

STRUCTURED FINANCE TRANSACTION PERFORMANCE REPORTING

COUNTRY		
Spain		~
ASSET CLASS		
RMBS		\
TRANSACTION NAME		
FT RMBS PRADO	IX	∨
TRANSACTION PROFILE		
Transaction name	FT RMBS PRADO IX	
Issuer LEI	984500E7067C76A6Y462	
Asset class	RMBS	
Closing date	21 October 2021	
Country of assets	Spain	
Pool type	Static	
REPORT INFORMATION		
Date of publication	18 June 2025	
Last date of investor report	17 June 2025	

TRANSACTION OVERVIEW



FT RMBS PRADO IX



Notes profile

	Currency ¹	Coupon type¹	Frequency ¹	Spread/ Coupon¹	Outstand	ding balance¹	Credit enha	ancement¹
					Oct 2021	Jun 2025	Dec 2021	Jun 2025
Class A	EUR	Floating	3M	0.70%	424,600,000	286,188,298	13.14%	18.14%
Class B	EUR	Floating	3M	0.80%	24,400,000	24,400,000	8.08%	11.16%
Class C	EUR	Floating	3M	0.90%	39,000,000	39,000,000	0.00%	0.00%

Notes rating

	Rating	Validity date
Class A	AAA (SF)	16 Aug 2024
Class B	A+ (SF)	16 Aug 2024

Accounts

	Dec 2021	Jun 2025
Cash reserve outstanding ¹	9,648,804 EUR	6,991,765 EUR
Cash reserve target ¹	9,648,804 EUR	6,991,765 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
Originator	Union De Creditos Inmobiliarios S.A.		
Paying agent	Banco Santander S.A.	AA-	13 Dec 2024
Servicer	Union De Creditos Inmobiliarios S.A.		
Swap counterparty IR	BNP Paribas	AA-	13 Dec 2024

² Source: EDW

¹ Source: Transaction report

TRANSACTION OVERVIEW



FT RMBS PRADO IX



Portfolio profile

	Oct 2021	Dec 2021	Jun 2025
Number of loans¹		3,504	2,977
Outstanding portfolio balance ¹	488,000,030 EUR	482,440,189 EUR	349,588,262 EUR
Weighted average asset yield1		2.11%	2.84%
Weighted average LTV (Current) ¹		68.24%	61.87%
Weighted average remaining term ¹		312 months	272 months

Concentration

	D	ec 2021	Jun 2025	
	Share	Geo/Business	Share	Geo/Business
Top 1 region (borrower) ¹	34.46%	Cataluña	35.36%	Cataluña

	Sep 2021	Dec 2021	Dec 2024	Jun 2025
	Share	Share	Share	Share
Top 1 obligor ¹		0.15%	0.17%	0.17%
Top 10 obligor ²	1.25%	1.26%	1.46%	
Top 100 obligor ²	8.66%	8.77%	9.86%	

¹ Source: Transaction report

² Source: EDW

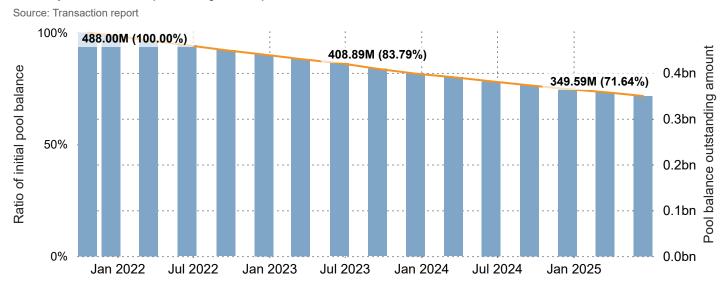
ASSET PERFORMANCE | DELINQUENCIES



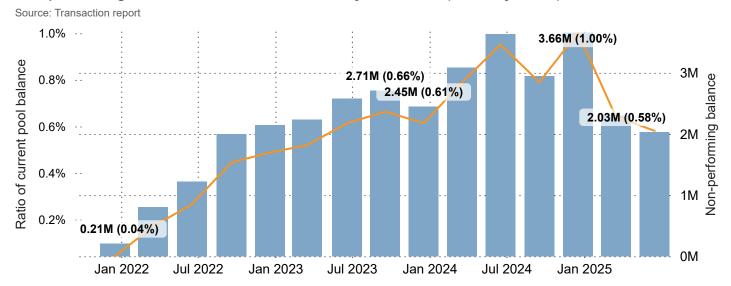
FT RMBS PRADO IX



Asset pool balance (currency : EUR)



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



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



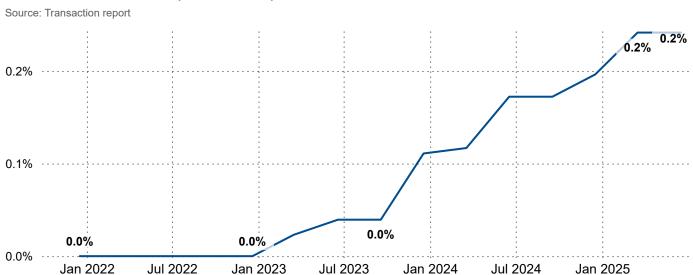
ASSET PERFORMANCE | **DEFAULTS, RECOVERIES & PREPAYMENTS**



FT RMBS PRADO IX



Cumulative default ratio (default : 12M)



