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	29 September 2025
Last date of investor report	17 September 2025

FT RMBS PRADO IX

Notes profile

	Currency[1]	Coupon type[1]	Frequency[1]	Spread/ Coupon[1]	Outstanding balance[1]		Credit enhancement[1]	
					Oct 2021	Sep 2025	Dec 2021	Sep 2025
Class A	EUR	Floating	3M	0.70%	424,600,000	276,574,165	13.14%	18.65%
Class B	EUR	Floating	3M	0.80%	24,400,000	24,400,000	8.08%	11.47%
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	Sep 2025
Cash reserve outstanding[1]	9,648,804 EUR	6,799,483 EUR
Cash reserve target[1]	9,648,804 EUR	6,799,483 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
Hedge counterparty IR	BNP Paribas	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.		

1 Source: Transaction report
2 Source: EDW

FT RMBS PRADO IX

Portfolio profile

	Oct 2021	Dec 2021	Sep 2025
Number of loans[1]		3,504	2,929
Outstanding portfolio balance[1]	488,000,030 EUR	482,440,189 EUR	339,974,160 EUR
Weighted average asset yield[1]		2.11%	2.80%
Weighted average LTV (Current)[1]		68.24%	61.40%
Weighted average remaining term[1]		312 months	269 months

Concentration

	Dec 2021		Sep 2025	
	Share	Geo/Business	Share	Geo/Business
Top 1 region (borrower)[1]	34.46%	Cataluña	35.30%	Cataluña

	Sep 2021	Dec 2021	Jun 2025	Sep 2025
	Share	Share	Share	Share
Top 1 obligor[1]		0.15%	0.17%	0.18%
Top 10 obligor[2]	1.25%	1.26%	1.50%	
Top 100 obligor[2]	8.66%	8.77%	10.08%	

