



F.T. RMBS PRADO II

SANTANDER DE TITULIZACION, S.G.F.T, S.A.

c/ JUAN IGNACIO LUCA DE TENA 13

28027 MADRID

santanderdetitulizacion@gruposantander.com



NAME OF THE FUND:

FONDO DE TITULIZACIÓN RMBS Prado II

INFORMATION AT:

QUARTER/SEMESTER

18 03 2019 - 17 06 2019

YEAR:

2019

Acting on behalf of Santander de Titulización S.G.F.T., S.A. as General Manager:	Signature:
Iñaki Reyero Arregui - Managing Director	

I. DATA OF THE FUND

Constitution Date	March 15th, 2016	Paying Agency	BNP PARIBAS SECURITIES SERVICES, SPANISH BRANCH	
Disbursement Date	March 18th, 2016	Negotiation Market	AIAF	
Final Date of Redemption	March 17th, 2056	Rating Agencies	DBRS / S&P	
Gestora	Santander de Titulización	Rating	Initial	Current
Credit Rights's Seller	Unión de Créditos Financieros (UCI)	Series A	AAA (sf) / AA+s(sf)	AAA (sf) / AAA (sf)

II. SECURITIES ISSUED CHARGED TO THE FUND: SECURITISATION BONDS

SERIES PRIORITY OF PAYMENT (ISIN CODE)	NUMBER OF BONDS	NOMINAL			
			INITIAL	CURRENT	%Curr/In
Series A ES0305123004	4.210	Nominal per Bond	100.000,00	65.826,10	65,83%
		Total Nominal	421.000.000,00	277.127.881,00	

REDEMPTION AND INTEREST OF THE BONDS					
Current			Next		
Payment Date of the Current Period June 17th, 2019			Next Payment Date September 17th, 2019		
	Redemption of the Bonds	Gross Interest	Interest Rate	Gross Interest in Next Payment Date	Net Interest in Next Payment Date
Series A ES0305123004	2.294,12	101,77	0,582%	97,91	79,31
Accrued amortisation due not payed	0,00 €				
Scheduled Amortisation	NO				



NAME OF THE FUND:

FONDO DE TITULIZACIÓN RMBS Prado II

INFORMATION AT:

QUARTER/SEMESTER

18 03 2019 - 17 06 2019

YEAR:

2019

III. ASSETS PURCHASED BY THE FUND: CREDIT RIGHTS

CREDIT RIGHTS	ISSUE DATE	CURRENT DATE
Number of CR's	5.325	4.740
Principal Outstanding	540.000.014,53	421.373.984,74
Principal Outstanding per Loan	101.408,45	88.897,47
Interest Rate	2,14%	1,77%

PREPAYMENT RATE	CURRENT DATE
Monthly Single Rate	3,90%
Average 12 Months Single Rate	3,85%
Prepayment Rate from Constitution	3,49%

FONDO DE TITULIZACIÓN RMBS Prado II

QUARTERLY BONDS PAYOUT REPORT

June 17, 2019

BONDS. PRINCIPAL	
Previous Balance	286.786.126,20
Principal Amortised	9.658.245,20
Outstanding Balance	277.127.881,00
% of Initial Balance	65,83%
Principal Accrued and unpaid	0,00

DATOS	
Pool Cut-off Date	10-jun.-2019
Payment Date	17-jun.-2019
Previous Payment Date	18-mar.-2019
Number of Days (Act/360)	91
Reference Interest Rate (%)	-0,318%
Next Payment Date	17-sep.-2019

BONDS. INTEREST PAID			
	index rate	spread	
Class A	-0,309%	0,900%	428.451,70
Interest accrued and unpaid			0,00

RESIDUAL LIFE (YEARS)		
	INITIAL	June 17, 2019
Class A	3,68	1,55

In compliance with the provisions of the prospectus regarding the article 405 from Regulation (EU) No 575/2013 UCI continues to retain a significant net financial interest in this fund on an ongoing basis.

