



F.T. RMBS PRADO VII

SANTANDER DE TITULIZACION, S.G.F.T, S.A.
c/ JUAN IGNACIO LUCA DE TENA 13
28027 MADRID
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NAME OF THE FUND:

FONDO DE TITULIZACIÓN RMBS Prado VII

INFORMATION AT:

QUARTER/SEMESTER

12 11 2020 - 15 03 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	96.484,83	96,48%
		Total Nominal	442.900.000,00	427.331.312,07	
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 March 15th, 2021			Next Payment Date June 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	3.515,17	65,60	0,158%	38,96	31,56
Series B ES0305508014	0,00	99,77	0,258%	65,93	53,40
Series C ES0305508022	0,00	133,93	0,358%	91,49	74,11
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	4.179
Principal Outstanding	515.000.039,19	499.431.276,05
Principal Outstanding per Loan	121.347,79	119.509,76
Interest Rate	2,23%	2,14%

PREPAYMENT RATE	CURRENT DATE
Monthly Single Rate	6,04%
Average 12 Months Single Rate	5,28%
Prepayment Rate from Constitution	5,29%

CURRENT DELINQUENCY	Up to 1 month	From 1 to 6 months	Greater than 6 months
Debt Due (Principal + Interest)	2.005,08	0,00	0,00
Debt to be amortised			499.421.809,07
Total Debt	2.005,08	0,00	499.421.809,07

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QUARTERLY BONDS PAYOUT REPORT

March 15, 2021

BONDS. PRINCIPAL	
Previous Balance	515.000.000,00
Principal Amortised	15.568.687,93
Outstanding Balance	499.431.312,07
% of Initial Balance	96,98%
Principal Accrued and unpaid	0,00

DATA	
Pool Cut-off Date	8-mar.-2021
Payment Date	15-mar.-2021
Disbursement Date	12-nov.-2020
Number of Days (Act/360)	123
Reference Interest Rate (%)	-0,542%
Next Payment Date	15-jun.-2021

BONDS. INTEREST PAID			
	index rate	spread	
Class A	-0,508%	0,700%	290.542,40
Class B	-0,508%	0,800%	38.511,22
Class C	-0,508%	0,900%	44.866,55
Interest accrued and unpaid			0,00

RESIDUAL LIFE (YEARS)		
	INITIAL	March 15, 2021
Class A	3,85	3,63
Class B	4,84	4,51
Class C	4,84	4,51

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	515.000.039,19
Principal Amortised	15.568.763,14
Outstanding Balance	499.431.276,05
Number of Credit Rights	4.179
LTV	66,30%

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	1.234,89	0,00	0,00	0,00	0,00
Interest accrued Credit Rights	770,19	0,00	0,00	0,00	0,00
Outstanding Balance	507.088,62	0,00	0,00	0,00	0,00
Number of Credit Rights	6	0	0	0	0
% of Outstanding Balance	0,10%	0,00%	0,00%	0,00%	0,00%

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QUARTERLY REPORT - ALLOCATION OF CASH

March 15, 2021

TOTAL CASH RECEIVED END OF PERIOD	31.779.942,69
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	15.568.763,14
CASH RECEIVED - INTEREST	
Interest received Credit Rights	3.423.421,06
Interest received under GIC	0,00
CONTENTIOUS	0,00
TRANSITORY PROPERTIES	0,00
OTHERS	2.487.758,49
RESERVE FUND	10.300.000,00

TOTAL CASH PAID END OF PERIOD	31.779.942,69
Ordinary Expenses	35.273,97
Extraordinary Expenses	3.820,59
Swap payment	324.365,08
Interest paid to Class A Bondholders	290.542,40
Interest paid to Class B Bondholders	38.511,22
Reserve Fund	9.988.625,52
Principal withholding Class A	15.568.687,93
Interest paid to Class C Bondholders	44.866,55
Principal withholding Class C	0,00
Interest paid to Subordinated Loan	16.762,85
Principal paid to Subordinated Loan	366.109,02
Fixed fee in favour of UCI	6.000,00
Excess spread	5.096.377,56

