

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

Actual / Current **21.09.2020**
 Actual / Current **14.09.2020**
 Precedente / Preceding **22.06.2020**
19.06.2009

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

| Fecha datos | Valor / Importe | Cálculo Ratio | Ratio (valor) |
|-------------|-----------------|-------------------|---------------|
| Data date | Value / Amount | Ratio calculation | Ratio (value) |
| | Actual | | |
| | Current | | |
| | Actual | | |
| 14.09.2020 | 31.462,45 | % (b / (a - d)) | 0,088% |
| | Current | | |
| 14.09.2020 | 273.605,68 | % ((c+d) / (a-d)) | 1,324% |
| | Current | | |
| 14.09.2020 | 201.311,55 | | |
| | Current | | |
| 14.09.2020 | 2.588.217,68 | | |
| | Current | | |
| 14.09.2020 | 2.588.217,68 | | |
| | Current | | |
| 21.09.2020 | 0,00 | | |
| | Current | | |
| 19.06.2009 | 277.017.643,68 | | |
| | Initial | | |

1.2 Datos: Emisión Bonos / Data: Bond Issue

| | | | | | |
|--------------------------------------------------------|------------|------------|---------------|--|--|
| A Saldo Principal Pendiente Clase AG | Precedente | 22.06.2020 | 25.448.106,47 | | |
| Outstanding Principal Balance Class A | Preceding | | | | |
| B Saldo Principal Pendiente Serie B (CA) | Precedente | 22.06.2020 | 9.800.000,00 | | |
| Outstanding Principal Balance Series B(CA) | Preceding | | | | |
| C Saldo Principal Pendiente Serie C (CA) | Precedente | 22.06.2020 | 3.200.000,00 | | |
| Outstanding Principal Balance Series C(CA) | Preceding | | | | |
| D Saldo Principal Pendiente Serie D (CA) | Precedente | 22.06.2020 | 3.168.108,20 | | |
| Outstanding Principal Balance Series D(CA) | Preceding | | | | |
| E Saldo Principal Pendiente Series AG, B (CA) y C (CA) | Precedente | 22.06.2020 | 38.448.106,47 | | |
| Outstanding Principal Balance Series AG, B (CA), C(CA) | Preceding | | | | |

1.3 Datos: Fondo de Reserva / Data: Cash Reserve

| | | | | | |
|------------------------------------------------------------|--------------------|------------|--------------|---------|------------|
| m Fondo de Reserva Requerido CA | Precedente | 22.06.2020 | 3.050.000,00 | | |
| Required Cash Reserve CA | Preceding | | | | |
| n Fondo de Reserva dotado CA | Precedente | 22.06.2020 | 3.037.831,56 | (n - m) | -12.168,44 |
| Provisioned Cash Reserve CA | Preceding | | | | |
| o Fondo de Reserva Requerido CA / Required Cash Reserve CA | Actual / Currently | 21.09.2020 | 3.050.000,00 | | |
| p Fondo de Reserva dotado CA / Provisioned Cash Reserve CA | Actual / Currently | 21.09.2020 | 2.985.162,81 | (p - o) | -64.837,19 |

2 Situación disparadores / Triggers status

| Fecha datos | Disparador | Condición | Valor Disparador | Actúa S/N |
|-------------|------------|-----------|------------------|------------|
| Data date | Trigger | Condition | Trigger value | Breach Y/N |

2.2 Pago intereses Series B y C: postergación lugar orden de prelación

Interest payment of Series B & C: place deferred in priority of payments

| | | | | | |
|--------------------------|------------|---|-----------------|--------------|---|
| 2.2.1 Serie B / Series B | 21.09.2020 | g | > (50% * B) + C | 8.100.000,00 | N |
| 2.2.2 Serie C / Series C | 21.09.2020 | g | > (50% * C) | 1.600.000,00 | N |

2.3 Amortización a Prorrata Series B y C

Pro Rata Amortisation of Series B & C

| | | | | |
|------------|---|--------|---------------|---|
| 22.06.2020 | A | = 0,00 | 25.448.106,47 | N |
|------------|---|--------|---------------|---|

2.4 Fondo de Reserva:

Cash Reserve:

2.4.1 Condiciones de no reducción

Conditions Cash Reserve reduction(**)

