

STRUCTURED FINANCE

TRANSACTION PERFORMANCE REPORTING

COUNTRY

Spain

▼

ASSET CLASS

RMBS

▼

TRANSACTION NAME

Fondo de Titulizacion, RMBS Prado VII...

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TRANSACTION PROFILE

| | |
|-------------------|---------------------------------------|
| Transaction name | Fondo de Titulizacion, RMBS Prado VII |
| Issuer LEI | 984500EC0C9055873D70 |
| Asset class | RMBS |
| Closing date | 12 November 2020 |
| Country of assets | Spain |
| Pool type | Static |

REPORT INFORMATION

| | |
|------------------------------|---------------|
| Date of publication | 25 March 2025 |
| Last date of investor report | 17 March 2025 |

Fondo de Titulizacion, RMBS Prado VII

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Notes profile

| | Currency ¹ | Coupon type ¹ | Frequency ¹ | Spread/ Coupon ¹ | Outstanding balance ¹ | | Credit enhancement ¹ | |
|---------|-----------------------|--------------------------|------------------------|--------------------------------|----------------------------------|-------------|---------------------------------|----------|
| | | | | | Nov 2020 | Mar 2025 | Mar 2021 | Mar 2025 |
| Class A | EUR | Floating | 3M | 0.70% | 442,900,000 | 234,501,687 | 14.44% | 23.52% |
| Class B | EUR | Floating | 3M | 0.80% | 38,600,000 | 38,600,000 | 6.71% | 10.93% |
| Class C | EUR | Floating | 3M | 0.90% | 33,500,000 | 33,500,000 | 0.00% | 0.00% |

Notes rating

| | Rating | Validity date |
|---------|----------|---------------|
| Class A | AAA (SF) | 02 Dec 2024 |
| Class B | AA+ (SF) | 02 Dec 2024 |

Accounts

| | Mar 2021 | Mar 2025 |
|---------------------------------------|---------------|---------------|
| Cash reserve outstanding ¹ | 9,988,626 EUR | 6,132,034 EUR |
| Cash reserve target ¹ | 9,988,626 EUR | 6,132,034 EUR |

Counterparties

| Entity role | Entity name | Rating | Validity date |
|----------------------|--------------------------------------|--------|---------------|
| Account bank | Banco Santander S.A. | AA- | 13 Dec 2024 |
| Arranger | Banco Santander S.A. | AA- | 13 Dec 2024 |
| Arranger | BNP Paribas | AA- | 13 Dec 2024 |
| Bus facilitator | Banco Santander S.A. | AA- | 13 Dec 2024 |
| Issuer | Fondo De Titulizacion Rmbs Prado Vii | | |
| Originator | Union De Creditos Inmobiliarios S.A. | | |
| Paying agent | BNP Paribas | AA- | 13 Dec 2024 |
| Servicer | Union De Creditos Inmobiliarios S.A. | | |
| Swap counterparty IR | Banco Santander S.A. | AA- | 13 Dec 2024 |

¹ Source: Transaction report

² Source: EDW

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Portfolio profile

| | Oct 2020 | Mar 2021 | Mar 2025 |
|--|-----------------|-----------------|-----------------|
| Number of loans ¹ | | 4,179 | 3,179 |
| Outstanding portfolio balance ¹ | 515,000,039 EUR | 499,431,276 EUR | 306,601,682 EUR |
| Weighted average asset yield ¹ | | 2.14% | 3.33% |
| Weighted average LTV (Current) ¹ | | 66.30% | 58.51% |
| Weighted average remaining term ¹ | | 302 months | 254 months |

Concentration

| | Mar 2021 | | Mar 2025 | |
|--------------------------------------|----------|---------------------|----------|---------------------|
| | Share | Geo/Business | Share | Geo/Business |
| Top 1 region (borrower) ¹ | 34.09% | Comunidad de Madrid | 32.53% | Comunidad de Madrid |

| | Mar 2021 | Sep 2021 | Dec 2024 | Mar 2025 |
|------------------------------|----------|----------|----------|----------|
| | Share | Share | Share | Share |
| Top 1 obligor ¹ | 0.14% | 0.15% | 0.20% | 0.21% |
| Top 10 obligor ² | | 1.31% | 1.71% | |
| Top 100 obligor ² | | 8.08% | 9.73% | |