1 Source: Transaction report

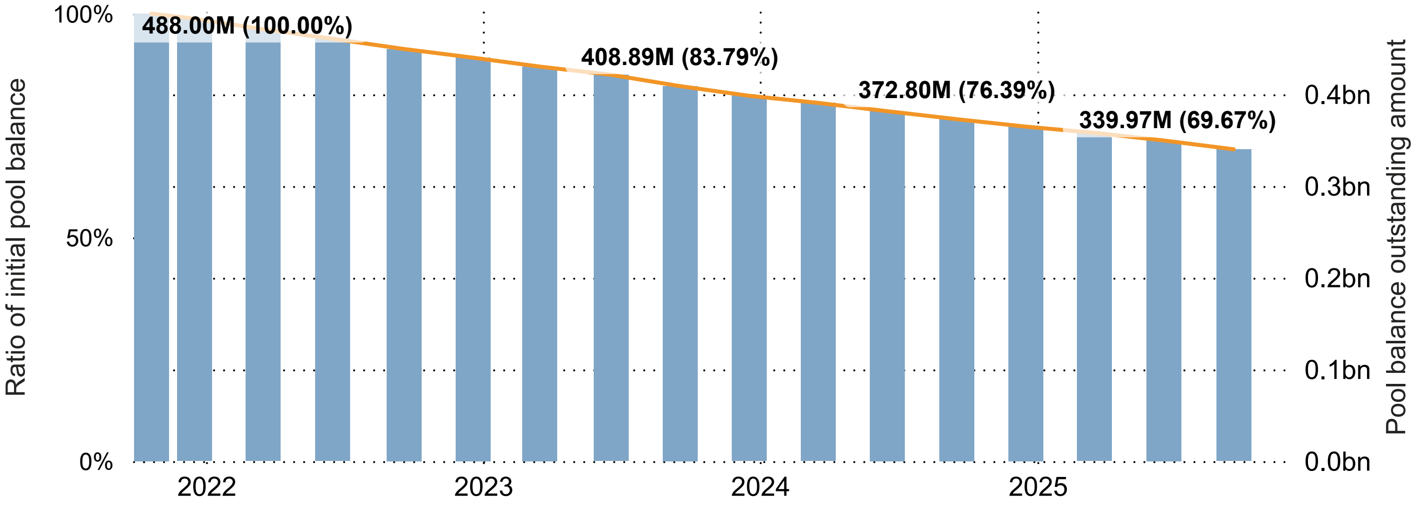
2 Source: EDW

ASSET PERFORMANCE | DELINQUENCIES

FT RMBS PRADO IX

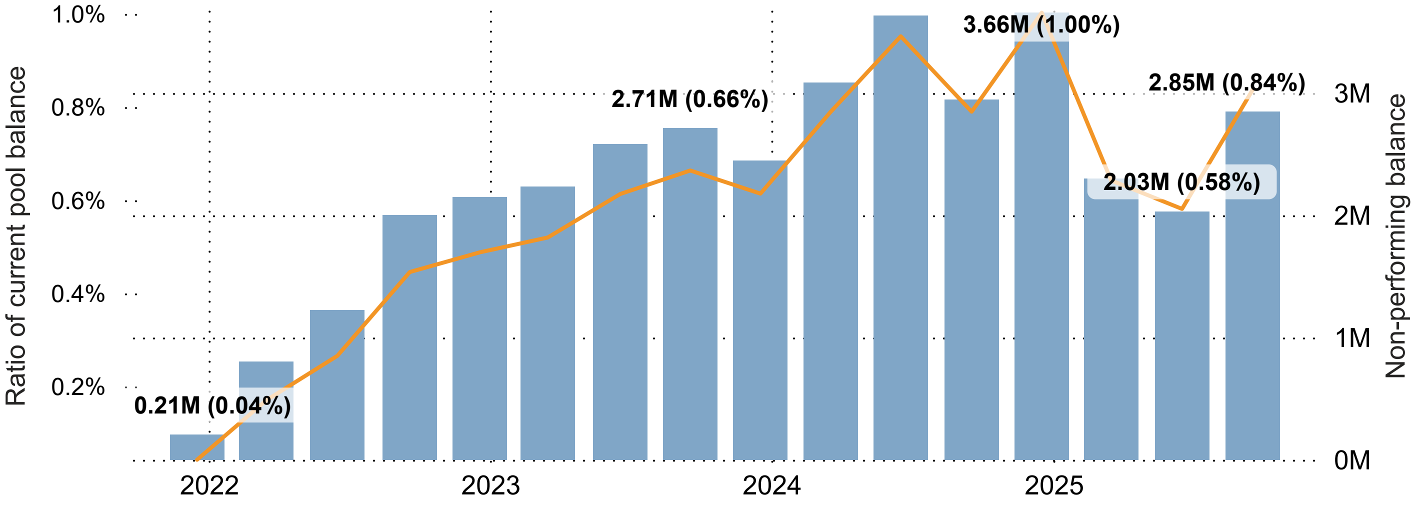
Asset pool balance (currency : EUR)

