



F.T.A. SANTANDER HIPOTECARIO 9

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

c/JUAN IGNACIO LUCA DE TENA 13

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NAME OF THE FUND:

FONDO DE TITULIZACIÓN DE ACTIVOS SANTANDER HIPOTECARIO 9 FTA

INFORMATION AT:

QUARTER/SEMESTER

20 05 2019 - 19 08 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	June 25th, 2013	Paying Agency	BANCO SANTANDER	
Disbursement Date	June 28th, 2013	Negotiation Market	AIAF	
Final Date of Redemption	February 18th, 2056	Rating Agencies	Moody's / DBRS	
Gestora	Santander de Titulización	Rating	Initial	Current
Credit Rights's Seller	Banco Santander	Series A	A3/A	Aa1/AA
		Series B	Ba3/B	B1/BB (low)
		Series C	Caa3/C	Ca/C



NAME OF THE FUND: FONDO DE TITULIZACIÓN DE ACTIVOS SANTANDER HIPOTECARIO 9 FTA

INFORMATION AT: QUARTER/SEMESTER 20 05 2019 - 19 08 2019 YEAR: 2019

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 ES0325636001	4.722	Nominal per Bond	100.000,00 €	53.088,40 €	53,09%
		Total Nominal	472.200.000,00 €	250.683.424.80 €	
Series B ES0325636019	1.778	Nominal per Bond	100.000,00 €	100.000,00 €	100,00%
		Total Nominal	177.800.000,00 €	177.800.000,00 €	
Series C ES0325636027	286	Nominal per Bond	100.000,00 €	100.000,00 €	100,00%
		Total Nominal	28.600.000,00 €	28.600.000,00 €	

REDEMPTION AND INTEREST OF THE BONDS					
Current			Next		
Payment Date of the Current Period August 19th, 2019			Next Payment Date November 18th, 2019		
	Redemption of the Bonds	Gross Interest	Interest Rate	Gross Interest in Next Payment Date	Net Interest in Next Payment Date
Series A	1.548,93 €	0,00 €	0,000%	0,00 €	0,00 €
Series B	0,00 €	22,24 €	0,000%	0,00 €	0,00 €
Series C	0,00 €	5.445,08 €	0,094%	23,76 €	19,25 €
Accrued amortisation due not payed	0,00 €				
Scheduled Amortisation	NO				



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INFORMATION AT: QUARTER/SEMESTER 20 05 2019 - 19 08 2019 YEAR: 2019

III. ASSETS PURCHASED BY THE FUND: CREDIT RIGHTS

CREDIT RIGHTS	ISSUE DATE	CURRENT DATE
Number of CR's	3.831	3.265
Principal Outstanding	650.000.010,84 €	428.483.412,51 €
Principal Outstanding per Loan	169.668,50 €	131.235,35 €
Interest Rate	1,68%	0,69%

PREPAYMENT RATE	CURRENT DATE
Monthly Single Rate	0,31%
Average Monthly Single Rate	3,55%
Constant Prepayment Rate from Constitution	3,60%

CURRENT DELINQUENCY	Up to 1 month	From 1 to 6 months	Greater than 6 months
Debt Due (Principal + Interest)	20.894,09 €	30.793,73 €	23.788,85 €
Debt to be amortised			428.419.759,72 €
Total Debt	20.894,09 €	30.793,73 €	428.443.548,57 €

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QUARTERLY BONDS PAYOUT REPORT

August 19,2019

BONDS. PRINCIPAL	
Previous Balance	464.397.472,26 €
Principal Amortised	7.314.047,46 €
Outstanding Balance	457.083.424,80 €
% of Initial Balance	67,36%
Principal Accrued and unpaid	0,00 €

DATA	
Pool Cut-off Date	August 9,2019
Payment Date	August 19,2019
Previous Payment Date	May 20,2019
Number of Days (Act/360)	91
Reference Interest Rate (%)	-0,406%
Next Payment Date	November 18,2019

INTEREST PAID	
CLASS A	- €
CLASS B	39.542,72 €
CLASS C	1.557.292,88 €
Interest accrued and unpaid	0,00 €

RESIDUAL LIFE (YEARS)		
	INITIAL	August 19,2019
Class A	3,06	4,66
Class B	10,15	14,87
Class C	11,18	17,52

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

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QUARTERLY COLLATERAL REPORT

August 19,2019

PRINCIPAL	
Previous Balance	435.797.430,63 €
Principal Amortised	7.314.018,12 €
Outstanding Balance	428.483.412,51 €
Number of Credit Rights	3.265
LTV	101,55%

