



## **FONDO DE TITULIZACIÓN RMBS Prado VIII**

**SANTANDER DE TITULIZACIÓN, S.G.F.T., S.A.**  
**C/Juan Ignacio Luca de Tena 9-11**  
**28027 Madrid**  
**[santanderdetitulizacion@gruposantander.es](mailto:santanderdetitulizacion@gruposantander.es)**



DENOMINACION DEL FONDO /  
NAME OF THE FUND:

**FONDO DE TITULIZACION RMBS Prado VIII**

INFORMACION CORRESPONDIENTE AL /  
INFORMATION AT:

TRIMESTRE/QUARTER

15 09 2025 - 15 12 2025

AÑO / YEAR:

2025

Personas que asumen la responsabilidad de esta información y cargos que ocupan /  
Acting on behalf of Santander de Titulización S.G.F.T., S.A.

Firma / Signature:

Juan Carlos Berzal Valero - Director General / General Manager

**I. DATOS GENERALES SOBRE EL FONDO /  
DATA OF THE FUND**

|                                                         |                                                    |                                             |                                                  |      |       |                  |                  |
|---------------------------------------------------------|----------------------------------------------------|---------------------------------------------|--------------------------------------------------|------|-------|------------------|------------------|
| Fecha de Constitución del Fondo /<br>Constitution Date  | 4 de mayo de 2021                                  | Agencia de Pagos /<br>Paying Agency         | BNP PARIBAS SECURITIES SERVICES, SUCURSAL ESPAÑA |      |       |                  |                  |
| Fecha de Desembolso /<br>Disbursement Date              | 6 de mayo de 2021                                  | Negociación Mercado /<br>Negotiation Market | AIAF                                             |      |       |                  |                  |
| Fecha Final Amortización /<br>Final Date of Redemption  | 15 de marzo de 2055                                | Agencia de Calificación /<br>Rating Agency  | DBRS Scope<br>Fitch                              |      |       |                  |                  |
| Sociedad Gestora /<br>Trustee                           | Santander de Titulización                          | Calificación /<br>Rating                    | Inicial / Initial                                |      |       | Actual / Current |                  |
|                                                         |                                                    |                                             |                                                  | DBRS | Fitch | Scope            | DBRS Fitch Scope |
| Originador Derechos Crédito /<br>Credit Rights's Seller | Unión de Créditos Inmobiliarios, S.A.,<br>E. F. C. | Serie A                                     | AAA                                              | AAA  | AAA   | AAA              | AAA AAA          |
|                                                         |                                                    | Serie Z                                     | AAA                                              | AAA  | AA-   | AAA              | AAA AAA          |
|                                                         |                                                    | Serie B                                     | AH                                               | A+   | BBB+  | AA               | AAA AA           |
|                                                         |                                                    | Serie C                                     | NR                                               | NR   | NR    | NR               | NR NR            |

**II. VALORES EMITIDOS POR EL FONDO: BONOS DE TITULIZACION /  
SECURITIES ISSUED CHARGED TO THE FUND: SECURITISATION BONDS**

| SERIES / PRELACIÓN / CÓDIGO ISIN<br>SERIES / PRIORITY OF PAYMENT / ISIN CODE | nº Bonos / nº<br>Bonds | NOMINAL EN CIRCULACION / NOMINAL |                       |                      |             |
|------------------------------------------------------------------------------|------------------------|----------------------------------|-----------------------|----------------------|-------------|
|                                                                              |                        | Nominal /<br>Face Value          | Inicial / Initial (1) | Actual / Current (2) | % (2) / (1) |
| Serie A<br>ES0305545008                                                      | 3.820                  | Unitario / per Unit              | 100.000,00            | 48.864,42            | 48,86%      |
|                                                                              |                        | Total                            | 382.000.000,00        | 186.662.084,40       |             |
| Serie Z<br>ES0305545016                                                      | 500                    | Unitario / per Unit              | 100.000,00            | 100.000,00           | 100,00%     |
|                                                                              |                        | Total                            | 50.000.000,00         | 50.000.000,00        |             |
| Serie B<br>ES0305545024                                                      | 264                    | Unitario / per Unit              | 100.000,00            | 100.000,00           | 100,00%     |
|                                                                              |                        | Total                            | 26.400.000,00         | 26.400.000,00        |             |
| Serie C<br>ES0305545032                                                      | 216                    | Unitario / per Unit              | 100.000,00            | 100.000,00           | 100,00%     |
|                                                                              |                        | Total                            | 21.600.000,00         | 21.600.000,00        |             |

**AMORTIZACION E INTERESES BONOS / REDEMPTION AND INTEREST OF THE BONDS**

|                                                                          | Actual / Current                                                                                     |                                      | Próximo / Next                                                 |                                   |                                |
|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------|-----------------------------------|--------------------------------|
|                                                                          | Fecha Amortización Periodo Actual /<br>Payment Date of the Current Period<br>15 de diciembre de 2025 |                                      | Fecha Próximo Cupón / Next Payment Date<br>16 de marzo de 2026 |                                   |                                |
|                                                                          | Amortización /<br>Redemption                                                                         | Intereses Brutos /<br>Gross Interest | Tipo de Interés /<br>Interest Rate                             | Importe Bruto /<br>Gross Interest | Importe Neto /<br>Net Interest |
| Serie A (ES0305545008)                                                   | 2.233,60                                                                                             | 350,55                               | 2,800%                                                         | 345,85                            | 280,14                         |
| Serie Z (ES0305545016)                                                   | 0,00                                                                                                 | 25,28                                | 0,100%                                                         | 25,28                             | 20,48                          |
| Serie B (ES0305545024)                                                   | 0,00                                                                                                 | 711,32                               | 2,900%                                                         | 733,06                            | 593,78                         |
| Serie C (ES0305545032)                                                   | 0,00                                                                                                 | 736,59                               | 3,000%                                                         | 758,33                            | 614,25                         |
| Amortización devengada no pagada /<br>Accrued amortisation due not payed |                                                                                                      |                                      |                                                                |                                   |                                |
| Amortización Calendario /<br>Scheduled Amortisation                      |                                                                                                      |                                      |                                                                |                                   |                                |



DENOMINACION DEL FONDO /  
NAME OF THE FUND:

FONDO DE TITULIZACIÓN RMBS Prado VIII

INFORMACION CORRESPONDIENTE AL /  
INFORMATION AT:

TRIMESTRE/QUARTER

15 09 2025 - 15 12 2025

AÑO / YEAR:

2025

**III. VALORES ADQUIRIDOS POR EL FONDO: DERECHOS DE CRÉDITO**  
**ASSETS PURCHASED BY THE FUND: CREDIT RIGHTS**

| DERECHOS DE CRÉDITO / CREDIT RIGHTS                      | A la Emisión /<br>Issue Date | Situación Actual /<br>Current date |
|----------------------------------------------------------|------------------------------|------------------------------------|
| Número de DC's / Number of CR's                          | 3.760                        | 2.795                              |
| Saldo Pendiente de Amortizar / Principal Outstanding     | 480.000.040,55               | 284.662.067,51                     |
| Importes Unitarios DC's / Principal Outstanding per Loan | 127.659,59                   | 101.846,89                         |
| Tipo de Interés / Interest Rate                          | 2,05%                        | 3,04%                              |

| TASAS DE AMORTIZACION ANTICIPADA /<br>PREPAYMENT RATE                             | Situación Actual / Current<br>Date |
|-----------------------------------------------------------------------------------|------------------------------------|
| Tasa mensual actual anualizada /<br>Monthly Single Rate                           | 7,34%                              |
| Tasa últimos 12 meses anualizada /<br>Average 12 Months Single Rate               | 7,83%                              |
| Tasa anualizada desde Constitución del Fondo<br>Prepayment Rate from Constitution | 7,44%                              |

| MOROSIDAD ACTUAL / CURRENT DELINQUENCY                                   | Hasta 1 mes /<br>Up to 1 month | De 1 a 6 meses /<br>From 1 to 6 months | Mayor de 6 meses /<br>Greater than 6 months |
|--------------------------------------------------------------------------|--------------------------------|----------------------------------------|---------------------------------------------|
| Deuda Vencida (Principal+Intereses) /<br>Debt Due (Principal + Interest) | 3.618,74                       | 10.322,45                              | 13.189,55                                   |
| Deuda Pendiente de vencimiento /<br>Debt to be amortised                 |                                |                                        | 284.647.446,20                              |
| Deuda Total /<br>Total Debt                                              | 3.618,74                       | 10.322,45                              | 284.660.635,75                              |

**FONDO DE TITULIZACIÓN RMBS Prado VIII**  
**INFORME TRIMESTRAL BONOS DE TITULIZACIÓN /**  
**QUARTERLY BONDS PAYOUT REPORT**  
**15 de diciembre de 2025 / December 15, 2025**

