



F.T. RMBS PRADO III

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

c/ JUAN IGNACIO LUCA DE TENA 13

28027 MADRID

santanderdetitulizacion@gruposantander.com



NAME OF THE FUND: FONDO DE TITULIZACIÓN RMBS Prado III

INFORMATION AT: QUARTER/SEMESTER 17 12 2018 - 15 03 2019 YEAR: 2019

Acting on behalf of Santander de Titulización S.G.F.T., S.A. as General Manager:	Signature:
Iñaki Reyero Arregui - 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-(sf)	AAA (sf) / AA (sf)

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 ES0305192009	3.190	Nominal per Bond	100.000,00	75.162,97	75,16%
		Total Nominal	319.000.000,00	239.769.874,30	

REDEMPTION AND INTEREST OF THE BONDS					
Current			Next		
Payment Date of the Current Period March 15th, 2019			Next Payment Date June 17th, 2019		
	Redemption of the Bonds	Gross Interest	Interest Rate	Gross Interest in Next Payment Date	Net Interest in Next Payment Date
Series A ES0305192009	2.858,50	64,65	0,340%	66,73	54,05
Accrued amortisation due not payed	0,00 €				
Scheduled Amortisation	NO				



NAME OF THE FUND:

FONDO DE TITULIZACIÓN RMBS Prado III

INFORMATION AT:

QUARTER/SEMESTER

17 12 2018 - 15 03 2019

YEAR:

2019

III. ASSETS PURCHASED BY THE FUND: CREDIT RIGHTS

CREDIT RIGHTS	ISSUE DATE	CURRENT DATE
Number of CR's	3.776	3.541
Principal Outstanding	420.000.004,85	357.542.088,41
Principal Outstanding per Loan	111.228,81	100.972,07
Interest Rate	1,84%	1,89%

PREPAYMENT RATE	CURRENT DATE
Monthly Single Rate	2,59%
Average 12 Months Single Rate	1,34%
Prepayment Rate from Constitution	0,93%

FONDO DE TITULIZACIÓN RMBS Prado III

QUARTERLY BONDS PAYOUT REPORT

March 15, 2019

BONDS. PRINCIPAL	
Previous Balance	248.888.489,30
Principal Amortised	9.118.615,00
Outstanding Balance	239.769.874,30
% of Initial Balance	75,16%
Principal Accrued and unpaid	0,00

DATOS	
Pool Cut-off Date	8-mar.-2019
Payment Date	15-mar.-2019
Previous Payment Date	17-dic.-2018
Number of Days (Act/360)	88
Reference Interest Rate (%)	-0,310%
Next Payment Date	17-jun.-2019

BONDS. INTEREST PAID			
	index rate	spread	
Class A	-0,311%	0,650%	206.233,50
Interest accrued and unpaid			0,00

RESIDUAL LIFE (YEARS)		
	INITIAL	March 15, 2019
Class A	3,89	2,42

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	365.202.876,13
Principal Amortised	7.660.787,72
Outstanding Balance	357.542.088,41
Number of Credit Rights	3.541
LTV	59,56%

DEFAULTED LOANS	
Previous balance	1.050.634,58
Difference in Actual Period	0,00
Up to date	1.050.634,58

TRANSITORY PROPERTIES	
Last balance	0,00
Difference in Actual Period	54.064,12
Current balance	54.064,12
Number of Credit Rights	1

NET LOSSES	
Last balance	120.531,72
Difference in Actual	0,00
Current balance	120.531,72

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	8.012,54	4.516,80	4.599,63	2.635,77	39.584,67
Interest accrued on Credit	4.040,72	2.604,39	2.943,20	2.080,97	28.717,11
Outstanding Balance	2.873.736,46	1.044.075,55	595.876,39	302.897,46	1.004.729,01
Number of Credit Rights	28	8	8	5	10
% of Outstanding Balance	0,80%	0,29%	0,17%	0,08%	0,28%

FONDO DE TITULIZACIÓN RMBS Prado III

QUARTERLY REPORT - ALLOCATION OF CASH

March 15, 2019

TOTAL CASH RECEIVED END OF PERIOD	9.162.846,37
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	7.468.170,50
CASH RECEIVED - INTEREST	
Interest received from Credit Rights	1.679.663,54
Interest received under GIC	0,00
CONTENTIOUS	0,00
TRANSITORY PROPERTIES	0,00
OTHERS	15.031,99
WITHHOLDING	(19,66)

