



F.T. RMBS PRADO IX

SANTANDER DE TITULIZACION, S.G.F.T, S.A.
c/ JUAN IGNACIO LUCA DE TENA 13
28027 MADRID
santanderdetitulizacion@gruposantander.es



NAME OF THE FUND:

FONDO DE TITULIZACIÓN RMBS Prado IX

INFORMATION AT:

QUARTER/SEMESTER

19 09 2022 - 19 12 2022

YEAR:

2022

Acting on behalf of Santander de Titulización S.G.F.T., S.A. as General Manager:	Signature:
Juan Carlos Berzal Valero - Managing Director	

I. DATA OF THE FUND

Constitution Date	October 18th, 2021	Paying Agency	Banco Santander, S.A.	
Disbursement Date	October 21th, 2021	Negotiation Market	AIAF	
Final Date of Redemption	June 17th, 2055	Rating Agencies	DBRS / Fitch / Scope	
Gestora	Santander de Titulización	Rating	Initial	Current
Credit Rights's Seller	Unión de Créditos Financieros (UCI)	Series A	AAA / AAA / AAA	AAA / AAA / AAA
		Series B	AH / A+ / A-	AH / A+ / BBB+
		Series C	Non Rated	Non Rated

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 ES0305608004	4.246	Nominal per Bond	100.000,00	88.679,30	88,68%
		Total Nominal	424.600.000,00	376.532.307,80	
Series B ES0305608012	244	Nominal per Bond	100.000,00	100.000,00	100,00%
		Total Nominal	24.400.000,00	24.400.000,00	
Series C ES0305608020	390	Nominal per Bond	100.000,00	100.000,00	100,00%
		Total Nominal	39.000.000,00	39.000.000,00	

REDEMPTION AND INTEREST OF THE BONDS					
Current			Next		
Payment Date of the Current Period December 19th, 2022			Next Payment Date March 17th, 2023		
	Redemption of the Bonds	Gross Interest	Interest Rate	Gross Interest in Next Payment Date	Net Interest in Next Payment Date
Series A ES0305608004	2.223,20	397,52	2,762%	598,72	484,96
Series B ES0305608012	0,00	462,58	2,862%	699,60	566,68
Series C ES0305608020	0,00	487,86	2,962%	724,04	586,47
Accrued amortisation due not payed	0,00 €				
Scheduled Amortisation	NO				

III. ASSETS PURCHASED BY THE FUND: CREDIT RIGHTS

CREDIT RIGHTS	ISSUE DATE	CURRENT DATE
Number of CR´s	3.518	3.360
Principal Outstanding	488.000.029,80	439.932.304,59
Principal Outstanding per Loan	138.715,19	130.932,23
Interest Rate	1,72%	2,59%

PREPAYMENT RATE	CURRENT DATE
Monthly Single Rate	6,41%
Average 12 Months Single Rate	5,86%
Prepayment Rate from Constitution	5,45%

CURRENT DELINQUENCY	Up to 1 month	From 1 to 6 months	Greater than 6 months
Debt Due (Principal + Interest)	8.671,45	28.312,59	10.039,96
Debt to be amortised			439.903.880,09
Total Debt	8.671,45	28.312,59	439.913.920,05

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QUARTERLY BONDS PAYOUT REPORT

December 19, 2022

BONDS. PRINCIPAL	
Previous Balance	449.372.015,00
Principal Amortised	9.439.707,20
Outstanding Balance	439.932.307,80
% of Initial Balance	90,15%
Principal Accrued and unpaid	0,00

DATA	
Pool Cut-off Date	12-dic.-2022
Payment Date	19-dic.-2022
Previous Payment Date	19-sep.-2022
Number of Days (Act/360)	91
Reference Interest Rate (%)	2,062%
Next Payment Date	17-mar.-2023

BONDS. INTEREST PAID			
	index rate	spread	
Class A	1,030%	0,700%	1.687.869,92
Class B	1,030%	0,800%	112.869,52
Class C	1,030%	0,900%	190.265,40
Interest accrued and unpaid			0,00

RESIDUAL LIFE (YEARS)		
	INITIAL	December 19, 2022
Class A	3,78	3,11
Class B	4,91	3,75
Class C	4,91	3,75

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	449.371.984,07
Principal Amortised	9.439.679,48
Outstanding Balance	439.932.304,59
Number of Credit Rights	3.360
LTV	66,24%

DEFAULTED RECEIVABLES	
Previous balance	0,00
Difference	0,00
Up to date	0,00

DEFAULTED RECEIVABLES RECOVERIES	
Previous balance	0,00
Difference	0,00
Up to date	0,00

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

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	4.990,85	5.900,16	0,00	12.088,54	5.444,95
Interest accrued Credit Rights	3.680,60	3.531,94	0,00	6.791,95	4.595,01
Outstanding Balance	2.275.310,31	1.113.040,14	0,00	842.399,14	191.934,60
Number of Credit Rights	22	6	0	6	2
% of Outstanding Balance	0,52%	0,25%	0,00%	0,19%	0,04%