QUARTERLY COLLATERAL REPORT

CREDIT RIGHTS, PRINCIPAL	
Previous Balance	429.415.904,30
Principal Amortised	8.041.919,56
Outstanding Balance	421.373.984,74
Number of Credit Rights	4.740
LTV	40,37%

NON-PERFORMING LOANS (NPLs)	
Previous balance	1.074.100,98
Difference	165.097,32
NPLs up to date	1.239.198,30

TRANSITORY PROPERTIES	
Last balance	0,00
Difference in Actual Period	0,00
Current balance	0,00
Number of Credit Rights	0

NET LOSSES	
Last balance	0,00
Difference	0,00
Current balance	0,00

PRINCIPAL BALANCE IN ARREARS					
	UP to 30 DAYS	30 to 60 DAYS	60 to 90 DAYS	90 to 180 DAYS	MORE THAN 180
Principal Balance in Arrears	9.122,81	5.317,79	3.834,52	5.212,23	131.858,12
Interest CR in Arrears	4.392,36	3.595,10	2.827,56	4.285,77	74.691,44
Outstanding Balance	2.937.120,65	1.153.330,15	443.765,17	341.198,56	1.770.576,56
Number of Credit Rights	37	12	5	5	19
% of Outstanding Balance	0,70%	0,27%	0,11%	0,08%	0,42%

FONDO DE TITULIZACIÓN RMBS Prado II
QUARTERLY REPORT - ALLOCATION OF CASH
June 17, 2019

TOTAL CASH RECEIVED END OF PERIOD	9.909.684,56
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	8.041.919,56
CASH RECEIVED - INTEREST	
Interest received from Credit Rights	1.856.527,24
Interest received under GIC	0,00
CONTENTIOUS	0,00
TRANSITORY PROPERTIES	0,00
OTHERS	11.237,76
WITHHOLDING	0,00

TOTAL CASH PAID END OF PERIOD	9.909.684,56
Ordinary Expenses	20.233,72
Extraordinary Expenses	43.992,21
Interest paid to Class A Bondholders	428.451,70
Reserve Fund	(241.257,59)
Principal withholding Class A	9.658.245,20
Interest paid to Subordinated Loan 1	0,00
Principal paid to Subordinated Loan 1	0,00
Interest paid to Subordinated Loan 2	0,00
Principal paid to Subordinated Loan 2	0,00
Fixed fee in favour of UCI	0,00
Excess spread	0,00
Rounding Remanent	19,32

TREASURY ACCOUNT STATEMENT	12.641.219,54
PRINCIPAL RESERVE FUND	
Previous Balance	12.882.477,13
Difference	(241.257,59)
Outstanding Balance	12.641.219,54
WITHHOLDING	0,00
OTHERS	0,00

CREDIT ENHANCEMENT AND SUBORDINATED LOAN

CREDIT ENHANCEMENT ^{(1) (2)}		
CONCEPTS	INITIAL	June 17, 2019
SUBORDINATED LOAN 1	119.000.000,00 (22,04%)	119.000.000,00 (28,24%)
PRINCIPAL RESERVE FUND	16.200.000,00 (3,00%)	12.641.219,54 (3,00%)
OVERCOLLATERALIZATION ⁽³⁾	0,00 (0,00%)	25.246.103,74 (5,99%)

⁽¹⁾ Credit enhancement is calculated over the Outstanding Balance of Credit Rights.

⁽²⁾ Subordinated Loan 1 and Subordinated Loan 2 have been funded and withheld by UCI. Principal Reserve Fund has been funded through Subordinated Loan 2.

⁽³⁾ Represents the result of dividing the Outstanding Balance of Credit Rights minus the Outstanding Balance of Class A Notes minus the Subordinated Loan 1 over the Outstanding Balance of Credit Rights.