TREASURY ACCOUNT STATEMENT	10.049.072,11
PRINCIPAL RESERVE FUND	
Previous Balance	10.300.000,00
Difference	(311.374,48)
Outstanding Balance	9.988.625,52
WITHHOLDING	60.446,59
OTHERS	0,00

CREDIT ENHANCEMENT AND SUBORDINATED LOAN

CREDIT ENHANCEMENT ^{(1) (2)}		
CONCEPTS	INITIAL	March 15, 2021
SUBORDINATED ISSUE	72.100.000 (14,00%)	72.100.000 (14,44%)
SUBORDINATED LOAN	10.300.000 (2,00%)	9.988.625,52 (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 15, 2021
Total Outstanding	800.000,00	725.984,05
Interest Rate	0,142%	0,408%

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TRIGGERS OF THE MODEL

March 15, 2021

RESERVE FUND'S TRIGGERS

1. AMOUNT REQUIRED WITHHELD:	
Reserve Fund SHALL BE THE LESSER OF:	9.988.625,52
On every Interest Payment Date 2,00% Outstanding Principal Balance of the Assets	9.988.625,52
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	3
Principal Outstanding of renegotiated loans	397.162,00
% Principal Outstanding of renegotiated loans / Initial Principal balance	0,08%

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

March 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

March 15, 2021

HISTORICAL ARREARS



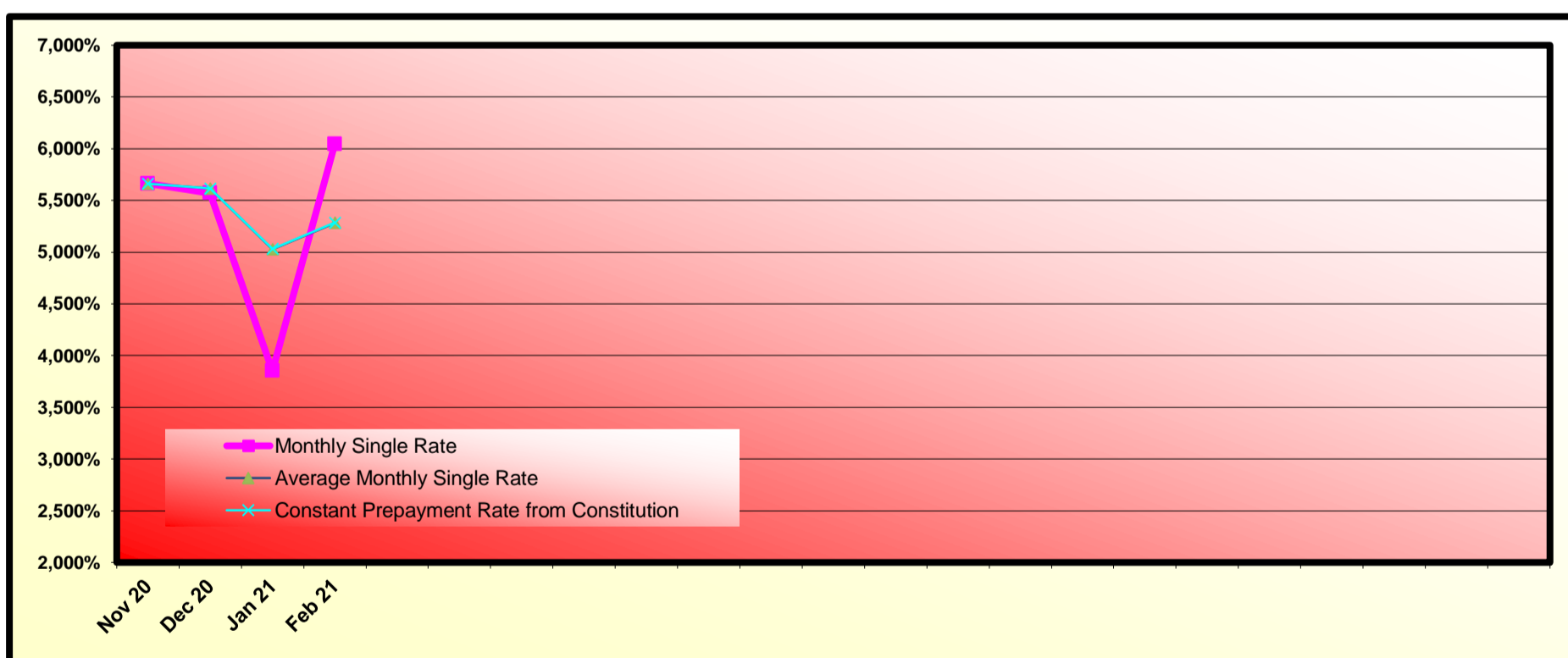
Date	0-30 days	30-60 days	60-90 days	90-180 days	> 180 days
Mar 21	0.686%	0.158%	0.104%	0.060%	0.141%

