



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 06 2021 - 15 09 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	90.157,39	90,16%
		Total Nominal	442.900.000,00	399.307.080,31	
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 September 15th, 2021			Next Payment Date December 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	3.130,24	36,24	0,156%	35,55	28,80
Series B ES0305508014	0,00	64,40	0,256%	64,71	52,42
Series C ES0305508022	0,00	89,96	0,356%	89,99	72,89
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	4.065
Principal Outstanding	515.000.039,19	471.407.037,05
Principal Outstanding per Loan	121.347,79	115.967,29
Interest Rate	2,23%	2,11%

PREPAYMENT RATE	CURRENT DATE
Monthly Single Rate	6,31%
Average 12 Months Single Rate	6,84%
Prepayment Rate from Constitution	6,87%

CURRENT DELINQUENCY	Up to 1 month	From 1 to 6 months	Greater than 6 months
Debt Due (Principal + Interest)	3.904,50	2.132,32	0,00
Debt to be amortised			471.403.425,45
Total Debt	3.904,50	2.132,32	471.403.425,45

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QUARTERLY BONDS PAYOUT REPORT

September 15, 2021

BONDS. PRINCIPAL	
Previous Balance	485.270.913,27
Principal Amortised	13.863.832,96
Outstanding Balance	471.407.080,31
% of Initial Balance	91,54%
Principal Accrued and unpaid	0,00

DATA	
Pool Cut-off Date	8-jun.-2021
Payment Date	15-sep.-2021
Previous Payment Date	15-jun.-2021
Number of Days (Act/360)	92
Reference Interest Rate (%)	-0,544%
Next Payment Date	15-dic.-2021

BONDS. INTEREST PAID			
	index rate	spread	
Class A	-0,548%	0,700%	160.506,96
Class B	-0,548%	0,800%	24.858,40
Class C	-0,548%	0,900%	30.136,60
Interest accrued and unpaid			0,00

RESIDUAL LIFE (YEARS)		
	INITIAL	September 15, 2021
Class A	3,85	3,17
Class B	4,84	4,00
Class C	4,84	4,00

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	485.270.871,69
Principal Amortised	13.863.834,64
Outstanding Balance	471.407.037,05
Number of Credit Rights	4.065
LTV	65,18%

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	2.519,25	0,00	0,00	1.092,35	0,00
Interest accrued Credit Rights	1.385,25	0,00	0,00	1.039,97	0,00
Outstanding Balance	1.066.227,67	0,00	0,00	102.700,57	0,00
Number of Credit Rights	9	0	0	1	0
% of Outstanding Balance	0,23%	0,00%	0,00%	0,02%	0,00%

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QUARTERLY REPORT - ALLOCATION OF CASH

September 15, 2021

TOTAL CASH RECEIVED END OF PERIOD	26.174.542,59
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	13.863.834,64
CASH RECEIVED - INTEREST	
Interest received Credit Rights	2.539.240,82
Interest received under GIC	0,00
CONTENTIOUS	0,00
TRANSITORY PROPERTIES	0,00
OTHERS	66.049,70
RESERVE FUND	9.705.417,43

TOTAL CASH PAID END OF PERIOD	26.174.542,59
Ordinary Expenses	24.462,97
Extraordinary Expenses	3.181,50
Swap payment	252.881,66
Interest paid to Class A Bondholders	160.506,96
Interest paid to Class B Bondholders	24.858,40
Reserve Fund	9.428.140,74
Principal withholding Class A	13.863.832,96
Interest paid to Class C Bondholders	30.136,60
Principal withholding Class C	0,00
Interest paid to Subordinated Loan	10.694,95
Principal paid to Subordinated Loan	330.365,41
Fixed fee in favour of UCI	6.000,00
Excess spread	2.039.480,44

TREASURY ACCOUNT STATEMENT	9.428.140,74
PRINCIPAL RESERVE FUND	
Previous Balance	9.705.417,43
Difference	(277.276,69)
Outstanding Balance	9.428.140,74
WITHHOLDING	0,00
OTHERS	0,00

