



## **F.T. RMBS PRADO III**

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

**GRAN VIA DE HORTALEZA, 3**

**28033 MADRID**

**[santanderdetitulizacion@gruposantander.com](mailto:santanderdetitulizacion@gruposantander.com)**



NAME OF THE FUND: FONDO DE TITULIZACIÓN RMBS Prado III

INFORMATION AT: QUARTER/SEMESTER 27 10 2016 - 15 03 2017 YEAR: 2017

Acting on behalf of Santander de Titulización S.G.F.T., S.A. as General Manager:	Signature:
Ignacio Ortega Gavara-Director General	

**I. DATA OF THE FUND**

Constitution Date	October 24th, 2016	Paying Agency	SANTANDER	
Disbursement Date	October 27th, 2016	Negotiation Market	AIAF	
Final Date of Redemption	March 1st, 2052	Rating Agencies	DBRS / S&P	
Gestora	Santander de Titulización	Rating	Initial	Current
Credit Rights's Seller	Unión de Créditos Inmobiliarios (UCI)	Series A	AAA (sf) / AA-s(sf)	AAA (sf) / AA-s(sf)

**II. SECURITIES ISSUED CHARGED TO THE FUND: SECURITISATION BONDS**

SERIES PRIORITY OF PAYMENT (ISIN CODE)	NUMBER OF BONDS	NOMINAL			
			INITIAL	CURRENT	%Curr/ln
Series A ES0305192009	3.190	Nominal per Bond	100.000,00	95.697,93	95,70%
		Total Nominal	319.000.000,00	305.276.396,70	

REDEMPTION AND INTEREST OF THE BONDS					
Current			Next		
Payment Date of the Current Period March 15th, 2017			Next Payment Date June 15th, 2017		
	Redemption of the Bonds	Gross Interest	Interest Rate	Gross Interest in Next Payment Date	Net Interest in Next Payment Date
Series A ES0305192009	4.302,07	150,97	0,320%	78,26	63,39
Accrued amortisation due not payed	0,00 €				
Scheduled Amortisation	NO				



NAME OF THE FUND:

FONDO DE TITULIZACIÓN RMBS Prado III

INFORMATION AT:

QUARTER/SEMESTER

27 10 2016 - 15 03 2017

YEAR:

2017

**III. ASSETS PURCHASED BY THE FUND: CREDIT RIGHTS**

CREDIT RIGHTS	ISSUE DATE	CURRENT DATE
Number of CR's	3.776	3.738
Principal Outstanding	420.000.004,85	409.181.234,02
Principal Outstanding per Loan	111.228,81	109.465,28
Interest Rate	1,84%	2,09%

PREPAYMENT RATE	CURRENT DATE
Monthly Single Rate	1,13%
Average 12 Month Single Rate	1,13%
Prepayment Rate from Constitution	1,16%

**FONDO DE TITULIZACIÓN RMBS Prado III**

**QUARTERLY BONDS PAYOUT REPORT**

**March 15,2017**

<b>BONDS. PRINCIPAL</b>	
Previous Balance	319.000.000,00
Principal Amortised	13.723.603,30
Outstanding Balance	305.276.396,70
% of Initial Balance	72,51%
Principal Accrued and unpaid	0,00 €

<b>DATA</b>	
Pool Cut-off Date	March 8,2017
Payment Date	March 15,2017
Disbursement Date	October 27,2016
Number of Days (Act/360)	139
Reference Interest Rate (%)	-0,330%
Next Payment Date	June 15,2017

<b>INTEREST PAID</b>			
	<b>index rate</b>	<b>spread</b>	
CLASS A	-0,259%	0,650%	481.594,30
Interest accrued and unpaid			0,00

<b>RESIDUAL LIFE (YEARS)</b>		
	<b>INITIAL</b>	<b>March 15,2017</b>
Class A	3,89	3,84

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.

All Bonds from Series A (3,190) have been sold to investors in the primary market.