INTEREST	
Interest received during relevant period	727.197,80 €
Interest accrued during relevant period	733.109,85 €

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	18.476,24 €	5.844,37 €	6.940,26 €	13.174,75 €	19.217,17 €
Interest accrued on Credit Rights´s in Arrears	2.417,85 €	1.665,39 €	468,72 €	2.700,24 €	4.571,68 €
Outstanding Balance	7.456.800,45 €	1.383.170,20 €	461.435,88 €	750.790,99 €	1.786.968,42 €
Number of Credit Rights	55	12	4	6	13
% of Outstanding Balance	1,74%	0,32%	0,11%	0,18%	0,42%

WRITE OFF	
WRITE OFF as of previous balance	6.156.331,20 €
Difference in Actual Period	(348.250,49) €
WRITE OFF up to date	5.808.080,71 €

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QUARTERLY COLLATERAL REPORT

August 19,2019

CONTENTIOUS	
Last balance	692.224,74 €
Difference in Actual Period	330.702,61 €
Current balance	1.022.927,35 €
Number of Credit Rights	7

TRANSITORY PROPERTIES	
Last balance	2.822.609,99 €
Difference in Actual Period	(633.256,06) €
Current balance	2.189.353,93 €
Number of Credit Rights	34

NET LOSSES	
Last balance	5.485.279,34 €
Difference in Actual Period	139.804,82 €
Current balance	5.625.084,16 €

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QUARTERLY REPORT - ALLOCATION OF CASH

August 19,2019

TOTAL CASH RECEIVED END OF PERIOD	8.972.925,00 €
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	7.216.529,86 €
CASH RECEIVED - INTEREST	
Interest received from Credit Rights	727.197,80 €
Interest received under GIC	0,00 €
CONTENTIOUS	247.603,64 €
INCOMES/EXPENSES TRANSITORY PROPERTIES	782.517,66 €
OTHERS	(923,96) €

TREASURY ACCOUNT STATEMENT	28.600.000,00 €
PRINCIPAL RESERVE FUND	
Previous Balance	28.600.000,00 €
Difference	0,00 €
Outstanding Balance	28.600.000,00 €
WITHHOLDING TAXES AND OTHER EXPENSES	0,00 €
OTHERS	0,00 €

TOTAL CASH PAID END OF PERIOD	8.972.925,00 €
Fee management	23.156,26 €
Ordinary Expenses	32.881,50 €
Interest paid to Class A Bondholders	0,00 €
Interest paid to Class B Bondholders	39.542,72 €
Principal withholding A	7.314.047,46 €
Principal withholding B	0,00 €
Interest deferred Class B Bondholders	0,00 €
Interest paid to Class C Bondholders	13.590,72 €
Principal withholding Class C	0,00 €
Interest paid to Subordinated Loan	0,00 €
Repayment of Subordinated Loan	0,00 €
Fixed fee in favour of Banco Santander	6.000,00 €
Extraordinary interest paid to Class C	1.543.702,16 €
Application of Reserve Fund	0,00 €
Residual	4,18 €

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CREDIT ENHANCEMENT AND SUBORDINATED LOAN

August 19,2019

CREDIT ENHANCEMENT		
CONCEPTS	INITIAL	August 19,2019
SUBORDINATED ISSUE	27,35%	41,50%
PRINCIPAL RESERVE FUND	28.600.000 € (4,40%)	28.600.000,00 € (6,67%)

SUBORDINATED LOANS		
CONCEPTS	INITIAL	August 19,2019
SUBORDINATED LOAN PRINCIPAL		
Total Outstanding Subordinated Loan	650.000,00 €	- €
Interest Rate	1,680%	---

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TRIGGERS OF THE MODEL

August 19,2019

RESERVE FUND's TRIGGERS	
1. AMOUNT REQUIRED WITHHELD:	28.600.000,00 €
R.F. SHALL BE THE LESSER OF:	
1.a) INITIAL RESERVE AMOUNT	28.600.000,00 €
1.b) THE GREATER OF:	
1.b.1) 10,00% OUTSTANDING SERIES A and B in Previous Pool Cut-off Date	43.579.747,23 €
1.b.2) 2,20% INITIAL OUTSTANDING SERIES A and B	14.300.000,00 €
2. NEITHER 2.a), 2.b) NOR 2.c) SHALL OCCUR	
2.a) R.F. IN PREVIOUS PAYMENT DATE NOT WITHHELD TOTALLY	NO
2.b) LOANS IN ARREARS >1,00% CR's (WITHOUT WRITE-OFF)	NO
2.d) PAYMENT DATE < 25.06.2016	NO