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QUARTERLY REPORT - ALLOCATION OF CASH

December 19, 2022

TOTAL CASH RECEIVED END OF PERIOD	21.054.095,41
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	9.439.679,48
CASH RECEIVED - INTEREST	
Interest received Credit Rights	2.622.360,48
Interest received under GIC	0,00
CONTENTIOUS	0,00
TRANSITORY PROPERTIES	0,00
OTHERS	4.615,77
RESERVE FUND	8.987.439,68

TOTAL CASH PAID END OF PERIOD	21.054.095,41
Management Fee	8.747,31
Ordinary Expenses	40.981,17
Swap payment	-1.028.398,83
Interest paid to Class A Bondholders	1.687.869,92
Interest paid to Class B Bondholders	112.869,52
Reserve Fund	8.798.646,09
Principal withholding Class A	9.439.707,20
Interest paid to Class C Bondholders	190.265,40
Principal withholding Class C	0,00
Interest paid to Subordinated Loan	48.633,99
Principal paid to Subordinated Loan	227.395,12
Fixed fee in favour of UCI	6.000,00
Excess spread	1.521.378,52

TREASURY ACCOUNT STATEMENT	8.863.748,52
PRINCIPAL RESERVE FUND	
Previous Balance	8.987.439,68
Difference	(188.793,59)
Outstanding Balance	8.798.646,09
WITHHOLDING	65.102,43
OTHERS	0,00

CREDIT ENHANCEMENT AND SUBORDINATED LOAN

CREDIT ENHANCEMENT ^{(1) (2)}		
CONCEPTS	INITIAL	December 19, 2022
SUBORDINATED ISSUE	63.400.000 (12,99%)	63.400.000 (14,41%)
SUBORDINATED LOAN	9.760.000 (2,00%)	8.798.646,09 (2,00%)

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

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

SUBORDINATED LOAN 2		
CONCEPTS	INITIAL	December 19, 2022
Total Outstanding	775.000,00	593.869,73
Interest Rate	2,000%	2,000%

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TRIGGERS OF THE MODEL

December 19, 2022

RESERVE FUND'S TRIGGERS

1. AMOUNT REQUIRED WITHHELD:		
Reserve Fund SHALL BE THE LESSER OF:		8.798.646,09
On every Interest Payment Date 2,25% Outstanding Principal Balance of the Assets		8.798.646,09
with a floor of 1% Initial Outstanding Principal Balance of the Assets		1.220.000,07
with a cap of initial Reserve Fund Required Amount		9.760.000,00
as long as the Reserve Fund withhold on previous Interest Paymen Date is the required		

RESERVE FUND REQUIRED LEVEL DECREASES

RENEGOTIATIONS OF INSTALMENT REDUCTION

Limit of 15,00% "of the Initial Principal Balance of the Assets	73.200.004,47
Number of loans that have been renegotiated	5
Principal Outstanding of renegotiated loans	836.131,90
% Principal Outstanding of renegotiated loans / Initial Principal balance	0,17%

TRIGGERS SERIE B INTEREST DEFERRAL

SERIE B INTEREST DEFERRAL IF CUMULATIVE DEFAULT RATIO \geq AL 1% INITIAL BALANCE CR'S	NO
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COUNTERPARTIES

AGREEMENT	COUNTERPARTY	RATING AGENCY	MINIMUM RATING REQUIRED	CURRENT RATING
TREASURY ACCOUNT	SANTANDER	DBRS Fitch Scope	Long Term	A A BBB A (high) A (*) AA-
		DBRS Fitch Scope	Short Term	- F1 S-2 R-1 (middle) F1 (*) S-1+
SWAP	BNP Paribas	DBRS Fitch	Long Term	A A AA (low) A+
		DBRS Fitch	Short Term	- F1 R-1 (middle) F1+

ALL COUNTERPARTIES HAVE THE MINIMUM REQUIRED LEVEL OF RATING.

(*) Deposit Rating applied

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DEFINITIONS

December 19, 2022

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.

DEFAULTED RECEIVABLES

Means, at any time, any Receivable that (i) has instalments pending payment for twelve (12) or more months, or (ii) whose debt, in the opinion of UCI, has been deemed not recoverable by the Servicer.

DEFAULTED RECEIVABLES RECOVERIES

All the recoveries of the loans which have been determinated as default, such as sales of REOs and any other income received by the client.

