



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 12 2021 - 15 03 2022

YEAR:

2022

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	84.110,54	84,11%
		Total Nominal	442.900.000,00	372.525.581,66	
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, 2022			Next Payment Date June 15th, 2022		
	Redemption of the Bonds	Gross Interest	Interest Rate	Gross Interest in Next Payment Date	Net Interest in Next Payment Date
Series A ES0305508006	3.314,47	21,20	0,198%	42,56	34,47
Series B ES0305508014	0,00	49,25	0,298%	76,16	61,69
Series C ES0305508022	0,00	74,25	0,398%	101,71	82,39
Accrued amortisation due not payed	0,00 €				
Scheduled Amortisation	NO				

III. ASSETS PURCHASED BY THE FUND: CREDIT RIGHTS

CREDIT RIGHTS	ISSUE DATE	CURRENT DATE
Number of CR´s	4.244	3.944
Principal Outstanding	515.000.039,19	444.625.559,96
Principal Outstanding per Loan	121.347,79	112.734,68
Interest Rate	2,23%	2,11%

PREPAYMENT RATE	CURRENT DATE
Monthly Single Rate	10,57%
Average 12 Months Single Rate	8,09%
Prepayment Rate from Constitution	7,42%

CURRENT DELINQUENCY	Up to 1 month	From 1 to 6 months	Greater than 6 months
Debt Due (Principal + Interest)	7.470,84	2.820,14	5.330,80
Debt to be amortised			444.616.959,00
Total Debt	7.470,84	2.820,14	444.622.289,80

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QUARTERLY BONDS PAYOUT REPORT

March 15, 2022

BONDS. PRINCIPAL	
Previous Balance	459.305.369,29
Principal Amortised	14.679.787,63
Outstanding Balance	444.625.581,66
% of Initial Balance	86,34%
Principal Accrued and unpaid	0,00

DATA	
Pool Cut-off Date	8-mar.-2022
Payment Date	15-mar.-2022
Previous Payment Date	15-dic.-2021
Number of Days (Act/360)	90
Reference Interest Rate (%)	-0,502%
Next Payment Date	15-jun.-2022

BONDS. INTEREST PAID			
	index rate	spread	
Class A	-0,603%	0,700%	93.894,80
Class B	-0,603%	0,800%	19.010,50
Class C	-0,603%	0,900%	24.873,75
Interest accrued and unpaid			0,00

RESIDUAL LIFE (YEARS)		
	INITIAL	March 15, 2022
Class A	3,85	2,83
Class B	4,84	3,51
Class C	4,84	3,51

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	459.305.344,52
Principal Amortised	14.679.784,56
Outstanding Balance	444.625.559,96
Number of Credit Rights	3.944
LTV	63,99%

DEFAULTED RECEIVABLES	
Previous balance	0,00
Difference	0,00
Up to date	0,00

DEFAULTED RECEIVABLES RECOVERIES	
Previous balance	0,00
Difference	0,00
Up to date	0,00

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

PRINCIPAL BALANCE IN ARREARS					
	UP to 30 DAYS	30 to 60 DAYS	60 to 90 DAYS	90 to 180 DAYS	MORE THAN 180
Principal Balance in Arrears	4.483,98	1.027,68	0,00	337,48	2.751,82
Interest accrued Credit Rights	2.986,86	254,13	0,00	1.200,85	2.578,98
Outstanding Balance	1.791.929,33	181.110,96	0,00	93.698,78	102.700,57
Number of Credit Rights	17	2	0	2	1
% of Outstanding Balance	0,40%	0,04%	0,00%	0,02%	0,02%

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QUARTERLY REPORT - ALLOCATION OF CASH

March 15, 2022

TOTAL CASH RECEIVED END OF PERIOD	26.283.610,15
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	14.679.784,56
CASH RECEIVED - INTEREST	
Interest received Credit Rights	2.384.383,23
Interest received under GIC	0,00
CONTENTIOUS	0,00
TRANSITORY PROPERTIES	0,00
OTHERS	33.335,47
RESERVE FUND	9.186.106,89

