

STRUCTURED FINANCE

TRANSACTION PERFORMANCE REPORTING

COUNTRY

Spain



ASSET CLASS

RMBS



TRANSACTION NAME

FT RMBS PRADO IX

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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 7 January 2026

Last date of investor report 17 December 2025

FT RMBS PRADO IX

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Notes profile

Currency ¹	Coupon type ¹	Frequency ¹	Spread/ Coupon ¹	Outstanding balance ¹		Credit enhancement ¹	
				Oct 2021	Dec 2025	Dec 2021	Dec 2025
Class A	EUR	Floating	3M	0.70%	424,600,000	266,972,048	13.14%
Class B	EUR	Floating	3M	0.80%	24,400,000	24,400,000	8.08%
Class C	EUR	Floating	3M	0.90%	39,000,000	39,000,000	0.00%

Notes rating

Accounts

	Rating	Validity date	Dec 2021	Dec 2025
Class A	AAA (SF)	16 Aug 2024	Cash reserve outstanding ¹	9,648,804 EUR
Class B	A+ (SF)	16 Aug 2024	Cash reserve target ¹	6,607,440 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
Originator	Union De Creditos Inmobiliarios S.A.		
Paying agent	Banco Santander S.A.	AA-	03 Dec 2025
Servicer	Union De Creditos Inmobiliarios S.A.		

¹ Source: Transaction report

² Source: EDW

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Portfolio profile

	Oct 2021	Dec 2021	Dec 2025
Number of loans ¹		3,504	2,878
Outstanding portfolio balance ¹	488,000,030 EUR	482,440,189 EUR	330,372,017 EUR
Weighted average asset yield ¹		2.11%	2.80%
Weighted average LTV (Current) ¹		68.24%	60.97%
Weighted average remaining term ¹		312 months	266 months

Concentration

	Dec 2021		Dec 2025	
	Share	Geo/Business	Share	Geo/Business
Top 1 region (borrower) ¹	34.46%	Cataluña	35.39%	Cataluña

	Sep 2021	Dec 2021	Sep 2025	Dec 2025
	Share	Share	Share	Share
Top 1 obligor ¹		0.15%	0.18%	0.18%
Top 10 obligor ²	1.25%	1.26%	1.53%	
Top 100 obligor ²	8.66%	8.77%	10.25%	

