



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 2021 - 15 06 2021

YEAR:

2021

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	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	93.287,63	93,29%
		Total Nominal	442.900.000,00	413.170.913,27	
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, 2021			Next Payment Date September 15th, 2021		
	Redemption of the Bonds	Gross Interest	Interest Rate	Gross Interest in Next Payment Date	Net Interest in Next Payment Date
Series A ES0305508006	3.197,20	38,96	0,152%	36,24	29,35
Series B ES0305508014	0,00	65,93	0,252%	64,40	52,16
Series C ES0305508022	0,00	91,49	0,352%	89,96	72,87
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	4.124
Principal Outstanding	515.000.039,19	485.270.871,69
Principal Outstanding per Loan	121.347,79	117.669,95
Interest Rate	2,23%	2,12%

PREPAYMENT RATE	CURRENT DATE
Monthly Single Rate	5,69%
Average 12 Months Single Rate	6,23%
Prepayment Rate from Constitution	6,27%

CURRENT DELINQUENCY	Up to 1 month	From 1 to 6 months	Greater than 6 months
Debt Due (Principal + Interest)	1.209,92	2.939,68	0,00
Debt to be amortised			485.268.048,08
Total Debt	1.209,92	2.939,68	485.268.048,08

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QUARTERLY BONDS PAYOUT REPORT

June 15, 2021

BONDS. PRINCIPAL	
Previous Balance	499.431.312,07
Principal Amortised	14.160.398,80
Outstanding Balance	485.270.913,27
% of Initial Balance	94,23%
Principal Accrued and unpaid	0,00

DATA	
Pool Cut-off Date	8-jun.-2021
Payment Date	15-jun.-2021
Previous Payment Date	15-mar.-2021
Number of Days (Act/360)	92
Reference Interest Rate (%)	-0,548%
Next Payment Date	15-sep.-2021

BONDS. INTEREST PAID			
	index rate	spread	
Class A	-0,542%	0,700%	172.553,84
Class B	-0,542%	0,800%	25.448,98
Class C	-0,542%	0,900%	30.649,15
Interest accrued and unpaid			0,00

RESIDUAL LIFE (YEARS)		
	INITIAL	June 15, 2021
Class A	3,85	3,38
Class B	4,84	4,25
Class C	4,84	4,25

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	499.431.276,05
Principal Amortised	14.160.404,36
Outstanding Balance	485.270.871,69
Number of Credit Rights	4.124
LTV	65,75%

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

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

NET LOSSES	
Last balance	0,00
Difference	0,00
Current balance	0,00

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	745,55	561,33	0,00	1.516,73	0,00
Interest accrued Credit Rights	464,37	705,47	0,00	156,15	0,00
Outstanding Balance	358.597,31	143.623,95	0,00	1.572,38	0,00
Number of Credit Rights	4	1	0	1	0
% of Outstanding Balance	0,07%	0,03%	0,00%	0,00%	0,00%

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QUARTERLY REPORT - ALLOCATION OF CASH

June 15, 2021

TOTAL CASH RECEIVED END OF PERIOD	26.829.292,73
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	14.160.404,36
CASH RECEIVED - INTEREST	
Interest received Credit Rights	2.629.898,27
Interest received under GIC	0,00
CONTENTIOUS	0,00
TRANSITORY PROPERTIES	0,00
OTHERS	50.364,58
RESERVE FUND	9.988.625,52

TOTAL CASH PAID END OF PERIOD	26.829.292,73
Ordinary Expenses	25.176,81
Extraordinary Expenses	12.626,47
Swap payment	258.814,47
Interest paid to Class A Bondholders	172.553,84
Interest paid to Class B Bondholders	25.448,98
Reserve Fund	9.705.417,43
Principal withholding Class A	14.160.398,80
Interest paid to Class C Bondholders	30.649,15
Principal withholding Class C	0,00
Interest paid to Subordinated Loan	11.191,87
Principal paid to Subordinated Loan	323.492,71
Fixed fee in favour of UCI	6.000,00
Excess spread	2.097.522,20

TREASURY ACCOUNT STATEMENT	9.742.779,79
PRINCIPAL RESERVE FUND	
Previous Balance	9.988.625,52
Difference	(283.208,09)
Outstanding Balance	9.705.417,43
WITHHOLDING	37.362,36
OTHERS	0,00