**INFORMACIÓN RELATIVA A LOS BONOS / QUARTERLY BONDS INFORMATION**

| <b>BONOS TITULIZACIÓN. PRINCIPAL / BONDS. PRINCIPAL</b>         |                |
|-----------------------------------------------------------------|----------------|
| Saldo anterior / Previous Balance                               | 293.194.436,40 |
| Amortizaciones / Principal Amortised                            | 8.532.352,00   |
| Saldo actual / Outstanding Balance                              | 284.662.084,40 |
| % sobre saldo inicial / % of Initial Balance                    | 59,30%         |
| Amortización devengada no pagada / Principal Accrued and unpaid | 0,00           |

| <b>DATOS / DATA</b>                              |            |
|--------------------------------------------------|------------|
| Fecha de determinación / Pool Cut-off Date       | 05/12/2025 |
| Fecha Pago Actual / Payment Date                 | 15/12/2025 |
| Fecha Pago Anterior / Previous Payment Date      | 15/09/2025 |
| Número de días / Number of Days (Act/360)        | 91         |
| (%) Tipo de referencia / Reference Interest Rate | 2,100%     |
| Próxima Fecha de Pago / Next Payment Date        | 16/03/2026 |

| <b>INTERESES PAGADOS / INTEREST PAID</b>          |                       |                             |                                       |
|---------------------------------------------------|-----------------------|-----------------------------|---------------------------------------|
|                                                   | <b>índice / index</b> | <b>diferencial / spread</b> | <b>Interés Bruto / Gross Interest</b> |
| <b>SERIE A</b>                                    | 2,014%                | 0,700%                      | 1.339.101,00                          |
| <b>SERIE Z</b>                                    | -                     | 0,100%                      | 12.640,00                             |
| <b>SERIE B <sup>(*)</sup></b>                     | 2,014%                | 0,800%                      | 187.788,48                            |
| <b>SERIE C <sup>(*)</sup></b>                     | 2,014%                | 0,900%                      | 159.103,44                            |
| <b>Total Intereses / Total Interest</b>           |                       |                             | 1.698.632,92                          |
| <b>Devengados no pagados / Accrued and unpaid</b> |                       |                             | 0,00                                  |

<sup>(\*)</sup> CAP = 2,500%

En cumplimiento de lo establecido en el folleto informativo con respecto al artículo 6(3)(c) del Reglamento (UE) n° 2017/2402, UCI mantiene el compromiso de retener en este fondo de titulización, de manera constante, un interés económico neto significativo. /

In compliance with the provisions of the prospectus regarding the article 6(3)(c) from Regulation (EU) No 2017/2402 UCI continues to retain a significant net financial interest in this fund on an ongoing basis.

| <b>VIDA RESIDUAL (AÑOS) / RESIDUAL LIFE (YEARS)</b> |                          |                   |
|-----------------------------------------------------|--------------------------|-------------------|
|                                                     | <b>INICIAL / INITIAL</b> | <b>15/12/2025</b> |
| <b>SERIE A</b>                                      | 4,24                     | 0,49              |
| <b>SERIE Z</b>                                      | 5,17                     | 0,50              |
| <b>SERIE B</b>                                      | 5,17                     | 0,50              |
| <b>SERIE C</b>                                      | 5,17                     | 0,50              |

**INFORME TRIMESTRAL DERECHOS DE CREDITO / QUARTERLY COLLATERAL REPORT**

| <b>DERECHOS DE CRÉDITO. PRINCIPAL / NON DEFAULTED LOANS. PRINCIPAL</b> |                |
|------------------------------------------------------------------------|----------------|
| Saldo anterior / Previous Balance                                      | 293.194.435,52 |
| Amortizaciones / Principal Amortised                                   | 8.532.368,01   |
| Saldo actual / Outstanding Balance                                     | 284.662.067,51 |
| Derechos de crédito / Credit Rights                                    | 2.795          |
| LTV                                                                    | 54,32%         |

| <b>DERECHOS DE CRÉDITO FALLIDOS / DEFAULTED RECEIVABLES</b> |            |
|-------------------------------------------------------------|------------|
| Fecha Pago anterior / As of previous balance                | 399.099,93 |
| Periodo actual / Actual period                              | 0,00       |
| Acumulados actuales / Cumulative up to date                 | 399.099,93 |

| <b>ADJUDICADOS / REOs</b>                    |      |
|----------------------------------------------|------|
| Fecha Pago anterior / As of previous balance | 0,00 |
| Periodo actual / Actual period               | 0,00 |
| Acumulados actuales / Cumulative up to date  | 0,00 |
| Nº Derechos de Crédito / Nº Credit Rights    | 0    |

| <b>RECUPERACION FALLIDOS / DEFAULTED RECEIVABLES RECOVERIES</b> |           |
|-----------------------------------------------------------------|-----------|
| Fecha Pago anterior / As of previous balance                    | 28.125,04 |
| Periodo actual / Actual period                                  | 25.658,82 |
| Acumulados actuales / Cumulative up to date                     | 53.783,86 |

**FONDO DE TITULIZACIÓN RMBS Prado VIII**  
**INFORME TRIMESTRAL BONOS DE TITULIZACIÓN /**  
**QUARTERLY BONDS PAYOUT REPORT**  
**15 de diciembre de 2025 / December 15, 2025**

**ORIGEN Y APLICACIÓN DE FONDOS Y CUENTA DE TESORERÍA / ALLOCATION OF CASH AND TREASURY ACCOUNT**

| <b>ORIGEN / TOTAL CASH RECEIVED END OF PERIOD</b>          |              | <b>16.667.143,11</b> | <b>CUENTA TESORERÍA / TREASURY ACCOUNT</b>       |              | <b>5.693.241,35</b> |
|------------------------------------------------------------|--------------|----------------------|--------------------------------------------------|--------------|---------------------|
| <b>PRINCIPAL COBRADO / CASH RECEIVED - PRINCIPAL</b>       |              |                      | <b>FONDO DE RESERVA / PRINCIPAL RESERVE FUND</b> |              |                     |
| Amortización derechos crédito / Credit Rights Amortisation | 8.532.368,01 |                      | Saldo anterior / Previous Balance                | 5.863.888,71 |                     |
| <b>INTERESES COBRADOS / CASH RECEIVED - INTEREST</b>       |              |                      | Diferencia / Variation                           | (170.647,36) |                     |
| Intereses derechos crédito / Interest from Credit Rights   | 2.217.976,96 |                      | Saldo actual / Outstanding Balance               | 5.693.241,35 |                     |
| Intereses reinversión / Interest received under GIC        | 7.183,03     |                      | <b>RETENCIONES / WITHHOLDING TAXES</b>           |              |                     |
| Intereses inversión / Interest received under investments  | 16.311,40    |                      | <b>GTOS RETENIDOS / ISSUE EXPENSES WITHHELD</b>  |              |                     |
| <b>CONTENCIOSOS (JUDICIALES) / CONTENTIOUS</b>             | 0,00         |                      | <b>OTROS / OTHERS</b>                            |              |                     |
| <b>ADJUDICADOS / TRANSITORY PROPERTIES</b>                 | 25.658,82    |                      |                                                  |              |                     |
| <b>OTROS / OTHERS</b>                                      | 3.756,18     |                      |                                                  |              |                     |
| <b>FONDO DE RESERVA / RESERVE FUND</b>                     | 5.863.888,71 |                      |                                                  |              |                     |

| <b>APLICACIÓN / TOTAL CASH PAID END OF PERIOD</b>       |              | <b>16.667.143,11</b> |
|---------------------------------------------------------|--------------|----------------------|
| GTOS ORD. Y EXTRAORD. / ORD. AND EXTRAORD. EXPENSES     | 3.242,00     |                      |
| COMISIÓN GESTORA / MANAGEMENT FEE                       | 14.619,56    |                      |
| CONTRAPARTE DEL CAP / CAP COUNTERPARTY                  | 0,00         |                      |
| INTERESES DE BONOS SERIE A / CLASS A INTEREST           | 1.339.101,00 |                      |
| INTERESES DE BONOS SERIE Z / CLASS Z INTEREST           | 12.640,00    |                      |
| INTERESES DE BONOS SERIE B / CLASS B INTEREST           | 187.788,48   |                      |
| FONDO DE RESERVA / RESERVE FUND                         | 5.693.241,35 |                      |
| AMORTIZACION BONOS SERIE A / CLASS A REDEMPTION         | 8.532.352,00 |                      |
| AMORTIZACION BONOS SERIE Z / CLASS Z REDEMPTION         | 0,00         |                      |
| AMORTIZACION BONOS SERIE B / CLASS B REDEMPTION         | 0,00         |                      |
| INTERESES DE BONOS SERIE C / CLASS C INTEREST           | 159.103,44   |                      |
| AMORTIZACION BONOS SERIE C / CLASS C REDEMPTION         | 0,00         |                      |
| INTERESES PTMO SUBORDINADO / SUBORDINATED LOAN INTEREST | 30.119,49    |                      |
| AMORTIZACIÓN PTMO SUBORDINADO / SUB LOAN REDEMPTION     | 207.444,49   |                      |
| COMISION ADMINISTRACIÓN / ADMINISTRATION FEE            | 6.000,00     |                      |
| COMISIÓN VARIABLE / FINANTIAL INTERMEDIATION            | 481.491,30   |                      |

**MEJORA CREDITICIA Y PRÉSTAMO SUBORDINADO / CREDIT ENHANCEMENT AND SUBORDINATED LOAN**

| <b>MEJORA DE CRÉDITO / CREDIT ENHANCEMENT <sup>(1) (2)</sup></b> |                           |                           |
|------------------------------------------------------------------|---------------------------|---------------------------|
| <b>CONCEPTOS / CONCEPTS</b>                                      | <b>INICIAL / INITIAL</b>  | <b>15/12/2025</b>         |
| EMISIÓN SUBORDINADA / SUBORDINATED ISSUE                         | 98.000.000,00<br>(20,42%) | 98.000.000,00<br>(34,43%) |
| FONDO DE RESERVA / RESERVE FUND                                  | 9.600.000<br>(2,00%)      | 5.693.241,35<br>(2,00%)   |

(1) La mejora está calculada sobre el Saldo Actual de Derechos de Crédito / Credit enhancement is calculated over the Outstanding Balance of Credit Rights.

