

STRUCTURED FINANCE

TRANSACTION PERFORMANCE REPORTING

COUNTRY

Spain

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ASSET CLASS

RMBS

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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	27 June 2025
Last date of investor report	16 June 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	Jun 2025	Mar 2021	Jun 2025
Class A	EUR	Floating	3M	0.70%	442,900,000	227,878,118	14.44%	24.04%
Class B	EUR	Floating	3M	0.80%	38,600,000	38,600,000	6.71%	11.17%
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	Jun 2025
Cash reserve outstanding ¹	9,988,626 EUR	5,999,562 EUR
Cash reserve target ¹	9,988,626 EUR	5,999,562 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

Fondo de Titulizacion, RMBS Prado VII

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Portfolio profile

	Oct 2020	Mar 2021	Jun 2025
Number of loans ¹		4,179	3,137
Outstanding portfolio balance ¹	515,000,039 EUR	499,431,276 EUR	299,978,095 EUR
Weighted average asset yield ¹		2.14%	3.20%
Weighted average LTV (Current) ¹		66.30%	58.07%
Weighted average remaining term ¹		302 months	251 months

Concentration

	Mar 2021		Jun 2025	
	Share	Geo/Business	Share	Geo/Business
Top 1 region (borrower) ¹	34.09%	Comunidad de Madrid	32.59%	Comunidad de Madrid

	Mar 2021	Sep 2021	Dec 2024	Jun 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%	

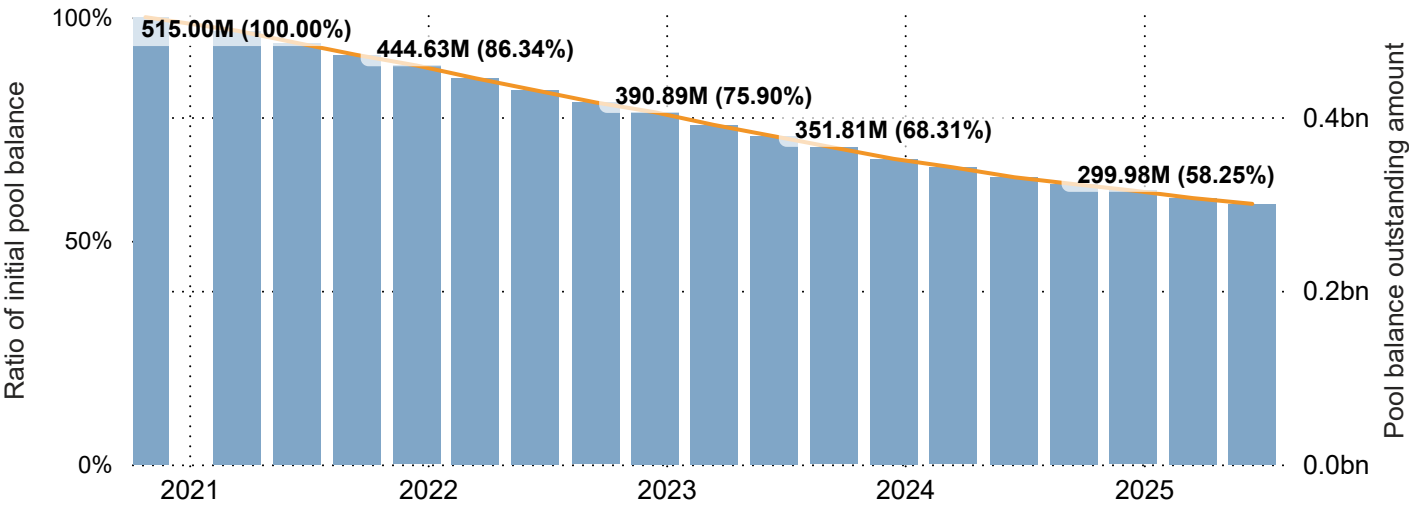
¹ Source: Transaction report
² Source: EDW

