



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 12 2022 - 17 03 2023

YEAR:

2023

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	86.383,29	86,38%
		Total Nominal	424.600.000,00	366.783.449,34	
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 March 17th, 2023			Next Payment Date June 19th, 2023		
	Redemption of the Bonds	Gross Interest	Interest Rate	Gross Interest in Next Payment Date	Net Interest in Next Payment Date
Series A ES0305608004	2.296,01	598,72	3,515%	792,83	642,19
Series B ES0305608012	0,00	699,60	3,300%	861,67	697,95
Series C ES0305608020	0,00	724,04	3,400%	887,78	719,10
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	3.328
Principal Outstanding	488.000.029,80	430.183.439,80
Principal Outstanding per Loan	138.715,19	129.261,85
Interest Rate	1,72%	2,87%

PREPAYMENT RATE	CURRENT DATE
Monthly Single Rate	3,09%
Average 12 Months Single Rate	5,63%
Prepayment Rate from Constitution	5,43%

CURRENT DELINQUENCY	Up to 1 month	From 1 to 6 months	Greater than 6 months
Debt Due (Principal + Interest)	12.260,27	23.612,77	23.392,60
Debt to be amortised			430.149.616,29
Total Debt	12.260,27	23.612,77	430.173.008,89

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QUARTERLY BONDS PAYOUT REPORT

March 17, 2023

BONDS. PRINCIPAL	
Previous Balance	439.932.307,80
Principal Amortised	9.748.858,46
Outstanding Balance	430.183.449,34
% of Initial Balance	88,15%
Principal Accrued and unpaid	0,00

DATA	
Pool Cut-off Date	10-mar.-2023
Payment Date	17-mar.-2023
Previous Payment Date	19-dic.-2022
Number of Days (Act/360)	88
Reference Interest Rate (%)	2,815%
Next Payment Date	19-jun.-2023

BONDS. INTEREST PAID			
	index rate	spread	
Class A	2,062%	0,700%	2.542.165,12
Class B	2,062%	0,800%	170.702,40
Class C	2,062%	0,900%	282.375,60
Interest accrued and unpaid			0,00

RESIDUAL LIFE (YEARS)		
	INITIAL	March 17, 2023
Class A	3,78	2,95
Class B	4,91	3,51
Class C	4,91	3,51

In compliance with the provisions of the prospectus regarding article 6(3) of the "EU Securitisation Regulation", UCI continues to retain a significant net financial interest in this fund on an ongoing basis.

QUARTERLY COLLATERAL REPORT

CREDIT RIGHTS, PRINCIPAL	
Previous Balance	439.932.304,59
Principal Amortised	9.748.864,79
Outstanding Balance	430.183.439,80
Number of Credit Rights	3.328
LTV	65,77%

DEFAULTED RECEIVABLES	
Previous balance	0,00
Difference	112.763,71
Up to date	112.763,71

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	6.535,45	4.600,54	2.576,61	6.555,78	13.555,13
Interest accrued Credit Rights	5.724,82	4.419,54	912,81	4.547,49	9.837,47
Outstanding Balance	2.877.435,97	949.750,58	154.740,74	542.403,47	589.601,11
Number of Credit Rights	22	8	2	4	4
% of Outstanding Balance	0,67%	0,22%	0,04%	0,13%	0,14%

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QUARTERLY REPORT - ALLOCATION OF CASH

March 17, 2023

TOTAL CASH RECEIVED END OF PERIOD	21.394.378,76
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	9.636.101,08
CASH RECEIVED - INTEREST	
Interest received Credit Rights	2.959.625,33
Interest received under GIC	0,00
CONTENTIOUS	0,00
TRANSITORY PROPERTIES	0,00
OTHERS	6,26
RESERVE FUND	8.798.646,09

TOTAL CASH PAID END OF PERIOD	21.394.378,76
Management Fee	21.213,17
Ordinary Expenses	23.445,51
Swap payment	-1.678.058,72
Interest paid to Class A Bondholders	2.542.165,12
Interest paid to Class B Bondholders	170.702,40
Reserve Fund	8.603.668,80
Principal withholding Class A	9.748.858,46
Interest paid to Class C Bondholders	282.375,60
Principal withholding Class C	0,00
Interest paid to Subordinated Loan	45.918,96
Principal paid to Subordinated Loan	232.306,24
Fixed fee in favour of UCI	6.000,00
Excess spread	1.395.783,22