TOTAL CASH PAID END OF PERIOD	26.283.610,15
Ordinary Expenses	22.650,68
Extraordinary Expenses	22.468,90
Swap payment	270.033,50
Interest paid to Class A Bondholders	93.894,80
Interest paid to Class B Bondholders	19.010,50
Reserve Fund	8.892.511,20
Principal withholding Class A	14.679.787,63
Interest paid to Class C Bondholders	24.873,75
Principal withholding Class C	0,00
Interest paid to Subordinated Loan	8.485,69
Principal paid to Subordinated Loan	331.164,05
Fixed fee in favour of UCI	6.000,00
Excess spread	1.912.729,46

TREASURY ACCOUNT STATEMENT	8.892.511,20
PRINCIPAL RESERVE FUND	
Previous Balance	9.186.106,89
Difference	(293.595,69)
Outstanding Balance	8.892.511,20
WITHHOLDING	0,00
OTHERS	0,00

CREDIT ENHANCEMENT AND SUBORDINATED LOAN

CREDIT ENHANCEMENT ^{(1) (2)}		
CONCEPTS	INITIAL	March 15, 2022
SUBORDINATED ISSUE	72.100.000 (14,00%)	72.100.000 (16,22%)
SUBORDINATED LOAN	10.300.000 (2,00%)	8.892.511,20 (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, 2022
Total Outstanding	800.000,00	558.098,81
Interest Rate	0,142%	0,448%

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TRIGGERS OF THE MODEL

March 15, 2022

RESERVE FUND'S TRIGGERS

1. AMOUNT REQUIRED WITHHELD:	
Reserve Fund SHALL BE THE LESSER OF:	8.892.511,20
On every Interest Payment Date 2,00% Outstanding Principal Balance of the Assets	8.892.511,20
with a floor of 1% Initial Outstanding Principal Balance of the Assets	5.150.000,39
with a cap of initial Reserve Fund Required Amount	10.300.000,00
as long as the Reserve Fund withhold on previous Interest Paymen Date is the required	

RESERVE FUND REQUIRED LEVEL DECREASES

RENEGOTIATIONS OF INSTALMENT REDUCTION

Limit of 15,00% "of the Initial Principal Balance of the Assets	77.250.005,88
Number of loans that have been renegotiated	11
Principal Outstanding of renegotiated loans	1.621.500,72
% Principal Outstanding of renegotiated loans / Initial Principal balance	0,31%

COUNTERPARTIES

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

ALL COUNTERPARTIES HAVE THE MINIMUM REQUIRED LEVEL OF RATING.

(*) Deposit Rating applied

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DEFINITIONS

March 15, 2022

POOL CUT-OFF DATE

Means the date in which the Gestora will carry out the necessary calculations, on behalf of the Fund, for the distribution of the available funds at this date, according with the Order of Priority of Payments.

All the information regarding the Assets (Outstanding Balance of the Credit Rights, arrears' tables, transitory properties, stratification tables, etc.) are referred to this mentioned date.

Defaulted Receivables

means, at any time, any Receivable that (i) has instalments pending payment for twelve (12) or more months, or (ii) whose debt, in the opinion of UCI, has been deemed not recoverable by the Servicer.

REOs (TRANSITORY PROPERTIES)

