

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 VIII
Issuer LEI	9845004D4A4ADAD96926
Asset class	RMBS
Closing date	6 May 2021
Country of assets	Spain
Pool type	Static

REPORT INFORMATION

Date of publication	7 January 2026
Last date of investor report	15 December 2025

Fondo de Titulizacion, RMBS Prado VIII

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Notes profile

	Currency ¹	Coupon type ¹	Frequency ¹	Spread/ Coupon ¹	Outstanding balance ¹		Credit enhancement ¹	
					May 2021	Dec 2025	Sep 2021	Dec 2025
Class A	EUR	Floating	3M	0.70%	382,000,000	186,662,084	21.23%	34.43%
Class B	EUR	Floating	3M	0.80%	26,400,000	26,400,000	4.68%	7.59%
Class C	EUR	Floating	3M	0.90%	21,600,000	21,600,000	0.00%	0.00%
Class Z	EUR	Floating	3M	0.10%	50,000,000	50,000,000	10.40%	16.86%

Notes rating

	Rating	Validity date
Class A	AAA (SF)	02 Dec 2024
Class Z	AAA (SF)	02 Dec 2024
Class B	AA (SF)	02 Dec 2024

Accounts

	Sep 2021	Dec 2025
Cash reserve outstanding ¹	9,232,637 EUR	5,693,241 EUR
Cash reserve target ¹	9,232,637 EUR	5,693,241 EUR

Counterparties

Entity role	Entity name	Rating	Validity date
Account bank	Banco Santander S.A.	AA-	03 Dec 2025
Arranger	Banco Santander S.A.	AA-	03 Dec 2025
Arranger	BNP Paribas	AA-	09 Dec 2025
Bus facilitator	Banco Santander S.A.	AA-	03 Dec 2025
Hedge counterparty IR	BNP Paribas	AA-	09 Dec 2025
Issuer	Fondo De Titulizacion Rmbs Prado Viii		
Originator	Union De Creditos Inmobiliarios S.A.		
Paying agent	BNP Paribas	AA-	09 Dec 2025
Servicer	Union De Creditos Inmobiliarios S.A.		

¹ Source: Transaction report

² Source: EDW

Fondo de Titulizacion, RMBS Prado VIII

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Portfolio profile

	May 2021	Sep 2021	Dec 2025
Number of loans ¹		3,681	2,795
Outstanding portfolio balance ¹	480,000,041 EUR	461,631,837 EUR	284,662,068 EUR
Weighted average asset yield ¹		2.00%	3.04%
Weighted average LTV (Current) ¹		61.64%	54.32%
Weighted average remaining term ¹		304 months	255 months

Concentration

	Sep 2021		Dec 2025	
	Share	Geo/Business	Share	Geo/Business
Top 1 region (borrower) ¹	27.43%	Comunidad de Madrid	39.06%	Cataluña

	Sep 2021	Sep 2025	Dec 2025
	Share	Share	Share
Top 1 obligor ¹	0.14%	0.18%	0.19%
Top 10 obligor ²	1.25%	1.59%	
Top 100 obligor ²	8.85%	11.01%	