Jul 2023

Jan 2024

Jul 2024

Jul 2024

Jan 2025

Jan 2025

Cumulative recovery ratio (default : 12M)



Jul 2023

0.0%

Jan 2024

Annualised constant prepayment rate (CPR)

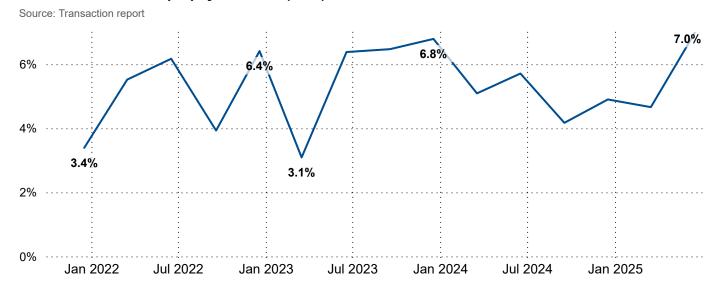
Jul 2022

0.0%

Jan 2023

0.0%

Jan 2022



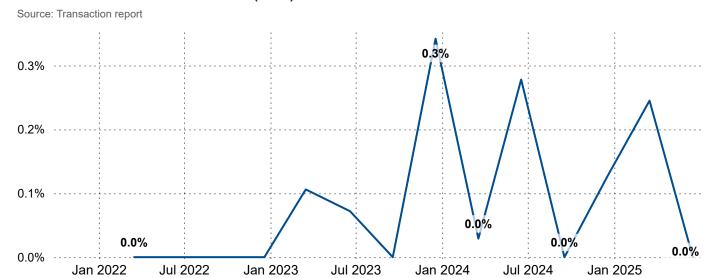
ASSET PERFORMANCE | DEFAULTS, RECOVERIES & PREPAYMENTS



FT RMBS PRADO IX



Annualised constant default ratio (CDR)



NOTES PERFORMANCE | NOTES RATING & METRICS



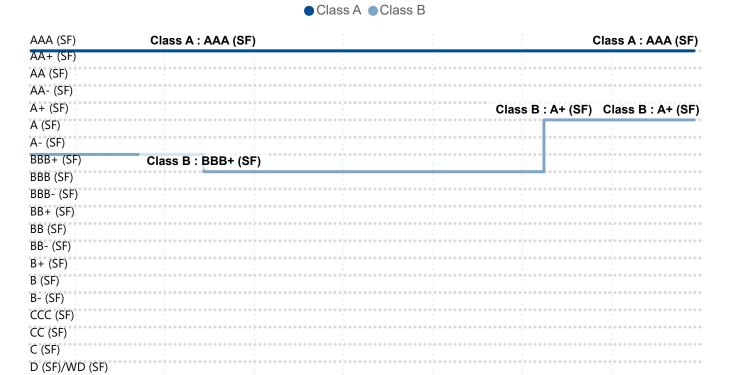
FT RMBS PRADO IX



Rating history

Jan 2022

Source: Scope



Jul 2023

Jan 2024

Jul 2024

Jan 2025

	29 Sep 2021	21 Oct 2021	21 Sep 2022	08 Aug 2024	16 Aug 2024
Class A	AAA (SF)	AAA (SF)	AAA (SF)		AAA (SF)
Class B	A- (SF)	A- (SF)	BBB+ (SF)	BBB+ (SF)	A+ (SF)

Jan 2023

Jul 2022

NOTES PERFORMANCE | NOTES RATING & METRICS

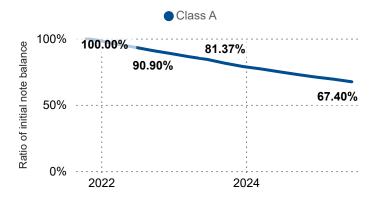


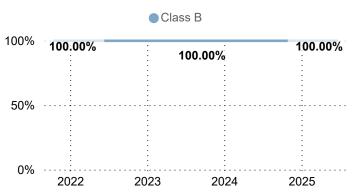
FT RMBS PRADO IX

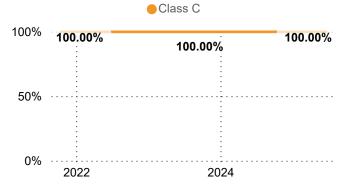


Outstanding notes balance

Source: Transaction report

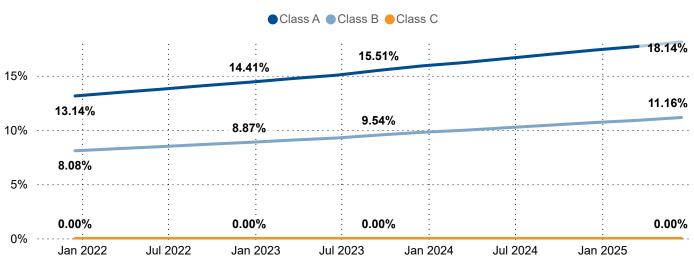






Credit enhancement

Source: Transaction report



NOTES PERFORMANCE | NOTES RATING & METRICS



FT RMBS PRADO IX



Notes overcollateralisation







REMARKS ON THE TRANSACTION & GLOSSARY



FT RMBS PRADO IX

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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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