RESERVE FUND COULD DECREASE WHEN THE ESTABLISHED PERCENTAGES ARE MET

DEFERRAL INTEREST TRIGGERS	
1. SERIES B WILL DEFER INTEREST PAYMENT IF 1.a) IS GREATER THAN 1.b)	
1.a) Cumulative Write-off loans in Previous Pool Cut-off Date	16.197.633,48 €
1.b) 20% of Initial Outstanding of Credit Rights	130.000.002,17 €
No deferral on interest of Series B	

FAILED CUMULATIVE LOANS	
Last balance	16.081.248,43 €
Difference in Actual Period	116.385,05 €
Current balance	16.197.633,48 €

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DEFINITIONS

August 19,2019

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.

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 equal or greater than 12 or 18 months (according to Prospectus)

TRANSITORY PROPERTIES

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

CONTENTIOUS / JUDICIAL

Loans in which the originator will take legal actions. This amount is included in the arrears table.

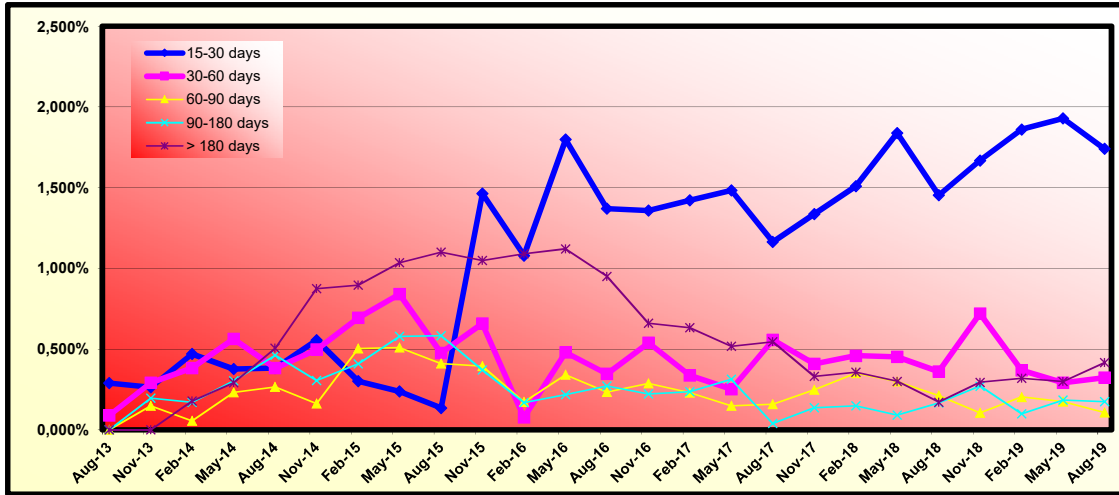


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HISTORICAL ARREARS REPORTS

August 19th, 2019

Date	May-18	ago-18	nov-18	feb-19	may-19	ago-19
15-30 days	1,838%	1,452%	1,668%	1,860%	1,928%	1,740%
30-60 days	0,453%	0,360%	0,721%	0,369%	0,291%	0,323%
60-90 days	0,300%	0,213%	0,105%	0,203%	0,175%	0,108%
90-180 days	0,091%	0,167%	0,271%	0,100%	0,184%	0,175%
> 180 days	0,301%	0,172%	0,295%	0,320%	0,300%	0,417%



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QUARTERLY STATISTIC INFORMATION
August 19th, 2019
RATIO INTERVAL OF PPAL OUTSTANDING vs PROPERTY VALUE

Intervals		Ppal Outstanding	%	Nº Assets	%
From	Until				
0	10	391.538,73	0,0902%	17	0,5139%
10	20	3.157.834,15	0,7271%	56	1,6929%
20	30	11.930.142,72	2,7470%	164	4,9577%
30	40	47.484.283,64	10,9334%	500	15,1149%
40	50	90.731.728,46	20,8913%	723	21,8561%
50	60	137.250.783,09	31,6024%	961	29,0508%
60	70	114.520.498,89	26,3687%	728	22,0073%
70	80	24.888.418,75	5,7306%	134	4,0508%
80	90	2.392.463,10	0,5509%	15	0,4534%
90	100	374.347,22	0,0862%	2	0,0605%
>	100	1.182.813,48	0,2723%	8	0,2418%
Totals:		434.304.852,23	100,0000%	3.308	100,0000%