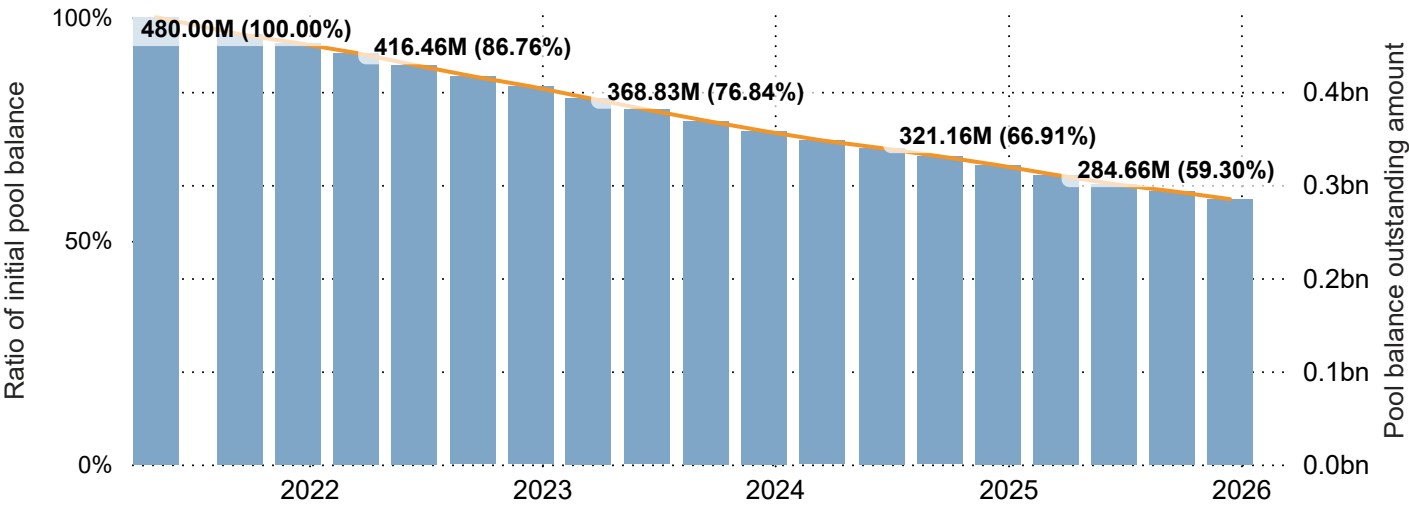
¹ Source: Transaction report
² Source: EDW

Fondo de Titulizacion, RMBS Prado VIII

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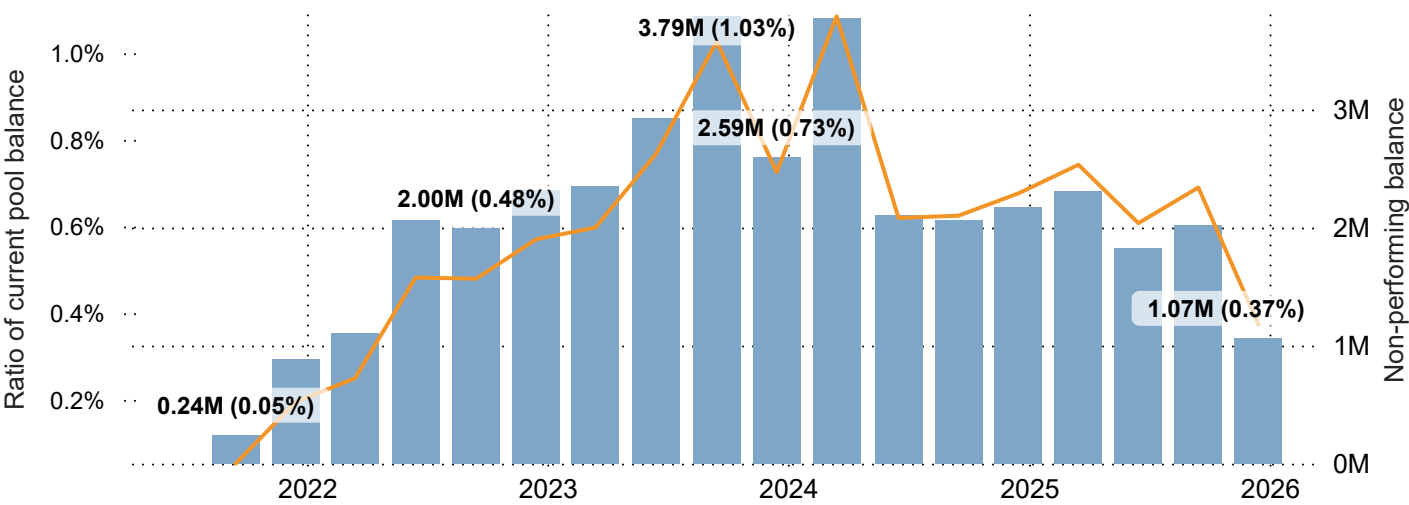
Asset pool balance (currency : EUR)