¹ Source: Transaction report

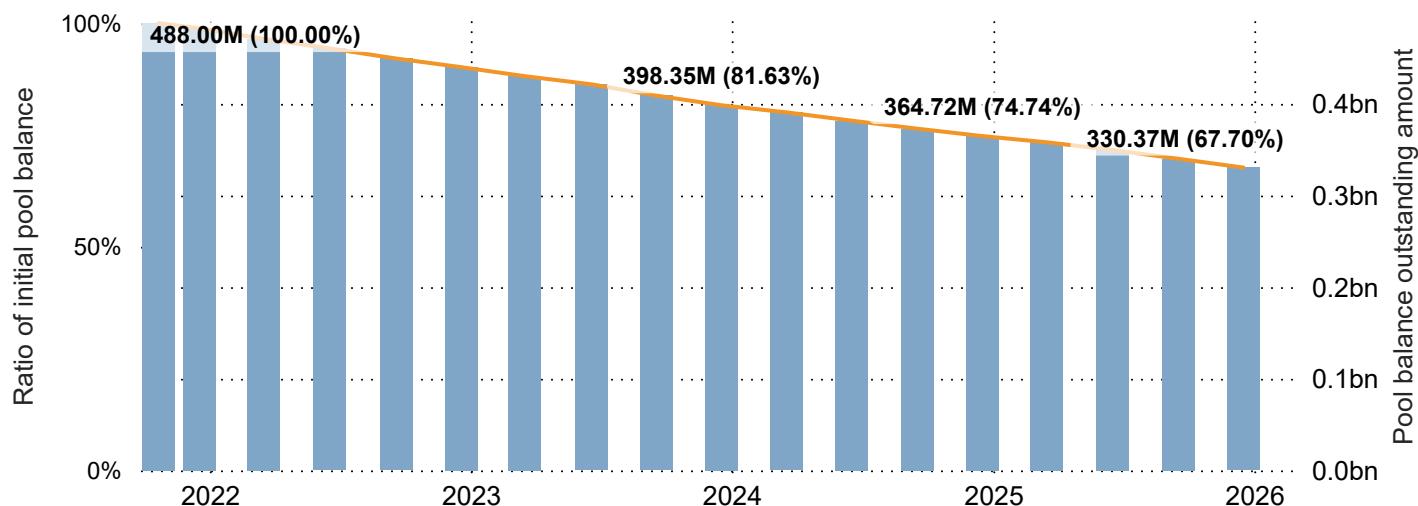
² Source: EDW

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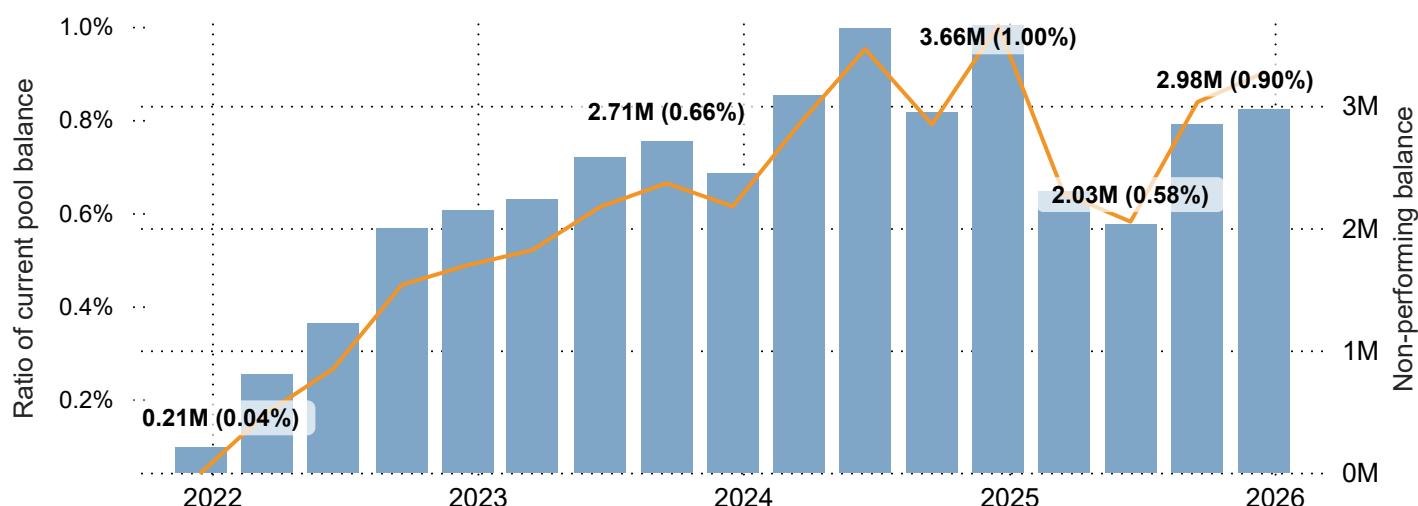
Asset pool balance (currency : EUR)