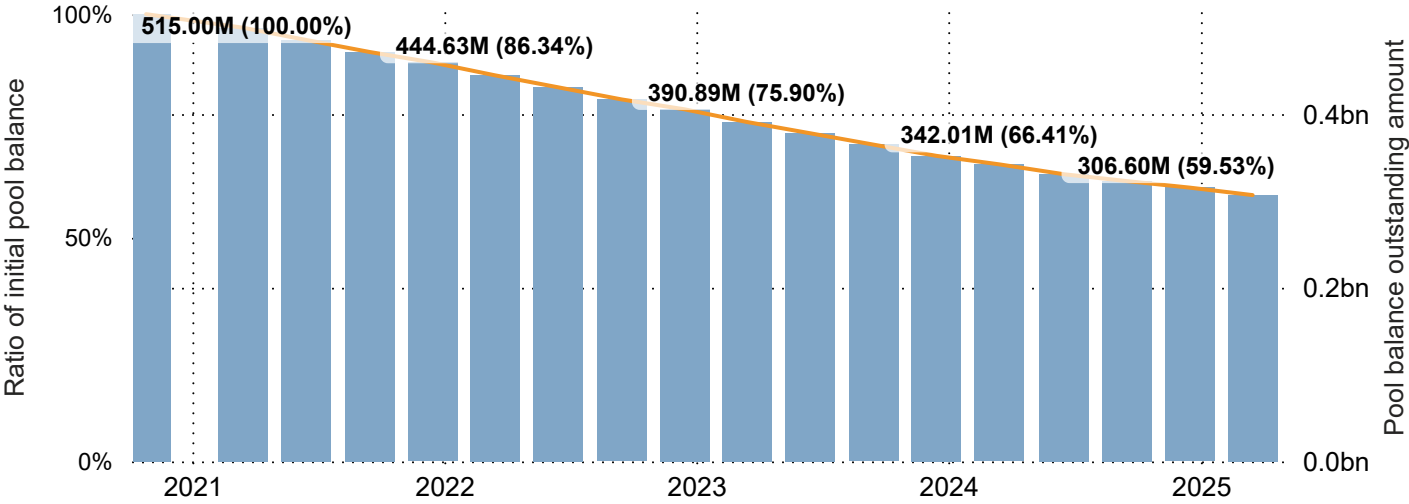
¹ Source: Transaction report
² Source: EDW

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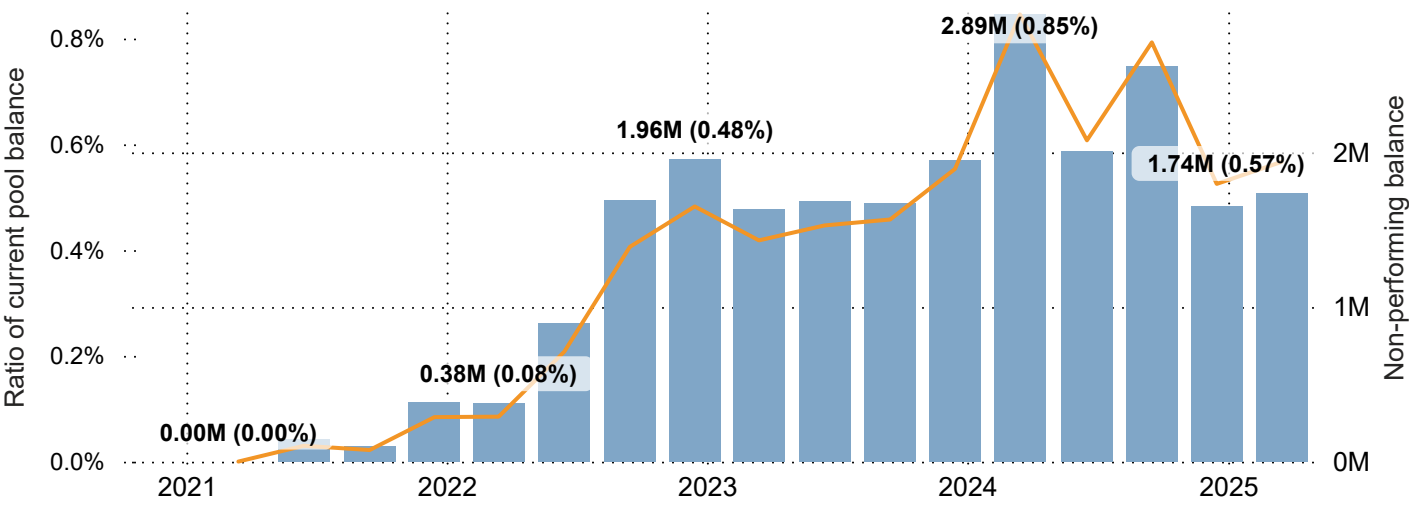
Asset pool balance (currency : EUR)

