

IM PASTOR 4, FTA
Data corresponding to the period: 23/03/2026 - 22/06/2026
I. GENERAL INFORMATION ABOUT THE FONDO

Date of Incorporation of the Fondo	05/06/2006
Closing Date of the Notes	09/06/2006
Paying Agent	BANCO SANTANDER, S.A.
Traded Market	Mercado AIAF de Renta Fija

Current Rating (*)	Moody's	S&P
A Notes	B2 (sf)	B- (sf)
B Notes	Ca (sf)	CCC-(sf)
C Notes	C (sf)	CCC-(sf)
D Notes	C (sf)	D(sf)

II. SECURITIES ISSUED BY THE FONDO

A Notes ISIN Code ES0347854004 Aggregate Amount Issued 886.000.000,00 € Aggregate Amount Outstanding 42.207.976,80 € Minimum Increment (Issued) 100.000,00 € Minimum Increment (Outstanding) 4.763,88 €		B Notes ISIN Code ES0347854012 Aggregate Amount Issued 17.900.000,00 € Aggregate Amount Outstanding 17.900.000,00 € Minimum Increment (Issued) 100.000,00 € Minimum Increment (Outstanding) 100.000,00 €	
C Notes ISIN Code ES0347854020 Aggregate Amount Issued 9.200.000,00 € Aggregate Amount Outstanding 9.200.000,00 € Minimum Increment (Issued) 100.000,00 € Minimum Increment (Outstanding) 100.000,00 €		D Notes ISIN Code ES0347854038 Aggregate Amount Issued 6.900.000,00 € Aggregate Amount Outstanding 6.900.000,00 € Minimum Increment (Issued) 100.000,00 € Minimum Increment (Outstanding) 100.000,00 €	

III. ADDITIONAL INFORMATION

Settlement corresponding to the period: 23/03/2026 - 22/06/2026

Notes Payment Notification: 22/06/2026

Cash Flow period: 23/03/2026 - 22/06/2026

 (*) Rating corresponding to 05/06/2026. The current Notes ratings are available on our website www.imtutilizacion.com.

IM PASTOR 4, FTA
Settlement Period: 23/03/2026 - 22/06/2026
Payment Date: 22/06/2026

Available Resources (I+II+III+IV+V+VI):	3.685.586,19
I. Initial balance:	82,29
II. Funds received from the Issuer:	2.221.696,74
a) Principal	1.021.686,91
b) Default recoveries	121.010,15
c) Interest collection	299.085,78
d) Penalty Interests	0,00
e) Prepayments	779.913,90
III. Other:	0,00
IV. Account interests:	11.798,23
V. Swap Collection:	0,00
VI. Income derived from sale and exploitation of real estate property:	1.452.008,93

