

Bogotá, January 28, 2022

To
Sandra Patricia Perea Díaz
Deputy Superintendent for Issuers
Financial Superintendence of Colombia
Bogotá D.C.

Ref.: 600-001 Titularizadora Colombiana S.A.
 58 Relevant Information
 50 Request/Submission
 Schedules (1) attached

Dear Mrs. Perea,

In my capacity as the alternate legal representative of Titularizadora Colombiana S.A. (henceforth Titularizadora) and in the application of Decree 2555 of 2010 article 5.2.4.1.5 regarding the obligation of reporting relevant information, I hereby inform that concerning the real estate securitization of TIN Equity Securities (henceforth *Universalidad* TIN), an adjustment has been made in the matter of accounting records taking into consideration the International Accounting Standard No. 32 (IAS 32– Presentation of Financial Instruments) which is reflected in the financial information of the period corresponding to the year closing on December 31, 2021, submitted to that *Superintendencia Financiera de Colombia* this day.

On this subject, it is informed that the adjustment made is exclusively limited to the record methodology of monthly flow distributions of the vehicle and the way they are presented on the financial statements. In essence, in a review exercise on the application of accounting policies under the International Financial Information Standards (NIIF in Spanish) regulating the *Universalidad* TIN and considering particularly NIC 32 Paragraph 35 which specifies the accounting treatment to distributions in view of the characteristics and nature of the securities issued, it was concluded that the yields distributed according to the issue documents would no longer be recorded on the income statement of the *Universalidad* TIN as an expense of the period for which they are paid but they will be recorded against the equity as part of the year's result under the concept denominated payments charged to equity.

For further clarification and illustration purposes only, we attach as **Schedule 1** hereto the comparison between accounting records as prepared using the previously used before and those prepared using the method to be used from this date on.

Regarding this adjustment made to the financial returns accounting record, it is relevant to make the following clarifications:

1. It does not impact the vehicle equity but just constitutes an update to the presentation of the financial statements.

2. It does not have any impact on the investors in relation to the payments of the financial returns that have been made since the incorporation of the vehicle and up to this date, nor does it impact the payments to be continued periodically in accordance with the issue documents.
3. It does not generate any impact on the equity value of the securities, considering that the equity is not affected by the adjustment made.
4. It does not affect the current or the cumulative profitability of the vehicle.

In like manner, it is hereby informed that this change has been analyzed with the external auditor of the *Universalidad* TIN (Deloitte), which finds the adjustment made appropriate in accordance with the nature and conditions of the vehicle and other existing securities.

Finally, we want to point out that the comparative information to be prepared for years 2021 and 2020 of the *Universalidad* TIN, the information and accounting records of year 2020 will be restated according to the adjustments arising from NIC 32 standard with the single purpose of the financial information 2021 and 2020 to be comparable as against the accounting record of the distributions made during such annual periods.

Please, do not hesitate in contacting us for any further information.

Below are our assistance channels:

- Investor Care office website: <http://tin.titularizadora.com/relacion-con-inversionistas/>
- Phones: +57 6016183030 extensions 257, 214, 258 and 225.

Sincerely,

Ricardo Molano León
Alternate Legal Representative

Reviewed by: David Briceño Cardenas
Legal Coordinator of Issuance Structuring
Approved by: Ricardo Molano Leon
Secretary General

Schedule 1

**REAL ESTATE UNIVERSALIDAD TIN
MANAGED BY TITULARIZADORA COLOMBIANA S.A. - HITOS
STATEMENT OF FINANCIAL POSITION**

(Figures in Thousand Colombian Pesos)

	December 31, 2021 Unadjusted	Required Adjustment	December 31, 2021 Adjusted
ASSETS			
Total Assets	<u>446,528</u>		<u>446,528</u>
LIABILITIES			
Total Liabilities	<u>154,066</u>		<u>154,066</u>
EQUITY			
Real Estate Equity	263,025		263,025
Premium for Securities Underwriting	4,724		4,724
Previous Fiscal Periods Income	0		0
Fiscal Period Income	24,713		24,713
Period Profit	15,982	17,854 *	33,817
Preceding period profit	8,751		8,751
Yields paid to investors from equity		(17,854) *	(17,854)
Total Equity	<u>292,462</u>	<u>0</u>	<u>292,462</u>
Total Liabilities and Equity	<u>446,528</u>	<u>0</u>	<u>446,528</u>

INCOME STATEMENT

(Figures in Thousand Colombian Pesos)

	December 31, 2021 Unadjusted	Required Adjustment	December 31, 2021 Adjusted
OPERATIONAL INCOME			
Total Income	<u>42,360</u>		<u>42,360</u>
OPERATING EXPENSES			
Bank Loans Interest	1,761		1,761
Financial Returns paid to investors	17,854	(17,854) *	0
Fees and Commissions	3,724		3,724
Taxes and Duties	2,094		2,094
Various Expenses	965		964
Total Operating Expenses	<u>26,398</u>		<u>8,543</u>
Net Result	<u>15,962</u>	<u>17,854</u> *	<u>33,817</u>

* The value of the financial returns paid to investors goes from being recorded as an operating expense to being recorded directly against equity under the concept of payments made from equity. (Paragraph 35, NIC 32).