CREDIT ENHANCEMENT AND SUBORDINATED LOAN

CREDIT ENHANCEMENT ⁽¹⁾ ⁽²⁾		
CONCEPTS	INITIAL	June 15, 2021
SUBORDINATED ISSUE	72.100.000 (14,00%)	72.100.000 (14,86%)
SUBORDINATED LOAN	10.300.000 (2,00%)	9.705.417,43 (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, 2021
Total Outstanding	800.000,00	686.741,67
Interest Rate	0,142%	0,402%

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TRIGGERS OF THE MODEL

June 15, 2021

RESERVE FUND's TRIGGERS

1. AMOUNT REQUIRED WITHHELD:	
Reserve Fund SHALL BE THE LESSER OF:	9.705.417,43
On every Interest Payment Date 2,00% Outstanding Principal Balance of the Assets	9.705.417,43
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	10
Principal Outstanding of renegotiated loans	1.728.485,06
% Principal Outstanding of renegotiated loans / Initial Principal balance	0,34%

COUNTERPARTIES

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

ALL COUNTERPARTIES HAVE THE MINIMUM REQUIRED LEVEL OF RATING.

(*) Deposit Rating applied

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DEFINITIONS

June 15, 2021

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.

NET LOSSES
TRANSITORY PROPERTIES

Those loans which the Originator considers that will not recover (net of recoveries).

