

Fecha de Pago / Payment Date
 Fecha de Determinación / Determination Date
 Fecha de Pago / Payment Date
 Fecha constitución Fondo / Fund establishment date

Actual / Current 23.01.2023
 Actual / Current 17.01.2023
 Precedente / Preceding 24.10.2022
 27.04.2007

1 Datos para cálculo de disparadores / Data for Triggers calculation
1.1 Datos: Préstamos Hipotecarios / Data: Mortgage Loans

| Fecha datos / Data date | Valor / Importe / Value / Amount | Cálculo Ratio / Ratio calculation | Ratio (valor) / Ratio (value) |
|-------------------------|----------------------------------|-----------------------------------|-------------------------------|
| | 260.800.043,71 | (b + c + d) | |
| | 3.391.755,67 | % (b / e) | 1,458% |
| | 229.296.546,57 | | |
| | 28.111.741,47 | | |
| | 232.688.302,24 | % (e / g) | 12,58% |
| | 127.547.898,07 | % (f / g) | 6,89% |
| | 1.850.138.299,98 | | |
| | 0,891668% | | |
| | 12.065.045,91 | | |
| | 0,00 | | |

1.2 Datos: Emisión Bonos / Data: Bond Issue

| | | | | | |
|---|------------------------|------------|----------------|-----------|--------|
| A Saldo Principal Pendiente Clase A / Outstanding Principal Balance Class A | Precedente / Preceding | 24.10.2022 | 194.256.738,99 | | |
| A1 Saldo Principal Pendiente Serie A1 / Outstanding Principal Balance Series A1 | Precedente / Preceding | 24.10.2022 | 0,00 | | |
| A2 Saldo Principal Pendiente Serie A2 / Outstanding Principal Balance Series A2 | Precedente / Preceding | 24.10.2022 | 194.256.738,99 | | |
| A3 Saldo Principal Pendiente Serie A3 / Outstanding Principal Balance Series A3 | Precedente / Preceding | 24.10.2022 | 0,00 | | |
| B Saldo Principal Pendiente Serie B / Outstanding Principal Balance Series B | Precedente / Preceding | 24.10.2022 | 12.605.378,55 | % (B / F) | 5,161% |
| C Saldo Principal Pendiente Serie C / Outstanding Principal Balance Series C | Precedente / Preceding | 24.10.2022 | 18.900.000,00 | % (C / F) | 7,738% |
| D Saldo Principal Pendiente Serie D / Outstanding Principal Balance Series D | Precedente / Preceding | 24.10.2022 | 18.500.000,00 | % (D / F) | 7,574% |
| E Saldo Principal Pendiente Serie E / Outstanding Principal Balance Series E | Precedente / Preceding | 24.10.2022 | 23.100.000,00 | | |
| F Saldo Principal Pendiente Series A1, A2, A3, B, C y D / Outstanding Principal Balance Series A1, A2, A3, B, C and D | Precedente / Preceding | 24.10.2022 | 244.262.117,54 | | |

1.3 Datos: Fondo de Reserva / Data: Cash Reserve

| | | | | | |
|--|------------------------|------------|---------------|---------|------|
| m Fondo de Reserva Requerido / Required Cash Reserve | Precedente / Preceding | 24.10.2022 | 23.100.000,00 | | |
| n Fondo de Reserva dotado / Provisioned Cash Reserve | Precedente / Preceding | 24.10.2022 | 23.100.000,00 | (n - m) | 0,00 |
| o Fondo de Reserva Requerido / Required Cash Reserve | Actual / Currently | 23.01.2023 | 23.100.000,00 | | |
| p Fondo de Reserva dotado / Provisioned Cash Reserve | Actual / Currently | 23.01.2023 | 23.100.000,00 | (p - o) | 0,00 |

2 Situación disparadores / Triggers status
2.2 Pago intereses Series B, C y D: postergación lugar orden de prelación / Interest payment of Series B, C & D: place deferred in priority of payments

| Fecha datos / Data date | Disparador / Trigger | Condición / Condition | Valor Disparador / Trigger value | Actúa S/N / Breach Y/N |
|-------------------------|----------------------|-----------------------|----------------------------------|------------------------|
| 17.01.2023 | % (f / g) | > 9,00% | 6,89% | N |
| 17.01.2023 | % (f / g) | > 7,40% | 6,89% | N |
| 17.01.2023 | % (f / g) | > 5,70% | 6,89% | S/Y |

2.3 Amortización a Prorrata Series B, C y D / Pro Rata Amortisation of Series B, C & D

| | | | | | |
|---|------------|-----------|----------|--------|-----|
| 2.3.0 Condiciones comunes / Common conditions (*) | | | | | S/Y |
| (i) | 23.01.2023 | (n - m) | = 0,00 | 0,00 | S/Y |
| (ii) | 17.01.2023 | % (a / g) | ≥ 10,00% | 14,10% | S/Y |
| 2.3.1 Serie B: condiciones particulares / Series B: particular conditions (*) | | | | | N |
| (i) % saldo vivo bonos | 17.01.2023 | % (B / F) | > 3,297% | 5,161% | S/Y |
| (ii) Morosos / S.V. No dudoso | 17.01.2023 | % (b / e) | < 1,25% | 1,458% | N |
| 2.3.2 Serie C: condiciones particulares / Series C: particular conditions (*) | | | | | N |
| (i) % saldo vivo bonos | 17.01.2023 | % (C / F) | > 2,043% | 7,738% | S/Y |
| (ii) Morosos / S.V. No dudoso | 17.01.2023 | % (b / e) | < 1,00% | 1,458% | N |
| 2.3.3 Serie D: condiciones particulares / Series D: particular conditions (*) | | | | | N |
| (i) % saldo vivo bonos | 17.01.2023 | % (D / F) | > 2,000% | 7,574% | S/Y |
| (ii) Morosos / S.V. No dudoso | 17.01.2023 | % (b / e) | < 0,75% | 1,458% | N |

2.4 Fondo de Reserva:

| | | | | | |
|--|------------|------------|----------|--------|-----|
| 2.4.1 Condiciones de reducción / Cash Reserve reduction: | | | | | N |
| 2.4.2 Condiciones de no reducción (solo aplica si 2.4.1 es S/Y) (**) | | | | | S/Y |
| (i) Morosos / Saldo Vivo no dudoso | 23.01.2023 | % C- (C-e) | > 2,50% | 9,93% | S/Y |
| (ii) No dotación | 17.01.2023 | % (b / e) | > 1,00% | 1,458% | S/Y |
| (iii) Margen medio ponderado | 24.10.2022 | (p - o) | < 0,00 | 0,00 | N |
| (iv) Transcurridos 3 años | 17.01.2023 | h | < 0,660% | 0,892% | N |
| | 23.01.2023 | 27.04.2007 | < 3,00 | 15,753 | N |

(*) Deben darse todas las condiciones / All conditions must concur

(**) No procede reducción si se da alguna de las condiciones / Do not proceed reduction if any condition concurs

3 Amortización Anticipada opcional / Optional Early Amortization

| Fecha datos / Data date | Disparador / Trigger | Condición / Condition | Valor Disparador / Trigger value | Opción ejercitable S/N / Exercisable option Y/N |
|-------------------------|----------------------|-----------------------|----------------------------------|---|
| 17.01.2023 | % (a / g) | < 10,00% | 14,10% | N |