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

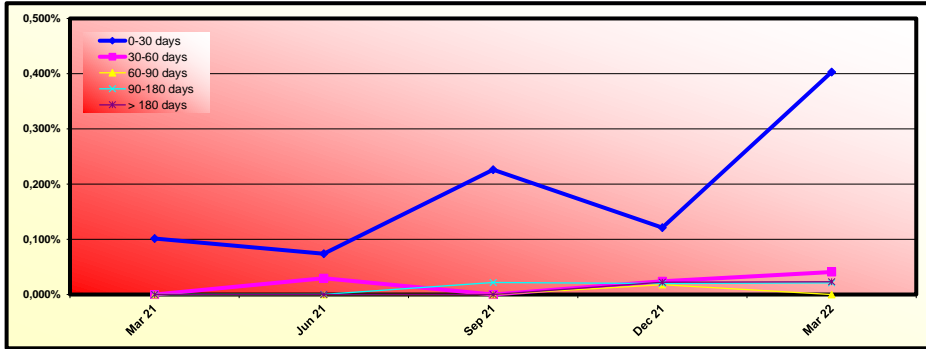


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HISTORICAL ARREARS AND PREPAYMENT REPORT

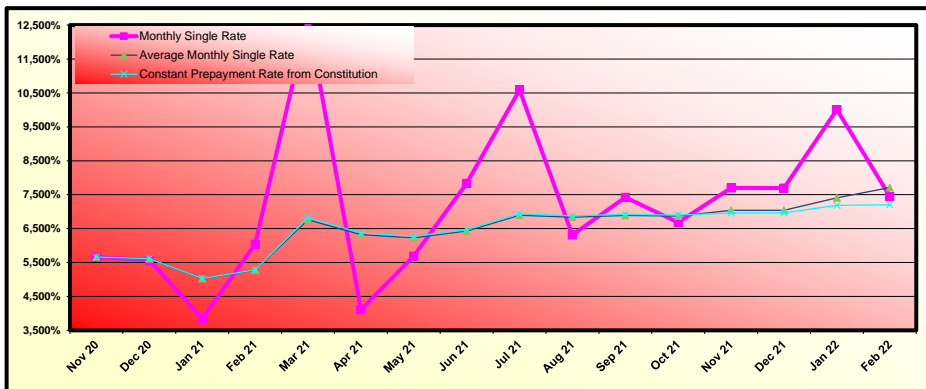
March 15, 2022

HISTORICAL ARREARS



Date	Mar 21	Jun 21	Sep 21	Dec 21	Mar 22
0-30 days	0.102%	0.074%	0.226%	0.121%	0.403%
30-60 days	0.000%	0.030%	0.000%	0.024%	0.041%
60-90 days	0.000%	0.000%	0.000%	0.018%	0.000%
90-180 days	0.000%	0.000%	0.022%	0.020%	0.021%
> 180 days	0.000%	0.000%	0.000%	0.022%	0.023%

HISTORICAL PREPAYMENT



(*) Prepayment data calculated at previous end moth date

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QUARTERLY STATISTIC INFORMATION

March 8, 2022

Principal Outstanding					
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	
0	25.000	98	2,48%	1.681.985,71	0,38%
25.000	50.000	400	10,14%	15.305.136,95	3,44%
50.000	75.000	665	16,86%	42.094.926,56	9,47%
75.000	100.000	779	19,75%	67.850.837,99	15,26%
100.000	125.000	664	16,84%	74.322.792,53	16,72%
125.000	150.000	539	13,67%	73.551.151,07	16,54%
150.000	175.000	280	7,10%	45.131.516,72	10,15%
175.000	200.000	206	5,22%	38.651.485,25	8,69%
200.000	225.000	97	2,46%	20.512.685,53	4,61%
225.000	250.000	65	1,65%	15.371.620,79	3,46%
250.000	275.000	48	1,22%	12.609.922,44	2,84%
275.000	300.000	22	0,56%	6.305.425,84	1,42%
300.000	325.000	32	0,81%	9.982.259,38	2,25%
325.000	350.000	7	0,18%	2.367.185,37	0,53%
350.000	375.000	12	0,30%	4.317.191,66	0,97%
375.000	400.000	8	0,20%	3.027.706,57	0,68%
400.000	425.000	3	0,08%	1.243.603,07	0,28%
425.000	450.000	4	0,10%	1.753.302,13	0,39%
450.000	475.000	1	0,03%	451.881,23	0,10%
475.000	500.000	2	0,05%	978.652,38	0,22%
500.000	525.000	2	0,05%	1.035.786,28	0,23%
525.000	550.000	3	0,08%	1.613.181,59	0,36%
550.000	575.000	1	0,03%	550.826,02	0,12%
600.000	625.000	2	0,05%	1.219.562,73	0,27%
625.000	650.000	1	0,03%	648.116,19	0,15%
650.000	675.000	1	0,03%	657.505,27	0,15%
675.000	700.000	2	0,05%	1.389.312,71	0,31%
Total	3.944	100,00%	444.625.559,96	100,00%	

Maximum	Minimum	Simple Average
696.256,50	2.196,94	112.734,68

Nominal Interest (*)							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,00	0,50	120	3,04%	11.708.293,70	2,63%	0,40	0,88
0,50	1,00	509	12,91%	59.740.607,17	13,44%	0,75	1,22
1,00	1,50	613	15,54%	71.248.423,83	16,02%	1,12	1,59
1,50	2,00	58	1,47%	5.900.949,81	1,33%	1,87	2,04
2,00	2,50	531	13,46%	58.623.306,24	13,18%	2,26	1,89
2,50	3,00	1.826	46,30%	214.055.902,00	48,14%	2,76	0,50
3,00	3,50	287	7,28%	23.348.077,21	5,25%	3,11	0,15
Total	3.944	100,00%	444.625.559,96	100,00%	2,11	0,97	

