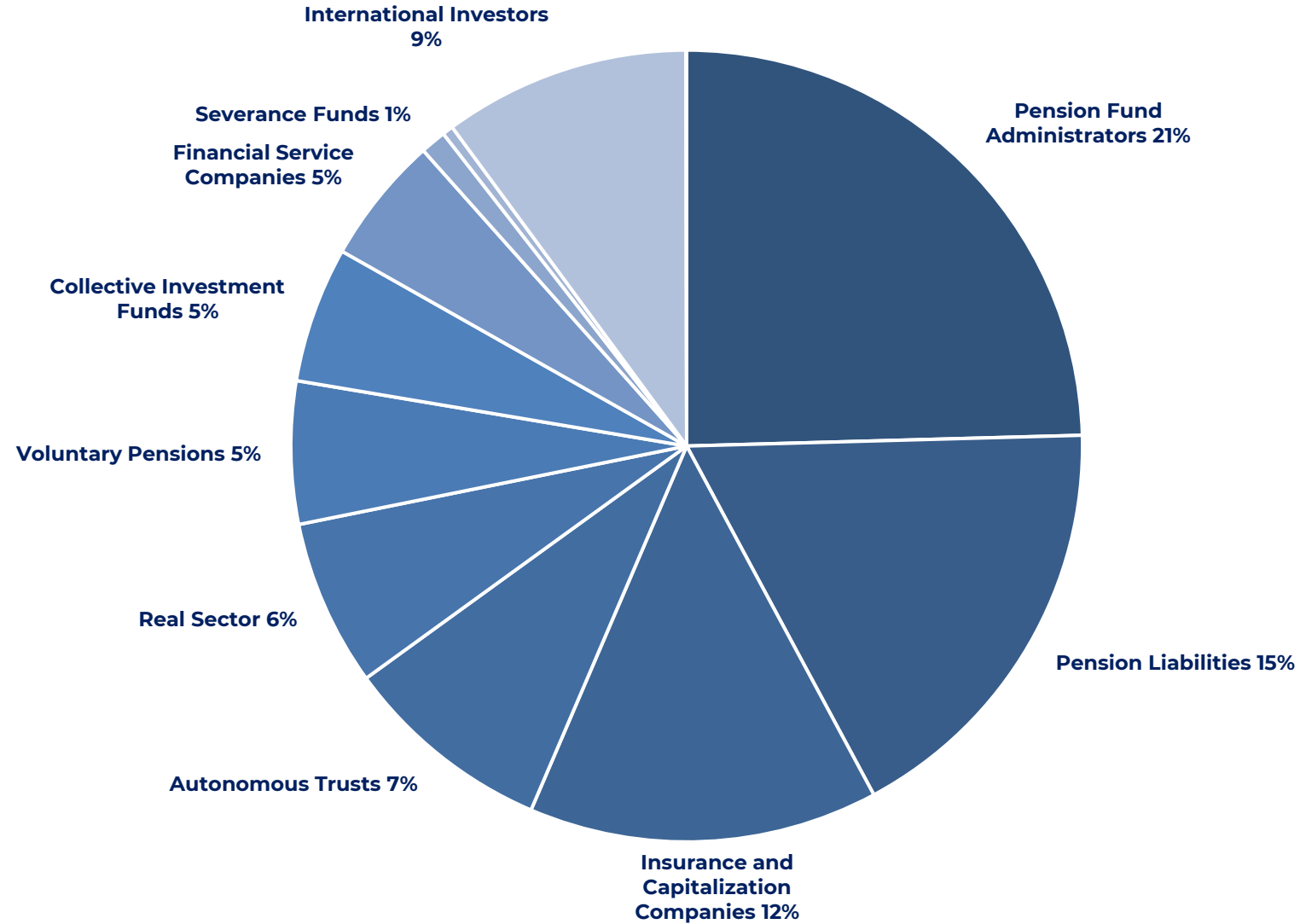
Master Servicing processes contribute to the evaluation of originators and servicers, the standardization of origination and servicing processes, and the reduction of operational and credit risk in the issuances.