Source: Transaction report



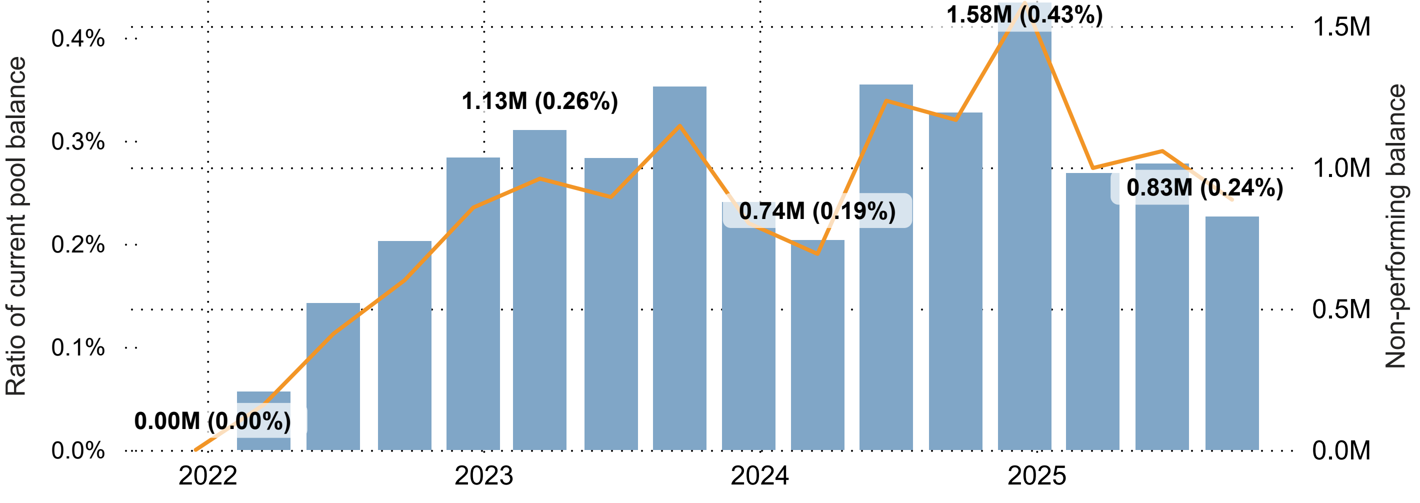
Non-performing balance due for more than 30 days in arrears (currency : EUR)

Source: Transaction report



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

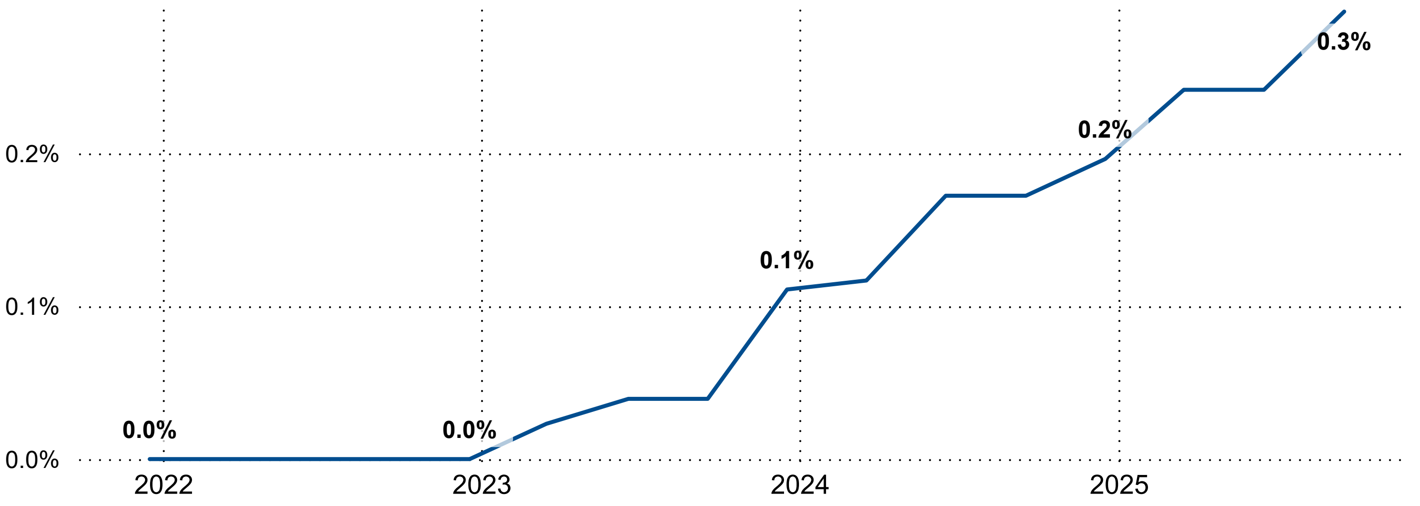
Source: Transaction report



FT RMBS PRADO IX ...