(2) El Préstamo Subordinado ha sido financiado y retenido por UCI. El Fondo de Reserva se ha constituido a través del Préstamo Sudordinado / Subordinated Loan has been funded and withheld by

| <b>PRÉSTAMO SUBORDINADO 2 / SUBORDINATED LOAN 2</b> |                          |                   |
|-----------------------------------------------------|--------------------------|-------------------|
| <b>CONCEPTOS / CONCEPTS</b>                         | <b>INICIAL / INITIAL</b> | <b>15/12/2025</b> |
| <b>PRÉSTAMO SUBORDINADO / SUBORDINATED LOAN</b>     |                          |                   |
| Saldo vivo / Total Outstanding                      | 1.400.000,00             | 57.015,33         |
| Tipo de interés / Interest rate                     | 2,000%                   | 2,000%            |

**FONDO DE TITULIZACIÓN RMBS Prado VIII**  
**INFORME TRIMESTRAL BONOS DE TITULIZACIÓN /**  
**QUARTERLY BONDS PAYOUT REPORT**  
**15 de diciembre de 2025 / December 15, 2025**

**INFORMACIÓN RELATIVA A LOS TRIGGERS / TRIGGERS OF THE MODEL**

| <b>FONDO DE RESERVA / RESERVE FUND</b>                                   |                         |
|--------------------------------------------------------------------------|-------------------------|
| Importe Inicial (Máximo) / Initial (Maximum) Amount                      | <b>9.600.000,00</b>     |
| Importe Requerido / Amount Required (2,00% DC Actuales / Outstanding CR) | <b>5.693.241,35</b>     |
| Importe Mínimo / Minimum Amount (0,25% DC Iniciales / Initial CR)        | <b>1.200.000,10</b>     |
| Importe Final Requerido / Final Amount Required                          | <b>5.693.241,35</b>     |
| Importe Final Retenido / Final Amount Withheld                           | <b>5.693.241,35</b>     |
| Sujeto a todo / Subject to all:                                          |                         |
| Nivel Requerido anterior / Last Required level                           | <b>VERDADERO / TRUE</b> |

**El nivel requerido del Fondo de Reserva decrece / The Reserve Fund required level decreases**

| <b>TRIGGER DE DIFERIMIENTO DE INTERESES / INTEREST DEFERRAL TRIGGER</b> |           |
|-------------------------------------------------------------------------|-----------|
| Ratio Fallidos Acumulado / Cumulative Defaulted Ratio (0,08% > 11,30%)  | <b>NO</b> |

**No hay diferimiento de intereses / There is no interest deferral**

| <b>TRIGGER DE RENEGOCIACIÓN DE REDUCCIÓN DE CUOTAS / RENEGOTIATIONS OF INSTALMENT REDUCTION</b> |                      |
|-------------------------------------------------------------------------------------------------|----------------------|
| 15,00% DC Iniciales / 15,00% of the Initial CR                                                  | <b>72.000.006,08</b> |
| DC renegociados / CR renegotiated                                                               | <b>51</b>            |
| Principal Pendiente renegociados / Renegotiated Principal Outstanding                           | <b>6.519.601,55</b>  |
| % Importe Inicial de los Activos / % Initial Principal balance                                  | <b>1,36%</b>         |

| <b>AMORTIZACIÓN ACELERADA / TURBO AMORTISATION</b>                                                                                                                                                      |                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>(a) Límite / Limit</b>                                                                                                                                                                               | <b>5,00%</b>      |
| Fecha de Determinación (inclusive) anterior Fecha de Pago posterior 5 años a Fecha de Constitución: 5%<br>Determination Date (inclusive) preceding Payment Date 5 years after Date of Incorporation: 5% |                   |
| Ratio Fallidos Acumulado / Cumulative Defaulted Ratio:                                                                                                                                                  | 0,08%             |
| <b>(b) Fecha de Pago / Payment Date</b>                                                                                                                                                                 | <b>15/12/2025</b> |
| Cualquier Fecha de Pago posterior al Step-up Date (15/06/2026)<br>Any Payment Date occurring after the Step-Up Date (15/06/2026)                                                                        |                   |

**Sí hay Amortización Acelerada / There is Turbo Amortisation**

**INFORMACIÓN RELATIVA A LAS CONTRAPARTES / COUNTERPARTIES INFORMATION**

| <b>CONTRATO<br/>AGREEMENT</b>          | <b>CONTRAPARTE<br/>COUNTERPARTY</b> | <b>AGENCIA RATING<br/>RATING AGENCY</b> | <b>RATING MÍNIMO EXIGIDO<br/>MINIMUM RATING REQUIRED</b> |           | <b>RATING ACTUAL<br/>CURRENT RATING</b> |     |
|----------------------------------------|-------------------------------------|-----------------------------------------|----------------------------------------------------------|-----------|-----------------------------------------|-----|
| CUENTA TESORERÍA /<br>TREASURY ACCOUNT | SANTANDER                           | DBRS                                    | Largo Plazo<br>Long Term                                 | A         | AH                                      | (*) |
|                                        |                                     | Fitch<br>Scope                          |                                                          | A<br>BBB  | A<br>AA-                                |     |
|                                        |                                     | DBRS                                    | Corto Plazo<br>Short Term                                | -         | R-1 (middle)                            | (*) |
|                                        |                                     | Fitch<br>Scope                          |                                                          | F1<br>S-2 | F1<br>S-1+                              |     |
| CAP                                    | BNP PARIBAS                         | DBRS                                    | Largo Plazo<br>Long Term                                 | BBB       | AAL                                     | (*) |
|                                        |                                     | Fitch<br>Scope                          |                                                          | BBB-<br>- | A+<br>-                                 |     |
|                                        |                                     | DBRS                                    | Corto Plazo<br>Short Term                                | -         | -                                       | (*) |
|                                        |                                     | Fitch<br>Scope                          |                                                          | F1<br>-   | F1+<br>-                                |     |

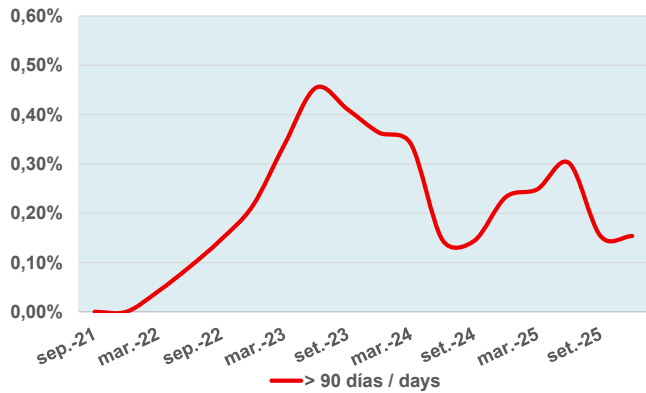
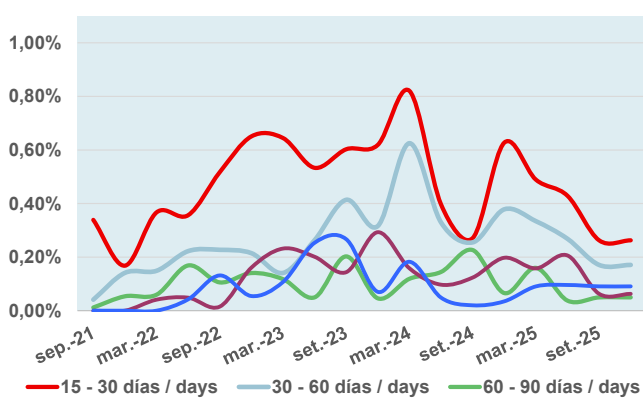
(\*) Aplicamos el Deposit Rating / Deposit Rating applied

**FONDO DE TITULIZACIÓN RMBS Prado VIII**  
**INFORME TRIMESTRAL BONOS DE TITULIZACIÓN /**  
**QUARTERLY BONDS PAYOUT REPORT**  
**15 de diciembre de 2025 / December 15, 2025**