Source: Transaction report



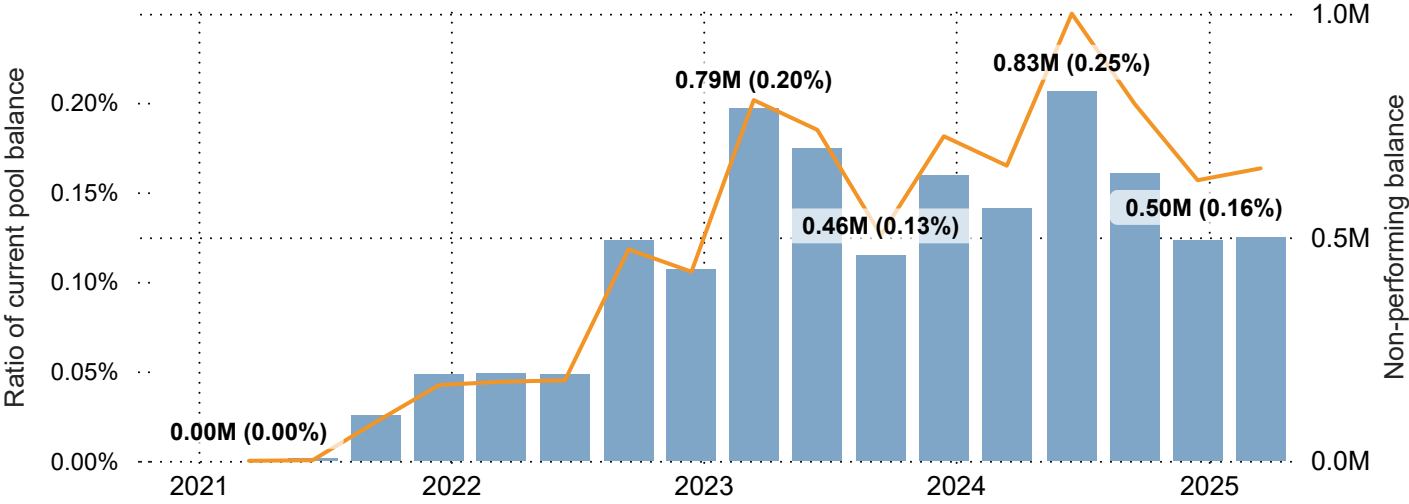
Non-performing balance due for more than 30 days in arrears (currency : EUR)

Source: Transaction report



Non-performing balance due for more than 90 days in arrears (currency : EUR)