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

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

March 8, 2021

Principal Outstanding					
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	
0	25.000	79	1,89%	1.465.819,23	0,29%
25.000	50.000	372	8,90%	14.356.235,18	2,87%
50.000	75.000	652	15,60%	41.382.168,96	8,29%
75.000	100.000	799	19,12%	69.647.203,74	13,95%
100.000	125.000	698	16,70%	78.319.255,15	15,68%
125.000	150.000	599	14,33%	82.189.728,81	16,46%
150.000	175.000	330	7,90%	53.266.492,58	10,67%
175.000	200.000	219	5,24%	40.927.258,16	8,19%
200.000	225.000	147	3,52%	30.944.934,16	6,20%
225.000	250.000	88	2,11%	20.929.700,70	4,19%
250.000	275.000	50	1,20%	13.095.724,11	2,62%
275.000	300.000	32	0,77%	9.172.317,05	1,84%
300.000	325.000	34	0,81%	10.677.571,02	2,14%
325.000	350.000	22	0,53%	7.378.593,76	1,48%
350.000	375.000	17	0,41%	6.193.915,16	1,24%
375.000	400.000	16	0,38%	6.209.616,32	1,24%
400.000	425.000	2	0,05%	828.703,54	0,17%
425.000	450.000	3	0,07%	1.305.889,06	0,26%
450.000	475.000	5	0,12%	2.299.762,67	0,46%
475.000	500.000	2	0,05%	991.338,54	0,20%
500.000	525.000	1	0,02%	522.396,32	0,10%
525.000	550.000	3	0,07%	1.616.775,49	0,32%
550.000	575.000	3	0,07%	1.679.848,77	0,34%
600.000	625.000	1	0,02%	624.038,18	0,12%
625.000	650.000	1	0,02%	633.764,57	0,13%
650.000	675.000	1	0,02%	665.226,45	0,13%
675.000	700.000	1	0,02%	675.508,68	0,14%
700.000	725.000	2	0,05%	1.431.489,69	0,29%
Total		4.179	100,00%	499.431.276,05	100,00%

Maximum	Minimum	Simple Average
719.231,26	0,00	119.509,76

Nominal Interest (*)							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,00	0,50	153	3,66%	16.415.771,09	3,29%	0,42	0,91
0,50	1,00	494	11,82%	60.025.359,38	12,02%	0,76	1,23
1,00	1,50	585	14,00%	73.626.349,25	14,74%	1,14	1,59
1,50	2,00	66	1,58%	7.366.087,55	1,47%	1,89	2,00
2,00	2,50	574	13,74%	66.702.703,88	13,36%	2,26	1,86
2,50	3,00	2.008	48,05%	250.061.015,08	50,07%	2,76	0,53
3,00	3,50	299	7,15%	25.233.989,82	5,05%	3,11	0,15
Total		4.179	100,00%	499.431.276,05	100,00%	2,14	0,96