REOs (REAL ESTATE OWNED)

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

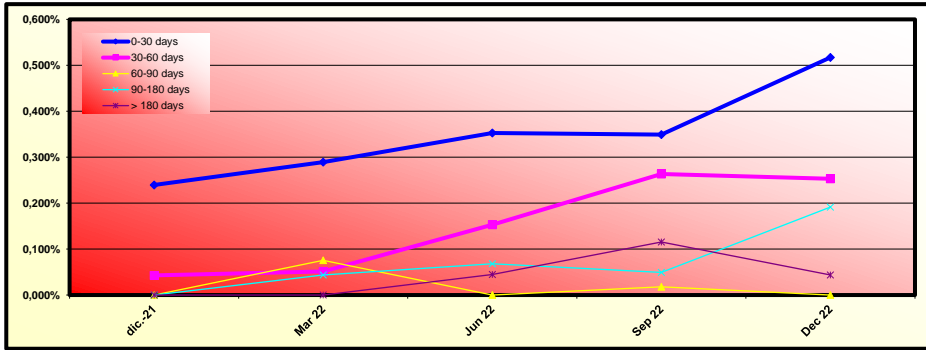


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HISTORICAL ARREARS AND PREPAYMENT REPORT

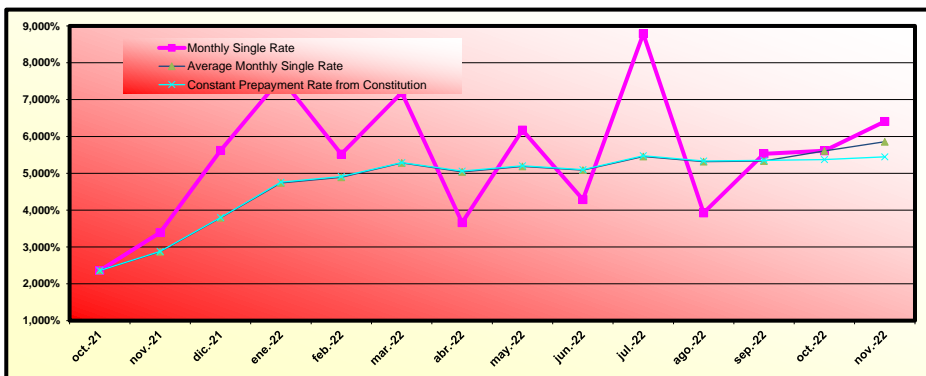
December 19, 2022

HISTORICAL ARREARS



Date	dic.-21	Mar-22	Jun-22	Sep-22	Dec-22
0-30 days	0.240%	0.289%	0.353%	0.349%	0.517%
30-60 days	0.043%	0.051%	0.153%	0.263%	0.253%
60-90 days	0.000%	0.076%	0.000%	0.018%	0.000%
90-180 days	0.000%	0.044%	0.068%	0.049%	0.191%
> 180 days	0.000%	0.000%	0.045%	0.115%	0.044%

HISTORICAL PREPAYMENT



(*) Prepayment data calculated at previous end moth date

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QUARTERLY STATISTIC INFORMATION

December 12, 2022

Principal Outstanding					
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	
0	25.000	90	2,68%	1.403.620,66	0,32%
25.000	50.000	260	7,74%	10.164.723,47	2,31%
50.000	75.000	450	13,39%	28.608.268,25	6,50%
75.000	100.000	538	16,01%	47.098.805,48	10,71%
100.000	125.000	509	15,15%	57.236.882,66	13,01%
125.000	150.000	453	13,48%	62.391.755,77	14,18%
150.000	175.000	354	10,54%	57.141.803,83	12,99%
175.000	200.000	227	6,76%	42.149.057,28	9,58%
200.000	225.000	136	4,05%	28.932.419,52	6,58%
225.000	250.000	88	2,62%	20.775.363,55	4,72%
250.000	275.000	54	1,61%	14.045.226,96	3,19%
275.000	300.000	50	1,49%	14.277.562,39	3,25%
300.000	325.000	53	1,58%	16.662.246,16	3,79%
325.000	350.000	32	0,95%	10.799.424,36	2,45%
350.000	375.000	23	0,68%	8.312.859,66	1,89%
375.000	400.000	10	0,30%	3.880.564,84	0,88%
400.000	425.000	8	0,24%	3.265.896,86	0,74%
425.000	450.000	8	0,24%	3.497.199,58	0,79%
450.000	475.000	2	0,06%	917.038,15	0,21%
475.000	500.000	2	0,06%	971.793,99	0,22%
500.000	525.000	4	0,12%	2.034.565,40	0,46%
525.000	550.000	1	0,03%	529.464,33	0,12%
550.000	575.000	1	0,03%	552.456,33	0,13%
575.000	600.000	3	0,09%	1.748.713,37	0,40%
600.000	625.000	2	0,06%	1.210.333,87	0,28%
625.000	650.000	1	0,03%	643.209,23	0,15%
650.000	700.000	1	0,03%	681.048,64	0,15%
Total		3.360	100,00%	439.932.304,59	100,00%