**Certification of
Originators and
Servicers**

**Loan Portfolio Due
Diligence**

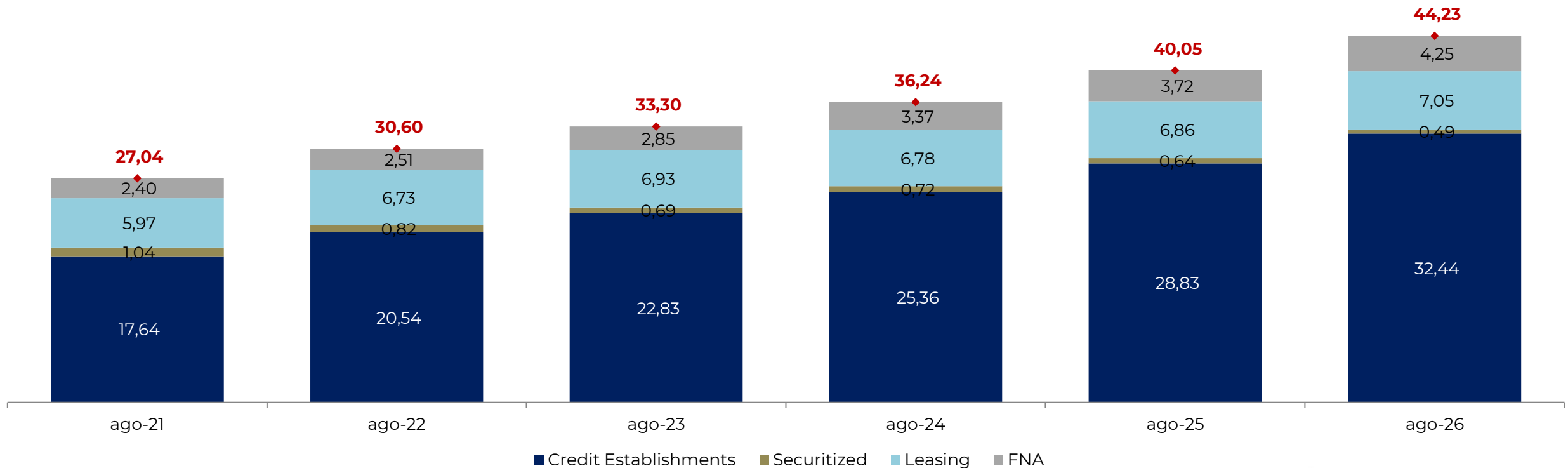
**Loan Collection
Procedure**

Recovery Procedure

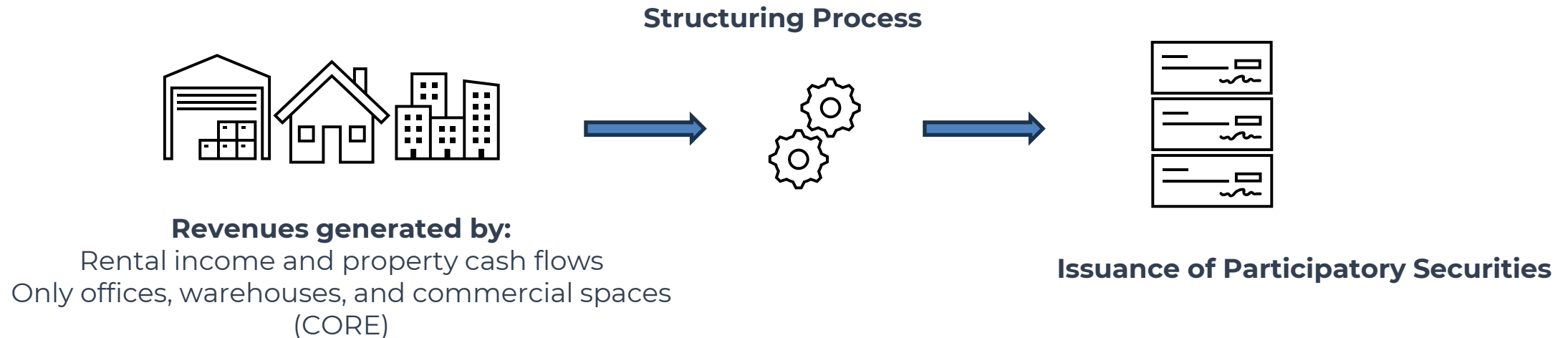


There is great potential in the mortgage market for securitization

Outstanding Balance of the Mortgage Loan Portfolio (USD \$ Billions)



TIN is an investment program aimed at the securitization of real estate assets (REIT-like), allowing investors to gain exposure to the returns generated by the management of the real estate portfolio in Colombia.





Assets Under Management* and Managed Area

COP\$ 600.228 Million



GLA: 84.140 sqm



Return

Since the beginning: 13,01% EAR



LTM: 13,32% EAR (CPI + 6,61%)



Economic and Physical Occupancy

Economic: 96,86%



Physical: 96,34%



Outstanding Lease Balance

0,22% (\$122.626.002)



Secondary Market

Traded Volume: Sept. COP\$4.305 Million



September Trading Price: 61,4%



Dividend Yield

LTM: 5,08%** (Sept: 4,85%) DY calculated over the Net Asset Value of the Equity Security