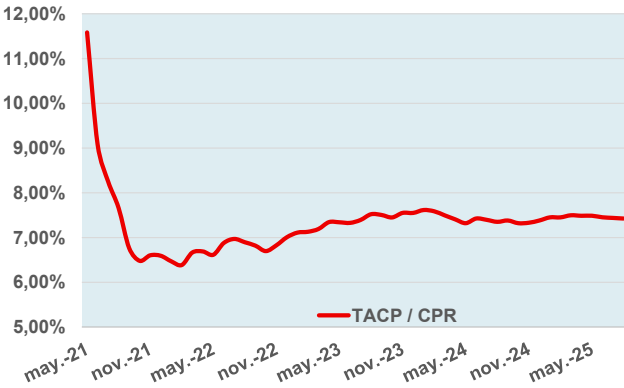
**MOROSIDAD Y TACP HISTÓRICAS / HISTORICAL ARREARS AND CPR**

| <b>DERECHOS DE CRÉDITO EN MOROSIDAD / CREDIT RIGHTS IN ARREARS</b> |                                                |                                               |                                               |                                                 |                                                  |
|--------------------------------------------------------------------|------------------------------------------------|-----------------------------------------------|-----------------------------------------------|-------------------------------------------------|--------------------------------------------------|
|                                                                    | <b>Hasta 30 DÍAS /</b><br><b>Up to 30 DAYS</b> | <b>30 a 60 días /</b><br><b>30 to 60 days</b> | <b>60 a 90 días /</b><br><b>60 to 90 days</b> | <b>90 a 180 días /</b><br><b>90 to 180 days</b> | <b>Más de 180 días /</b><br><b>More 180 days</b> |
| <b>Principal / Principal balance</b>                               | 2.075,40                                       | 2.148,03                                      | 1.428,04                                      | 2.395,47                                        | 6.574,37                                         |
| <b>Intereses / Interest</b>                                        | 1.543,34                                       | 1.721,27                                      | 933,24                                        | 1.696,40                                        | 6.615,18                                         |
| <b>Saldo derechos de crédito / Outstanding Balance</b>             | 747.494,14                                     | 486.323,09                                    | 141.246,66                                    | 179.053,78                                      | 258.411,95                                       |
| <b>Número derechos crédito / Number Credit Rights</b>              | 9                                              | 6                                             | 2                                             | 2                                               | 3                                                |
| <b>% saldo derechos crédito / % Outstanding Balance</b>            | 0,26%                                          | 0,17%                                         | 0,05%                                         | 0,06%                                           | 0,09%                                            |

**MOROSIDAD HISTÓRICA / HISTORICAL ARREARS**



**TACP HISTÓRICA / HISTORICAL CPR**



**FONDO DE TITULIZACIÓN RMBS Prado VIII**  
**INFORME TRIMESTRAL BONOS DE TITULIZACIÓN /**  
**QUARTERLY BONDS PAYOUT REPORT**  
**15 de diciembre de 2025 / December 15, 2025**

**FECHA DE DETERMINACIÓN**

Será la fecha en que la Sociedad Gestora, en nombre del Fondo, realizará los cálculos necesarios para distribuir los fondos disponibles existentes a dicha fecha, de acuerdo con el orden de prelación de pagos descrito en el Folleto Informativo. Todos los datos de los Activos Titulizados (Saldo Vivo DC's, tablas de morosidad, propiedades transitorias, datos estadísticos, etc.) están referidos a dicha fecha.

**POOL CUT-OFF DATE**

Means the date in which the Gestora will carry out the necessary calculations, on behalf of the Fund, for the distribution of the available funds at this date, according with the Order of Priority of Payments. All the information regarding the Assets (Outstanding Balance of the Credit Rights,

**DEFAULTED RECEIVABLES**

Means, at any time, any Receivable that (i) has instalments pending payment for twelve (12) or more months, or (ii) whose debt, in the opinion of UCI, has been deemed not recoverable by the Servicer.

**SALDO ACUMULADO DE ACTIVOS IMPAGADO:**

Son aquellos préstamos que, en cualquier momento desde la Fecha de Constitución bien (i) tienen o han tenido cuotas pendientes de pago por periodos iguales o superiores a doce (12) meses o (ii) el Cedente, de acuerdo con los procedimientos de concesión ha dado por fallidos o provisionado una pérdida definitiva antes de los doce (12) meses del punto anterior.

**REOs (ADJUDICADOS)**

Bienes en el activo del Fondo como consecuencia de un proceso judicial o extrajudicial.

**REOs (TRANSITORY PROPERTIES)**

Those assets in the balance of the Fund as a consequence of a judicial or non-judicial process.

# RMBS PRADO VIII

## INFORME TRIMESTRAL DE ESTADISTICOS / QUARTERLY STATISTIC INFORMATION

05-diciembre-2025 / December 5, 2025

| Principal Pendiente / Principal Outstanding |         |                                        |                |                                                     |                |
|---------------------------------------------|---------|----------------------------------------|----------------|-----------------------------------------------------|----------------|
| Intervalo / Interval                        |         | Derechos<br>Crédito /<br>Credit Rights | %              | Importe Pendiente /<br>Principal<br>Outstanding (€) | %              |
| 0                                           | 25.000  | 187                                    | 6,69%          | 2.822.022,36                                        | 0,99%          |
| 25.000                                      | 50.000  | 363                                    | 12,99%         | 13.906.394,50                                       | 4,89%          |
| 50.000                                      | 75.000  | 541                                    | 19,36%         | 33.878.887,34                                       | 11,90%         |
| 75.000                                      | 100.000 | 514                                    | 18,39%         | 44.754.962,31                                       | 15,72%         |
| 100.000                                     | 125.000 | 416                                    | 14,88%         | 46.735.459,15                                       | 16,42%         |
| 125.000                                     | 150.000 | 292                                    | 10,45%         | 39.856.034,56                                       | 14,00%         |
| 150.000                                     | 175.000 | 175                                    | 6,26%          | 28.072.919,08                                       | 9,86%          |
| 175.000                                     | 200.000 | 90                                     | 3,22%          | 16.864.648,76                                       | 5,92%          |
| 200.000                                     | 225.000 | 67                                     | 2,40%          | 14.173.644,92                                       | 4,98%          |
| 225.000                                     | 250.000 | 43                                     | 1,54%          | 10.166.795,93                                       | 3,57%          |
| 250.000                                     | 275.000 | 33                                     | 1,18%          | 8.640.607,64                                        | 3,04%          |
| 275.000                                     | 300.000 | 28                                     | 1,00%          | 8.017.400,75                                        | 2,82%          |
| 300.000                                     | 325.000 | 15                                     | 0,54%          | 4.667.730,60                                        | 1,64%          |
| 325.000                                     | 350.000 | 11                                     | 0,39%          | 3.689.600,88                                        | 1,30%          |
| 350.000                                     | 375.000 | 5                                      | 0,18%          | 1.793.874,82                                        | 0,63%          |
| 375.000                                     | 400.000 | 2                                      | 0,07%          | 761.417,84                                          | 0,27%          |
| 400.000                                     | 425.000 | 5                                      | 0,18%          | 2.057.092,45                                        | 0,72%          |
| 425.000                                     | 450.000 | 2                                      | 0,07%          | 869.060,22                                          | 0,31%          |
| 450.000                                     | 475.000 | 3                                      | 0,11%          | 1.396.255,61                                        | 0,49%          |
| 475.000                                     | 500.000 | 1                                      | 0,04%          | 475.125,63                                          | 0,17%          |
| 525.000                                     | 550.000 | 2                                      | 0,07%          | 1.062.132,16                                        | 0,37%          |
| <b>Total</b>                                |         | <b>2.795</b>                           | <b>100,00%</b> | <b>284.662.067,51</b>                               | <b>100,00%</b> |

| Máximo /<br>Maximum | Mínimo /<br>Minimum | Promedio /<br>Average |
|---------------------|---------------------|-----------------------|
| 534.387,68          | 302,01              | 101.846,89            |

| Tipo Interés / Nominal Interest (*) |      |                                        |                |                                                     |                |                                               |                                         |
|-------------------------------------|------|----------------------------------------|----------------|-----------------------------------------------------|----------------|-----------------------------------------------|-----------------------------------------|
| Intervalo / Interval                |      | Derechos<br>Crédito /<br>Credit Rights | %              | Importe Pendiente /<br>Principal<br>Outstanding (€) | %              | Interés<br>Ponderado /<br>WA Interest<br>rate | Diferencial<br>Ponderado /<br>WA Spread |
| 1,00                                | 1,50 | 3                                      | 0,11%          | 124.807,03                                          | 0,04%          | 1,00                                          | 0,00                                    |
| 1,50                                | 2,00 | 48                                     | 1,72%          | 8.701.193,16                                        | 3,06%          | 1,95                                          | 1,20                                    |
| 2,00                                | 2,50 | 507                                    | 18,14%         | 72.443.492,77                                       | 25,45%         | 2,33                                          | 0,92                                    |
| 2,50                                | 3,00 | 817                                    | 29,23%         | 85.391.210,71                                       | 30,00%         | 2,77                                          | 0,54                                    |
| 3,00                                | 3,50 | 428                                    | 15,31%         | 42.326.141,70                                       | 14,87%         | 3,22                                          | 0,74                                    |
| 3,50                                | 4,00 | 446                                    | 15,96%         | 42.093.797,07                                       | 14,79%         | 3,73                                          | 1,47                                    |
| 4,00                                | 4,50 | 345                                    | 12,34%         | 20.958.533,59                                       | 7,36%          | 4,21                                          | 1,81                                    |
| 4,50                                | 5,00 | 162                                    | 5,80%          | 10.074.638,38                                       | 3,54%          | 4,71                                          | 2,27                                    |
| 5,00                                | 5,50 | 38                                     | 1,36%          | 2.518.986,09                                        | 0,88%          | 5,07                                          | 2,87                                    |
| 5,50                                | 6,00 | 1                                      | 0,04%          | 29.267,01                                           | 0,01%          | 5,67                                          | 3,50                                    |
| <b>Total</b>                        |      | <b>2.795</b>                           | <b>100,00%</b> | <b>284.662.067,51</b>                               | <b>100,00%</b> | <b>3,04</b>                                   | <b>1,00</b>                             |