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

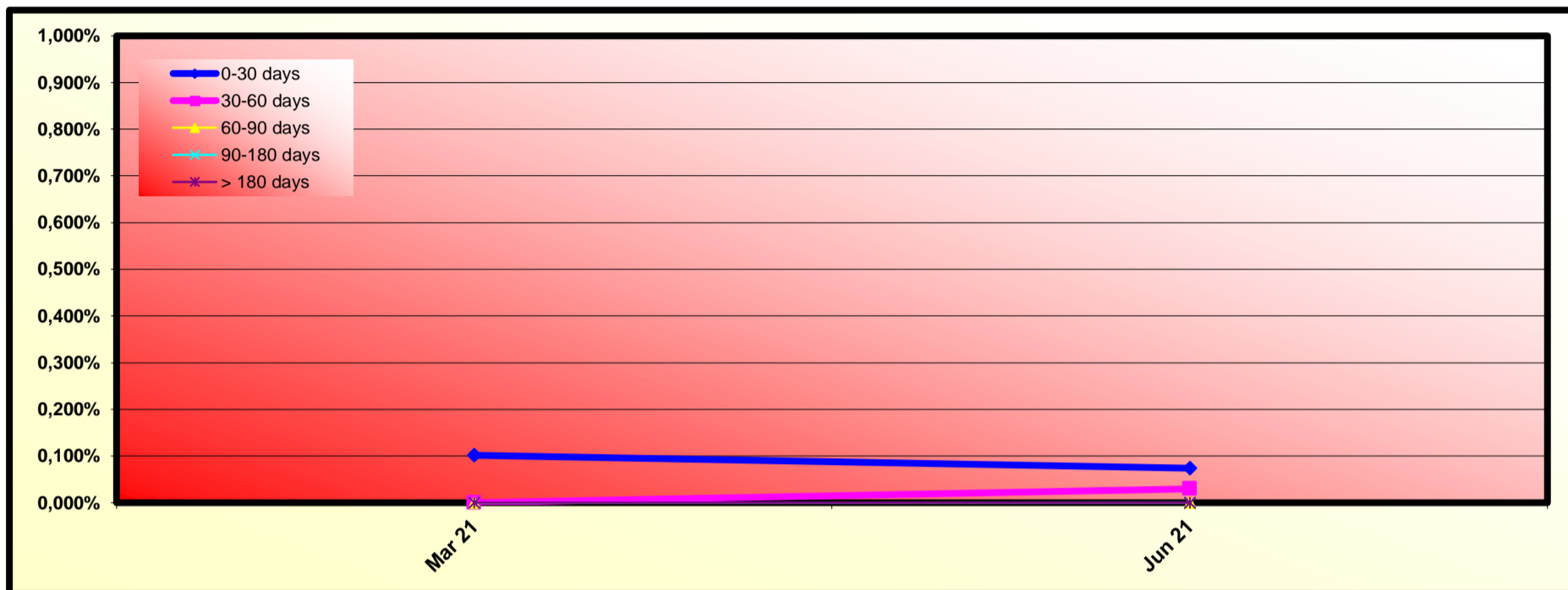


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HISTORICAL ARREARS AND PREPAYMENT REPORT

June 15, 2021

HISTORICAL ARREARS



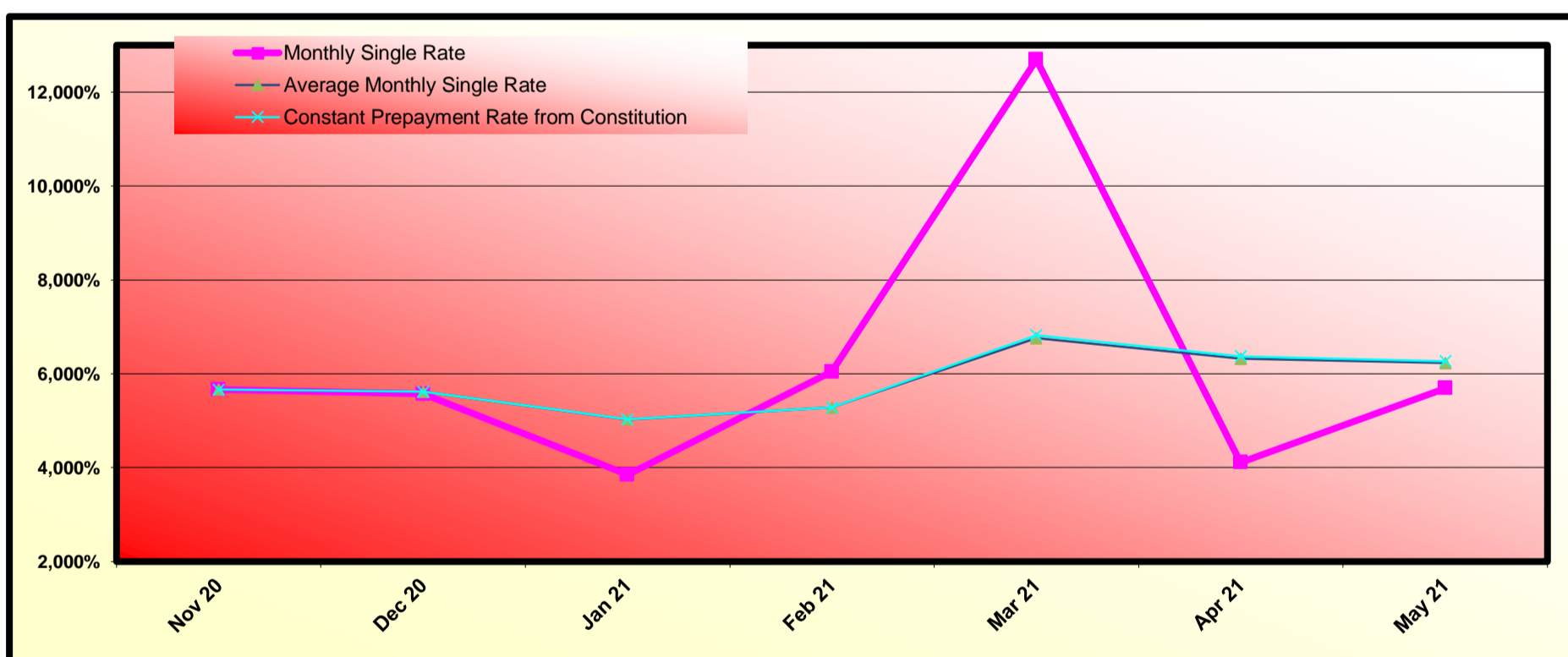
Date	Mar 21	Jun 21
0-30 days	0.102%	0.074%
30-60 days	0.000%	0.030%
60-90 days	0.000%	0.000%
90-180 days	0.000%	0.000%
> 180 days	0.000%	0.000%

	LEGAL MORATORIUM	VOLUNTARY / SECTORIAL MORATORIUM	TOTAL MORATORIUM
Number of Loans	0	6	6
Outstanding Balance	0,00	1.056.308,58	1.056.308,58
% over Outstanding Balance	0,00%	0,22%	0,22%

Legal Moratorium: subject to RD 8/2020 and RD 11/2020. Consists of a 3 months total grace period (capital and interest) as well as an extension of the maturity date of the loan.

Voluntary - Sectorial Moratorium: Consists of a 6 or 12 months capital grace period, as well as the option of extending or not the maturity date of the loan.

