Risk Report

December-2025

TIPS PESOS N18

COP $ in Millions

Issue Age: 80 months
Pool Balance: $89,523 MM
> 120 Days Delinquency: $7,375 MM
REO $ -

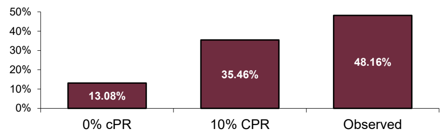
Outstanding Balance & Credit Enhancements

TIPS	Coupon	Initial Balance	Outstanding Balance	Distribution	Principal Paid%	Performing Loans/TIPS		External Credit Enhancement	
A1-2024:	5.65%	$110,580.7	$ -	0.0%	100.0%				
A2-2034:	6.83%	$205,364.3	$69,715.4	95.1%	66.1%	A1 + A2	117.83%	TC	697
B-2034:	10.50%	$41,055.0	$ -	0.0%	100.0%	A1 + A2 + B	117.83%		
MZ-2034:	12.50%	$1,785.0	$1,785.0	2.4%	0.0%	A1 + A2 + B + MZ	114.89%		
C-2034:	16.00%	$1,785.0	$1,785.0	2.4%	0.0%	A1 + A2 + B + MZ + C	112.09%		

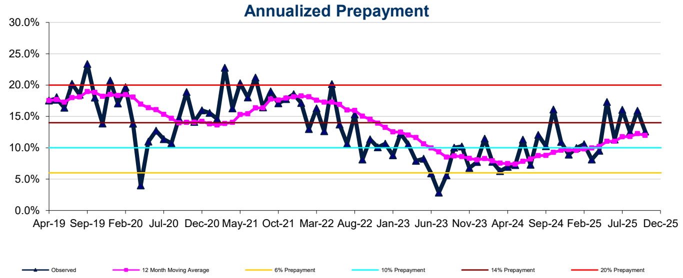
Pool Prepayment

Observed October	12 Month Moving Average	WA Prepayment	CPR Scenario: Valuation Projection December
12.60%	11.97%	14.29%	12.27%

Pool Principal Paid %

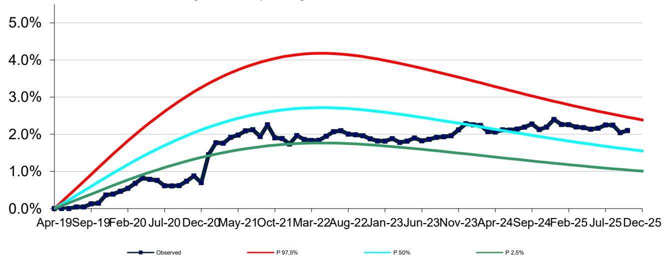


Annualized Prepayment



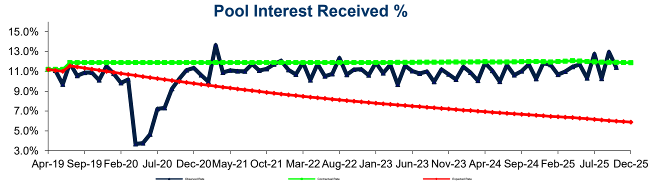
Observed Delinquency

> 120 Days Delinquency / Initial Balance



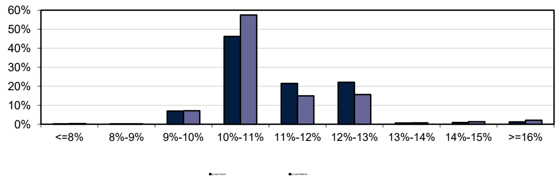
Observed Delinquency Oct: 2.10%

Pool Interest Received %



Interest Received Most Recent:	Contractual	Expected	Observed
	11.90%	5.99%	11.40%

Weighted Average Coupon



WA Coupon November	12.06%
WA LTV November	28.32%

Stress Scenarios

Projected amortization for different stress scenarios - CPR Prepayment: 10%, 20%, 12 Month Moving Average (MA) - and multiples of 1, 1.5, or 5 times the projected delinquency curve

Prepayment	Delinquency	A	A2	B	MZ	C	Residual $mm
10%	1.0	100%	100%	100%	100%	100%	9,154
20%	1.0	100%	100%	100%	100%	100%	9,521
MA	1.0	100%	100%	100%	100%	100%	9,280
10%	1.5	100%	100%	100%	100%	100%	8,447
20%	1.5	100%	100%	100%	100%	100%	8,942
MA	1.5	100%	100%	100%	100%	100%	8,612
10%	5.0	100%	100%	100%	100%	100%	4,380
20%	5.0	100%	100%	100%	100%	100%	5,530
MA	5.0	100%	100%	100%	100%	100%	4,718

Notes:

► Performing Loans/TIPS %: Principal balance of mortgage loans with delinquency less than 120 days divided by TIPS balance on the closing date.
► External Credit Enhancement: Outstanding Balance of Class A Securities Credit Enhancement Mechanism.

► 0% CPR: Contract payment to loans in a zero-delinquency and zero-prepayment scenario.

► Prepayment is the aggregate of the sum of annualized partial and total prepayment. Weighted average (WA) prepayment of the issueance: Means the weighted prepayment times the mortgage loans balance of each month of the issueance.

► Prepayment Scenario for Valuation: prepayment scenario for price vendors valuation.

► Pool Interest Received: Monthly interest cash flow divided by the principal balance at the beginning of the month.

► For credit risk monitoring purposes the >120 days delinquency indicator has been projected considering the credit quality performance of a development sample of 204,300 mortgage loans. Delinquency is shown in percentiles (P2.5%, P50%, and P97.5%). For more information about the methodology of projection, see the Issue Prospectus Attachment 2.

► Scenarios: Shows the projected amortization percentage of each security for different stress scenarios of prepayment and multiples of the expected delinquency. Residual amount after securities repayment is the present value discounted at the IIR of the correlative liabilities. For more information see the "Amortization and Cash Flows Tables Prepayment and Delinquency Scenarios" report at www.titularizadora.com

► Weigheted Average Cuopon: Shows the pool portfolio distribution by cuopon rate ranges by amount and by quantity. By amount with respect to the mortgage loan balance and by quantity with respect to the number of mortgage loans.

► WA LTV: Ratio of debt principal balance to the current real estate appraisal as a weighted average times the mortgage loan principal balance.

► WA Interest Rate: Weighted average interest rate times the mortgage loans principal balance.