



F.T. RMBS PRADO VII

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 VII

INFORMATION AT:

QUARTER/SEMESTER

15 03 2022 - 15 06 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	November 10th, 2020	Paying Agency	BNP PARIBAS SECURITIES SERVICES, SUCURSAL ESPAÑA	
Disbursement Date	November 12th, 2020	Negotiation Market	AIAF	
Final Date of Redemption	September 15th, 2055	Rating Agencies	Fitch / Moody's / Scope	
Gestora	Santander de Titulización	Rating	Initial	Current
Credit Rights's Seller	Unión de Créditos Financieros (UCI)	Series A	AAA (sf) / Aa2 (sf) / AAA (sf)	AAA (sf) / Aa2 (sf) / AAA (sf)
		Series B	A+ (sf) / Baa3 (sf) / A- (sf)	A+ (sf) / Baa3 (sf) / A- (sf)
		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 ES0305508006	4.429	Nominal per Bond	100.000,00	80.975,24	80,98%
		Total Nominal	442.900.000,00	358.639.337,96	
Series B ES0305508014	386	Nominal per Bond	100.000,00	100.000,00	100,00%
		Total Nominal	38.600.000,00	38.600.000,00	
Series C ES0305508022	335	Nominal per Bond	100.000,00	100.000,00	100,00%
		Total Nominal	33.500.000,00	33.500.000,00	

REDEMPTION AND INTEREST OF THE BONDS					
Current			Next		
Payment Date of the Current Period June 15th, 2022			Next Payment Date September 15th, 2022		
	Redemption of the Bonds	Gross Interest	Interest Rate	Gross Interest in Next Payment Date	Net Interest in Next Payment Date
Series A ES0305508006	3.135,30	42,56	0,419%	86,71	70,24
Series B ES0305508014	0,00	76,16	0,519%	132,63	107,43
Series C ES0305508022	0,00	101,71	0,619%	158,19	128,13
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	4.244	3.877
Principal Outstanding	515.000.039,19	430.739.314,75
Principal Outstanding per Loan	121.347,79	111.101,19
Interest Rate	2,23%	2,17%

PREPAYMENT RATE	CURRENT DATE
Monthly Single Rate	9,98%
Average 12 Months Single Rate	8,35%
Prepayment Rate from Constitution	7,60%

CURRENT DELINQUENCY	Up to 1 month	From 1 to 6 months	Greater than 6 months
Debt Due (Principal + Interest)	5.493,23	6.726,76	5.863,88
Debt to be amortised			430.730.231,15
Total Debt	5.493,23	6.726,76	430.736.095,03

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QUARTERLY BONDS PAYOUT REPORT

June 15, 2022

BONDS. PRINCIPAL	
Previous Balance	444.625.581,66
Principal Amortised	47.386.243,70
Outstanding Balance	430.739.337,96
% of Initial Balance	83,64%
Principal Accrued and unpaid	0,00

DATA	
Pool Cut-off Date	8-mar.-2022
Payment Date	15-jun.-2022
Previous Payment Date	15-mar.-2022
Number of Days (Act/360)	92
Reference Interest Rate (%)	-0,281%
Next Payment Date	15-sep.-2022

BONDS. INTEREST PAID			
	index rate	spread	
Class A	-0,502%	0,700%	188.498,24
Class B	-0,502%	0,800%	29.397,76
Class C	-0,502%	0,900%	34.072,85
Interest accrued and unpaid			0,00

RESIDUAL LIFE (YEARS)		
	INITIAL	June 15, 2022
Class A	3,85	2,31
Class B	4,84	3,25
Class C	4,84	3,25

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	444.625.559,96
Principal Amortised	13.886.245,21
Outstanding Balance	430.739.314,75
Number of Credit Rights	3.877
LTV	63,42%

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	3.294,47	1.744,62	891,24	106,99	3.046,28
Interest accrued Credit Rights	2.198,76	2.053,06	627,84	1.303,01	2.817,60
Outstanding Balance	1.292.204,69	593.904,21	106.900,55	91.484,16	102.155,78
Number of Credit Rights	15	4	2	1	1
% of Outstanding Balance	0,30%	0,14%	0,02%	0,02%	0,02%

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QUARTERLY REPORT - ALLOCATION OF CASH

June 15, 2022

TOTAL CASH RECEIVED END OF PERIOD	25.128.959,04
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	13.886.212,69
CASH RECEIVED - INTEREST	
Interest received Credit Rights	2.325.590,73
Interest received under GIC	0,00
CONTENTIOUS	0,00
TRANSITORY PROPERTIES	0,00
OTHERS	24.644,42
RESERVE FUND	8.892.511,20