HISTORICAL PREPAYMENT



(*) Prepayment data calculated at previous end moth date

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QUARTERLY STATISTIC INFORMATION

June 8, 2021

Principal Outstanding					
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	
0	25.000	86	2,09%	1.553.624,51	0,32%
25.000	50.000	381	9,24%	14.692.114,93	3,03%
50.000	75.000	657	15,93%	41.708.099,75	8,59%
75.000	100.000	785	19,03%	68.305.886,28	14,08%
100.000	125.000	706	17,12%	79.177.690,65	16,32%
125.000	150.000	584	14,16%	80.139.270,78	16,51%
150.000	175.000	311	7,54%	50.210.566,13	10,35%
175.000	200.000	216	5,24%	40.433.880,10	8,33%
200.000	225.000	130	3,15%	27.379.675,63	5,64%
225.000	250.000	82	1,99%	19.437.588,82	4,01%
250.000	275.000	51	1,24%	13.365.983,86	2,75%
275.000	300.000	29	0,70%	8.275.078,89	1,71%
300.000	325.000	35	0,85%	10.964.132,38	2,26%
325.000	350.000	18	0,44%	6.019.847,03	1,24%
350.000	375.000	14	0,34%	5.072.401,13	1,05%
375.000	400.000	15	0,36%	5.772.438,55	1,19%
400.000	425.000	1	0,02%	412.609,67	0,09%
425.000	450.000	4	0,10%	1.745.207,39	0,36%
450.000	475.000	4	0,10%	1.831.595,71	0,38%
475.000	500.000	2	0,05%	983.766,38	0,20%
500.000	525.000	1	0,02%	515.404,41	0,11%
525.000	550.000	4	0,10%	2.151.092,28	0,44%
550.000	575.000	2	0,05%	1.121.516,50	0,23%
600.000	625.000	1	0,02%	618.727,13	0,13%
625.000	650.000	1	0,02%	629.595,47	0,13%
650.000	675.000	2	0,05%	1.332.037,08	0,27%
700.000	725.000	2	0,05%	1.421.040,25	0,29%
Total		4.124	100,00%	485.270.871,69	100,00%

Maximum	Minimum	Simple Average
713.535,90	0,00	117.669,95

Nominal Interest (*)							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,00	0,50	155	3,76%	16.555.234,98	3,41%	0,41	0,90
0,50	1,00	506	12,27%	61.877.970,25	12,75%	0,75	1,25
1,00	1,50	586	14,21%	71.762.620,74	14,79%	1,11	1,60
1,50	2,00	78	1,89%	7.680.833,72	1,58%	1,91	2,13
2,00	2,50	556	13,48%	64.089.859,04	13,21%	2,26	1,89
2,50	3,00	1.946	47,19%	238.460.951,67	49,14%	2,76	0,50
3,00	3,50	297	7,20%	24.843.401,29	5,12%	3,11	0,15
Total		4.124	100,00%	485.270.871,69	100,00%	2,12	0,96

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

Maximum	Minimum	Simple Average
3,36	0,25	2,14

Origination Date							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Orig. Date	Weighted Months	
Until 2009	355	8,61%	37.842.775,25	7,80%	07/07/2009	143,03	
2010	238	5,77%	27.756.865,77	5,72%	21/07/2010	130,57	
2011	146	3,54%	16.106.808,52	3,32%	04/05/2011	121,13	
2012	127	3,08%	11.053.187,84	2,28%	31/08/2012	105,27	
2013	258	6,26%	19.437.232,46	4,01%	29/07/2013	94,30	
2014	1	0,02%	33.157,34	0,01%	17/02/2014	87,70	
2015	61	1,48%	4.780.453,87	0,99%	24/07/2015	70,47	
2016	110	2,67%	8.921.850,52	1,84%	01/08/2016	58,23	
2017	288	6,98%	27.526.688,79	5,67%	13/07/2017	46,83	
2018	1.706	41,37%	220.132.837,85	45,36%	23/07/2018	34,50	
2019	834	20,22%	111.679.013,48	23,01%	14/05/2019	24,80	
Total	4.124	100,00%	485.270.871,69	100,00%	18/11/2016	54,67	

	Maximum	Minimum	Simple Average
Date	30/09/2019	05/01/2009	23/07/2016
Month	20,57	151,23	59,34