TOTAL CASH PAID END OF PERIOD	9.162.846,37
Ordinary Expenses	16.871,34
Extraordinary Expenses	12.628,51
Interest paid to Class A Bondholders	206.233,50
Reserve Fund	(191.519,69)
Principal withholding Class A	9.118.615,00
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	17,71

TREASURY ACCOUNT STATEMENT	8.938.552,21
PRINCIPAL RESERVE FUND	
Previous Balance	9.130.071,90
Difference	(191.519,69)
Outstanding Balance	8.938.552,21
WITHHOLDING	0,00
OTHERS	0,00

CREDIT ENHANCEMENT AND SUBORDINATED LOAN

CREDIT ENHANCEMENT ^{(1) (2)}		
CONCEPTS	INITIAL	March 15, 2019
SUBORDINATED LOAN 1	101.000.000,00 (24,05%)	101.000.000,00 (28,25%)
PRINCIPAL RESERVE FUND	10.500.000,00 (2,50%)	8.938.552,21 (2,50%)
OVERCOLLATERALIZATION ⁽³⁾	0,00 (0,00%)	16.772.214,11 (4,69%)

⁽¹⁾ Credit enhancement is calculated over the Outstanding Balance of Credit Rights.

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

⁽³⁾ 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.

SUBORDINATED LOAN 2		
CONCEPTS	INITIAL	March 15, 2019
SUBORDINATED LOAN 2 PRINCIPAL		
Total Outstanding	600.000,00	600.000,00
Interest Rate	0,791%	0,740%

FONDO DE TITULIZACIÓN RMBS Prado III

TRIGGERS OF THE MODEL

March 15, 2019

RESERVE FUND'S TRIGGERS

1. AMOUNT REQUIRED WITHHELD:	
Reserve Fund SHALL BE THE LESSER OF:	8.938.552,21
On every Interest Payment Date 3% Outstanding Principal Balance of the Assets	8.938.552,21
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

RENEGOTIATIONS 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	60
Principal Outstanding of renegotiated loans	7.643.743,13
% Principal Outstanding of renegotiated loans / Initial Principal balance	1,82%

COUNTERPARTIES

AGREEMENT	COUNTERPARTY	RATING AGENCY	MINIMUM RATING REQUIRED		CURRENT RATING
TREASURY ACCOUNT	SANTANDER	S&P DBRS	Long Term	A- A	A A (high)
		S&P DBRS	Short Term	n/a n/a	A-1 R-1 (med)
PAYING AGENCY	SANTANDER	S&P DBRS	Long Term	A- A	A A (high)
		S&P DBRS	Short Term	n/a n/a	A-1 R-1 (med)

ALL COUNTERPARTIES HAVE THE MINIMUM REQUIRED LEVEL OF RATING.

FONDO DE TITULIZACIÓN RMBS Prado III

DEFINITIONS

March 15, 2019

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.

Non-Performing Loans (NPLs)

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.