**FONDO DE TITULIZACIÓN RMBS Prado III**

**QUARTERLY COLLATERAL REPORT**

**March 15,2017**

<b>CREDIT RIGHTS, PRINCIPAL</b>	
Previous Balance	420.000.004,85
Principal Amortised	10.818.770,83
Outstanding Balance	409.181.234,02
Number of Credit Rights	3.738
LTV	64,21%

<b>PRINCIPAL BALANCE IN ARREARS</b>					
	<b>UP to 30 DAYS</b>	<b>30 to 60 DAYS</b>	<b>60 to 90 DAYS</b>	<b>90 to 180 DAYS</b>	<b>MORE THAN 180</b>
Principal Balance in Arrears	3.037,18	3.203,31	977,51	0,00	0,00
Interest accrued on Credit Rights's in Arrears	1.742,72	3.086,91	907,66	0,00	0,00
Outstanding Balance	1.443.349,13	733.061,69	127.531,33	0,00	0,00
Number of Credit Rights	14	6	2	0	0
% of Outstanding Balance	0,35%	0,18%	0,03%	0,00%	0,00%

<b>DEFAULTED LOANS</b>	
NPLs as of previous balance	0,00 €
Difference in Actual Period	0,00 €
NPLs up to date	0,00 €

**FONDO DE TITULIZACIÓN RMBS Prado III**

**QUARTERLY COLLATERAL REPORT**

**March 15,2017**

**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 in Actual Period	0,00
Current balance	0,00

**FONDO DE TITULIZACIÓN RMBS Prado III**

**QUARTERLY REPORT - ALLOCATION OF CASH**

**March 15,2017**

<b>TOTAL CASH RECEIVED END OF PERIOD</b>	<b>13.983.247,27</b>
<b>CASH RECEIVED - PRINCIPAL</b>	
Amortisation of Credit Rights	10.818.770,83
<b>CASH RECEIVED - INTEREST</b>	
Interest received from Credit Rights	3.146.335,75
Interest received under GIC	0,00
<b>CONTENTIOUS</b>	0,00
<b>INCOMES/EXPENSES OF TRANSITORY PROPERTIES</b>	0,00
<b>OTHERS</b>	18.140,69
<b>WITHHOLDING</b>	0,00

<b>TREASURY ACCOUNT STATEMENT</b>	<b>10.229.530,85</b>
<b>PRINCIPAL RESERVE FUND</b>	
Previous Balance	10.500.000,00
Difference	(270.469,15)
Outstanding Balance	10.229.530,85
<b>WITHHOLDING</b>	0,00
<b>OTHERS</b>	0,00

<b>TOTAL CASH PAID END OF PERIOD</b>	<b>13.983.247,27</b>
Ordinary Expenses	32.679,45
Extraordinary Expenses	15.829,54
Interest paid to Class A Bondholders	481.594,30
Reserve Fund	(270.469,15)
Principal withholding Class A	13.723.603,30
Interest paid to Subordinated Loan 1	0,00
Principal paid to Subordinated Loan 1	0,00
Interest paid to Subordinated Loan 2	0,00
Principal paid to Subordinated Loan 2	0,00
Fixed fee in favour of UCI	0,00
Excess spread	0,00
Rounding Remanent	9,83

**FONDO DE TITULIZACIÓN RMBS Prado III**

**CREDIT ENHANCEMENT AND SUBORDINATED LOAN**

**March 15,2017**

<b>CREDIT ENHANCEMENT <sup>(1) (2)</sup></b>		
<b>CONCEPTS</b>	<b>INITIAL</b>	<b>March 15,2017</b>
SUBORDINATED LOAN 1	101.000.000,00 (24,05%)	101.000.000,00 (24,68%)
PRINCIPAL RESERVE FUND	10.500.000,00 (2,50%)	10.229.530,85 (2,50%)
OVERCOLLATERALIZATION <sup>(3)</sup>	0,00 (0,00%)	2.904.837,32 (0,71%)

<sup>(1)</sup> Credit enhancement is calculated over the Outstanding Balance of Credit Rights.

<sup>(2)</sup> Subordinated Loan 1 and Subordinated Loan 2 have been funded and withheld by UCI. Principal Reserve Fund has been funded through Subordinated Loan 2.

