

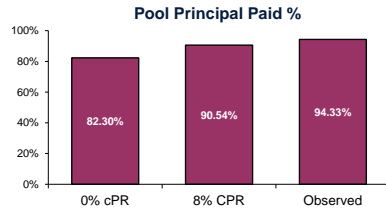


Outstanding Balance & Credit Enhancements

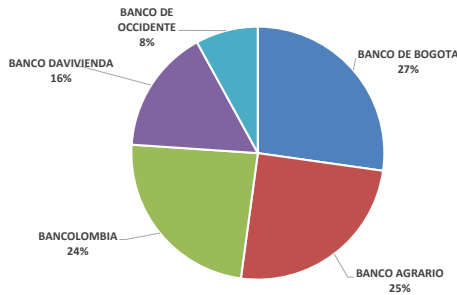
| TER | Coupon | Initial Balance | Outstanding Balance | Distribution | Principal Paid% | Performing Loans/TER | External Credit Enhancement |
|---------|-----------|-----------------|---------------------|--------------|-----------------|----------------------|-----------------------------|
| A-2028: | IPC+3.65% | \$204,663 | - | 0.0% | 100.00% | A | TC |
| B-2031: | IPC+4,00% | \$29,238 | \$11,250 | 100.0% | 61.52% | A + B | 117.85% |

Pool Prepayment

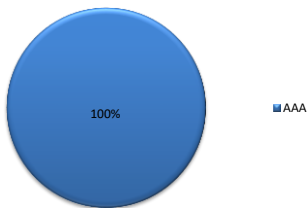
| Observed Net Prepayment March_May | Moving Average | WA Net Prepayment | CPR Scenario: Net Valuation May |
|-----------------------------------|----------------|-------------------|---------------------------------|
| 0.00% | 0.00% | 14.41% | 0.00% |



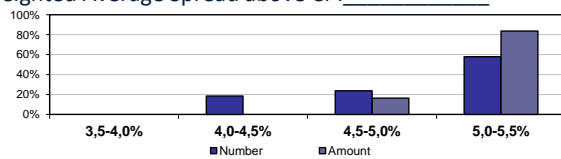
Current Portfolio Bank Distribution



Current Portfolio Rating Distribution

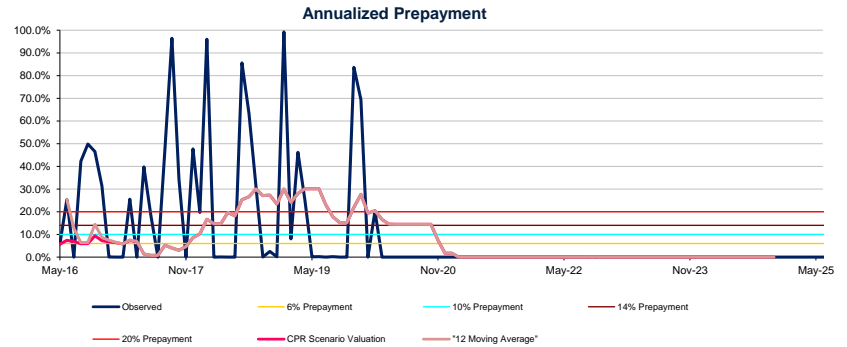


Weighted Average Spread above CPI



| | |
|-------------------------|-------|
| WA Spread May | 4.93% |
| WA Loans remaining term | 89.4 |

Issue Age: 108 months
Pool Balance+Liquidity: \$13,258 MM
> 30 Days Delinquency: \$ -



Stress Scenarios

Projected amortization for different stress scenarios - CPR Net Prepayment: 10%, 20%,30% or 12 Month Moving Net Average (MA) - and CPI : 3%, 5%, 10% or latest CPI. Scenario 8: default of Bank with most concentration in month 48; scenario 9 default of Banks with rating below AAA in month 36

| Scenarios | Net Prepayment | CPI | Delinquency | A | B | Residual \$mm |
|-----------|----------------|---------|-------------|------|------|---------------|
| 1 | MA | Current | 0.0% | 100% | 100% | \$ 2,100 |
| 2 | 10% | Current | 0.0% | 100% | 100% | \$ 2,107 |
| 3 | 20% | Current | 0.0% | 100% | 100% | \$ 2,046 |
| 4 | 30% | Current | 0.0% | 100% | 100% | \$ 1,988 |
| 5 | MA | 3% | 0.0% | 100% | 100% | \$ 2,020 |
| 6 | MA | 5% | 0.0% | 100% | 100% | \$ 2,094 |
| 7 | MA | 10% | 0.0% | 100% | 100% | \$ 2,294 |
| 8 | MA | Current | 27.2% | 100% | 100% | \$ 705 |
| 9 | MA | Current | 0.0% | 100% | 100% | \$ 638 |

Notes:

- ▶ Performing Loans/TIPS %: Principal balance of loans with delinquency less than 30 days divided by TIPS capital 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 issuance: Means the weighted prepayment times the loans balance of each month of the issuance.
- ▶ 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.
- ▶ 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
- ▶ Weighted Average Spread: Shows the pool portfolio distribution by coupon rate ranges by amount and by quantity. By amount with respect to the loan balance and by quantity with respect to the number of loans.
- ▶ WA Interest Rate: Weighted average interest rate times the loans principal balance.

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