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

Maximum	Minimum	Simple Average
3,35	0,25	2,16

Origination Date							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Orig. Date	Weighted Months	
Until 2009	355	8,49%	38.246.337,96	7,66%	07/07/2009	140,03	
2010	240	5,74%	28.223.717,23	5,65%	20/07/2010	127,60	
2011	148	3,54%	16.456.686,32	3,30%	04/05/2011	118,13	
2012	128	3,06%	11.299.856,75	2,26%	28/08/2012	102,33	
2013	259	6,20%	19.886.621,01	3,98%	29/07/2013	91,30	
2014	1	0,02%	33.564,38	0,01%	17/02/2014	84,70	
2015	61	1,46%	4.829.363,38	0,97%	24/07/2015	67,47	
2016	112	2,68%	9.385.427,00	1,88%	04/08/2016	55,13	
2017	292	6,99%	28.144.920,24	5,64%	12/07/2017	43,87	
2018	1.734	41,49%	227.727.717,66	45,60%	23/07/2018	31,50	
2019	849	20,32%	115.197.064,12	23,07%	14/05/2019	21,80	
Total	4.179	100,00%	499.431.276,05	100,00%	27/11/2016	51,37	

	Maximum	Minimum	Simple Average
Date	30/09/2019	05/01/2009	29/07/2016
Month	17,50	148,17	56,07

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March 8, 2021

Maturity Date						
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Mat. Date	Weighted Months
Until 2040	820	19,62%	62.324.504,15	12,48%	09/01/2037	190,03
2041	96	2,30%	8.681.749,98	1,74%	31/05/2041	242,77
2042	145	3,47%	15.950.172,70	3,19%	04/07/2042	255,87
2043	308	7,37%	33.760.324,50	6,76%	11/06/2043	267,10
2044	158	3,78%	19.499.819,84	3,90%	04/06/2044	278,87
2045	118	2,82%	13.698.729,46	2,74%	10/06/2045	291,07
2046	141	3,37%	17.783.465,36	3,56%	12/06/2046	303,13
2047	289	6,92%	34.252.082,59	6,86%	27/06/2047	315,63
2048	1.100	26,32%	154.690.519,81	30,97%	19/07/2048	328,37
2049	834	19,96%	115.179.442,91	23,06%	14/05/2049	338,20
2050	103	2,46%	14.111.094,39	2,83%	13/06/2050	351,17
2051	67	1,60%	9.499.370,36	1,90%	07/03/2051	359,97
Total	4.179	100,00%	499.431.276,05	100,00%	07/05/2046	301,97

	Maximum	Minimum	Simple Average
Date	01/06/2051	01/02/2022	17/02/2045
Month	368,07	11,00	291,57

Interest Rate Reset Period (*)				
Interest Rate Reset Period (*)	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
annually	89	2,13%	9.971.436,13	2,00%
Floating	76	1,82%	8.600.535,19	1,72%
Mixed	13	0,31%	1.370.900,94	0,27%
semiannually	2.462	58,91%	311.679.120,76	62,41%
Floating	1.537	36,78%	172.355.179,91	34,51%
Mixed	925	22,13%	139.323.940,85	27,90%
fixed	1.628	38,96%	177.780.719,16	35,60%
Fixed	1.628	38,96%	177.780.719,16	35,60%
Total	4.179	100,00%	499.431.276,05	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	1.613	38,60%	180.955.715,10	36,23%	1,14	1,59
EUR 12 M	1.613	38,60%	180.955.715,10	36,23%	1,14	1,59
Mixed	938	22,45%	140.694.841,79	28,17%	2,53	1,36
EUR 12 M	938	22,45%	140.694.841,79	28,17%	2,53	1,36
Fixed	1.628	38,96%	177.780.719,16	35,60%	2,86	0,00
Fixed	1.628	38,96%	177.780.719,16	35,60%	2,86	0,00
Total	4.179	100,00%	499.431.276,05	100,00%	2,14	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	3,34	0,25	1,21
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	2.551	61,04%	321.650.556,89	64,40%	1,74	1,49
Fixed Rate	1.628	38,96%	177.780.719,16	35,60%	2,86	0,00
Total	4.179	100,00%	499.431.276,05	100,00%	2,14	1,49

