10/12/2025

IM BCC CAJAMAR 1, FT

Data corresponding to the period: 20/11/2025 - 22/12/2025

I. GENERAL INFORMATION ABOUT THE FONDO

Date of Incorporation of the Fondo	15/01/2016
Closing Date of the Notes	22/01/2016
Paying Agent	BANCO SANTANDER, S.A.
Traded Market	Mercado AIAF de Renta Fija

Current Rating (*)	Moody's	DBRS	EthiFinance
A Notes	Aa1 (sf)	AAA (sf)	AAA (sf)
B Notes	Baa3 (sf)	BBB (low) (sf)	BB+ (sf)

II. SECURITIES ISSUED BY THE FONDO

A Notes	
ISIN Code	**ES0305115000**
Aggregate Amount Issued	615.000.000,00 €
Aggregate Amount Outstanding	105.785.904,00 €
Minimum Increment (Issued)	100.000,00 €
Minimum Increment (Outstanding)	17.200,96 €

B Notes	
ISIN Code	**ES0305115018**
Aggregate Amount Issued	135.000.000,00 €
Aggregate Amount Outstanding	135.000.000,00 €
Minimum Increment (Issued)	100.000,00 €
Minimum Increment (Outstanding)	100.000,00 €

III.ADDITIONAL INFORMATION

Settlement corresponding to the period: 20/11/2025 - 22/12/2025

Notes Payment Notification: 22/12/2025

Cash Flow period: 20/11/2025 - 22/12/2025

(*) Rating corresponding to 10/12/2025. The current Notes ratings are available on our website www.imtitulizacion.com.

The rating assigned by Axesor to the Notes has been requested by Cajamar after the Closing and Issue Date of the Fund, for this reason it does not appear in the initial documentation.

IM BCC CAJAMAR 1, FT

Settlement Period: 20/11/2025 - 22/12/2025

Payment Date: 22/12/2025

Available Resources (I+II+III+IV+V):	**3.675.007,38**
I. Initial balance:	0,00
II. Funds received from the Issuer:	3.546.632,33
a) Principal	1.705.214,95
b) Default recoveries	0,00
c) Interest collection	750.290,29
d) Penalty Interests	301,22
e) Prepayments	1.090.825,87
III. Other:	0,00
IV. Account interests:	34.145,24
V. Income from the Sale of Credit Rights:	94.229,81

Application of the Available Resources (Ref. 3.4.6.3 of the Additional Buliding 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:	8.582,16	8.582,16	0,00	0,00
(ii) Payment of interest of the A Notes:	202.765,50	202.765,50	0,00	0,00
(iii) Amortisation of the A Notes:	2.890.315,50	2.890.315,50	0,00	0,00
(iv) Provision of an amount sufficient to maintain the Initial Level of the Reserve Fund required on the corresponding Payment Date:	0,00	0,00	-	0,00
(v) Payment of interest of the B Notes:	263.884,50	263.884,50	0,00	0,00
(vi) Amortisation of the B Notes:	0,00	0,00	0,00	0,00
(vii) Interest accrued by the Subordinated Loan for Initial Expenses:	0,00	0,00	0,00	0,00
(viii) Interest accrued by the Subordinated Loan for the Reserve Fund:	0,00	0,00	0,00	0,00
(ix) Amortisation of the Subordinated Loan for Initial Expenses:	0,00	0,00	0,00	0,00
(x) Amortisation of the Subordinated Loan for the Reserve Fund:	0,00	0,00	0,00	0,00
(xi) Payment of the Variable Commission:	309.459,72	309.459,72	0,00	0,00
Total	**3.675.007,38**	**3.675.007,38**	**0,00**	**0,00**