Fondo de Titulizacion, RMBS Prado VII

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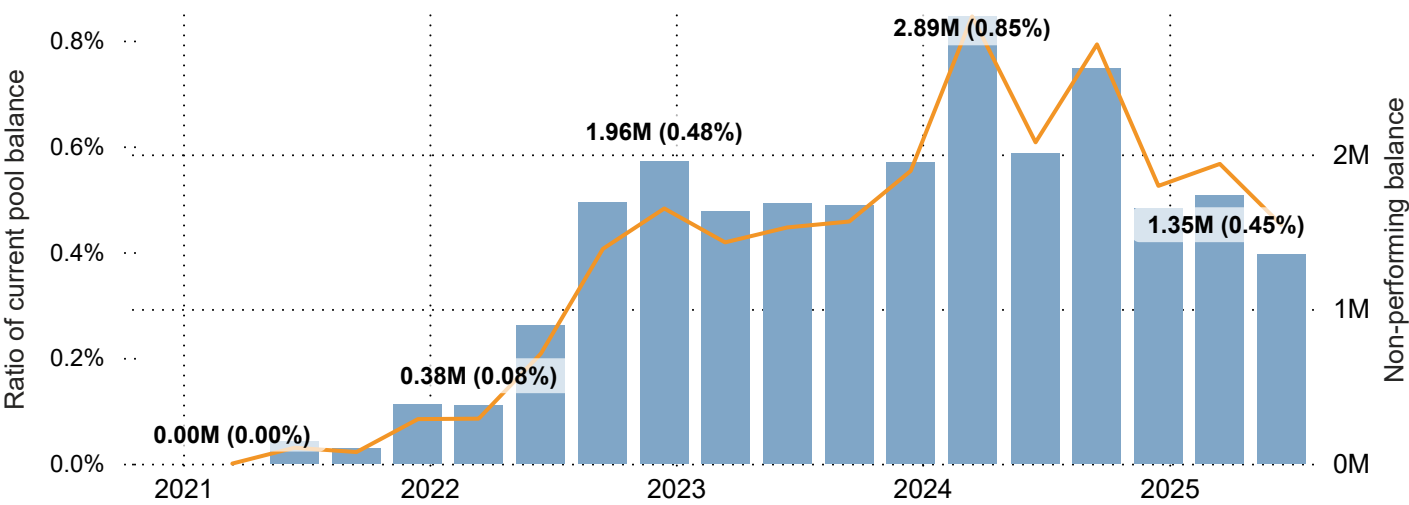
Asset pool balance (currency : EUR)

Source: Transaction report



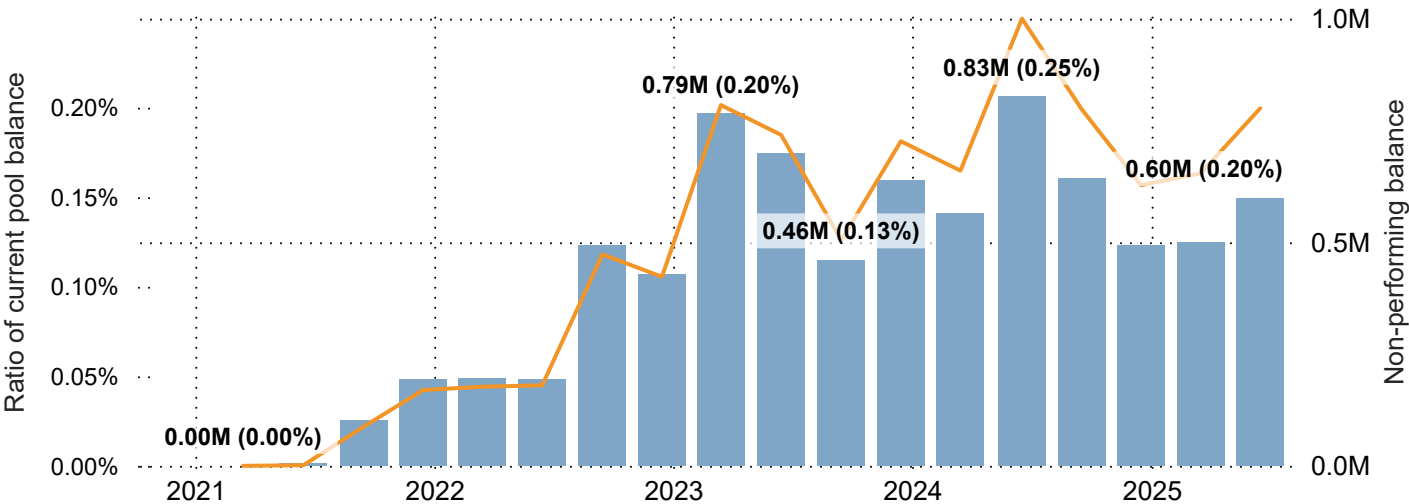
Non-performing balance due for more than 30 days in arrears (currency : EUR)