Maximum	Minimum	Simple Average
681.048,64	4.204,11	130.932,23

Nominal Interest (*)							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,00	0,50	16	0,48%	1.156.886,04	0,26%	0,32	0,79
0,50	1,00	21	0,63%	2.068.071,86	0,47%	0,73	1,07
1,00	1,50	32	0,95%	4.165.818,24	0,95%	1,16	1,33
1,50	2,00	262	7,80%	42.535.906,26	9,67%	1,88	1,05
2,00	2,50	1.410	41,96%	218.081.540,37	49,57%	2,29	1,02
2,50	3,00	847	25,21%	91.997.711,41	20,91%	2,76	0,58
3,00	3,50	231	6,88%	21.545.872,06	4,90%	3,24	1,07
3,50	4,00	307	9,14%	35.432.226,70	8,05%	3,71	1,08
4,00	4,50	180	5,36%	19.139.670,81	4,35%	4,19	1,60
4,50	5,00	36	1,07%	2.536.387,76	0,58%	4,72	2,23
5,00	5,50	15	0,45%	1.025.057,46	0,23%	5,26	2,61
5,50	6,00	2	0,06%	169.637,95	0,04%	5,58	2,77
6,00	6,50	1	0,03%	77.517,67	0,02%	6,18	3,95
Total		3.360	100,00%	439.932.304,59	100,00%	2,59	0,98

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

Maximum	Minimum	Simple Average
6,18	0,15	2,70

Origination Date						
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Orig. Date	Weighted Months
2007	81	2,41%	8.659.184,21	1,97%	14/07/2007	184,93
2008	134	3,99%	13.689.980,37	3,11%	22/07/2008	172,67
2009	306	9,11%	28.613.655,92	6,50%	04/07/2009	161,27
2010	270	8,04%	29.536.823,94	6,71%	06/07/2010	149,20
2011	215	6,40%	21.225.122,25	4,82%	18/06/2011	137,80
2012	84	2,50%	6.435.654,54	1,46%	15/07/2012	124,90
2013	47	1,40%	2.905.090,99	0,66%	30/07/2013	112,40
2014	23	0,68%	1.625.649,85	0,37%	05/07/2014	101,23
2015	4	0,12%	410.519,29	0,09%	23/08/2015	87,63
2016	9	0,27%	707.698,87	0,16%	15/06/2016	77,90
2017	13	0,39%	1.162.370,35	0,26%	14/07/2017	64,93
2018	74	2,20%	10.351.466,62	2,35%	20/08/2018	51,73
2019	139	4,14%	17.961.651,74	4,08%	25/07/2019	40,57
2020	1.147	34,14%	164.481.703,72	37,39%	17/09/2020	26,83
2021	814	24,23%	132.165.731,93	30,04%	01/04/2021	20,37
Total	3.360	100,00%	439.932.304,59	100,00%	26/01/2018	58,53

	Maximum	Minimum	Simple Average
Date	31/05/2021	05/01/2007	20/02/2017
Month	18,67	194,00	70,69

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Maturity Date						
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Mat. Date	Weighted Months
Until 2040	663	19,73%	47.173.852,73	10,72%	08/09/2036	164,87
2041	94	2,80%	10.430.734,78	2,37%	23/05/2041	221,37
2042	91	2,71%	10.160.192,02	2,31%	07/06/2042	233,83
2043	91	2,71%	10.288.125,02	2,34%	29/06/2043	246,57
2044	94	2,80%	11.219.731,16	2,55%	12/06/2044	258,00
2045	105	3,13%	13.874.842,81	3,15%	06/08/2045	271,80
2046	84	2,50%	11.282.773,35	2,56%	08/06/2046	281,87
2047	94	2,80%	12.727.294,95	2,89%	07/07/2047	294,83
2048	164	4,88%	22.977.849,50	5,22%	30/06/2048	306,60
2049	281	8,36%	39.418.400,11	8,96%	23/06/2049	318,37
2050	823	24,49%	123.847.406,98	28,15%	18/08/2050	332,20
2051	771	22,95%	125.901.036,79	28,62%	01/04/2051	339,63
2052	5	0,15%	630.064,39	0,14%	18/02/2052	350,20
Total	3.360	100,00%	439.932.304,59	100,00%	04/01/2048	300,73

	Maximum	Minimum	Simple Average
Date	01/05/2052	01/08/2023	14/04/2046
Month	357,77	7,73	284,15

Interest Rate Reset Period (*)				
Interest Rate Reset Period (*)	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
annually	105	3,13%	10.889.290,61	2,48%
Floating	100	2,98%	10.200.781,89	2,32%
Mixed	5	0,15%	688.508,72	0,16%
semiannually	2.692	80,12%	367.797.684,06	83,60%
Floating	1.316	39,17%	144.208.371,22	32,78%
Mixed	1.376	40,95%	223.589.312,84	50,82%
fixed	563	16,76%	61.245.329,92	13,92%
Total	3.360	100,00%	439.932.304,59	100,00%

(*) Mixed Rated Loans have already switched from fixed rates to floating rates.