Source: Transaction report



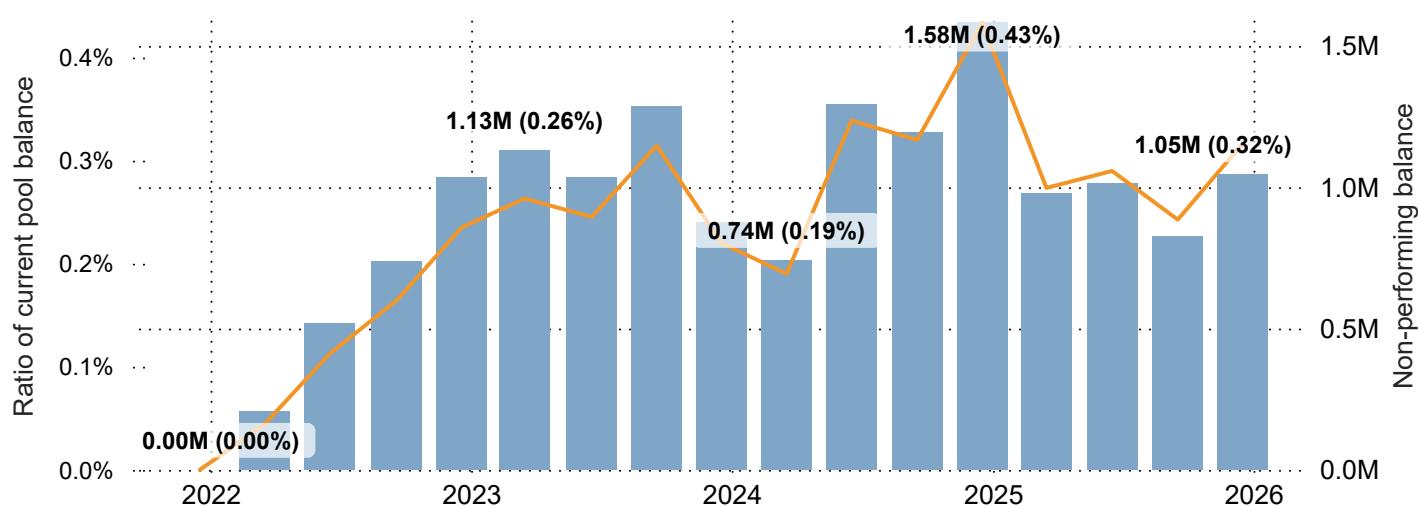
Non-performing balance due for more than 30 days in arrears (currency : EUR, default : 12M)