CREDIT ENHANCEMENT AND SUBORDINATED LOAN

CREDIT ENHANCEMENT ⁽¹⁾ ⁽²⁾		
CONCEPTS	INITIAL	September 15, 2021
SUBORDINATED ISSUE	72.100.000 (14,00%)	72.100.000 (15,29%)
SUBORDINATED LOAN	10.300.000 (2,00%)	9.428.140,74 (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	September 15, 2021
Total Outstanding	800.000,00	633.652,95
Interest Rate	0,142%	0,406%

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TRIGGERS OF THE MODEL

September 15, 2021

RESERVE FUND'S TRIGGERS

1. AMOUNT REQUIRED WITHHELD:	
Reserve Fund SHALL BE THE LESSER OF:	9.428.140,74
On every Interest Payment Date 2,00% Outstanding Principal Balance of the Assets	9.428.140,74
with a floor of 1% Initial Outstanding Principal Balance of the Assets	5.150.000,39
with a cap of initial Reserve Fund Required Amount	10.300.000,00
as long as the Reserve Fund withhold on previous Interest Paymen Date is the required	

RESERVE FUND REQUIRED LEVEL DECREASES

RENEGOTIATIONS OF INSTALMENT REDUCTION

Limit of 15,00% "of the Initial Principal Balance of the Assets	77.250.005,88
Number of loans that have been renegotiated	10
Principal Outstanding of renegotiated loans	1.728.485,06
% Principal Outstanding of renegotiated loans / Initial Principal balance	0,34%

COUNTERPARTIES

AGREEMENT	COUNTERPARTY	RATING AGENCY	MINIMUM RATING REQUIRED		CURRENT RATING
TREASURY ACCOUNT	SANTANDER	Fitch 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

September 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.