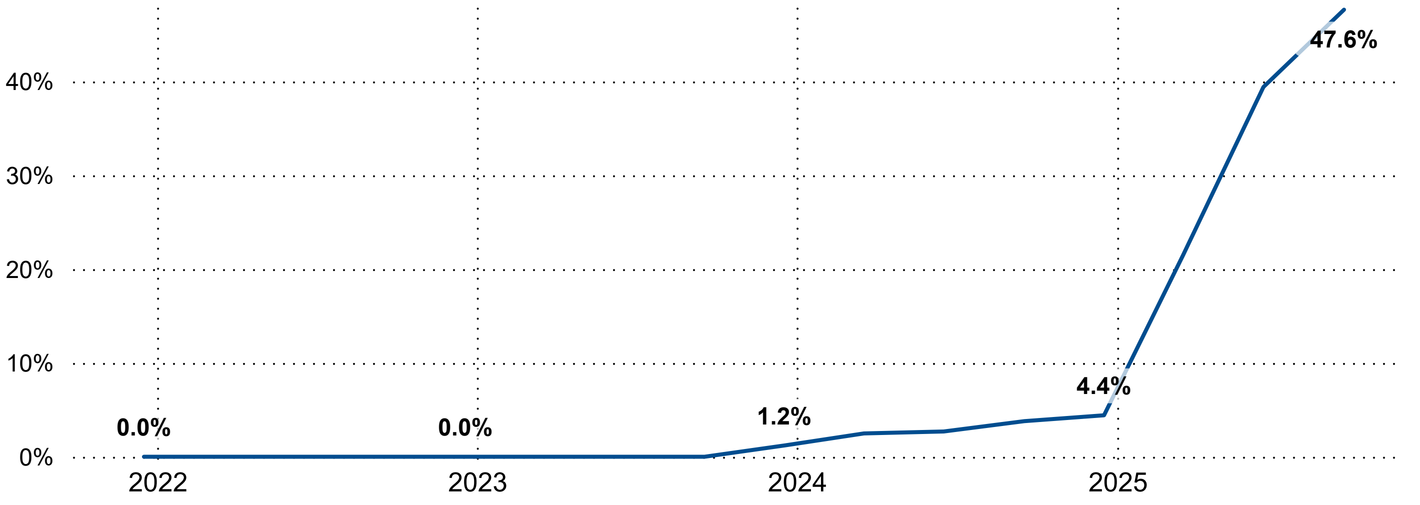
Cumulative default ratio (default : 12M)

Source: Transaction report



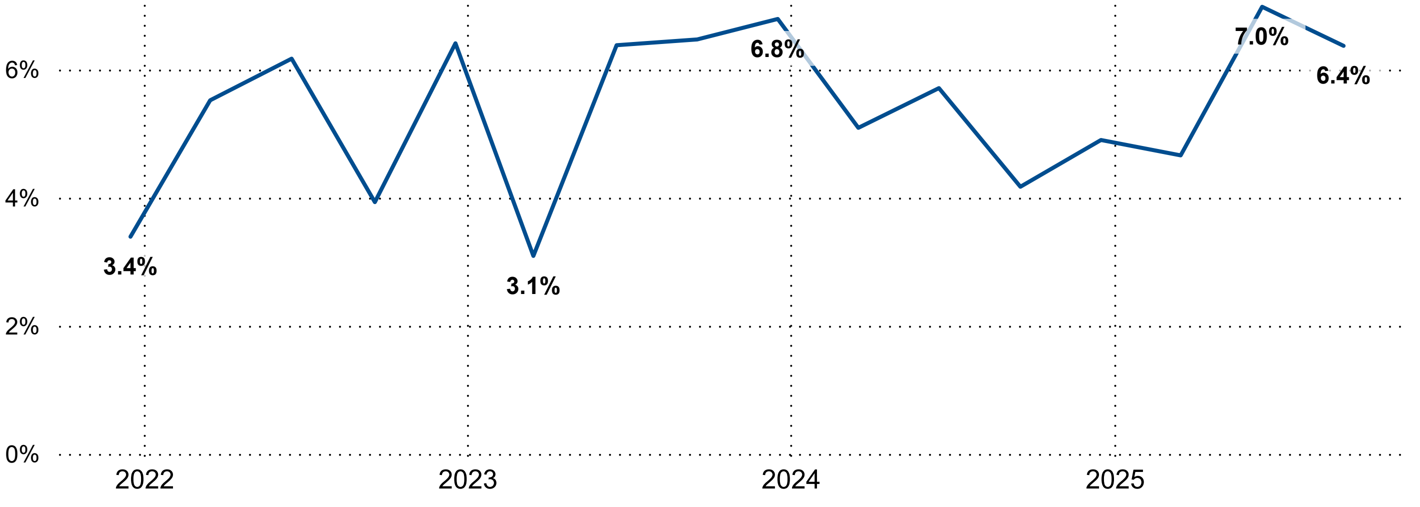
Cumulative recovery ratio (default : 12M)