TREASURY ACCOUNT STATEMENT	8.668.771,23
PRINCIPAL RESERVE FUND	
Previous Balance	8.798.646,09
Difference	(194.977,29)
Outstanding Balance	8.603.668,80
WITHHOLDING	65.102,43
OTHERS	0,00

CREDIT ENHANCEMENT AND SUBORDINATED LOAN

CREDIT ENHANCEMENT ^{(1) (2)}		
CONCEPTS	INITIAL	March 17, 2023
SUBORDINATED ISSUE	63.400.000 (12,99%)	63.400.000 (14,74%)
SUBORDINATED LOAN	9.760.000 (2,00%)	8.603.668,80 (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	March 17, 2023
Total Outstanding	775.000,00	556.540,78
Interest Rate	2,000%	2,000%

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TRIGGERS OF THE MODEL

March 17, 2023

RESERVE FUND'S TRIGGERS

1. AMOUNT REQUIRED WITHHELD:	
Reserve Fund SHALL BE THE LESSER OF:	8.603.668,80
On every Interest Payment Date 2,25% Outstanding Principal Balance of the Assets	8.603.668,80
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	12
Principal Outstanding of renegotiated loans	2.176.945,41
% Principal Outstanding of renegotiated loans / Initial Principal balance	0,45%

TRIGGERS SERIE B INTEREST DEFERRAL

SERIE B INTEREST DEFERRAL IF CUMULATIVE DEFAULT RATIO >= AL 3,3% INITIAL BALANCE CR'S	NO
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COUNTERPARTIES

AGREEMENT	COUNTERPARTY	RATING AGENCY	MINIMUM RATING REQUIRED	CURRENT RATING
TREASURY ACCOUNT	SANTANDER	DBRS	Long Term	A
		Fitch		A
		Scope		BBB
		DBRS	Short Term	-
		Fitch		F1
		Scope		S-2
SWAP	BNP Paribas	DBRS	Long Term	A
		Fitch		A
		DBRS	Short Term	-
		Fitch		F1

ALL COUNTERPARTIES HAVE THE MINIMUM REQUIRED LEVEL OF RATING.

(*) Deposit Rating applied

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DEFINITIONS

March 17, 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.

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 determined 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.

