



Titularizadora
COLOMBIANA

NIT 830.089.530-6

Tin Títulos
Inmobiliarios

TIN ISSUANCE PROGRAM
EXTRAORDINARY MEETING OF SECURITIES HOLDERS

NOTICE OF FIRST CALL

CREDICORP CAPITAL FIDUCIARIA S.A., in its capacity as Legal Representative of the Holders of 52,605 outstanding TIN Securities issued by Titularizadora Colombiana S.A., on the account of and with the exclusive backing of the TIN Overall Fund, hereby calls the Extraordinary General Meeting of Securities Holders of the TIN Real Estate Securities Issuance and Placement Program, with a global limit of up to COP 2,000,000,000,000 (Tranche 1 of COP 162,750,000,000 and Tranche 2 of COP 104,999,099,646, for a balance pending issuance of COP 1,732,250,900,400). The meeting will take place in the city of Bogotá D.C., on Monday, December 2, 2024, at 3:00 p.m., and will be held remotely using a remote electronic platform provided by DECEVAL (hereinafter, the DECEVAL Platform). This platform will allow holders to duly participate and vote in accordance with the terms of Article 19 of Law 222/1995, as amended by Article 148 of Decree Law 019/2012 and Article 1 of Decree 398/2020.

Agenda of the Meeting

1. Quorum verification.
2. Reading and approval of the agenda.
3. Appointment of the Chairperson and the Secretary of the Meeting.
4. Appointment of the Minutes Approval Committee.
5. Consideration for approval of the modifications to the Prospectus and the TIN Regulations.

At this point, the report from Titularizadora Colombiana S.A., the opinion of Fitch Ratings S.A., SCV, and the opinion of the Legal Representative of the Securities Holders were presented. The following matters were submitted for consideration by the holders of securities:

5.1 Adjustments related to the Modification of the Diversification Limit by Asset Type.

5.2 Adjustments related to the Modification of the Debt Limit.

5.3 Adjustments related to the Modification of the Calculation Basis for the Administration Fee.

5.4 Adjustments related to the Migration to the Equity Trading Board.

5.5 Adjustments related to the Migration to the Split as a Dividing Factor for the Current Value of Fixed Income Securities.

The different reports to be presented to the Meeting of TIN Holders will be available to holders as of today, on the website www.titularizadora.com of Titularizadora Colombiana SA, located at Calle 72 No. 7-64, Piso 4, Bogotá DC, and will be sent by electronic means to the Financial Superintendence of Colombia located at Calle 7 No. 4-49, Bogotá DC, to the Colombian Securities Exchange located at Carrera 7 No. 71-21 Torre B Office 1201 of Bogotá DC, and to Credicorp Capital Fiduciaria SA located at Calle 34 No. 6 – 65 of Bogotá D.C.

To participate in the General Meeting of Security Holders, Holders must demonstrate such capacity, which will be verified by the Legal Representative of Securities Holders against the overall certificate for the exercise of corporate rights issued by Deceval or the document that replaces it, as notified by this entity. The aforementioned accreditation will be carried out on the date of the General Meeting of Securities Holders, after having completed the pre-registration and registration stages.

The overall certificate for the exercise of corporate rights must be issued by Deceval once the trading day on the Colombian Securities Exchange has closed on the business day immediately prior to the Meeting of Securities Holders, unless Deceval establishes otherwise in its regulations. To accredit that the person who attends the General Meeting of Security Holders is the person registered in the overall certificate for the exercise of corporate rights issued by Deceval, or the proxy of the person registered on this certificate, the Legal Representative of Securities Holders may request from the Holders the identification document for individuals, and the Certificate of Incorporation and Legal Representation issued within the previous month for legal entities.

Holders may be represented by a proxy, who must present a duly executed proxy assignment form. The proxy assignment form is available to the holders at the same websites as the reports of the Meeting.

The documentation required to certify ownership may be submitted by the holders from the date of this meeting notice until the date on which the corresponding Securities Holders' Meeting takes place, through the pre-registration procedure established for such purpose. Once ownership has been verified by the Legal Representative of the Holders, access to the DECEVAL Platform will be granted to the holder or their proxy in order to proceed with the registration of their participation in the Meeting. To define the procedures for pre-registration and registration for submitting the above-mentioned documentation—aimed at identifying attendees and ensuring both their attendance and voting rights during the Meeting—an instruction guide outlining the required steps will be published on the website www.titularizadora.com as of the date of this meeting notice.

As it is a first call meeting, the General Meeting of Securities Holders will validly deliberate with a plural number of Holders representing at least 51% of all Securities outstanding at the date of the Meeting, and the decisions will be passed by the votes in favor of half plus one of the Holders present at the General Meeting of Securities Holders, in accordance with the provisions of section 9.5.7 of the Prospectus of the TIN Issuance Program.

In the event there is not a quorum at the first meeting, a new meeting shall be called in which the presence of any plural number of Holders shall be sufficient to validly deliberate and decide, which fact shall be warned in the notice of call of said meeting in accordance with the provisions of section 9.5.7 of the Prospectus of the TIN Issuance Program.

It is hereby informed that the Meeting is of a Decisory nature with respect to items 2, 4, and 5 of the agenda, and of an Informative nature with respect to item 3 thereof.

Finally, the holders are informed that in accordance with the provisions of article 6.4.1.1.22 of Decree 2555/2010, the decisions lawfully adopted by the TIN General Meeting of Securities Holders are binding even for dissenting or absent holders.

DOLLY LÓPEZ PALENCIA

Legal Representative

CREDICORP CAPITAL FIDUCIARIA S.A.

In the capacity of Legal Representative of the SECURITIES
HOLDERS OF THE TIN EQUITY SECURITIES ISSUANCE