Source: Transaction report



Annualised constant prepayment rate (CPR)

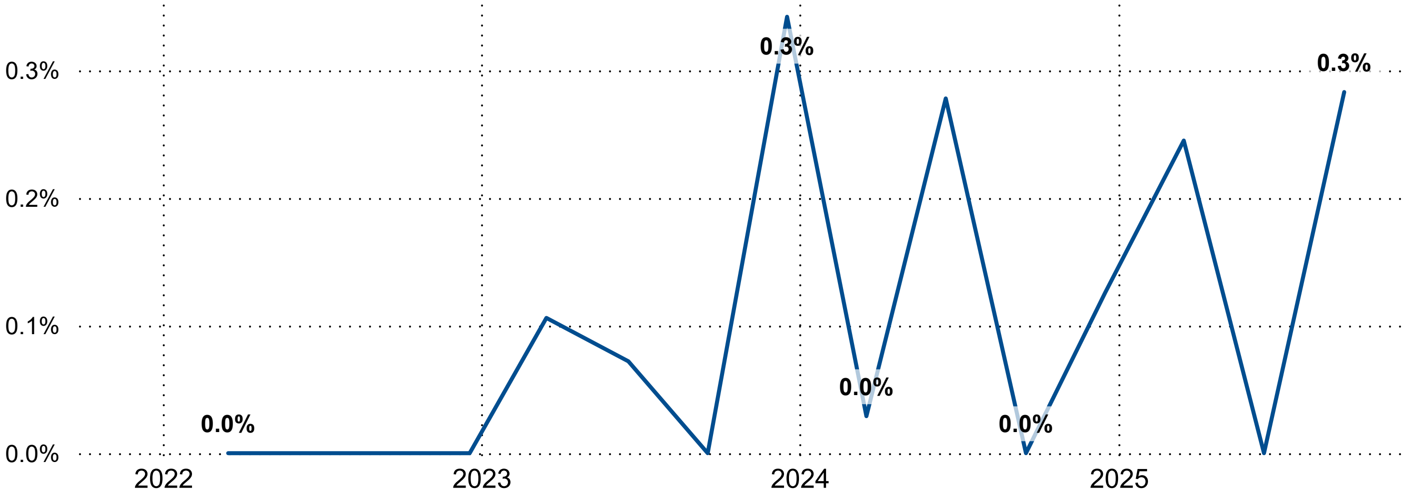
Source: Transaction report



FT RMBS PRADO IX ...

Annualised constant default ratio (CDR)