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June 8, 2021

Maturity Date						
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Mat. Date	Weighted Months
Until 2040	819	19,86%	60.656.258,25	12,50%	16/12/2036	186,27
2041	95	2,30%	8.494.274,27	1,75%	02/06/2041	239,80
2042	144	3,49%	15.648.259,09	3,22%	04/07/2042	252,87
2043	303	7,35%	32.679.151,44	6,73%	11/06/2043	264,10
2044	155	3,76%	18.752.423,17	3,86%	04/06/2044	275,87
2045	113	2,74%	12.946.690,94	2,67%	12/06/2045	288,13
2046	138	3,35%	16.925.173,58	3,49%	11/06/2046	300,10
2047	285	6,91%	33.887.437,97	6,98%	28/06/2047	312,67
2048	1.078	26,14%	149.435.847,74	30,79%	19/07/2048	325,37
2049	826	20,03%	112.592.663,38	23,20%	13/05/2049	335,17
2050	101	2,45%	13.822.963,57	2,85%	12/06/2050	348,13
2051	67	1,62%	9.429.728,29	1,94%	07/03/2051	356,97
Total	4.124	100,00%	485.270.871,69	100,00%	05/05/2046	298,90

	Maximum	Minimum	Simple Average
Date	01/06/2051	01/02/2022	01/02/2045
Month	365,00	7,93	287,99

Interest Rate Reset Period (*)				
Interest Rate Reset Period (*)	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
annually	89	2,16%	9.877.951,51	2,04%
Floating	76	1,84%	8.516.610,95	1,76%
Mixed	13	0,32%	1.361.340,56	0,28%
semiannually	2.431	58,95%	302.787.692,21	62,40%
Floating	1.546	37,49%	171.538.604,27	35,35%
Mixed	885	21,46%	131.249.087,94	27,05%
fixed	1.604	38,89%	172.605.227,97	35,57%
Fixed	1.604	38,89%	172.605.227,97	35,57%
Total	4.124	100,00%	485.270.871,69	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	1.622	39,33%	180.055.215,22	37,10%	1,11	1,59
EUR 12 M	1.622	39,33%	180.055.215,22	37,10%	1,11	1,59
Mixed	898	21,77%	132.610.428,50	27,33%	2,53	1,36
EUR 12 M	898	21,77%	132.610.428,50	27,33%	2,53	1,36
Fixed	1.604	38,89%	172.605.227,97	35,57%	2,86	0,00
Fixed	1.604	38,89%	172.605.227,97	35,57%	2,86	0,00
Total	4.124	100,00%	485.270.871,69	100,00%	2,12	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	3,36	0,25	1,18
Mixed	3,10	1,99	2,55
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	2.520	61,11%	312.665.643,72	64,43%	1,71	1,49
Fixed Rate	1.604	38,89%	172.605.227,97	35,57%	2,86	0,00
Total	4.124	100,00%	485.270.871,69	100,00%	2,12	1,49

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QUARTERLY STATISTIC INFORMATION

June 8, 2021

Property Location by Autonomous Community				
Property Location by Autonomous Community	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
ANDALUCIA	1.034	25,07%	105.060.846,00	21,65%
ARAGON	70	1,70%	6.332.194,43	1,30%
ASTURIAS	15	0,36%	1.182.273,37	0,24%
CANARIAS	191	4,63%	18.623.816,74	3,84%
CANTABRIA	23	0,56%	1.971.490,81	0,41%
CASTILLA LA MANCHA	109	2,64%	11.392.390,27	2,35%
CASTILLA Y LEON	19	0,46%	1.115.908,72	0,23%
CATALUÑA	763	18,50%	106.701.681,55	21,99%
COMUNIDAD VALENCIANA	419	10,16%	41.226.474,19	8,50%
EXTREMADURA	23	0,56%	2.008.390,46	0,41%
GALICIA	60	1,45%	5.165.190,97	1,06%
ISLAS BALEARES	110	2,67%	13.936.505,43	2,87%
LA RIOJA	5	0,12%	368.392,67	0,08%
MADRID	1.217	29,51%	165.163.358,53	34,04%
MURCIA	45	1,09%	2.501.766,32	0,52%
NAVARRA	4	0,10%	195.987,40	0,04%
PAIS VASCO	17	0,41%	2.324.203,83	0,48%
Total	4.124	100,00%	485.270.871,69	100,00%