TOTAL CASH PAID END OF PERIOD	25.128.959,04
Ordinary Expenses	22.414,00
Extraordinary Expenses	13.530,63
Swap payment	195.417,62
Interest paid to Class A Bondholders	188.498,24
Interest paid to Class B Bondholders	29.397,76
Reserve Fund	8.614.786,30
Principal withholding Class A	13.886.243,70
Interest paid to Class C Bondholders	34.072,85
Principal withholding Class C	0,00
Interest paid to Subordinated Loan	10.819,90
Principal paid to Subordinated Loan	316.128,11
Fixed fee in favour of UCI	6.000,00
Excess spread	1.811.649,93

TREASURY ACCOUNT STATEMENT	8.614.786,30
PRINCIPAL RESERVE FUND	
Previous Balance	8.892.511,20
Difference	(277.724,90)
Outstanding Balance	8.614.786,30
WITHHOLDING	0,00
OTHERS	0,00

CREDIT ENHANCEMENT AND SUBORDINATED LOAN

CREDIT ENHANCEMENT ^{(1) (2)}		
CONCEPTS	INITIAL	June 15, 2022
SUBORDINATED ISSUE	72.100.000 (14,00%)	72.100.000 (16,74%)
SUBORDINATED LOAN	10.300.000 (2,00%)	8.614.786,30 (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	June 15, 2022
Total Outstanding	800.000,00	519.695,60
Interest Rate	0,142%	0,669%

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TRIGGERS OF THE MODEL

June 15, 2022

RESERVE FUND'S TRIGGERS

1. AMOUNT REQUIRED WITHHELD:	
Reserve Fund SHALL BE THE LESSER OF:	8.614.786,30
On every Interest Payment Date 2,00% Outstanding Principal Balance of the Assets	8.614.786,30
with a floor of 1% Initial Outstanding Principal Balance of the Assets	5.150.000,39
with a cap of initial Reserve Fund Required Amount	10.300.000,00
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	77.250.005,88
Number of loans that have been renegotiated	11
Principal Outstanding of renegotiated loans	1.621.500,72
% Principal Outstanding of renegotiated loans / Initial Principal balance	0,31%

COUNTERPARTIES

AGREEMENT	COUNTERPARTY	RATING AGENCY	MINIMUM RATING REQUIRED		CURRENT RATING
TREASURY ACCOUNT	SANTANDER	Fitch Moody's Scope	Long Term	A Baa1 BBB	A (*) A2 AA-
		Fitch Moody's Scope	Short Term	F1 - S-2	F1 (*) P-1 S-1+
SWAP	SANTANDER	Fitch Moody's Scope	Long Term	A Baa1 Baa3	A (*) A2 AA-
		Fitch Moody's Scope	Short Term	F1 - S-2	F1 (*) P-1 S-1+

ALL COUNTERPARTIES HAVE THE MINIMUM REQUIRED LEVEL OF RATING.

(*) Deposit Rating applied

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DEFINITIONS

June 15, 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.

REOs (TRANSITORY PROPERTIES)