Source: Transaction report

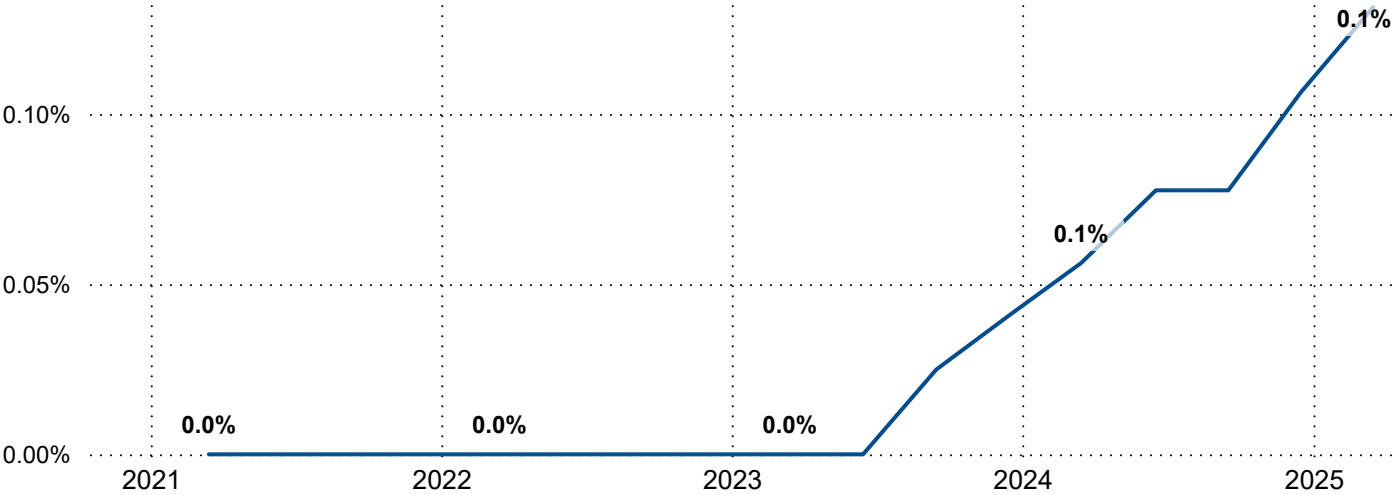


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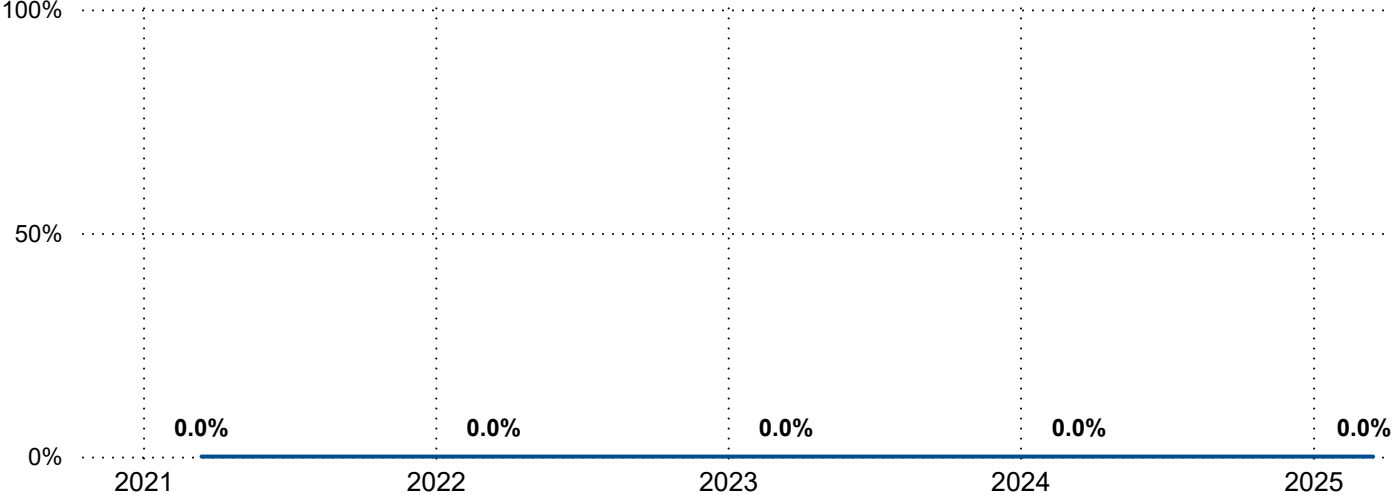
Cumulative default ratio (default : 12M)