Source: Transaction report



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

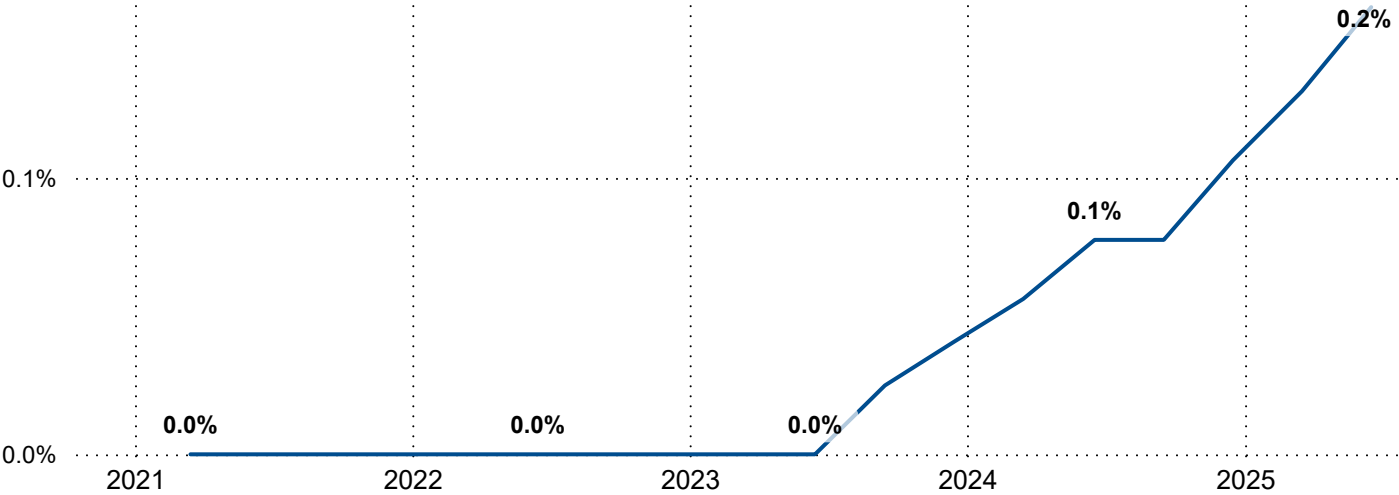
Source: Transaction report



Fondo de Titulizacion, RMBS Prado VII

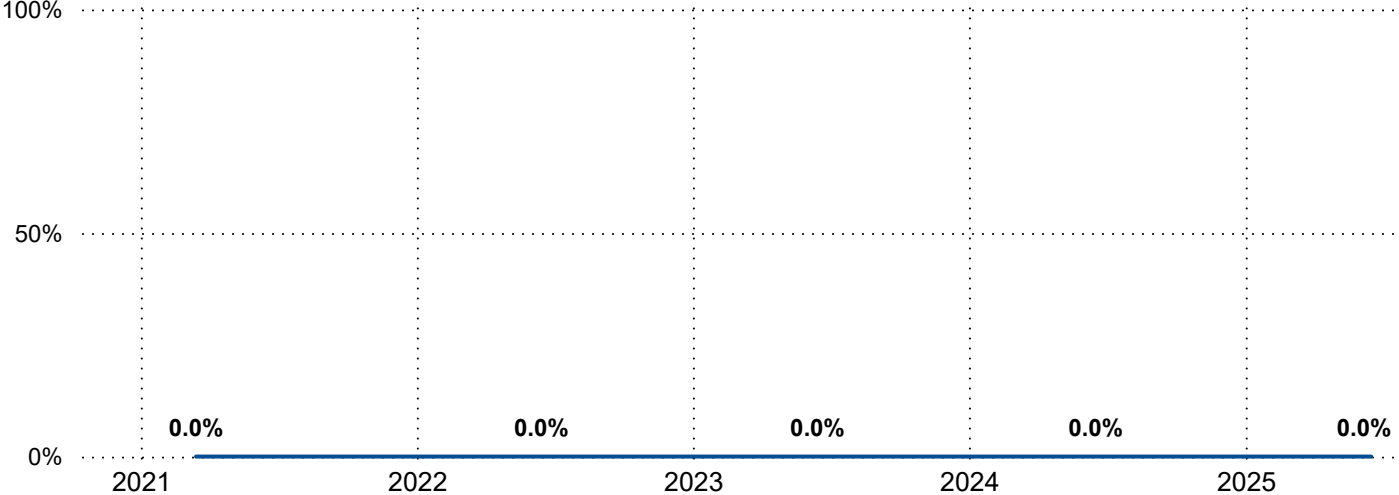
Cumulative default ratio (default : 12M)

