

Otra Información Relevante de **HIPOCAT 9 FONDO DE TITULIZACION DE ACTIVOS**

En virtud de lo establecido en el Folleto Informativo de **HIPOCAT 9 FONDO DE TITULIZACION DE ACTIVOS** (el “Fondo”) se comunica a la COMISIÓN NACIONAL DEL MERCADO DE VALORES la presente información relevante:

La Agencia de Calificación **Fitch Ratings** (“Fitch”) con fecha 27 de mayo de 2026, comunica que ha elevado la calificación asignada a la siguiente Serie de Bonos emitidos por el Fondo:

- **Serie D: A+sf** (anterior **Asf**)

Se adjunta la comunicación emitida por Fitch.

Madrid, 28 de mayo de 2026

RATING ACTION COMMENTARY

Fitch Upgrades 31 Spanish Structured Finance Tranches

Wed 27 May, 2026 - 10:14 ET

Fitch Ratings - Madrid - 27 May 2026: Fitch Ratings has upgraded 31 tranches of 25 Spanish structured finance transactions following recent bank rating actions. A full list of rating actions is below:

RATING ACTIONS

ENTITY / DEBT	RATING TYPE	RATING	RATING ACTION	PRIOR
AyT Genova Hipotecario XI, FTH				
Class C ES0312302039	LT	A+sf Rating Outlook Stable	Upgrade	Asf Rating Outlook Positive
Class D ES0312302047	LT	A+sf Rating Outlook Stable	Upgrade	Asf Rating Outlook Positive
IM Cajastur MBS 1, FTA				
Class B ES0347458012	LT	A-sf Rating Outlook Stable	Upgrade	BBB+sf Rating Outlook Stable
TDA 29, FTA				

Class C ES0377931037	LT	A+sf Rating Outlook Upgrade Stable	Asf Rating Outlook Stable
Rural Hipotecario IX, FTA			
Class D ES0374274050	LT	A+sf Rating Outlook Upgrade Stable	Asf Rating Outlook Stable
AyT Goya Hipotecario III, FTA			
Class B ES0312274014	LT	A+sf Rating Outlook Upgrade Stable	Asf Rating Outlook Positive
TDA CAM 5, FTA			
Class B ES0377992013	LT	A+sf Rating Outlook Upgrade Stable	Asf Rating Outlook Stable
Rural Hipotecario XV, FTA			
Class B ES0323977019	LT	A+sf Rating Outlook Upgrade Stable	Asf Rating Outlook Stable
TDA CAM 6, FTA			
Class B ES0377993037	LT	A+sf Rating Outlook Upgrade Stable	Asf Rating Outlook Stable
AyT Genova Hipotecario IX, FTH			
Class C ES0312300033	LT	A+sf Rating Outlook Upgrade Stable	Asf Rating Outlook Stable

GAT ICO-FTVPO 1,
FTH

C (CA) ES0341068056	LT	A+sf Rating Outlook Upgraded	Stable	Asf Rating Outlook Stable
C (CM) ES0341068064	LT	A+sf Rating Outlook Upgraded	Stable	Asf Rating Outlook Stable
C (CP) ES0341068072	LT	A+sf Rating Outlook Upgraded	Stable	Asf Rating Outlook Stable
C (CT) ES0341068080	LT	A+sf Rating Outlook Upgraded	Stable	Asf Rating Outlook Stable
FTPYME TDA CAM 4, FTA				
C ES0339759047	LT	A+sf Rating Outlook Upgraded	Stable	Asf Rating Outlook Stable
AyT Genova Hipotecario XII, FTH				
Class B ES0312285010	LT	A+sf Rating Outlook Upgraded	Stable	Asf Rating Outlook Positive
TDA CAM 4, FTA				
Class B ES0377991015	LT	A+sf Rating Outlook Upgraded	Stable	Asf Rating Outlook Stable
TDA CAM 9, FTA				
Class C ES0377955044	LT	A+sf Rating Outlook Upgraded	Stable	Asf Rating Outlook Stable

