



NAME OF THE FUND: FONDO DE TITULIZACIÓN DE ACTIVOS: SANTANDER HIPOTECARIO 3

INFORMATION AT: QUARTER / SEMESTER: JULY YEAR: 2023

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

I. DATA OF THE FUND:

Constitution Date	March 30, 2007	Paying Agent	BANCO SANTANDER	
Disbursement Date	April 4, 2007	Negotiation Market	AIAF	
Final Date of Redemption	January 18, 2050	Rating Agencies	MOODYS ESPANA FITCH RATINGS STANDARD & POORS	
Management Company	SANTANDER DE TITULIZACIÓN S.G.F.T., S.A.			
Originador Derechos Crédito	BANCO SANTANDER	Class A1	Aaa/AAA/AAA	Aa3 / A- / A+
		Class A2	Aaa/AAA/AAA	Aa3 / A- / A+
		Class A3	Aaa/AAA/AAA	Aa3 / A- / A+
		Class B	Aa2/AA/AA	Caa1 / CCC / B-
		Class C	A1/A/A	C / CC / CCC-
		Class D	Baa1/BBB/BBB	C / C / D
		Class E	Ba2/BB/BB	C / C / D
		Class F	Ca/CCC/CCC-	C / C / D
Swap Counterparty	BANCO SANTANDER			

II. SECURITIES ISSUED CHARGED TO THE FUND: SECURITISATION BONDS

CLASS PRIORITY	NUM. BONDS	W.A.L. Years		NOMINAL		
				INITIAL	CURRENT	%curr/in
Serie A1 ES0338093000	6.133	3,64	Nominal per Bond Total Nominal	100.000,00 613.300.000,00	13.676,34 83.876.993,22	13,68%
Serie A2 ES0338093018	15.400	3,64	Nominal per Bond Total Nominal	100.000,00 1.540.000.000,00	19.434,75 299.295.150,00	19,43%
Serie A3 ES0338093026	4.200	3,64	Nominal per Bond Total Nominal	100.000,00 420.000.000,00	19.434,75 81.625.950,00	19,43%
Serie B ES0338093034	792	9,35	Nominal per Bond Total Nominal	100.000,00 79.200.000,00	100.000,00 79.200.000,00	100,00%
Serie C ES0338093042	475	11,55	Nominal per Bond Total Nominal	100.000,00 47.500.000,00	100.000,00 47.500.000,00	100,00%
Serie D ES0338093059	720	15,21	Nominal per Bond Total Nominal	100.000,00 72.000.000,00	100.000,00 72.000.000,00	100,00%
Serie E ES0338093067	280	20,57	Nominal per Bond Total Nominal	100.000,00 28.000.000,00	100.000,00 28.000.000,00	100,00%
Serie F ES0338093075	224	23,52	Nominal per Bond Total Nominal	100.000,00 22.400.000,00	100.000,00 22.400.000,00	100,00%

REDEMPTION AND INTEREST OF THE BONDS					
Current			Next		
Payment Date of the Current Period 18-Jul-2023			Next Payment Date 18-Oct-2023		
	Redemption of the Bonds	Gross Interest	Interest Rate	Gross Interest Next Coupon	Net Interest Next Coupon
Redemption Serie A1	681,11 €	117,41 €	3,720%	130,02 €	105,32 €
Redemption Serie A2	967,89 €	170,97 €	3,800%	188,73 €	152,87 €
Redemption Serie A3	967,89 €	174,06 €	3,860%	191,71 €	155,29 €
Redemption Serie B	0,00 €	858,18 €	3,880%	991,56 €	803,16 €
Redemption Serie C	0,00 €	878,40 €	3,960%	1.012,00 €	819,72 €
Redemption Serie D	0,00 €	0,00 €	4,210%	1.075,89 €	871,47 €
Redemption Serie E	0,00 €	0,00 €	5,760%	1.472,00 €	1.192,32 €
Redemption Serie F	0,00 €	0,00 €	4,160%	1.063,11 €	861,12 €
Principal accrued per Bond	133.514.386,48 €				
Scheduled Amortisation	NO				