<sup>(3)</sup> Represents the result of dividing the Outstanding Balance of Credit Rights minus the Outstanding Balance of Class A Notes minus the Subordinated Loan 1 over the Outstanding Balance of Credit Rights.

<b>SUBORDINATED LOAN 2</b>		
<b>CONCEPTS</b>	<b>INITIAL</b>	<b>March 15,2017</b>
SUBORDINATED LOAN 2 PRINCIPAL		
Total Outstanding Subordinated Loan 2	600.000,00	600.000,00
Interest Rate	0,791%	0,720%



**FONDO DE TITULIZACIÓN RMBS Prado III**

**TRIGGERS OF THE MODEL**

**March 15,2017**

**RESERVE FUND's TRIGGERS**

**1. AMOUNT REQUIRED WITHHELD:**

Reserve Fund SHALL BE THE LESSER OF:	10.229.530,85
On every Interest Payment Date 3% Outstanding Principal Balance of the Assets	10.229.530,85
with a floor of 1% Initial Outstanding Principal Balance of the Assets	4.200.000,05
with a cap of initial Reserve Fund Required Amount	10.500.000,00
as long as the Reserve Fund withhold on previous Interest Paymen Date is the required	

**RESERVE FUND REQUIRED LEVEL DECREASES**

**RENEGOCIATIONS OF INSTALMENT REDUCTION**

Limit of 15% of the Initial Principal Balance of the Assets	63.000.000,73
Number of loans that have been renegotiated	11
Principal Outstanding of renegotiated loans	1.400.526,33
% Principal Outstanding of renegotiated loans / Initial Principal balance	0,33%

**FONDO DE TITULIZACIÓN RMBS Prado III**

**COUNTERPARTIES**

**March 15,2017**

AGRREMENT	COUNTERPATRY	RATING AGENCY	MINIMUM RATING REQUIRED		CURRENT RATING
TREASURY ACCOUNT	SANTANDER	S&P DBRS	Long Term	A- A	A- A
		S&P DBRS	Short Term	n/a n/a	A-2 R-1 (low)
PAYING AGENCY	SANTANDER	S&P DBRS	Long Term	A- A	A- A
		S&P DBRS	Short Term	n/a n/a	A-2 R-1 (low)

**ALL COUNTERPARTIES HAVE THE MINIMUM REQUIRED LEVEL OF RATING**

## FONDO DE TITULIZACIÓN RMBS Prado III

### DEFINITIONS

March 15,2017

<b><u>POOL CUT-OFF DATE</u></b>	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.
<b><u>DEFAULTED LOANS</u></b>	means those loans that, at any time starting from the Date of Incorporation of the Fund (i) have or have had instalments pending payment for periods equal to or longer than twelve (12) months or (ii) the Servicer, acting in accordance with the servicing procedures, has terminated or accelerated the underlying Mortgage Loans, or has written off or made provision against any definitive losses at any time prior to the expiry of the period referred to in (i) above.
<b><u>NET LOSSES</u></b>	Those loans which the Originator considers that will not recover (net of recoveries).
<b><u>TRANSITORY PROPERTIES</u></b>	Those assets in the balance of the Fund as a consequence of a judicial or non-judicial process.



**FONDO DE TITULIZACIÓN RMBS Prado III**

**HISTORICAL ARREARS AND PREPAYMENT REPORT**

March 15, 2017

**HISTORICAL ARREARS**



Date	15-30 days	30-60 days	60-90 days	90-180 days	> 180 days
Mar 17	0,353%	0,179%	0,031%	0,000%	0,000%