CAJA INGENIEROS
TDA 1, FTA

Class A2 ES0364376014	LT	A+sf Rating Outlook Upgrade	Stable	Asf Rating Outlook Stable
Class B ES0364376022	LT	A+sf Rating Outlook Upgrade	Stable	Asf Rating Outlook Stable
Class C ES0364376030	LT	A+sf Rating Outlook Upgrade	Stable	Asf Rating Outlook Stable
Rural Hipotecario XVI, FTA				
Class B ES0323978017	LT	A+sf Rating Outlook Upgrade	Stable	Asf Rating Outlook Stable
Rural Hipotecario XIV, FTA				
B ES0374268011	LT	A+sf Rating Outlook Upgrade	Stable	Asf Rating Outlook Stable
TDA 26-Mixto, FTA - Series 1				
Class 1-C ES0377953031	LT	A+sf Rating Outlook Upgrade	Stable	Asf Rating Outlook Stable
AyT Genova Hipotecario X, FTH				
Class C ES0312301031	LT	A+sf Rating Outlook Upgrade	Stable	Asf Rating Outlook Positive
BBVA RMBS 1, FTA				

Class C ES0314147044	LT	A+sf Rating Outlook Upgraded Stable	Asf Rating Outlook Stable
TDA CAM 7, FTA			
Class B ES0377994035	LT	A+sf Rating Outlook Upgraded Stable	Asf Rating Outlook Stable
Hipocat 9, FTA			
Class D ES0345721056	LT	A+sf Rating Outlook Upgraded Stable	Asf Rating Outlook Stable
TDA CAM 8, FTA			
Class C ES0377966025	LT	A+sf Rating Outlook Upgraded Stable	Asf Rating Outlook Stable
Caixa Penedes PYMES 1 TDA, FTA			
Class C ES0357326026	LT	A+sf Rating Outlook Upgraded Stable	Asf Rating Outlook Stable
TDA 26-Mixto, FTA - Series 2			
Class 2-B ES0377953064	LT	A+sf Rating Outlook Upgraded Stable	Asf Rating Outlook Stable

[VIEW ADDITIONAL RATING DETAILS](#)

TRANSACTION SUMMARY

The transactions are static securitisations of Spanish residential mortgages and SME loans.

KEY RATING DRIVERS

Counterparty Dependency: The upgrades reflect the recent corresponding rating actions on the respective transaction account banks' (TAB) long-term deposit ratings (Societe Generale, S.A. 'A+', CaixaBank, S.A. 'A+' and Unicaja Banco, S.A. 'A-'). The notes' ratings are linked and capped at their respective TAB deposit rating given that the cash reserves held at the TAB are the main source of structural credit enhancement for these notes. The rating cap reflects the excessive counterparty dependence on the TAB holding the cash reserves, in accordance with Fitch's Structured Finance and Covered Bonds Counterparty Rating Criteria.

See "Fitch Takes Rating Actions on 6 French Banking Groups Following Criteria Update" and "Fitch Takes Rating Actions on 12 Spanish Banking Groups Following Criteria Update" dated 12 May 2026.

ESG relevance scores as disclosed in the latest rating action commentaries on each transaction continue to apply and are available at www.fitchratings.com.

RATING SENSITIVITIES

Factors that Could, Individually or Collectively, Lead to Negative Rating Action/Downgrade

- A downgrade of the TAB provider's rating, as the notes' ratings are capped at the bank's ratings due to excessive counterparty risk exposure.
- Long-term asset performance deterioration such as increased delinquencies or larger defaults, which could be driven by adverse changes to macroeconomic conditions or borrower behaviour, or interest-rate increases.

Factors that Could, Individually or Collectively, Lead to Positive Rating Action/Upgrade

- An upgrade of the TAB provider's rating, as the notes' ratings are capped at the bank's ratings due to excessive counterparty risk exposure.

CRITERIA VARIATION

Where relevant, criteria variations as disclosed in the latest rating action commentaries on each transaction continue to apply and are available at www.fitchratings.com

USE OF THIRD PARTY DUE DILIGENCE PURSUANT TO SEC RULE 17G -10

Form ABS Due Diligence-15E was not provided to, or reviewed by, Fitch in relation to this rating action.