III. ASSET PURCHASED BY THE FUND: CREDIT RIGHTS

CREDIT RIGHTS	ISSUE DATE	CURRENT DATE
Number of Credit Rights	16.890	6.843
Credit Rights Outstanding to be amortised	2.800.000.012,17	557.983.614,04
Credit Rights Outstanding per Loan to be amortised	165.778,57	81.540,79
Interest rate	4,02%	2,95%

PREPAYMENT RATE	CURRENT SITUATION
Monthly Single Rate	8,31%
Average Monthly Single Rate	7,58%
Constant Prepayment Rate from Constitution	6,55%

F.T.A SANTANDER HIPOTECARIO 3

QUARTERLY BONDS PAYOUT REPORT

July 18, 2023

BONDS. PRINCIPAL	
Previous Balance	737.045.984,85 €
Principal Amortised	23.147.891,63 €
Outstanding Balance	713.898.093,22 €
% of Initial Balance	25,29%
Principal accrued and unpaid	133.514.386,48 €

DATA	
Pool Cut-off Date	11-Jul-2023
Payment Date	18-Jul-2023
Last Payment Date	18-Apr-2023
Number of Days (Act/360)	91
Reference Interest Rate (%)	3,660%
Next Payment Date	18-Oct-2023

INTEREST PAID	
CLASS A1	720.075,53 €
CLASS A2	2.632.938,00 €
CLASS A3	731.052,00 €
CLASS B	679.678,56 €
CLASS C	417.240,00 €
CLASS D	0,00 €
CLASS E	0,00 €
CLASS F	0,00 €
Interest Acrued and unpaid	14.097.473,76 €

RESIDUAL LIFE (YEARS)		
	INITIAL	18/07/2023
CLASS A1	1,26	3,64
CLASS A2	7,29	3,64
CLASS A3	17,37	3,64
CLASS B	20,77	9,35
CLASS C	20,77	11,55
CLASS D	20,77	15,21
CLASS E	20,77	20,57
CLASS F	15,31	23,52

F.T.A SANTANDER HIPOTECARIO 3

QUARTERLY COLLATERAL REPORT

July 18, 2023

PRINCIPAL	
Previous Balance	578.802.171,81 €
Principal Amortised	20.818.557,77 €
Outstanding Balance	557.983.614,04 €
Number of Credit Rights	6.843
LTV	83,50%

PRINCIPAL BALANCE IN ARREARS					
	UP to 30 DAYS	30 to 60 DAYS	60 to 90 DAYS	90 to 180 DAYS	OVER 180 DAYS
Principal Balance in Arrears	24.934,49 €	15.968,76 €	5.680,65 €	16.990,75 €	66.405,84 €
Interest accrued on Credit Rights in Arrears	7.994,23 €	6.333,86 €	3.687,58 €	5.732,70 €	13.166,78 €
Outstanding Balance	10.524.880,24 €	1.691.340,06 €	662.885,72 €	822.422,48 €	1.678.702,52 €
Number of Credit Rights	106	21	6	8	20
% of Outstanding Balance	1,886%	0,303%	0,119%	0,147%	0,301%

WRITE OFF	
Cumulative WRITE OFF as of previous balance	14.014.957,29 €
Difference in Actual Period	-609.002,75 €
Cumulative WRITE OFF up to date	13.405.954,54 €

F.T.A SANTANDER HIPOTECARIO 3

QUARTERLY COLLATERAL REPORT

July 18, 2023

CONTENTIOUS / JUDICIAL	
Last balance	583.953,86 €
Difference in Actual Period	-68.832,22 €
Current balance	515.121,64 €
Contentious CR's number	5

TRANSITORY PROPERTIES	
Last balance	13.914.425,17 €
Difference in Actual Period	-1.970.989,73 €
Current balance	11.943.435,44 €
Transitory properties CR's number	196

NET LOSS	
Last balance	127.686.070,99 €
Difference in Actual Period	595.697,15 €
Current balance	128.281.768,14 €

F.T.A SANTANDER HIPOTECARIO 3

QUARTERLY REPORT - ALLOCATION OF CASH

July 18, 2023

TOTAL CASH RECEIVED END OF PERIOD	25.604.144,10 €
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	20.561.727,14 €
CASH RECEIVED - INTEREST	
Interest received from Credit Rights	3.235.420,40 €
Interest received under GIC	92.383,62 €
CONTENTIOUS	346.321,74 €
INCOMES/EXPENSES OF TRANSITORY PROPERTIES	1.365.152,06 €
RESERVE FUNDS	0,00 €
OTHERS	3.139,14 €

