

# HIPOCAT 9 Fondo de Titulización de Activos

Cartera de Activos Titulizados / Portfolio of Securitised Assets

Distribución por Intervalos de Relación Principal actual / Valor de Tasación (%CLTV) / Distribution by current Loan-to-Value Ratio (%CLTV) Intervals

Activos / Assets: Préstamos hipotecarios vivienda (PHs/CTHs) / Residential mortgage loans (PTCs/MCs)

Fecha / Date: 31/01/2026

Divisa / Currency: EUR

| Intervalos de %CLTV<br>%CLTV Intervals      | Saldo Vivo de Principal<br>Outstanding Principal Balance |              |                  |                      | Principal Vencido Impagado<br>Overdue Principal |           |                  |                   | Principal Pendiente Vencimiento<br>Outstanding Principal |              |                  |                      | %CLTV Media Ponderada<br>Weighted Average %CLTV |               |               |
|---|--|--------------|------------------|----------------------|---|-----------|------------------|-------------------|--|--------------|------------------|----------------------|---|---------------|---------------|
|   | Num.   | %            | Importe / Amount | %                    | Num.  | %         | Importe / Amount | %                 | Num.   | %            | Importe / Amount | %                    | SVP / OBP                                       | PPV / OP      |               |
| 0,010                                       | 5,000  | 117          | 7,51 %           | 996.136,63           | 1,48 %  | 13        | 13,68 %          | 229.331,76        | 52,75 %  | 113          | 7,27 %           | 766.804,87           | 1,15 %  | 10,527        | 3,436         |
| 5,010                                       | 10,000   | 165          | 10,59 %          | 3.000.223,52         | 4,45 %  | 8         | 8,42 %           | 3.133,08          | 0,72 %   | 165          | 10,62 %          | 2.997.090,44         | 4,48 %  | 7,978         | 7,969         |
| 10,010                                      | 15,000   | 207          | 13,29 %          | 5.600.426,89         | 8,32 %  | 4         | 4,21 %           | 5.576,12          | 1,28 %   | 207          | 13,32 %          | 5.594.850,77         | 8,36 %  | 12,662        | 12,642        |
| 15,010                                      | 20,000   | 195          | 12,52 %          | 7.469.714,48         | 11,09 %   | 6         | 6,32 %           | 4.797,25          | 1,10 %   | 195          | 12,55 %          | 7.464.917,23         | 11,16 %   | 17,633        | 17,619        |
| 20,010                                      | 25,000   | 163          | 10,46 %          | 7.617.953,02         | 11,31 %   | 11        | 11,58 %          | 14.659,80         | 3,37 %   | 163          | 10,49 %          | 7.603.293,22         | 11,36 %   | 22,622        | 22,571        |
| 25,010                                      | 30,000   | 230          | 14,76 %          | 12.624.526,26        | 18,75 %   | 19        | 20,00 %          | 28.597,87         | 6,58 %   | 230          | 14,80 %          | 12.595.928,39        | 18,82 %   | 27,713        | 27,647        |
| 30,010                                      | 35,000   | 155          | 9,95 %           | 9.425.554,40         | 14,00 %   | 9         | 9,47 %           | 121.820,38        | 28,02 %  | 155          | 9,97 %           | 9.303.734,02         | 13,90 %   | 33,297        | 32,523        |
| 35,010                                      | 40,000   | 124          | 7,96 %           | 7.746.419,06         | 11,50 %   | 8         | 8,42 %           | 18.151,87         | 4,18 %   | 124          | 7,98 %           | 7.728.267,19         | 11,55 %   | 37,682        | 37,586        |
| 40,010                                      | 45,000   | 85           | 5,46 %           | 5.216.899,76         | 7,75 %  | 8         | 8,42 %           | 4.317,28          | 0,99 %   | 85           | 5,47 %           | 5.212.582,48         | 7,79 %  | 42,176        | 42,143        |
| 45,010                                      | 50,000   | 49           | 3,15 %           | 3.376.798,48         | 5,01 %  | 4         | 4,21 %           | 2.205,47          | 0,51 %   | 49           | 3,15 %           | 3.374.593,01         | 5,04 %  | 47,216        | 47,187        |
| 50,010                                      | 55,000   | 29           | 1,86 %           | 1.780.171,93         | 2,64 %  | 3         | 3,16 %           | 956,21            | 0,22 %   | 29           | 1,87 %           | 1.779.215,72         | 2,66 %  | 51,783        | 51,753        |
| 55,010                                      | 60,000   | 17           | 1,09 %           | 1.121.343,42         | 1,67 %  | 1         | 1,05 %           | 329,42            | 0,08 %   | 17           | 1,09 %           | 1.121.014,00         | 1,68 %  | 57,765        | 57,748        |
| 60,010                                      | 65,000   | 11           | 0,71 %           | 696.128,21           | 1,03 %  | 1         | 1,05 %           | 860,19            | 0,20 %   | 11           | 0,71 %           | 695.268,02           | 1,04 %  | 62,634        | 62,560        |
| 65,010                                      | 70,000   | 4            | 0,26 %           | 255.590,80           | 0,38 %  | 0         | 0,00 %           | 0,00              | 0,00 %   | 4            | 0,26 %           | 255.590,80           | 0,38 %  | 67,329        | 67,329        |
| 70,010                                      | 75,000   | 3            | 0,19 %           | 188.094,39           | 0,28 %  | 0         | 0,00 %           | 0,00              | 0,00 %   | 3            | 0,19 %           | 188.094,39           | 0,28 %  | 71,969        | 71,969        |
| 80,010                                      | 85,000   | 3            | 0,19 %           | 209.136,41           | 0,31 %  | 0         | 0,00 %           | 0,00              | 0,00 %   | 3            | 0,19 %           | 209.136,41           | 0,31 %  | 81,616        | 81,616        |
| 85,010                                      | 90,000   | 1            | 0,06 %           | 21.009,44            | 0,03 %  | 0         | 0,00 %           | 0,00              | 0,00 %   | 1            | 0,06 %           | 21.009,44            | 0,03 %  | 89,646        | 89,646        |
| <b>Total:</b>                               |  | <b>1.558</b> | <b>100,00</b>    | <b>67.346.127,10</b> | <b>100,00</b>                                   | <b>95</b> | <b>100,00</b>    | <b>434.736,70</b> | <b>100,00</b>  | <b>1.554</b> | <b>100,00</b>    | <b>66.911.390,40</b> | <b>100,00</b>                                   |               |               |
| <b>Media Ponderada / Weighted Average :</b> |  |              |                  |                      |   |           |                  |                   |  |              |                  |                      |   | <b>29,619</b> | <b>29,451</b> |
| <b>Media simple / Average:</b>              |  |              |                  | <b>43.226,01</b>     |   |           |                  | <b>4.576,18</b>   |  |              |                  | <b>43.057,52</b>     |   | <b>23,999</b> | <b>23,936</b> |
| <b>Mínimo / Minimum :</b>                   |  |              |                  | <b>17,83</b>         |   |           |                  | <b>30,27</b>      |  |              |                  | <b>17,83</b>         |   | <b>0,024</b>  | <b>0,024</b>  |
| <b>Máximo / Maximum:</b>                    |  |              |                  | <b>162.099,88</b>    |   |           |                  | <b>116.266,30</b> |  |              |                  | <b>162.099,88</b>    |   | <b>89,646</b> | <b>89,646</b> |