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

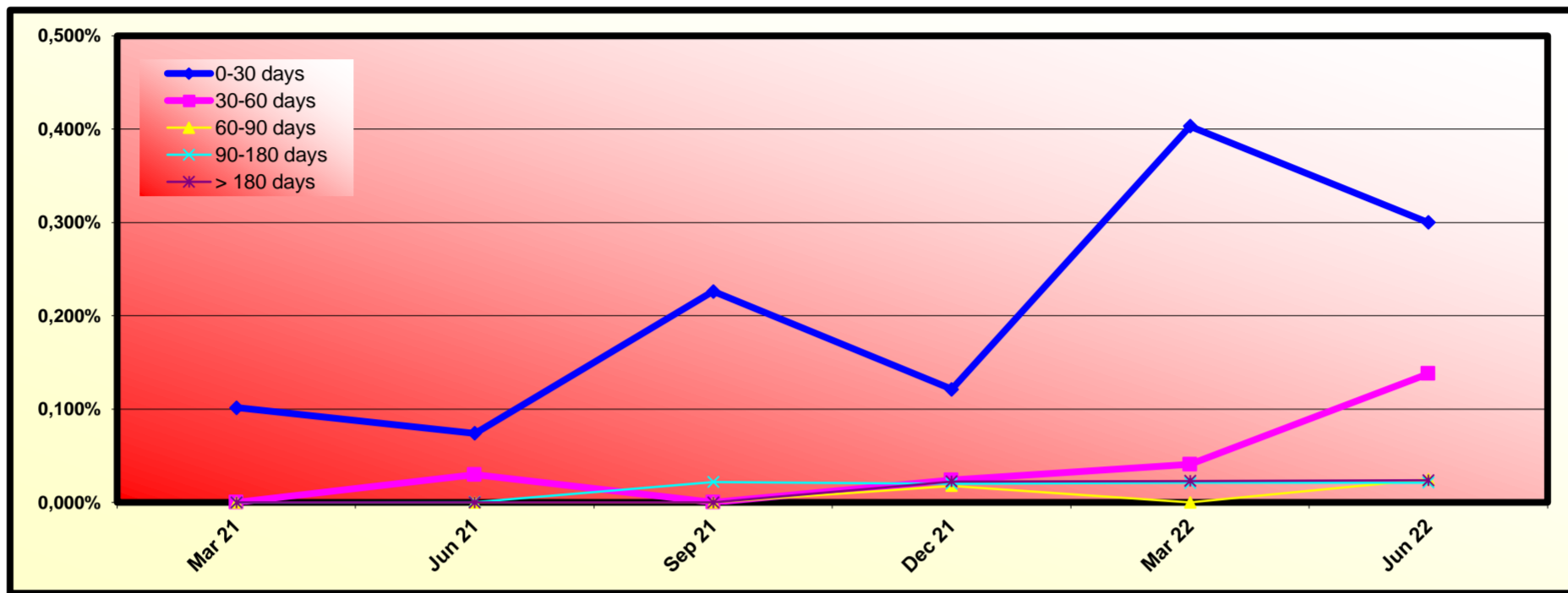


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HISTORICAL ARREARS AND PREPAYMENT REPORT

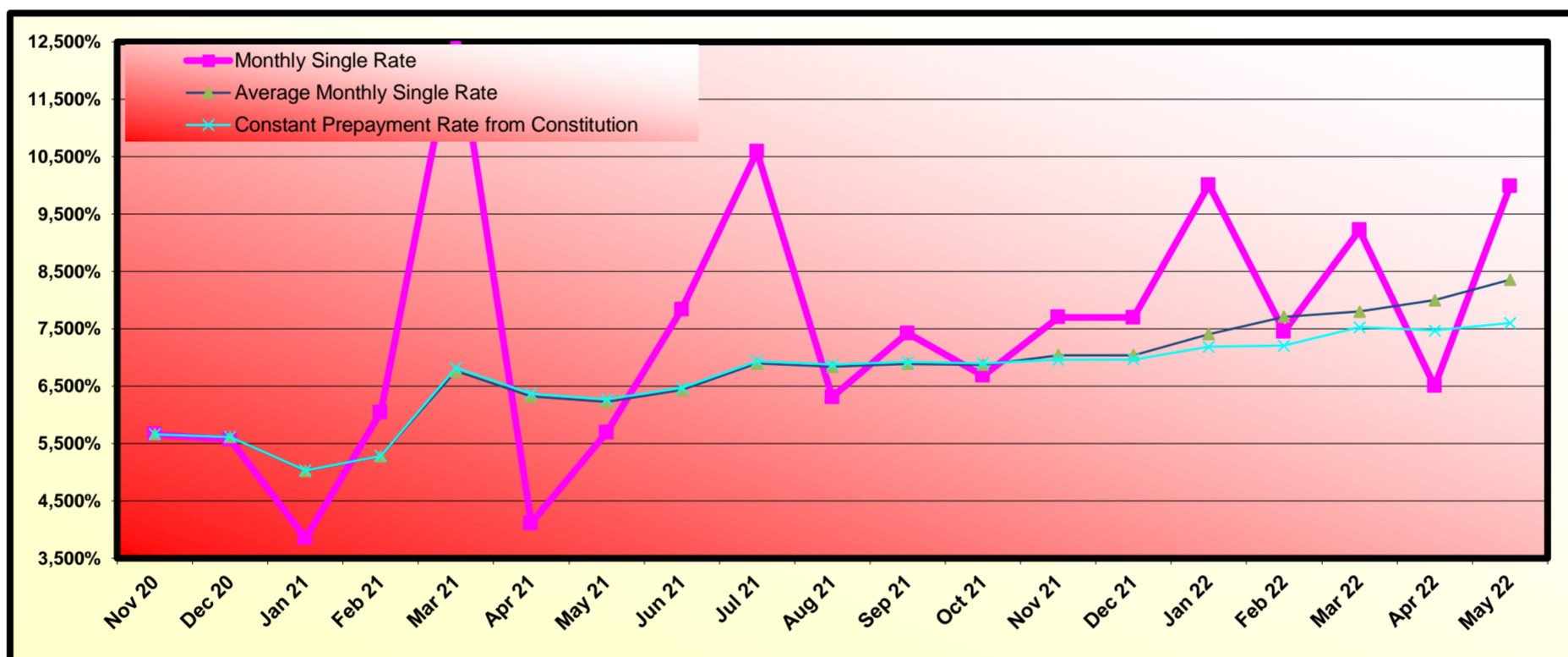
June 15, 2022

HISTORICAL ARREARS



Date	Mar 21	Jun 21	Sep 21	Dec 21	Mar 22	Jun 22
0-30 days	0,102%	0,074%	0,226%	0,121%	0,403%	0,300%
30-60 days	0,000%	0,030%	0,000%	0,024%	0,041%	0,138%
60-90 days	0,000%	0,000%	0,000%	0,018%	0,000%	0,025%
90-180 days	0,000%	0,000%	0,022%	0,020%	0,021%	0,021%
> 180 days	0,000%	0,000%	0,000%	0,022%	0,023%	0,024%