Source: Transaction report



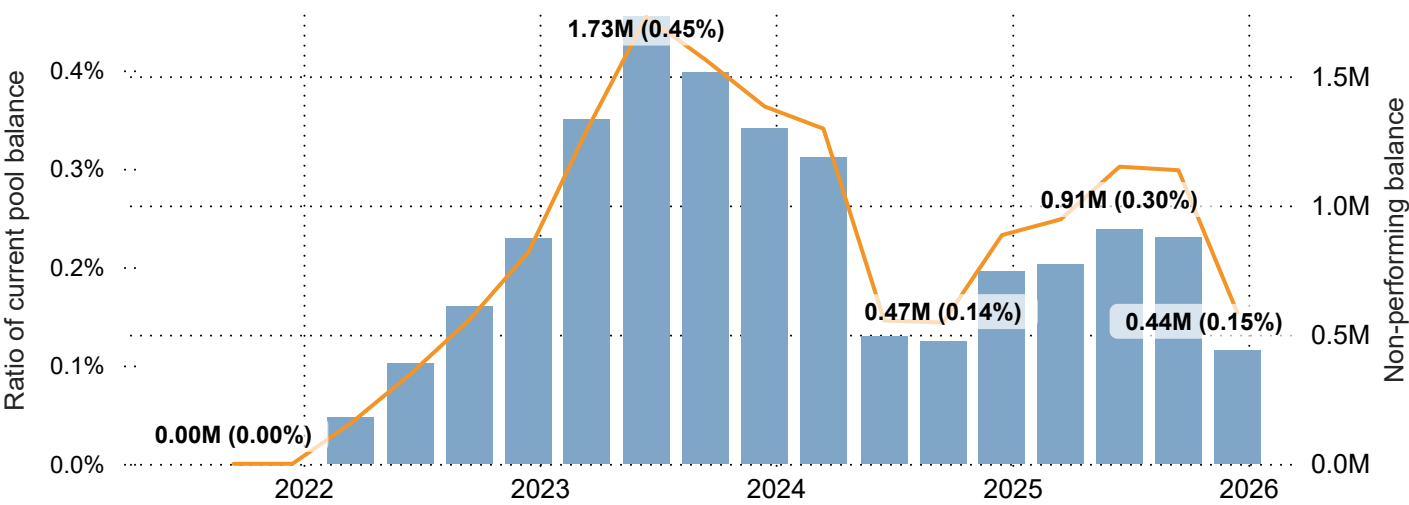
Non-performing balance due for more than 30 days in arrears (currency : EUR, default : 12M)

Source: Transaction report



Non-performing balance due for more than 90 days in arrears (currency : EUR, default : 12M)