TREASURY ACCOUNT STATEMENT	236,23
PRINCIPAL RESERVE FUND	
Previous Balance	0,00 €
Variation	0,00 €
Outstanding Balance	0,00 €
WITHHOLDING TAXES	236,23 €
ISSUE EXPENSES WITHHELD	0,00 €
OTHERS	0,00 €

TOTAL CASH PAID END OF PERIOD	25.604.144,10 €
CURRENT EXPENSES	26.559,50 €
MANAGEMENT FEE	36.751,33 €
SWAP PAYMENT	3.218.110,88 €
SWAP COLLECTION	-6.006.218,23 €
CLASS A1 INTEREST	720.075,53 €
CLASS A2 INTEREST	2.632.938,00 €
CLASS A3 INTEREST	731.052,00 €
CLASS B INTEREST	679.678,56 €
CLASS C INTEREST	417.240,00 €
CLASS A1 REDEMPTION	4.177.247,63 €
CLASS A2 REDEMPTION	14.905.506,00 €
CLASS A3 REDEMPTION	4.065.138,00 €
CLASS D INTEREST DEFERRAL	0,00 €
CLASS E INTEREST DEFERRAL	0,00 €
CLASS F INTEREST	0,00 €
CLASS F REDEMPTION	0,00 €
SUBORDINATED LOAN INTEREST	0,00 €
SUBORDINATED LOAN REDEMPTION	0,00 €
ADMINISTRATION FEE	0,00 €
REDEMPTION ADJUSTMENT	64,90 €
VARIABLE FEE/EXT. INT. CLASS F	0,00 €

F.T.A SANTANDER HIPOTECARIO 3

CREDIT ENHANCEMENT AND SUBORDINATED LOAN

July 18, 2023

CREDIT ENHANCEMENT		
CONCEPTS	INITIAL	18-Jul-23
SUBORDINATED ISSUE	7,00%	34,89%
PRINCIPAL RESERVE FUND	22.400.000,00 € 0,80%	0,00 € (0,00 %)

SUBORDINATED LOANS		
CONCEPTS	INITIAL	18-Jul-23
SUBORDINATED LOAN PRINCIPAL		
Total Outstanding Subordinated Loan	2.600.000,00 €	1.529.514,87 €
Interest Rate	4,447%	4,160%

F.T.A SANTANDER HIPOTECARIO 3

TRIGGERS OF THE MODEL

July 18, 2023

RESERVE FUND's TRIGGERS

IF 1) IS HIGHER THAN 2) RESERVE FUNDS WILL NOT BE REDUCED	
1) CREDIT RIGHTS IN ARREARS OVER 90 DAYS	2.501.125,00 €
2) 1% CREDIT RIGHTS OUTSTANDING BALANCE	5.579.836,14 €

THE RESERVE FUND SHALL NOT BE REDEEMED BECAUSE IT DOES NOT MEET THE MINIMUM REQUIRED LEVEL.

CUMULATIVE FAILED LOANS

248.484.101,49 €

CLASSES B, C, D, E DEFERRAL INTEREST TRIGGERS

CLASS B INTEREST DEFERRAL (9th PLACE) IF CUMULATIVE FAILED LOANS > 392.000.001,70 EUR	NO
CLASS C INTEREST DEFERRAL (10th PLACE) IF CUMULATIVE FAILED LOANS > 308.000.001,34 EUR	NO
CLASS D INTEREST DEFERRAL (11th PLACE) IF CUMULATIVE FAILED LOANS > 196.000.000,85 EUR	YES
CLASS E INTEREST DEFERRAL (12th PLACE) IF CUMULATIVE FAILED LOANS > 168.000.000,73 EUR	YES

BOND's TRIGGERS

1. IF 1.A) IS HIGHER THAN 1.B) THERE IS PRO RATA REDEMPTION CLASS A1, A2 Y A3:	
1) CREDIT RIGHTS IN ARREARS OVER 90 DAYS	2.501.125,00 €
1.B) 1.5% CR'S OUTSTANDING BALANCE WITHOUT WRITE OFF	8.369.754,21 €