Source: Transaction report



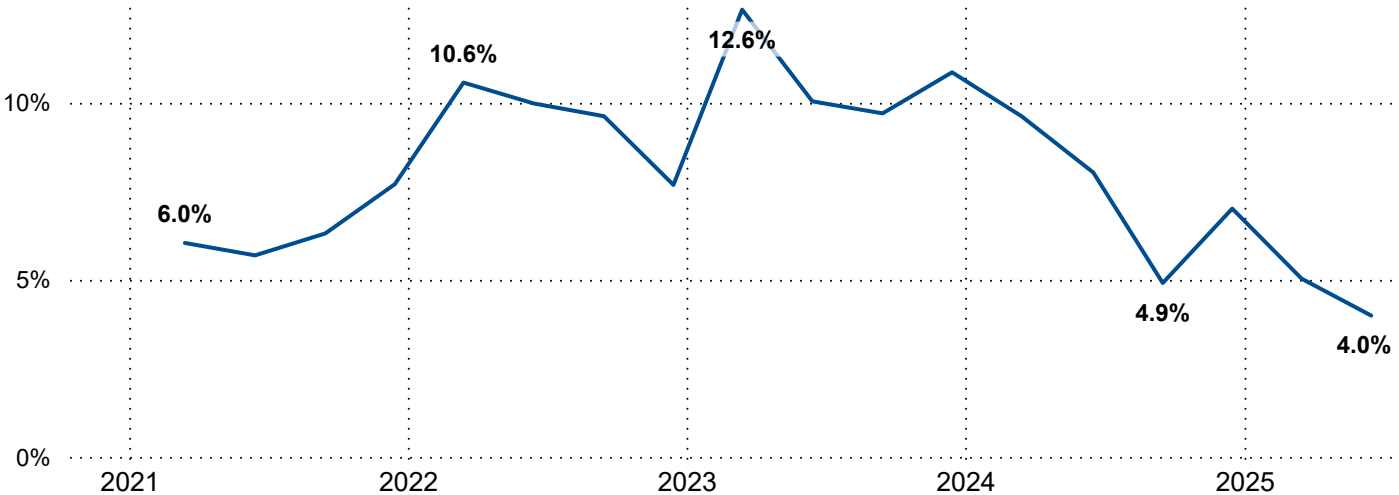
Cumulative recovery ratio (default : 12M)

Source: Transaction report



Annualised constant prepayment rate (CPR)

