



F.T.H. UCI 10

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

C/ JUAN IGNACIO LUCA DE TENA 9-11

28027 MADRID

santanderdetitulizacion@gruposantander.com



NAME OF THE FUND:

FTH UCI 10

INFORMATION AT:

QUARTER/SEMESTER

22 03 2021 - 22 06 2021

YEAR:

2021

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	May 14th, 2004	Paying Agency	BANCO SANTANDER	
Disbursement Date	May 19th, 2004	Negotiation Market	AIAF	
Final Date of Redemption	June 22nd, 2036	Rating Agencies	STANDARD & POORS	
Gestora	SANTANDER DE TITULIZACION, S.G.F.T., S.A.	Rating	Initial	Current
Credit Rights's Seller	UNION DE CREDITOS INMOBILIARIOS	Series A	AAA	AA
		Series B	A-	B-

II. SECURITIES ISSUED CHARGED TO THE FUND: SECURITISATION BONDS

SERIES PRIORITY OF PAYMENT (ISIN CODE)	NUMBER OF BONDS	NOMINAL (Euros)			
			INITIAL	CURRENT	%Curr/In
Series A ES0338146006	6.790	Nominal per Bond	100.000,00 €	9.397,25 €	9,40%
		Total Nominal	679.000.000,00 €	63.807.327,50 €	
Series B ES0338146014	210	Nominal per Bond	100.000,00 €	23.435,25 €	23,44%
		Total Nominal	21.000.000,00 €	4.921.402,50 €	

REDEMPTION AND INTEREST OF THE BONDS					
Current			Next		
Payment Date of the Current Period June 22nd, 2021			Next Payment Date September 22nd, 2021		
	Redemption of the Bonds	Gross Interest	Interest Rate	Gross Interest in Next Payment Date	Net Interest in Next Payment Date
Series A	441,78 €	0,00 €	0,000%	0,00 €	0,00 €
Series B	0,00 €	0,00 €	0,000%	0,00 €	0,00 €
Accrued amortisation due not paid	0,00 €				
Scheduled Amortisation	NO				



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III. ASSETS PURCHASED BY THE FUND: CREDIT RIGHTS

CREDIT RIGHTS	ISSUE DATE	CURRENT DATE
Number of CR´s	8.500	1.696
Principal Outstanding	700.000.623,37 €	69.306.834,00 €
Principal Outstanding per Loan	82.353,01 €	40.864,88 €
Interest Rate	3,75%	0,88%

PREPAYMENT RATE	CURRENT DATE
Monthly Single Rate	6,72%
Average Monthly Single Rate	8,94%
Constant Prepayment Rate from Constitution	8,44%

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QUARTERLY BONDS PAYOUT REPORT

June 22,2021

BONDS. PRINCIPAL	
Previous Balance	71.728.416,20 €
Principal Amortised	2.999.686,20 €
Outstanding Balance	68.728.730,00 €
% of Initial Balance	9,82%
Principal Accrued and unpaid	0,00 €

DATA	
Pool Cut-off Date	June 15,2021
Payment Date	June 22,2021
Previous Payment Date	March 22,2021
Number of Days (Act/360)	92
Reference Interest Rate (%)	-0,544%
Next Payment Date	September 22,2021

INTEREST PAID	
CLASS A	- €
CLASS B	- €
Interest accrued and unpaid	0,00 €

RESIDUAL LIFE (YEARS)		
	INITIAL	June 22,2021
Class A	3,06	1,25
Class B	10,15	1,25

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QUARTERLY COLLATERAL REPORT

June 22,2021

PRINCIPAL	
Previous Balance	72.424.931,52 €
Principal Amortised	3.118.097,52 €
Outstanding Balance	69.306.834,00 €
Number of Credit Rights	1.696
LTV	26,21%

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	4.877,26 €	4.007,35 €	1.238,76 €	6.144,25 €	231.947,16 €
Interest accrued on Credit Rights's in Arrears	546,60 €	219,50 €	204,76 €	1.052,80 €	35.804,09 €
Outstanding Balance	888.677,97 €	240.166,25 €	90.733,59 €	221.459,35 €	823.739,22 €
Number of Credit Rights	18	7	2	4	10
% of Outstanding Balance	1,28%	0,35%	0,13%	0,32%	1,19%

WRITE OFF	
WRITE OFF as of previous balance cumulative	696.543,71 €
Difference in Actual Period	(118.397,29) €
WRITE OFF up to date cumulative	578.146,42 €