IN APRIL, 2008 THIS LEVEL HAS BEEN REACHED. THE PRO RATA REDEMPTION HAS TAKEN PLACE, IN THE SERIE A1, A2 AND A3

AGREEMENT	COUNTERPARTY	RATING AGENCY	MINIMUM RATING REQUIRED	CURRENT RATING
TREASURY ACCOUNT	BANCO SANTANDER	MOODYS	P-1 s/t	A2 l/t P-1 s/t
		FITCH	F-1 s/t	F-1* s/t
		S&P	A-1 s/t	A+ l/t A-1 s/t
PAYMENT AGENT	BANCO SANTANDER	MOODYS	P-1 s/t	A2 l/t P-1 s/t
		FITCH	F-1 s/t	A l/t F-1* s/t
		S&P	A-1 s/t	A+ l/t A-1 s/t
SWAP	BANCO SANTANDER	MOODYS	A2 l/t P-1 s/t	A2 l/t P-1 s/t
		FITCH	A l/t F-1 s/t	A l/t F-1 s/t **
		S&P	A-1 s/t	A+ l/t A-1 s/t

(*) Deposit Rating

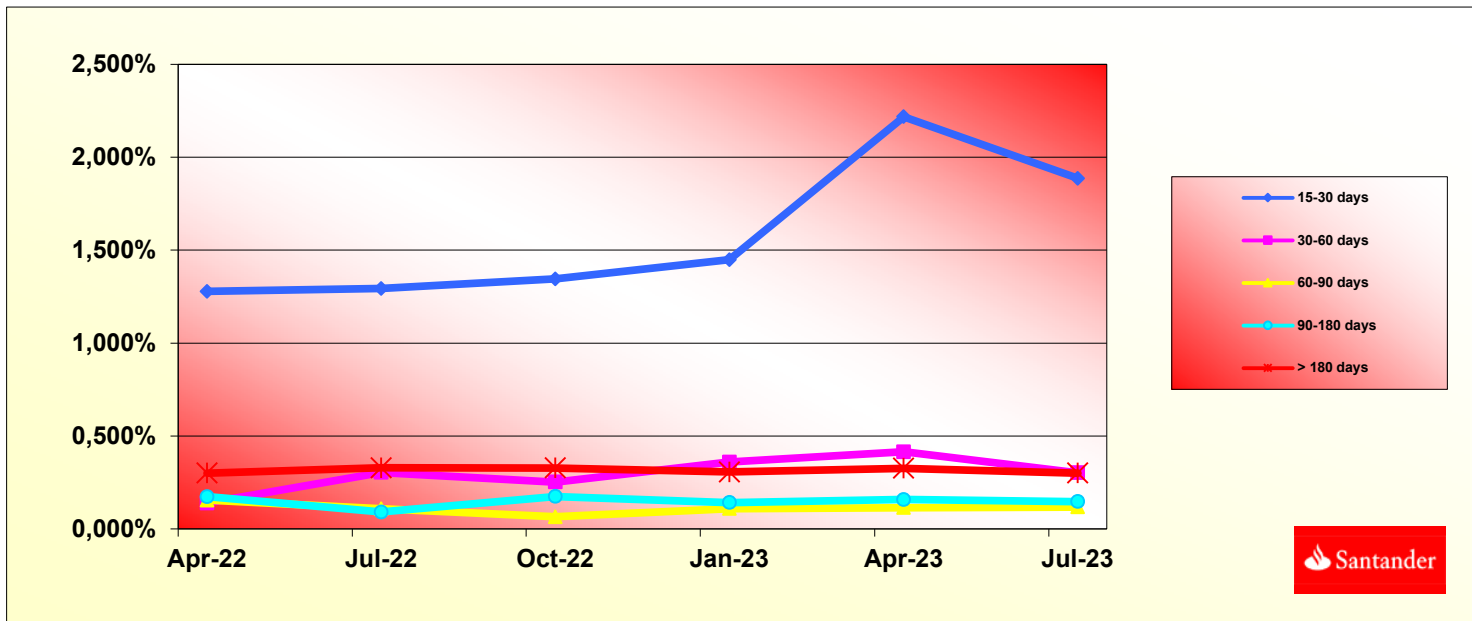
(**) Derivative Counterparty Rating



**FONDO DE TITULIZACIÓN DE ACTIVOS
SANTANDER HIPOTECARIO 3**

**HISTORICAL ARREARS REPORTS
JULY 18th, 2023**

Date	Apr-22	Jul-22	Oct-22	Jan-23	Apr-23	Jul-23
15-30 days	1,278%	1,292%	1,344%	1,448%	2,218%	1,886%
30-60 days	0,140%	0,305%	0,252%	0,360%	0,415%	0,303%
60-90 days	0,155%	0,109%	0,066%	0,110%	0,114%	0,119%
90-180 days	0,174%	0,091%	0,175%	0,142%	0,159%	0,147%
> 180 days	0,301%	0,329%	0,328%	0,307%	0,327%	0,301%