Debtor's concentration (*)					
Debtor's concentration	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	CC.AA.
Debtor nº 1	1	0,02%	713.535,90	0,15%	Cataluña
Debtor nº 2	1	0,02%	707.504,35	0,15%	Cataluña
Debtor nº 3	1	0,02%	671.048,22	0,14%	Cataluña
Debtor nº 4	1	0,02%	660.988,86	0,14%	Madrid
Debtor nº 5	1	0,02%	629.595,47	0,13%	Andalucía
Debtor nº 6	1	0,02%	618.727,13	0,13%	Madrid
Debtor nº 7	1	0,02%	561.550,26	0,12%	Madrid
Debtor nº 8	1	0,02%	559.966,24	0,12%	Cataluña
Debtor nº 9	1	0,02%	546.826,49	0,11%	Madrid
Debtor nº 10	1	0,02%	540.992,18	0,11%	Madrid
Rest of Debtors	4.114	99,76%	479.060.136,59	98,72%	
Total	4.124	100,00%	485.270.871,69	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%	30	0,73%	549.819,82	0,11%	5,52%	
10,00% - 20,00%	111	2,69%	4.600.063,91	0,95%	16,03%	
20,00% - 30,00%	208	5,04%	14.725.904,34	3,03%	25,80%	
30,00% - 40,00%	420	10,18%	40.690.347,26	8,39%	35,74%	
40,00% - 50,00%	490	11,88%	57.208.258,59	11,79%	45,28%	
50,00% - 60,00%	493	11,95%	61.902.168,31	12,76%	54,99%	
60,00% - 70,00%	530	12,85%	65.444.649,75	13,49%	65,18%	
70,00% - 80,00%	670	16,25%	85.781.023,54	17,68%	75,18%	
80,00% - 90,00%	972	23,57%	125.599.790,03	25,88%	84,71%	
90,00% - 100,00%	200	4,85%	28.768.846,14	5,93%	92,07%	
Total	4.124	100,00%	485.270.871,69	100,00%	65,75%	

Maximum	Minimum	Simple Average
95,94%	0,00%	62,31%

Residence Type				
Residence Type	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
First Residence	4.124	100,00%	485.270.871,69	100,00%
Total	4.124	100,00%	485.270.871,69	100,00%

RMBS PRADO VII

QUARTERLY STATISTIC INFORMATION

June 8, 2021

Number of securities				
Number of securities	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
0	2	0,05%	126.801,37	0,03%
1	2.933	71,12%	316.092.700,41	65,14%
2	1.000	24,25%	139.438.118,73	28,73%
3	162	3,93%	24.251.752,82	5,00%
4	26	0,63%	5.132.984,67	1,06%
5	1	0,02%	228.513,69	0,05%
Total	4.124	100,00%	485.270.871,69	100,00%

Borrower's nationality				
Borrower's nationality	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Spanish	3.783	91,73%	448.113.352,52	92,34%
Other	341	8,27%	37.157.519,17	7,66%
Total	4.124	100,00%	485.270.871,69	100,00%

Type of Dwelling				
Type of Dwelling	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Free Dwellings	3.533	85,67%	419.717.955,16	86,49%
Official Protection Housing	591	14,33%	65.552.916,53	13,51%
Total	4.124	100,00%	485.270.871,69	100,00%

Origination Channel				
Origination Channel	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Internet	304	7,37%	42.316.921,75	8,72%
Office or Branch Network	795	19,28%	107.460.565,80	22,14%
Third Party Channel but Underwriting Performed Entirely by the Originator	3.025	73,35%	335.493.384,14	69,14%
Total	4.124	100,00%	485.270.871,69	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	29	3,23%	2.681.295,62	2,02%	15/11/2021	5,35	
1	59	6,57%	7.169.989,98	5,41%	01/02/2023	20,11	
2	106	11,80%	16.575.775,37	12,50%	26/12/2023	31,05	
3	31	3,45%	5.076.771,84	3,83%	11/08/2024	38,68	
4	6	0,67%	659.597,91	0,50%	01/12/2025	54,60	
5	11	1,22%	1.511.533,49	1,14%	28/01/2027	68,70	
6	40	4,45%	6.751.216,05	5,09%	05/02/2028	81,12	
7	66	7,35%	7.716.563,41	5,82%	22/11/2028	90,81	
8	9	1,00%	1.215.643,86	0,92%	04/09/2029	100,35	
10	11	1,22%	1.533.821,28	1,16%	06/02/2032	129,85	
11	26	2,90%	3.758.143,61	2,83%	28/03/2033	143,71	
12	89	9,91%	14.689.967,48	11,08%	20/11/2033	151,63	
13	14	1,56%	1.959.125,68	1,48%	26/08/2034	160,93	
15	11	1,22%	1.762.790,82	1,33%	10/05/2037	193,86	
16	55	6,12%	8.978.210,77	6,77%	28/03/2038	204,57	
17	244	27,17%	36.698.905,78	27,67%	21/12/2038	213,52	
18	89	9,91%	13.632.118,58	10,28%	09/08/2039	221,20	
21	1	0,11%	121.412,45	0,09%	01/08/2042	257,47	
23	1	0,11%	117.544,52	0,09%	01/07/2044	280,80	
Total	898	100,00%	132.610.428,50	100,00%	24/10/2022	16,80	