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

Maximum	Minimum	Simple Average
3,36	0,25	2,13

Origination Date							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Orig. Date	Weighted Months	
Until 2009	346	8,77%	35.756.074,76	8,04%	07/07/2009	152,03	
2010	235	5,96%	26.452.608,74	5,95%	19/07/2010	139,63	
2011	142	3,60%	15.159.242,52	3,41%	03/05/2011	130,17	
2012	118	2,99%	9.899.085,93	2,23%	27/08/2012	114,37	
2013	244	6,19%	17.731.183,70	3,99%	30/07/2013	103,27	
2014	1	0,03%	31.928,04	0,01%	17/02/2014	96,70	
2015	59	1,50%	4.443.331,78	1,00%	22/07/2015	79,53	
2016	107	2,71%	8.352.162,28	1,88%	01/08/2016	67,23	
2017	281	7,12%	25.809.851,71	5,80%	12/07/2017	55,87	
2018	1.612	40,87%	198.620.288,97	44,67%	24/07/2018	43,47	
2019	799	20,26%	102.369.801,53	23,02%	15/05/2019	33,77	
Total	3.944	100,00%	444.625.559,96	100,00%	02/11/2016	64,20	

	Maximum	Minimum	Simple Average
Date	30/09/2019	05/01/2009	13/07/2016
Month	29,67	160,33	68,79

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Maturity Date						
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Mat. Date	Weighted Months
Until 2040	810	20,54%	56.969.548,08	12,81%	25/12/2036	177,57
2041	95	2,41%	8.183.910,22	1,84%	30/05/2041	230,73
2042	131	3,32%	14.129.484,21	3,18%	26/06/2042	243,60
2043	282	7,15%	28.699.134,35	6,45%	12/06/2043	255,13
2044	147	3,73%	16.700.436,29	3,76%	27/05/2044	266,63
2045	118	2,99%	13.302.342,73	2,99%	14/06/2045	279,20
2046	124	3,14%	14.893.550,75	3,35%	07/06/2046	290,97
2047	276	7,00%	31.995.688,31	7,20%	23/06/2047	303,50
2048	1.012	25,66%	134.325.462,30	30,21%	18/07/2048	316,33
2049	783	19,85%	102.971.857,32	23,16%	14/05/2049	326,20
2050	101	2,56%	13.538.853,87	3,05%	07/06/2050	338,97
2051	65	1,65%	8.915.291,53	2,01%	09/03/2051	348,03
Total	3.944	100,00%	444.625.559,96	100,00%	25/04/2046	289,57

	Maximum	Minimum	Simple Average
Date	01/06/2051	01/06/2022	29/12/2044
Month	355,90	2,83	277,76

Interest Rate Reset Period (*)				
Interest Rate Reset Period (*)	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
annually	87	2,21%	9.390.162,59	2,11%
Floating	75	1,90%	8.131.730,37	1,83%
Mixed	12	0,30%	1.258.432,22	0,28%
semiannually	2.330	59,08%	279.013.421,26	62,75%
Floating	1.518	38,49%	161.164.791,40	36,25%
Mixed	812	20,59%	117.848.629,86	26,51%
fixed	1.527	38,72%	156.221.976,11	35,14%
Fixed	1.527	38,72%	156.221.976,11	35,14%
Total	3.944	100,00%	444.625.559,96	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	1.593	40,39%	169.296.521,77	38,08%	1,11	1,59
EUR 12 M	1.593	40,39%	169.296.521,77	38,08%	1,11	1,59
Mixed	824	20,89%	119.107.062,08	26,79%	2,53	1,35
EUR 12 M	824	20,89%	119.107.062,08	26,79%	2,53	1,35
Fixed	1.527	38,72%	156.221.976,11	35,14%	2,86	0,00
Fixed	1.527	38,72%	156.221.976,11	35,14%	2,86	0,00
Total	3.944	100,00%	444.625.559,96	100,00%	2,11	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	2,56
Fixed	3,35	1,00	2,88