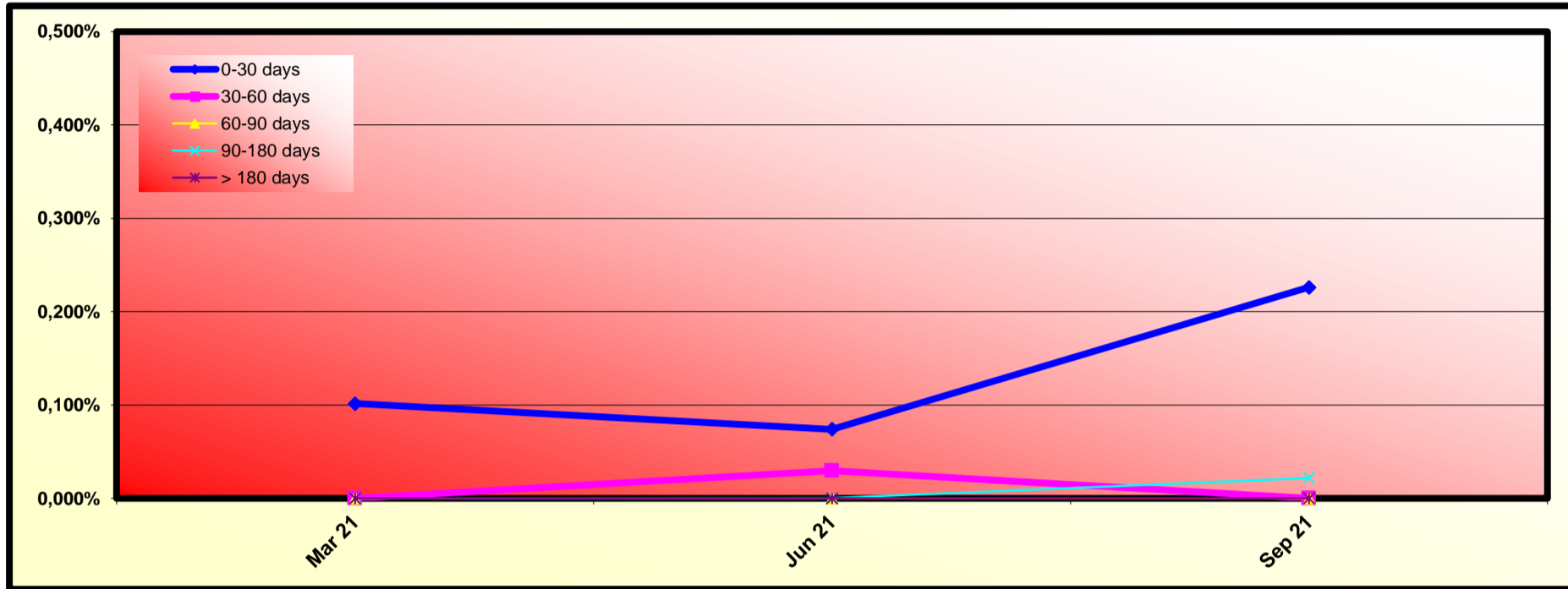


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HISTORICAL ARREARS AND PREPAYMENT REPORT

September 15, 2021

HISTORICAL ARREARS



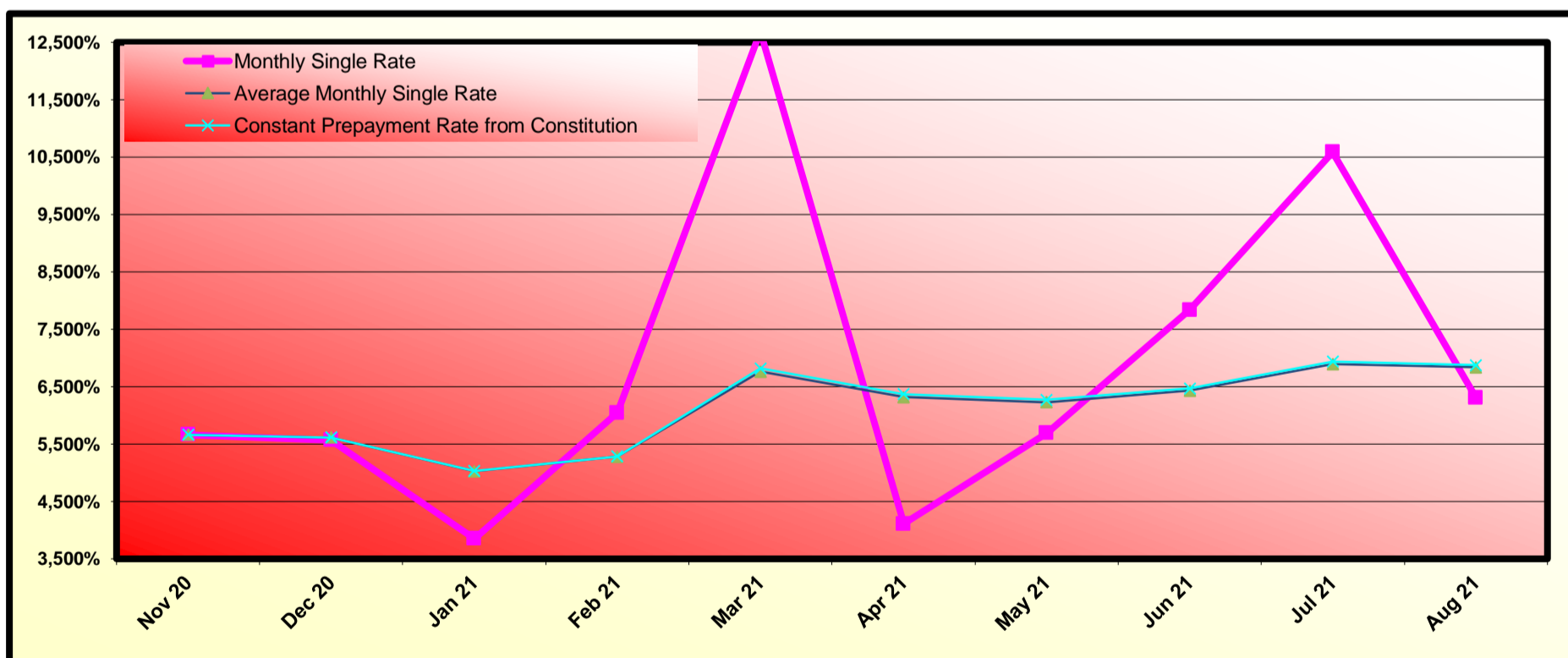
Date	Mar 21	Jun 21	Sep 21
0-30 days	0.102%	0.074%	0.226%
30-60 days	0.000%	0.030%	0.000%
60-90 days	0.000%	0.000%	0.000%
90-180 days	0.000%	0.000%	0.022%
> 180 days	0.000%	0.000%	0.000%