Source: Transaction report



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

Source: Transaction report



ASSET PERFORMANCE | DEFAULTS, RECOVERIES & PREPAYMENTS

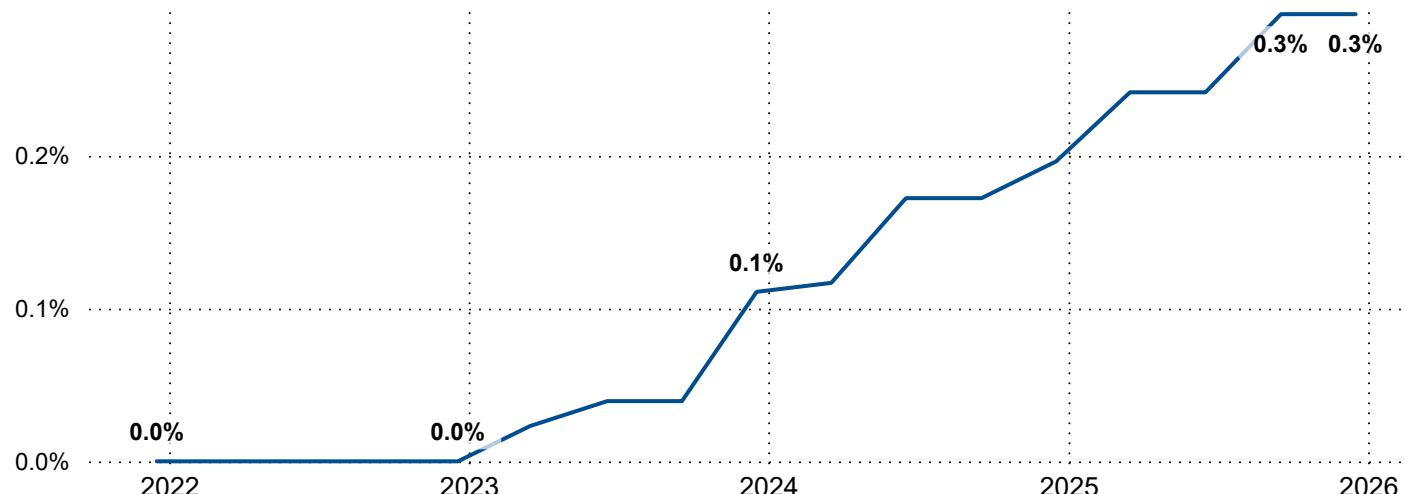


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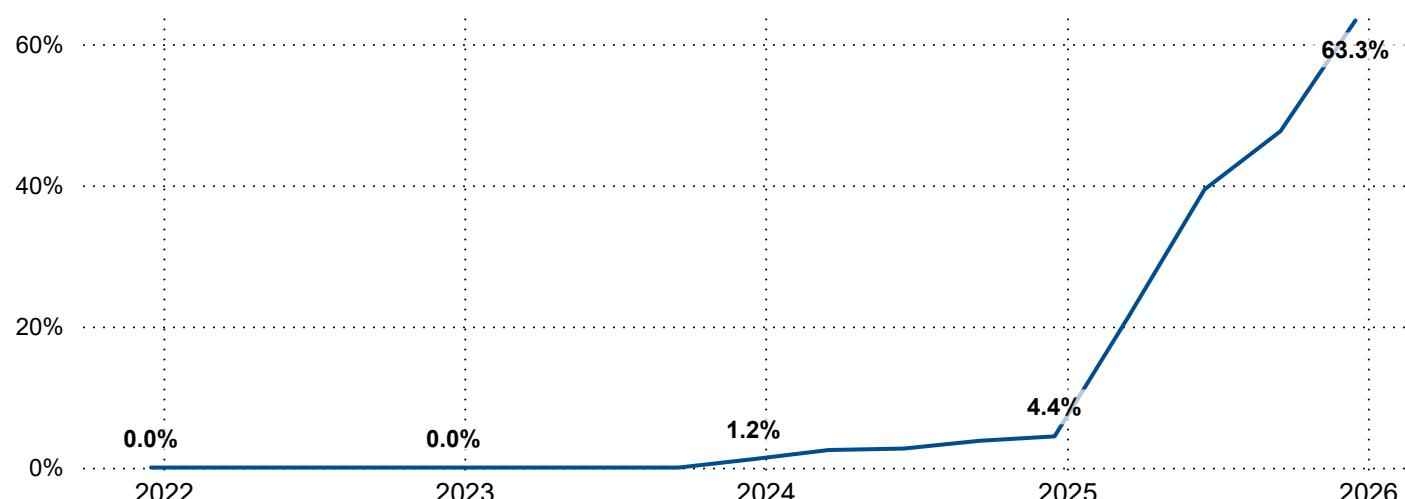
Cumulative default ratio (default : 12M)

Source: Transaction report



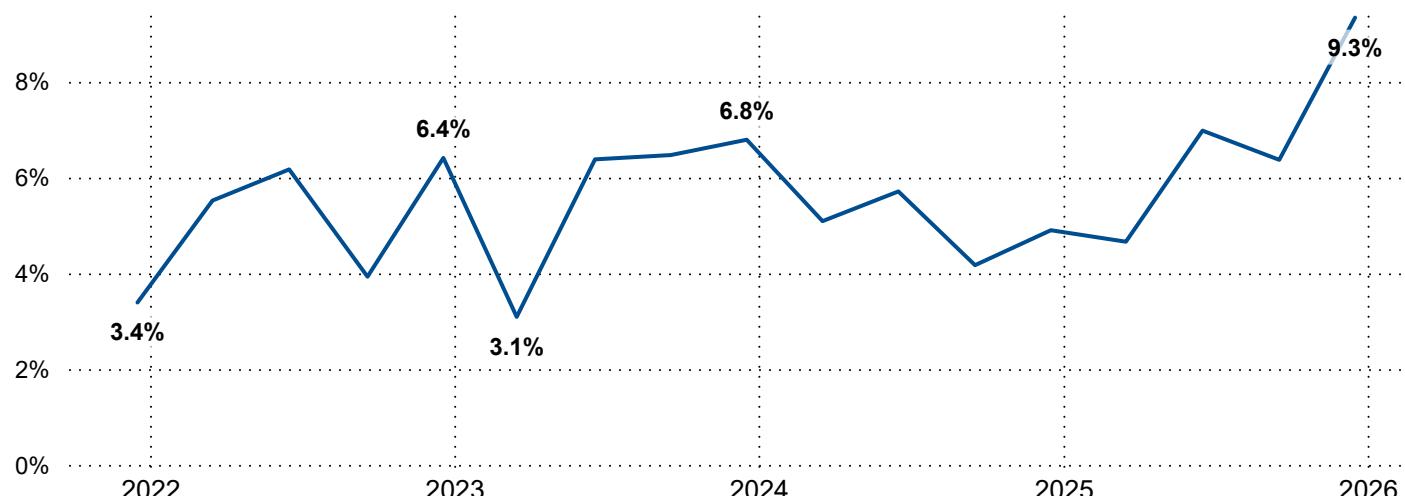
Cumulative recovery ratio (default : 12M)