**HISTORICAL PREPAYMENT**



(\*) Prepayment data calculated at previous end moth date

# RMBS PRADO III

## QUARTERLY STATISTIC INFORMATION

March 8, 2017

Principal Outstanding					
Interval	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding	
0	25.000	140	3,75%	2.492.440,68	0,61%
25.000	50.000	420	11,24%	16.219.539,22	3,96%
50.000	75.000	695	18,59%	43.678.421,88	10,67%
75.000	100.000	715	19,13%	62.284.498,21	15,22%
100.000	125.000	559	14,95%	62.625.549,77	15,31%
125.000	150.000	448	11,99%	61.367.810,38	15,00%
150.000	175.000	273	7,30%	44.154.725,25	10,79%
175.000	200.000	180	4,82%	33.546.145,13	8,20%
200.000	225.000	111	2,97%	23.522.477,71	5,75%
225.000	250.000	61	1,63%	14.477.686,32	3,54%
250.000	275.000	38	1,02%	9.867.870,06	2,41%
275.000	300.000	32	0,86%	9.196.174,43	2,25%
300.000	325.000	18	0,48%	5.599.252,19	1,37%
325.000	350.000	9	0,24%	3.042.523,95	0,74%
350.000	375.000	5	0,13%	1.806.480,75	0,44%
375.000	400.000	8	0,21%	3.090.753,21	0,76%
400.000	425.000	3	0,08%	1.243.747,11	0,30%
425.000	450.000	4	0,11%	1.747.945,16	0,43%
450.000	475.000	11	0,29%	5.075.551,03	1,24%
475.000	500.000	3	0,08%	1.448.811,62	0,35%
500.000	525.000	1	0,03%	518.669,23	0,13%
525.000	550.000	3	0,08%	1.603.490,63	0,39%
550.000	575.000	1	0,03%	570.670,10	0,14%
<b>Total</b>		<b>3.738</b>	<b>100,00%</b>	<b>409.181.234,02</b>	<b>100,00%</b>

Maximum	Minimum	Simple Average
570.670,10	907,42	109.465,28

Nominal Interest							
Interval	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,00	0,50	193	5,16%	24.684.184,61	6,03%	0,41	0,49
0,50	1,00	414	11,08%	56.390.349,15	13,78%	0,75	0,83
1,00	1,50	576	15,41%	55.313.983,14	13,52%	1,29	1,37
1,50	2,00	501	13,40%	50.157.516,39	12,26%	1,76	1,78
2,00	2,50	720	19,26%	87.121.076,00	21,29%	2,33	0,76
2,50	3,00	704	18,83%	75.480.593,79	18,45%	2,78	0,91
3,00	3,50	279	7,46%	26.429.298,10	6,46%	3,25	1,27
3,50	4,00	144	3,85%	13.042.904,32	3,19%	3,73	1,59
4,00	4,50	67	1,79%	7.207.819,00	1,76%	4,22	1,45
4,50	5,00	113	3,02%	10.728.561,77	2,62%	4,66	1,58
5,00	5,50	16	0,43%	1.679.217,55	0,41%	5,27	2,12
5,50	6,00	11	0,29%	945.730,20	0,23%	5,63	2,61
<b>Total</b>		<b>3.738</b>	<b>100,00%</b>	<b>409.181.234,02</b>	<b>100,00%</b>	<b>2,09</b>	<b>1,09</b>

Maximum	Minimum	Simple Average
5,75	0,26	2,15

Origination Date							
Interval	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding	Weighted Orig. Date	Weighted Months	
Until 2006	267	7,14%	17.104.152,65	4,18%	24/07/2004	151,47	
2007	420	11,24%	59.539.295,47	14,55%	08/08/2007	115,00	
2008	476	12,73%	58.152.737,49	14,21%	02/06/2008	105,20	
2009	230	6,15%	32.345.288,98	7,90%	14/06/2009	92,80	
2010	262	7,01%	35.982.526,28	8,79%	31/07/2010	79,27	
2011	313	8,37%	36.901.425,46	9,02%	13/07/2011	67,83	
2012	396	10,59%	38.396.119,79	9,38%	18/08/2012	54,67	
2013	374	10,01%	32.851.701,47	8,03%	13/07/2013	43,83	
2014	398	10,65%	37.122.270,68	9,07%	12/07/2014	31,87	
2015	602	16,10%	60.785.715,75	14,86%	22/05/2015	21,53	
<b>Total general</b>	<b>3.738</b>	<b>100,00%</b>	<b>409.181.234,02</b>	<b>100,00%</b>	<b>01/02/2011</b>	<b>73,23</b>	