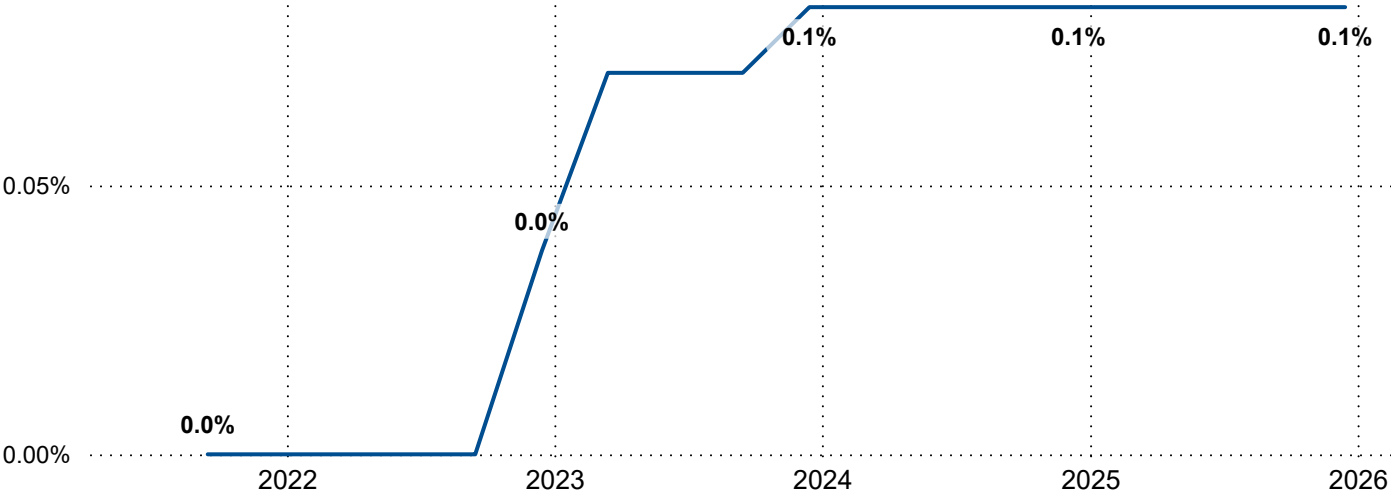
Source: Transaction report



Fondo de Titulizacion, RMBS Prado VIII

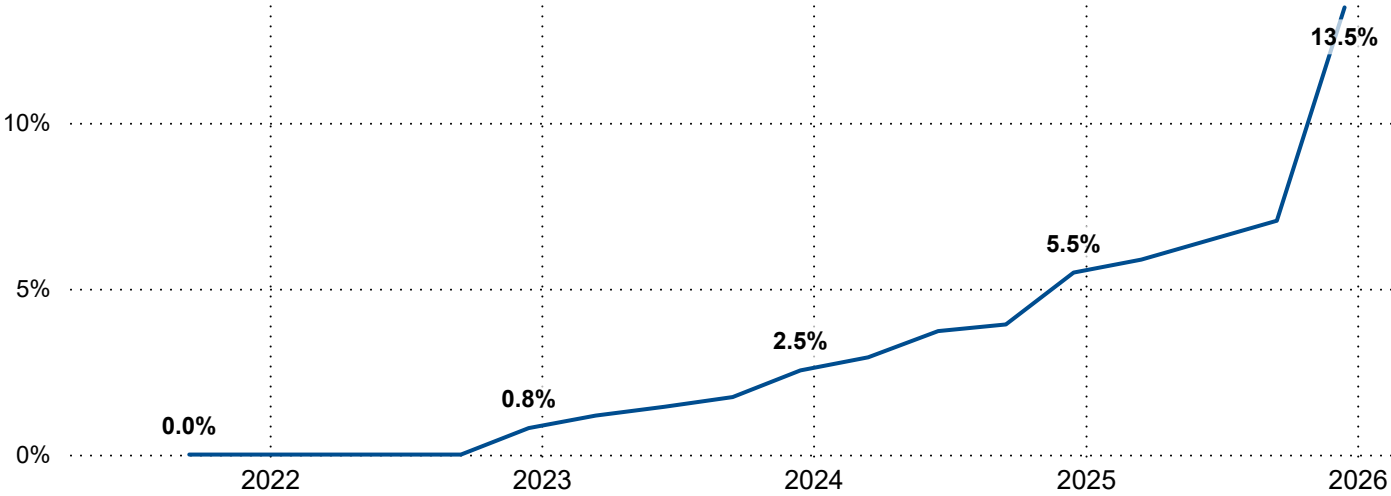
Cumulative default ratio (default : 12M)

