

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

PRELIMINARY ACTIONS FOR THE EARLY LIQUIDATION OF
FONDO DE TITULIZACIÓN DE ACTIVOS, SANTANDER HIPOTECARIO 2

OTHER RELEVANT INFORMATION

In compliance with the information prospectus of “**FONDO DE TITULIZACIÓN DE ACTIVOS, SANTANDER HIPOTECARIO 2**” (the “**Fund**”) approved and registered in the National Securities Market Commission (*Comisión Nacional del Mercado de Valores*) on 29 June 2006 and with registration number 8,466 (the “**Prospectus**”), the Management Company, acting on behalf of the Fund, hereby communicates the following:

- i) That the Fund was incorporated under the public deed of incorporation granted on 30 June 2006, before the Notary Public of Madrid, Mr. Roberto Parejo Gamir, under number 2,132 of his official records (the “**Deed of Incorporation**”). All capitalized terms included in this information shall have the meaning ascribed therein.
- ii) That in accordance with Section 4.4.c.1)(i) (*Liquidación Anticipada del Fondo*) of the Registration Document of the Prospectus and Clause 5.1 (*Liquidación Anticipada del Fondo*) of the Deed of Incorporation, the Management Company is entitled to proceed with the Early Liquidation of the Fund and, consequently, with the Early Amortisation of the entire Note issuance, when the Outstanding Balance of the Assets (excluding Defaulted Loans) is less than ten per cent (10%) of their initial principal amount, provided that the proceeds from the sale of the Assets pending amortisation, together with the balance held at that time in the Treasury Account and, where applicable, in the Excess Funds Account, are sufficient to allow the full cancellation of all outstanding obligations to the Noteholders, in compliance with any payments ranking senior thereto in accordance with the priority of payments set out in Section 3.4.6.(d) (*Orden de Prelación de Pagos de Liquidación*) of the Additional Module and Clause 19.3 (*Orden de Prelación de Pagos de Liquidación*) of the Deed of Incorporation.
- iii) That the Management Company has decided to commence the preliminary actions necessary to verify the feasibility of the Early Liquidation of the Fund, in accordance with Section 4.4.c.3) (*Actuaciones para la liquidación y extinción del Fondo*) of the Registration Document of the Prospectus; and pursuant to Clause 5.3 (*Actuaciones para la liquidación y extinción del Fondo*) of the Deed of Incorporation.

In accordance with the foregoing, once the preliminary actions contemplated in Section 4.4.c.3) (*Actuaciones para la liquidación y extinción del Fondo*) of the Registration Document of the Prospectus and Clause 5.3 (*Actuaciones para la liquidación y extinción del Fondo*) of the Deed of Incorporation, have been completed, should the Management Company determine that sufficient funds are available for the full cancellation of all outstanding obligations to the Noteholders, the Management Company shall proceed to formally initiate the Early Liquidation process of the Fund in accordance with the terms set out in Section 4.4.c) (*Liquidación Anticipada del Fondo*) of the Registration Document of the Prospectus and Clause 5.1 (*Liquidación Anticipada del Fondo*) of the Deed of Incorporation.

Such initiation shall be communicated to the Noteholders and to the CNMV by means of publication in a widely circulated newspaper and a new communication of other relevant information (*otra información relevante*), with a minimum notice period of thirty (30) Business Days prior to the date on which the Early Amortisation is to take place.

Madrid, 26 May 2026