

THIS NOTICE IS IMPORTANT AND REQUIRES THE IMMEDIATE ATTENTION OF NOTEHOLDERS. IF NOTEHOLDERS ARE IN ANY DOUBT AS TO THE ACTION THEY SHOULD TAKE THEY SHOULD IMMEDIATELY CONSULT THEIR OWN INDEPENDENT PROFESSIONAL ADVISERS AUTHORISED UNDER THE FINANCIAL SERVICES AND MARKETS ACT 2000, AS AMENDED (IF THEY ARE LOCATED IN THE UNITED KINGDOM) OR OTHER APPROPRIATELY AUTHORISED INDEPENDENT PROFESSIONAL ADVISERS (IF THEY ARE LOCATED OUTSIDE OF THE UNITED KINGDOM).

THIS NOTICE CONTAINS IMPORTANT INFORMATION THAT IS OF INTEREST TO THE REGISTERED AND BENEFICIAL OWNERS OF THE NOTES. IF APPLICABLE, ALL DEPOSITORIES, CUSTODIANS AND OTHER INTERMEDIARIES RECEIVING THIS NOTICE ARE REQUIRED TO EXPEDITE TRANSMISSION HEREOF TO BENEFICIAL OWNERS OF THE NOTES IN A TIMELY MANNER. IF BENEFICIAL OWNERS OF THE NOTES ARE IN ANY DOUBT AS TO THE MATTERS REFERRED TO IN THIS NOTICE, THEY SHOULD CONSULT THEIR STOCKBROKER, LAWYER, ACCOUNTANT OR OTHER PROFESSIONAL ADVISER WITHOUT DELAY.

If you have recently sold or otherwise transferred your entire holding(s) of Notes referred to below, you should immediately forward this notice to the purchaser or transferee or to the stockbroker, bank or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

RETIRO MORTGAGE SECURITIES DAC

(incorporated in Ireland with limited liability under number 678182)

(the “Issuer”)

€260,000,000 Class A1 Asset-Backed Floating Rate Notes due 2075 (the "**Class A1 Notes**")
(XS2306848479)

€77,000,000 Class A2 Asset-Backed Floating Rate Notes due 2075 (the "**Class A2 Notes**")
(XS2306849287)

€34,000,000 Class B Asset-Backed Floating Rate Notes due 2075 (the "**Class B Notes**")
(XS2306849956)

€15,000,000 Class C Asset-Backed Floating Rate Notes due 2075 (the "**Class C Notes**")
(XS2306850459)

€10,000,000 Class D1 Asset-Backed Floating Rate Notes due 2075 (the "**Class D1 Notes**")
(XS2306856571)

€10,000,000 Class D2 Asset-Backed Floating Rate Notes due 2075 (the "**Class D2 Notes**")
(XS2306857207)

€10,000,000 Class D3 Asset-Backed Floating Rate Notes due 2075 (the "**Class D3 Notes**")
(XS2306858197)

(the “Notes”)

NOTICE IN RELATION TO A SALE AND PURCHASE AGREEMENT

We refer to the trust deed dated 31 March 2021 constituting the Notes made between the Issuer and Citicorp Trustee Company Limited as trustee (including the terms and conditions of the Notes (the “**Conditions**”)) (the “**Trust Deed**”). Capitalised terms used but not otherwise defined in this notice shall have the meanings ascribed to them in the Trust Deed (including by incorporation).

The Issuer refers to a sale and purchase agreement entered into on 28 March 2024 between, among others, OCM Luxembourg Albarino S.à r.l. (“**OCM Lux Albarino**”), the Topcos and certain third party purchasers (“**Purchasers**” and each a “**Purchaser**”) (the “**Sale and Purchase Agreement**”), which contemplates the Issuer selling (by way of a future exercise of the Sale Option set out at Condition 9.12) to the relevant Purchaser all of the Mortgage Lender Loan Notes and all of the Issuer's rights and obligations under the Mortgage Lender Loan Note Issuance Facility Deed shortly before the Note Payment Date when the relevant purchase price and other Issuer Available Funds are sufficient to redeem the Class A Notes, the Class B Notes and the Class C Notes in full (together with accrued interest, and all amounts senior to the redemption of the Class A Notes, the Class B Notes and the Class C Notes in accordance with the Pre-Enforcement Issuer Priority of Payments) on such Note Payment Date. It is not yet certain when such Note Payment Date will occur.

This notice is for information purposes only and Noteholders do not need to take any action at this time. Noteholders with queries concerning the content of this notice should contact the persons set out at the foot of this notice.

The Trustee assumes no responsibility or liability for the contents of this notice and makes no recommendations as to any action to be taken with respect to this notice.

Nothing in this notice constitutes or contemplates an offer of, an offer to purchase or the solicitation of an offer to sell, any security in any jurisdiction. This notice and any non-contractual obligations arising out of or in connection with this notice are governed by and shall be construed in accordance with the laws of England and Wales.

No person has been authorised to give information, or to make any representation in connection herewith, other than as contained herein and such information or representation must not be relied upon as having been authorised by or on behalf of the Issuer. The delivery of this notice at any time does not imply that the information in it is correct as at any time subsequent to its date.

3 April 2024