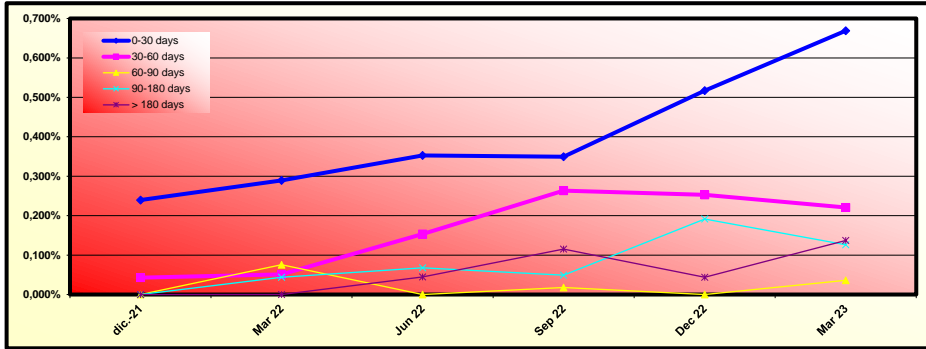


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HISTORICAL ARREARS AND PREPAYMENT REPORT

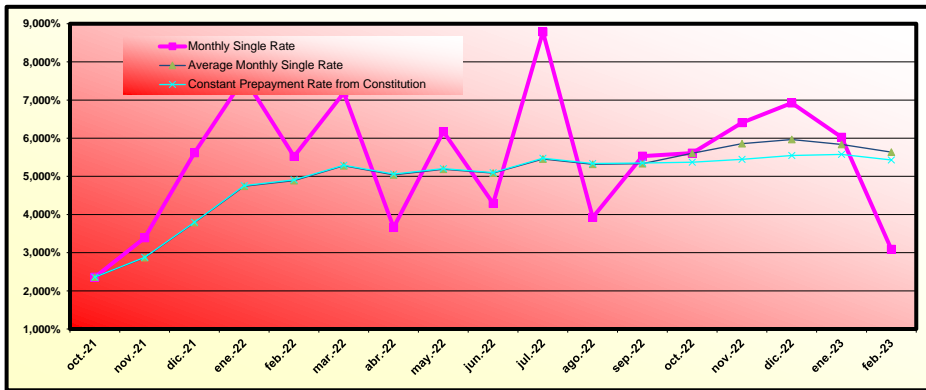
March 17, 2023

HISTORICAL ARREARS



Date	dic-21	Mar 22	Jun 22	Sep 22	Dec 22	Mar 23
0-30 days	0.240%	0.289%	0.353%	0.349%	0.517%	0.669%
30-60 days	0.043%	0.051%	0.153%	0.263%	0.253%	0.221%
60-90 days	0.000%	0.076%	0.000%	0.018%	0.000%	0.036%
90-180 days	0.000%	0.044%	0.068%	0.049%	0.191%	0.126%
> 180 days	0.000%	0.000%	0.045%	0.115%	0.044%	0.137%

HISTORICAL PREPAYMENT



(*) Prepayment data calculated at previous end moth date

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QUARTERLY STATISTIC INFORMATION

March 10, 2023

Principal Outstanding					
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	
0	25.000	97	2,91%	1.470.076,73	0,34%
25.000	50.000	266	7,99%	10.346.390,32	2,41%
50.000	75.000	451	13,55%	28.680.397,61	6,67%
75.000	100.000	530	15,93%	46.362.518,88	10,78%
100.000	125.000	514	15,44%	57.798.066,26	13,44%
125.000	150.000	452	13,58%	62.266.490,43	14,47%
150.000	175.000	345	10,37%	55.743.220,34	12,96%
175.000	200.000	217	6,52%	40.321.011,73	9,37%
200.000	225.000	134	4,03%	28.545.778,22	6,64%
225.000	250.000	80	2,40%	18.982.754,64	4,41%
250.000	275.000	47	1,41%	12.237.502,84	2,84%
275.000	300.000	49	1,47%	13.928.903,05	3,24%
300.000	325.000	54	1,62%	16.884.560,72	3,92%
325.000	350.000	32	0,96%	10.777.338,01	2,51%
350.000	375.000	19	0,57%	6.830.620,73	1,59%
375.000	400.000	11	0,33%	4.270.890,93	0,99%
400.000	425.000	6	0,18%	2.465.866,95	0,57%
425.000	450.000	7	0,21%	3.051.701,28	0,71%
450.000	475.000	2	0,06%	910.973,92	0,21%
475.000	500.000	2	0,06%	966.324,43	0,22%
500.000	525.000	4	0,12%	2.016.953,37	0,47%
525.000	550.000	2	0,06%	1.074.918,67	0,25%
575.000	600.000	4	0,12%	2.329.767,11	0,54%
600.000	625.000	1	0,03%	605.889,30	0,14%
625.000	650.000	1	0,03%	639.005,08	0,15%
675.000	700.000	1	0,03%	675.518,25	0,16%
Total	3.328	100,00%	430.183.439,80	100,00%	

Maximum	Minimum	Simple Average
675.518,25	2.637,66	129.261,85

Nominal Interest (*)							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,00	0,50	1	0,03%	37.534,63	0,01%	0,42	0,75
0,50	1,00	5	0,15%	421.362,58	0,10%	0,85	0,94
1,00	1,50	17	0,51%	2.840.343,62	0,66%	1,16	1,24
1,50	2,00	90	2,70%	20.982.651,47	4,88%	1,95	1,25
2,00	2,50	1.171	35,19%	188.790.666,22	43,89%	2,29	1,00
2,50	3,00	723	21,72%	79.702.158,90	18,53%	2,76	0,46
3,00	3,50	232	6,97%	23.325.554,71	5,42%	3,25	0,62
3,50	4,00	382	11,48%	41.968.242,58	9,76%	3,72	0,91
4,00	4,50	337	10,13%	38.354.709,60	8,92%	4,23	1,32
4,50	5,00	231	6,94%	23.422.213,80	5,44%	4,70	1,55
5,00	5,50	102	3,06%	7.951.078,45	1,85%	5,14	1,95
5,50	6,00	26	0,78%	1.660.726,03	0,39%	5,65	2,53
6,00	6,50	5	0,15%	417.374,56	0,10%	6,13	3,11
6,50	7,00	5	0,15%	302.749,85	0,07%	6,71	3,47
7,00	7,50	1	0,03%	6.072,80	0,00%	7,29	3,95
Total	3.328	100,00%	430.183.439,80	100,00%	2,92	0,97	