Source: Transaction report



Annualised constant prepayment rate (CPR)

Source: Transaction report

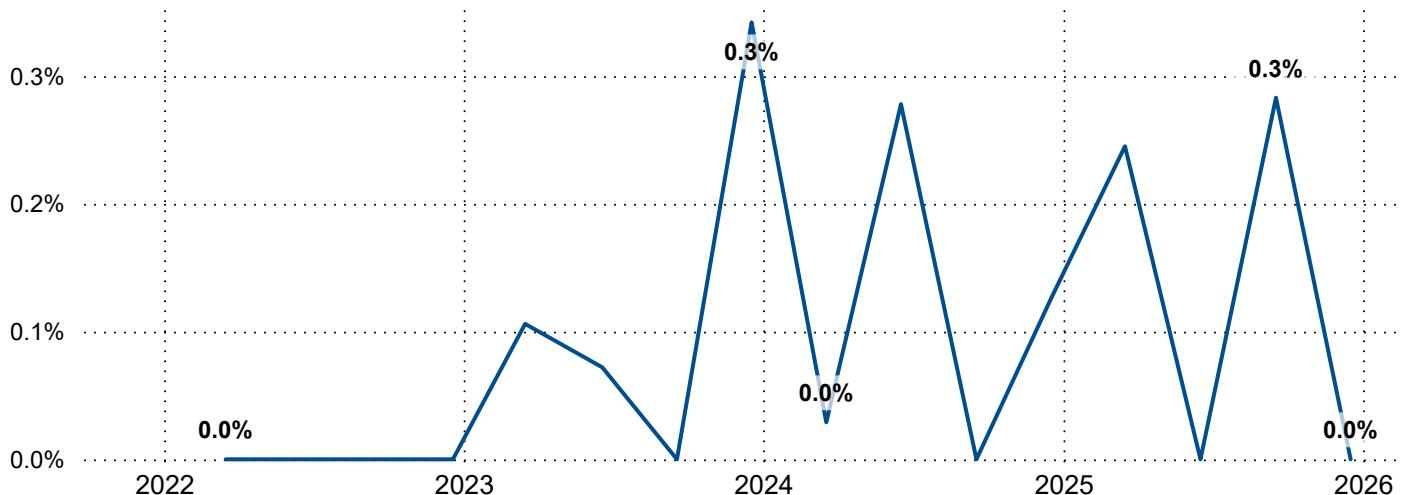


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Annualised constant default ratio (CDR)