Index Rate						
Index Rate	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread
EUR 12 M	2.417	61,28%	288.403.583,85	64,86%	1,70	1,49
Fixed Rate	1.527	38,72%	156.221.976,11	35,14%	2,86	0,00
Total	3.944	100,00%	444.625.559,96	100,00%	2,11	1,49

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QUARTERLY STATISTIC INFORMATION

March 8, 2022

Property Location by Autonomous Community				
Property Location by Autonomous Community	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
ANDALUCIA	992	25,15%	96.684.674,42	21,75%
ARAGON	68	1,72%	5.927.962,42	1,33%
ASTURIAS	15	0,38%	1.140.800,82	0,26%
CANARIAS	180	4,56%	17.142.208,13	3,86%
CANTABRIA	23	0,58%	1.919.439,07	0,43%
CASTILLA LA MANCHA	105	2,66%	10.605.285,33	2,39%
CASTILLA Y LEON	18	0,46%	992.855,56	0,22%
CATALUÑA	718	18,20%	95.511.414,08	21,48%
COMUNIDAD VALENCIANA	408	10,34%	38.188.868,51	8,59%
EXTREMADURA	22	0,56%	1.896.685,05	0,43%
GALICIA	57	1,45%	4.818.606,60	1,08%
ISLAS BALEARES	107	2,71%	12.960.883,32	2,92%
LA RIOJA	5	0,13%	360.306,68	0,08%
MADRID	1.162	29,46%	151.785.290,25	34,14%
MURCIA	43	1,09%	2.250.543,33	0,51%
NAVARRA	4	0,10%	190.448,60	0,04%
PAIS VASCO	17	0,43%	2.249.287,79	0,51%
Total	3.944	100,00%	444.625.559,96	100,00%

Debtor's concentration (*)					
Debtor's concentration	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	CC.AA.
Debtor nº 1	1	0,03%	696.256,50	0,16%	Cataluña
Debtor nº 2	1	0,03%	693.056,21	0,16%	Cataluña
Debtor nº 3	1	0,03%	657.505,27	0,15%	Cataluña
Debtor nº 4	1	0,03%	648.116,19	0,15%	Madrid
Debtor nº 5	1	0,03%	616.924,52	0,14%	Andalucía
Debtor nº 6	1	0,03%	602.638,21	0,14%	Madrid
Debtor nº 7	1	0,03%	550.826,02	0,12%	Madrid
Debtor nº 8	1	0,03%	545.911,30	0,12%	Cataluña
Debtor nº 9	1	0,03%	536.648,27	0,12%	Madrid
Debtor nº 10	1	0,03%	530.622,02	0,12%	Madrid
Rest of Debtors	3.934	99,75%	438.547.055,45	98,63%	
Total	3.944	100,00%	444.625.559,96	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%	33	0,84%	848.988,84	0,19%	3,86%	
10,00% - 20,00%	127	3,22%	5.098.504,39	1,15%	15,68%	
20,00% - 30,00%	230	5,83%	15.980.354,83	3,59%	25,94%	
30,00% - 40,00%	429	10,88%	40.992.221,89	9,22%	35,79%	
40,00% - 50,00%	471	11,94%	54.169.223,45	12,18%	45,26%	
50,00% - 60,00%	475	12,04%	57.433.681,71	12,92%	54,83%	
60,00% - 70,00%	522	13,24%	62.766.431,40	14,12%	65,05%	
70,00% - 80,00%	716	18,15%	87.538.870,50	19,69%	75,37%	
80,00% - 90,00%	845	21,42%	105.421.902,53	23,71%	84,35%	
90,00% - 100,00%	96	2,43%	14.375.380,42	3,23%	91,23%	
Total	3.944	100,00%	444.625.559,96	100,00%	63,99%	

Maximum	Minimum	Simple Average
94,36%	0,00%	60,47%

Residence Type				
Residence Type	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
First Residence	3.944	100,00%	444.625.559,96	100,00%
Total	3.944	100,00%	444.625.559,96	100,00%