HISTORICAL PREPAYMENT



(*) Prepayment data calculated at previous end moth date

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QUARTERLY STATISTIC INFORMATION

June 8, 2022

Principal Outstanding					
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	
0	25.000	108	2,79%	1.874.725,82	0,44%
25.000	50.000	403	10,39%	15.413.824,03	3,58%
50.000	75.000	675	17,41%	42.698.661,38	9,91%
75.000	100.000	761	19,63%	66.210.982,15	15,37%
100.000	125.000	657	16,95%	73.542.283,09	17,07%
125.000	150.000	513	13,23%	69.940.036,08	16,24%
150.000	175.000	264	6,81%	42.439.142,07	9,85%
175.000	200.000	203	5,24%	37.983.570,36	8,82%
200.000	225.000	89	2,30%	18.801.310,89	4,36%
225.000	250.000	62	1,60%	14.639.948,95	3,40%
250.000	275.000	44	1,13%	11.522.942,02	2,68%
275.000	300.000	22	0,57%	6.293.546,68	1,46%
300.000	325.000	28	0,72%	8.675.149,28	2,01%
325.000	350.000	10	0,26%	3.394.080,09	0,79%
350.000	375.000	13	0,34%	4.727.175,71	1,10%
375.000	400.000	3	0,08%	1.133.417,19	0,26%
400.000	425.000	3	0,08%	1.234.680,47	0,29%
425.000	450.000	5	0,13%	2.185.534,32	0,51%
475.000	500.000	2	0,05%	967.739,43	0,22%
500.000	525.000	2	0,05%	1.026.562,83	0,24%
525.000	550.000	4	0,10%	2.148.705,93	0,50%
575.000	600.000	1	0,03%	597.333,07	0,14%
600.000	625.000	1	0,03%	612.645,73	0,14%
625.000	650.000	1	0,03%	643.771,43	0,15%
650.000	675.000	1	0,03%	652.936,57	0,15%
675.000	700.000	2	0,05%	1.378.609,18	0,32%
Total		3.877	100,00%	430.739.314,75	100,00%

Maximum	Minimum	Simple Average
690.431,66	4.147,12	111.101,19

Nominal Interest (*)							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,00	0,50	72	1,86%	6.943.315,71	1,61%	0,42	0,90
0,50	1,00	347	8,95%	38.893.773,62	9,03%	0,78	1,17
1,00	1,50	651	16,79%	76.885.211,20	17,85%	1,19	1,49
1,50	2,00	214	5,52%	22.069.240,39	5,12%	1,68	1,64
2,00	2,50	435	11,22%	50.225.788,33	11,66%	2,27	1,78
2,50	3,00	1.874	48,34%	213.004.106,38	49,45%	2,76	0,57
3,00	3,50	281	7,25%	22.545.171,09	5,23%	3,11	0,15
3,50	4,00	3	0,08%	172.708,03	0,04%	3,65	3,72
Total		3.877	100,00%	430.739.314,75	100,00%	2,17	0,97

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

Maximum	Minimum	Simple Average
3,66	0,25	2,19

Origination Date							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Orig. Date	Weighted Months	
Until 2009	344	8,87%	35.100.607,72	8,15%	07/07/2009	155,03	
2010	235	6,06%	26.147.165,19	6,07%	19/07/2010	142,63	
2011	141	3,64%	14.995.778,00	3,48%	03/05/2011	133,17	
2012	116	2,99%	9.603.087,95	2,23%	27/08/2012	117,37	
2013	240	6,19%	16.997.079,19	3,95%	29/07/2013	106,30	
2014	1	0,03%	31.515,86	0,01%	17/02/2014	99,70	
2015	58	1,50%	4.355.715,01	1,01%	22/07/2015	82,53	
2016	107	2,76%	8.267.877,44	1,92%	01/08/2016	70,23	
2017	279	7,20%	25.305.477,83	5,87%	13/07/2017	58,83	
2018	1.580	40,75%	192.434.478,50	44,68%	24/07/2018	46,47	
2019	776	20,02%	97.500.532,06	22,64%	16/05/2019	36,73	
Total	3.877	100,00%	430.739.314,75	100,00%	23/10/2016	67,50	

	Maximum	Minimum	Simple Average
Date	30/09/2019	05/01/2009	04/07/2016
Month	32,73	163,40	72,15