Maximum Ratio: 138,97%
Minimum Ratio: 0,64%
Average Ratio: 101,55%

**FLOWS FOR EVERY BOND WITHOUT WITHHOLDING FOR THE HOLDER
(AMOUNTS IN EUR)
CPR: 3,60%**

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:	250.683.472,02	0,00	250.683.472,02	177.800.000,00	0,00	177.800.000,00	28.600.000,00	477.415,03	29.077.415,03
19-ago.-19									
18-nov.-19	7.977.414,47	0,00	7.977.414,47	0,00	0,00	0,00	0,00	6.795,68	6.795,68
18-feb.-20	7.885.799,98	0,00	7.885.799,98	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-may.-20	7.712.366,07	0,00	7.712.366,07	0,00	0,00	0,00	0,00	6.721,00	6.721,00
18-ago.-20	7.705.778,11	0,00	7.705.778,11	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-nov.-20	7.617.428,72	0,00	7.617.428,72	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-feb.-21	7.528.426,74	0,00	7.528.426,74	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-may.-21	7.325.086,22	0,00	7.325.086,22	0,00	0,00	0,00	0,00	6.646,32	6.646,32
18-ago.-21	7.355.434,70	0,00	7.355.434,70	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-nov.-21	7.271.104,42	0,00	7.271.104,42	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-feb.-22	7.186.796,79	0,00	7.186.796,79	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-may.-22	6.996.576,07	0,00	6.996.576,07	0,00	0,00	0,00	0,00	6.646,32	6.646,32
18-ago.-22	7.018.179,43	0,00	7.018.179,43	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-nov.-22	6.928.330,68	0,00	6.928.330,68	0,00	0,00	0,00	0,00	6.870,36	6.870,36
20-feb.-23	6.844.775,48	0,00	6.844.775,48	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-may.-23	6.664.723,89	0,00	6.664.723,89	0,00	0,00	0,00	0,00	6.646,32	6.646,32
18-ago.-23	6.678.879,28	0,00	6.678.879,28	0,00	0,00	0,00	0,00	6.870,36	6.870,36
20-nov.-23	6.596.960,17	0,00	6.596.960,17	0,00	0,00	0,00	0,00	6.870,36	6.870,36
19-feb.-24	6.513.401,32	0,00	6.513.401,32	0,00	0,00	0,00	0,00	6.870,36	6.870,36
20-may.-24	6.371.516,20	0,00	6.371.516,20	0,00	0,00	0,00	0,00	6.721,00	6.721,00
19-ago.-24	6.349.879,06	0,00	6.349.879,06	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-nov.-24	6.267.363,90	0,00	6.267.363,90	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-feb.-25	6.187.046,94	0,00	6.187.046,94	0,00	0,00	0,00	0,00	6.870,36	6.870,36
19-may.-25	6.020.433,38	0,00	6.020.433,38	0,00	0,00	0,00	0,00	6.646,32	6.646,32
18-ago.-25	6.025.049,17	0,00	6.025.049,17	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-nov.-25	5.952.514,14	0,00	5.952.514,14	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-feb.-26	5.882.159,89	0,00	5.882.159,89	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-may.-26	5.730.508,66	0,00	5.730.508,66	0,00	0,00	0,00	0,00	6.646,32	6.646,32
18-ago.-26	5.731.418,47	0,00	5.731.418,47	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-nov.-26	5.659.725,25	0,00	5.659.725,25	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-feb.-27	5.587.771,90	0,00	5.587.771,90	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-may.-27	5.444.683,26	0,00	5.444.683,26	0,00	0,00	0,00	0,00	6.646,32	6.646,32