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

Maximum	Minimum	Simple Average
7,29	0,42	3,11

Origination Date						
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Orig. Date	Weighted Months
2007	79	2,37%	8.235.109,01	1,91%	13/07/2007	187,90
2008	134	4,03%	13.557.113,78	3,15%	22/07/2008	175,60
2009	305	9,16%	28.017.853,83	6,51%	03/07/2009	164,23
2010	267	8,02%	29.051.695,82	6,75%	06/07/2010	152,13
2011	213	6,40%	20.824.820,89	4,84%	18/06/2011	140,73
2012	82	2,46%	6.042.556,05	1,40%	14/07/2012	127,87
2013	47	1,41%	2.866.587,79	0,67%	30/07/2013	115,33
2014	21	0,63%	1.450.035,51	0,34%	27/06/2014	104,43
2015	4	0,12%	407.354,25	0,09%	23/08/2015	90,57
2016	9	0,27%	698.835,46	0,16%	15/06/2016	80,83
2017	13	0,39%	1.153.167,71	0,27%	14/07/2017	67,87
2018	73	2,19%	10.031.471,03	2,33%	22/08/2018	54,60
2019	139	4,18%	17.821.894,49	4,14%	25/07/2019	43,50
2020	1.134	34,07%	160.331.531,84	37,27%	16/09/2020	29,80
2021	808	24,28%	129.693.412,34	30,15%	01/04/2021	23,30
Total	3.328	100,00%	430.183.439,80	100,00%	27/01/2018	61,43

	Maximum	Minimum	Simple Average
Date	31/05/2021	05/01/2007	20/02/2017
Month	21,60	196,93	73,63

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Maturity Date						
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Mat. Date	Weighted Months
Until 2040	661	19,86%	46.122.155,92	10,72%	22/09/2036	162,40
2041	93	2,79%	10.229.662,01	2,38%	20/05/2041	218,33
2042	88	2,64%	9.346.979,27	2,17%	06/06/2042	230,87
2043	92	2,76%	10.281.989,43	2,39%	30/06/2043	243,67
2044	95	2,85%	11.244.323,09	2,61%	06/06/2044	254,87
2045	99	2,97%	12.986.210,78	3,02%	11/08/2045	269,03
2046	82	2,46%	10.876.087,44	2,53%	06/06/2046	278,87
2047	92	2,76%	12.081.005,12	2,81%	11/07/2047	292,03
2048	164	4,93%	22.684.738,57	5,27%	01/07/2048	303,70
2049	278	8,35%	38.498.548,42	8,95%	21/06/2049	315,37
2050	818	24,58%	122.137.700,68	28,39%	18/08/2050	329,27
2051	761	22,87%	123.066.773,72	28,61%	01/04/2051	336,70
2052	5	0,15%	627.265,35	0,15%	18/02/2052	347,27
Total	3.328	100,00%	430.183.439,80	100,00%	10/01/2048	298,00

	Maximum	Minimum	Simple Average
Date	01/05/2052	01/08/2023	10/04/2046
Month	354,83	4,80	281,08

Interest Rate Reset Period (*)				
Interest Rate Reset Period (*)	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
annually	105	3,16%	10.738.237,00	2,50%
Floating	100	3,00%	10.054.514,37	2,34%
Mixed	5	0,15%	683.722,63	0,16%
semiannually	2.659	79,90%	358.623.900,18	83,37%
Floating	1.294	38,88%	138.322.537,86	32,15%
Mixed	1.365	41,02%	220.301.362,32	51,21%
fixed	564	16,95%	60.821.302,62	14,14%
Total	3.328	100,00%	430.183.439,80	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	1.394	41,89%	148.377.052,23	34,49%	3,87	1,19
EUR 12 M	931	27,97%	104.566.457,73	24,31%	3,99	1,35
IRPH	463	13,91%	43.810.594,50	10,18%	3,58	0,82
Mixed	1.370	41,17%	220.985.084,95	51,37%	2,30	1,09
EUR 12 M	1.370	41,17%	220.985.084,95	51,37%	2,30	1,09
Fixed	564	16,95%	60.821.302,62	14,14%	2,87	0,00
Fixed	564	16,95%	60.821.302,62	14,14%	2,87	0,00
Total	3.328	100,00%	430.183.439,80	100,00%	2,92	1,13