Source: Transaction report



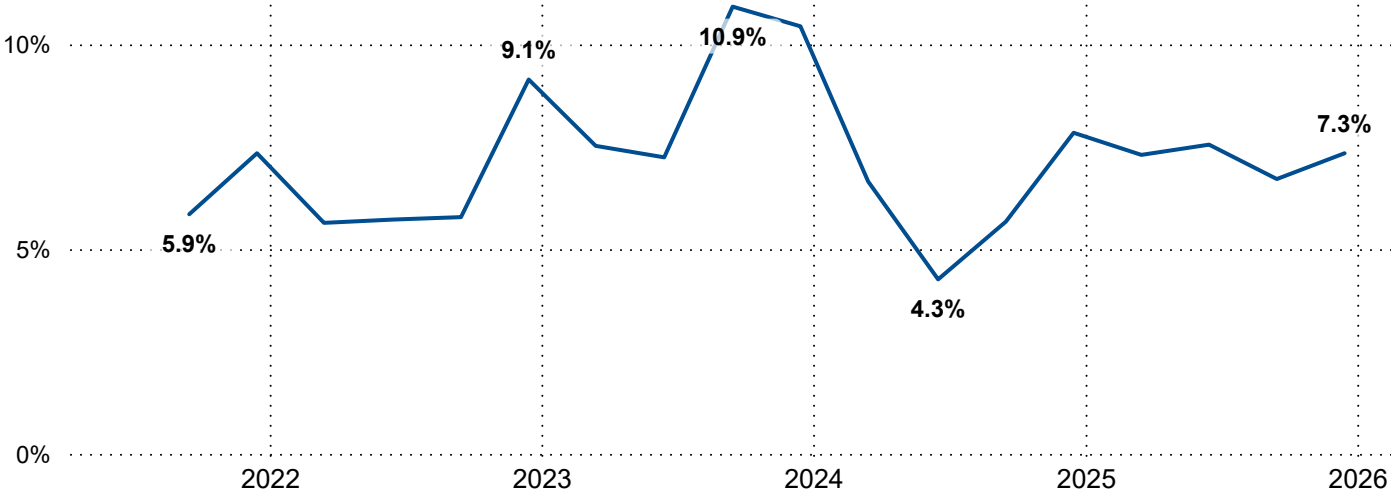
Cumulative recovery ratio (default : 12M)

Source: Transaction report



Annualised constant prepayment rate (CPR)

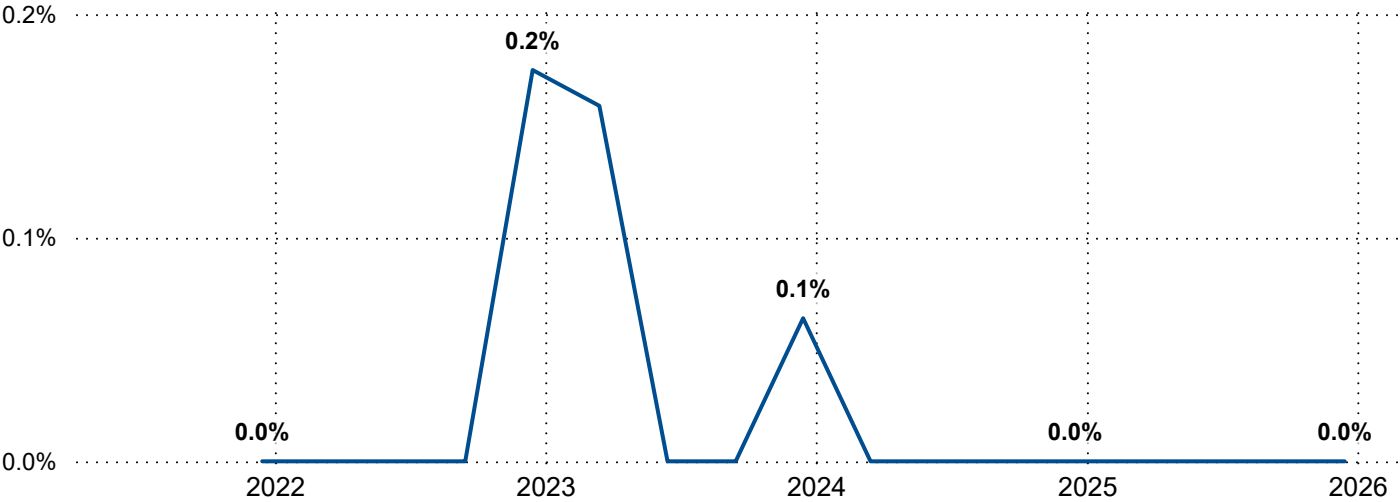
Source: Transaction report



Fondo de Titulizacion, RMBS Prado VIII

Annualised constant default ratio (CDR)