Source: Transaction report



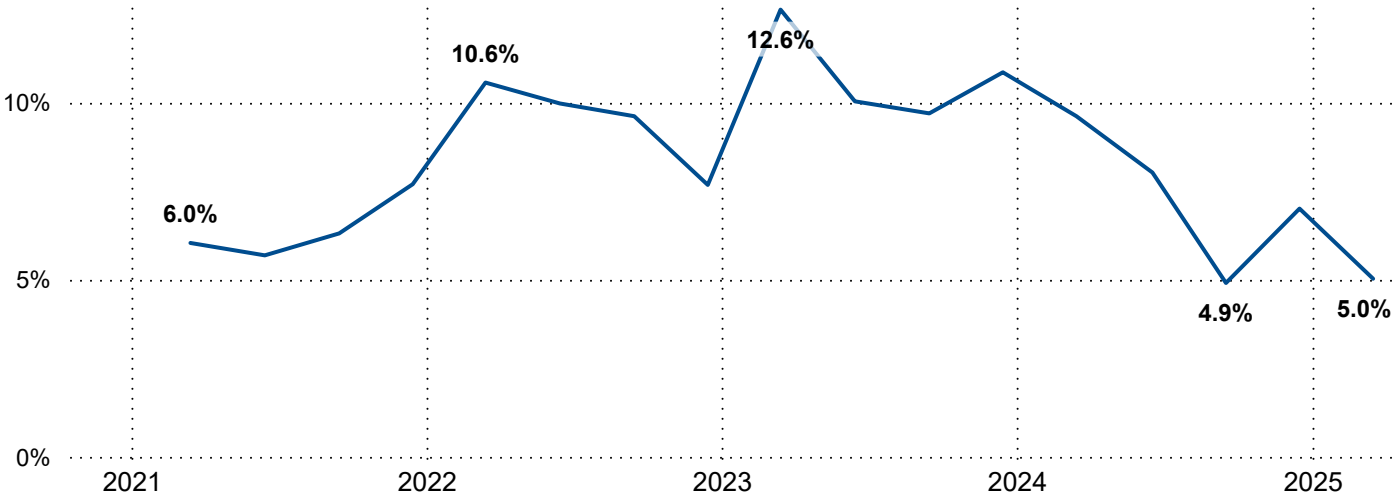
Cumulative recovery ratio (default : 12M)

Source: Transaction report



Annualised constant prepayment rate (CPR)

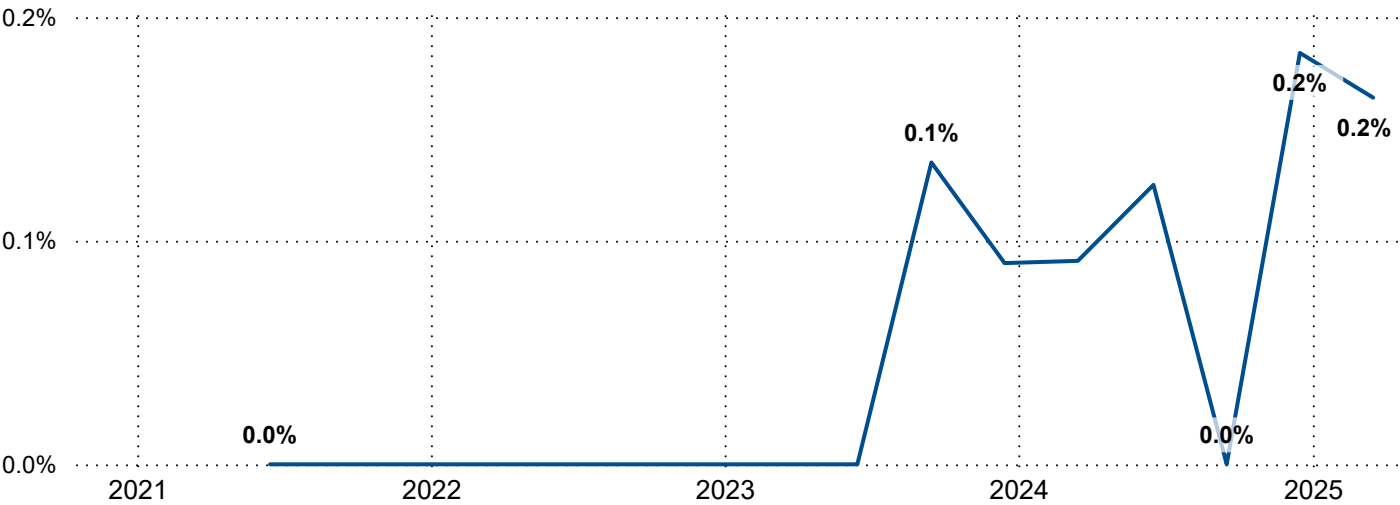
Source: Transaction report



Fondo de Titulizacion, RMBS Prado VII

Annualised constant default ratio (CDR)