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June 8, 2022

Maturity Date						
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Mat. Date	Weighted Months
Until 2040	811	20,92%	55.526.695,39	12,89%	22/12/2036	174,47
2041	95	2,45%	8.156.881,93	1,89%	31/05/2041	227,77
2042	126	3,25%	13.279.788,67	3,08%	29/06/2042	240,70
2043	274	7,07%	27.545.575,94	6,39%	11/06/2043	252,10
2044	150	3,87%	17.373.699,43	4,03%	29/05/2044	263,70
2045	112	2,89%	12.708.642,63	2,95%	11/06/2045	276,10
2046	127	3,28%	15.082.124,73	3,50%	13/06/2046	288,17
2047	271	6,99%	30.761.531,60	7,14%	25/06/2047	300,57
2048	986	25,43%	129.901.581,41	30,16%	19/07/2048	313,37
2049	760	19,60%	98.260.307,33	22,81%	15/05/2049	323,23
2050	100	2,58%	13.294.366,06	3,09%	07/06/2050	335,97
2051	65	1,68%	8.848.119,63	2,05%	09/03/2051	345,03
Total	3.877	100,00%	430.739.314,75	100,00%	19/04/2046	286,37

	Maximum	Minimum	Simple Average
Date	01/06/2051	01/12/2023	07/12/2044
Month	352,83	18,03	273,96

Interest Rate Reset Period (*)				
Interest Rate Reset Period (*)	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
annually	86	2,22%	9.179.911,22	2,13%
Floating	75	1,93%	8.040.585,70	1,87%
Mixed	11	0,28%	1.139.325,52	0,26%
semiannually	2.296	59,22%	271.095.247,96	62,94%
Floating	1.508	38,90%	158.237.622,33	36,74%
Mixed	788	20,32%	112.857.625,63	26,20%
fixed	1.495	38,56%	150.464.155,57	34,93%
Fixed	1.495	38,56%	150.464.155,57	34,93%
Total	3.877	100,00%	430.739.314,75	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	1.583	40,83%	166.278.208,03	38,60%	1,29	1,58
EUR 12 M	1.583	40,83%	166.278.208,03	38,60%	1,29	1,58
Mixed	799	20,61%	113.996.951,15	26,47%	2,54	1,36
EUR 12 M	799	20,61%	113.996.951,15	26,47%	2,54	1,36
Fixed	1.495	38,56%	150.464.155,57	34,93%	2,86	0,00
Fixed	1.495	38,56%	150.464.155,57	34,93%	2,86	0,00
Total	3.877	100,00%	430.739.314,75	100,00%	2,17	1,49

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

Nominal Interest (*)			
	Maximum	Minimum	Simple Average
Floating	3,66	0,25	1,37
Mixed	3,10	1,99	2,56
Fixed	3,35	1,00	2,88

Index Rate						
Index Rate	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread
EUR 12 M	2.382	61,44%	280.275.159,18	65,07%	1,80	1,49
Fixed Rate	1.495	38,56%	150.464.155,57	34,93%	2,86	0,00
Total	3.877	100,00%	430.739.314,75	100,00%	2,17	1,49

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QUARTERLY STATISTIC INFORMATION

June 8, 2022

Property Location by Autonomous Community				
Property Location by Autonomous Community	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
ANDALUCIA	973	25,10%	93.767.840,71	21,77%
ARAGON	68	1,75%	5.861.728,55	1,36%
ASTURIAS	15	0,39%	1.108.726,13	0,26%
CANARIAS	177	4,57%	16.660.929,21	3,87%
CANTABRIA	23	0,59%	1.901.218,57	0,44%
CASTILLA LA MANCHA	105	2,71%	10.513.553,47	2,44%
CASTILLA Y LEON	18	0,46%	980.483,47	0,23%
CATALUÑA	702	18,11%	92.085.358,85	21,38%
COMUNIDAD VALENCIANA	397	10,24%	36.638.214,33	8,51%
EXTREMADURA	22	0,57%	1.877.944,86	0,44%
GALICIA	57	1,47%	4.771.446,39	1,11%
ISLAS BALEARES	106	2,73%	12.520.042,15	2,91%
LA RIOJA	5	0,13%	357.581,03	0,08%
MADRID	1.145	29,53%	147.049.885,52	34,14%
MURCIA	43	1,11%	2.227.393,32	0,52%
NAVARRA	4	0,10%	188.575,55	0,04%
PAIS VASCO	17	0,44%	2.228.392,64	0,52%
Total	3.877	100,00%	430.739.314,75	100,00%