Source: Transaction report

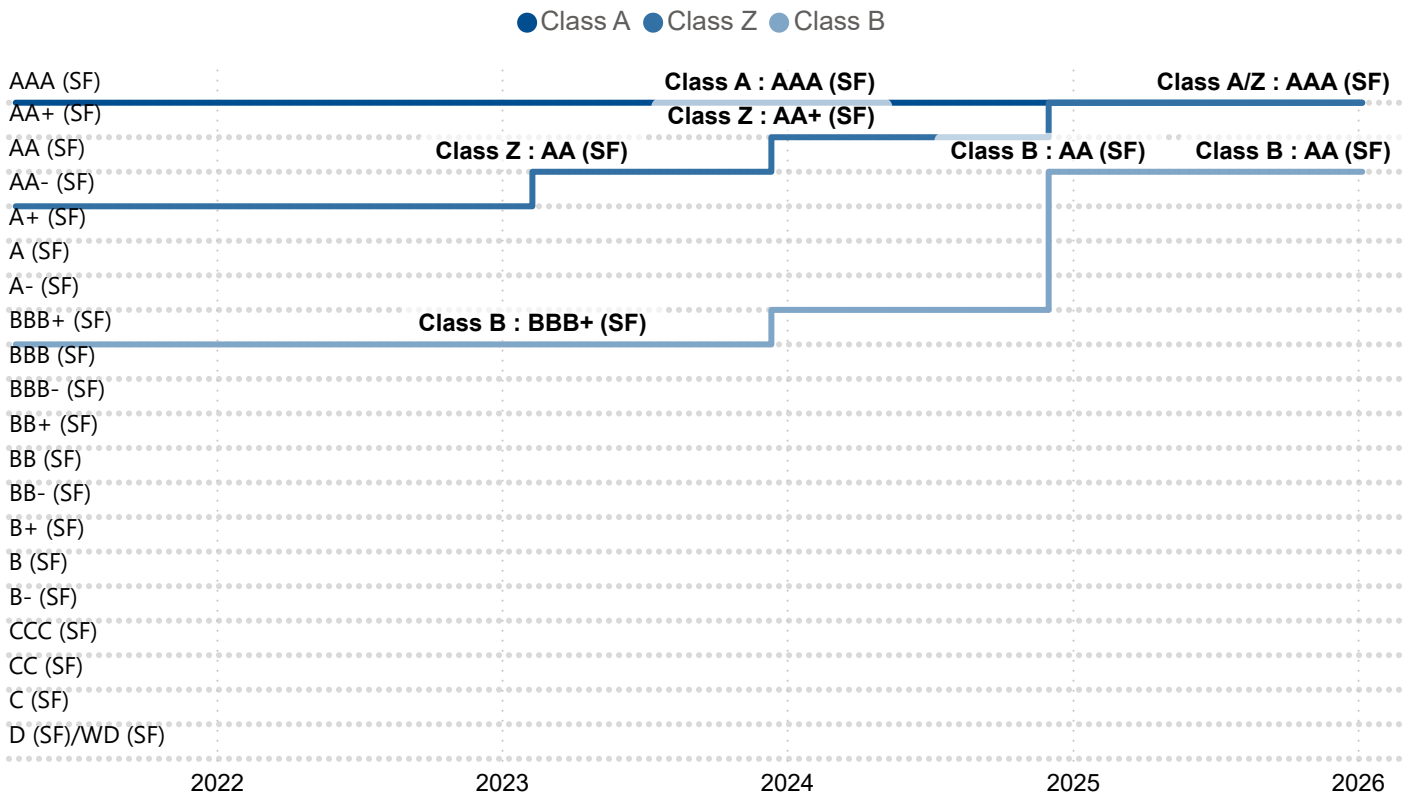


Fondo de Titulizacion, RMBS Prado VIII

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Rating history

Source: Scope

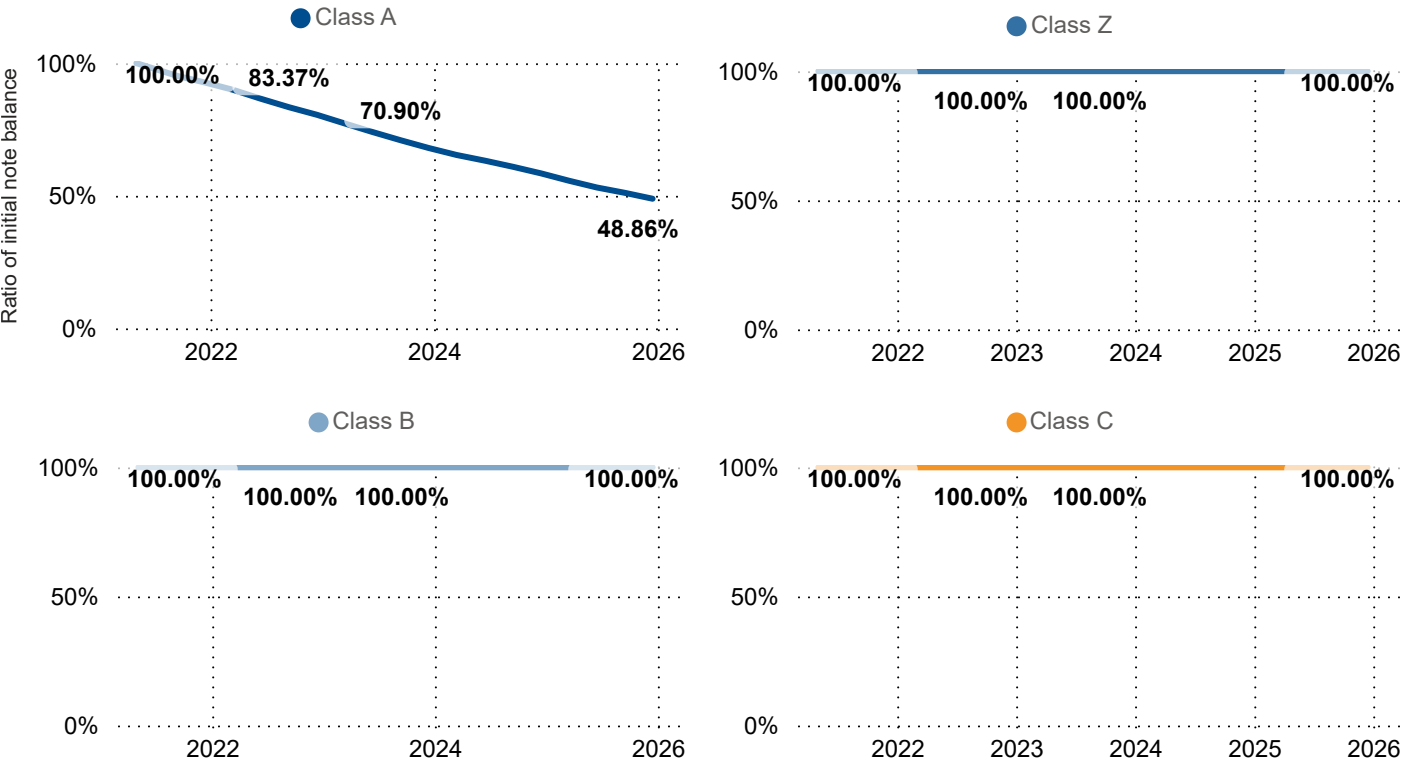


	19 Apr 2021	06 May 2021	10 Feb 2023	13 Dec 2023	24 Jun 2024	08 Aug 2024	02 Dec 2024
Class A	AAA (SF)	AAA (SF)	AAA (SF)	AAA (SF)	AAA (SF)		AAA (SF)
Class Z	AA- (SF)	AA- (SF)	AA (SF)	AA+ (SF)	AA+ (SF)	AA+ (SF)	AAA (SF)
Class B	BBB+ (SF)	BBB+ (SF)	BBB+ (SF)	A- (SF)	A- (SF)	A- (SF)	AA (SF)