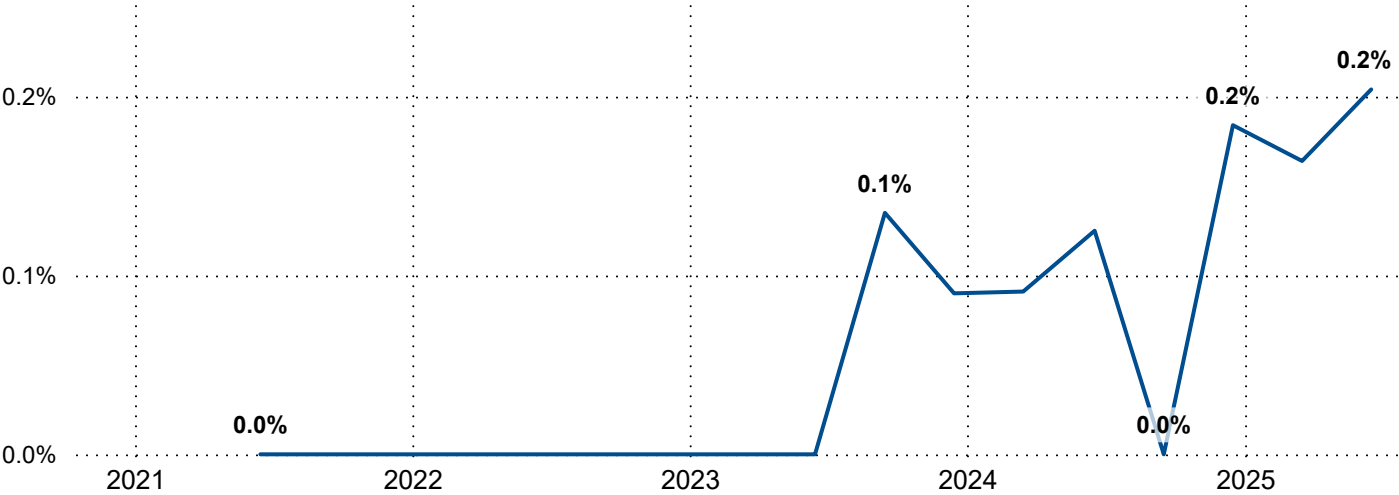
Source: Transaction report



Fondo de Titulizacion, RMBS Prado VII

Annualised constant default ratio (CDR)