SUBORDINATED LOAN 2		
CONCEPTS	INITIAL	June 17, 2019
SUBORDINATED LOAN 2 PRINCIPAL		
Total Outstanding	650.000,00	650.000,00
Interest Rate	0,869%	0,782%

FONDO DE TITULIZACIÓN RMBS Prado II

TRIGGERS OF THE MODEL

June 17, 2019

RESERVE FUND'S TRIGGERS

1. AMOUNT REQUIRED WITHHELD:	
Reserve Fund SHALL BE THE LESSER OF:	12.641.219,54
On every Interest Payment Date 3% Outstanding Principal Balance of the Assets	12.641.219,54
with a floor of 1% Initial Outstanding Principal Balance of the Assets	5.400.000,15
with a cap of initial Reserve Fund Required Amount	16.200.000,00
as long as the Reserve Fund withheld on previous Interest Paymen Date is the required	

RESERVE FUND REQUIRED LEVEL DECREASES

RENEGOTIATIONS OF INSTALMENT REDUCTION

Limit of 15% of the Initial Principal Balance of the Assets	81.000.002,18
Number of loans that have been renegotiated	102
Principal Outstanding of renegotiated loans	13.228.798,81
% Principal Outstanding of renegotiated loans / Initial Principal balance	2,45%

COUNTERPARTIES

AGREEMENT	COUNTERPARTY	RATING AGENCY	MINIMUM RATING REQUIRED		CURRENT RATING
TREASURY ACCOUNT	BP2S	S&P DBRS	Long Term	A A	A+ AA (low)
		S&P DBRS	Short Term	n/a n/a	A-1 R-1 (middle)
PAYING AGENCY	BP2S	S&P DBRS	Long Term	A A	A+ AA (low)
		S&P DBRS	Short Term	n/a n/a	A-1 R-1 (middle)

ALL COUNTERPARTIES HAVE THE MINIMUM REQUIRED LEVEL OF RATING.

FONDO DE TITULIZACIÓN RMBS Prado II

DEFINITIONS

June 17, 2019

POOL CUT-OFF DATE

Means the date in which the Gestora will carry out the necessary calculations, on behalf of the Fund, for the distribution of the available funds at this date, according with the Order of Priority of Payments.

All the information regarding the Assets (Outstanding Balance of the Credit Rights, arrears' tables, transitory properties, stratification tables, etc.) are referred to this mentioned date.

Non-Performing Loans (NPLs)

means those loans that, at any time starting from the Date of Incorporation of the Fund (i) have or have had instalments pending payment for periods equal to or longer than twelve (12) months or (ii) the Servicer, acting in accordance with the servicing procedures, has terminated or accelerated the underlying Mortgage Loans, or has written off or made provision against any definitive losses at any time prior to the expiry of the period referred to in (i) above.

NET LOSSES

Those loans which the Originator considers that will not recover (net of recoveries).

TRANSITORY PROPERTIES

Those assets in the balance of the Fund as a consequence of a judicial or non-judicial process.