Interest Type (*)						
Interest Type (*)	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread
Floating	1.416	42,14%	154.409.153,11	35,10%	2,91	1,20
EUR 12 M	947	28,18%	109.457.856,63	24,88%	2,90	1,35
IRPH	469	13,96%	44.951.296,48	10,22%	2,94	0,83
Mixed	1.381	41,10%	224.277.821,56	50,98%	2,30	1,09
EUR 12 M	1.381	41,10%	224.277.821,56	50,98%	2,30	1,09
Fixed	563	16,76%	61.245.329,92	13,92%	2,87	0,00
Fixed	563	16,76%	61.245.329,92	13,92%	2,87	0,00
Total	3.360	100,00%	439.932.304,59	100,00%	2,59	1,14

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

	Nominal Interest (*)		
	Maximum	Minimum	Simple Average
Floating	6,18	0,15	2,96
Mixed	4,74	1,79	2,35
Fixed	3,95	1,00	2,89

Index Rate						
Index Rate	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread
EUR 12 M	2.328	69,29%	333.735.678,19	75,86%	2,50	1,18
IRPH	469	13,96%	44.951.296,48	10,22%	2,94	0,83
Fixed Rate	563	16,76%	61.245.329,92	13,92%	2,87	0,00
Total	3.360	100,00%	439.932.304,59	100,00%	2,59	1,14

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Property Location by Autonomous Community				
Property Location by Autonomous Community	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
ANDALUCIA	780	23,21%	81.962.084,60	18,63%
ARAGON	45	1,34%	3.999.327,20	0,91%
ASTURIAS	17	0,51%	1.520.777,75	0,35%
CANARIAS	153	4,55%	17.215.351,87	3,91%
CANTABRIA	20	0,60%	1.910.655,04	0,43%
CASTILLA LA MANCHA	100	2,98%	11.273.849,58	2,56%
CASTILLA Y LEON	38	1,13%	3.043.549,73	0,69%
CATALUÑA	953	28,36%	152.303.322,64	34,62%
COMUNIDAD VALENCIANA	319	9,49%	33.507.975,30	7,62%
EXTREMADURA	19	0,57%	1.438.954,89	0,33%
GALICIA	60	1,79%	4.667.575,53	1,06%
ISLAS BALEARES	27	0,80%	4.002.949,89	0,91%
LA RIOJA	3	0,09%	308.622,06	0,07%
MADRID	780	23,21%	118.335.299,20	26,90%
MURCIA	17	0,51%	1.190.127,88	0,27%
NAVARRA	8	0,24%	780.010,42	0,18%
PAIS VASCO	21	0,63%	2.471.871,01	0,56%
Total	3.360	100,00%	439.932.304,59	100,00%

Debtor's concentration (*)					
Debtor's concentration	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	CC.AA.
Debtor nº 1	1	0,03%	681.048,64	0,15%	Madrid
Debtor nº 2	1	0,03%	643.209,23	0,15%	Cataluña
Debtor nº 3	1	0,03%	610.004,85	0,14%	Madrid
Debtor nº 4	1	0,03%	600.329,02	0,14%	Cataluña
Debtor nº 5	1	0,03%	585.679,72	0,13%	Cataluña
Debtor nº 6	1	0,03%	581.942,09	0,13%	Madrid
Debtor nº 7	1	0,03%	581.091,56	0,13%	Cataluña
Debtor nº 8	1	0,03%	552.456,33	0,13%	Madrid
Debtor nº 9	1	0,03%	529.464,33	0,12%	Cataluña
Debtor nº 10	1	0,03%	513.038,64	0,12%	Madrid
Debtor nº 11	1	0,03%	509.702,11	0,12%	Islas Baleares
Debtor nº 12	1	0,03%	506.089,46	0,12%	Cataluña
Debtor nº 13	1	0,03%	505.735,19	0,11%	Cataluña
Debtor nº 14	1	0,03%	493.238,52	0,11%	Cataluña
Debtor nº 15	1	0,03%	478.555,47	0,11%	Cataluña
Debtor nº 16	1	0,03%	461.050,29	0,10%	Madrid
Debtor nº 17	1	0,03%	455.987,86	0,10%	Madrid
Rest of Debtors	3.343	99,49%	430.643.681,28	97,89%	
Total	3.360	100,00%	439.932.304,59	100,00%	

(*) Only first debtor in the loan considered; one debtor per loan for each operation.