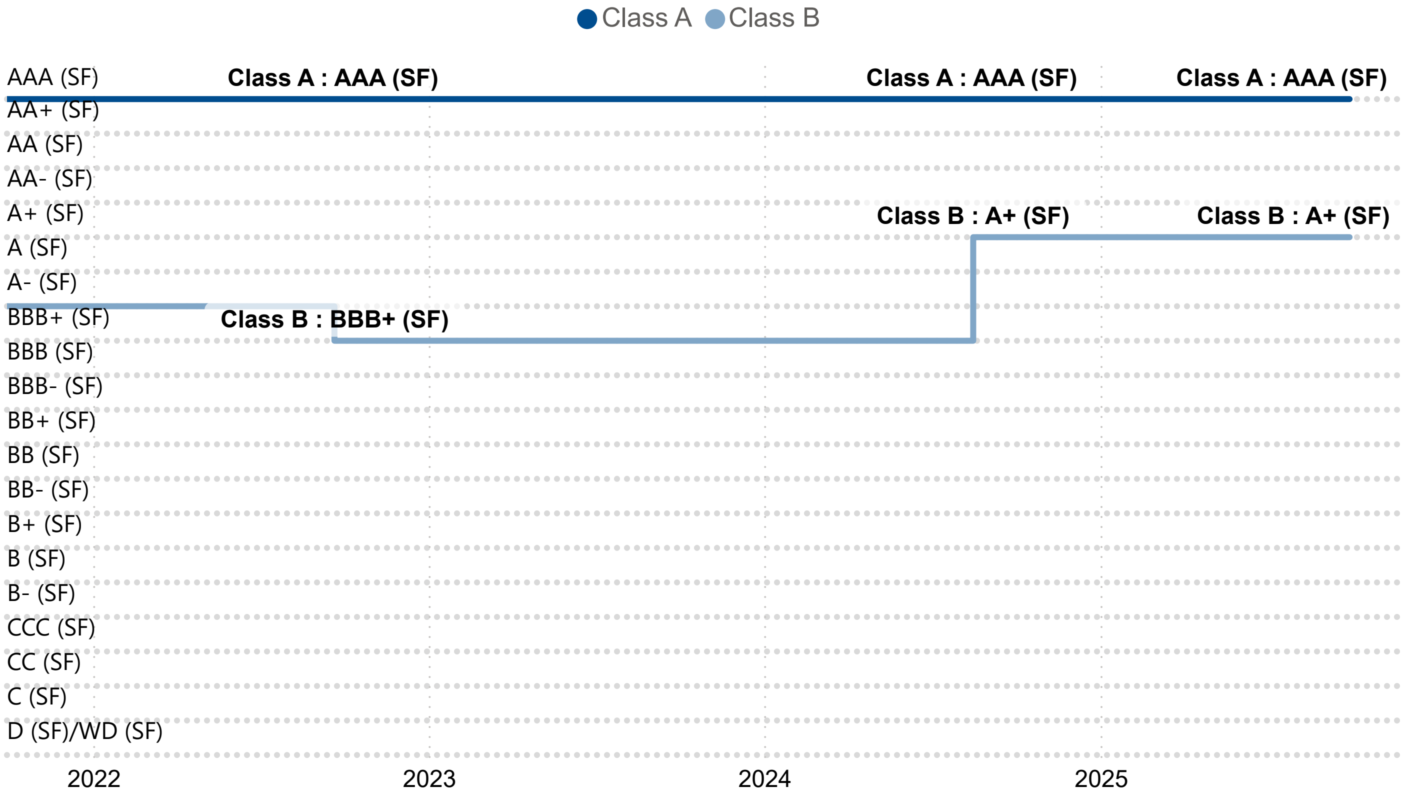
Source: Transaction report



FT RMBS PRADO IX

Rating history

Source: Scope

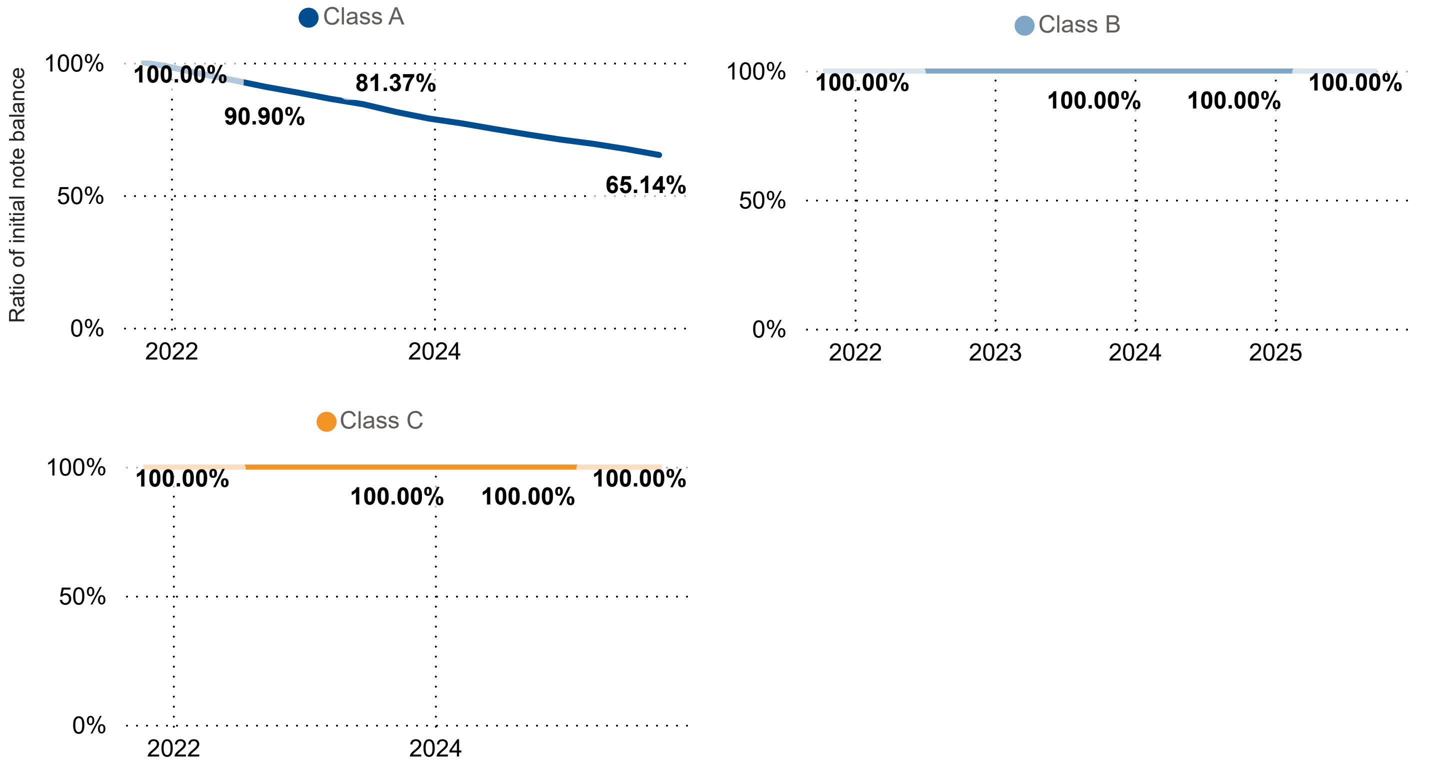


	29 Sep 2021	21 Oct 2021	21 Sep 2022	08 Aug 2024	16 Aug 2024
Class A	AAA (SF)	AAA (SF)	AAA (SF)		AAA (SF)
Class B	A- (SF)	A- (SF)	BBB+ (SF)	BBB+ (SF)	A+ (SF)

FT RMBS PRADO IX ...