Source: Transaction report

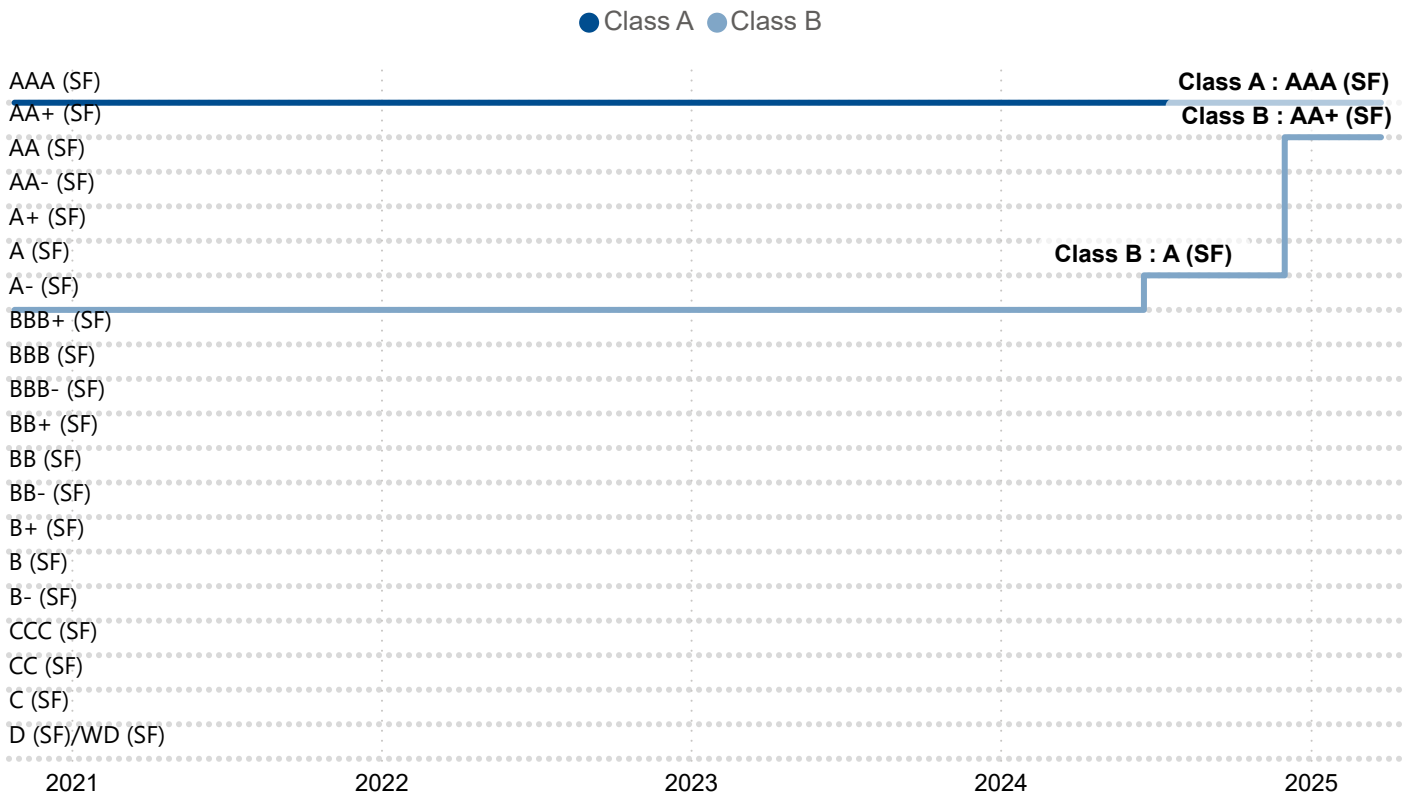


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Rating history

Source: Scope

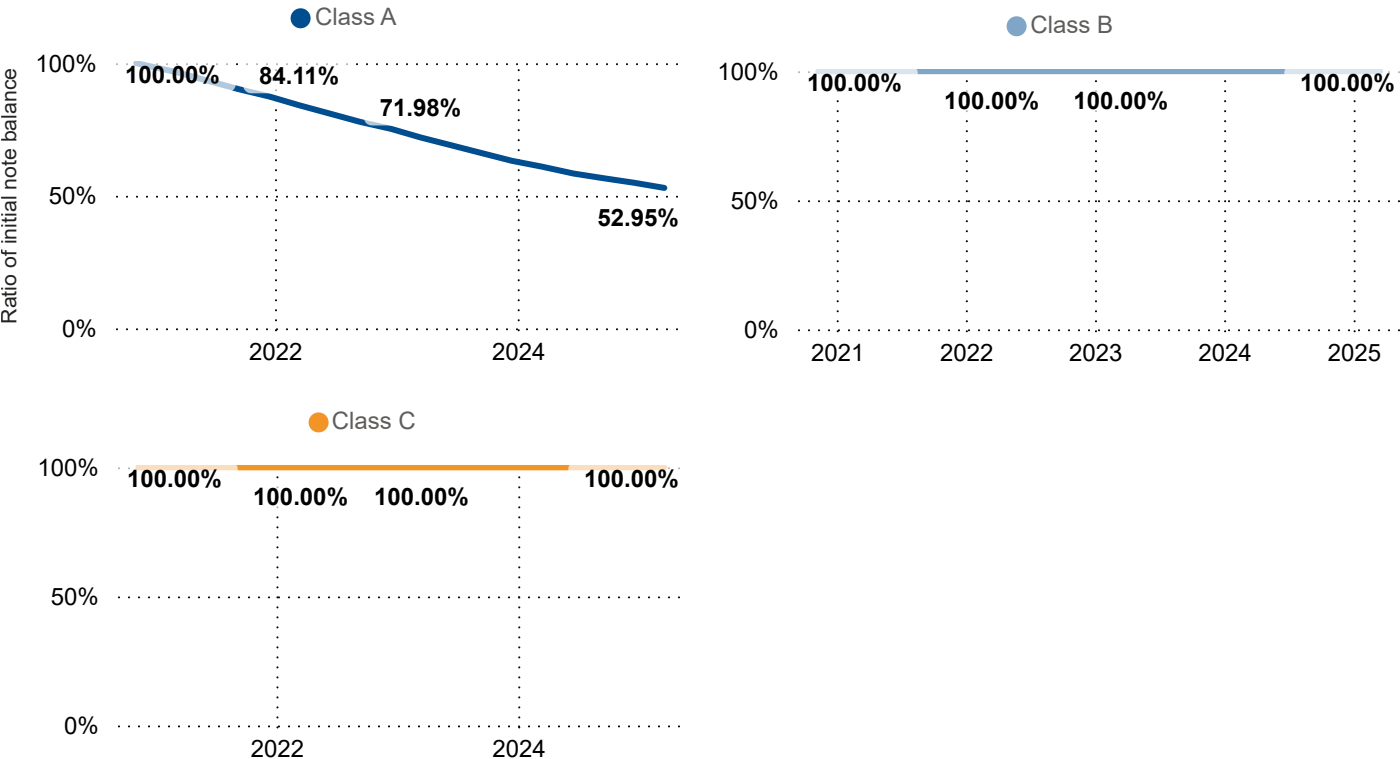


| | 26 Oct 2020 | 12 Nov 2020 | 04 Nov 2021 | 19 Jun 2024 | 08 Aug 2024 | 02 Dec 2024 |
|---------|-------------|-------------|-------------|-------------|-------------|-------------|
| Class A | AAA (SF) | AAA (SF) | AAA (SF) | AAA (SF) | | AAA (SF) |
| Class B | A- (SF) | A- (SF) | A- (SF) | A (SF) | A (SF) | AA+ (SF) |