Debtor's concentration (*)					
Debtor's concentration	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	CC.AA.
Debtor nº 1	1	0,03%	690.431,66	0,16%	Cataluña
Debtor nº 2	1	0,03%	688.177,52	0,16%	Cataluña
Debtor nº 3	1	0,03%	652.936,57	0,15%	Cataluña
Debtor nº 4	1	0,03%	643.771,43	0,15%	Madrid
Debtor nº 5	1	0,03%	612.645,73	0,14%	Andalucía
Debtor nº 6	1	0,03%	597.333,07	0,14%	Madrid
Debtor nº 7	1	0,03%	547.210,00	0,13%	Madrid
Debtor nº 8	1	0,03%	541.162,80	0,13%	Cataluña
Debtor nº 9	1	0,03%	533.212,09	0,12%	Madrid
Debtor nº 10	1	0,03%	527.121,04	0,12%	Madrid
Rest of Debtors	3.867	99,74%	424.705.312,84	98,60%	
Total	3.877	100,00%	430.739.314,75	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%	37	0,95%	550.290,15	0,13%	7,12%
10,00%	20,00%	136	3,51%	5.294.267,02	1,23%	15,64%
20,00%	30,00%	235	6,06%	16.520.292,30	3,84%	25,95%
30,00%	40,00%	435	11,22%	41.225.953,00	9,57%	35,89%
40,00%	50,00%	453	11,68%	51.973.934,89	12,07%	45,21%
50,00%	60,00%	488	12,59%	58.003.337,30	13,47%	54,86%
60,00%	70,00%	500	12,90%	59.948.778,33	13,92%	65,06%
70,00%	80,00%	727	18,75%	88.761.738,31	20,61%	75,30%
80,00%	90,00%	803	20,71%	99.106.518,42	23,01%	84,30%
90,00%	100,00%	63	1,62%	9.354.205,03	2,17%	91,07%
Total		3.877	100,00%	430.739.314,75	100,00%	63,42%

Maximum	Minimum	Simple Average
93,82%	3,35%	59,77%

Residence Type				
Residence Type	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
First Residence	3.877	100,00%	430.739.314,75	100,00%
Total	3.877	100,00%	430.739.314,75	100,00%

RMBS PRADO VII

QUARTERLY STATISTIC INFORMATION

June 8, 2022

Number of securities				
Number of securities	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
1	2.776	71,60%	282.827.719,41	65,66%
2	922	23,78%	121.714.295,92	28,26%
3	155	4,00%	21.817.566,01	5,07%
4	23	0,59%	4.158.803,42	0,97%
5	1	0,03%	220.929,99	0,05%
Total	3.877	100,00%	430.739.314,75	100,00%

Borrower's nationality				
Borrower's nationality	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Spanish	3.555	91,69%	398.598.592,54	92,54%
Other	322	8,31%	32.140.722,21	7,46%
Total	3.877	100,00%	430.739.314,75	100,00%

Type of Dwelling				
Type of Dwelling	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Free Dwellings	3.307	85,30%	369.785.655,38	85,85%
Official Protection Housing	570	14,70%	60.953.659,37	14,15%
Total	3.877	100,00%	430.739.314,75	100,00%

Origination Channel				
Origination Channel	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Internet	266	6,86%	34.638.816,42	8,04%
Office or Branch Network	745	19,22%	94.282.540,91	21,89%
Third Party Channel but Underwriting Performed Ent	2.866	73,92%	301.817.957,42	70,07%
Total	3.877	100,00%	430.739.314,75	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	53	6,63%	6.259.870,18	5,49%	18/02/2023	8,52
1	2	100	12,52%	14.201.941,17	12,46%	20/12/2023	18,67
2	3	30	3,75%	4.682.316,33	4,11%	11/08/2024	26,52
3	4	6	0,75%	602.486,78	0,53%	02/12/2025	42,44
4	5	10	1,25%	1.306.010,20	1,15%	18/01/2027	56,19
5	6	34	4,26%	6.072.780,96	5,33%	01/02/2028	68,82
6	7	60	7,51%	6.556.472,90	5,75%	27/11/2028	78,83
7	8	9	1,13%	1.175.159,02	1,03%	03/09/2029	88,16
9	10	11	1,38%	1.484.858,55	1,30%	06/02/2032	117,69
10	11	22	2,75%	2.803.169,74	2,46%	14/03/2033	131,10
11	12	81	10,14%	12.832.653,85	11,26%	17/11/2033	139,33
12	13	12	1,50%	1.591.077,45	1,40%	27/08/2034	148,78
14	15	11	1,38%	1.714.426,79	1,50%	10/05/2037	181,69
15	16	51	6,38%	7.756.241,79	6,80%	31/03/2038	192,50
16	17	223	27,91%	32.411.758,65	28,43%	18/12/2038	201,25
17	18	84	10,51%	12.312.354,82	10,80%	09/08/2039	209,05
20	21	1	0,13%	118.578,63	0,10%	01/08/2042	245,30
22	23	1	0,13%	114.793,34	0,10%	01/07/2044	268,63
Total	799	100,00%	113.996.951,15	100,00%	26/04/2033	132,53	

	Maximum	Minimum	Simple Average
Date	01/07/2044	01/08/2022	10/02/2033
Month	268,63	1,80	130,00