NO PROCEDE POR ESTAR EN EL MINIMO

3 Amortización Anticipada opcional / Optional Early Amortization

| Fecha datos | Disparador | Condición /Condition | Valor Disparador | Opción Ejercitable S/N |
|-------------|---------------|----------------------|------------------|------------------------|
| Data date | Trigger | Condition /Condition | Trigger value | Exercisable Option Y/N |
| 14.09.2020 | % ((a-d) / h) | < 10,00% | 12,94% | N |

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

(*) Condición Global de todos los cedentes.

| | | |
|----------------------------------------------------|------------------------|------------|
| Fecha de Pago / Payment Date | Actual / Current | 21.09.2020 |
| Fecha de Determinación / Determination Date | Actual / Current | 14.09.2020 |
| Fecha de Pago / Payment Date | Precedente / Preceding | 22.06.2020 |
| Fecha constitución Fondo / Fund establishment date | | 19.06.2009 |

| 1 Datos para cálculo de disparadores / Data for Triggers calculation | | | | Fecha datos Data date | Valor / Importe Value / Amount | Cálculo Ratio Ratio calculation | Ratio (valor) Ratio (value) |
|----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------|--------------------------|-----------------------------------|------------------------------------|--------------------------------|
| 1.1 Datos: Préstamos Hipotecarios / Data: Mortgage Loans | | | | | | | |
| a | Saldo Vivo Préstamos Hipotecarios Outstanding Balance Mortgage Loans | (b + c + d) | Actual Current | | 12.253.357,16 | | |
| b | Saldo Vivo Préstamos Morosos Outstanding Balance Delinquent Mortgage Loans | (>3 y <12 meses) (>3 y <12 meses) | Actual Current | 14.09.2020 | 0,00 | % (b / (a - d)) | 0,000% |
| c | Préstamo fallidos Failed Loans | | Actual Current | 14.09.2020 | 104.297,87 | % ((c+d) / (a-d)) | 1,192% |
| d | Saldo Vivo Préstamos Hipotecarios Dudosos Outstanding Balance Doubtful Mortgage Loans | (≥12 meses) (≥12 months) | Actual Current | 14.09.2020 | 41.325,28 | | |
| e | Retención para Amortización de las Series AG, B(CM), C(CM) Series AG, B(CM), C(CM) Amortisation Withholding | | Actual Current | 14.09.2020 | 853.810,44 | | |
| f | Fondos Disponibles aplicados para Amortización Series AG B(CM), C(CM) Available Funds applied for Amortization of Series AG, B(CM), C(CM) | | Actual Current | 14.09.2020 | 853.810,44 | | |
| g | Déficit de Amortización Amortisation Deficiency | | Actual Current | 21.09.2020 | 0,00 | | |
| h | Saldo Vivo Préstamos Hipotecarios Outstanding Balance Mortgage Loans | | Inicial Initial | 19.06.2009 | 74.458.609,46 | | |

| | | | | | | | |
|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--|-------------------------|------------|---------------|--|--|
| 1.2 Datos: Emisión Bonos / Data: Bond Issue | | | | | | | |
| A | Saldo Principal Pendiente Clase AG Outstanding Principal Balance Class A | | Precedente Preceding | 22.06.2020 | 7.465.847,48 | | |
| B | Saldo Principal Pendiente Serie B (CM) Outstanding Principal Balance Series B(CM) | | Precedente Preceding | 22.06.2020 | 3.300.000,00 | | |
| C | Saldo Principal Pendiente Serie C (CM) Outstanding Principal Balance Series C(CM) | | Precedente Preceding | 22.06.2020 | 2.300.000,00 | | |
| D | Saldo Principal Pendiente Serie D (CM) Outstanding Principal Balance Series D(CM) | | Precedente Preceding | 22.06.2020 | 2.173.162,25 | | |
| E | Saldo Principal Pendiente Series AG, B (CM) y C (CM) Outstanding Principal Balance Series AG, B (CM), C(CM) | | Precedente Preceding | 22.06.2020 | 13.065.847,48 | | |

| | | | | | | | |
|---------------------------------------------------------|-----------------------------------------------------------|--|-------------------------|------------|--------------|---------|-----------|
| 1.3 Datos: Fondo de Reserva / Data: Cash Reserve | | | | | | | |
| m | Fondo de Reserva Requerido CM Required Cash Reserve CM | | Precedente Preceding | 22.06.2020 | 1.922.166,70 | | |
| n | Fondo de Reserva dotado CM Provisioned Cash Reserve CM | | Precedente Preceding | 22.06.2020 | 1.919.962,40 | (n - m) | -2.204,30 |
| o | Fondo de Reserva Requerido CM / Required Cash Reserve CM | | Actual / Currenty | 21.09.2020 | 1.922.166,70 | | |
| p | Fondo de Reserva dotado CM / Provisioned Cash Reserve CM | | Actual / Currenty | 21.09.2020 | 1.914.940,58 | (p - o) | -7.226,12 |