Application of the Available Resources (Ref. 3.4.6.3 of the Additional Building Block)	Paid	Due on this Payment Date	Due and not paid on the previous Payment Date	Due and not paid on this Payment Date
(i) Costs & expenses (*)	304.794,15	304.794,15	0,00	0,00
(ii) Payment, when applicable, of the net amount of the Financial Swap Contract and, in the event of the cancellation of such Contract as a result of a breach by the Fondo, the net amount corresponding to the settlement payment:	6.600,69	6.600,69	0,00	0,00
(iii) Payment of interest of the A Notes:	256.231,20	256.231,20	0,00	0,00
(iv) Payment of interest of the B Notes, except when postponed to (viii) of this priority of payments:	103.977,52	103.977,52	0,00	0,00
(v) Payment of interest of the C Notes, except when postponed to (ix) of this priority of payments:	60.650,08	60.650,08	0,00	0,00
(vi) Payment of interest of the D Notes, except when postponed to (x) of this priority of payments:	69.905,97	69.905,97	0,00	0,00
(vii) Withholding of the Available Amount of Principal:				
Amortisation of the A Notes	2.883.398,40	2.883.398,40	0,00	0,00
Amortisation of the B Notes	0,00	0,00	0,00	0,00
Amortisation of the C Notes	0,00	0,00	0,00	0,00
Amortisation of the D Notes	0,00	0,00	0,00	0,00
(viii) Payment of interest of the B Series of Notes if postponed to this position:	0,00	0,00	0,00	0,00
(ix) Payment of interest of the C Series of Notes if postponed to this position:	0,00	0,00	0,00	0,00
(x) Payment of interest of the D Series of Notes if postponed to this position:	0,00	0,00	0,00	0,00
(xi) Withholding of the Minimum Level of the Reserve Fund Required:	0,00	5.520.000,00	-	5.520.000,00
(xii) Payment of the amount due by the Fondo as settlement payment of the Financial Swap in the event that the cancellation of the contract, except in the circumstances covered in (ii) above:	0,00	0,00	0,00	0,00
(xiii) Payment of interest of the Subordinated Loan for Initial Expenses:	0,00	3.228,58	97.744,57	100.973,15
(xiv) Payment of interest of the Subordinated Loan DI (Fully amortised):	0,00	0,00	0,00	0,00
(xv) Payment of interest of the Subordinated Loan for the Rereserve Fund:	0,00	64.296,96	3.156.533,87	3.220.830,83
(xvi) Amortisation of the Subordinated Loan for Initial Expenses:	0,00	0,00	530.415,30	530.415,30
(xvii) Amortisation of the Subordinated Loan DI (Fully amortised):	0,00	0,00	0,00	0,00
(xviii) Amortisation of the Subordinated Loan for the Reserve Fund:	0,00	0,00	0,00	0,00
(xix) Management commission:	0,00	687,26	239.247,98	239.935,24
(xx) Payment of the Variable Commission:	0,00	0,00	0,00	0,00
Total	3.685.558,01	9.273.770,81	4.023.941,72	9.612.154,52

(*) It Includes expenses charged by the Management Company to the Fondo for the non-ordinary management of foreclosed loans and properties.

IM PASTOR 4, FTA

Settlement Period: 23/03/2026 - 22/06/2026

Payment Date: 22/06/2026

Calculation detail for the Available Amount of Principal

Available Amount of Principal (Minimum between 1 and 2)	2.883.426,58
1. Theoretical Amount of Principal (Difference between A and B)	25.935.902,96
A) Balance of the Notes on the previous payment date	79.091.375,20
B) Balance not due of the non-defaulted loans	53.155.472,24
2. Available Amounts after payments (i) to (vi) of the priority of payments	2.883.426,58
Amount applied	2.883.398,40
Rounding error	28,18
Principal Deficiency	23.052.476,38

Delinquency and default information:

Principal in Arrears	
Previous Quarter	27.388,87
Current Quarter	24.032,37
Defaulted amount of the period	0,00

Calculation detail for the Minimum Level Required of the Reserve Fund:

Triggers information: Decrease of the minimum level of the Reserve Fund.		Breached
Concept	%	Amount
1. % Initial Balance of the Notes	0,600	5.520.000,00
2. % Current Balance of the Notes	1,200	914.495,72
3. Minimum Amount		4.600.000,00
Minimum level Required=Max(3,Min(1,2)) (*)		5.520.000,00
Withholding of the Minimum Level Required of the Reserve Fund		0,00
Reserve Fund deficit		-5.520.000,00

(*) The Minimum Level of the Reserve Fund, if the conditions for decrease are breached , will be equal to the Minimum Level of the Reserve Fund corresponding to the preceding Payment Date.