18-ago.-27	5.436.219,04	0,00	5.436.219,04	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-nov.-27	5.366.984,70	0,00	5.366.984,70	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-feb.-28	5.295.388,39	0,00	5.295.388,39	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-may.-28	5.176.304,37	0,00	5.176.304,37	0,00	0,00	0,00	0,00	6.721,00	6.721,00
18-ago.-28	5.142.943,39	0,00	5.142.943,39	0,00	0,00	0,00	0,00	6.870,36	6.870,36
20-nov.-28	5.074.053,34	0,00	5.074.053,34	0,00	0,00	0,00	0,00	6.870,36	6.870,36
19-feb.-29	5.002.365,26	0,00	5.002.365,26	0,00	0,00	0,00	0,00	6.870,36	6.870,36
18-may.-29	4.876.291,88	0,00	4.876.291,88	0,00	0,00	0,00	0,00	6.646,32	6.646,32
20-ago.-29	2.295.388,91	0,00	2.295.388,91	2.569.937,78	0,00	2.569.937,78	0,00	6.870,36	6.870,36
19-nov.-29	0,00	0,00	0,00	4.786.905,09	0,00	4.786.905,09	0,00	6.870,36	6.870,36
18-feb.-30	0,00	0,00	0,00	4.715.434,20	0,00	4.715.434,20	0,00	6.870,36	6.870,36
20-may.-30	0,00	0,00	0,00	4.595.695,76	0,00	4.595.695,76	0,00	6.646,32	6.646,32
19-ago.-30	0,00	0,00	0,00	4.581.157,67	0,00	4.581.157,67	0,00	6.870,36	6.870,36
18-nov.-30	0,00	0,00	0,00	4.517.969,78	0,00	4.517.969,78	0,00	6.870,36	6.870,36
18-feb.-31	0,00	0,00	0,00	4.453.937,47	0,00	4.453.937,47	0,00	6.870,36	6.870,36
19-may.-31	0,00	0,00	0,00	4.345.187,74	0,00	4.345.187,74	0,00	6.646,32	6.646,32
18-ago.-31	0,00	0,00	0,00	4.325.969,88	0,00	4.325.969,88	0,00	6.870,36	6.870,36
18-nov.-31	0,00	0,00	0,00	4.263.724,39	0,00	4.263.724,39	0,00	6.870,36	6.870,36
18-feb.-32	0,00	0,00	0,00	4.198.420,58	0,00	4.198.420,58	0,00	6.870,36	6.870,36
18-may.-32	0,00	0,00	0,00	4.105.683,74	0,00	4.105.683,74	0,00	6.721,00	6.721,00
18-ago.-32	0,00	0,00	0,00	4.064.746,21	0,00	4.064.746,21	0,00	6.870,36	6.870,36
18-nov.-32	0,00	0,00	0,00	3.991.426,89	0,00	3.991.426,89	0,00	6.870,36	6.870,36
18-feb.-33	0,00	0,00	0,00	3.921.845,78	0,00	3.921.845,78	0,00	6.870,36	6.870,36
18-may.-33	0,00	0,00	0,00	3.814.827,48	0,00	3.814.827,48	0,00	6.646,32	6.646,32
18-ago.-33	0,00	0,00	0,00	3.786.124,17	0,00	3.786.124,17	0,00	6.870,36	6.870,36
18-nov.-33	0,00	0,00	0,00	3.720.386,64	0,00	3.720.386,64	0,00	6.870,36	6.870,36
20-feb.-34	0,00	0,00	0,00	3.635.777,04	0,00	3.635.777,04	0,00	6.870,36	6.870,36
18-may.-34	0,00	0,00	0,00	3.531.097,64	0,00	3.531.097,64	0,00	6.646,32	6.646,32
18-ago.-34	0,00	0,00	0,00	3.485.037,09	0,00	3.485.037,09	0,00	6.870,36	6.870,36
20-nov.-34	0,00	0,00	0,00	3.379.834,88	0,00	3.379.834,88	0,00	6.870,36	6.870,36
19-feb.-35	0,00	0,00	0,00	3.282.327,80	0,00	3.282.327,80	0,00	6.870,36	6.870,36
18-may.-35	0,00	0,00	0,00	3.180.253,55	0,00	3.180.253,55	0,00	6.646,32	6.646,32
20-ago.-35	0,00	0,00	0,00	3.145.563,54	0,00	3.145.563,54	0,00	6.870,36	6.870,36
19-nov.-35	0,00	0,00	0,00	3.082.647,53	0,00	3.082.647,53	0,00	6.870,36	6.870,36
18-feb.-36	0,00	0,00	0,00	3.026.459,30	0,00	3.026.459,30	0,00	6.870,36	6.870,36
19-may.-36	0,00	0,00	0,00	2.960.325,87	0,00	2.960.325,87	0,00	6.721,00	6.721,00
18-ago.-36	0,00	0,00	0,00	2.919.799,40	0,00	2.919.799,40	0,00	6.870,36	6.870,36
18-nov.-36	0,00	0,00	0,00	2.855.224,76	0,00	2.855.224,76	0,00	6.870,36	6.870,36
18-feb.-37	0,00	0,00	0,00	64.556.270,33	0,00	64.556.270,33	28.600.000,00	6.870,36	28.606.870,36