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

	Nominal Interest (*)		
	Maximum	Minimum	Simple Average
Floating	7,29	0,42	3,95
Mixed	4,74	1,79	2,34
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	2.301	69,14%	325.551.542,68	75,68%	2,84	1,17
IRPH	463	13,91%	43.810.594,50	10,18%	3,58	0,82
Fixed Rate	564	16,95%	60.821.302,62	14,14%	2,87	0,00
Total	3.328	100,00%	430.183.439,80	100,00%	2,92	1,13

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QUARTERLY STATISTIC INFORMATION

March 10, 2023

Property Location by Autonomous Community				
Property Location by Autonomous Community	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
ANDALUCIA	773	23,23%	80.190.456,33	18,64%
ARAGON	45	1,35%	3.958.838,52	0,92%
ASTURIAS	16	0,48%	1.395.371,36	0,32%
CANARIAS	153	4,60%	17.050.689,61	3,96%
CANTABRIA	20	0,60%	1.867.416,39	0,43%
CASTILLA LA MANCHA	98	2,94%	10.708.031,54	2,49%
CASTILLA Y LEON	38	1,14%	3.010.456,80	0,70%
CATALUÑA	946	28,43%	149.829.134,76	34,83%
COMUNIDAD VALENCIANA	318	9,56%	33.106.364,90	7,70%
EXTREMADURA	19	0,57%	1.428.452,84	0,33%
GALICIA	59	1,77%	4.517.423,11	1,05%
ISLAS BALEARES	27	0,81%	3.949.981,84	0,92%
LA RIOJA	3	0,09%	306.102,12	0,07%
MADRID	767	23,05%	114.466.807,93	26,61%
MURCIA	17	0,51%	1.178.194,75	0,27%
NAVARRA	8	0,24%	769.604,62	0,18%
PAIS VASCO	21	0,63%	2.450.112,38	0,57%
Total	3.328	100,00%	430.183.439,80	100,00%

Debtor's concentration (*)					
Debtor's concentration	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	CC.AA.
Debtor nº 1	1	0,03%	675.518,25	0,16%	Madrid
Debtor nº 2	1	0,03%	639.005,08	0,15%	Cataluña
Debtor nº 3	1	0,03%	605.889,30	0,14%	Madrid
Debtor nº 4	1	0,03%	596.322,66	0,14%	Cataluña
Debtor nº 5	1	0,03%	580.888,12	0,14%	Cataluña
Debtor nº 6	1	0,03%	577.191,74	0,13%	Cataluña
Debtor nº 7	1	0,03%	575.364,59	0,13%	Madrid
Debtor nº 8	1	0,03%	548.831,48	0,13%	Madrid
Debtor nº 9	1	0,03%	526.087,19	0,12%	Cataluña
Debtor nº 10	1	0,03%	508.116,86	0,12%	Madrid
Debtor nº 11	1	0,03%	506.303,98	0,12%	Islas Baleares
Debtor nº 12	1	0,03%	502.318,97	0,12%	Cataluña
Debtor nº 13	1	0,03%	500.213,56	0,12%	Cataluña
Debtor nº 14	1	0,03%	490.896,89	0,11%	Cataluña
Debtor nº 15	1	0,03%	475.427,54	0,11%	Cataluña
Debtor nº 16	1	0,03%	457.957,98	0,11%	Madrid
Debtor nº 17	1	0,03%	453.015,94	0,11%	Madrid
Rest of Debtors	3.311	99,49%	420.964.089,67	97,86%	
Total	3.328	100,00%	430.183.439,80	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%	54	1,62%	778.978,87	0,18%	6,52%
10,00%	20,00%	106	3,19%	4.152.560,75	0,97%	15,87%
20,00%	30,00%	195	5,86%	13.641.924,28	3,17%	26,42%
30,00%	40,00%	322	9,68%	30.508.842,14	7,09%	35,89%
40,00%	50,00%	458	13,76%	57.114.721,54	13,28%	45,35%
50,00%	60,00%	450	13,52%	63.624.500,94	14,79%	54,75%
60,00%	70,00%	346	10,40%	52.521.165,13	12,21%	64,80%
70,00%	80,00%	448	13,46%	65.870.508,40	15,31%	75,16%
80,00%	90,00%	702	21,09%	106.577.185,04	24,77%	85,17%
90,00%	100,00%	247	7,42%	35.393.052,71	8,23%	92,18%
Total	3.328	100,00%	430.183.439,80	100,00%	65,77%	