(\*) No hay tipo de interés nominal mínimo sobre los préstamos / There is no minimum nominal interest rate applicable for any loan..

| Máximo /<br>Maximum | Mínimo /<br>Minimum | Promedio /<br>Average |
|---------------------|---------------------|-----------------------|
| 5,67                | 1,00                | 3,23                  |

| Fecha de Originación / Origination Date |                                        |                |                                                     |                |                                           |                                    |
|-----------------------------------------|----------------------------------------|----------------|-----------------------------------------------------|----------------|-------------------------------------------|------------------------------------|
| Intervalo / Interval                    | Derechos<br>Crédito /<br>Credit Rights | %              | Importe Pendiente /<br>Principal<br>Outstanding (€) | %              | Orig.<br>Ponderada /<br>WA<br>Origination | Meses<br>Ponderados /<br>WA Months |
| 2007                                    | 47                                     | 1,68%          | 3.656.101,55                                        | 1,28%          | 30/07/2007                                | 220,17                             |
| 2008                                    | 124                                    | 4,44%          | 10.854.018,57                                       | 3,81%          | 18/08/2008                                | 207,57                             |
| 2009                                    | 101                                    | 3,61%          | 10.274.654,57                                       | 3,61%          | 30/06/2009                                | 197,17                             |
| 2010                                    | 168                                    | 6,01%          | 17.728.240,08                                       | 6,23%          | 08/07/2010                                | 184,90                             |
| 2011                                    | 203                                    | 7,26%          | 19.135.617,30                                       | 6,72%          | 26/06/2011                                | 173,30                             |
| 2012                                    | 130                                    | 4,65%          | 7.564.451,80                                        | 2,66%          | 05/08/2012                                | 160,00                             |
| 2013                                    | 129                                    | 4,62%          | 6.647.648,14                                        | 2,34%          | 17/06/2013                                | 149,60                             |
| 2014                                    | 335                                    | 11,99%         | 17.713.213,59                                       | 6,22%          | 12/07/2014                                | 136,77                             |
| 2015                                    | 6                                      | 0,21%          | 395.918,71                                          | 0,14%          | 09/07/2015                                | 124,87                             |
| 2016                                    | 10                                     | 0,36%          | 722.491,97                                          | 0,25%          | 05/10/2016                                | 110,00                             |
| 2017                                    | 21                                     | 0,75%          | 1.279.029,79                                        | 0,45%          | 30/07/2017                                | 100,17                             |
| 2018                                    | 111                                    | 3,97%          | 13.466.017,92                                       | 4,73%          | 30/09/2018                                | 86,17                              |
| 2019                                    | 740                                    | 26,48%         | 90.503.448,16                                       | 31,79%         | 23/08/2019                                | 75,40                              |
| 2020                                    | 670                                    | 23,97%         | 84.721.215,36                                       | 29,76%         | 12/04/2020                                | 67,77                              |
| <b>Total</b>                            | <b>2.795</b>                           | <b>100,00%</b> | <b>284.662.067,51</b>                               | <b>100,00%</b> | <b>22/01/2017</b>                         | <b>106,43</b>                      |

|                | Máximo /<br>Maximum | Mínimo /<br>Minimum | Promedio /<br>Average |
|----------------|---------------------|---------------------|-----------------------|
| Fecha / Date   | 30/06/2020          | 10/01/2007          | 19/04/2016            |
| Meses / Months | 66,13               | 230,13              | 117,22                |

|                                                                                 |
|---------------------------------------------------------------------------------|
| <b>RMBS PRADO VIII</b>                                                          |
| <b>INFORME TRIMESTRAL DE ESTADISTICOS /<br/>QUARTERLY STATISTIC INFORMATION</b> |
| <b>05-diciembre-2025 / December 5, 2025</b>                                     |

| Fecha de Amortización / Maturity Date |                                        |                |                                                     |                |                                    |                                    |
|---------------------------------------|----------------------------------------|----------------|-----------------------------------------------------|----------------|------------------------------------|------------------------------------|
| Intervalo / Interval                  | Derechos<br>Crédito /<br>Credit Rights | %              | Importe Perdiente /<br>Principal<br>Outstanding (€) | %              | Vto.<br>Ponderada /<br>WA Maturity | Meses<br>Ponderados /<br>WA Months |
| Hasta / Until 2040                    | 602                                    | 21,54%         | 30.421.162,56                                       | 10,69%         | 18/01/2037                         | 133,43                             |
| 2041                                  | 52                                     | 1,86%          | 5.003.574,46                                        | 1,76%          | 02/07/2041                         | 186,90                             |
| 2042                                  | 116                                    | 4,15%          | 10.777.343,57                                       | 3,79%          | 27/06/2042                         | 198,73                             |
| 2043                                  | 138                                    | 4,94%          | 11.317.282,96                                       | 3,98%          | 15/05/2043                         | 209,33                             |
| 2044                                  | 228                                    | 8,16%          | 18.136.337,76                                       | 6,37%          | 05/06/2044                         | 222,00                             |
| 2045                                  | 94                                     | 3,36%          | 10.188.781,29                                       | 3,58%          | 20/05/2045                         | 233,50                             |
| 2046                                  | 57                                     | 2,04%          | 7.349.689,42                                        | 2,58%          | 02/07/2046                         | 246,90                             |
| 2047                                  | 83                                     | 2,97%          | 10.621.139,65                                       | 3,73%          | 08/06/2047                         | 258,10                             |
| 2048                                  | 150                                    | 5,37%          | 18.540.730,66                                       | 6,51%          | 30/07/2048                         | 271,83                             |
| 2049                                  | 482                                    | 17,25%         | 62.271.756,01                                       | 21,88%         | 10/07/2049                         | 283,17                             |
| 2050                                  | 659                                    | 23,58%         | 85.198.174,71                                       | 29,93%         | 10/04/2050                         | 292,17                             |
| 2051                                  | 130                                    | 4,65%          | 14.395.539,36                                       | 5,06%          | 01/06/2051                         | 305,87                             |
| 2052                                  | 4                                      | 0,14%          | 440.555,10                                          | 0,15%          | 02/01/2052                         | 312,90                             |
| <b>Total</b>                          | <b>2.795</b>                           | <b>100,00%</b> | <b>284.662.067,51</b>                               | <b>100,00%</b> | <b>04/03/2047</b>                  | <b>254,97</b>                      |

|                | Máximo /<br>Maximum | Mínimo /<br>Minimum | Promedio /<br>Average |
|----------------|---------------------|---------------------|-----------------------|
| Fecha / Date   | 01/02/2052          | 01/01/2026          | 26/03/2045            |
| Meses / Months | 318,47              | 0,90                | 235,05                |

| Revisión Tipos de Interés / Interest Rate Reset Period (*) |                                        |                |                                                     |                |
|------------------------------------------------------------|----------------------------------------|----------------|-----------------------------------------------------|----------------|
| Revisión Tipos / Interest Reset Period (*)                 | Derechos<br>Crédito /<br>Credit Rights | %              | Importe Perdiente /<br>Principal<br>Outstanding (€) | %              |
| <b>anual / annually</b>                                    | <b>56</b>                              | <b>2,00%</b>   | <b>5.681.963,16</b>                                 | <b>2,00%</b>   |
| Floating / Variable                                        | 46                                     | 1,65%          | 4.267.002,56                                        | 1,50%          |
| Mixed / Mixto                                              | 10                                     | 0,36%          | 1.414.960,60                                        | 0,50%          |
| <b>semestral / semiannually</b>                            | <b>2.214</b>                           | <b>79,21%</b>  | <b>229.038.836,78</b>                               | <b>80,46%</b>  |
| Floating / Variable                                        | 1.455                                  | 52,06%         | 121.104.302,27                                      | 42,54%         |
| Mixed / Mixto                                              | 759                                    | 27,16%         | 107.934.534,51                                      | 37,92%         |
| <b>Fijo / fixed</b>                                        | <b>525</b>                             | <b>18,78%</b>  | <b>49.941.267,57</b>                                | <b>17,54%</b>  |
| <b>Total</b>                                               | <b>2.795</b>                           | <b>100,00%</b> | <b>284.662.067,51</b>                               | <b>100,00%</b> |