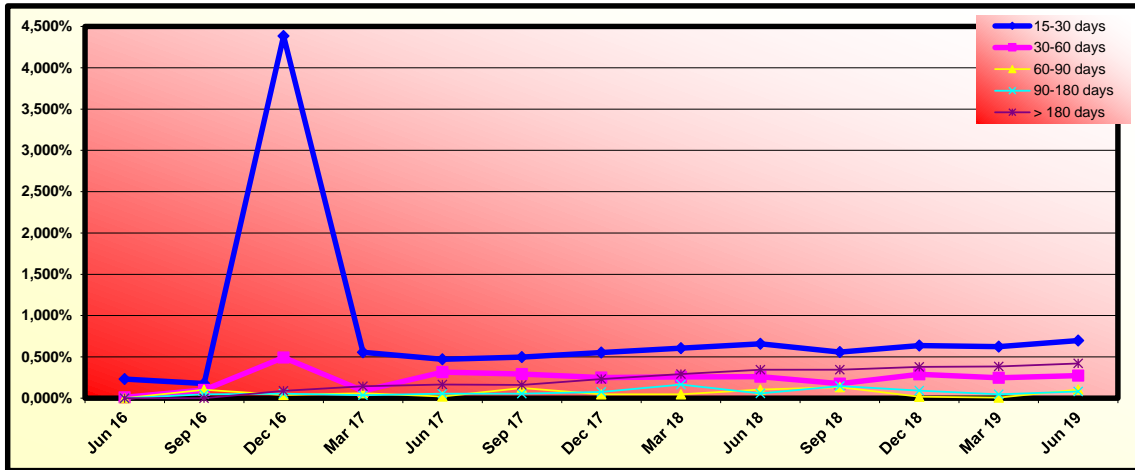


FONDO DE TITULIZACIÓN RMBS Prado II

HISTORICAL ARREARS AND PREPAYMENT REPORT

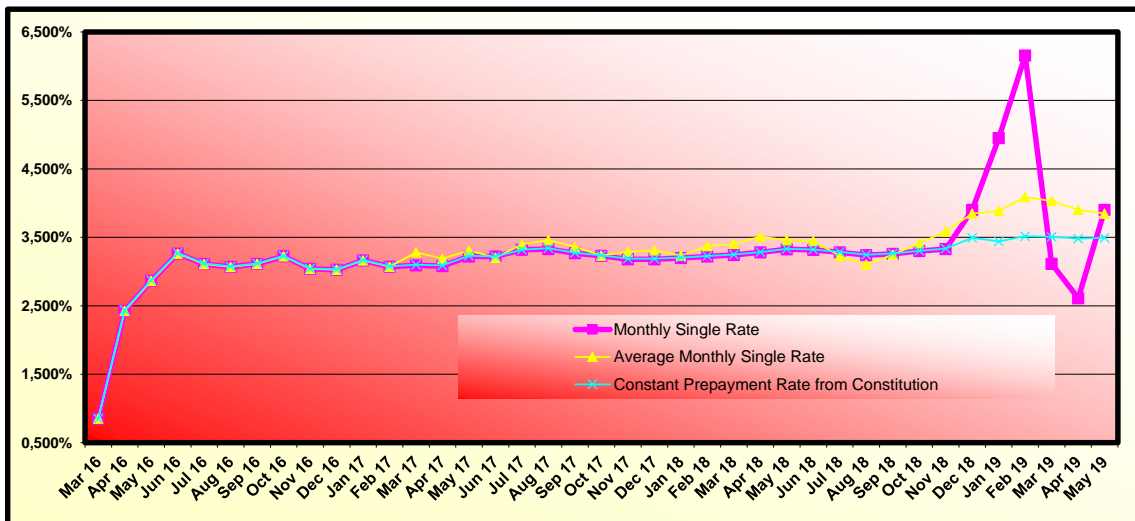
June 17, 2019

HISTORICAL ARREARS



Date	Mar 18	Jun 18	Sep 18	Dec 18	Mar 19	Jun 19
15-30 days	0,606%	0,657%	0,559%	0,636%	0,624%	0,697%
30-60 days	0,257%	0,260%	0,175%	0,288%	0,246%	0,274%
60-90 days	0,046%	0,105%	0,133%	0,017%	0,008%	0,105%
90-180 days	0,165%	0,057%	0,148%	0,090%	0,047%	0,081%
> 180 days	0,291%	0,345%	0,346%	0,380%	0,384%	0,420%