| 2 Situación disparadores / Triggers status | | | | Fecha datos Data date | Disparador Trigger | Condición Condition | Valor Disparador Trigger value | Actúa S/N Breach Y/N |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--|--|--------------------------|-----------------------|------------------------|-----------------------------------|-------------------------|
| 2.2 Pago intereses Series B y C: postergación lugar orden de prelación Interest payment of Series B & C: place deferred in priority of payments | | | | | | | | |
| 2.2.1 | Serie B / Series B | | | 21.09.2020 | g | > (50% * B) + C | 3.950.000,00 | N |
| 2.2.2 | Serie C / Series C | | | 21.09.2020 | g | > (50% * C) | 1.150.000,00 | N |
| 2.3 | Amortización a Prorrata Series B y C Pro Rata Amortisation of Series B & C | | | 22.06.2020 | A | = 0,00 | 7.465.847,48 | N |
| 2.4 | Fondo de Reserva: Cash Reserve: | | | | | | | |
| 2.4.1 Condiciones de no reducción Conditions Cash Reserve reduction(**) | | | | | | | | N |
| (i) | No hayan pasado 3 años desde Constitución Fondo | | | 21.09.2020 | 19.06.2009 | años/years < 3,00 | 11,27 | N |
| (ii) | No Nivel Mínimo TODOS Fondos Reserva Fecha Pago anterior * | | | 22.06.2020 | (n - m) | < 0,00 | -3.756,58 | S/Y |
| (iii) | Saldo Vivo Morosos > 1% del Saldo Vivo no Fallidos | | | 14.09.2020 | % (b / (a - d)) | ≥ 1,00% | 0,000% | N |
| (iv) | Préstamos fallidos > 1% del Saldo Vivo no Fallidos | | | 14.09.2020 | % ((c+d) / (a-d)) | ≥ 1,00% | 1,192% | S/Y |

| 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 |
|------------------------------------------------------------------|--|--|--|--------------------------|-----------------------|-----------------------|-----------------------------------|--------------------------------------------------|
| | | | | 14.09.2020 | % ((a-d) / h) | < 10,00% | 16,40% | N |

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

(*) Condición Global de todos los cedentes.

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Actual / Current 21.09.2020
Actual / Current 14.09.2020
Precedente / Preceding 22.06.2020
19.06.2009

1 Datos para cálculo de disparadores / Data for Triggers calculation

1.1 Datos: Préstamos Hipotecarios / Data: Mortgage Loans

- a Saldo Vivo Préstamos Hipotecarios (b + c + d) Actual
- Outstanding Balance Mortgage Loans
- b Saldo Vivo Préstamos Morosos (>3 y <12 meses) Actual
- Outstanding Balance Delinquent Mortgage Loans (>3 y <12 meses) Current
- c Préstamo fallidos Failed Loans Actual
- d Saldo Vivo Préstamos Hipotecarios Dudosos (≥12 meses) Actual
- Outstanding Balance Doubtful Mortgage Loans (≥12 months) Current
- e Retención para Amortización de las Series AG, B(CT), C(CT) Actual
- Series AG, B(CT), C(CT) Amortisation Withholding Current
- f Fondos Disponibles aplicados para Amortización Series AG B(CT), C(CT) Actual
- Available Funds applied for Amortization of Series AG, B(CT), C(CT) Current
- g Déficit de Amortización Actual
- Amortisation Deficiency Current
- h Saldo Vivo Préstamos Hipotecarios Inicial
- Outstanding Balance Mortgage Loans Initial

| Fecha datos Data date | Valor / Importe Value / Amount | Cálculo Ratio Ratio calculation | Ratio (valor) Ratio (value) |
|--------------------------|-----------------------------------|------------------------------------|--------------------------------|
| | 4.889.368,05 | | |
| 14.09.2020 | 0,00 | % (b / (a - d)) | 0,000% |
| 14.09.2020 | 17.466,76 | % ((c+d) / (a-d)) | 1,155% |
| 14.09.2020 | 38.536,97 | | |
| 14.09.2020 | 425.476,99 | | |
| 14.09.2020 | 425.476,99 | | |
| 21.09.2020 | 0,00 | | |
| 19.06.2009 | 47.531.480,66 | | |