IM BCC CAJAMAR 1, FT

Settlement Period: 20/11/2025 - 22/12/2025

Payment Date: 22/12/2025

Calculation detail for the Available Amount of Principal	
Available Amount of Principal (Minimum between 1 and 2)	**2.890.294,34**
1. Theoretical Amount of Principal (Difference between A and B)	2.890.294,34
A) Balance of the Notes on the previous payment date	243.676.219,50
B) Balance of the non-defaulted loans	240.785.925,16
2. Available Resources after payments (i) to (ii) of the priority of payments	3.463.659,72
Amount applied	**2.890.315,50**
Rounding error	-21,16
Principal Deficiency	**0,00**

Delinquency and default information:	
Principal in Arrears	
Previous month	70.334,74
Current month	74.328,12
Defaulted amount of the period	94.229,81

Calculation Detail of the Reserve Fund:

Concept	**Amount**
Initial Level of the Reserve Fund	22.500.000,00
Reserve Fund Balance on this Payment Date	22.500.000,00
Withdrawals	0,00
Funding	0,00

Other Liabilities:

Subordinated Loans	**Initial Balance**	**Outstanding Principal Balance**	**Outstanding Principal Balance Not Due**	**Coupon**
Subordinated Loan for Initial Expenses	735.000,00	0,00	0,00	-
Subordinated Loan for Reserve Fund	22.500.000,00	0,00	0,00	-

Notes Payment Report

Payment Date: 22/12/2025

	A Notes
ISIN Code	ES0305115000
Accrual Period	20/11/2025 - 22/12/2025
Current Reference Rate	1,899 %
Spread	0,200 %
Current Coupon	2,099 %
Floor	0,000 %

	TOTAL	PER NOTE
Original Principal Balance	615.000.000,00	100.000,00
Balance on the prior Payment Date	108.676.219,50	17.670,93
Principal Payment	2.890.315,50	469,97
Principal due and not paid	0,00	0,00
Balance after this Payment Date	105.785.904,00	17.200,96
Current Factor	17,20 %	17,20 %
Gross Interest due and not paid on the prior Payment Date	0,00	0,00
Gross Interest Accrued	202.765,50	32,97
Gross Interest Payment	202.765,50	32,97
Gross Interest due and not paid	0,00	0,00

	B Notes
ISIN Code	ES0305115018
Accrual Period	20/11/2025 - 22/12/2025
Current Reference Rate	1,899 %
Spread	0,300 %
Current Coupon	2,199 %
Floor	0,000 %

	TOTAL	PER NOTE
Original Principal Balance	135.000.000,00	100.000,00
Balance on the prior Payment Date	135.000.000,00	100.000,00
Principal Payment	0,00	0,00
Principal due and not paid	0,00	0,00
Balance after this Payment Date	135.000.000,00	100.000,00
Current Factor	100,00 %	100,00 %
Gross Interest due and not paid on the prior Payment Date	0,00	0,00
Gross Interest Accrued	263.884,50	195,47
Gross Interest Payment	263.884,50	195,47
Gross Interest due and not paid	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 BCC CAJAMAR 1, FT

Cash Flow Period: 20/11/2025 - 22/12/2025

Concept	*Amount*	
	Income	***Payment***
I. Principal	**2.796.040,82**	**2.890.315,50**
Mortgage Loans amortisations	2.796.040,82	
Notes amortisations		2.890.315,50
Subordinated Loan amortisations		Fully Amortised
II. Interest	**784.736,75**	**466.650,00**
Interest received from Mortgage Loans	750.591,51	
Account interests	34.145,24	
Other	0,00	
Note interests		466.650,00
Subordinated Loan interests		Fully Amortised
III. Expenses	**0,00**	**318.041,88**
IV. Income from the Sale of Credit Rights:	**94.229,81**	**0,00**
TOTAL INCOME/PAYMENT	**3.675.007,38**	**3.675.007,38**
Treasury Account Initial Balance 20/11/2025	22.500.000,00	
Deposited funds for next Payment Date		
Reserve Fund		22.500.000,00
TOTAL	**26.175.007,38**	**26.175.007,38**
Tax Withholding 22/12/2025	88.663,50	
Temporarily reinvested until 20/01/2026		88.663,50