Source: Transaction report

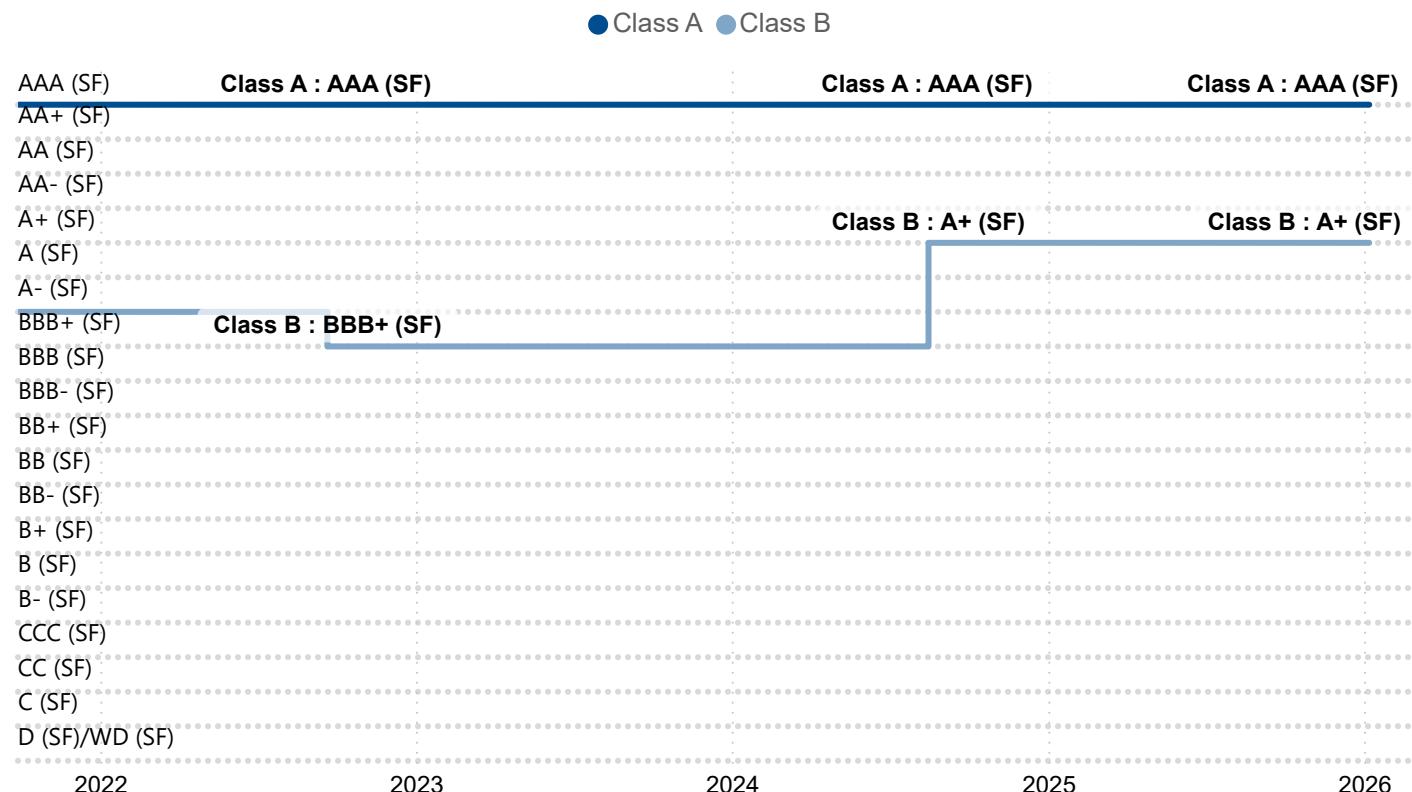


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Rating history

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)
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