HISTORICAL PREPAYMENT



(*) Prepayment data calculated at previous end moth date

RMBS PRADO II

QUARTERLY STATISTIC INFORMATION

June 10, 2019

Principal Outstanding					
Interval	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding	
0	25.000	930	19,62%	13.244.378,51	3,14%
25.000	50.000	630	13,29%	23.642.012,05	5,61%
50.000	75.000	743	15,68%	46.860.404,73	11,12%
75.000	100.000	733	15,46%	63.626.459,28	15,10%
100.000	125.000	515	10,86%	57.629.965,30	13,68%
125.000	150.000	388	8,19%	53.195.162,61	12,62%
150.000	175.000	299	6,31%	48.446.834,38	11,50%
175.000	200.000	199	4,20%	37.204.945,97	8,83%
200.000	225.000	108	2,28%	22.906.435,06	5,44%
225.000	250.000	57	1,20%	13.491.059,85	3,20%
250.000	275.000	42	0,89%	11.037.338,12	2,62%
275.000	300.000	40	0,84%	11.452.318,10	2,72%
300.000	325.000	26	0,55%	8.070.591,21	1,92%
325.000	350.000	17	0,36%	5.653.238,90	1,34%
350.000	375.000	8	0,17%	2.921.028,78	0,69%
375.000	400.000	1	0,02%	375.249,77	0,09%
400.000	425.000	4	0,08%	1.616.562,12	0,38%
Total		4.740	100,00%	421.373.984,74	100,00%

Maximum	Minimum	Simple Average
407.643,89	0,00	88.897,47

Nominal Interest (*)							
Interval	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,00	0,50	348	7,34%	43.868.941,53	10,41%	0,38	0,50
0,50	1,00	825	17,41%	83.914.087,34	19,91%	0,75	0,87
1,00	1,50	1.238	26,12%	69.681.890,86	16,54%	1,27	1,39
1,50	2,00	460	9,70%	43.095.252,49	10,23%	1,83	1,64
2,00	2,50	754	15,91%	78.107.795,76	18,54%	2,23	0,82
2,50	3,00	604	12,74%	56.310.983,62	13,36%	2,64	1,24
3,00	3,50	176	3,71%	18.026.156,65	4,28%	3,20	1,33
3,50	4,00	150	3,16%	13.601.901,39	3,23%	3,70	1,82
4,00	4,50	29	0,61%	2.657.695,12	0,63%	4,18	2,21
4,50	5,00	128	2,70%	9.592.904,39	2,28%	4,59	2,57
5,00	5,50	9	0,19%	869.172,50	0,21%	5,26	2,61
5,50	6,00	16	0,34%	1.410.186,07	0,33%	5,83	3,60
6,00	6,50	3	0,06%	237.017,02	0,06%	6,19	3,54
Total		4.740	100,00%	421.373.984,74	100,00%	1,77	1,15

(*) There is no minimum nominal interest rate applicable for any loan.

Maximum	Minimum	Simple Average
6,40	0,22	1,77

Origination Date							
Interval	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding	Weighted Orig. Date	Weighted Months	
Before December 31, 2005	957	20,19%	17.791.658,72	4,22%	04/03/1999	243,20	
12/31/2005	06/30/2006	11	0,23%	926.079,35	0,22%	18/05/2006	156,73
06/30/2006	12/31/2006	21	0,44%	2.637.649,30	0,63%	29/11/2006	150,37
12/31/2006	06/30/2007	45	0,95%	5.919.333,27	1,40%	17/03/2007	146,77
06/30/2007	12/31/2007	262	5,53%	29.218.525,46	6,93%	18/11/2007	138,73
12/31/2007	06/30/2008	551	11,62%	64.698.040,57	15,35%	03/04/2008	134,23
06/30/2008	12/31/2008	289	6,10%	32.033.942,26	7,60%	29/09/2008	128,37
12/31/2008	06/30/2009	298	6,29%	34.327.667,31	8,15%	03/04/2009	122,23
06/30/2009	12/31/2009	269	5,68%	30.892.411,49	7,33%	07/10/2009	116,10
12/31/2009	06/30/2010	287	6,05%	33.765.708,43	8,01%	15/04/2010	109,83
06/30/2010	12/31/2010	225	4,75%	26.258.700,13	6,23%	14/10/2010	103,87
12/31/2010	06/30/2011	299	6,31%	34.984.117,11	8,30%	28/04/2011	97,40
06/30/2011	12/31/2011	277	5,84%	29.993.867,71	7,12%	18/09/2011	92,73
12/31/2011	06/30/2012	75	1,58%	6.501.506,53	1,54%	06/04/2012	86,13
06/30/2012	12/31/2012	77	1,62%	6.750.919,11	1,60%	11/10/2012	79,97
12/31/2012	06/30/2013	50	1,05%	4.303.816,41	1,02%	26/04/2013	73,47
06/30/2013	12/31/2013	65	1,37%	5.669.862,34	1,35%	08/10/2013	68,07
12/31/2013	06/30/2014	337	7,11%	26.258.741,95	6,23%	10/04/2014	62,00
06/30/2014	12/31/2014	345	7,28%	28.441.437,29	6,75%	03/10/2014	56,23
Total		4.740	100,00%	421.373.984,74	100,00%	10/12/2009	114,00