Current Loan to Value (LTV)						
Current Loan to Value (LTV)	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted LTV	
0,00%	10,00%	53	1,58%	867.009,82	0,20%	7,19%
10,00%	20,00%	97	2,89%	3.758.997,88	0,85%	15,92%
20,00%	30,00%	195	5,80%	13.972.666,96	3,18%	26,47%
30,00%	40,00%	318	9,46%	30.296.512,49	6,89%	35,83%
40,00%	50,00%	466	13,87%	57.802.521,89	13,14%	45,46%
50,00%	60,00%	452	13,45%	63.951.545,35	14,54%	54,78%
60,00%	70,00%	350	10,42%	54.143.805,20	12,31%	64,76%
70,00%	80,00%	442	13,15%	66.015.126,94	15,01%	75,25%
80,00%	90,00%	697	20,74%	107.205.134,40	24,37%	85,27%
90,00%	100,00%	290	8,63%	41.918.983,66	9,53%	92,41%
Total	3.360	100,00%	439.932.304,59	100,00%	66,24%	

Maximum	Minimum	Simple Average
96,50%	0,71%	61,33%

Residence Type				
Residence Type	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
First Residence	3.360	100,00%	439.932.304,59	100,00%
Total	3.360	100,00%	439.932.304,59	100,00%

RMBS PRADO IX

QUARTERLY STATISTIC INFORMATION

December 12, 2022

Number of securities				
Number of securities	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
1	2.405	71,58%	285.373.777,41	64,87%
2	842	25,06%	133.672.394,41	30,38%
3	95	2,83%	17.180.674,60	3,91%
4	15	0,45%	3.137.547,02	0,71%
5	3	0,09%	567.911,15	0,13%
Total	3.360	100,00%	439.932.304,59	100,00%

Borrower's nationality				
Borrower's nationality	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Spanish	3.104	92,38%	401.521.615,83	91,27%
Other	256	7,62%	38.410.688,76	8,73%
Total	3.360	100,00%	439.932.304,59	100,00%

Type of Dwelling				
Type of Dwelling	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Free Dwellings	2.905	86,46%	390.540.519,88	88,77%
Official Protection Housing (VPO)	455	13,54%	49.391.784,71	11,23%
Total	3.360	100,00%	439.932.304,59	100,00%

Origination Channel				
Origination Channel	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
INTERNET	143	4,26%	17.453.273,18	3,97%
OFFICE/BRANCH NETWORK	593	17,65%	82.316.301,32	18,71%
THIRD CHANNEL BUT UNDERWRITING	2.624	78,10%	340.162.730,09	77,32%
Total	3.360	100,00%	439.932.304,59	100,00%

Mixed Loans: Years to switch to variable loans							
Mixed Loans: Years to switch to variable loans	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Switch Date	Weighted Months	
0	1	13	0,94%	1.736.848,30	0,77%	30/05/2023	5,64
1	2	13	0,94%	1.294.578,15	0,58%	31/05/2024	17,90
2	3	83	6,01%	13.746.039,81	6,13%	13/09/2025	33,54
3	4	119	8,62%	21.089.833,67	9,40%	06/04/2026	40,38
4	5	46	3,33%	7.277.624,41	3,24%	17/08/2027	56,99
5	6	25	1,81%	3.975.249,49	1,77%	17/03/2028	64,08
6	7	6	0,43%	1.030.269,53	0,46%	04/07/2029	79,88
7	8	44	3,19%	7.356.769,01	3,28%	08/09/2030	94,26
8	9	65	4,71%	11.240.064,38	5,01%	09/03/2031	100,32
9	10	1	0,07%	63.939,95	0,03%	01/04/2032	113,27
10	11	4	0,29%	481.417,69	0,21%	31/08/2033	130,51
11	12	10	0,72%	1.503.259,01	0,67%	09/05/2034	138,89
12	13	46	3,33%	6.763.418,94	3,02%	01/09/2035	154,88
13	14	36	2,61%	6.071.006,71	2,71%	28/03/2036	161,86
14	15	1	0,07%	112.242,53	0,05%	01/06/2037	176,17
15	16	10	0,72%	1.489.168,37	0,66%	15/08/2038	190,86
16	17	27	1,96%	4.399.663,91	1,96%	10/08/2039	202,84
17	18	413	29,91%	63.850.186,58	28,47%	09/09/2040	216,05
18	19	418	30,27%	70.663.566,51	31,51%	01/04/2041	222,84
22	23	1	0,07%	132.674,61	0,06%	01/10/2045	277,63
Total	1.381	100,00%	224.277.821,56	100,00%	30/06/2036	164,98	

	Maximum	Minimum	Simple Average
Date	01/10/2045	01/03/2023	14/07/2036
Month	277,63	2,63	165,44