RMBS PRADO VII

QUARTERLY STATISTIC INFORMATION

June 8, 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	788	98,62%	112.857.625,63	99,00%	2,53	1,35	26/04/2033
EUR 12 M	788	98,62%	112.857.625,63	99,00%	2,53	1,35	26/04/2033
0-1	53	6,63%	6.259.870,18	5,49%	2,18	1,57	18/02/2023
1-2	100	12,52%	14.201.941,17	12,46%	2,25	1,59	20/12/2023
2-3	27	3,38%	4.310.759,88	3,78%	2,32	1,53	14/08/2024
3-4	6	0,75%	602.486,78	0,53%	2,35	1,53	02/12/2025
4-5	10	1,25%	1.306.010,20	1,15%	2,43	1,44	18/01/2027
5-6	34	4,26%	6.072.780,96	5,33%	2,34	1,40	01/02/2028
6-7	60	7,51%	6.556.472,90	5,75%	2,47	1,39	27/11/2028
7-8	9	1,13%	1.175.159,02	1,03%	2,61	1,34	03/09/2029
9-10	11	1,38%	1.484.858,55	1,30%	2,66	1,36	06/02/2032
10-11	21	2,63%	2.696.118,63	2,37%	2,53	1,39	14/03/2033
11-12	81	10,14%	12.832.653,85	11,26%	2,58	1,33	17/11/2033
12-13	12	1,50%	1.591.077,45	1,40%	2,68	1,16	27/08/2034
14-15	11	1,38%	1.714.426,79	1,50%	2,67	1,41	10/05/2037
15-16	48	6,01%	7.526.784,21	6,60%	2,59	1,39	03/04/2038
16-17	219	27,41%	31.980.498,27	28,05%	2,68	1,28	18/12/2038
17-18	84	10,51%	12.312.354,82	10,80%	2,72	1,07	09/08/2039
20-21	1	0,13%	118.578,63	0,10%	2,89	1,09	01/08/2042
22-23	1	0,13%	114.793,34	0,10%	2,90	1,29	01/07/2044
Annually	11	1,38%	1.139.325,52	1,00%	2,62	1,45	03/07/2033
EUR 12 M	11	1,38%	1.139.325,52	1,00%	2,62	1,45	03/07/2033
2-3	3	0,38%	371.556,45	0,33%	2,39	1,58	13/07/2024
10-11	1	0,13%	107.051,11	0,09%	2,49	1,39	01/04/2033
15-16	3	0,38%	229.457,58	0,20%	2,82	1,45	07/12/2037
16-17	4	0,50%	431.260,38	0,38%	2,75	1,34	10/12/2038
Total	799	100,00%	113.996.951,15	100,00%	2,54	1,36	26/04/2033

Spread intervals for Mixed Loans							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,00	0,50	45	5,63%	9.432.978,02	8,27%	2,64	0,99
0,50	1,00	552	69,09%	79.922.774,96	70,11%	2,57	1,32
1,00	1,50	200	25,03%	24.433.041,81	21,43%	2,40	1,61
1,50	2,00	2	0,25%	208.156,36	0,18%	2,51	2,09
Total		799	100,00%	113.996.951,15	100,00%	2,54	1,36

Maximum	Minimum	Simple Average
2,09	2,09	2,09

Spread intervals for Floating Loans							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,50	1,00	100	6,32%	9.322.194,30	5,61%	0,63	0,85
1,00	1,50	546	34,49%	65.657.980,75	39,49%	0,97	1,23
1,50	2,00	596	37,65%	66.124.171,87	39,77%	1,30	1,61
2,00	2,50	25	1,58%	2.380.717,84	1,43%	1,98	2,28
2,50	3,00	291	18,38%	20.868.805,99	12,55%	2,35	2,68
3,00	3,50	18	1,14%	1.403.158,94	0,84%	2,79	3,13
3,50	4,00	7	0,44%	521.178,34	0,31%	3,34	3,67
Total		1.583	100,00%	166.278.208,03	100,00%	1,29	1,58

Maximum	Minimum	Simple Average
3,85	0,75	1,65

FONDO DE TITULIZACIÓN DE ACTIVOS RMBS PRADO VII

Monthly Single Rate	9,98%
Average 12 Moth Single Rate	8,35%
Prepayment Rate from Constitution	7,60%