1.2 Datos: Emisión Bonos / Data: Bond Issue

- A Saldo Principal Pendiente Clase AG Precedente
- Outstanding Principal Balance Class A Preceding
- B Saldo Principal Pendiente Serie B (CT) Precedente
- Outstanding Principal Balance Series B(CT) Preceding
- C Saldo Principal Pendiente Serie C (CT) Precedente
- Outstanding Principal Balance Series C(CT) Preceding
- D Saldo Principal Pendiente Serie D (CT) Precedente
- Outstanding Principal Balance Series D(CT) Preceding
- E Saldo Principal Pendiente Series AG, B (CT) y C (CT) Precedente
- Outstanding Principal Balance Series AG, B (CT), C(CT) Preceding

| | | | |
|------------|--------------|--|--|
| 22.06.2020 | 1.776.310,64 | | |
| 22.06.2020 | 2.000.000,00 | | |
| 22.06.2020 | 1.500.000,00 | | |
| 22.06.2020 | 1.020.809,44 | | |
| 22.06.2020 | 5.276.310,64 | | |

1.3 Datos: Fondo de Reserva / Data: Cash Reserve

- m Fondo de Reserva Requerido CT Precedente
- Required Cash Reserve CT Preceding
- n Fondo de Reserva dotado CT Precedente
- Provisioned Cash Reserve CT Preceding
- o Fondo de Reserva Requerido CT / Required Cash Reserve CT Actual / Currently
- p Fondo de Reserva dotado CT / Provisioned Cash Reserve CT Actual / Currently

| | | | |
|------------|------------|---------|-----------|
| 22.06.2020 | 700.000,00 | | |
| 22.06.2020 | 696.618,41 | (n - m) | -3.381,59 |
| 21.09.2020 | 700.000,00 | | |
| 21.09.2020 | 691.946,47 | (p - o) | -8.053,53 |

2 Situación disparadores / Triggers status

| Fecha datos Data date | Disparador Trigger | Condición Condition | Valor Disparador Trigger value | Actúa S/N Breach Y/N |
|--------------------------|-----------------------|------------------------|-----------------------------------|-------------------------|
|--------------------------|-----------------------|------------------------|-----------------------------------|-------------------------|

2.2 Pago intereses Series B y C: postergación lugar orden de prelación

Interest payment of Series B & C: place deferred in priority of payments

2.2.1 Serie B / Series B

21.09.2020 g > (50%* B) + C 2.500.000,00 N

2.2.2 Serie C / Series C

21.09.2020 g > (50%* C) 750.000,00 N

2.3 Amortización a Prorrata Series B y C

Pro Rata Amortisation of Series B & C

22.06.2020 A = 0,00 1.776.310,64 N

2.4 Fondo de Reserva:

Cash Reserve:

2.4.1 Condiciones de no reducción

Conditions Cash Reserve reduction(**)

NO PROCEDE POR ESTAR EN EL MINIMO

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 |
|--------------------------|-----------------------|----------------------|-----------------------------------|--------------------------------------------------|
| 14.09.2020 | % ((a-d) / h) | < 10,00% | 10,21% | N |

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

(*) Condición Global de todos los cedentes.

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Actual / Current 21.09.2020
Actual / Current 14.09.2020
Precedente / Preceding 22.06.2020
19.06.2009

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) |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------|-----------------------------------|------------------------------------|--------------------------------|
| a | Saldo Vivo Préstamos Hipotecarios <i>Outstanding Balance Mortgage Loans</i> | (b + c + d) | | 4.790.779,05 | | |
| b | Saldo Vivo Préstamos Morosos <i>Outstanding Balance Delinquent Mortgage Loans</i> | (>3 y <12 meses) (>3 y <12 meses) | 14.09.2020 | 3.919,91 | % (b / (a - d)) | 0,083% |
| c | Préstamo fallidos <i>Failed Loans</i> | | 14.09.2020 | 100.546,01 | % ((c+d) / (a-d)) | 3,130% |
| d | Saldo Vivo Préstamos Hipotecarios Dudosos <i>Outstanding Balance Doubtful Mortgage Loans</i> | (≥12 meses) (≥12 months) | 14.09.2020 | 47.928,46 | | |
| e | Retención para Amortización de las Series AG, B(CP), C(CP) <i>Series AG, B(CP), C(CP) Amortisation Withholding</i> | | 14.09.2020 | 471.348,25 | | |
| f | Fondos Disponibles aplicados para Amortización Series AG B(CP), C(CP) <i>Available Funds applied for Amortization of Series AG, B(CP), C(CP)</i> | | 14.09.2020 | 471.348,25 | | |
| g | Déficit de Amortización <i>Amortisation Deficiency</i> | | 21.09.2020 | 0,00 | | |
| h | Saldo Vivo Préstamos Hipotecarios <i>Outstanding Balance Mortgage Loans</i> | | 19.06.2009 | 55.764.028,90 | | |