NET LOSSES

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

TRANSITORY PROPERTIES

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

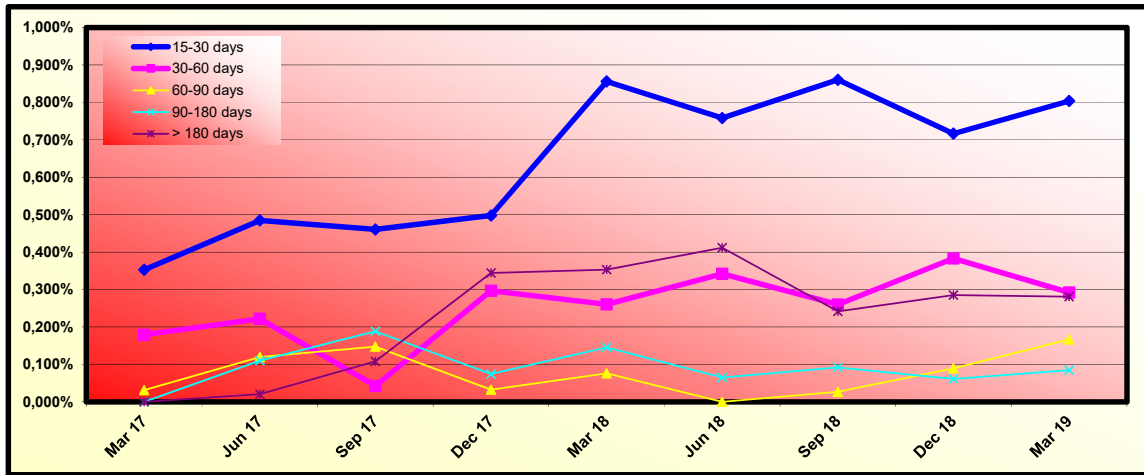


FONDO DE TITULIZACIÓN RMBS Prado III

HISTORICAL ARREARS AND PREPAYMENT REPORT

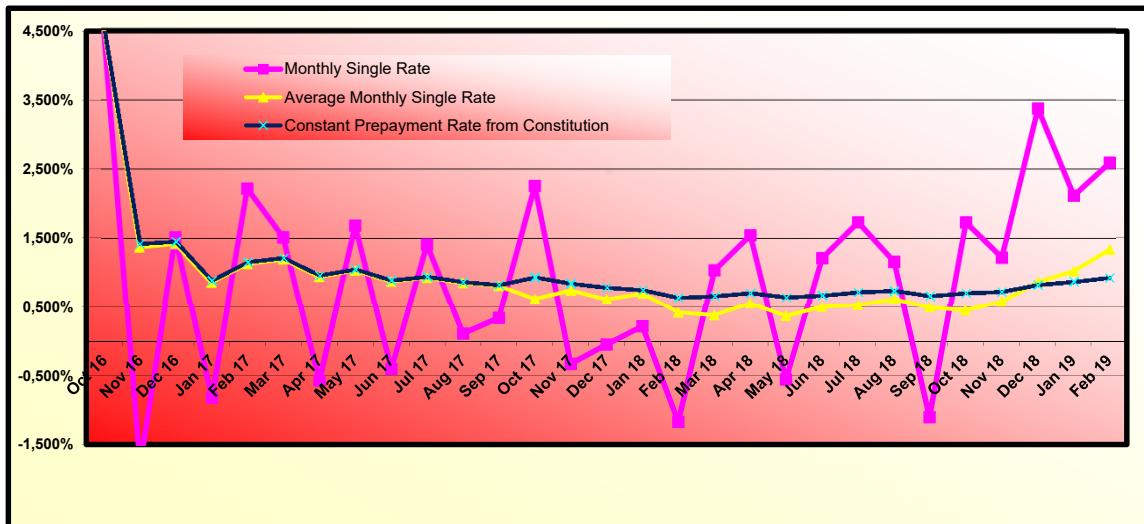
March 15, 2019

HISTORICAL ARREARS



Date	Dec 17	Mar 18	Jun 18	Sep 18	Dec 18	Mar 19
15-30 days	0,498%	0,856%	0,758%	0,860%	0,717%	0,804%
30-60 days	0,297%	0,261%	0,342%	0,260%	0,383%	0,292%
60-90 days	0,033%	0,076%	0,000%	0,027%	0,089%	0,167%
90-180 days	0,074%	0,145%	0,065%	0,092%	0,061%	0,085%
> 180 days	0,344%	0,353%	0,412%	0,242%	0,285%	0,281%

HISTORICAL PREPAYMENT



(*) Prepayment data calculated at previous end moth date

RMBS PRADO III

QUARTERLY STATISTIC INFORMATION

March 8, 2019

Principal Outstanding					
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	
0	25.000	189	5,34%	2.971.263,98	0,83%
25.000	50.000	470	13,27%	18.160.171,72	5,08%
50.000	75.000	713	20,14%	45.002.872,14	12,59%
75.000	100.000	685	19,34%	59.709.725,26	16,70%
100.000	125.000	501	14,15%	56.067.848,45	15,68%
125.000	150.000	389	10,99%	53.042.867,98	14,84%
150.000	175.000	233	6,58%	37.710.802,64	10,55%
175.000	200.000	138	3,90%	25.755.185,84	7,20%
200.000	225.000	79	2,23%	16.585.809,51	4,64%
225.000	250.000	51	1,44%	12.076.512,65	3,38%
250.000	275.000	25	0,71%	6.573.369,59	1,84%
275.000	300.000	25	0,71%	7.115.026,14	1,99%
300.000	325.000	10	0,28%	3.144.216,24	0,88%
325.000	350.000	4	0,11%	1.342.817,18	0,38%
350.000	375.000	5	0,14%	1.801.239,57	0,50%
375.000	400.000	3	0,08%	1.155.437,38	0,32%
400.000	425.000	5	0,14%	2.047.485,57	0,57%
425.000	450.000	10	0,28%	4.355.020,74	1,22%
450.000	475.000	2	0,06%	904.760,26	0,25%
475.000	500.000	2	0,06%	978.556,85	0,27%
500.000	525.000	1	0,03%	502.695,88	0,14%
525.000	550.000	1	0,03%	538.402,84	0,15%
Total		3.541	100,00%	357.542.088,41	100,00%