Maximum	Minimum	Simple Average
12/31/2014	09/23/1994	04/2/2008

RMBS PRADO II

QUARTERLY STATISTIC INFORMATION

June 10, 2019

Maturity Date						
Interval	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding	Weighted Mat. Date	Weighted Months
Before December 31, 2035	1.994	42,07%	80.501.907,57	19,10%	25/08/2030	134,50
12/31/2035 12/31/2036	66	1,39%	6.127.545,24	1,45%	11/06/2036	204,03
12/31/2036 12/31/2037	91	1,92%	9.066.562,48	2,15%	13/07/2037	217,10
12/31/2037 12/31/2038	155	3,27%	15.231.149,75	3,61%	16/05/2038	227,20
12/31/2038 12/31/2039	157	3,31%	14.594.701,63	3,46%	20/06/2039	240,33
12/31/2039 12/31/2040	115	2,43%	12.098.516,79	2,87%	13/06/2040	252,10
12/31/2040 12/31/2041	88	1,86%	9.888.356,79	2,35%	25/06/2041	264,50
12/31/2041 12/31/2042	145	3,06%	17.098.659,61	4,06%	11/06/2042	276,03
12/31/2042 12/31/2043	150	3,16%	18.510.995,97	4,39%	07/06/2043	287,90
12/31/2043 12/31/2044	372	7,85%	35.214.615,34	8,36%	16/06/2044	300,20
12/31/2044 12/31/2045	92	1,94%	9.292.072,43	2,21%	08/05/2045	310,93
12/31/2045 12/31/2046	54	1,14%	6.466.067,53	1,53%	23/06/2046	324,43
12/31/2046 12/31/2047	131	2,76%	19.597.386,85	4,65%	12/08/2047	338,07
12/31/2047 12/31/2048	416	8,78%	60.202.456,01	14,29%	15/05/2048	347,17
12/31/2048 12/31/2049	254	5,36%	39.706.890,95	9,42%	09/06/2049	359,97
12/31/2049 12/31/2050	184	3,88%	29.012.403,82	6,89%	05/06/2050	371,83
12/31/2050 12/31/2051	266	5,61%	37.419.427,36	8,88%	29/06/2051	384,63
12/31/2051 12/31/2052	10	0,21%	1.344.268,62	0,32%	02/01/2052	390,73
Total	4.740	100,00%	421.373.984,74	100,00%	19/02/2043	284,30

Maximum	Minimum	Simple Average
02/1/2052	06/5/2019	03/8/2038

Interest Rate Reset Period				
Interest Rate Reset Period	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding
annually	1.094	23,08%	38.822.412,92	9,21%
Floating	1.091	23,02%	38.672.172,68	9,18%
Mixed	3	0,06%	150.240,24	0,04%
semiannually	3.643	76,86%	382.485.449,92	90,77%
Floating	3.500	73,84%	370.786.700,60	87,99%
Mixed	143	3,02%	11.698.749,32	2,78%
quarterly	2	0,04%	22.931,01	0,01%
Floating	2	0,04%	22.931,01	0,01%
fixed	1	0,02%	43.190,89	0,01%
Fixed	1	0,02%	43.190,89	0,01%
Total	4.740	100,00%	421.373.984,74	100,00%