(\*) Tipos de Interés Mixtos han pasado de tipo fijo a tipo variable  
Mixed Rated Loans have already switched from fixed rates to floating rates.

| Tipo de Interés / Interest Type (*) |                                        |                |                                                     |                |                                               |                                         |
|-------------------------------------|----------------------------------------|----------------|-----------------------------------------------------|----------------|-----------------------------------------------|-----------------------------------------|
| Tipo de Interés / Interest Type (*) | Derechos<br>Crédito /<br>Credit Rights | %              | Importe Perdiente /<br>Principal<br>Outstanding (€) | %              | Interés<br>Ponderado /<br>WA Interest<br>rate | Diferencial<br>Ponderado /<br>WA Spread |
| <b>Variable / Floating</b>          | <b>1.501</b>                           | <b>53,70%</b>  | <b>125.371.304,83</b>                               | <b>44,04%</b>  | <b>3,68</b>                                   | <b>1,36</b>                             |
| EUR 12 M                            | 1.046                                  | 37,42%         | 92.900.016,85                                       | 32,64%         | 3,64                                          | 1,49                                    |
| IRPH                                | 455                                    | 16,28%         | 32.471.287,98                                       | 11,41%         | 3,81                                          | 1,02                                    |
| <b>Mixto / Mixed</b>                | <b>769</b>                             | <b>27,51%</b>  | <b>109.349.495,11</b>                               | <b>38,41%</b>  | <b>2,40</b>                                   | <b>1,04</b>                             |
| EUR 12 M                            | 769                                    | 27,51%         | 109.349.495,11                                      | 38,41%         | 2,40                                          | 1,04                                    |
| <b>Fijo / Fixed</b>                 | <b>525</b>                             | <b>18,78%</b>  | <b>49.941.267,57</b>                                | <b>17,54%</b>  | <b>2,83</b>                                   | <b>0,00</b>                             |
| <b>Total</b>                        | <b>2.795</b>                           | <b>100,00%</b> | <b>284.662.067,51</b>                               | <b>100,00%</b> | <b>3,04</b>                                   | <b>1,21</b>                             |

(\*) Para Préstamos a tipo Fijo ver el Módulo Adicional a la Nota de Valores apartado 2.2.2 c) 4.  
For Fixed loans refer to Additional Building Block to the Securities Note 2.2.2 c) 4.

| Interés Nominal / Nominal Interest |                     |                     |                       |
|------------------------------------|---------------------|---------------------|-----------------------|
|                                    | Máximo /<br>Maximum | Mínimo /<br>Minimum | Promedio /<br>Average |
| Variable / Floating                | 5,67                | 2,29                | 3,78                  |
| Mixto / Mixed                      | 2,95                | 1,72                | 2,43                  |
| Fijo / Fixed                       | 3,30                | 1,00                | 2,82                  |

| Índice de Referencia / Index Rate |                                        |                |                                                     |                |                                               |                                         |
|-----------------------------------|----------------------------------------|----------------|-----------------------------------------------------|----------------|-----------------------------------------------|-----------------------------------------|
| Índice de Referencia / Index Rate | Derechos<br>Crédito /<br>Credit Rights | %              | Importe Perdiente /<br>Principal<br>Outstanding (€) | %              | Interés<br>Ponderado /<br>WA Interest<br>rate | Diferencial<br>Ponderado /<br>WA Spread |
| EUR 12 M                          | 1.815                                  | 64,94%         | 202.249.511,96                                      | 71,05%         | 2,97                                          | 1,24                                    |
| IRPH                              | 455                                    | 16,28%         | 32.471.287,98                                       | 11,41%         | 3,81                                          | 1,02                                    |
| Tipo Fijo / Fixed Rate            | 525                                    | 18,78%         | 49.941.267,57                                       | 17,54%         | 2,83                                          | 0,00                                    |
| <b>Total</b>                      | <b>2.795</b>                           | <b>100,00%</b> | <b>284.662.067,51</b>                               | <b>100,00%</b> | <b>3,04</b>                                   | <b>1,21</b>                             |

## RMBS PRADO VIII

### INFORME TRIMESTRAL DE ESTADISTICOS / QUARTERLY STATISTIC INFORMATION

05-diciembre-2025 / December 5, 2025

| CC.AA. Del Bien Hipotecado / Property Location by Autonomous Community |                                        |                |                                                     |                |
|------------------------------------------------------------------------|----------------------------------------|----------------|-----------------------------------------------------|----------------|
| CC.AA. / Autonomous Community                                          | Derechos<br>Crédito /<br>Credit Rights | %              | Importe Perdiente /<br>Principal<br>Outstanding (€) | %              |
| Andalucía                                                              | 615                                    | 22,00%         | 49.133.886,90                                       | 17,26%         |
| Aragón                                                                 | 16                                     | 0,57%          | 1.077.484,15                                        | 0,38%          |
| Asturias                                                               | 12                                     | 0,43%          | 609.486,37                                          | 0,21%          |
| Canarias                                                               | 113                                    | 4,04%          | 9.295.805,49                                        | 3,27%          |
| Cantabria                                                              | 21                                     | 0,75%          | 1.330.502,01                                        | 0,47%          |
| Castilla la Mancha                                                     | 67                                     | 2,40%          | 6.335.764,69                                        | 2,23%          |
| Castilla y León                                                        | 32                                     | 1,14%          | 2.596.448,44                                        | 0,91%          |
| Cataluña                                                               | 851                                    | 30,45%         | 111.192.923,19                                      | 39,06%         |
| Valencia                                                               | 195                                    | 6,98%          | 14.925.465,73                                       | 5,24%          |
| Extremadura                                                            | 21                                     | 0,75%          | 1.431.414,93                                        | 0,50%          |
| Galicia                                                                | 38                                     | 1,36%          | 2.630.685,81                                        | 0,92%          |
| Islas Baleares                                                         | 56                                     | 2,00%          | 6.209.034,67                                        | 2,18%          |
| Madrid                                                                 | 725                                    | 25,94%         | 74.684.823,48                                       | 26,24%         |
| Murcia                                                                 | 12                                     | 0,43%          | 664.334,40                                          | 0,23%          |
| Navarra                                                                | 2                                      | 0,07%          | 308.569,74                                          | 0,11%          |
| País Vasco                                                             | 19                                     | 0,68%          | 2.235.437,51                                        | 0,79%          |
| <b>Total</b>                                                           | <b>2.795</b>                           | <b>100,00%</b> | <b>284.662.067,51</b>                               | <b>100,00%</b> |

| Concentración por Deudor / Debtor's concentration (*)    |                                        |                |                                                     |                |          |
|----------------------------------------------------------|----------------------------------------|----------------|-----------------------------------------------------|----------------|----------|
| Concentración por Deudor / Debtor's<br>concentration (*) | Derechos<br>Crédito /<br>Credit Rights | %              | Importe Perdiente /<br>Principal<br>Outstanding (€) | %              | CC.AA.   |
| Deudor / Debtor nº 1                                     | 1                                      | 0,04%          | 534.387,68                                          | 0,19%          | Cataluña |
| Deudor / Debtor nº 2                                     | 1                                      | 0,04%          | 527.744,48                                          | 0,19%          | Madrid   |
| Deudor / Debtor nº 3                                     | 1                                      | 0,04%          | 475.125,63                                          | 0,17%          | Cataluña |
| Deudor / Debtor nº 4                                     | 1                                      | 0,04%          | 473.732,32                                          | 0,17%          | Cataluña |
| Deudor / Debtor nº 5                                     | 1                                      | 0,04%          | 470.811,16                                          | 0,17%          | Cataluña |
| Deudor / Debtor nº 6                                     | 1                                      | 0,04%          | 451.712,13                                          | 0,16%          | Cataluña |
| Deudor / Debtor nº 7                                     | 1                                      | 0,04%          | 443.454,02                                          | 0,16%          | Madrid   |
| Resto Deudores                                           | 2.788                                  | 99,75%         | 281.285.100,09                                      | 98,81%         |          |
| <b>Total</b>                                             | <b>2.795</b>                           | <b>100,00%</b> | <b>284.662.067,51</b>                               | <b>100,00%</b> |          |