RMBS PRADO IX

QUARTERLY STATISTIC INFORMATION

December 12, 2022

Mixed Loans: Interest Reset Period, Interest Type and Years to Switch							
Mixed Loans: Interest Reset Period, Interest Type and Years to Switch	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding (€)	Weighted Nominal Interest	Weighted Spread	Weighted Switch Date
Semiannually	1.376	99,64%	223.589.312,84	99,69%	2,30	1,09	04/07/2036
EUR 12 M	1.376	99,64%	223.589.312,84	99,69%	2,30	1,09	04/07/2036
0-1	13	0,94%	1.736.848,30	0,77%	2,47	1,56	30/05/2023
1-2	12	0,87%	1.270.641,41	0,57%	2,39	1,66	31/05/2024
2-3	83	6,01%	13.746.039,81	6,13%	2,13	1,54	13/09/2025
3-4	119	8,62%	21.089.833,67	9,40%	2,05	1,50	06/04/2026
4-5	45	3,26%	6.896.816,90	3,08%	2,16	1,37	22/08/2027
5-6	25	1,81%	3.975.249,49	1,77%	2,13	1,39	17/03/2028
6-7	6	0,43%	1.030.269,53	0,46%	2,54	1,27	04/07/2029
7-8	44	3,19%	7.356.769,01	3,28%	2,42	1,21	08/09/2030
8-9	65	4,71%	11.240.064,38	5,01%	2,21	1,11	09/03/2031
9-10	1	0,07%	63.939,95	0,03%	2,70	1,39	01/04/2032
10-11	4	0,29%	481.417,69	0,21%	2,80	1,54	31/08/2033
11-12	10	0,72%	1.503.259,01	0,67%	2,69	1,19	09/05/2034
12-13	46	3,33%	6.763.418,94	3,02%	2,44	1,07	01/09/2035
13-14	36	2,61%	6.071.006,71	2,71%	2,37	1,06	28/03/2036
14-15	1	0,07%	112.242,53	0,05%	2,80	1,39	01/06/2037
15-16	10	0,72%	1.489.168,37	0,66%	2,64	1,34	15/08/2038
16-17	27	1,96%	4.399.663,91	1,96%	2,64	1,05	10/08/2039
17-18	410	29,69%	63.566.422,11	28,34%	2,38	0,95	09/09/2040
18-19	418	30,27%	70.663.566,51	31,51%	2,29	0,93	01/04/2041
22-23	1	0,07%	132.674,61	0,06%	2,19	0,89	01/10/2045
Annually	5	0,36%	688.508,72	0,31%	2,29	1,15	12/10/2032
EUR 12 M	5	0,36%	688.508,72	0,31%	2,29	1,15	12/10/2032
1-2	1	0,07%	23.936,74	0,01%	4,74	2,14	01/06/2024
4-5	1	0,07%	380.807,51	0,17%	1,94	1,14	01/06/2027
17-18	3	0,22%	283.764,47	0,13%	2,55	1,09	08/09/2040
Total	1.381	100,00%	224.277.821,56	100,00%	2,30	1,09	30/06/2036

Spread intervals for Mixed Loans							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,00	0,50	748	54,16%	135.665.192,72	60,49%	2,30	0,92
0,50	1,00	463	33,53%	69.227.320,87	30,87%	2,28	1,27
1,00	1,50	166	12,02%	19.189.407,29	8,56%	2,36	1,66
1,50	2,00	2	0,14%	34.411,32	0,02%	4,56	2,11
2,00	2,50	2	0,14%	161.489,36	0,07%	3,96	2,75
Total	1.381	100,00%	224.277.821,56	100,00%	2,30	1,09	

Maximum	Minimum	Simple Average
2,84	0,79	1,12

Spread intervals for Floating Loans							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,00	0,50	142	10,03%	16.899.074,76	10,94%	2,33	0,25
0,50	1,00	341	24,08%	33.811.902,19	21,90%	2,42	0,72
1,00	1,50	397	28,04%	54.149.637,20	35,07%	2,98	1,29
1,50	2,00	415	29,31%	40.518.155,07	26,24%	3,20	1,59
2,00	2,50	62	4,38%	5.210.839,08	3,37%	3,90	2,17
2,50	3,00	50	3,53%	3.278.013,12	2,12%	4,35	2,63
3,00	3,50	4	0,28%	330.377,98	0,21%	4,16	3,08
3,50	4,00	4	0,28%	147.066,53	0,10%	5,51	3,95
4,00	>4	1	0,07%	64.087,18	0,04%	4,44	4,15
Total	1.416	100,00%	154.409.153,11	100,00%	2,91	1,20	

Maximum	Minimum	Simple Average
4,15	0,15	1,23

FONDO DE TITULIZACIÓN DE ACTIVOS RMBS PRADO IX

Monthly Single Rate	6,41%
Average 12 Moth Single Rate	5,86%
Prepayment Rate from Constitution	5,45%

