

**SANTANDER DE TITULIZACIÓN, SOCIEDAD GESTORA DE FONDOS DE TITULIZACIÓN, S.A.**  
(the "**Management Company**"), informs of the following:

EARLY LIQUIDATION  
FONDO DE TITULIZACIÓN, RMBS PRADO VII  
AND EARLY REDEMPTION OF THE ISSUANCE OF NOTES  
15 SEPTEMBER 2025

OTHER RELEVANT INFORMATION

In compliance with the information memorandum of "**FONDO DE TITULIZACIÓN, RMBS PRADO VII**" (the "**Fund**") approved and registered in the National Securities Market Commission (*Comisión Nacional del Mercado de Valores*) on 5 November 2020 and with registration number 11,132 (the "**Prospectus**"), the Management Company, acting on behalf of the Fund, has agreed, by resolution of the Board of Directors dated 24 July 2025, at the Seller's request, to proceed with the early liquidation of the Fund (the "**Early Liquidation**") on 15 September 2025 (the "**Early Liquidation Date**"), coinciding with a Step-Up Date and, therefore, with the early redemption of all the notes issued (the "**Notes**") under the following terms:

- i) The Fund was incorporated under the public deed of incorporation granted on 10 November 2020, before the Notary Public of Madrid, Mr. Jose María Mateos Salgado, under number 2,826 of his official records (the "**Deed of Incorporation**"). All capitalized terms included in this information shall have the meaning ascribed therein.
- ii) The Management Company has agreed to proceed with the early redemption of the Notes and, therefore, with the Early Liquidation on 15 September 2025, the Step-Up Date, pursuant to section 4.4.3 (*Early Liquidation of the Fund*) of the Registration Document and section 4.9.4 (*Optional Redemption*) of the Securities Note of the Prospectus; and pursuant to Clause 5.1 (*Liquidación Anticipada del Fondo*) and to Clause 9.9.4 (*Amortización Opcional*) of the Deed of Incorporation.
- iii) The Fund, represented by the Management Company, has sufficient financial capacity to proceed with the early redemption of the Notes and, specifically, it will have the necessary funds to cancel all the obligations due to the Noteholders.

In accordance with the foregoing, the Early Liquidation has been agreed and, the Management Company, which will act as liquidator, by means of this communication of other relevant information (*otra información relevante*), informs the Noteholders that it will have the necessary funds to discharge all its outstanding liabilities in respect of the Notes to be redeemed at their Outstanding Principal Balance together with all accrued but unpaid interest thereon, i.e., at par value, and any amount ranking prior thereto or *pari passu* therewith pursuant to the Priority of Payments described in Section 3.4.7 (*Source and Application of Funds*) of the Additional Information of the Prospectus and Clause 20 (*Orden de Prelación de pagos*) of the Deed of Incorporation.

For the above purposes, the Management Company will carry out the procedure related to the Early Liquidation provided in section 4.4.5 (*Actions for the cancellation of the Fund*) of the Registration Document of the Prospectus and Clause 5.3 (*Actuaciones para la cancelación del Fondo*) of the Deed of Incorporation.

In order for the Fund to have sufficient liquidity to comply with the payment obligations deriving from the Notes, the Management Company will proceed to sell the Mortgage Transfer Certificates in the terms set forth in section 4.4.5 (*Actions for the cancellation of the Fund*) of the Registration Document and Clause 5.3 (*Actuaciones para la cancelación del Fondo*) of the Deed of Incorporation.

The early redemption of all the Notes shall be carried out for all outstanding amounts of the Class A Notes, the Class B Notes and the Class C Notes on the relevant date, plus accrued and unpaid interest from the last Payment Date (16 June 2025) to the Early Liquidation Date (15 September 2025), less any tax withholdings and free of expenses for the holder.

The information per Note is as follows:

|                           | Class A Notes | Class B Notes | Class C Notes |
|---------------------------|---------------|---------------|---------------|
| <b>Pending repayment:</b> | 51,451.37 €   | 100,000.00 €  | 100,000.00 €  |
| <b>Gross interests:</b>   | 347.90 €      | 701.46 €      | 726.74 €      |
| <b>Withholding 19%:</b>   | 66.10100 €    | 133.27740 €   | 138.08060 €   |
| <b>Net interests:</b>     | 281.79900 €   | 568.18260 €   | 588.65940 €   |

All such amounts will, for all legal purposes, be deemed liquid, due and payable on the Early Liquidation Date.

Madrid, 30 July 2025

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Mr. Juan Carlos Berzal Valero  
General Manager  
**SANTANDER DE TITULIZACIÓN, S.G.F.T, S.A.**