RMBS PRADO VII

QUARTERLY STATISTIC INFORMATION

March 8, 2022

Number of securities				
Number of securities	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
0	1	0,03%	380.755,71	0,09%
1	2.821	71,53%	291.676.567,61	65,60%
2	939	23,81%	125.496.585,62	28,23%
3	158	4,01%	22.555.970,39	5,07%
4	24	0,61%	4.292.883,25	0,97%
5	1	0,03%	222.797,38	0,05%
Total	3.944	100,00%	444.625.559,96	100,00%

Borrower's nationality				
Borrower's nationality	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Spanish	3.617	91,71%	411.334.823,99	92,51%
Other	327	8,29%	33.290.735,97	7,49%
Total	3.944	100,00%	444.625.559,96	100,00%

Type of Dwelling				
Type of Dwelling	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Free Dwellings	3.369	85,42%	382.597.664,25	86,05%
Official Protection Housing	575	14,58%	62.027.895,71	13,95%
Total	3.944	100,00%	444.625.559,96	100,00%

Origination Channel				
Origination Channel	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Internet	277	7,02%	36.423.218,22	8,19%
Office or Branch Network	758	19,22%	97.640.397,82	21,96%
Third Party Channel but Underwriting Performed Ent	2.909	73,76%	310.561.943,92	69,85%
Total	3.944	100,00%	444.625.559,96	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	29	3,52%	3.279.883,78	2,75%	03/10/2022	6,99
1	2	100	12,14%	13.588.990,75	11,41%	01/09/2023	18,09
2	3	64	7,77%	10.054.307,41	8,44%	21/06/2024	27,87
3	4	5	0,61%	554.177,58	0,47%	14/11/2025	44,91
4	5	9	1,09%	873.691,72	0,73%	06/11/2026	56,83
5	6	13	1,58%	2.995.126,46	2,51%	14/08/2027	66,19
6	7	73	8,86%	9.423.825,70	7,91%	17/08/2028	78,48
7	8	22	2,67%	2.477.374,89	2,08%	14/06/2029	88,51
8	9	1	0,12%	92.686,64	0,08%	01/06/2030	100,23
9	10	8	0,97%	1.012.213,29	0,85%	06/01/2032	119,72
10	11	7	0,85%	975.806,74	0,82%	18/06/2032	125,19
11	12	86	10,44%	13.309.741,79	11,17%	11/09/2033	140,20
12	13	29	3,52%	4.232.016,82	3,55%	13/06/2034	149,34
14	15	3	0,36%	240.149,35	0,20%	13/02/2037	181,87
15	16	20	2,43%	3.067.654,40	2,58%	01/09/2037	188,55
16	17	196	23,79%	29.527.800,45	24,79%	15/09/2038	201,20
17	18	157	19,05%	23.166.830,92	19,45%	26/06/2039	210,65
20	21	1	0,12%	119.294,77	0,10%	01/08/2042	248,37
22	23	1	0,12%	115.488,62	0,10%	01/07/2044	271,70
Total	824	100,00%	119.107.062,08	100,00%	28/03/2033	134,63	

	Maximum	Minimum	Simple Average
Date	01/07/2044	01/05/2022	08/01/2033
Month	271,70	1,80	132,00