F.T.H. UCI 10**QUARTERLY COLLATERAL REPORT**

June 22,2021

TRANSITORY PROPERTIES	
Last balance	350.274,62 €
Difference in Actual Period	(7.859,91) €
Current balance	342.414,71 €
Number of Credit Rights	11

NET LOSSES	
Last balance	0,00 €
Difference in Actual Period	0,00 €

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QUARTERLY REPORT - ALLOCATION OF CASH

June 22,2021

TOTAL CASH RECEIVED END OF PERIOD	3.285.399,29 €
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	3.118.097,52 €
CASH RECEIVED - INTEREST	
Interest received from Credit Rights	167.811,83 €
Interest received under GIC	0,00 €
CONTENTIOUS	0,00 €
TRANSITORY PROPERTIES	0,00 €
OTHERS	(510,06) €

TOTAL CASH PAID END OF PERIOD	3.285.399,29 €
Fee management	15.636,56 €
Ordinary Expenses	9.826,12 €
Interest paid to Class A Bondholders	0,00 €
Interest paid to Class B Bondholders	0,00 €
Principal withholding A	2.999.686,20 €
Principal withholding B	0,00 €
Interest deferred Class B Bondholders	0,00 €
Interest Sub. Loan Reserve Fund	0,00 €
Principal redemption Sub. Loan Reserve Fund	0,00 €
Interest paid to Subordinated Loan Reserve Fund	878,54 €
Repayment of Subordinated Loan initial expenses	0,00 €
Fixed fee	6.000,00 €
Variable fees	253.371,87 €
Use of Reserve Fund	0,00 €

TREASURY ACCOUNT STATEMENT	6.110.936,79 €
PRINCIPAL RESERVE FUND	
Previous Balance	6.110.936,79 €
Difference	0,00 €
Outstanding Balance	6.110.936,79 €
WITHHOLDING TAXES AND OTHER EXPENSES	0,00 €
OTHERS	0,00 €

F.T.H. UCI 10**CREDIT ENHANCEMENT AND SUBORDINATED LOAN**

June 22,2021

CREDIT ENHANCEMENT		
CONCEPTS	INITIAL	June 22,2021
SUBORDINATED ISSUE	3,00%	7,16%
PRINCIPAL RESERVE FUND	6.650.000 € (0,95%)	6.110.936,79 € (8,89%)

SUBORDINATED LOANS		
CONCEPTS	INITIAL	June 22,2021
SUBORDINATED LOAN PRINCIPAL BS		
Total Outstanding Subordinated Loan	4.120.000,00€	3.057.478,87€
Interest Rate	2,260%	0,056%
SUBORDINATED LOAN PRINCIPAL UCB		
Total Outstanding Subordinated Loan	4.120.000,00€	3.057.478,87€
Interest Rate	2,260%	0,056%

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TRIGGERS OF THE MODEL

June 22,2021

THIS RESERVE FUND WILL REMAIN CONSTANT IN 6.110.936,79 BECAUSE THE FIRST TRIGGER WAS REACHED IN SEPTEMBER 2007

BONDS TRIGGERS

1. IF 1.A) IS HIGHER THAN 1.B) THERE IS NO REDEMPTION OF CLASS B:	
1.A) MP'S IN ARREARS OVER 90 DAYS	1.623.344,99 €
1.B) 2,25% MP'S OUTSTANDING BALANCE	1.559.403,77 €
2. IF 2.A) IS LOWER THAN 2.B) THERE IS NO REDEMPTION OF CLASS B:	
2.A) MP'S OUTSTANDING BALANCE	69.306.834,00 €
2.B) 10% INITIAL MP'S OUTSTANDING BALANCE	70.000.062,34 €

SOME TRIGGER HAS BEEN BREACHED. SERIES B DOES NOT REDEEMS

DEFERRAL INTEREST TRIGGERS

1. SERIES B WILL DEFER INTEREST PAYMENT IF 1.a) IS GREATER THAN 1.b)	
1.a) Credit Right defaults over 90 days	1.623.344,99 €
1.b) 9.00% of Initial Outstanding of Credit Rights	6.237.615,06 €