Maximum	Minimum	Simple Average
538.402,84	547,23	100.972,07

Nominal Interest (*)							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,00	0,50	213	6,02%	25.800.611,59	7,22%	0,37	0,51
0,50	1,00	420	11,86%	50.654.614,55	14,17%	0,74	0,88
1,00	1,50	633	17,88%	56.010.037,32	15,67%	1,26	1,40
1,50	2,00	594	16,77%	53.243.071,99	14,89%	1,72	1,83
2,00	2,50	545	15,39%	63.668.154,87	17,81%	2,33	0,78
2,50	3,00	810	22,87%	81.195.666,15	22,71%	2,73	0,76
3,00	3,50	188	5,31%	15.956.258,89	4,46%	3,19	0,91
3,50	4,00	70	1,98%	6.122.309,07	1,71%	3,69	1,72
4,00	4,50	29	0,82%	2.122.507,25	0,59%	4,23	2,24
4,50	5,00	33	0,93%	2.324.952,30	0,65%	4,65	2,23
5,00	5,50	5	0,14%	356.270,81	0,10%	5,15	2,66
5,50	6,00	1	0,03%	87.633,62	0,02%	5,55	3,20
Total		3.541	100,00%	357.542.088,41	100,00%	1,89	1,07

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

Maximum	Minimum	Simple Average
5,55	0,18	1,93

Origination Date							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Orig. Date	Weighted Months	
Until 2006	249	7,03%	14.343.349,12	4,01%	29/09/2004	173,30	
2007	409	11,55%	53.973.042,84	15,10%	06/08/2007	139,07	
2008	460	12,99%	52.207.311,54	14,60%	01/06/2008	129,23	
2009	222	6,27%	28.395.189,35	7,94%	17/06/2009	116,70	
2010	251	7,09%	32.654.316,31	9,13%	02/08/2010	103,20	
2011	298	8,42%	33.049.625,36	9,24%	11/07/2011	91,90	
2012	364	10,28%	31.743.601,31	8,88%	16/08/2012	78,73	
2013	341	9,63%	26.937.721,00	7,53%	14/07/2013	67,80	
2014	371	10,48%	31.616.605,51	8,84%	14/07/2014	55,80	
2015	576	16,27%	52.621.326,07	14,72%	23/05/2015	45,50	
Total	3.541	100,00%	357.542.088,41	100,00%	15/01/2011	97,77	

	Maximum	Minimum	Simple Average
Date	29/09/2015	29/01/1997	15/01/2011
Month	41,87	269,10	99,10

RMBS PRADO III

QUARTERLY STATISTIC INFORMATION

March 8, 2019

Maturity Date						
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Mat. Date	Weighted Months
Until 2039	1.108	31,29%	70.095.455,68	19,60%	20/09/2034	186,40
2040	151	4,26%	15.038.400,12	4,21%	12/06/2040	255,13
2041	60	1,69%	6.155.696,26	1,72%	27/06/2041	267,63
2042	149	4,21%	17.172.403,90	4,80%	13/07/2042	280,17
2043	248	7,00%	23.821.926,39	6,66%	19/06/2043	291,37
2044	255	7,20%	24.802.687,10	6,94%	11/06/2044	303,10
2045	347	9,80%	39.397.575,66	11,02%	29/05/2045	314,70
2046	93	2,63%	10.562.020,86	2,95%	01/07/2046	327,77
2047	409	11,55%	52.459.901,06	14,67%	20/07/2047	340,40
2048	303	8,56%	39.471.323,31	11,04%	09/05/2048	350,03
2049	136	3,84%	18.881.780,07	5,28%	24/05/2049	362,53
2050	128	3,61%	19.308.897,35	5,40%	20/06/2050	375,40
2051	145	4,09%	18.930.545,12	5,29%	22/05/2051	386,47
2052	9	0,25%	1.443.475,53	0,40%	12/01/2052	394,13
Total	3.541	100,00%	357.542.088,41	100,00%	14/03/2044	300,20