Maximum	Minimum	Simple Average
96,06%	0,44%	60,79%

Residence Type				
Residence Type	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
First Residence	3.328	100,00%	430.183.439,80	100,00%
Total	3.328	100,00%	430.183.439,80	100,00%

RMBS PRADO IX

QUARTERLY STATISTIC INFORMATION

March 10, 2023

Number of securities				
Number of securities	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
1	2.390	71,81%	279.784.246,52	65,04%
2	827	24,85%	130.212.373,37	30,27%
3	94	2,82%	16.683.930,38	3,88%
4	14	0,42%	2.938.356,78	0,68%
5	3	0,09%	564.532,75	0,13%
Total	3.328	100,00%	430.183.439,80	100,00%

Borrower's nationality				
Borrower's nationality	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Spanish	3.074	92,37%	392.700.403,81	91,29%
Other	254	7,63%	37.483.035,99	8,71%
Total	3.328	100,00%	430.183.439,80	100,00%

Type of Dwelling				
Type of Dwelling	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Free Dwellings	2.880	86,54%	382.536.605,82	88,92%
Official Protection Housing (VPO)	448	13,46%	47.646.833,98	11,08%
Total	3.328	100,00%	430.183.439,80	100,00%

Origination Channel				
Origination Channel	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
INTERNET	139	4,18%	16.248.378,43	3,78%
OFFICE/BRANCH NETWORK	590	17,73%	80.785.883,79	18,78%
THIRD CHANNEL BUT UNDERWRITING	2.599	78,09%	333.149.177,58	77,44%
Total	3.328	100,00%	430.183.439,80	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	0,95%	1.806.381,07	0,82%	16/07/2023	4,28
1	2	16	1,17%	2.092.968,24	0,95%	06/11/2024	20,24
2	3	119	8,69%	19.307.888,14	8,74%	17/11/2025	32,79
3	4	75	5,47%	13.843.782,90	6,26%	13/05/2026	38,67
4	5	56	4,09%	8.744.340,23	3,96%	22/09/2027	55,24
5	6	15	1,09%	2.258.577,45	1,02%	24/05/2028	63,42
6	7	5	0,36%	1.117.386,92	0,51%	27/09/2029	79,79
7	8	74	5,40%	12.723.318,73	5,76%	21/11/2030	93,77
8	9	33	2,41%	5.275.418,74	2,39%	15/04/2031	98,61
9	10	1	0,07%	63.249,91	0,03%	01/04/2032	110,33
10	11	5	0,36%	743.429,06	0,34%	26/10/2033	129,44
11	12	12	0,88%	1.517.335,59	0,69%	19/07/2034	138,32
12	13	56	4,09%	8.772.918,87	3,97%	21/10/2035	153,63
13	14	22	1,61%	3.440.679,62	1,56%	10/05/2036	160,37
14	15	1	0,07%	111.485,60	0,05%	01/06/2037	173,23
15	16	13	0,95%	1.897.991,50	0,86%	27/09/2038	189,34
16	17	44	3,21%	7.080.256,59	3,20%	03/11/2039	202,74
17	18	545	39,78%	84.642.221,77	38,30%	27/10/2040	214,73
18	19	264	19,27%	45.413.647,21	20,55%	05/05/2041	221,06
22	23	1	0,07%	131.806,81	0,06%	01/10/2045	274,70
Total	1.370	100,00%	220.985.084,95	100,00%	15/07/2036	162,57	

	Maximum	Minimum	Simple Average
Date	01/10/2045	01/05/2023	03/08/2036
Month	274,70	1,73	163,20

