

Bogotá, April 9<sup>th</sup>, 2018

**Sandra Patricia Perea Díaz**  
Deputy Superintendent for Issuers  
and Other Agents  
Financial Superintendence of Colombia  
Bogotá D.C.

Ref.:       600-01   Titularizadora Colombiana S.A.  
                          Universalidad TIPS PESOS N-  
                          12  
                  058   Relevant Information  
                  50   Request/Submission  
                          Attachments (1)

Dear Mrs. Perea:

In development of what is stated in Decree 2555 of 2010 related to the obligation to report relevant information, we inform your Office about the Mortgage Loans repurchase procedure carried out by the Titularizadora Colombiana S.A. (hereinafter the Titularizadora), in relation to some of the VIS and Non-VIS Mortgage Credits (hereinafter the Mortgage Credits) that make up the TIPS PESOS N-12 Universality (hereinafter the Universality), and from which the mortgage securities TIPS PESOS N-12 in the month of September 2016. The repurchase of Mortgage Loans is a fact that may affect "the securitized assets, their cash flow, the base vehicle of the securitization process and the securities issued" in the terms of the decree mentioned, which is why we are reporting it

**A. Legal Basis**

1. The reported repurchase procedure is based on what is stated in the regulation for the issuance of mortgage securities TIPS PESOS N-12 (Chapter five - numeral 5.1.3.1.2) as well as clause tenth numerals 10.1.12 and following of the Master Contract of Purchase of Portfolios of Mortgage Credits (hereinafter the Master Contract) signed with Banco Davivienda (hereinafter the Seller).
2. According to the aforementioned regulations and Master Contract, the Seller is obliged to carry out the repurchase, when it is established that the Seller cannot substitute those Mortgage Credits that do not comply with the selection parameters and/or Other conditions of the Master Contract as there are no credits in the Seller's portfolio with conditions of value, term, guarantee, maturity of the loan, interest rate and amortization systems similar to those mortgage loans subject to substitution. In this event, the Seller undertakes to repurchase the Mortgage Loans in such circumstances.

3. In the cases of repurchase of Mortgage Credits, the Seller undertakes to make in money the payment of the repurchase price in the terms of the Master Contract.

**B. Reasons for the repurchase:**

1. The repurchase must be made because the Holder has established that (i) some of the Mortgage Loans acquired from the Seller do not meet the selection parameters stipulated in the Master Contract and indicated in the issuance regulations and (ii) that the Seller does not have Mortgage Credits in terms of value, term, guarantee, maturity of the credit, interest rate and amortization systems similar to those of the Mortgage Credits object of repurchase. Such Mortgage Loans subject to repurchase are separated by equity in the Universality. The figures for the mortgage portfolio of the Mortgage Loans to be repurchased with a cut-off of April 8, 2019.
2. In the development of the repurchase, the obligation of payment in money at the expense of the Seller of the repurchase price established in accordance with numeral 10.1.13.3.10 of the Master Contract is generated. The sums that are received correspond entirely to the Universality.

**C. Repurchase conditions**

The attached annex contains a summary of the conditions of the portfolio being repurchased and of the amounts in cash that enter the Universality in compliance with the repurchase obligations at the expense of the Seller. The aforementioned Mortgage Loans repurchase will be registered in the Universality with a cutoff date of April 2019.

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

Sincerely,

Alberto Gutierrez Bernal  
Legal representative

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**Annex****Mortgage portfolio object of Repurchase - Davivienda - Issuance TIPS PESOS N-12 Universality TIPS PESOS N-12 (Figures of April 8, 2019)**

Description	Leave the Universality	Amount to compensate in cash
Number of credits to be repurchase	20	
Weighted average term	139.80	
Weighted average rate	12.42%	
Repurchase price	\$1.555.395.924	\$1.555.395.924