Sept: 7,91% DY calculated over Market Price



Debt Structure

Capital: COP\$ 141.725 Million



Weighted average cost of debt 12,56% EAR****



LTV*****: 23,91% < 35% Limit



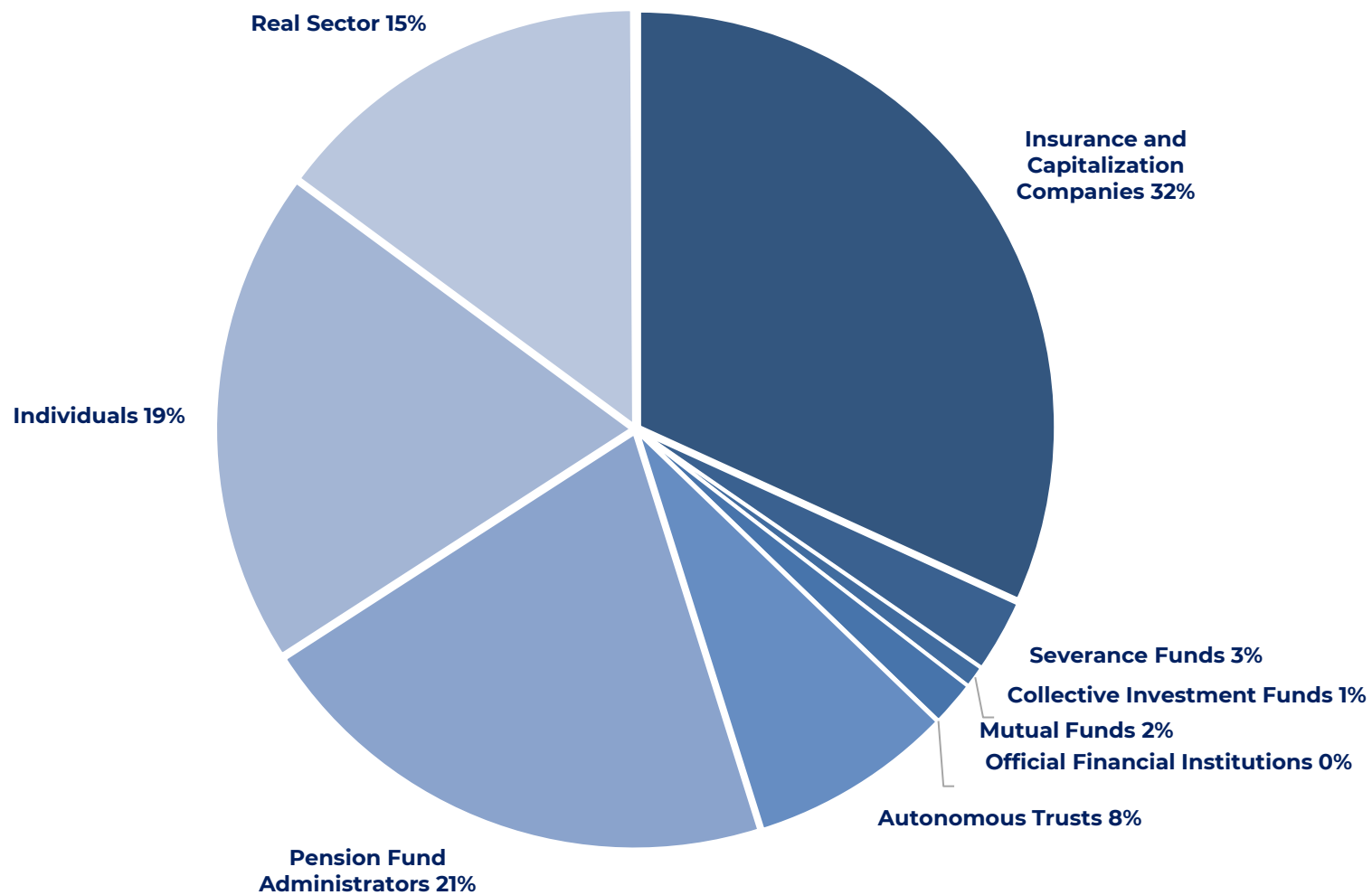
* Total Assets Under Management. Includes cash accounts, tangible assets, accounts receivable & other assets.

** 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.





Strategic Priorities 2022 – 2027

1

**Strengthen the Mortgage
Loan Business**
(Core Business)

2

**Develop businesses that
drive high growth and
create competitive
advantages in the market**
(Adjacent Businesses)

3

**Explore and adopt new
technologies and disruptive
models**
(Strategic Bets)

4

Internationalization

Date

December 16, 2022

Originator



A Series Grade

AAA

BRC Ratings
A Company of S&P Global
*No forma parte de NRSRO - S&P Global Ratings

Second-Party Opinion

“Good”



Portfolio Type:

Mortgage Loan VIS (100%)

Amount Issued:

**123,053,000 UVR
(COP 39.769 billion)**

Placement Rate for A Series:

7,80% EAR (UVR-denominated)

Number of loans:

1.012 loans

Impact:



Ensure that the poor and the most vulnerable have equal rights to economic resources, as well as access to basic services.



