

|                                                    |                        |            |
|----------------------------------------------------|------------------------|------------|
| Fecha de Pago / Payment Date                       | Actual / Current       | 25.01.2021 |
| Fecha de Determinación / Determination Date        | Actual / Current       | 19.01.2021 |
| Fecha de Pago / Payment Date                       | Precedente / Preceding | 26.10.2020 |
| Fecha constitución Fondo / Fund establishment date |                        | 07.12.2005 |

## 1 Datos para cálculo de disparadores / Data for Triggers calculation

|                                                                  |                     |         | Fecha datos<br>Data date | Valor / Importe<br>Value / Amount | Cálculo Ratio<br>Ratio calculation | Ratio (valor)<br>Ratio (value) |
|------------------------------------------------------------------|---------------------|---------|--------------------------|-----------------------------------|------------------------------------|--------------------------------|
| <b>1.1 Datos: Préstamos Hipotecarios / Data: Mortgage Loans</b>  |                     |         |                          |                                   |                                    |                                |
| a Saldo Vivo Préstamos Hipotecarios                              | (b + c + d)         | Actual  |                          | 113.388.704,16                    |                                    |                                |
| Outstanding Balance Mortgage Loans                               |                     | Current |                          |                                   |                                    |                                |
| b Saldo Vivo Préstamos Morosos (no Dudosos)                      | (>3 y <18 meses)    | Actual  | 19.01.2021               | 963.812,99                        | % (b / e)                          | 0,886%                         |
| Outstanding Balance Delinquent Mortgage Loans (Non-Doubtful)     | (>3 and <18 months) | Current |                          |                                   |                                    |                                |
| c Saldo Vivo Préstamos Hipotecarios no Morosos (no Dudosos)      | (≤ 3 meses)         | Actual  | 19.01.2021               | 107.793.846,15                    |                                    |                                |
| Outstanding Balance Non-Delinquent Mortgage Loans (Non-Doubtful) | (≤3 months)         | Current |                          |                                   |                                    |                                |
| d Saldo Vivo Préstamos Hipotecarios Dudosos                      | (≥18 meses)         | Actual  | 19.01.2021               | 4.631.045,02                      |                                    |                                |
| Outstanding Balance Doubtful Mortgage Loans                      | (≥18 months)        | Current |                          |                                   |                                    |                                |
| e Saldo Vivo Préstamos Hipotecarios no Dudosos                   | (<18 meses)         | Actual  | 19.01.2021               | 108.757.659,14                    | % (a / f)                          | 12,06%                         |
| Outstanding Balance Non-Doubtful Mortgage Loans                  | (<18 months)        | Current |                          |                                   |                                    |                                |
| f Saldo Vivo Préstamos Hipotecarios                              |                     | Initial | 07.12.2005               | 940.242.690,85                    |                                    |                                |
| Outstanding Balance Mortgage Loans                               |                     | Initial |                          |                                   |                                    |                                |
| g Margen medio ponderado de Préstamos Hipotecarios               |                     | Actual  | 19.01.2021               | 0,831647%                         |                                    |                                |
| Weighted average margin of Mortgage Credits                      |                     | Current |                          |                                   |                                    |                                |
| h Retención para Amortización de las Series A, B y C             |                     | Actual  | 19.01.2021               | 5.668.512,56                      | E - e                              |                                |
| Series A, B & C Amortisation Withholding                         |                     | Current |                          |                                   |                                    |                                |
| i Fondos Disponibles aplicados para Amortización Series A, B y C |                     | Actual  | 19.01.2021               | 5.668.512,56                      |                                    |                                |
| Available Funds applied for Amortization of Series A, B & C      |                     | Current |                          |                                   |                                    |                                |
| j Déficit de Amortización                                        |                     | Actual  | 25.01.2021               | 0,00                              | h - i                              |                                |
| Amortisation Deficiency                                          |                     | Current |                          |                                   |                                    |                                |