	Maximum	Minimum	Simple Average
Date	01/07/2044	01/08/2021	01/10/2032
Month	280,80	1,80	137,77

RMBS PRADO VII

QUARTERLY STATISTIC INFORMATION

June 8, 2021

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	885	98,55%	131.249.087,94	98,97%	2,53	1,36	18/01/2033
EUR 12 M	885	98,55%	131.249.087,94	98,97%	2,53	1,36	18/01/2033
0-1	28	3,12%	2.604.698,82	1,96%	2,45	1,63	16/11/2021
1-2	59	6,57%	7.169.989,98	5,41%	2,20	1,57	01/02/2023
2-3	106	11,80%	16.575.775,37	12,50%	2,25	1,59	26/12/2023
3-4	28	3,12%	4.695.582,87	3,54%	2,32	1,52	13/08/2024
4-5	6	0,67%	659.597,91	0,50%	2,35	1,52	01/12/2025
5-6	11	1,22%	1.511.533,49	1,14%	2,44	1,43	28/01/2027
6-7	40	4,45%	6.751.216,05	5,09%	2,34	1,40	05/02/2028
7-8	66	7,35%	7.716.563,41	5,82%	2,46	1,40	22/11/2028
8-9	9	1,00%	1.215.643,86	0,92%	2,61	1,34	04/09/2029
10-11	11	1,22%	1.533.821,28	1,16%	2,66	1,36	06/02/2032
11-12	25	2,78%	3.644.797,80	2,75%	2,52	1,37	28/03/2033
12-13	89	9,91%	14.689.967,48	11,08%	2,58	1,32	20/11/2033
13-14	14	1,56%	1.959.125,68	1,48%	2,68	1,17	26/08/2034
15-16	11	1,22%	1.762.790,82	1,33%	2,67	1,41	10/05/2037
16-17	52	5,79%	8.740.525,44	6,59%	2,59	1,39	31/03/2038
17-18	239	26,61%	36.146.382,13	27,26%	2,68	1,27	21/12/2038
18-19	89	9,91%	13.632.118,58	10,28%	2,72	1,07	09/08/2039
21-22	1	0,11%	121.412,45	0,09%	2,89	1,09	01/08/2042
23-24	1	0,11%	117.544,52	0,09%	2,90	1,29	01/07/2044
Annually	13	1,45%	1.361.340,56	1,03%	2,62	1,45	22/04/2033
EUR 12 M	13	1,45%	1.361.340,56	1,03%	2,62	1,45	22/04/2033
0-1	1	0,11%	76.596,80	0,06%	2,20	1,59	01/10/2021
3-4	3	0,33%	381.188,97	0,29%	2,39	1,58	13/07/2024
11-12	1	0,11%	113.345,81	0,09%	2,49	1,39	01/04/2033
16-17	3	0,33%	237.685,33	0,18%	2,82	1,45	06/12/2037
17-18	5	0,56%	552.523,65	0,42%	2,77	1,35	26/12/2038
Total	898	100,00%	132.610.428,50	100,00%	2,53	1,36	15/06/2021

Spread intervals for Mixed Loans							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,00	0,50	52	5,79%	11.553.174,17	8,71%	2,64	0,99
0,50	1,00	604	67,26%	90.910.208,70	68,55%	2,56	1,32
1,00	1,50	240	26,73%	29.932.925,04	22,57%	2,39	1,61
1,50	2,00	2	0,22%	214.120,59	0,16%	2,51	2,09
Total		898	100,00%	132.610.428,50	100,00%	2,53	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	105	6,47%	10.472.563,96	5,82%	0,36	0,85
1,00	1,50	559	34,46%	70.690.381,71	39,26%	0,75	1,23
1,50	2,00	588	36,25%	69.974.921,47	38,86%	1,14	1,61
2,00	2,50	26	1,60%	2.565.170,01	1,42%	1,80	2,28
2,50	3,00	316	19,48%	23.967.985,86	13,31%	2,19	2,68
3,00	3,50	21	1,29%	1.842.970,46	1,02%	2,67	3,17
3,50	4,00	7	0,43%	541.221,75	0,30%	3,19	3,68
Total		1.622	100,00%	180.055.215,22	100,00%	1,11	1,59