RMBS PRADO VII

QUARTERLY STATISTIC INFORMATION

March 8, 2022

Mixed Loans: Interest Reset Period, Interest Type and Years to Switch							
Mixed Loans: Interest Reset Period, Interest Type and Years to Switch	Credit Rights	% Credit Rights	Principal Outstanding	% Principal Outstanding (€)	Weighted Nominal Interest	Weighted Spread	Weighted Switch Date
Semiannually	812	98,54%	117.848.629,86	98,94%	2,53	1,35	25/03/2033
EUR 12 M	812	98,54%	117.848.629,86	98,94%	2,53	1,35	25/03/2033
0-1	29	3,52%	3.279.883,78	2,75%	2,27	1,58	03/10/2022
1-2	100	12,14%	13.588.990,75	11,41%	2,19	1,59	01/09/2023
2-3	61	7,40%	9.680.321,26	8,13%	2,33	1,55	20/06/2024
3-4	5	0,61%	554.177,58	0,47%	2,35	1,53	14/11/2025
4-5	9	1,09%	873.691,72	0,73%	2,45	1,44	06/11/2026
5-6	13	1,58%	2.995.126,46	2,51%	2,31	1,41	14/08/2027
6-7	73	8,86%	9.423.825,70	7,91%	2,42	1,41	17/08/2028
7-8	22	2,67%	2.477.374,89	2,08%	2,57	1,34	14/06/2029
8-9	1	0,12%	92.686,64	0,08%	2,40	1,39	01/06/2030
9-10	8	0,97%	1.012.213,29	0,85%	2,62	1,37	06/01/2032
10-11	7	0,85%	975.806,74	0,82%	2,60	1,38	18/06/2032
11-12	85	10,32%	13.198.845,32	11,08%	2,57	1,35	13/09/2033
12-13	29	3,52%	4.232.016,82	3,55%	2,65	1,21	13/06/2034
14-15	3	0,36%	240.149,35	0,20%	2,69	1,39	13/02/2037
15-16	18	2,18%	2.933.995,01	2,46%	2,61	1,40	01/09/2037
16-17	191	23,18%	28.954.230,37	24,31%	2,66	1,36	15/09/2038
17-18	156	18,93%	23.100.510,79	19,39%	2,72	1,09	26/06/2039
20-21	1	0,12%	119.294,77	0,10%	2,89	1,09	01/08/2042
22-23	1	0,12%	115.488,62	0,10%	2,90	1,29	01/07/2044
Annually	12	1,46%	1.258.432,22	1,06%	2,64	1,44	28/12/2033
EUR 12 M	12	1,46%	1.258.432,22	1,06%	2,64	1,44	28/12/2033
2-3	3	0,36%	373.986,15	0,31%	2,39	1,58	13/07/2024
11-12	1	0,12%	110.896,47	0,09%	2,49	1,39	01/04/2033
15-16	2	0,24%	133.659,39	0,11%	2,72	1,39	14/09/2037
16-17	5	0,61%	573.570,08	0,48%	2,80	1,40	30/10/2038
17-18	1	0,12%	66.320,13	0,06%	2,80	1,19	01/04/2039
Total	824	100,00%	119.107.062,08	100,00%	2,53	1,35	11/03/2022

Spread intervals for Mixed Loans							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,00	0,50	49	5,95%	10.527.293,34	8,84%	2,64	0,99
0,50	1,00	564	68,45%	82.548.414,93	69,31%	2,56	1,32
1,00	1,50	209	25,36%	25.821.750,45	21,68%	2,40	1,61
1,50	2,00	2	0,24%	209.603,36	0,18%	2,51	2,09
Total		824	100,00%	119.107.062,08	100,00%	2,53	1,35

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	101	6,34%	9.597.658,55	5,67%	0,38	0,85
1,00	1,50	548	34,40%	66.367.743,60	39,20%	0,76	1,23
1,50	2,00	598	37,54%	67.266.171,68	39,73%	1,13	1,61
2,00	2,50	25	1,57%	2.412.883,03	1,43%	1,83	2,29
2,50	3,00	295	18,52%	21.541.751,12	12,72%	2,19	2,68
3,00	3,50	19	1,19%	1.584.537,49	0,94%	2,69	3,14
3,50	4,00	7	0,44%	525.776,30	0,31%	3,19	3,67
Total		1.593	100,00%	169.296.521,77	100,00%	1,11	1,59

Maximum	Minimum	Simple Average
3,85	0,75	1,66

FONDO DE TITULIZACIÓN DE ACTIVOS RMBS PRADO VII

Monthly Single Rate	10,57%
Average 12 Moth Single Rate	8,09%
Prepayment Rate from Constitution	7,42%

