

Risk Report

TIPS U1

Amounts in thousand UVR's

March-2025



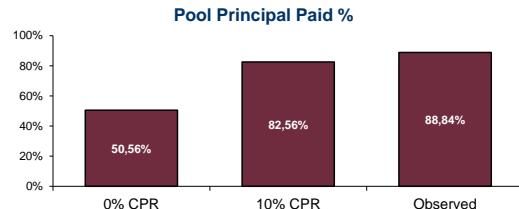
Issue Age: 113 months
 Pool Balance: 210.974 thousand UVR's
 > 120 Days Delinquency: 41.575 thousand UVR's
 REO: \$,246 millions COP

Outstanding Balance & Credit Enhancements

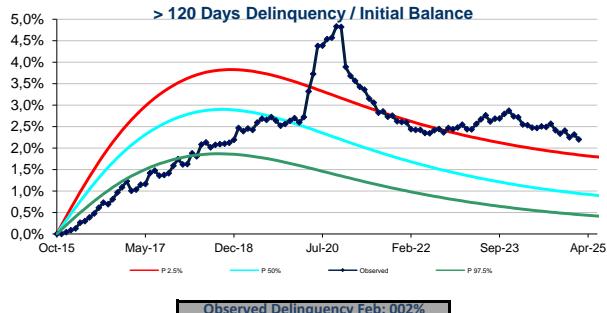
| TIPS | Coupon | Initial Balance | Outstanding Balance | Distribution | Principal Paid% | Performing Loans/TIPS | External Credit Enhancement |
|----------|--------|-----------------|---------------------|--------------|-----------------|-----------------------|-----------------------------|
| A-2025: | 3,20% | 1.653.507 | - | 0,0% | 100,0% | A | - |
| B-2030: | 6,20% | 204.366 | 69.216 | 46,4% | 66,1% | A + B | 244,74% |
| MZ-2030: | 8,00% | 70.753 | 70.753 | 47,4% | 0,0% | A + B + MZ | 121,03% |
| C-2030: | 9,50% | 9.289 | 9.289 | 6,2% | 0,0% | A + B + MZ + C | 113,49% |

Pool Prepayment

| Observed February | 12 Month Moving Average | WA Prepayment | CPR Scenario: Valuation Projection March |
|-------------------|-------------------------|---------------|--|
| 12,48% | 9,83% | 14,64% | 9,83% |



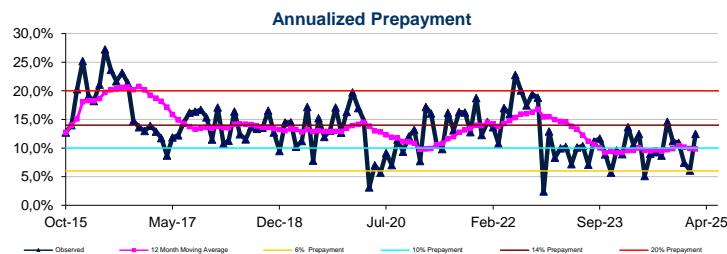
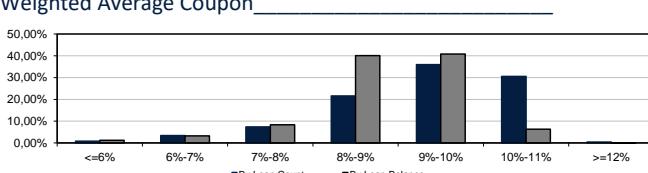
Observed Delinquency



Pool Interest Received %



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 | MZ | C | Residual thousand UVR |
|------------|-------------|------|------|------|------|-----------------------|
| 10% | 1,0 | 100% | 100% | 100% | 100% | 24.407 |
| 20% | 1,0 | 100% | 100% | 100% | 100% | 26.238 |
| MA | 1,0 | 100% | 100% | 100% | 100% | 24.381 |
| 10% | 1,5 | 100% | 100% | 100% | 100% | 23.327 |
| 20% | 1,5 | 100% | 100% | 100% | 100% | 25.404 |
| MA | 1,5 | 100% | 100% | 100% | 100% | 23.299 |
| 10% | 5,0 | 100% | 100% | 100% | 100% | 16.266 |
| 20% | 5,0 | 100% | 100% | 100% | 100% | 19.616 |
| MA | 5,0 | 100% | 100% | 100% | 100% | 23.208 |

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 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 rates times the mortgage loans principal balance.
- Dot as decimal separator.

"Titularizadora Colombiana S.A. releases this document strictly for the investors' information purposes. Although the data included here come from sources deemed as trustable by the company, Titularizadora Colombiana S.A. does not guarantee their accuracy. In no case its content may be considered as a financial or legal opinion nor as a business or investment recommendation by the company. Neither may it be considered as an invitation to do business or as an offer to buy or sell any kind of security. In any case, Titularizadora Colombiana S.A. is not responsible for the investment decisions made, or the result of any operation carried out by the addressees or any third parties based on the information contained in this document. Such responsibility falls exclusively on the investors that use such information. Variations may happen after the release of such information, therefore Titularizadora Colombiana S.A. reserves the right to change or update them at any time and without notice."