RMBS PRADO IX

QUARTERLY STATISTIC INFORMATION

March 10, 2023

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	1.365	99,64%	220.301.362,32	99,69%	2,30	1,09	20/07/2036
EUR 12 M	1.365	99,64%	220.301.362,32	99,69%	2,30	1,09	20/07/2036
0-1	13	0,95%	1.806.381,07	0,82%	2,42	1,58	16/07/2023
1-2	15	1,09%	2.069.427,38	0,94%	2,22	1,54	08/11/2024
2-3	119	8,69%	19.307.888,14	8,74%	2,11	1,53	17/11/2025
3-4	75	5,47%	13.843.782,90	6,26%	2,04	1,50	13/05/2026
4-5	55	4,01%	8.366.159,83	3,79%	2,16	1,38	27/09/2027
5-6	15	1,09%	2.258.577,45	1,02%	2,17	1,40	24/05/2028
6-7	5	0,36%	1.117.386,92	0,51%	2,41	1,13	27/09/2029
7-8	74	5,40%	12.723.318,73	5,76%	2,31	1,15	21/11/2030
8-9	33	2,41%	5.275.418,74	2,39%	2,25	1,14	15/04/2031
9-10	1	0,07%	63.249,91	0,03%	2,70	1,39	01/04/2032
10-11	5	0,36%	743.429,06	0,34%	2,76	1,42	26/10/2033
11-12	12	0,88%	1.517.335,59	0,69%	2,66	1,17	19/07/2034
12-13	56	4,09%	8.772.918,87	3,97%	2,42	1,05	21/10/2035
13-14	22	1,61%	3.440.679,62	1,56%	2,35	1,08	10/05/2036
14-15	1	0,07%	111.485,60	0,05%	2,80	1,39	01/06/2037
15-16	13	0,95%	1.897.991,50	0,86%	2,68	1,34	27/09/2038
16-17	44	3,21%	7.080.256,59	3,20%	2,50	0,98	03/11/2039
17-18	542	39,56%	84.360.220,40	38,17%	2,37	0,94	28/10/2040
18-19	264	19,27%	45.413.647,21	20,55%	2,26	0,93	05/05/2041
22-23	1	0,07%	131.806,81	0,06%	2,19	0,89	01/10/2045
Annually	5	0,36%	683.722,63	0,31%	2,29	1,15	13/10/2032
EUR 12 M	5	0,36%	683.722,63	0,31%	2,29	1,15	13/10/2032
1-2	1	0,07%	23.540,86	0,01%	4,74	2,14	01/06/2024
4-5	1	0,07%	378.180,40	0,17%	1,94	1,14	01/06/2027
17-18	3	0,22%	282.001,37	0,13%	2,55	1,09	08/09/2040
Total	1.370	100,00%	220.985.084,95	100,00%	2,30	1,09	15/07/2036

Spread intervals for Mixed Loans							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,00	0,50	747	54,53%	134.380.282,82	60,81%	2,30	0,92
0,50	1,00	459	33,50%	68.005.527,02	30,77%	2,28	1,27
1,00	1,50	160	11,68%	18.405.322,97	8,33%	2,35	1,66
1,50	2,00	2	0,15%	33.965,09	0,02%	4,56	2,11
2,00	2,50	2	0,15%	159.987,05	0,07%	3,96	2,75
Total	1.370	100,00%	220.985.084,95	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	10,19%	16.680.259,53	11,24%	3,00	0,25
0,50	1,00	337	24,18%	33.121.140,38	22,32%	3,48	0,72
1,00	1,50	386	27,69%	50.938.774,14	34,33%	3,90	1,29
1,50	2,00	411	29,48%	38.964.366,55	26,26%	4,25	1,59
2,00	2,50	59	4,23%	4.915.678,58	3,31%	4,92	2,17
2,50	3,00	50	3,59%	3.224.654,99	2,17%	5,41	2,63
3,00	3,50	4	0,29%	326.940,07	0,22%	6,33	3,08
3,50	4,00	4	0,29%	142.171,08	0,10%	6,55	3,95
4,00	>4	1	0,07%	63.066,91	0,04%	6,98	4,15
Total	1.394	100,00%	148.377.052,23	100,00%	3,87	1,19	

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

FONDO DE TITULIZACIÓN DE ACTIVOS RMBS PRADO IX

Monthly Single Rate	3,09%
Average 12 Moth Single Rate	5,63%
Prepayment Rate from Constitution	5,43%