Fondo de Titulizacion, RMBS Prado VIII

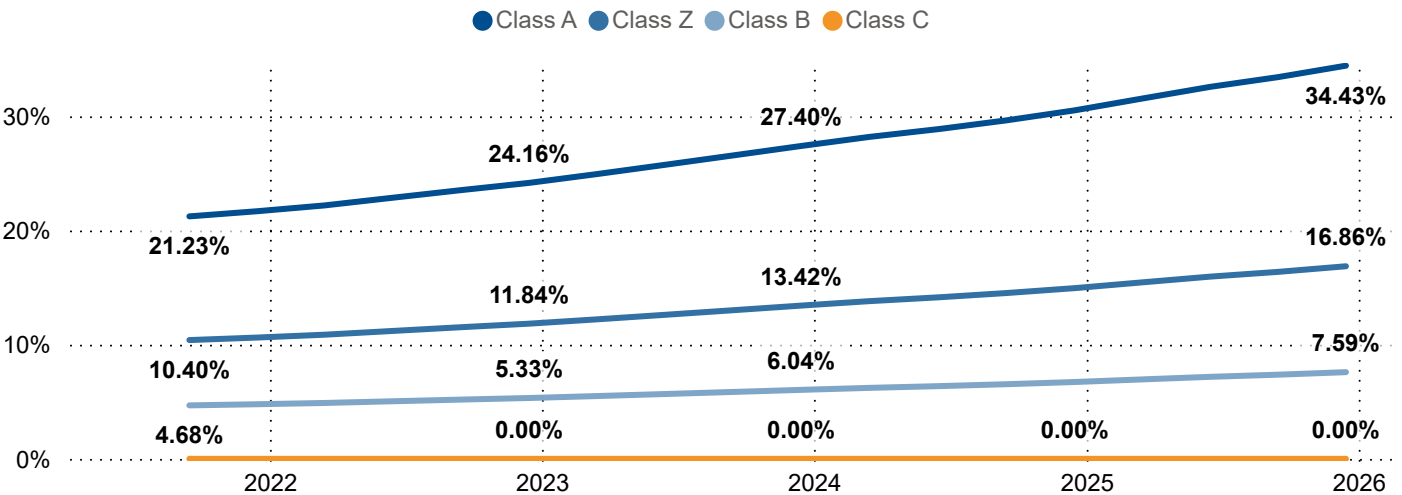
Outstanding notes balance

Source: Transaction report



Credit enhancement

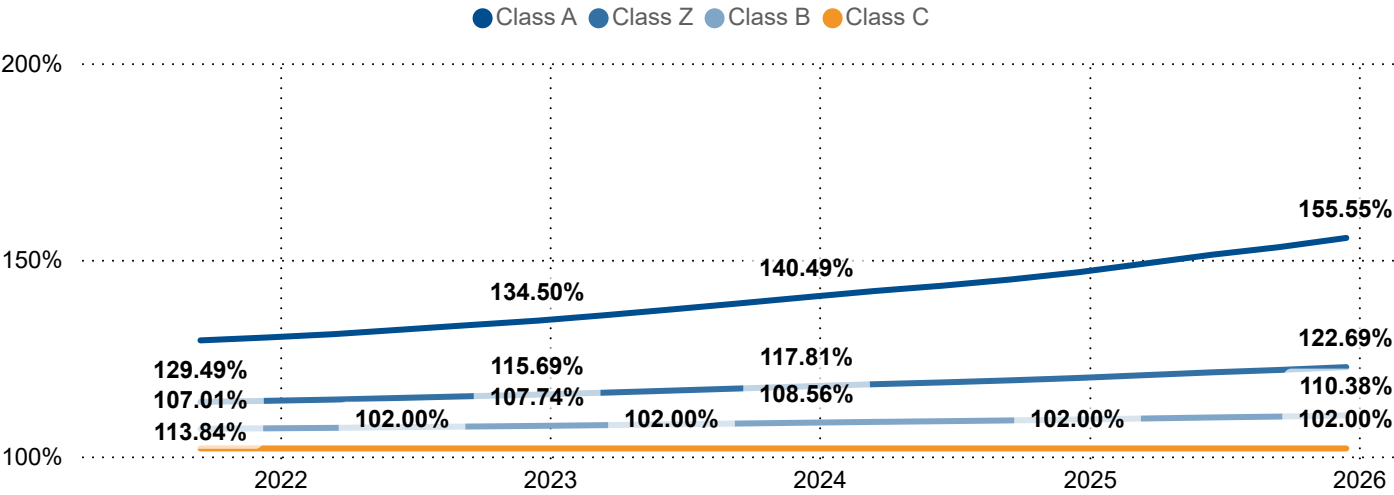
Source: Transaction report



Fondo de Titulizacion, RMBS Prado VIII

Notes overcollateralisation

Source: Transaction report



Fondo de Titulizacion, RMBS Prado VIII

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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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