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QUARTERLY STATISTIC INFORMATION

March 8, 2021

Property Location by Autonomous Community				
Property Location by Autonomous Community	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
ANDALUCIA	1.047	25,05%	107.828.354,09	21,59%
ARAGON	70	1,68%	6.392.727,48	1,28%
ASTURIAS	15	0,36%	1.195.883,83	0,24%
CANARIAS	195	4,67%	19.382.244,35	3,88%
CANTABRIA	23	0,55%	1.989.611,56	0,40%
CASTILLA LA MANCHA	112	2,68%	11.880.621,10	2,38%
CASTILLA Y LEON	19	0,45%	1.128.527,15	0,23%
CATALUÑA	776	18,57%	110.199.669,05	22,07%
COMUNIDAD VALENCIANA	420	10,05%	42.022.225,25	8,41%
EXTREMADURA	23	0,55%	2.027.511,76	0,41%
GALICIA	61	1,46%	5.265.837,72	1,05%
ISLAS BALEARES	112	2,68%	14.424.332,23	2,89%
LA RIOJA	5	0,12%	371.058,47	0,07%
MADRID	1.235	29,55%	170.256.298,49	34,09%
MURCIA	45	1,08%	2.523.934,83	0,51%
NAVARRA	4	0,10%	197.807,19	0,04%
PAIS VASCO	17	0,41%	2.344.631,50	0,47%
Total	4.179	100,00%	499.431.276,05	100,00%

Debtor's concentration (*)					
Debtor's concentration	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	CC.AA.
Debtor nº 1	1	0,02%	719.231,26	0,14%	Cataluña
Debtor nº 2	1	0,02%	712.258,43	0,14%	Cataluña
Debtor nº 3	1	0,02%	675.508,68	0,14%	Cataluña
Debtor nº 4	1	0,02%	665.226,45	0,13%	Madrid
Debtor nº 5	1	0,02%	633.764,57	0,13%	Andalucía
Debtor nº 6	1	0,02%	624.038,18	0,12%	Madrid
Debtor nº 7	1	0,02%	565.084,13	0,11%	Madrid
Debtor nº 8	1	0,02%	564.588,39	0,11%	Cataluña
Debtor nº 9	1	0,02%	550.176,25	0,11%	Madrid
Debtor nº 10	1	0,02%	544.405,11	0,11%	Madrid
Rest of Debtors	4.169	99,76%	493.176.994,60	98,75%	
Total	4.179	100,00%	499.431.276,05	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%	23	0,55%	357.500,06	0,07%	7,26%	
10,00% - 20,00%	102	2,44%	4.266.875,19	0,85%	15,87%	
20,00% - 30,00%	208	4,98%	14.623.608,63	2,93%	25,72%	
30,00% - 40,00%	411	9,83%	40.110.412,86	8,03%	35,81%	
40,00% - 50,00%	500	11,96%	58.871.770,74	11,79%	45,28%	
50,00% - 60,00%	510	12,20%	64.171.969,73	12,85%	55,10%	
60,00% - 70,00%	522	12,49%	66.008.468,90	13,22%	65,19%	
70,00% - 80,00%	672	16,08%	87.485.258,16	17,52%	75,24%	
80,00% - 90,00%	982	23,50%	127.739.540,32	25,58%	84,85%	
90,00% - 100,00%	249	5,96%	35.795.871,46	7,17%	92,24%	
Total	4.179	100,00%	499.431.276,05	100,00%	66,30%	

Maximum	Minimum	Simple Average
96,46%	0,00%	62,96%

Residence Type				
Residence Type	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
First Residence	4.179	100,00%	499.431.276,05	100,00%
Total	4.179	100,00%	499.431.276,05	100,00%