# RMBS PRADO III

## QUARTERLY STATISTIC INFORMATION

March 8, 2017

Maximum	Minimum	Simple Average
30/09/2015	29/01/1997	24/01/2011
17,50	244,77	74,48

Maturity Date						
Interval	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding	Weighted Mat. Date	Weighted Months
Until 2039	1.150	30,77%	82.893.045,62	20,26%	14/06/2034	207,20
2040	159	4,25%	17.261.154,72	4,22%	14/06/2040	279,20
2041	71	1,90%	8.090.552,75	1,98%	23/06/2041	291,50
2042	169	4,52%	21.143.595,12	5,17%	13/07/2042	304,17
2043	275	7,36%	28.449.012,93	6,95%	15/06/2043	315,23
2044	277	7,41%	29.444.179,24	7,20%	12/06/2044	327,13
2045	372	9,95%	45.021.901,97	11,00%	28/05/2045	338,67
2046	95	2,54%	11.984.685,30	2,93%	13/07/2046	352,17
2047	423	11,32%	57.154.501,31	13,97%	22/07/2047	364,47
2048	315	8,43%	43.295.125,32	10,58%	09/05/2048	374,03
2049	140	3,75%	21.211.403,14	5,18%	20/05/2049	386,40
2050	133	3,56%	21.305.312,56	5,21%	16/06/2050	399,27
2051	150	4,01%	20.432.745,71	4,99%	22/05/2051	410,47
2052	9	0,24%	1.494.018,33	0,37%	12/01/2052	418,13
<b>Total general</b>	<b>3.738</b>	<b>100,00%</b>	<b>409.181.234,02</b>	<b>100,00%</b>	<b>26/12/2043</b>	<b>321,60</b>

Maximum	Minimum	Simple Average
01/03/2052	01/06/2017	22/12/2041
425,90	2,83	301,87

Interest Rate Reset Period (*)				
Interest Rate Reset Period (*)	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding
<b>annually</b>	<b>286</b>	<b>7,65%</b>	<b>21.315.169,40</b>	<b>5,21%</b>
Floating	277	7,41%	20.071.433,47	4,91%
Mixed	9	0,24%	1.243.735,93	0,30%
<b>semiannually</b>	<b>3.126</b>	<b>83,63%</b>	<b>352.779.054,07</b>	<b>86,22%</b>
Floating	2.519	67,39%	297.419.884,06	72,69%
Mixed	607	16,24%	55.359.170,01	13,53%
<b>fixed</b>	<b>326</b>	<b>8,72%</b>	<b>35.087.010,55</b>	<b>8,57%</b>
Fixed	326	8,72%	35.087.010,55	8,57%
<b>Total general</b>	<b>3.738</b>	<b>100,00%</b>	<b>409.181.234,02</b>	<b>100,00%</b>

(\*) 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
<b>Floating</b>	<b>2.796</b>	<b>74,80%</b>	<b>317.491.317,53</b>	<b>77,59%</b>	<b>1,70</b>	<b>1,12</b>
EUR 12 M	1.754	46,92%	208.379.518,84	50,93%	1,31	1,39
IRPH	899	24,05%	105.485.963,04	25,78%	2,50	0,58
MIBOR 12 M	142	3,80%	3.579.801,44	0,87%	1,22	1,26
MIBOR 6 M	1	0,03%	46.034,21	0,01%	1,01	1,25
<b>Fixed</b>	<b>326</b>	<b>8,72%</b>	<b>35.087.010,55</b>	<b>8,57%</b>	<b>2,95</b>	<b>0,00</b>
Fijo	326	8,72%	35.087.010,55	8,57%	2,95	0,00
<b>Mixed</b>	<b>616</b>	<b>16,48%</b>	<b>56.602.905,94</b>	<b>13,83%</b>	<b>3,70</b>	<b>1,62</b>
EUR 12 M	488	13,06%	43.652.059,83	10,67%	3,46	1,80
IRPH	128	3,42%	12.950.846,11	3,17%	4,49	0,99
<b>Total general</b>	<b>3.738</b>	<b>100,00%</b>	<b>409.181.234,02</b>	<b>100,00%</b>	<b>2,09</b>	<b>1,09</b>

