

TITULARIZADORA COLOMBIANA S.A. - HITOS -  
 UNIVERSALIDAD INMOBILIARIA TIN  
 ESTADO DE SITUACION FINANCIERA - MARZO 2025  
 STATEMENT OF FINANCIAL POSITION - MARCH 2025



|                                                                                  |                        |
|----------------------------------------------------------------------------------|------------------------|
| <b>ACTIVO - ASSETS</b>                                                           | <b>560,348,230,841</b> |
| <b>EFFECTIVO Y EQUIVALENTES DE EFFECTIVO - CASH AND CASH EQUIVALENTS</b>         | 8,925,632,280          |
| <b>BANCOS Y OTRAS ENTIDADES FINANCIERAS - BANKS AND OTHER FINANCIAL ENTITIES</b> | 8,925,632,280          |
| <b>CUENTAS POR COBRAR - ACCOUNTS RECEIVABLE</b>                                  | 168,996,553            |
| <b>CUENTAS POR COBRAR - ACCOUNTS RECEIVABLE</b>                                  | 147,438,970            |
| <b>DIVERSAS - VARIOUS</b>                                                        | 21,557,583             |
| <b>PROPIEDADES DE INVERSION - INVESTMENT PROPERTIES</b>                          | 549,798,306,003        |
| <b>PROPIEDADES DE INVERSION - INVESTMENT PROPERTIES</b>                          | 549,798,306,003        |
| <b>OTROS ACTIVOS - OTHER ASSETS</b>                                              | 1,455,296,005          |
| <b>GASTOS PAGADOS POR ANTICIPADO - EXPENSES PAID IN ADVANCE</b>                  | 1,455,296,005          |
| <b>PASIVO - LIABILITIES</b>                                                      | <b>142,270,898,309</b> |
| <b>PRESTAMOS BANCARIOS - BANK LOANS</b>                                          | 139,707,964,468        |
| <b>PRESTAMOS BANCARIOS - BANK LOANS</b>                                          | 139,707,964,468        |
| <b>CUENTAS POR PAGAR - ACCOUNTS PAYABLE</b>                                      | 1,269,306,347          |
| <b>IVA POR PAGAR - INCOME TAX PAYABLE OR ACCRUED TAXES</b>                       | 691,605,701            |
| <b>PROVEEDORES Y SERVICIOS POR PAGAR - SUPPLIERS AND PAYABLE SERVICES</b>        | 544,774,512            |
| <b>RETENCIONES EN LA FUENTE - WITHHOLDING TAX</b>                                | 32,926,133             |
| <b>PROVISIONES - PROVISIONS</b>                                                  | 1,267,302,083          |
| <b>PROVISIONES DIVERSAS COMISIONES - PROVISIONS FOR COMMISSIONS</b>              | 1,267,302,083          |
| <b>PATRIMONIO - EQUITY</b>                                                       | <b>418,077,332,532</b> |
| <b>PATRIMONIO INMOBILIARIO - OTHER EQUITY INSTRUMENT</b>                         | 267,749,099,646        |
| <b>TÍTULOS PARTICIPATIVOS - OTHER EQUITY INSTRUMENT</b>                          | 263,025,000,000        |
| <b>PRIMA EN COLOCACIÓN DE TITULOS - ADDITIONAL PAID-IN SECURITIES</b>            | 4,724,099,646          |
| <b>GANANCIAS Y PERDIDAS - PROFIT AND LOSS</b>                                    | 155,793,457,869        |
| <b>UTILIDAD DE EJERCICIOS ANTERIORES - PROFIT FOR THE PREVIUS YEARS</b>          | 142,389,449,829        |
| <b>RESULTADO DEL EJERCICIO - INCOME FOR THE PERIOD</b>                           | 13,404,008,040         |
| <b>PAGO RENDIMIENTOS - YIELD PAYMENT</b>                                         | (5,465,224,983)        |