

Bogotá, March 8, 2024

To

Maria Fernanda Beltrán Vieira

Deputy Superintendent for Issuers (E)
Financial Superintendence of Colombia
Bogotá, D.C.

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

Dear Dr., Beltrán:

In compliance with the provisions of Article 5.2.4.3.1 of Decree 2555 of 2010 related to the obligation to report relevant information, we submit for your consideration the following information related to the probability that May 2024 at the latest one of the events of the early settlement of the TIPS Pesos N-5 issue will occur, in the following terms:

1. TIPS Pesos N-5 Issuance Background

- The securitization process that gave rise to the TIPS Pesos N-5 issue occurred on May 10, 2012. Through this issuance, securitized non-VIS loans originated and managed by Banco Davivienda and Bancolombia. The amount of the issue totaled 399.139.100.000 Colombian pesos as of May 10, 2012, represented in mortgage securities with the following characteristics:

Type	Series	Duration (months)	Effective annual interest rate	Payment method	Amount of the Series (COP)
TIPS A	2022	120	6.91%	In arrears	339.053.300.000
TIPS B	2027	180	11.80%	In arrears	48.436.200.000
TIPS MZ	2027	180	11%	In arrears	9.712.200.000
TIPS C	2027	180	11%	In arrears	1.937.400.000

- It was established in the TIPS Pesos N-5 Issuance Regulations that there would be an early settlement of the issue when the total principal balance of the mortgage loans on the payment date is less than or equal to 5% of the total principal balance of the mortgage loans on the date of issuance (May 10, 2012).
- The TIPS Pesos N-5 Issuance Regulation stipulates that to carry out the early settlement process of the issuance must be completed the sale of the underlying assets within three months from the formalization of the early settlement cause. The proceeds from the sale have to be the payment of the issuance obligations in strict accordance with the payment priority defined in the TIPS Pesos N-5 Issuance Regulation. If the underlying asset sale proves impractical within three (3) months after the formalization of the early settlement decision, the payment in kind of the obligations will be possible by allocating the underlying assets to the investors up to the obligation value, taking their book value as a reference.
- To carry out the sale process of the underlying assets, the TIPS Pesos N-5 Issuance Regulation granted broad powers to Titularizadora Colombiana to design and execute this process through to its completion.

- The full details of the structure of the securitization process through the TIPS Pesos N-5 issuance can be found on the website www.titularizadora.com

2. Relevant Information Report applicable event

Based on the collection and payment information of the TIPS Pesos N-5 issuance as of the date of this communication, as well as the statistical projections of the cash flow behavior of the mortgage loans that constitute the underlying asset of the TIPS Pesos N-5 issuance, prepared by Titularizadora Colombiana in its capacity as administrator of the securitization process, we inform you that, according to the expected scenario of the issuance's behavior, there is a high probability that the cause for its early settlement constituted no later than May 2024. For your reference, are provided below the figures resulting from the projected balance of the securities for the following months:

Issuance of TIPS Pesos N- 5 - Calculation of Early Settlement Cause - Expected Scenario - Calculation March 2024

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 05 – 2024
387,489,515,048.75	19,374,475,752.44	18,879,173,418.40

COP amounts Estimated at the Cut-Off date (May 10, 2024)

3. Applicable procedure to the sale of underlying assets in Early Settlement Event

If no later than May 2024 the cause for early settlement is generated in the terms indicated in this communication, circumstance that will also be subject to relevant information subject to the applicable regulations, Titularizadora Colombiana, in exercise of its powers for the development of the sale process of the underlying assets under the terms of the TIPS Pesos N-5 Issue Regulations, will make all the arrangements within its reach for its liquidation to pay the obligations of the TIPS Pesos N-5 issue.

4. Current conditions of the underlying assets of TIPS PESOS N-5 issuance

As of January 31, 2024, the terms of the underlying assets of the TIPS Pesos N-5 issue are as follows:

Balance of Mortgage Loan in COP (Millions)	\$20.380.	
Weighted Average Rate	12.33%	
LTV (loan to collateral value ratio)	15.62%	
Remaining term in months	57	
NO VIS Mortgage Loans %	100%	
Mortgage Loans by Rating	A	78.83%
	B	4.54%
	C	2.69%
	D	0.61%
		13.32%
Assets received as payment	0	0

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