7,42%
0,64%

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	99,36%	99,52%	0,48%	5,66%	0,48%	5,66%	511.703.484,95
31-dic.-20	513.656.980,33	508.732.931,07	98,72%	99,04%	0,48%	5,62%	0,48%	5,57%	507.102.112,35
31-ene.-21	512.311.556,32	505.742.997,52	98,09%	98,72%	0,43%	5,03%	0,33%	3,85%	502.536.360,78
28-feb.-21	510.963.762,41	501.798.272,95	97,46%	98,21%	0,45%	5,29%	0,52%	6,04%	498.005.972,96
31-mar.-21	509.613.593,80	494.844.165,51	96,84%	97,10%	0,59%	6,82%	1,12%	12,69%	493.510.693,39
30-abr.-21	508.261.045,72	491.807.296,50	96,22%	96,76%	0,55%	6,37%	0,35%	4,11%	489.050.268,34
31-may.-21	506.906.113,35	488.107.775,85	95,60%	96,29%	0,54%	6,27%	0,49%	5,69%	484.624.445,86
30-jun.-21	505.548.791,89	483.500.870,32	94,99%	95,64%	0,56%	6,47%	0,68%	7,84%	480.232.975,73
31-jul.-21	504.189.076,52	477.725.087,77	94,38%	94,75%	0,60%	6,94%	0,93%	10,59%	475.875.609,51
31-ago.-21	502.826.962,41	473.853.516,98	93,78%	94,24%	0,59%	6,87%	0,54%	6,31%	471.552.100,44
30-sep.-21	501.462.444,71	469.542.567,97	93,18%	93,63%	0,60%	6,92%	0,64%	7,42%	467.262.203,52
31-oct.-21	500.095.518,57	465.573.747,04	92,58%	93,10%	0,59%	6,90%	0,57%	6,68%	463.005.675,42
30-nov.-21	498.726.179,13	461.210.920,43	91,99%	92,48%	0,60%	6,96%	0,67%	7,70%	458.782.274,53
31-dic.-21	497.354.421,51	455.919.423,00	91,40%	91,67%	0,62%	7,18%	0,87%	10,01%	454.591.760,91
31-ene.-22	495.980.240,84	451.735.778,06	90,82%	91,08%	0,62%	7,20%	0,64%	7,45%	450.433.896,30
28-feb.-22	494.603.632,22	446.308.444,08	90,24%	90,24%	0,64%	7,42%	0,93%	10,57%	446.308.444,08

FLows FOR EVERY BOND WITHOUT WITHHOLDING FOR THE HOLDER
(AMOUNTS IN EUR)
CPR: 7,42%

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:	372.525.581,66	1.035.050,02	373.560.631,68	38.600.000,00	270.371,56	38.870.371,56	33.500.000,00	353.760,00	33.853.760,00
15-mar.-22									
15-jun.-22	12.274.703,60	92.344,95	12.367.048,55	0,00	19.432,96	19.432,96	0,00	25.426,50	25.426,50
15-sep.-22	11.983.438,08	89.302,19	12.072.740,27	0,00	19.432,96	19.432,96	0,00	25.426,50	25.426,50
15-dic.-22	11.613.317,66	85.393,24	11.698.710,91	0,00	19.221,73	19.221,73	0,00	25.150,13	25.150,13
15-mar.-23	11.258.179,37	81.638,62	11.339.818,00	0,00	19.010,50	19.010,50	0,00	24.873,75	24.873,75
15-jun.-23	11.161.771,30	80.662,04	11.242.433,34	0,00	19.432,96	19.432,96	0,00	25.426,50	25.426,50
15-sep.-23	10.896.977,47	77.895,16	10.974.872,63	0,00	19.432,96	19.432,96	0,00	25.426,50	25.426,50
15-dic.-23	10.561.110,04	74.376,59	10.635.486,63	0,00	19.221,73	19.221,73	0,00	25.150,13	25.150,13
15-mar.-24	10.312.912,46	71.787,07	10.384.699,53	0,00	19.221,73	19.221,73	0,00	25.150,13	25.150,13
17-jun.-24	10.141.273,75	70.019,48	10.211.293,23	0,00	19.432,96	19.432,96	0,00	25.426,50	25.426,50
16-sep.-24	9.894.801,82	67.505,57	9.962.307,39	0,00	19.432,96	19.432,96	0,00	25.426,50	25.426,50
16-dic.-24	9.586.569,18	64.345,67	9.650.914,84	0,00	19.221,73	19.221,73	0,00	25.150,13	25.150,13
17-mar.-25	9.290.132,21	61.313,83	9.351.446,03	0,00	19.010,50	19.010,50	0,00	24.873,75	24.873,75
16-jun.-25	9.202.806,21	60.373,44	9.263.179,64	0,00	19.432,96	19.432,96	0,00	25.426,50	25.426,50
15-sep.-25	234.347.588,52	58.092,16	234.405.680,68	38.600.000,00	19.432,96	38.619.432,96	33.500.000,00	25.426,50	33.525.426,50