Other Liabilities:

Subordinated Loans	Initial Balance	Outstanding Principal Balance	Outstanding Principal Balance Not Due	Coupon
Subordinated Loan for Initial Expenses	990.000,00	530.415,30	0,00	2,408 %
Subordinated Loan DI	2.101.737,14	0,00	0,00	-
Subordinated Loan for Reserve Fund	5.520.000,00	5.520.000,00	5.520.000,00	4,608 %

IM PASTOR 4, FTA
Notes Payment Report
Payment Date: 22/06/2026

	A Notes	B Notes
ISIN Code	ES0347854004	ES0347854012
Accrual Period	23/03/2026 - 22/06/2026	23/03/2026 - 22/06/2026
Current Reference Rate	2,108 %	2,108 %
Spread	0,140 %	0,190 %
Current Coupon	2,248 %	2,298 %
Floor	-	-

	TOTAL	PER NOTE	TOTAL	PER NOTE
Original Principal Balance	886.000.000,00	100.000,00	17.900.000,00	100.000,00
Balance on the prior Payment Date	45.091.375,20	5.089,32	17.900.000,00	100.000,00
Principal Payment	2.883.398,40	325,44	0,00	0,00
Principal due and not paid	0,00	0,00	0,00	0,00
Balance after this Payment Date	42.207.976,80	4.763,88	17.900.000,00	100.000,00
Current Factor	4,76 %	4,76 %	100,00 %	100,00 %
Gross Interest due and not paid on the prior Payment Date	0,00	0,00	0,00	0,00
Gross Interest Accrued	256.231,20	28,92	103.977,52	580,88
Gross Interest Payment	256.231,20	28,92	103.977,52	580,88
Gross Interest due and not paid	0,00	0,00	0,00	0,00

	C Notes	D Notes
ISIN Code	ES0347854020	ES0347854038
Accrual Period	23/03/2026 - 22/06/2026	23/03/2026 - 22/06/2026
Current Reference Rate	2,108 %	2,108 %
Spread	0,500 %	1,900 %
Current Coupon	2,608 %	4,008 %
Floor	-	-

	TOTAL	PER NOTE	TOTAL	PER NOTE
Original Principal Balance	9.200.000,00	100.000,00	6.900.000,00	100.000,00
Balance on the prior Payment Date	9.200.000,00	100.000,00	6.900.000,00	100.000,00
Principal Payment	0,00	0,00	0,00	0,00
Principal due and not paid	0,00	0,00	0,00	0,00
Balance after this Payment Date	9.200.000,00	100.000,00	6.900.000,00	100.000,00
Current Factor	100,00 %	100,00 %	100,00 %	100,00 %
Gross Interest due and not paid on the prior Payment Date	0,00	0,00	0,00	0,00
Gross Interest Accrued	60.650,08	659,24	69.905,97	1.013,13
Gross Interest Payment	60.650,08	659,24	69.905,97	1.013,13
Gross Interest due and not paid	0,00	0,00	0,00	0,00

Note: The Gross Interest of the Notes could be subject or not to Withholding tax in accordance with current legislation.

IM PASTOR 4, FTA
Cash Flow Period: 23/03/2026 - 22/06/2026

Concept	Amount	
	<u>Income</u>	<u>Payment</u>
<u>I. Principal</u>	<u>1.922.610,96</u>	<u>2.883.398,40</u>
Mortgage Loans amortisations	1.922.610,96	
Notes amortisations		2.883.398,40
Subordinated Loan amortisations		0,00
<u>II. Interest</u>	<u>583.114,49</u>	<u>769.595,94</u>
Interest received from Mortgage Loans	299.085,78	
Account interests	11.798,23	
Swap	272.230,48	278.831,17
Note interests		490.764,77
Subordinated Loan interests		0,00
<u>III. Sale and exploitation of real estate property</u>	<u>1.452.008,93</u>	<u>0,00</u>
<u>IV. Expenses</u>	<u>0,00</u>	<u>304.794,15</u>
TOTAL INCOME/PAYMENT	3.957.734,38	3.957.788,49
Treasury Account Initial Balance 23/03/2026	82,29	
Deposited funds for next Payment Date		
Deposit of principal		28,18
TOTAL	3.957.816,67	3.957.816,67
Tax Withholding 22/06/2026	93.245,31	
Temporarily reinvested until 20/07/2026		93.245,31