7,60%
0,66%

Date	Outstanding	Real outstanding	Prepaymnet vector CPR	Remaining end of month	Average Single Monthly	CPR	Monthly Single Monthly Mortality	CPR	Outstanding after payment
10-nov.-20	515.000.039,19		100,00%	100,00%					515.000.039,19
30-nov.-20	515.000.039,19	512.504.833,30	99,34%	99,52%	0,48%	5,66%	0,48%	5,66%	511.618.428,08
31-dic.-20	513.656.980,33	508.732.931,07	98,69%	99,04%	0,48%	5,62%	0,48%	5,57%	506.933.542,34
31-ene.-21	512.311.556,32	505.742.997,52	98,04%	98,72%	0,43%	5,03%	0,33%	3,85%	502.285.803,21
28-feb.-21	510.963.762,41	501.798.272,95	97,40%	98,21%	0,45%	5,29%	0,52%	6,04%	497.674.935,43
31-mar.-21	509.613.593,80	494.844.165,51	96,76%	97,10%	0,59%	6,82%	1,12%	12,69%	493.100.665,71
30-abr.-21	508.261.045,72	491.807.296,50	96,12%	96,76%	0,55%	6,37%	0,35%	4,11%	488.562.722,72
31-may.-21	506.906.113,35	488.107.775,85	95,49%	96,29%	0,54%	6,27%	0,49%	5,69%	484.060.837,04
30-jun.-21	505.548.791,89	483.500.870,32	94,87%	95,64%	0,56%	6,47%	0,68%	7,84%	479.594.741,21
31-jul.-21	504.189.076,52	477.725.087,77	94,24%	94,75%	0,60%	6,94%	0,93%	10,59%	475.164.169,65
31-ago.-21	502.826.962,41	473.853.516,98	93,62%	94,24%	0,59%	6,87%	0,54%	6,31%	470.768.858,68
30-sep.-21	501.462.444,71	469.542.567,97	93,01%	93,63%	0,60%	6,92%	0,64%	7,42%	466.408.546,53
31-oct.-21	500.095.518,57	465.573.747,04	92,40%	93,10%	0,59%	6,90%	0,57%	6,68%	462.082.973,26
30-nov.-21	498.726.179,13	461.210.920,43	91,79%	92,48%	0,60%	6,96%	0,67%	7,70%	457.791.880,82
31-dic.-21	497.354.421,51	455.919.423,00	91,19%	91,67%	0,62%	7,18%	0,87%	10,01%	453.535.012,99
31-ene.-22	495.980.240,84	451.735.778,06	90,59%	91,08%	0,62%	7,20%	0,64%	7,45%	449.312.115,38
28-feb.-22	494.603.632,22	446.308.444,08	90,00%	90,24%	0,64%	7,42%	0,93%	10,57%	445.122.935,43
31-mar.-22	493.225.343,14	441.492.615,76	89,40%	89,51%	0,65%	7,52%	0,80%	9,22%	440.967.895,06
30-abr.-22	491.844.616,72	437.797.909,96	88,82%	89,01%	0,64%	7,47%	0,56%	6,50%	436.846.064,16
31-may.-22	490.461.448,04	432.757.195,63	88,23%	88,23%	0,66%	7,60%	0,87%	9,98%	432.757.195,63

FLows FOR EVERY BOND WITHOUT WITHHOLDING FOR THE HOLDER
(AMOUNTS IN EUR)
CPR: 7,60%

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:	358.639.293,67	3.517.183,73	362.156.477,40	38.600.000,00	661.102,20	39.261.102,20	33.500.000,00	684.304,50	34.184.304,50
15-jun.-22									
15-sep.-22	20.445.906,51	384.022,99	20.829.929,49	0,00	51.196,47	51.196,47	0,00	52.993,28	52.993,28
15-dic.-22	19.439.630,71	358.193,77	19.797.824,48	0,00	50.639,98	50.639,98	0,00	52.417,26	52.417,26
15-mar.-23	18.487.137,67	333.894,56	18.821.032,23	0,00	50.083,50	50.083,50	0,00	51.841,25	51.841,25
15-jun.-23	17.817.335,82	321.518,82	18.138.854,65	0,00	51.196,47	51.196,47	0,00	52.993,28	52.993,28
15-sep.-23	17.011.997,21	302.440,42	17.314.437,62	0,00	51.196,47	51.196,47	0,00	52.993,28	52.993,28
15-dic.-23	16.171.790,50	281.134,95	16.452.925,45	0,00	50.639,98	50.639,98	0,00	52.417,26	52.417,26
15-mar.-24	15.442.708,26	264.006,78	15.706.715,04	0,00	50.639,98	50.639,98	0,00	52.417,26	52.417,26
17-jun.-24	14.807.674,50	250.372,24	15.058.046,74	0,00	51.196,47	51.196,47	0,00	52.993,28	52.993,28
16-sep.-24	14.130.674,54	234.516,52	14.365.191,05	0,00	51.196,47	51.196,47	0,00	52.993,28	52.993,28
16-dic.-24	13.427.051,63	217.001,08	13.644.052,70	0,00	50.639,98	50.639,98	0,00	52.417,26	52.417,26
17-mar.-25	12.760.732,88	200.551,61	12.961.284,49	0,00	50.083,50	50.083,50	0,00	51.841,25	51.841,25
16-jun.-25	12.289.027,62	191.344,41	12.480.372,03	0,00	51.196,47	51.196,47	0,00	52.993,28	52.993,28
15-sep.-25	166.407.625,83	178.185,59	166.585.811,42	38.600.000,00	51.196,47	38.651.196,47	33.500.000,00	52.993,28	33.552.993,28