	Maximum	Minimum	Simple Average
Date	01/03/2052	01/05/2019	28/12/2041
Month	401,57	1,80	277,72

Interest Rate Reset Period (*)				
Interest Rate Reset Period (*)	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
annually	271	7,65%	18.554.340,76	5,19%
Floating	268	7,57%	18.405.759,32	5,15%
Mixed	3	0,08%	148.581,44	0,04%
semiannually	2.955	83,45%	308.229.370,53	86,21%
Floating	2.773	78,31%	293.924.899,67	82,21%
Mixed	182	5,14%	14.304.470,86	4,00%
fixed	315	8,90%	30.758.377,12	8,60%
Fixed	315	8,90%	30.758.377,12	8,60%
Total	3.541	100,00%	357.542.088,41	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	3.041	85,88%	312.330.658,99	87,35%	1,71	1,13
EUR 12 M	1.931	54,53%	203.920.311,52	57,03%	1,27	1,41
IRPH	976	27,56%	105.668.125,03	29,55%	2,57	0,60
MIBOR 1 Y	133	3,76%	2.702.228,62	0,76%	1,08	1,26
MIBOR 6 M	1	0,03%	39.993,82	0,01%	1,02	1,25
Mixed	185	5,22%	14.453.052,30	4,04%	3,51	1,85
EUR 12 M	177	5,00%	14.015.680,51	3,92%	3,47	1,88
IRPH	8	0,23%	437.371,79	0,12%	4,74	0,88
Fixed	315	8,90%	30.758.377,12	8,60%	2,95	0,00
Fixed	315	8,90%	30.758.377,12	8,60%	2,95	0,00
Total	3.541	100,00%	357.542.088,41	100,00%	1,89	1,17

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

Nominal Interest (*)			
	Maximum	Minimum	Simple Average
Floating	4,54	0,18	1,73
Mixed	1,56	0,56	1,09
Fixed	5,55	2,50	3,50

Index Rate						
Index Rate	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread
EUR 12 M	2.108	59,53%	217.935.992,03	60,95%	1,41	1,44
IRPH	984	27,79%	106.105.496,82	29,68%	2,58	0,60
MIBOR 1 A	133	3,76%	2.702.228,62	0,76%	1,08	1,26
MIBOR 6 M	1	0,03%	39.993,82	0,01%	1,02	1,25
Fijo	315	8,90%	30.758.377,12	8,60%	2,95	0,00
Total	3.541	100,00%	357.542.088,41	100,00%	1,89	1,17

RMBS PRADO III

QUARTERLY STATISTIC INFORMATION

March 8, 2019

Property Location by Autonomous Community				
Property Location by Autonomous Community	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Andalucía	950	26,83%	89.671.206,31	25,08%
Aragón	64	1,81%	6.173.693,67	1,73%
Asturias	68	1,92%	5.401.082,16	1,51%
Canarias	211	5,96%	18.746.481,30	5,24%
Cantabria	29	0,82%	3.065.795,35	0,86%
Castilla la Mancha	102	2,88%	10.954.393,58	3,06%
Castilla y León	59	1,67%	4.476.355,27	1,25%
Cataluña	535	15,11%	64.993.559,56	18,18%
Comunidad Valenciana	385	10,87%	31.742.348,48	8,88%
Extremadura	39	1,10%	3.034.828,44	0,85%
Galicia	140	3,95%	10.523.014,24	2,94%
Islas Baleares	104	2,94%	11.622.286,35	3,25%
La Rioja	4	0,11%	213.592,50	0,06%
Madrid	771	21,77%	89.246.173,01	24,96%
Murcia	39	1,10%	3.174.046,95	0,89%
Navarra	11	0,31%	918.890,30	0,26%
País Vasco	30	0,85%	3.584.340,94	1,00%
Total	3.541	100,00%	357.542.088,41	100,00%