Interest Type (*)						
Interest Type (*)	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread
Fixed	1	0,02%	43.190,89	0,01%	1,50	0,00
Fixed	1	0,02%	43.190,89	0,01%	1,50	0,00
Mixed	146	3,08%	11.848.989,56	2,81%	4,15	2,35
EUR 12 M	135	2,85%	10.839.294,77	2,57%	4,02	2,38
IRPH	11	0,23%	1.009.694,79	0,24%	5,52	2,04
Floating	4.593	96,90%	409.481.804,29	97,18%	1,70	1,11
EUR 12 M	2.361	49,81%	257.390.111,81	61,08%	1,22	1,34
IRPH	1.305	27,53%	136.054.390,24	32,29%	2,69	0,66
MIBOR 12 M	885	18,67%	15.395.357,84	3,65%	1,07	1,22
MIBOR 6 M	40	0,84%	619.013,39	0,15%	1,09	1,32
MIBOR 3 M	2	0,04%	22.931,01	0,01%	0,60	0,91
Total	4.740	100,00%	421.373.984,74	100,00%	1,77	1,15

(*) For Fixed loans refer to Additional Building Block to the Securities Note 2.2.2 c) 4.

Maximum	Minimum	Simple Average
4,25	-0,40	1,25

RMBS PRADO II

QUARTERLY STATISTIC INFORMATION

June 10, 2019

Property Location by Autonomous Community				
Property Location by Autonomous Community	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding
Andalucía	1.146	24,18%	89.263.870,85	21,18%
Aragón	94	1,98%	9.054.215,67	2,15%
Asturias	86	1,81%	4.868.421,35	1,16%
Canarias	186	3,92%	14.309.908,67	3,40%
Cantabria	40	0,84%	3.453.565,58	0,82%
Castilla la Mancha	95	2,00%	10.079.929,67	2,39%
Castilla y León	106	2,24%	7.994.669,43	1,90%
Cataluña	923	19,47%	97.721.845,45	23,19%
Comunidad Valenciana	399	8,42%	32.302.230,67	7,67%
Extremadura	67	1,41%	4.641.159,18	1,10%
Galicia	141	2,97%	7.815.263,77	1,85%
Islas Baleares	98	2,07%	10.734.582,67	2,55%
La Rioja	8	0,17%	813.874,49	0,19%
Madrid	1.219	25,72%	114.656.833,11	27,21%
Murcia	35	0,74%	2.537.276,10	0,60%
Navarra	12	0,25%	1.264.361,67	0,30%
País Vasco	85	1,79%	9.861.976,41	2,34%
Total	4.740	100,00%	421.373.984,74	100,00%

Debtor's concentration					
Debtor's concentration	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding	CC.AA.
Debtor nº 1	1	0,02%	407.643,89	0,10%	Cataluña
Debtor nº 2	1	0,02%	406.017,44	0,10%	Andalucía
Debtor nº 3	1	0,02%	401.864,10	0,10%	Madrid
Debtor nº 4	1	0,02%	401.036,69	0,10%	Aragón
Debtor nº 5	1	0,02%	375.249,77	0,09%	Andalucía
Debtor nº 6	1	0,02%	373.341,70	0,09%	Madrid
Debtor nº 7	1	0,02%	372.966,31	0,09%	Madrid
Debtor nº 8	1	0,02%	368.193,66	0,09%	Islas Baleares
Debtor nº 9	1	0,02%	367.343,84	0,09%	Madrid
Debtor nº 10	1	0,02%	365.422,84	0,09%	Cataluña
Rest of Debtors	4.730	99,79%	417.534.904,50	99,09%	
Total	4.740	100,00%	421.373.984,74	100,00%	