DATA ADEQUACY

Fitch has checked the consistency and plausibility of the information it has received about the performance of the asset pools and the transactions. Fitch has not reviewed the results of any third-party assessment of the asset portfolio information or conducted a review of origination files as part of its ongoing monitoring.

Fitch did not undertake a review of the information provided about the underlying asset pools ahead of the transaction's initial closing. The subsequent performance of the transactions over the years is consistent with the agency's expectations given the operating environment and Fitch is therefore satisfied that the asset pool information relied upon for its initial rating analysis was adequately reliable.

Overall, and together with any assumptions referred to above, Fitch's assessment of the information relied upon for the agency's rating analysis according to its applicable rating methodologies indicates that it is adequately reliable.

REFERENCES FOR SUBSTANTIALLY MATERIAL SOURCE CITED AS KEY DRIVER OF RATING

The principal sources of information used in the analysis are described in the Applicable Criteria.

PUBLIC RATINGS WITH CREDIT LINKAGE TO OTHER RATINGS

The affected tranches are capped at the long-term deposit rating of their TAB due to excessive counterparty exposure.

ESG CONSIDERATIONS

ESG relevance scores as disclosed in the latest rating action commentaries on each transaction continue to apply and are available at www.fitchratings.com.

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PARTICIPATION STATUS

The rated entity (and/or its agents) or, in the case of structured finance, one or more of the transaction parties participated in the rating process except that the following issuer(s), if any, did not participate in the rating process, or provide additional information, beyond the issuer's available public disclosure.

APPLICABLE CRITERIA

[Structured Finance and Covered Bonds Counterparty Rating Criteria \(pub. 28 Nov 2023\)](#)

[Structured Finance and Covered Bonds Counterparty Rating Criteria: Derivative Addendum \(pub. 28 Nov 2023\)](#)

[European RMBS Rating Criteria \(pub. 11 Apr 2025\) \(including rating assumption sensitivity\)](#)

[Structured Finance and Covered Bonds Country Risk Rating Criteria \(pub. 17 Jun 2025\)](#)

[Structured Finance and Covered Bonds Interest Rate Stresses Rating Criteria \(pub. 24 Oct 2025\)](#)

[Global Structured Finance Rating Criteria \(pub. 05 Dec 2025\) \(including rating assumption sensitivity\)](#)

ADDITIONAL DISCLOSURES

[Dodd-Frank Rating Information Disclosure Form](#)

[Solicitation Status](#)

[Endorsement Policy](#)

ENDORSEMENT STATUS

AyT Genova Hipotecario IX, FTH	EU Issued, UK Endorsed
AyT Genova Hipotecario X, FTH	EU Issued, UK Endorsed
AyT Genova Hipotecario XI, FTH	EU Issued, UK Endorsed
AyT Genova Hipotecario XII, FTH	EU Issued, UK Endorsed
AyT Goya Hipotecario III, FTA	EU Issued, UK Endorsed
BBVA RMBS 1, FTA	EU Issued, UK Endorsed
Caixa Penedes PYMES 1 TDA, FTA	EU Issued, UK Endorsed
CAJA INGENIEROS TDA 1, FTA	EU Issued, UK Endorsed
FTPYME TDA CAM 4, FTA	EU Issued, UK Endorsed
GAT ICO-FTVPO 1, FTH	EU Issued, UK Endorsed
Hipocat 9, FTA	EU Issued, UK Endorsed
IM Cajastur MBS 1, FTA	EU Issued, UK Endorsed
Rural Hipotecario IX, FTA	EU Issued, UK Endorsed
Rural Hipotecario XIV, FTA	EU Issued, UK Endorsed
Rural Hipotecario XV, FTA	EU Issued, UK Endorsed
Rural Hipotecario XVI, FTA	EU Issued, UK Endorsed
TDA 26-Mixto, FTA - Series 1	EU Issued, UK Endorsed
TDA 26-Mixto, FTA - Series 2	EU Issued, UK Endorsed
TDA 29, FTA	EU Issued, UK Endorsed
TDA CAM 4, FTA	EU Issued, UK Endorsed
TDA CAM 5, FTA	EU Issued, UK Endorsed
TDA CAM 6, FTA	EU Issued, UK Endorsed

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