No deferral on interest of Series B

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COUNTERPARTIES

June 22,2021

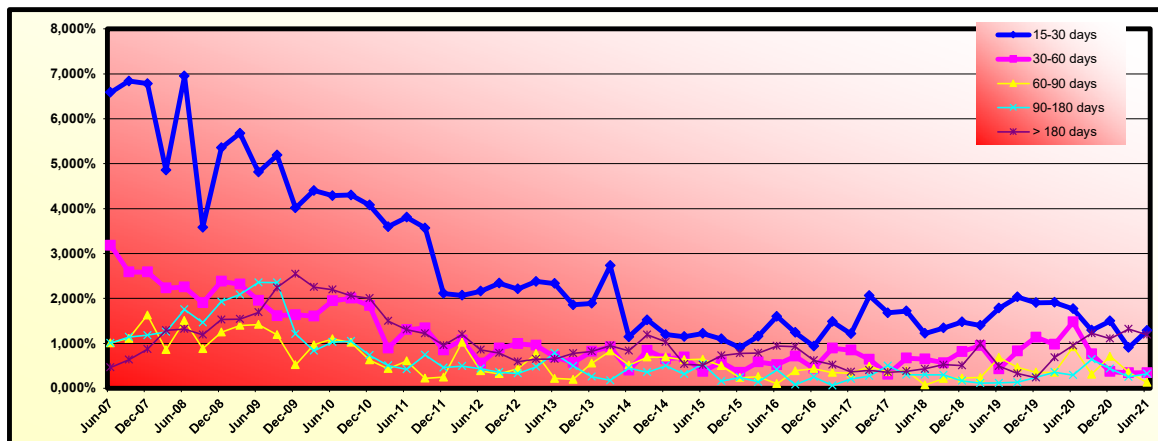
AGREEMENT	COUNTERPARTY	RATING AGENCY	MINIMUM RATING REQUIRED	CURRENT RATING
TREASURY ACCOUNT	BANCO SANTANDER	S&P	A-1 st	A-1 st

FONDO DE TITULIZACIÓN HIPOTECARIA UCI 10

HISTORICAL ARREARS REPORTS

June 22nd, 2021

Date	Mar-20	jun-20	sep-20	dic-20	mar-21	jun-21
15-30 days	2,030%	1,906%	1,909%	1,766%	0,908%	1,282%
30-60 days	0,825%	1,138%	0,980%	1,475%	0,344%	0,347%
60-90 days	0,465%	0,357%	0,700%	0,918%	0,358%	0,131%
90-180 days	0,133%	0,245%	0,358%	0,292%	0,254%	0,320%
> 180 days	0,328%	0,235%	0,265%	0,953%	1,321%	1,189%



	LEGAL MORATORIUM	VOLUNTARY / SECTORIAL MORATORIUM	TOTAL MORATORIUM
Number of Loans	0	7	7
Outstanding Balance	0,00 €	494.405,98 €	494.405,98 €
% over Outstanding Balance	0,00%	0,71%	0,71%

Legal Moratorium: subject to RD 8/2020 and RD 11/2020. Consists of a 3 months total grace period (capital and interest) as well as an extension of the maturity date of the loan.

Voluntary - Sectorial Moratorium: Consists of a 6 or 12 months capital grace period, as well as the option of extending or not the maturity date of the loan.

Until 31.05.2020, an amount of 1.929.692,41 € (34 loans) corresponds to loans with overdue moratorium, that is no longer in force.

FONDO DE TITULIZACIÓN HIPOTECARIA UCI 10

QUARTERLY STATISTIC INFORMATION

June 22nd, 2021

RATIO INTERVAL OF PPAL OUTSTANDING vs PROPERTY VALUE

Intervals		Ppal Outstanding	%	N° Assets	%
From	Until				
0	10	2.013.386,47	2,9050%	237	13,9823%
10	20	8.667.018,52	12,5053%	285	16,8142%
20	30	20.669.050,76	29,8225%	461	27,1976%
30	40	27.146.979,18	39,1693%	540	31,8584%
40	50	7.401.807,48	10,6798%	128	7,5516%
50	60	2.113.957,01	3,0501%	28	1,6519%
60	70	1.066.739,89	1,5392%	13	0,7670%
70	80	227.909,91	0,3288%	3	0,1770%
Totals:		69.306.834,00	100,0000%	1.695	100,0000%

Maximum Ratio: 77,76%
Minimum Ratio: 0,00%
Average Ratio: 26,21%

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DEFINITIONS

June 22,2021

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.

WRITE OFF

Those loans that at a given date are unpaid for a period equal or higher to 12 or 18 months (according to Prospectus) of arrears in due payments.

NET LOSSES

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

FAILED LOANS

Those loans which the Originator considers that will not recover or those loans that at a given date are unpaid for a period

TRANSITORY PROPERTIES

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