Current Loan to Value (LTV) (*)						
Current Loan to Value (LTV) (*)	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding	Weighted LTV	
0,00%	10,00%	155	3,27%	1.708.734,02	0,41%	6,84%
10,00%	20,00%	559	11,79%	13.423.917,37	3,19%	16,15%
20,00%	30,00%	626	13,21%	32.076.434,94	7,61%	25,85%
30,00%	40,00%	979	20,65%	75.741.044,84	17,97%	35,36%
40,00%	50,00%	862	18,19%	99.699.306,32	23,66%	45,05%
50,00%	60,00%	832	17,55%	106.067.125,88	25,17%	54,97%
60,00%	70,00%	610	12,87%	77.840.321,61	18,47%	64,07%
70,00%	80,00%	117	2,47%	14.817.099,76	3,52%	72,24%
Total	4.740	100,00%	421.373.984,74	100,00%	47,74%	

(*) Original Property Value

Maximum	Minimum	Simple Average
79,19	0,00	40,37

Residence Type				
Residence Type	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding
First Residence	4.740	100,00%	421.373.984,74	100,00%
Total	4.740	100,00%	421.373.984,74	100,00%

RMBS PRADO II

QUARTERLY STATISTIC INFORMATION

June 10, 2019

Number of guaranties				
Number of guaranties	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding
1	3.254	68,61%	228.291.793,62	54,17%
more than 1	1.486	31,39%	193.082.191,12	45,83%
Total	4.740	100,00%	421.373.984,74	100,00%

Borrower's nationality				
Borrower's nationality	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding
Spanish	4.612	97,30%	409.843.380,96	97,26%
Other	128	2,70%	11.530.603,78	2,74%
Total	4.740	100,00%	421.373.984,74	100,00%

Type of Dwelling				
Type of Dwelling	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding
Free Dwellings	3.916	82,62%	357.339.087,66	84,80%
Official Protection Housing	824	17,38%	64.034.897,08	15,20%
Total	4.740	100,00%	421.373.984,74	100,00%

Origination Channel				
Origination Channel	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding
Developer	51	1,08%	7.825.014,22	1,86%
Direct Channel	313	6,60%	38.129.611,54	9,05%
Financial Entities	186	3,92%	16.171.038,67	3,84%
Insurance	42	0,89%	3.138.539,24	0,74%
Other	292	6,16%	9.939.314,61	2,36%
Small Broker	200	4,22%	21.718.338,94	5,15%
Small Real Estate Agency	1.864	39,32%	153.762.113,51	36,49%
Large Real Estate Agency	579	12,22%	60.466.549,53	14,35%
Word of mouth	325	6,86%	33.203.066,87	7,88%
Large Broker	888	18,73%	77.020.397,61	18,28%
Total	4.740	100,00%	421.373.984,74	100,00%

**FLows FOR EVERY BOND WITHOUT WITHHOLDING FOR THE HOLDER
(AMOUNTS IN EUR)
CPR: 3,49%**

Payment Date	Series A Bonds		
	Principal Repayment	Gross Interest	Total Flow
TOTALS:	277.127.881,00	3.179.640,44	280.307.521,44
17-jun.-19			
17-sep.-19	16.671.426,38	516.289,24	17.187.715,63
17-dic.-19	8.142.405,99	479.956,13	8.622.362,12
17-mar.-20	8.035.907,99	464.951,71	8.500.859,70
17-jun.-20	7.976.790,62	455.090,18	8.431.880,79
17-sep.-20	7.876.010,29	440.229,42	8.316.239,70
17-dic.-20	7.743.329,13	420.930,79	8.164.259,93
17-mar.-21	220.682.010,60	402.192,96	221.084.203,57