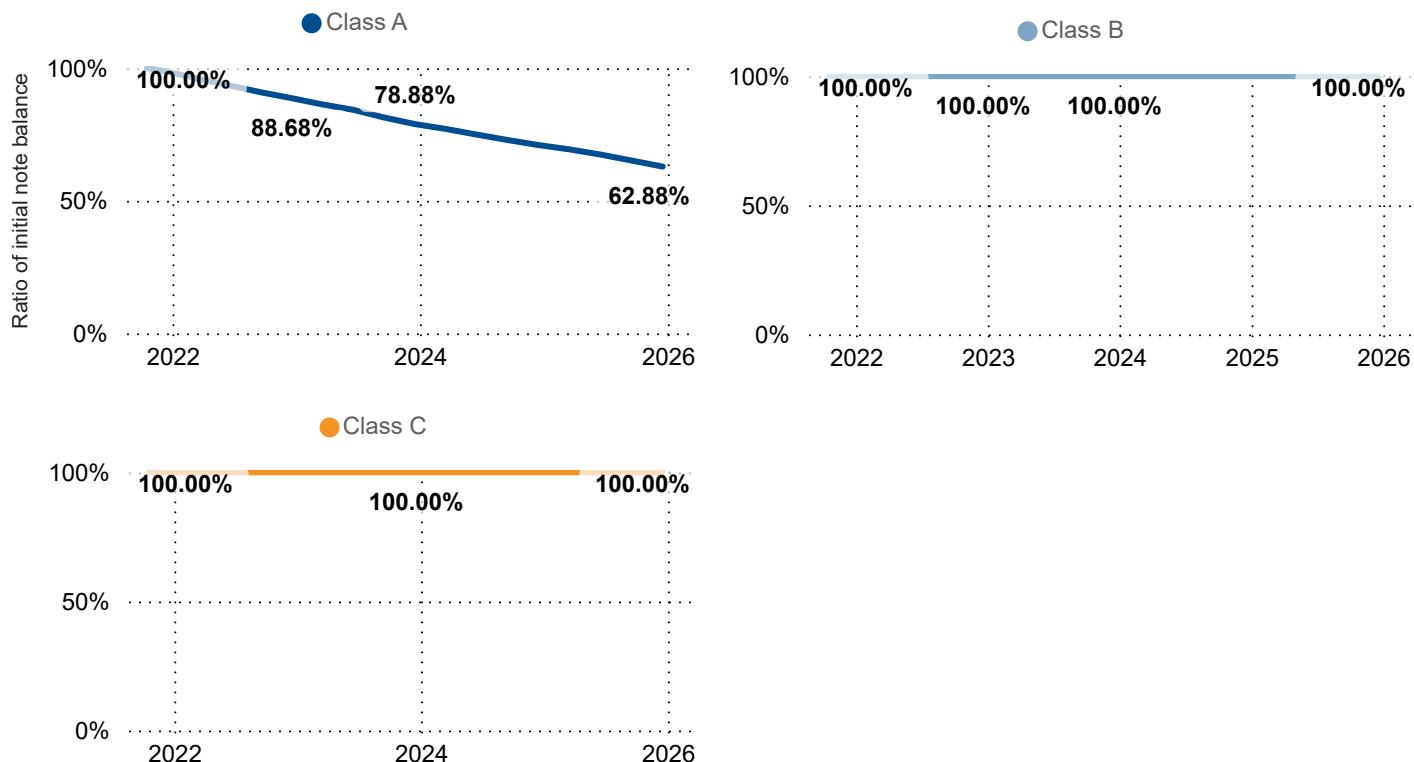
Class B	A- (SF)	A- (SF)	BBB+ (SF)	BBB+ (SF)	A+ (SF)
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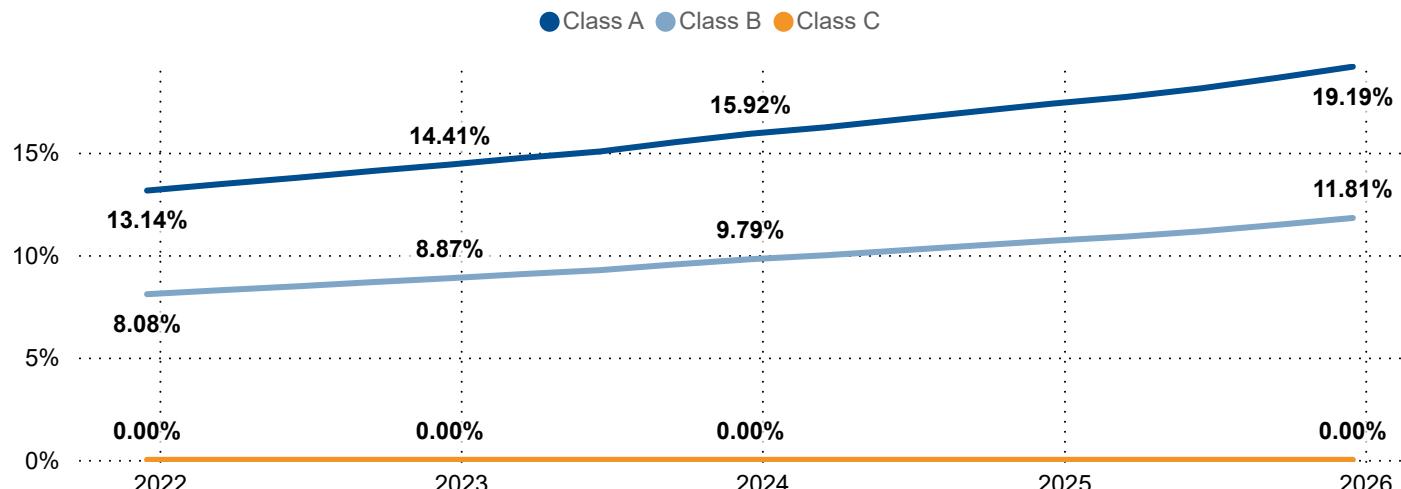
Outstanding notes balance