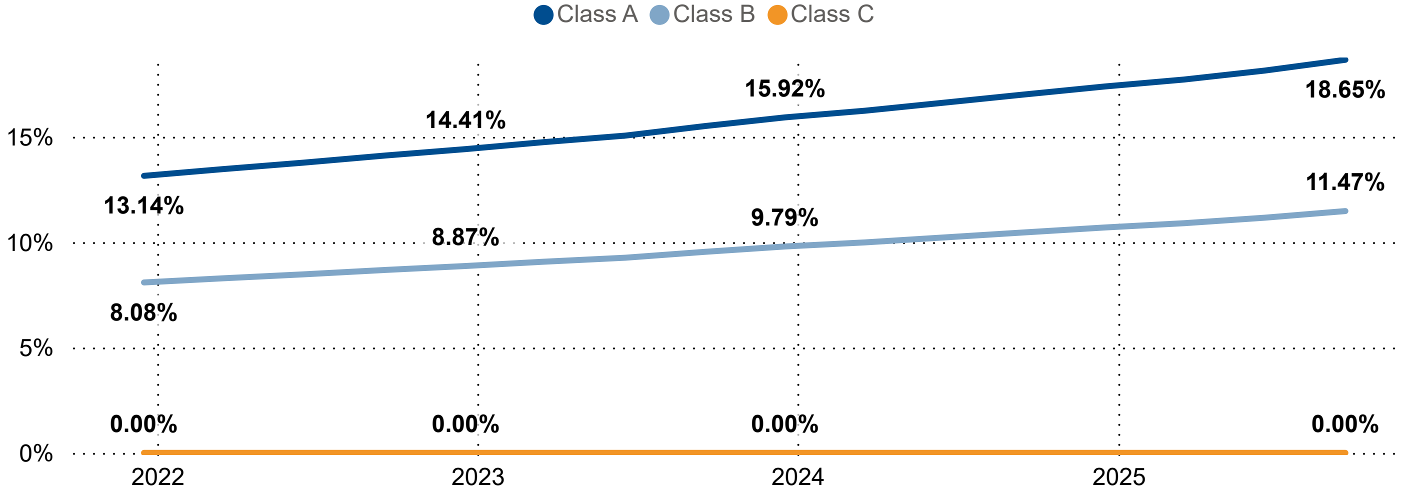
Outstanding notes balance

Source: Transaction report



Credit enhancement

Source: Transaction report



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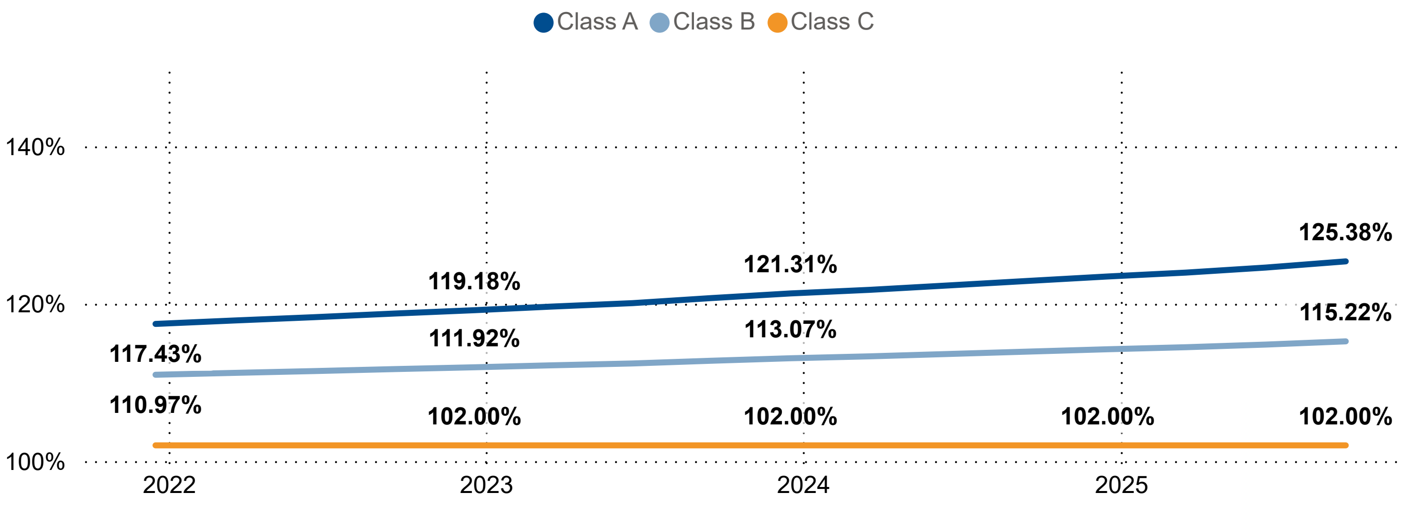
Notes overcollateralisation

Source: Transaction report



REMARKS ON THE TRANSACTION & GLOSSARY

SCOPE

FT RMBS PRADO IX ...

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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