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

# RMBS PRADO III

## QUARTERLY STATISTIC INFORMATION

March 8, 2017

Property Location by Autonomous Community				
Property Location by Autonomous Community	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding
ANDALUCIA	996	26,65%	100.773.636,63	24,63%
ARAGON	65	1,74%	6.757.523,91	1,65%
ASTURIAS	70	1,87%	5.875.120,70	1,44%
CANTABRIA	31	0,83%	3.436.291,98	0,84%
CASTILLA LA MANCHA	107	2,86%	12.080.334,45	2,95%
CASTILLA Y LEON	60	1,61%	4.910.269,67	1,20%
CATALUÑA	564	15,09%	74.853.055,48	18,29%
COMUNIDAD VALENCIANA	402	10,75%	36.032.005,47	8,81%
EXTREMADURA	39	1,04%	3.222.691,20	0,79%
GALICIA	146	3,91%	11.728.083,34	2,87%
ISLAS BALEARES	111	2,97%	13.608.037,84	3,33%
ISLAS CANARIAS	222	5,94%	21.168.062,94	5,17%
LA RIOJA	4	0,11%	259.076,90	0,06%
MADRID	839	22,45%	106.064.849,88	25,92%
MURCIA	40	1,07%	3.438.718,85	0,84%
NAVARRA	12	0,32%	1.027.652,74	0,25%
PAIS VASCO	30	0,80%	3.945.822,04	0,96%
<b>Total general</b>	<b>3.738</b>	<b>100,00%</b>	<b>409.181.234,02</b>	<b>100,00%</b>

Debtor's concentration					
Debtor's concentration	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding	CC.AA.
Debtor nº 1	1	0,03%	570.670,10	0,14%	MADRID
Debtor nº 2	1	0,03%	544.093,41	0,13%	MADRID
Debtor nº 3	1	0,03%	530.718,43	0,13%	CATALUÑA
Debtor nº 4	1	0,03%	528.678,79	0,13%	CATALUÑA
Debtor nº 5	1	0,03%	518.669,23	0,13%	MADRID
Debtor nº 6	1	0,03%	484.788,48	0,12%	MADRID
Debtor nº 7	1	0,03%	484.036,52	0,12%	CATALUÑA
Debtor nº 8	1	0,03%	479.986,62	0,12%	CATALUÑA
Debtor nº 9	1	0,03%	471.908,10	0,12%	CATALUÑA
Debtor nº 10	1	0,03%	468.169,51	0,11%	MADRID
Rest of Debtors	3.728	99,73%	404.099.514,83	98,76%	
<b>Total general</b>	<b>3.738</b>	<b>100,00%</b>	<b>409.181.234,02</b>	<b>100,00%</b>	

Current Loan to Value (LTV)						
Current Loan to Value (LTV)	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding	Weighted LTV	
0,00%	10,00%	23	0,62%	431.438,93	0,11%	7,44%
10,00%	20,00%	62	1,66%	2.525.900,74	0,62%	16,18%
20,00%	30,00%	188	5,03%	10.082.566,97	2,46%	25,98%
30,00%	40,00%	294	7,87%	24.131.709,53	5,90%	35,65%
40,00%	50,00%	382	10,22%	39.169.131,47	9,57%	45,39%
50,00%	60,00%	432	11,56%	46.887.688,18	11,46%	55,32%
60,00%	70,00%	586	15,68%	68.217.311,24	16,67%	65,19%
70,00%	80,00%	772	20,65%	91.495.098,00	22,36%	75,56%
80,00%	90,00%	802	21,46%	97.220.288,81	23,76%	84,81%
90,00%	100,00%	197	5,27%	29.020.100,15	7,09%	91,74%
<b>Total general</b>	<b>3.738</b>	<b>100,00%</b>	<b>409.181.234,02</b>	<b>100,00%</b>	<b>67,95%</b>	