(\*) Se considera solo al primer deudor; para cada caso hay un deudor por préstamo  
Only first debtor in the loan considered; one debtor per loan for each operation

| Ratio de Ppal Pte sobre Tasación / Current Loan to Value ratio (LTV) |        |                                        |         |                                                     |         |                              |
|----------------------------------------------------------------------|--------|----------------------------------------|---------|-----------------------------------------------------|---------|------------------------------|
| LTV                                                                  |        | Derechos<br>Crédito /<br>Credit Rights | %       | Importe Perdiente /<br>Principal<br>Outstanding (€) | %       | LTV<br>ponderado /<br>WA LTV |
| 0,00%                                                                | 10,00% | 85                                     | 3,04%   | 1.290.324,18                                        | 0,45%   | 7,46%                        |
| 10,00%                                                               | 20,00% | 154                                    | 5,51%   | 5.295.815,62                                        | 1,86%   | 15,24%                       |
| 20,00%                                                               | 30,00% | 256                                    | 9,16%   | 16.383.478,97                                       | 5,76%   | 25,81%                       |
| 30,00%                                                               | 40,00% | 468                                    | 16,74%  | 41.769.431,13                                       | 14,67%  | 35,26%                       |
| 40,00%                                                               | 50,00% | 480                                    | 17,17%  | 51.703.582,36                                       | 18,16%  | 45,04%                       |
| 50,00%                                                               | 60,00% | 443                                    | 15,85%  | 51.192.090,29                                       | 17,98%  | 54,97%                       |
| 60,00%                                                               | 70,00% | 391                                    | 13,99%  | 50.931.189,64                                       | 17,89%  | 65,32%                       |
| 70,00%                                                               | 80,00% | 423                                    | 15,13%  | 55.203.752,61                                       | 19,39%  | 74,51%                       |
| 80,00%                                                               | 90,00% | 95                                     | 3,40%   | 10.892.402,71                                       | 3,83%   | 82,20%                       |
| Total                                                                |        | 2.795                                  | 100,00% | 284.662.067,51                                      | 100,00% | 54,32%                       |

| Máximo /<br>Maximum | Mínimo /<br>Minimum | Promedio /<br>Average |
|---------------------|---------------------|-----------------------|
| 88,11%              | 0,16%               | 48,85%                |

| Tipo de Vivienda / Type of Dwelling |                                        |                |                                                     |                |
|-------------------------------------|----------------------------------------|----------------|-----------------------------------------------------|----------------|
| Tipo de Vivienda / Type of Dwelling | Derechos<br>Crédito /<br>Credit Rights | %              | Importe Perdiente /<br>Principal<br>Outstanding (€) | %              |
| Primera Vivienda / First Residence  | 2.795                                  | 100,00%        | 284.662.067,51                                      | 100,00%        |
| <b>Total</b>                        | <b>2.795</b>                           | <b>100,00%</b> | <b>284.662.067,51</b>                               | <b>100,00%</b> |

# RMBS PRADO VIII

## INFORME TRIMESTRAL DE ESTADISTICOS / QUARTERLY STATISTIC INFORMATION

05-diciembre-2025 / December 5, 2025

| Número de garantías / Number of securities |                                  |                |                                               |                |
|--------------------------------------------|----------------------------------|----------------|-----------------------------------------------|----------------|
| Número de garantías / Number of securities | Derechos Crédito / Credit Rights | %              | Importe Perdiente / Principal Outstanding (€) | %              |
| 0                                          | 1                                | 0,04%          | 84.160,53                                     | 0,03%          |
| 1                                          | 1.877                            | 67,16%         | 172.499.173,80                                | 60,60%         |
| 2                                          | 796                              | 28,48%         | 94.306.948,71                                 | 33,13%         |
| 3                                          | 103                              | 3,69%          | 14.616.047,02                                 | 5,13%          |
| 4                                          | 16                               | 0,57%          | 2.661.403,05                                  | 0,93%          |
| 5                                          | 2                                | 0,07%          | 494.334,40                                    | 0,17%          |
| <b>Total</b>                               | <b>2.795</b>                     | <b>100,00%</b> | <b>284.662.067,51</b>                         | <b>100,00%</b> |

| Nacionalidad Deudor / Borrower's nationality |                                  |                |                                               |                |
|----------------------------------------------|----------------------------------|----------------|-----------------------------------------------|----------------|
| Nacionalidad Deudor / Borrower's nationality | Derechos Crédito / Credit Rights | %              | Importe Perdiente / Principal Outstanding (€) | %              |
| Español / Spanish                            | 2.557                            | 91,48%         | 257.856.333,04                                | 90,58%         |
| Otra / Other                                 | 238                              | 8,52%          | 26.805.734,47                                 | 9,42%          |
| <b>Total</b>                                 | <b>2.795</b>                     | <b>100,00%</b> | <b>284.662.067,51</b>                         | <b>100,00%</b> |

| Tipo de Residencia / Type of Dwelling                      |                                  |                |                                               |                |
|------------------------------------------------------------|----------------------------------|----------------|-----------------------------------------------|----------------|
| Tipo de Residencia / Type of Dwelling                      | Derechos Crédito / Credit Rights | %              | Importe Perdiente / Principal Outstanding (€) | %              |
| Vivienda Libre / Free Dwellings                            | 2.383                            | 85,26%         | 249.437.146,66                                | 87,63%         |
| Vivienda Protegida (VPO) / Public Protection Housing (VPO) | 412                              | 14,74%         | 35.224.920,85                                 | 12,37%         |
| <b>Total</b>                                               | <b>2.795</b>                     | <b>100,00%</b> | <b>284.662.067,51</b>                         | <b>100,00%</b> |

| Canal de Originación / Origination Channel                    |                                  |                |                                               |                |
|---------------------------------------------------------------|----------------------------------|----------------|-----------------------------------------------|----------------|
| Canal de Originación / Origination Channel                    | Derechos Crédito / Credit Rights | %              | Importe Perdiente / Principal Outstanding (€) | %              |
| Internet / INTERNET                                           | 146                              | 5,22%          | 17.556.601,27                                 | 6,17%          |
| Oficina UCI / OFFICE/BRANCH NETWORK                           | 510                              | 18,25%         | 62.749.636,42                                 | 22,04%         |
| Otro canal (riesgo UCI) / THIRD CHANNEL (UNDERWRITING BY UCI) | 2.139                            | 76,53%         | 204.355.829,82                                | 71,79%         |
| <b>Total</b>                                                  | <b>2.795</b>                     | <b>100,00%</b> | <b>284.662.067,51</b>                         | <b>100,00%</b> |

| Préstamos Mixtos: Años tipo variable / Mixed Loans: Years to variable loans |    |                                        |         |                                                     |         |                                           |                                    |
|-----------------------------------------------------------------------------|----|----------------------------------------|---------|-----------------------------------------------------|---------|-------------------------------------------|------------------------------------|
| Años / Years                                                                |    | Derechos<br>Crédito /<br>Credit Rights | %       | Importe Perdiente /<br>Principal<br>Outstanding (€) | %       | Fecha Cambio<br>Pond. / WA<br>Switch Date | Meses<br>Ponderados /<br>WA Months |
| 0                                                                           | 1  | 8                                      | 1,04%   | 1.197.914,64                                        | 1,10%   | 13/11/2026                                | 11,46                              |
| 1                                                                           | 2  | 76                                     | 9,88%   | 12.093.340,45                                       | 11,06%  | 16/04/2027                                | 16,58                              |
| 2                                                                           | 3  | 3                                      | 0,39%   | 510.055,02                                          | 0,47%   | 29/08/2028                                | 33,29                              |
| 3                                                                           | 4  | 28                                     | 3,64%   | 4.222.425,37                                        | 3,86%   | 06/06/2029                                | 42,64                              |
| 4                                                                           | 5  | 19                                     | 2,47%   | 2.389.538,59                                        | 2,19%   | 12/04/2030                                | 52,99                              |
| 7                                                                           | 8  | 4                                      | 0,52%   | 581.758,60                                          | 0,53%   | 04/11/2033                                | 96,39                              |
| 8                                                                           | 9  | 39                                     | 5,07%   | 4.888.643,20                                        | 4,47%   | 14/06/2034                                | 103,77                             |
| 9                                                                           | 10 | 36                                     | 4,68%   | 5.196.023,91                                        | 4,75%   | 06/04/2035                                | 113,65                             |
| 11                                                                          | 12 | 4                                      | 0,52%   | 329.634,47                                          | 0,30%   | 06/07/2037                                | 141,04                             |
| 12                                                                          | 13 | 10                                     | 1,30%   | 1.393.348,02                                        | 1,27%   | 24/09/2038                                | 155,89                             |
| 13                                                                          | 14 | 191                                    | 24,84%  | 27.115.646,72                                       | 24,80%  | 10/08/2039                                | 166,55                             |
| 14                                                                          | 15 | 349                                    | 45,38%  | 49.162.247,80                                       | 44,96%  | 07/04/2040                                | 174,60                             |
| 18                                                                          | 19 | 1                                      | 0,13%   | 152.431,01                                          | 0,14%   | 01/07/2044                                | 226,10                             |
| 19                                                                          | 20 | 1                                      | 0,13%   | 116.487,31                                          | 0,11%   | 01/01/2045                                | 232,23                             |
| Total                                                                       |    | 769                                    | 100,00% | 109.349.495,11                                      | 100,00% | 13/04/2037                                | 138,24                             |

|                | Máximo / Maximum | Mínimo / Minimum | Promedio / Average |
|----------------|------------------|------------------|--------------------|
| Fecha / Date   | 01/01/2045       | 01/11/2026       | 28/05/2037         |
| Meses / Months | 232,23           | 11,03            | 139,74             |