Source: Transaction report



Credit enhancement

Source: Transaction report

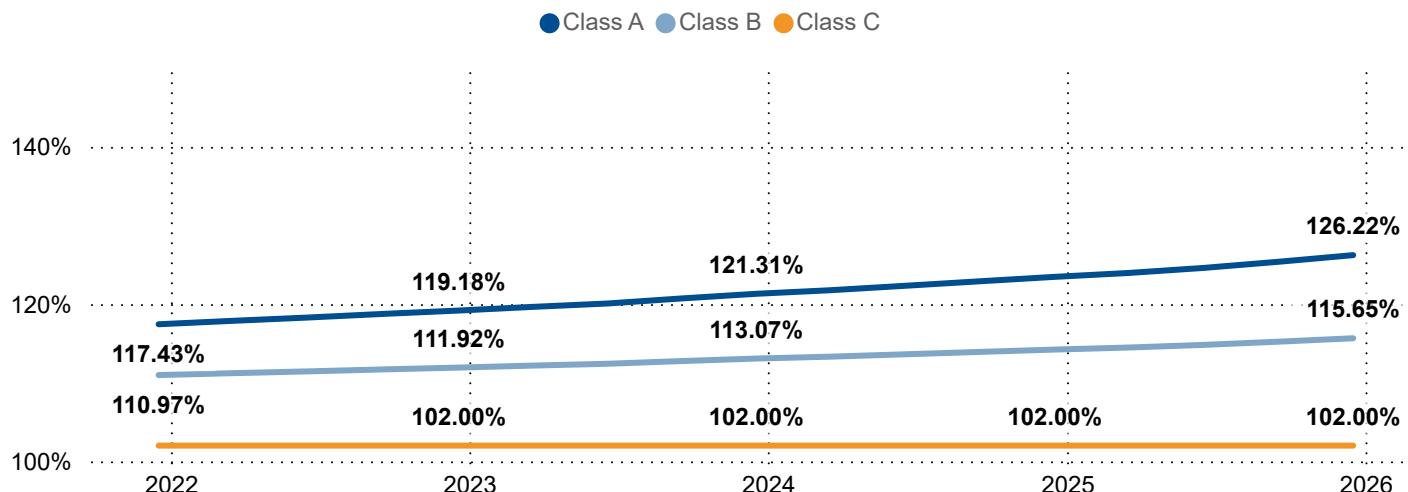


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Notes overcollateralisation

Source: Transaction report



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Remarks on the transaction

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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