Maximum	Minimum	Simple Average
94,42%	0,47%	64,21%

# RMBS PRADO III

## QUARTERLY STATISTIC INFORMATION

March 8, 2017

Residence Type				
Residence Type	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding
Second Residence	229	6,13%	20.709.081,54	5,06%
First Residence	3.509	93,87%	388.472.152,48	94,94%
<b>Total</b>	<b>3.738</b>	<b>100,00%</b>	<b>409.181.234,02</b>	<b>100,00%</b>

Number of securities				
Number of securities	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding
1	2.960	79,19%	299.965.871,99	73,31%
2	679	18,16%	89.727.388,85	21,93%
3	84	2,25%	15.932.781,29	3,89%
4	15	0,40%	3.555.191,89	0,87%
<b>Total</b>	<b>3.738</b>	<b>100,00%</b>	<b>409.181.234,02</b>	<b>100,00%</b>

Borrower's nationality				
Borrower's nationality	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding
Spanish	3.430	91,76%	374.880.093,49	91,62%
Other	308	8,24%	34.301.140,53	8,38%
<b>Total</b>	<b>3.738</b>	<b>100,00%</b>	<b>409.181.234,02</b>	<b>100,00%</b>

Type of Dwelling				
Type of Dwelling	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding
Free Dwellings	3.231	86,44%	360.501.880,07	88,10%
Official Protection Housing (VPO)	507	13,56%	48.679.353,95	11,90%
<b>Total</b>	<b>3.738</b>	<b>100,00%</b>	<b>409.181.234,02</b>	<b>100,00%</b>

Origination Channel				
Origination Channel	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding
Direct Channel	208	5,56%	26.400.050,64	6,45%
Financial Entities	35	0,94%	4.870.805,11	1,19%
Insurance	28	0,75%	2.670.492,10	0,65%
Other	78	2,09%	4.321.362,74	1,06%
Small Broker	153	4,09%	19.013.384,89	4,65%
Small Real Estate Agency	1.928	51,58%	203.907.346,62	49,83%
Large Real Estate Agency	778	20,81%	87.666.409,52	21,42%
Word of mouth	284	7,60%	33.681.054,29	8,23%
Large Broker	208	5,56%	19.906.199,53	4,86%
Developers	38	1,02%	6.744.128,58	1,65%
<b>Total</b>	<b>3.738</b>	<b>100,00%</b>	<b>409.181.234,02</b>	<b>100,00%</b>



# RMBS PRADO III

## QUARTERLY STATISTIC INFORMATION

March 8, 2017

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	300	48,70%	29.168.223,11	51,53%	25/09/2017	6,71
1	2	116	18,83%	10.550.437,93	18,64%	23/06/2018	15,74
2	3	67	10,88%	5.785.055,86	10,22%	20/11/2019	32,91
3	4	51	8,28%	3.775.997,15	6,67%	12/10/2020	43,81
4	5	21	3,41%	1.779.163,48	3,14%	23/11/2021	57,39
5	6	11	1,79%	1.042.982,50	1,84%	06/05/2022	62,87
7	8	16	2,60%	1.469.204,66	2,60%	20/12/2024	94,80
8	9	34	5,52%	3.031.841,25	5,36%	21/05/2025	99,89
<b>Total</b>		<b>616</b>	<b>100,00%</b>	<b>56.602.905,94</b>	<b>100,00%</b>	<b>09/02/2019</b>	<b>23,45</b>

Maximum	Minimum	Simple Average
01/10/2025	01/04/2017	03/03/2019
104,30	0,80	24,20