# RMBS PRADO VIII

## INFORME TRIMESTRAL DE ESTADISTICOS / QUARTERLY STATISTIC INFORMATION

05-diciembre-2025 / December 5, 2025

| Mixtos: Revisión, Referencia y Años hasta variable / Mixed Loans: Reset Period, Interest Type and Years to Switch |                                        |                |                                                     |                |                                               |                                         |                                           |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------|-----------------------------------------------------|----------------|-----------------------------------------------|-----------------------------------------|-------------------------------------------|
| Periodicidad , Tipo y Años hasta variable /<br>Reset Period, Interest Type and Years to<br>Switch                 | Derechos<br>Crédito /<br>Credit Rights | %              | Importe Perdiente /<br>Principal<br>Outstanding (€) | %              | Interés<br>Ponderado /<br>WA Interest<br>rate | Diferencial<br>Ponderado /<br>WA Spread | Fecha Cambio<br>Pond. / WA Switch<br>Date |
| <b>Semestral / Semiannually</b>                                                                                   | <b>759</b>                             | <b>98,70%</b>  | <b>107.934.534,51</b>                               | <b>98,71%</b>  | <b>2,40</b>                                   | <b>1,04</b>                             | <b>29/04/2037</b>                         |
| <b>EUR 12 M</b>                                                                                                   | <b>759</b>                             | <b>98,70%</b>  | <b>107.934.534,51</b>                               | <b>98,71%</b>  | <b>2,40</b>                                   | <b>1,04</b>                             | <b>29/04/2037</b>                         |
| 0-1                                                                                                               | 8                                      | 1,04%          | 1.197.914,64                                        | 1,10%          | 2,07                                          | 1,31                                    | 13/11/2026                                |
| 1-2                                                                                                               | 75                                     | 9,75%          | 11.565.595,97                                       | 10,58%         | 2,01                                          | 1,27                                    | 21/04/2027                                |
| 2-3                                                                                                               | 3                                      | 0,39%          | 510.055,02                                          | 0,47%          | 2,30                                          | 1,39                                    | 29/08/2028                                |
| 3-4                                                                                                               | 27                                     | 3,51%          | 4.108.496,95                                        | 3,76%          | 2,46                                          | 1,24                                    | 01/06/2029                                |
| 4-5                                                                                                               | 19                                     | 2,47%          | 2.389.538,59                                        | 2,19%          | 2,21                                          | 1,10                                    | 12/04/2030                                |
| 7-8                                                                                                               | 4                                      | 0,52%          | 581.758,60                                          | 0,53%          | 2,48                                          | 1,22                                    | 04/11/2033                                |
| 8-9                                                                                                               | 38                                     | 4,94%          | 4.823.313,22                                        | 4,41%          | 2,61                                          | 1,15                                    | 15/06/2034                                |
| 9-10                                                                                                              | 36                                     | 4,68%          | 5.196.023,91                                        | 4,75%          | 2,36                                          | 1,03                                    | 06/04/2035                                |
| 11-12                                                                                                             | 4                                      | 0,52%          | 329.634,47                                          | 0,30%          | 2,69                                          | 1,39                                    | 06/07/2037                                |
| 12-13                                                                                                             | 10                                     | 1,30%          | 1.393.348,02                                        | 1,27%          | 2,63                                          | 1,22                                    | 24/09/2038                                |
| 13-14                                                                                                             | 187                                    | 24,32%         | 26.667.628,64                                       | 24,39%         | 2,61                                          | 1,04                                    | 10/08/2039                                |
| 14-15                                                                                                             | 346                                    | 44,99%         | 48.902.308,16                                       | 44,72%         | 2,35                                          | 0,93                                    | 07/04/2040                                |
| 18-19                                                                                                             | 1                                      | 0,13%          | 152.431,01                                          | 0,14%          | 2,95                                          | 0,90                                    | 01/07/2044                                |
| 19-20                                                                                                             | 1                                      | 0,13%          | 116.487,31                                          | 0,11%          | 2,79                                          | 0,99                                    | 01/01/2045                                |
| <b>Anual / Annually</b>                                                                                           | <b>10</b>                              | <b>1,30%</b>   | <b>1.414.960,60</b>                                 | <b>1,29%</b>   | <b>2,42</b>                                   | <b>1,17</b>                             | <b>18/12/2033</b>                         |
| <b>EUR 12 M</b>                                                                                                   | <b>10</b>                              | <b>1,30%</b>   | <b>1.414.960,60</b>                                 | <b>1,29%</b>   | <b>2,42</b>                                   | <b>1,17</b>                             | <b>18/12/2033</b>                         |
| 1-2                                                                                                               | 1                                      | 0,13%          | 527.744,48                                          | 0,48%          | 2,09                                          | 1,29                                    | 01/01/2027                                |
| 3-4                                                                                                               | 1                                      | 0,13%          | 113.928,42                                          | 0,10%          | 2,65                                          | 1,25                                    | 01/11/2029                                |
| 8-9                                                                                                               | 1                                      | 0,13%          | 65.329,98                                           | 0,06%          | 2,70                                          | 1,19                                    | 01/02/2034                                |
| 13-14                                                                                                             | 4                                      | 0,52%          | 448.018,08                                          | 0,41%          | 2,66                                          | 1,07                                    | 26/07/2039                                |
| 14-15                                                                                                             | 3                                      | 0,39%          | 259.939,64                                          | 0,24%          | 2,47                                          | 1,06                                    | 22/03/2040                                |
| <b>Total</b>                                                                                                      | <b>769</b>                             | <b>100,00%</b> | <b>109.349.495,11</b>                               | <b>100,00%</b> | <b>2,40</b>                                   | <b>1,04</b>                             | <b>13/04/2037</b>                         |

| Diferencial de Préstamos Mixtos / Spread for Mixed Loans |      |                                        |                |                                                     |                |                                               |                                         |
|----------------------------------------------------------|------|----------------------------------------|----------------|-----------------------------------------------------|----------------|-----------------------------------------------|-----------------------------------------|
| Intervalo / Interval                                     |      | Derechos<br>Crédito /<br>Credit Rights | %              | Importe Perdiente /<br>Principal<br>Outstanding (€) | %              | Interés<br>Ponderado /<br>WA Interest<br>rate | Diferencial<br>Ponderado /<br>WA Spread |
| 0,00                                                     | 0,50 | 409                                    | 53,19%         | 65.890.879,85                                       | 60,26%         | 2,39                                          | 0,93                                    |
| 0,50                                                     | 1,00 | 355                                    | 46,16%         | 43.003.069,59                                       | 39,33%         | 2,40                                          | 1,20                                    |
| 1,00                                                     | 1,50 | 5                                      | 0,65%          | 455.545,67                                          | 0,42%          | 2,74                                          | 1,59                                    |
| <b>Total</b>                                             |      | <b>769</b>                             | <b>100,00%</b> | <b>109.349.495,11</b>                               | <b>100,00%</b> | <b>2,40</b>                                   | <b>1,04</b>                             |

| Máximo /<br>Maximum | Mínimo /<br>Minimum | Promedio /<br>Average |
|---------------------|---------------------|-----------------------|
| 1,59                | 0,79                | 1,06                  |

| Diferencial de Préstamos Variables / Spread for Variables Loans |      |                                        |                |                                                     |                |                                               |                                         |
|-----------------------------------------------------------------|------|----------------------------------------|----------------|-----------------------------------------------------|----------------|-----------------------------------------------|-----------------------------------------|
| Intervalo / Interval                                            |      | Derechos<br>Crédito /<br>Credit Rights | %              | Importe Perdiente /<br>Principal<br>Outstanding (€) | %              | Interés<br>Ponderado /<br>WA Interest<br>rate | Diferencial<br>Ponderado /<br>WA Spread |
| 0,00                                                            | 0,50 | 41                                     | 2,73%          | 3.808.359,58                                        | 3,04%          | 3,18                                          | 0,39                                    |
| 0,50                                                            | 1,00 | 375                                    | 24,98%         | 34.808.224,99                                       | 27,76%         | 3,11                                          | 0,74                                    |
| 1,00                                                            | 1,50 | 369                                    | 24,58%         | 36.419.607,86                                       | 29,05%         | 3,60                                          | 1,28                                    |
| 1,50                                                            | 2,00 | 465                                    | 30,98%         | 35.869.993,73                                       | 28,61%         | 3,98                                          | 1,71                                    |
| 2,00                                                            | 2,50 | 126                                    | 8,39%          | 7.319.894,83                                        | 5,84%          | 4,46                                          | 2,24                                    |
| 2,50                                                            | 3,00 | 116                                    | 7,73%          | 6.638.596,56                                        | 5,30%          | 4,82                                          | 2,71                                    |
| 3,00                                                            | 3,50 | 8                                      | 0,53%          | 477.360,27                                          | 0,38%          | 5,16                                          | 3,05                                    |
| 3,50                                                            | 4,00 | 1                                      | 0,07%          | 29.267,01                                           | 0,02%          | 5,67                                          | 3,50                                    |
| <b>Total</b>                                                    |      | <b>1.501</b>                           | <b>100,00%</b> | <b>125.371.304,83</b>                               | <b>100,00%</b> | <b>3,68</b>                                   | <b>1,36</b>                             |

| Máximo /<br>Maximum | Mínimo /<br>Minimum | Promedio /<br>Average |
|---------------------|---------------------|-----------------------|
| 3,50                | 0,00                | 1,44                  |