5,45%
0,47%

Date	Outstanding	Real outstanding	Prepaymnet vector CPR	Remaining end of month	Average Single Monthly Mortality	CPR	Monthly Single Monthly Mortality	CPR	Outstanding after payment
18-oct.-21	488.000.029,80	488.000.029,80	100,00%	100,00%					488.000.029,80
31-oct.-21	488.000.029,80	487.030.893,99	99,53%	99,80%	0,20%	2,36%	0,20%	2,36%	485.727.956,87
30-nov.-21	486.712.520,25	484.351.747,01	99,07%	99,51%	0,24%	2,88%	0,29%	3,39%	482.190.913,99
31-dic.-21	485.422.859,52	480.745.404,33	98,61%	99,04%	0,32%	3,80%	0,48%	5,62%	478.674.156,73
31-ene.-22	484.131.043,37	476.328.106,95	98,15%	98,39%	0,41%	4,76%	0,65%	7,58%	475.177.578,56
28-feb.-22	482.837.067,54	472.813.490,21	97,69%	97,92%	0,42%	4,91%	0,47%	5,52%	471.701.073,52
31-mar.-22	481.540.927,79	468.620.854,44	97,24%	97,32%	0,45%	5,29%	0,62%	7,19%	468.244.536,17
30-abr.-22	480.242.619,83	465.908.703,37	96,79%	97,02%	0,43%	5,06%	0,31%	3,66%	464.807.861,59
31-may.-22	478.942.139,38	462.186.290,34	96,34%	96,50%	0,44%	5,20%	0,53%	6,17%	461.390.945,41
30-jun.-22	477.639.482,16	459.249.305,65	95,89%	96,15%	0,44%	5,10%	0,36%	4,29%	457.993.683,77
31-jul.-22	476.334.643,87	454.498.333,52	95,44%	95,42%	0,47%	5,48%	0,76%	8,79%	454.615.973,33
31-ago.-22	475.027.620,20	451.741.178,04	95,00%	95,10%	0,46%	5,34%	0,33%	3,93%	451.257.711,29
30-sep.-22	473.718.406,84	448.365.923,75	94,55%	94,65%	0,46%	5,35%	0,47%	5,53%	447.918.795,34
31-oct.-22	472.406.999,45	444.978.225,22	94,11%	94,19%	0,46%	5,37%	0,48%	5,61%	444.599.123,72
30-nov.-22	471.093.393,72	441.298.595,14	93,68%	93,68%	0,47%	5,45%	0,55%	6,41%	441.298.595,14

FLows FOR EVERY BOND WITHOUT WITHHOLDING FOR THE HOLDER
(AMOUNTS IN EUR)
CPR: 5,45%

Payment Date	Series A Bonds			Series B Bonds			Series C Bonds		
	Principal Repayment	Gross Interest	Total Flow	Principal Repayment	Gross Interest	Total Flow	Principal Repayment	Gross Interest	Total Flow
TOTALS:	376.532.307,80	1.854.072,90	378.386.380,70	24.400.000,00	237.363,20	24.637.363,20	39.000.000,00	527.592,00	39.527.592,00
19-dic-22									
17-mar-23	9.721.771,09	143.584,32	9.865.355,41	0,00	15.268,98	15.268,98	0,00	33.938,67	33.938,67
19-jun-23	9.686.088,15	146.235,13	9.832.323,29	0,00	15.963,02	15.963,02	0,00	35.481,33	35.481,33
18-sep-23	9.516.950,74	142.373,61	9.659.324,36	0,00	15.963,02	15.963,02	0,00	35.481,33	35.481,33
18-dic-23	9.283.123,91	137.073,22	9.420.197,13	0,00	15.789,51	15.789,51	0,00	35.095,67	35.095,67
18-mar-24	9.118.108,10	133.412,58	9.251.520,68	0,00	15.789,51	15.789,51	0,00	35.095,67	35.095,67
17-jun-24	9.009.209,52	131.243,56	9.140.453,09	0,00	15.963,02	15.963,02	0,00	35.481,33	35.481,33
17-sep-24	8.845.453,35	127.651,89	8.973.105,25	0,00	15.963,02	15.963,02	0,00	35.481,33	35.481,33
17-dic-24	8.629.042,08	122.776,32	8.751.818,40	0,00	15.789,51	15.789,51	0,00	35.095,67	35.095,67
17-mar-25	8.419.640,43	118.061,80	8.537.702,23	0,00	15.616,00	15.616,00	0,00	34.710,00	34.710,00
17-jun-25	8.379.493,67	117.328,76	8.496.822,43	0,00	15.963,02	15.963,02	0,00	35.481,33	35.481,33
17-sep-25	8.228.383,64	113.988,14	8.342.371,78	0,00	15.963,02	15.963,02	0,00	35.481,33	35.481,33
17-dic-25	8.029.749,56	109.504,41	8.139.253,97	0,00	15.789,51	15.789,51	0,00	35.095,67	35.095,67
17-mar-26	7.828.377,95	105.169,46	7.933.547,41	0,00	15.616,00	15.616,00	0,00	34.710,00	34.710,00
17-jun-26	7.779.985,89	104.385,65	7.884.371,54	0,00	15.963,02	15.963,02	0,00	35.481,33	35.481,33
17-sep-26	254.056.929,72	101.284,03	254.158.213,75	24.400.000,00	15.963,02	24.415.963,02	39.000.000,00	35.481,33	39.035.481,33