RMBS PRADO VII

QUARTERLY STATISTIC INFORMATION

March 8, 2021

Number of securities				
Number of securities	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
1	2.969	71,06%	325.875.681,02	65,28%
2	1.019	24,39%	143.489.881,42	28,74%
3	163	3,90%	24.523.251,77	4,91%
4	27	0,65%	5.312.050,09	1,06%
Total	4.178	100,00%	499.200.864,30	100,00%

Borrower's nationality				
Borrower's nationality	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Spanish	3.837	91,82%	461.455.245,69	92,40%
Other	342	8,18%	37.976.030,36	7,60%
Total	4.179	100,00%	499.431.276,05	100,00%

Type of Dwelling				
Type of Dwelling	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Free Dwellings	3.582	85,71%	432.732.076,73	86,64%
Official Protection Housing	597	14,29%	66.699.199,32	13,36%
Total	4.179	100,00%	499.431.276,05	100,00%

Origination Channel				
Origination Channel	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Internet	311	7,44%	44.200.053,37	8,85%
Office or Branch Network	819	19,60%	112.371.242,21	22,50%
Third Party Channel but Underwriting Performed Entirely by the Originator	3.049	72,96%	342.859.980,47	68,65%
Total	4.179	100,00%	499.431.276,05	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	41	4,37%	4.606.077,24	3,27%	12/08/2021	5,25
1	2	33	3,52%	3.809.543,89	2,71%	17/09/2022	18,63
2	3	105	11,19%	14.877.504,50	10,57%	06/09/2023	30,40
3	4	68	7,25%	11.337.303,12	8,06%	15/06/2024	39,86
4	5	6	0,64%	976.765,84	0,69%	21/08/2025	54,24
5	6	9	0,96%	910.972,61	0,65%	07/11/2026	69,00
6	7	15	1,60%	3.332.633,44	2,37%	14/08/2027	78,34
7	8	80	8,53%	10.521.806,76	7,48%	15/08/2028	90,58
8	9	22	2,35%	2.573.275,53	1,83%	14/06/2029	100,67
9	10	1	0,11%	98.558,86	0,07%	01/06/2030	112,40
10	11	8	0,85%	1.048.450,56	0,75%	06/01/2032	131,90
11	12	7	0,75%	1.037.315,07	0,74%	24/06/2032	137,54
12	13	97	10,34%	16.194.716,14	11,51%	09/09/2033	152,29
13	14	34	3,62%	5.087.935,19	3,62%	13/06/2034	161,53
15	16	3	0,32%	246.811,50	0,18%	13/02/2037	194,04
16	17	22	2,35%	3.878.335,59	2,76%	20/09/2037	201,34
17	18	217	23,13%	34.092.157,16	24,23%	14/09/2038	213,32
18	19	168	17,91%	25.824.350,63	18,35%	25/06/2039	222,78
21	22	1	0,11%	122.108,21	0,09%	01/08/2042	260,53
23	24	1	0,11%	118.219,95	0,08%	01/07/2044	283,87
Total	938	100,00%	140.694.841,79	100,00%	07/04/2021	1,01	

	Maximum	Minimum	Simple Average
Date	01/07/2044	01/05/2021	26/07/2032
Month	283,87	1,80	138,62