**FONDO DE TITULIZACIÓN DE ACTIVOS
SANTANDER HIPOTECARIO 3
18 DE JULIO DE 2023**

LTV				
INTERVALO	SALDO	% SALDOS VIVOS	Nº PRÉSTAMOS	% Nº PRÉSTAMOS
0,00 - 9,99	2.369.414,22	0,38%	7.761	49,87%
10,00 - 19,99	8.297.698,84	1,31%	364	2,34%
20,00 - 29,99	15.170.064,09	2,40%	462	2,97%
30,00 - 39,99	22.992.225,07	3,64%	494	3,17%
40,00 - 49,99	35.865.183,59	5,68%	597	3,84%
50,00 - 59,99	45.743.838,82	7,25%	650	4,18%
60,00 - 69,99	57.736.917,48	9,15%	701	4,50%
70,00 - 79,99	69.949.709,74	11,09%	760	4,88%
> 80,00	372.879.751,34	59,09%	3.772	24,25%

F.T.A SANTANDER HIPOTECARIO 3

DEFINITIONS

July 18, 2023

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 higher to 12 or 18 months.

CUMULATIVE FAILED LOANS Accumulated outstanding balance of the failed loans without taking into account the recovered amount.

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.

30-abr.-22	1.776.031.240,63	646.935.113,16	36,01%	36,43%	0,56%	6,48%	0,49%	5,70%	639.464.969,01
31-may.-22	1.769.081.206,77	641.258.784,62	35,80%	36,25%	0,56%	6,47%	0,49%	5,70%	633.377.906,88
30-jun.-22	1.762.113.129,19	634.480.455,44	35,60%	36,01%	0,56%	6,48%	0,67%	7,70%	627.332.681,19
31-jul.-22	1.755.128.269,52	628.788.329,96	35,40%	35,83%	0,56%	6,48%	0,50%	5,87%	621.329.496,59
31-ago.-22	1.748.127.317,69	623.790.358,48	35,20%	35,68%	0,56%	6,47%	0,40%	4,67%	615.368.347,67
30-sep.-22	1.741.107.887,11	618.454.169,75	35,00%	35,52%	0,55%	6,46%	0,46%	5,33%	609.448.147,91
31-oct.-22	1.734.074.474,92	611.838.690,65	34,81%	35,28%	0,56%	6,47%	0,67%	7,73%	603.570.226,90
30-nov.-22	1.727.021.402,46	605.372.436,46	34,61%	35,05%	0,56%	6,47%	0,65%	7,56%	597.732.358,24
31-dic.-22	1.719.950.930,63	597.907.758,78	34,42%	34,76%	0,56%	6,49%	0,83%	9,49%	591.935.093,69
31-ene.-23	1.712.860.409,57	589.181.288,20	34,22%	34,40%	0,56%	6,52%	1,05%	11,91%	586.177.287,99
28-feb.-23	1.705.749.834,83	583.779.279,50	34,03%	34,22%	0,56%	6,51%	0,50%	5,88%	580.458.717,71
31-mar.-23	1.698.626.045,53	578.802.171,81	33,84%	34,07%	0,56%	6,51%	0,44%	5,12%	574.781.476,22
30-abr.-23	1.691.485.060,72	571.700.481,54	33,65%	33,80%	0,56%	6,52%	0,81%	9,30%	569.143.965,15
31-may.-23	1.684.322.296,40	564.437.313,96	33,46%	33,51%	0,56%	6,54%	0,85%	9,74%	563.544.415,93
30-jun.-23	1.677.140.737,78	557.983.614,04	33,27%	33,27%	0,56%	6,55%	0,72%	8,31%	557.983.614,04