Source: Transaction report

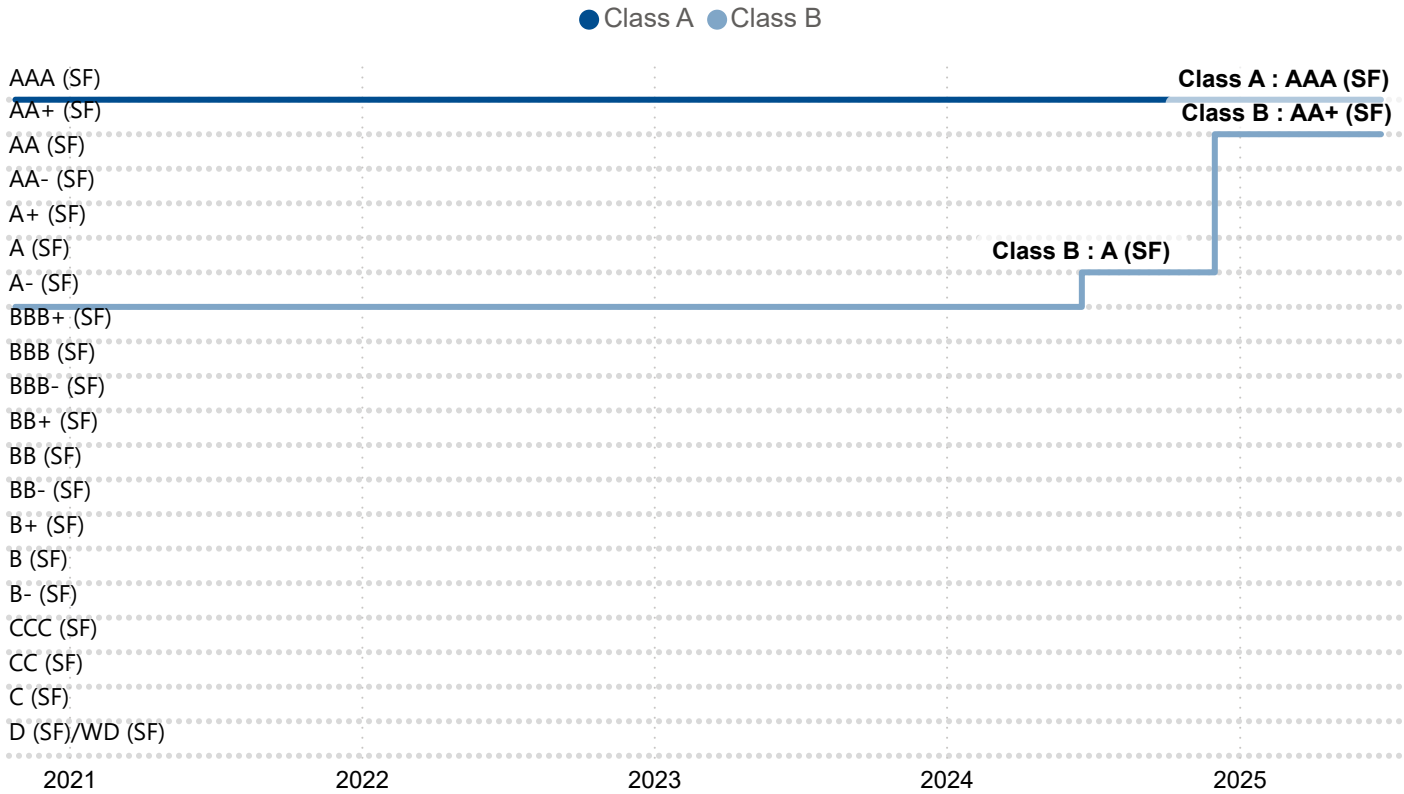


Fondo de Titulizacion, RMBS Prado VII

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Rating history

Source: Scope

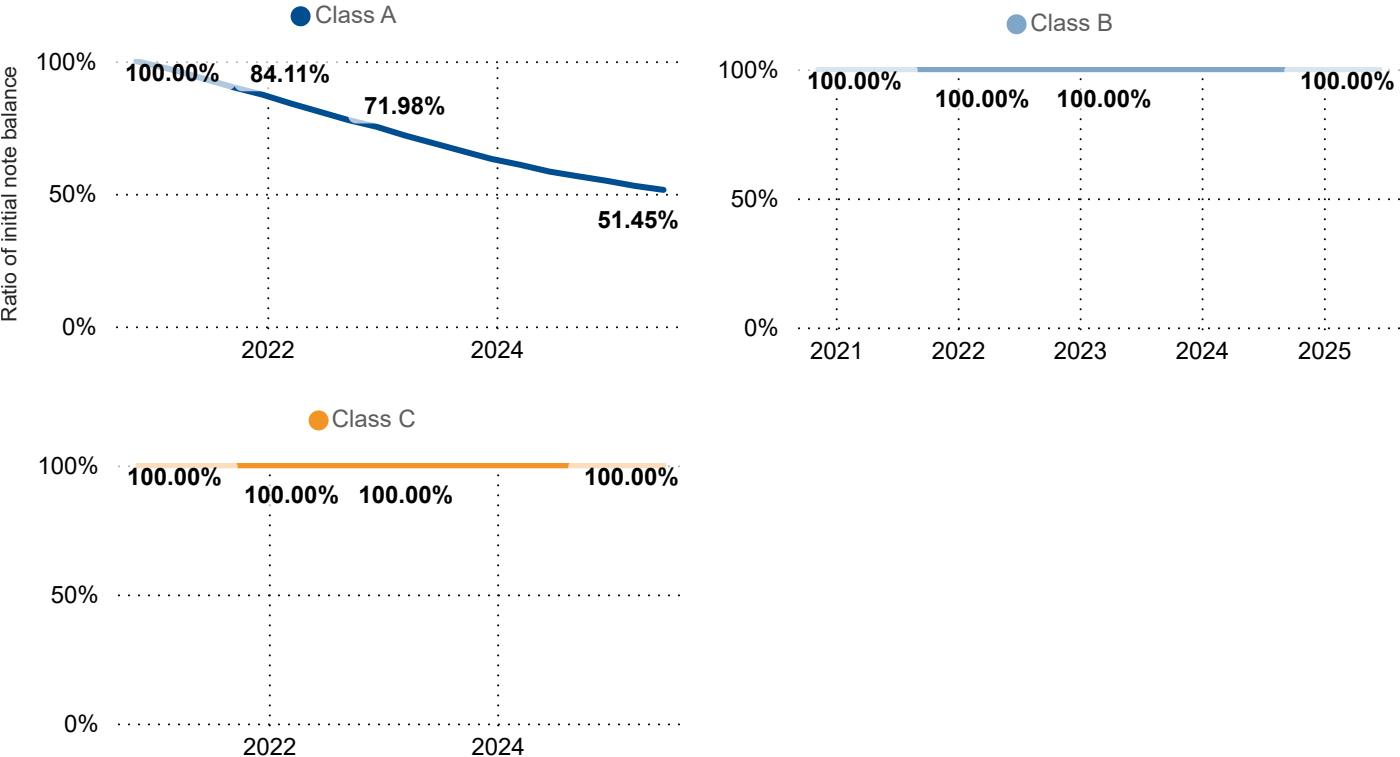


	26 Oct 2020	12 Nov 2020	04 Nov 2021	19 Jun 2024	08 Aug 2024	02 Dec 2024
Class A	AAA (SF)	AAA (SF)	AAA (SF)	AAA (SF)		AAA (SF)
Class B	A- (SF)	A- (SF)	A- (SF)	A (SF)	A (SF)	AA+ (SF)

