

Bogotá, May 26, 2025

To
ALEXANDER CAMPOS OSORIO
Deputy Superintendent for Issuers
Financial Superintendence of Colombia
Bogotá, D.C.

Ref: 600-001 Titularizadora Colombiana S.A.
058 Relevant Information
50 Request/Submission
No attachments

Dear Dr. Campos:

In compliance with Article 5.2.4.3.1 of Decree 2555/2010 regarding the obligation to report relevant information to the Financial Superintendence of Colombia, we hereby inform your Office of the probability that one of the early redemption events of the TIPS Pesos N-7 issuance may occur no later than August 2025, in the following terms:

1. TIPS Pesos N-7 Issuance Background

- The securitization process that produced the TIPS Pesos N-7 Issuance was carried out on May 23rd, 2013. Through this issuance, Non-VIS mortgage loans originated and serviced by Banco Davivienda and Bancolombia were securitized. The amount of the issuance was COP 428,025,000,000 on May 23rd, 2013, which was represented in mortgage-backed securities with the following features:

| Type | Series | Duration (months) | Effective annual interest rate | Payment method | Amount of the Series (COP) |
|---------|--------|-------------------|--------------------------------|----------------|----------------------------|
| TIPS A | 2023 | 120 | 5,40% | In arrears | 362.803.200.000 |
| TIPS B | 2028 | 180 | 10,80% | In arrears | 44.840.800.000 |
| TIPS MZ | 2028 | 180 | 11,00% | In arrears | 16.304.600.000 |
| TIPS C | 2028 | 180 | 11,00% | In arrears | 4.076.400.000 |

- The Rules of Issuance of TIPS Pesos N-7 set out that early redemption is applicable when the total principal balance of the mortgage loans on the payment date is less than or equal to 5.0% of the total principal balance of the mortgage loans as of the issuance date (May 23rd, 2013).
- In order to carry out the early redemption of the issuance, the Rules of Issuance of TIPS Pesos N-7 established that the underlying assets must be sold within three (3) months from the formalization of the early redemption event. The proceeds of the sale will be used to pay the issuance liabilities strictly following the payment priority specified in the Rules of Issuance of TIPS Pesos N-7. If the sale of the underlying assets proves impractical within three (3) months after the formalization of the early redemption event, payment of the obligations in kind will be possible by allocating the underlying assets to the investors up to the obligation value, taking their book value as reference.
- To carry out the process of selling the underlying assets, the Rules of Issuance of TIPS Pesos N-7 conferred extensive powers to Titularizadora Colombiana to design and carry out said process until its completion.

- The full details of the structure of the securitization process through the TIPS Pesos N-7 issuance can be found on the website www.titularizadora.com.

2. Event Subject to Relevant Information

Based on the information of the collections and payments of the TIPS Pesos N-7 issuance known as of the date of this communication, as well as the statistical projections of the cash flow behavior of the mortgage loans that comprise the underlying assets of the TIPS Pesos N-7 issuance, prepared by Titularizadora Colombiana in its capacity as administrator of the securitization process, we inform that, according to the expected scenario of the issuance's performance, there is a high probability that, no later than August 2025, the ground for early redemption may occur. For illustration purposes, the following figures resulting from the projection of the mortgage loan balances are transcribed below:

**TIPS Pesos N-7 Issuance – Monthly Calculation Early Settlement Termination Event –
Expected Scenario - Calculations May 2025**

| Total Balance of Mortgage Loan Principal in the Date of issuance | Early Settlement Termination Event Amount (5%) Theoretical - Rules of Issuance | Early Settlement Termination Event Amount (5%) Projected - August 2025 |
|--|--|--|
| 407,643,969,710.41 | 20,382,198,485.52 | 17,776,056,942.79 |

3. Applicable Procedure for the Sale of Underlying Assets in Early Redemption Termination Event

In the event that the ground for the Early Redemption Termination Event occurs as stated in this communication, no later than August 2025, an event which will also be subject to relevant information reporting in accordance with applicable regulations, Titularizadora Colombiana, in exercise of its powers to develop the sale process of the underlying assets under the terms of the Rules of Issuance of TIPS Pesos N-7, will take all steps available to complete the redemption with the objective of paying the obligations of the TIPS Pesos N-7 issuance.

4. Current Situation of the Underlying Assets of the TIPS Pesos N-7 Issuance

As of April 30, 2025, the circumstances of the underlying assets of the TIPS Pesos N-7 issuance are the following:

| | | |
|---------------------------------------|---|-----------|
| Saldo de cartera en millones de pesos | \$ 21,920 | |
| Tasa promedio ponderada | 11.83% | |
| LTV (relación cartera / garantía) | 15.48% | |
| Plazo restante en meses | 57 | |
| % de cartera No Vis | 100.00% | |
| Cartera por calificación | A | 74.02% |
| | B | 3.59% |
| | C | 2.82% |
| | D | 1.73% |
| | E | 17.84% |
| Cartera por rango de mora | Vigente (0 a 60 días) | \$ 15,962 |
| | Vencida (61 a 120 días) | \$ 661 |
| | Vencida (más de 120 días) | \$ 5,297 |
| Bienes recibidos en pago | 0 | 0 |
| Caja o Efectivo | Se tomará en la fecha de liquidación final de acuerdo con la Proporción de Distribución | |

We remain at your disposal to provide any additional information that may be required.

Sincerely,

Ricardo Molano León

Alternate legal representative

Elaborated by: Luisa Fernanda Mora Narváez - Lawyer Secretary General

Reviewed and approved by: Bibiana Marcela Novoa Medina - Legal Coordinator of Issuance Administration