

Risk Report
TIPS PESOS N12

COP \$ in Millions

March-2025



Issue Age: 102 months

Pool Balance: \$48,237 MM

> 120 Days Delinquency: \$5,174 MM

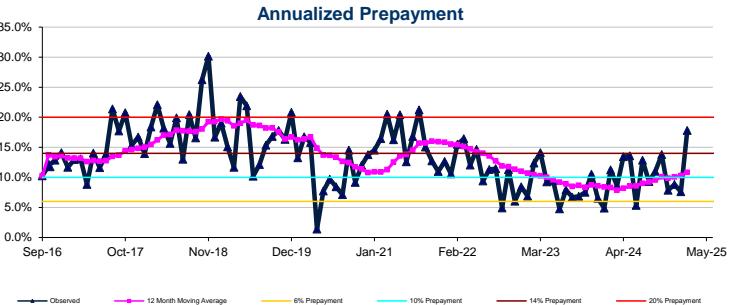
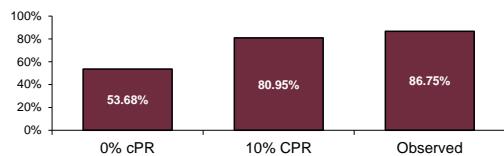
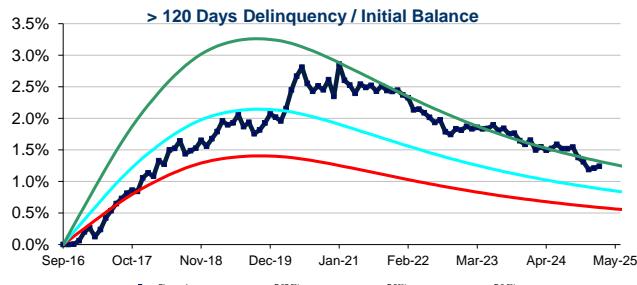
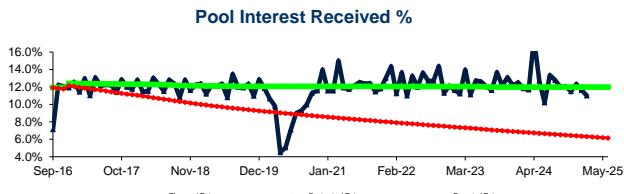
REO \$179 MM

Outstanding Balance & Credit Enhancements

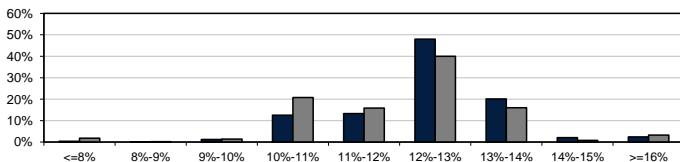
TIPS	Coupon	Initial Balance	Outstanding Balance	Distribution	Principal Paid%	Performing Loans/TIPS	External Credit Enhancement
A-2026:	8.40%	\$358,922	\$	-	0.0%	100.0%	
B1-2030:	10.20%	\$43,318	\$21,368	67.4%	50.7%	A	TC
B2-2031:	11.00%	\$10,314	\$10,314	32.6%	-	A + B 201.53%	A + B1 + B2 135.92%

Pool Prepayment

Observed February	12 Month Moving Average	WA Prepayment	CPR Scenario: Valuation Projection March
17.81%	10.83%	14.49%	10.83%

Pool Principal Paid %

Observed Delinquency

Observed Delinquency Feb: 1.24%


Interest Received Most Recent:	Contractual	Expected	Observed
11.99%	6.36%	11.64%	

Weighted Average Coupon

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 2030	Residual \$mm
10%	1.0	100%	100%	12,462
20%	1.0	100%	100%	12,779
MA	1.0	100%	100%	12,489
10%	1.5	100%	100%	12,199
20%	1.5	100%	100%	12,567
MA	1.5	100%	100%	12,231
10%	5.0	100%	100%	10,461
20%	5.0	100%	100%	11,053
MA	5.0	100%	100%	10,520

Notes:

- Performing Loans/TIPS %: Principal balance of mortgage loans with delinquency less than 120 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 vendors 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 >120 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 IRR 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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