## 1.2 Datos: Emisión Bonos / Data: Bond Issue

|                                               |  |            |            |                |           |        |
|-----------------------------------------------|--|------------|------------|----------------|-----------|--------|
| A Saldo Principal Pendiente Serie A           |  | Precedente | 26.10.2020 | 106.977.027,10 |           |        |
| Outstanding Principal Balance Series A        |  | Preceding  |            |                |           |        |
| B Saldo Principal Pendiente Serie B           |  | Precedente | 26.10.2020 | 5.160.620,60   | % (B / E) | 4,510% |
| Outstanding Principal Balance Series B        |  | Preceding  |            |                |           |        |
| C Saldo Principal Pendiente Serie C           |  | Precedente | 26.10.2020 | 2.288.524,00   | % (C / E) | 2,000% |
| Outstanding Principal Balance Series C        |  | Preceding  |            |                |           |        |
| D Saldo Principal Pendiente Serie D           |  | Precedente | 26.10.2020 | 5.000.000,94   | % (D / E) | 4,370% |
| Outstanding Principal Balance Series D        |  | Preceding  |            |                |           |        |
| E Saldo Principal Pendiente Series A, B y C   |  | Precedente | 26.10.2020 | 114.426.171,70 |           |        |
| Outstanding Principal Balance Series A, B & C |  | Preceding  |            |                |           |        |

## 1.3 Datos: Fondo de Reserva / Data: Cash Reserve

|                                                      |                        |            |              |         |      |
|------------------------------------------------------|------------------------|------------|--------------|---------|------|
| k Fondo de Reserva Requerido / Required Cash Reserve | Precedente / Preceding | 26.10.2020 | 5.000.000,00 |         |      |
| l Fondo de Reserva dotado / Provisioned Cash Reserve | Precedente / Preceding | 26.10.2020 | 5.000.000,00 | (l - k) | 0,00 |
| m Fondo de Reserva Requerido / Required Cash Reserve | Actual / Current       | 25.01.2021 | 5.000.000,00 |         |      |
| n Fondo de Reserva dotado / Provisioned Cash Reserve | Actual / Current       | 25.01.2021 | 5.000.000,00 | (n - m) | 0,00 |

## 2 Situación disparadores / Triggers status

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

### 2.1 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

|                          |            |   |                 |              |   |
|--------------------------|------------|---|-----------------|--------------|---|
| 2.1.1 Serie B / Series B | 25.01.2021 | j | > (50% * B) + C | 4.868.834,30 | N |
| 2.1.2 Serie C / Series C | 25.01.2021 | j | > (50% * C)     | 1.144.262,00 | N |

### 2.2 Amortización a Prorrata Series B y C

Pro Rata Amortisation of Series B & C

#### 2.2.0 Condiciones comunes / Common conditions (\*)

|                                                    |            |           |          |        |     |
|----------------------------------------------------|------------|-----------|----------|--------|-----|
| (i) Fondo Reserva Requerido = Fondo Reserva Dotado | 25.01.2021 | (n - m)   | = 0,00   | 0,00   | S/Y |
| (ii) Saldo vivo ≥ 10% Saldo Inicial Fondo          | 19.01.2021 | % (a / f) | ≥ 10,00% | 12,06% | S/Y |

#### 2.2.1 Serie B: condiciones particulares / Series B: particular conditions (\*)

|                                                          |            |           |          |        |     |
|----------------------------------------------------------|------------|-----------|----------|--------|-----|
| (i) Serie B ≥ 4,51% de Saldo Series A, B y C             | 19.01.2021 | % (B / E) | ≥ 4,510% | 4,510% | S/Y |
| (ii) Saldo vivo Morosos ≤ 1,25% de Saldo vivo no dudosos | 19.01.2021 | % (b / e) | ≤ 1,25%  | 0,886% | S/Y |

#### 2.2.2 Serie C: condiciones particulares / Series C: particular conditions (\*)

|                                                          |            |           |          |        |     |
|----------------------------------------------------------|------------|-----------|----------|--------|-----|
| (i) Serie C ≥ 2,00% de Saldo Series A, B y C             | 19.01.2021 | % (C / E) | ≥ 2,000% | 2,000% | S/Y |
| (ii) Saldo vivo Morosos ≤ 1,00% de Saldo vivo no dudosos | 19.01.2021 | % (b / e) | ≤ 1,00%  | 0,886% | S/Y |

### 2.3 Fondo de Reserva;

Cash Reserve:

#### 2.3.1 Reducción Fondo Reserva Requerido: condiciones (\*\*)

NO APLICABLE POR ESTAR EN EL MINIMO

(\*) 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<br>Data date | Disparador<br>Trigger | Condición<br>Condition | Valor Disparador<br>Trigger value | Opción ejercitable S/N<br>Exercisable option Y/N |
|--|--------------------------|-----------------------|------------------------|-----------------------------------|--------------------------------------------------|
|  | 19.01.2021               | % (a / f)             | < 10,00%               | 12,06%                            | N                                                |