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
<b>Semiannually</b>	<b>607</b>	<b>98,54%</b>	<b>55.359.170,01</b>	<b>97,80%</b>	<b>3,69</b>	<b>1,62</b>	<b>14/02/2019</b>
<b>EUR 12 M</b>	<b>480</b>	<b>77,92%</b>	<b>42.518.991,04</b>	<b>75,12%</b>	<b>3,45</b>	<b>1,81</b>	<b>06/06/2019</b>
0-1	210	34,09%	19.320.506,65	34,13%	3,43	1,68	13/09/2017
1-2	82	13,31%	7.159.261,53	12,65%	3,43	2,00	05/07/2018
2-3	66	10,71%	5.697.978,06	10,07%	3,41	1,99	18/11/2019
3-4	41	6,66%	3.077.451,10	5,44%	4,21	2,30	08/10/2020
4-5	21	3,41%	1.779.163,48	3,14%	3,59	1,73	23/11/2021
5-6	11	1,79%	1.042.982,50	1,84%	2,75	1,60	06/05/2022
7-8	16	2,60%	1.469.204,66	2,60%	3,65	1,55	20/12/2024
8-9	33	5,36%	2.972.443,06	5,25%	3,00	1,66	22/05/2025
<b>IRPH</b>	<b>127</b>	<b>20,62%</b>	<b>12.840.178,97</b>	<b>22,68%</b>	<b>4,49</b>	<b>1,00</b>	<b>09/02/2018</b>
0-1	84	13,64%	8.826.116,99	15,59%	4,50	1,03	20/10/2017
1-2	34	5,52%	3.391.176,40	5,99%	4,40	0,90	28/05/2018
3-4	9	1,46%	622.885,58	1,10%	4,84	1,00	21/11/2020
12	9	1,46%	1.243.735,93	2,20%	3,85	1,35	11/06/2018
<b>EUR 12 M</b>	<b>8</b>	<b>1,30%</b>	<b>1.133.068,79</b>	<b>2,00%</b>	<b>3,80</b>	<b>1,41</b>	<b>24/07/2018</b>
0-1	5	0,81%	910.932,33	1,61%	4,04	1,32	31/10/2017
2-3	1	0,16%	87.077,80	0,15%	3,05	2,15	01/03/2020
3-4	1	0,16%	75.660,47	0,13%	2,50	1,65	01/04/2020
8-9	1	0,16%	59.398,19	0,10%	2,80	1,49	01/04/2025
<b>IRPH</b>	<b>1</b>	<b>0,16%</b>	<b>110.667,14</b>	<b>0,20%</b>	<b>4,45</b>	<b>0,75</b>	<b>01/04/2017</b>
0-1	1	0,16%	110.667,14	0,20%	4,45	0,75	01/04/2017
<b>Total general</b>	<b>616</b>	<b>100,00%</b>	<b>56.602.905,94</b>	<b>100,00%</b>	<b>3,70</b>	<b>1,62</b>	<b>09/02/2019</b>

<b>FLows FOR EVERY BOND WITHOUT WITHHOLDING FOR THE HOLDER</b> <b>(AMOUNTS IN EUR)</b> <b>CPR: 1,16%</b>
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Payment Date	Series A Bonds		
	Principal Repayment	Gross Interest	Total Flow
<b>TOTALS:</b>	<b>305.276.396,70</b>	<b>4.148.262,49</b>	<b>309.424.659,19</b>
15-mar-17			
15-jun-17	6.956.120,23	272.272,63	7.228.392,86
15-sep-17	6.875.406,27	266.068,54	7.141.474,81
15-dic-17	6.794.721,40	257.111,05	7.051.832,44
15-mar-18	6.709.337,15	248.357,25	6.957.694,40
15-jun-18	6.661.595,90	247.892,32	6.909.488,22
17-sep-18	6.583.483,19	241.950,92	6.825.434,11
17-dic-18	6.498.691,18	233.513,10	6.732.204,29
15-mar-19	6.415.603,47	225.276,92	6.640.880,39
17-jun-19	6.369.095,50	224.561,07	6.593.656,56
16-sep-19	6.294.055,89	218.880,54	6.512.936,44
16-dic-19	6.213.024,76	210.948,82	6.423.973,59
16-mar-20	6.144.311,55	205.467,73	6.349.779,27
15-jun-20	6.088.197,02	202.245,57	6.290.442,59
15-sep-20	6.016.171,95	196.815,58	6.212.987,52
15-dic-20	5.938.757,61	189.368,84	6.128.126,46
15-mar-21	5.861.744,34	182.106,30	6.043.850,64
15-jun-21	5.815.933,83	180.925,08	5.996.858,91
15-sep-21	5.741.838,14	175.737,92	5.917.576,05
15-dic-21	191.298.307,34	168.762,30	191.467.069,64