1.2 Datos: Emisión Bonos / Data: Bond Issue

| | | | | | | |
|---|-----------------------------------------------------------------------------------------------------------------------|--|--------------------------|--------------|--|--|
| A | Saldo Principal Pendiente Clase AG <i>Outstanding Principal Balance Class A</i> | | Precedente 22.06.2020 | 1.014.201,69 | | |
| B | Saldo Principal Pendiente Serie B (CP) <i>Outstanding Principal Balance Series B(CP)</i> | | Precedente 22.06.2020 | 2.700.000,00 | | |
| C | Saldo Principal Pendiente Serie C (CP) <i>Outstanding Principal Balance Series C(CP)</i> | | Precedente 22.06.2020 | 1.500.000,00 | | |
| D | Saldo Principal Pendiente Serie D (CP) <i>Outstanding Principal Balance Series D(CP)</i> | | Precedente 22.06.2020 | 899.208,16 | | |
| E | Saldo Principal Pendiente Series AG, B (CP) y C (CP) <i>Outstanding Principal Balance Series AG, B (CP), C(CP)</i> | | Precedente 22.06.2020 | 5.214.201,69 | | |

1.3 Datos: Fondo de Reserva / Data: Cash Reserve

| | | | | | | |
|---|------------------------------------------------------------------|--|--------------------------------|------------|---------|------------|
| m | Fondo de Reserva Requerido CP <i>Required Cash Reserve CP</i> | | Precedente 22.06.2020 | 800.000,00 | | |
| n | Fondo de Reserva dotado CP <i>Provisioned Cash Reserve CP</i> | | Precedente 22.06.2020 | 778.489,09 | (n - m) | -21.510,91 |
| o | Fondo de Reserva Requerido CP / <i>Required Cash Reserve CP</i> | | Actual / Current 21.09.2020 | 800.000,00 | | |
| p | Fondo de Reserva dotado CP / <i>Provisioned Cash Reserve CP</i> | | Actual / Current 21.09.2020 | 774.388,12 | (p - o) | -25.611,88 |

2 Situación disparadores / Triggers status

| Fecha datos Data date | Disparador Trigger | Condición Condition | Valor Disparador Trigger value | Actúa S/N Breach Y/N |
|--------------------------|-----------------------|------------------------|-----------------------------------|-------------------------|
|--------------------------|-----------------------|------------------------|-----------------------------------|-------------------------|

2.2 Pago intereses Series B y C: postergación lugar orden de prelación
Interest payment of Series B & C: place deferred in priority of payments

| | | | | | |
|--------------------------|------------|---|----------------|--------------|---|
| 2.2.1 Serie B / Series B | 21.09.2020 | g | > (50%* B) + C | 2.850.000,00 | N |
| 2.2.2 Serie C / Series C | 21.09.2020 | g | > (50%* C) | 750.000,00 | N |

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

| | | | | |
|------------|---|--------|--------------|---|
| 22.06.2020 | A | = 0,00 | 1.014.201,69 | N |
|------------|---|--------|--------------|---|

2.4 Fondo de Reserva:
Cash Reserve:

2.4.1 Condiciones de no reducción
*Conditions Cash Reserve reduction(**)*

NO PROCEDE POR ESTAR EN EL MINIMO

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 |
|--------------------------|-----------------------|----------------------|-----------------------------------|--------------------------------------------------|
| 14.09.2020 | % ((a-d) / h) | < 10,00% | 8,51% | SY |

(**) No procede reducción si se da alguna de las condiciones / Do not proceed reduction if any condition concurs
(*) Condición Global de todos los cedentes.