Fondo de Titulizacion, RMBS Prado VII

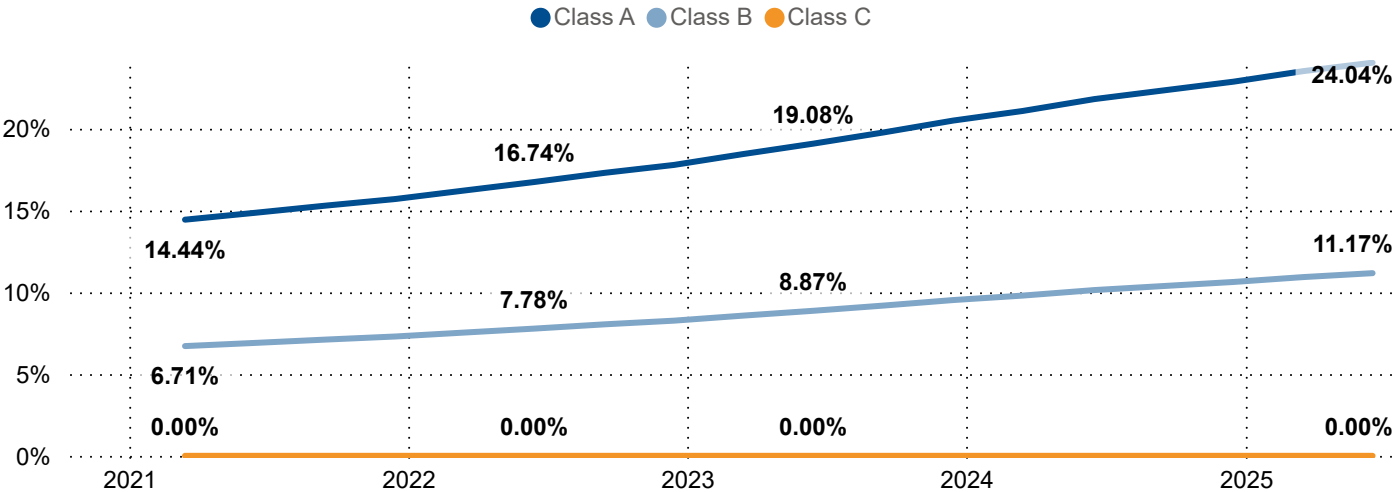
Outstanding notes balance

Source: Transaction report



Credit enhancement

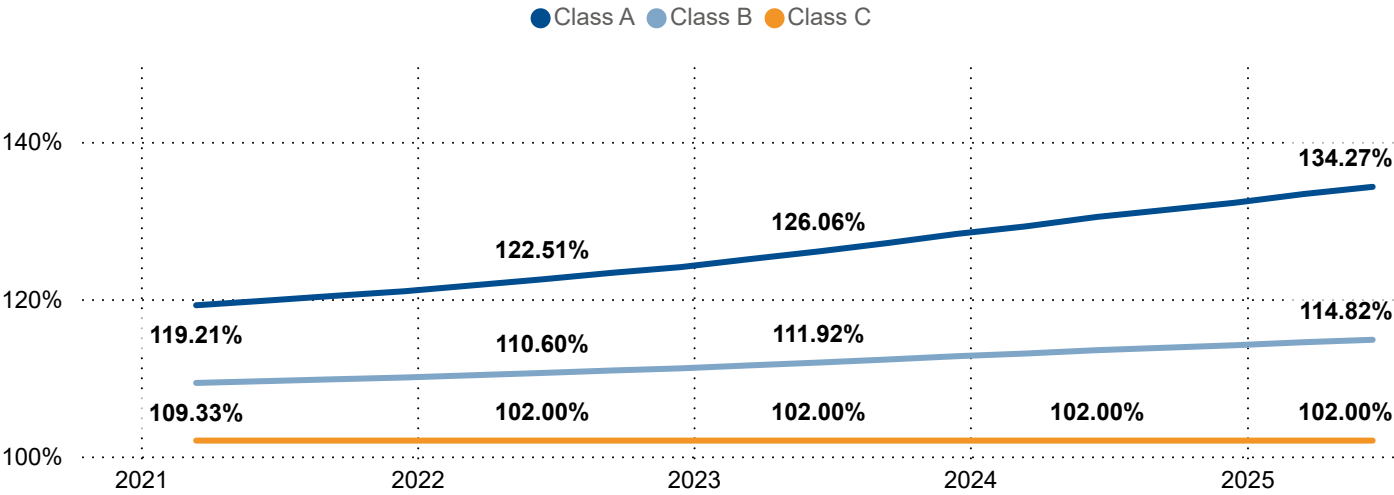
Source: Transaction report



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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