Debtor's concentration (*)					
Debtor's concentration	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	CC.AA.
Debtor nº 1	1	0,03%	538.402,84	0,15%	Madrid
Debtor nº 2	1	0,03%	502.695,88	0,14%	Cataluña
Debtor nº 3	1	0,03%	498.877,95	0,14%	Cataluña
Debtor nº 4	1	0,03%	479.678,90	0,13%	Madrid
Debtor nº 5	1	0,03%	454.001,32	0,13%	Madrid
Debtor nº 6	1	0,03%	450.758,94	0,13%	Cataluña
Debtor nº 7	1	0,03%	448.036,49	0,13%	Madrid
Debtor nº 8	1	0,03%	445.041,55	0,12%	Cataluña
Debtor nº 9	1	0,03%	443.798,49	0,12%	Madrid
Debtor nº 10	1	0,03%	443.676,95	0,12%	Madrid
Rest of Debtors	3.531	99,72%	352.837.119,10	98,68%	
Total	3.541	100,00%	357.542.088,41	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%	44	1,24%	618.961,95	0,17%	6,76%
10,00%	20,00%	99	2,80%	3.304.035,24	0,92%	15,72%
20,00%	30,00%	206	5,82%	10.730.372,20	3,00%	25,36%
30,00%	40,00%	341	9,63%	25.624.722,63	7,17%	35,63%
40,00%	50,00%	372	10,51%	37.885.734,38	10,60%	45,13%
50,00%	60,00%	490	13,84%	50.491.570,92	14,12%	55,03%
60,00%	70,00%	637	17,99%	69.025.542,60	19,31%	65,15%
70,00%	80,00%	793	22,39%	88.290.602,18	24,69%	75,09%
80,00%	90,00%	551	15,56%	70.362.669,22	19,68%	84,34%
90,00%	100,00%	8	0,23%	1.207.877,09	0,34%	91,15%
Total	3.541	100,00%	357.542.088,41	100,00%	64,05%	

Maximum	Minimum	Simple Average
92,43%	0,00%	59,56%

Residence Type				
Residence Type	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
First Residence	3.329	94,01%	340.490.959,75	95,23%
Second Residence	212	5,99%	17.051.128,66	4,77%
Total	3.541	100,00%	357.542.088,41	100,00%

RMBS PRADO III

QUARTERLY STATISTIC INFORMATION

March 8, 2019

Number of securities				
Number of securities	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
0	1	0,03%	23.497,36	0,01%
1	2.811	79,38%	262.373.376,93	73,38%
2	637	17,99%	78.240.460,95	21,88%
3	81	2,29%	14.551.749,22	4,07%
4	11	0,31%	2.353.003,95	0,66%
Total	3.541	100,00%	357.542.088,41	100,00%

Borrower's nationality				
Borrower's nationality	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Spanish	3.247	91,70%	327.525.639,70	91,60%
Other	294	8,30%	30.016.448,71	8,40%
Total	3.541	100,00%	357.542.088,41	100,00%

Type of Dwelling				
Type of Dwelling	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Free Dwellings	3.066	86,59%	315.083.231,44	88,12%
Official Protection Housing (VPO)	475	13,41%	42.458.856,97	11,88%
Total	3.541	100,00%	357.542.088,41	100,00%

Origination Channel				
Origination Channel	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Financial Entities	34	0,96%	4.190.000,04	1,17%
Insurance	26	0,73%	2.440.773,40	0,68%
Other	74	2,09%	3.758.793,57	1,05%
Small Broker	150	4,24%	17.442.293,83	4,88%
Small Real Estate Agency	1.819	51,37%	178.179.572,76	49,83%
Large Real Estate Agency	741	20,93%	76.692.599,56	21,45%
Word of mouth	272	7,68%	29.520.887,95	8,26%
Large Broker	198	5,59%	17.509.556,14	4,90%
Developers	34	0,96%	5.622.929,58	1,57%
Direct Channel	193	5,45%	22.184.681,58	6,20%
Total	3.541	100,00%	357.542.088,41	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	64	34,59%	5.107.553,54	35,34%	21/11/2019	8,61
1	2	45	24,32%	2.964.410,14	20,51%	20/10/2020	19,75
2	3	20	10,81%	1.616.145,73	11,18%	30/11/2021	33,27
3	4	11	5,95%	922.703,77	6,38%	06/05/2022	38,53
5	6	14	7,57%	1.304.035,54	9,02%	17/12/2024	70,39
6	7	31	16,76%	2.538.203,58	17,56%	15/05/2025	75,37
Total	185	100,00%	14.453.052,30	100,00%	17/11/2021	32,86	

	Maximum	Minimum	Simple Average
Date	01/10/2025	01/04/2019	04/10/2021
Month	79,97	0,80	31,38