Strengthen the capacity of national financial institutions to promote and expand access to financial services.



Empower and promote social, economic, and political inclusion, regardless of age, gender, disability, race, ethnicity, or economic or other status.



Ensure access to adequate, safe, and affordable housing and basic services, and upgrade slums.

Date

July 28, 2025

Originator



A Series Grade

AAA

BRC Ratings
A Company of S&P Global
*No forma parte de NRSRO - S&P Global Ratings

Second-Party Opinion

“Excellent”



Portfolio Type:

Mortgage Loan VIS (100%)

Amount Issued:

271.943.000 UVR
(COP 106,85 billion)

Placement Rate for A Series:

7,80% EAR (UVR-denominated)

Number of loans:

1.809 loans

Impact:



Ensure that the poor and the most vulnerable have equal rights to economic resources, as well as access to basic services.



Goal 5 focuses on eliminating discrimination and violence against women and girls, ensuring equal opportunities in leadership and decision-making, and promoting shared responsibilities in domestic work.



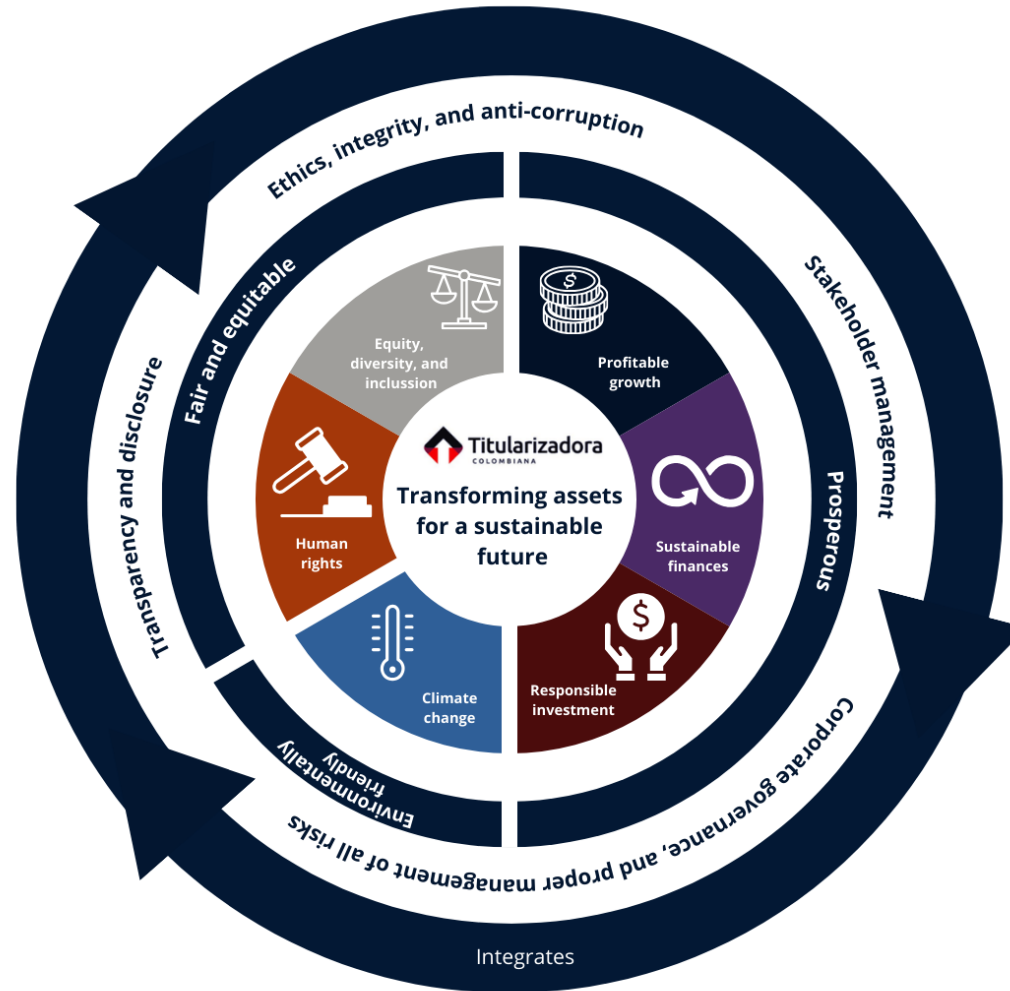
Strengthen the capacity of national financial institutions to promote and expand access to financial services.



Ensure access to adequate, safe, and affordable housing and basic services, and upgrade slums.



**Transforming
assets for a
sustainable
future.**



Stake-holders

- Employees
- Shareholders
- Board of Directors
- Investors
- Originators
- Authorities
- Placement Agents
- Suppliers
- Credit Rating Agencies
- Tenants



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