RMBS PRADO VII

QUARTERLY STATISTIC INFORMATION

March 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	925	98,61%	139.323.940,85	99,03%	2,53	1,36	26/11/2032
EUR 12 M	925	98,61%	139.323.940,85	99,03%	2,53	1,36	26/11/2032
0-1	40	4,26%	4.528.575,29	3,22%	2,40	1,60	11/08/2021
1-2	33	3,52%	3.809.543,89	2,71%	2,28	1,59	17/09/2022
2-3	105	11,19%	14.877.504,50	10,57%	2,19	1,59	06/09/2023
3-4	65	6,93%	10.953.741,68	7,79%	2,32	1,56	14/06/2024
4-5	6	0,64%	976.765,84	0,69%	2,21	1,48	21/08/2025
5-6	9	0,96%	910.972,61	0,65%	2,45	1,44	07/11/2026
6-7	15	1,60%	3.332.633,44	2,37%	2,32	1,41	14/08/2027
7-8	80	8,53%	10.521.806,76	7,48%	2,42	1,41	15/08/2028
8-9	22	2,35%	2.573.275,53	1,83%	2,57	1,34	14/06/2029
9-10	1	0,11%	98.558,86	0,07%	2,40	1,39	01/06/2030
10-11	8	0,85%	1.048.450,56	0,75%	2,62	1,37	06/01/2032
11-12	7	0,75%	1.037.315,07	0,74%	2,60	1,38	24/06/2032
12-13	96	10,23%	16.080.563,99	11,43%	2,56	1,35	10/09/2033
13-14	34	3,62%	5.087.935,19	3,62%	2,66	1,21	13/06/2034
15-16	3	0,32%	246.811,50	0,18%	2,69	1,39	13/02/2037
16-17	20	2,13%	3.738.962,74	2,66%	2,60	1,40	20/09/2037
17-18	212	22,60%	33.504.305,36	23,81%	2,65	1,35	13/09/2038
18-19	167	17,80%	25.755.889,88	18,31%	2,72	1,08	25/06/2039
21-22	1	0,11%	122.108,21	0,09%	2,89	1,09	01/08/2042
23-24	1	0,11%	118.219,95	0,08%	2,90	1,29	01/07/2044
Annually	13	1,39%	1.370.900,94	0,97%	2,62	1,45	22/04/2033
EUR 12 M	13	1,39%	1.370.900,94	0,97%	2,62	1,45	22/04/2033
0-1	1	0,11%	77.501,95	0,06%	2,20	1,59	01/10/2021
3-4	3	0,32%	383.561,44	0,27%	2,39	1,58	13/07/2024
12-13	1	0,11%	114.152,15	0,08%	2,49	1,39	01/04/2033
16-17	2	0,21%	139.372,85	0,10%	2,72	1,39	14/09/2037
17-18	5	0,53%	587.851,80	0,42%	2,80	1,40	30/10/2038
18-19	1	0,11%	68.460,75	0,05%	2,80	1,19	01/04/2039
Total	938	100,00%	140.694.841,79	100,00%	2,53	1,36	13/07/2024

Spread intervals for Mixed Loans							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,00 - 0,50	54	5,76%	12.147.948,01	8,63%	2,64	0,99	
0,50 - 1,00	623	66,42%	95.970.082,96	68,21%	2,56	1,32	
1,00 - 1,50	259	27,61%	32.361.508,74	23,00%	2,39	1,62	
1,50 - 2,00	2	0,21%	215.302,08	0,15%	2,51	2,09	
Total	938	100,00%	140.694.841,79	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	107	6,63%	10.701.938,03	5,91%	0,39	0,85	
1,00 - 1,50	557	34,53%	70.982.092,39	39,23%	0,76	1,23	
1,50 - 2,00	577	35,77%	69.680.144,45	38,51%	1,17	1,61	
2,00 - 2,50	26	1,61%	2.592.019,37	1,43%	1,80	2,28	
2,50 - 3,00	317	19,65%	24.466.315,24	13,52%	2,22	2,68	
3,00 - 3,50	22	1,36%	1.987.505,36	1,10%	2,69	3,16	
3,50 - 4,00	7	0,43%	545.700,26	0,30%	3,21	3,66	
Total	1.613	100,00%	180.955.715,10	100,00%	1,14	1,59	

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

FONDO DE TITULIZACIÓN DE ACTIVOS RMBS PRADO VII

Monthly Single Rate	6,04%
Average 12 Moth Single Rate	5,28%
Prepayment Rate from Constitution	5,29%