Fondo de Titulizacion, RMBS Prado VII

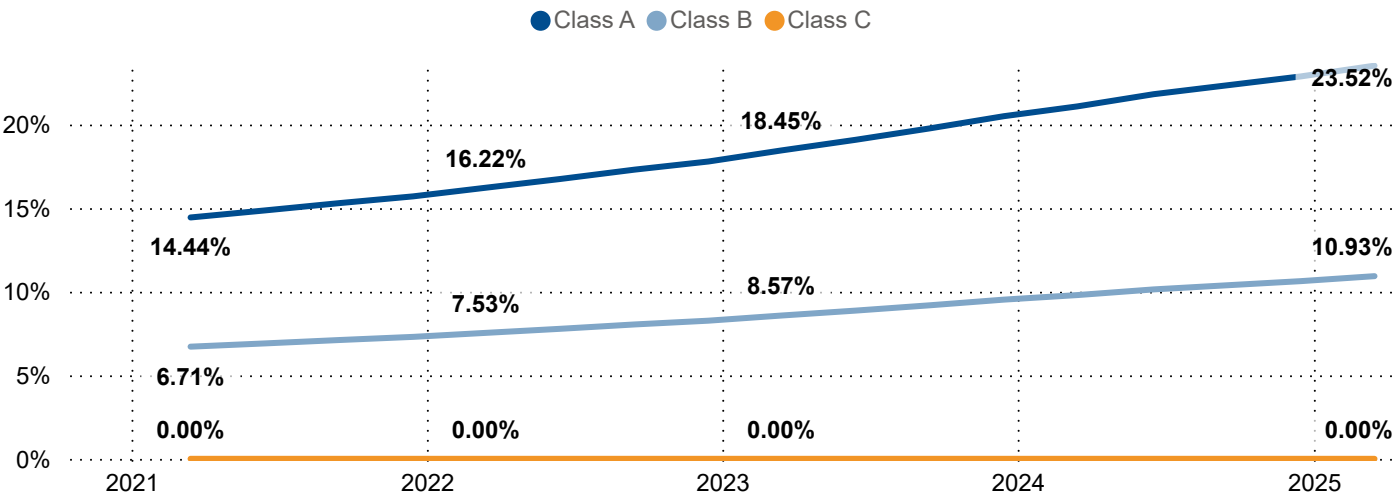
Outstanding notes balance

Source: Transaction report



Credit enhancement

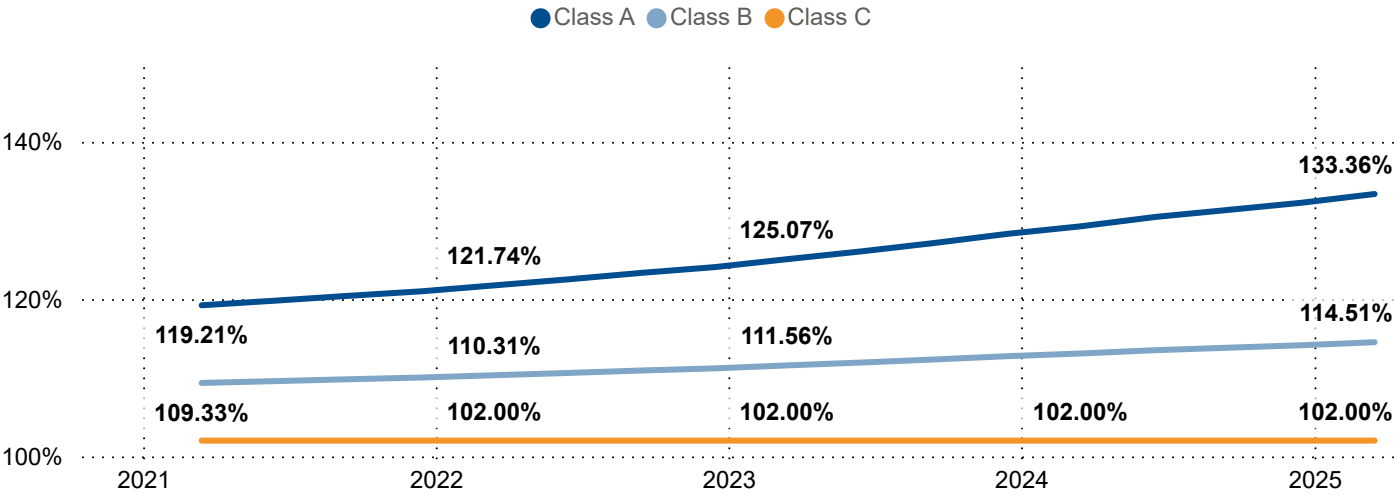
Source: Transaction report



Fondo de Titulizacion, RMBS Prado VII

Notes overcollateralisation

Source: Transaction report



Fondo de Titulizacion, RMBS Prado VII

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Remarks on the transaction

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| Field name | Description |
|-------------------------------|---|
| Credit enhancement | Either as per the investor report or computed as the ratio of (i) the sum of those liabilities' nominal value which rank junior to the notes under consideration, and (ii) the sum of all liabilities' nominal value. |
| Cumulative default ratio | Ratio of (i) the sum of defaulted amounts since closing and (ii) the initial portfolio balance. |
| Cumulative recovery ratio | Ratio of (i) the sum of recovered amounts (as per the investor report definition) and (ii) the sum of defaulted amounts since closing. |
| Notes overcollateralisation | Ratio of (i) the sum of the aggregate loan balance and the reserve account's balance and (ii) the sum of the relevant notes' and all those notes' nominal value which rank pari-passu or senior to the relevant note. |
| Outstanding notes balance | The relevant note's nominal value at the relevant date. |
| Outstanding portfolio balance | Aggregate loan balance at the relevant date. |

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