RMBS PRADO III

QUARTERLY STATISTIC INFORMATION

March 8, 2019

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	182	98,38%	14.304.470,86	98,97%	3,52	1,85	18/11/2021
EUR 12 M	174	94,05%	13.867.099,07	95,95%	3,48	1,88	29/11/2021
0-1	63	34,05%	5.024.538,04	34,76%	3,40	1,98	19/11/2019
1-2	36	19,46%	2.509.176,55	17,36%	4,22	2,30	15/10/2020
2-3	20	10,81%	1.616.145,73	11,18%	3,58	1,72	30/11/2021
3-4	11	5,95%	922.703,77	6,38%	2,75	1,60	06/05/2022
5-6	14	7,57%	1.304.035,54	9,02%	3,65	1,55	17/12/2024
6-7	30	16,22%	2.490.499,44	17,23%	3,02	1,67	16/05/2025
IRPH	8	4,32%	437.371,79	3,03%	4,74	0,88	28/11/2020
1-2	8	4,32%	437.371,79	3,03%	4,74	0,88	28/11/2020
Annually	3	1,62%	148.581,44	1,03%	2,90	1,88	21/10/2021
EUR 12 M	3	1,62%	148.581,44	1,03%	2,90	1,88	21/10/2021
0-1	1	0,54%	83.015,50	0,57%	3,05	2,15	01/03/2020
1-2	1	0,54%	17.861,80	0,12%	2,50	1,65	01/04/2020
6-7	1	0,54%	47.704,14	0,33%	2,80	1,49	01/04/2025
Total	185	100,00%	14.453.052,30	100,00%	3,51	1,85	17/11/2021

Spread intervals for Mixed Loans							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,00	0,50	1	0,54%	39.227,25	0,27%	4,35	0,40
0,50	1,00	4	2,16%	230.739,04	1,60%	4,55	0,57
1,00	1,50	43	23,24%	3.513.181,55	24,31%	3,06	1,39
1,50	2,00	87	47,03%	6.751.261,71	46,71%	3,31	1,74
2,00	2,50	27	14,59%	2.051.017,36	14,19%	3,75	2,18
2,50	3,00	9	4,86%	954.018,87	6,60%	4,67	2,71
3,00	3,50	14	7,57%	913.606,52	6,32%	4,69	3,22
Total	185	100,00%	14.453.052,30	100,00%	3,51	1,85	

Maximum	Minimum	Simple Average
3,45	0,40	1,84

Spread intervals for Floating Loans							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
-0,50	0,00	350	11,51%	45.024.664,69	14,42%	2,01	0,35
0,00	0,50	962	31,63%	107.115.232,77	34,30%	1,60	0,65
0,50	1,00	519	17,07%	48.644.714,94	15,57%	1,29	1,16
1,00	1,50	880	28,94%	80.097.780,12	25,65%	1,66	1,69
1,50	2,00	179	5,89%	15.722.266,10	5,03%	2,20	2,16
2,00	2,50	141	4,64%	14.845.138,52	4,75%	2,59	2,70
2,50	3,00	10	0,33%	880.861,85	0,28%	2,99	3,13
Total	3.041	100,00%	312.330.658,99	100,00%	1,71	1,13	

Maximum	Minimum	Simple Average
3,45	0,00	1,20

FLows FOR EVERY BOND WITHOUT WITHHOLDING FOR THE HOLDER (AMOUNTS IN EUR) CPR: 0,73%
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Payment Date	Series A Bonds		
	Principal Repayment	Gross Interest	Total Flow
TOTALS:	239.769.874,30	2.053.870,55	241.823.744,85
15-mar.-19			
17-jun.-19	6.017.494,66	213.848,09	6.231.342,75
16-sep.-19	5.955.525,66	208.481,15	6.164.006,81
16-dic.-19	5.891.358,60	200.961,12	6.092.319,72
16-mar.-20	5.835.172,50	195.763,80	6.030.936,29
15-jun.-20	5.787.584,28	192.710,72	5.980.295,00
15-sep.-20	5.727.802,46	187.548,84	5.915.351,30
15-dic.-20	5.666.140,07	180.457,23	5.846.597,30
15-mar.-21	5.604.447,57	173.530,47	5.777.978,04
15-jun.-21	5.563.008,89	172.388,16	5.735.397,05
15-sep.-21	5.500.284,82	167.426,58	5.667.711,40
15-dic.-21	182.221.054,78	160.754,40	182.381.809,19