



**Risk Report**  
**TIV PESOS V3**  
 COP \$ in Millions

January-2025



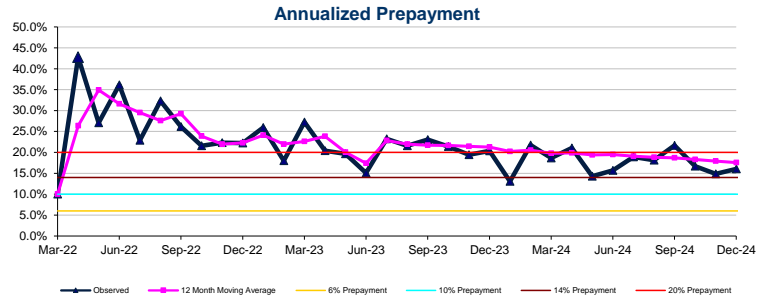
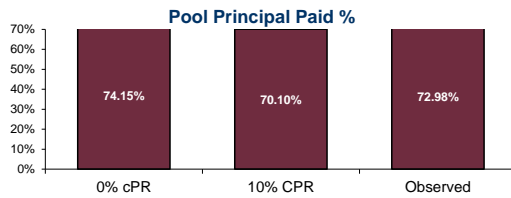
Issue Age: 34 months  
 Pool Balance: \$17,520 MM  
 > 90 Days Delinquency: \$1,728 MM  
 REO \$209.9 MM

**Outstanding Balance & Credit Enhancements**

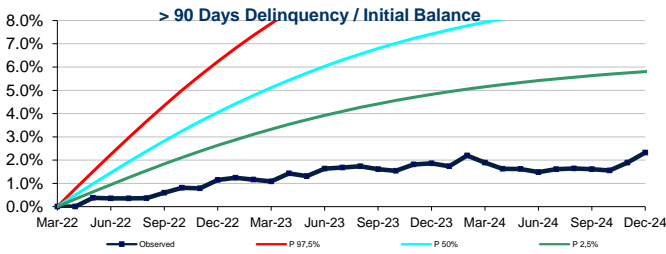
TIPS	Coupon	Initial Balance	Outstanding Balance	Distribution	Principal Paid%	Performing Loans/TIPS		External Credit Enhancement
A-2027:	8.55%	\$50,700.0	\$ -	0.0%	100.0%	A	0.00%	TC
B1-2032:	9.00%	\$2,261.9	\$2,261.9	33.9%	0.0%	A + B1	698.18%	
B2-2032:	10.00%	\$3,900.0	\$3,900.0	58.4%	0.0%	A + B1 + B2	256.29%	
C-2032:	13.00%	\$520.0	\$520.0	7.8%	0.0%	A + B1 + B2 + C	236.34%	

**Pool Prepayment**

Observed December	12 Month Moving Average	WA Prepayment	CPR Scenario: Valuation Projection January
16.03%	17.56%	22.67%	17.56%

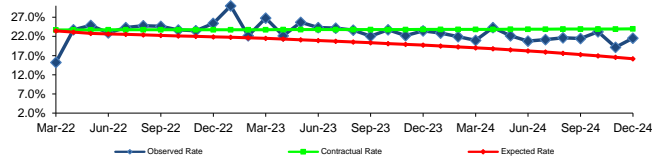


**Observed Delinquency**



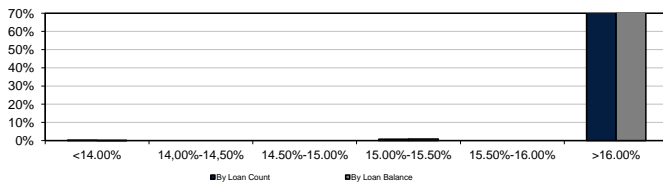
Observed Delinquency Dec: 2.33%

**Pool Interest Received %**



Interest Received Most Recent:	Contractual	Expected	Observed
23.96%	23.96%	16.15%	21.52%

**Weighted Average Coupon**



WA Coupon December	23.72%
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**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	B	MZ	C	Residual \$mm
10%	1.0	100%	100%	100%	100%	9,532
20%	1.0	100%	100%	100%	100%	9,514
MA	1.0	100%	100%	100%	100%	9,518
10%	1.5	100%	100%	100%	100%	9,244
20%	1.5	100%	100%	100%	100%	9,240
MA	1.5	100%	100%	100%	100%	9,241
10%	5.0	100%	100%	100%	100%	7,345
20%	5.0	100%	100%	100%	100%	7,413
MA	5.0	100%	100%	100%	100%	7,396

**Notes:**

- ▶ Performing Loans/TIPS %: Principal balance of mortgage loans with delinquency less than 90 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 issuance: Means the weighted prepayment times the mortgage loans balance of each month of the issuance.
- ▶ Prepayment Scenario for Valuation: prepayment scenario for price vendor's 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 >90 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
- ▶ Weighted Average Coupon: Shows the pool portfolio distribution by coupon 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.

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