5,43%	0,46%
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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	99,54%	99,80%	0,20%	2,36%	0,20%	2,36%	485.734.469,44
30-nov.-21	486.712.520,25	484.351.747,01	99,07%	99,51%	0,24%	2,88%	0,29%	3,39%	482.203.844,37
31-dic.-21	485.422.859,52	480.745.404,33	98,61%	99,04%	0,32%	3,80%	0,48%	5,62%	478.693.410,96
31-ene.-22	484.131.043,37	476.328.106,95	98,16%	98,39%	0,41%	4,76%	0,65%	7,58%	475.203.063,51
28-feb.-22	482.837.067,54	472.813.490,21	97,70%	97,92%	0,42%	4,91%	0,47%	5,52%	471.732.696,86
31-mar.-22	481.540.927,79	468.620.854,44	97,25%	97,32%	0,45%	5,29%	0,62%	7,19%	468.282.206,35
30-abr.-22	480.242.619,83	465.908.703,37	96,80%	97,02%	0,43%	5,06%	0,31%	3,66%	464.851.487,87
31-may.-22	478.942.139,38	462.186.290,34	96,35%	96,50%	0,44%	5,20%	0,53%	6,17%	461.440.437,82
30-jun.-22	477.639.482,16	459.249.305,65	95,90%	96,15%	0,44%	5,10%	0,36%	4,29%	458.048.953,13
31-jul.-22	476.334.643,87	454.498.333,52	95,45%	95,42%	0,47%	5,48%	0,76%	8,79%	454.676.931,24
31-ago.-22	475.027.620,20	451.741.178,04	95,01%	95,10%	0,46%	5,34%	0,33%	3,93%	451.324.270,11
30-sep.-22	473.718.406,84	448.365.923,75	94,57%	94,65%	0,46%	5,35%	0,47%	5,53%	447.990.868,20
31-oct.-22	472.406.999,45	444.978.225,22	94,13%	94,19%	0,46%	5,37%	0,48%	5,61%	444.676.624,49
30-nov.-22	471.093.393,72	441.298.595,14	93,69%	93,68%	0,47%	5,45%	0,55%	6,41%	441.381.438,48
31-dic.-22	469.777.585,28	437.443.134,83	93,26%	93,12%	0,47%	5,55%	0,60%	6,92%	438.105.210,15
31-ene.-23	468.459.569,80	433.962.407,75	92,83%	92,64%	0,48%	5,58%	0,52%	6,03%	434.847.839,99
28-feb.-23	467.139.342,90	431.609.229,01	92,39%	92,39%	0,46%	5,43%	0,26%	3,09%	431.609.229,01

FLows FOR EVERY BOND WITHOUT WITHHOLDING FOR THE HOLDER
(AMOUNTS IN EUR)
CPR: 5,43%

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:	366.783.449,34	1.710.826,34	368.494.275,68	24.400.000,00	222.094,22	24.622.094,22	39.000.000,00	493.653,33	39.493.653,33
17-mar-23									
19-jun-23	9.669.655,46	146.224,34	9.815.879,80	0,00	15.963,02	15.963,02	0,00	35.481,33	35.481,33
18-sep-23	9.501.278,20	142.369,37	9.643.647,56	0,00	15.963,02	15.963,02	0,00	35.481,33	35.481,33
18-dic-23	9.268.356,52	137.075,20	9.405.431,72	0,00	15.789,51	15.789,51	0,00	35.095,67	35.095,67
18-mar-24	9.104.047,46	133.420,38	9.237.467,84	0,00	15.789,51	15.789,51	0,00	35.095,67	35.095,67
17-jun-24	8.995.681,16	131.257,06	9.126.938,22	0,00	15.963,02	15.963,02	0,00	35.481,33	35.481,33
17-sep-24	8.832.604,78	127.670,78	8.960.275,56	0,00	15.963,02	15.963,02	0,00	35.481,33	35.481,33
17-dic-24	8.616.997,01	122.800,06	8.739.797,07	0,00	15.789,51	15.789,51	0,00	35.095,67	35.095,67
17-mar-25	8.408.364,17	118.089,98	8.526.454,16	0,00	15.616,00	15.616,00	0,00	34.710,00	34.710,00
17-jun-25	8.368.558,77	117.362,07	8.485.920,84	0,00	15.963,02	15.963,02	0,00	35.481,33	35.481,33
17-sep-25	8.218.057,16	114.025,81	8.332.082,96	0,00	15.963,02	15.963,02	0,00	35.481,33	35.481,33
17-dic-25	8.020.136,34	109.545,74	8.129.682,08	0,00	15.789,51	15.789,51	0,00	35.095,67	35.095,67
17-mar-26	7.819.442,02	105.214,09	7.924.656,11	0,00	15.616,00	15.616,00	0,00	34.710,00	34.710,00
17-jun-26	7.771.361,28	104.434,83	7.875.796,11	0,00	15.963,02	15.963,02	0,00	35.481,33	35.481,33
17-sep-26	254.188.909,03	101.336,65	254.290.245,67	24.400.000,00	15.963,02	24.415.963,02	39.000.000,00	35.481,33	39.035.481,33