5,29%
0,45%

Date	Outstanding	Real outstanding	Prepaymnet vector CPR	Remaining end of month	Average Single Monthly Mortality	CPR	Monthly Single Monthly Mortality	CPR	Outstanding after payment
<i>10-nov.-20</i>	515.000.039,19		100,00%	100,00%					515.000.039,19
<i>30-nov.-20</i>	515.000.039,19	512.504.833,30	99,55%	99,52%	0,48%	5,66%	0,48%	5,66%	512.674.866,97
<i>31-dic.-20</i>	513.656.980,33	508.732.931,07	99,10%	99,04%	0,48%	5,62%	0,48%	5,57%	509.029.233,96
<i>31-ene.-21</i>	512.311.556,32	505.742.997,52	98,65%	98,72%	0,43%	5,03%	0,33%	3,85%	505.403.736,51
<i>28-feb.-21</i>	510.963.762,41	501.798.272,95	98,21%	98,21%	0,45%	5,29%	0,52%	6,04%	501.798.272,95

FLows FOR EVERY BOND WITHOUT WITHHOLDING FOR THE HOLDER
(AMOUNTS IN EUR)
CPR: 5,29%

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:	427.331.312,07	2.482.010,25	429.813.322,32	38.600.000,00	455.061,83	39.055.061,83	33.500.000,00	548.013,47	34.048.013,47
15-mar.-21									
15-jun.-21	10.776.015,52	172.546,89	10.948.562,40	0,00	25.450,27	25.450,27	0,00	30.648,78	30.648,78
15-sep.-21	10.596.170,17	168.195,77	10.764.365,94	0,00	25.450,27	25.450,27	0,00	30.648,78	30.648,78
15-dic.-21	10.348.879,24	162.135,56	10.511.014,80	0,00	25.173,63	25.173,63	0,00	30.315,64	30.315,64
15-mar.-22	10.108.840,43	156.266,05	10.265.106,48	0,00	24.897,00	24.897,00	0,00	29.982,50	29.982,50
15-jun.-22	10.075.345,02	155.656,90	10.231.001,92	0,00	25.450,27	25.450,27	0,00	30.648,78	30.648,78
15-sep.-22	9.902.849,15	151.588,70	10.054.437,85	0,00	25.450,27	25.450,27	0,00	30.648,78	30.648,78
15-dic.-22	9.670.460,05	145.985,91	9.816.445,96	0,00	25.173,63	25.173,63	0,00	30.315,64	30.315,64
15-mar.-23	9.446.564,63	140.561,84	9.587.126,46	0,00	24.897,00	24.897,00	0,00	29.982,50	29.982,50
15-jun.-23	9.412.948,96	139.871,12	9.552.820,08	0,00	25.450,27	25.450,27	0,00	30.648,78	30.648,78
15-sep.-23	9.252.785,81	136.070,38	9.388.856,19	0,00	25.450,27	25.450,27	0,00	30.648,78	30.648,78
15-dic.-23	9.037.144,92	130.895,90	9.168.040,82	0,00	25.173,63	25.173,63	0,00	30.315,64	30.315,64
15-mar.-24	8.885.300,09	127.286,56	9.012.586,65	0,00	25.173,63	25.173,63	0,00	30.315,64	30.315,64
17-jun.-24	8.789.535,58	125.097,63	8.914.633,21	0,00	25.450,27	25.450,27	0,00	30.648,78	30.648,78
16-sep.-24	8.634.478,25	121.548,61	8.756.026,86	0,00	25.450,27	25.450,27	0,00	30.648,78	30.648,78
16-dic.-24	8.430.391,39	116.778,91	8.547.170,30	0,00	25.173,63	25.173,63	0,00	30.315,64	30.315,64
17-mar.-25	8.232.950,73	112.165,62	8.345.116,35	0,00	24.897,00	24.897,00	0,00	29.982,50	29.982,50
16-jun.-25	8.197.385,14	111.333,91	8.308.719,05	0,00	25.450,27	25.450,27	0,00	30.648,78	30.648,78
15-sep.-25	267.533.267,00	108.023,99	267.641.290,99	38.600.000,00	25.450,27	38.625.450,27	33.500.000,00	30.648,78	33.530.648,78