Maximum	Minimum	Simple Average
3,85	0,75	1,67

FONDO DE TITULIZACIÓN DE ACTIVOS RMBS PRADO VII

Monthly Single Rate	5,69%
Average 12 Moth Single Rate	6,23%
Prepayment Rate from Constitution	6,27%

6,27%
0,54%

Date	Outstanding	Real outstanding	Prepaymnet vector CPR	Remaining end of month	Average Single Monthly Mortality	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	99,46%	99,52%	0,48%	5,66%	0,48%	5,66%	512.227.297,25
31-dic.-20	513.656.980,33	508.732.931,07	98,93%	99,04%	0,48%	5,62%	0,48%	5,57%	508.140.847,82
31-ene.-21	512.311.556,32	505.742.997,52	98,39%	98,72%	0,43%	5,03%	0,33%	3,85%	504.081.225,88
28-feb.-21	510.963.762,41	501.798.272,95	97,86%	98,21%	0,45%	5,29%	0,52%	6,04%	500.048.268,85
31-mar.-21	509.613.593,80	494.844.165,51	97,34%	97,10%	0,59%	6,82%	1,12%	12,69%	496.041.815,13
30-abr.-21	508.261.045,72	491.807.296,50	96,81%	96,76%	0,55%	6,37%	0,35%	4,11%	492.061.704,05
31-may.-21	506.906.113,35	488.107.775,85	96,29%	96,29%	0,54%	6,27%	0,49%	5,69%	488.107.775,85

FLows FOR EVERY BOND WITHOUT WITHHOLDING FOR THE HOLDER
(AMOUNTS IN EUR)
CPR: 6,27%

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:	413.170.913,27	2.150.703,46	415.321.616,73	38.600.000,00	419.620,60	39.019.620,60	33.500.000,00	508.693,78	34.008.693,78
15-jun.-21									
15-sep.-21	11.790.716,20	160.493,95	11.951.210,15	0,00	24.858,40	24.858,40	0,00	30.135,11	30.135,11
15-dic.-21	11.474.203,64	154.219,19	11.628.422,83	0,00	24.588,20	24.588,20	0,00	29.807,56	29.807,56
15-mar.-22	11.167.960,02	148.164,28	11.316.124,30	0,00	24.318,00	24.318,00	0,00	29.480,00	29.480,00
15-jun.-22	11.105.966,99	147.118,68	11.253.085,68	0,00	24.858,40	24.858,40	0,00	30.135,11	30.135,11
15-sep.-22	10.881.423,80	142.804,63	11.024.228,44	0,00	24.858,40	24.858,40	0,00	30.135,11	30.135,11
15-dic.-22	10.587.753,05	137.071,52	10.724.824,58	0,00	24.588,20	24.588,20	0,00	29.807,56	29.807,56
15-mar.-23	10.305.263,63	131.541,90	10.436.805,53	0,00	24.318,00	24.318,00	0,00	29.480,00	29.480,00
15-jun.-23	10.245.239,19	130.462,03	10.375.701,21	0,00	24.858,40	24.858,40	0,00	30.135,11	30.135,11
15-sep.-23	10.038.661,06	126.482,32	10.165.143,39	0,00	24.858,40	24.858,40	0,00	30.135,11	30.135,11
15-dic.-23	9.768.870,61	121.250,44	9.890.121,05	0,00	24.588,20	24.588,20	0,00	29.807,56	29.807,56
15-mar.-24	9.574.000,42	117.497,02	9.691.497,44	0,00	24.588,20	24.588,20	0,00	29.807,56	29.807,56
17-jun.-24	9.444.853,74	115.069,23	9.559.922,97	0,00	24.858,40	24.858,40	0,00	30.135,11	30.135,11
16-sep.-24	9.248.733,59	111.400,43	9.360.134,02	0,00	24.858,40	24.858,40	0,00	30.135,11	30.135,11
16-dic.-24	8.997.142,12	106.635,99	9.103.778,11	0,00	24.588,20	24.588,20	0,00	29.807,56	29.807,56
17-mar.-25	8.754.378,44	102.045,25	8.856.423,69	0,00	24.318,00	24.318,00	0,00	29.480,00	29.480,00
16-jun.-25	8.696.369,51	100.912,33	8.797.281,84	0,00	24.858,40	24.858,40	0,00	30.135,11	30.135,11
15-sep.-25	251.089.377,25	97.534,27	251.186.911,52	38.600.000,00	24.858,40	38.624.858,40	33.500.000,00	30.135,11	33.530.135,11