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

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

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

HISTORICAL PREPAYMENT



(*) Prepayment data calculated at previous end moth date

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QUARTERLY STATISTIC INFORMATION

September 8, 2021

Principal Outstanding					
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	
0	25.000	89	2,19%	1.625.184,60	0,34%
25.000	50.000	386	9,50%	14.826.631,35	3,15%
50.000	75.000	665	16,36%	42.191.433,47	8,95%
75.000	100.000	784	19,29%	68.297.064,45	14,49%
100.000	125.000	687	16,90%	76.956.239,00	16,32%
125.000	150.000	566	13,92%	77.392.660,46	16,42%
150.000	175.000	306	7,53%	49.281.006,10	10,45%
175.000	200.000	215	5,29%	40.255.975,73	8,54%
200.000	225.000	120	2,95%	25.297.237,80	5,37%
225.000	250.000	75	1,85%	17.769.862,27	3,77%
250.000	275.000	46	1,13%	12.057.672,93	2,56%
275.000	300.000	31	0,76%	8.832.692,19	1,87%
300.000	325.000	35	0,86%	10.955.757,68	2,32%
325.000	350.000	11	0,27%	3.693.093,47	0,78%
350.000	375.000	11	0,27%	3.965.736,55	0,84%
375.000	400.000	14	0,34%	5.345.595,89	1,13%
400.000	425.000	2	0,05%	832.989,40	0,18%
425.000	450.000	3	0,07%	1.308.994,06	0,28%
450.000	475.000	4	0,10%	1.815.599,16	0,39%
475.000	500.000	2	0,05%	976.176,91	0,21%
500.000	525.000	1	0,02%	508.385,51	0,11%
525.000	550.000	4	0,10%	2.135.154,15	0,45%
550.000	575.000	2	0,05%	1.113.308,84	0,24%
600.000	625.000	1	0,02%	613.372,34	0,13%
625.000	650.000	1	0,02%	625.399,21	0,13%
650.000	675.000	2	0,05%	1.323.285,67	0,28%
700.000	725.000	2	0,05%	1.410.527,86	0,30%
Total	4.065	100,00%	471.407.037,05	100,00%	

Maximum	Minimum	Simple Average
707.808,44	3.755,03	115.967,29

Nominal Interest (*)							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,00	0,50	110	2,71%	10.885.598,06	2,31%	0,37	0,86
0,50	1,00	504	12,40%	59.154.031,86	12,55%	0,71	1,19
1,00	1,50	641	15,77%	78.766.037,74	16,71%	1,11	1,59
1,50	2,00	60	1,48%	6.321.106,39	1,34%	1,87	2,06
2,00	2,50	557	13,70%	62.291.344,94	13,21%	2,26	1,90
2,50	3,00	1.900	46,74%	229.622.402,06	48,71%	2,76	0,50
3,00	3,50	293	7,21%	24.366.516,00	5,17%	3,11	0,16
Total	4.065	100,00%	471.407.037,05	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	353	8,68%	37.085.297,98	7,87%	07/07/2009	146,03	
2010	238	5,85%	27.417.158,39	5,82%	21/07/2010	133,57	
2011	144	3,54%	15.690.817,64	3,33%	04/05/2011	124,13	
2012	126	3,10%	10.897.716,06	2,31%	30/08/2012	108,27	
2013	255	6,27%	18.963.674,89	4,02%	28/07/2013	97,33	
2014	1	0,02%	32.748,77	0,01%	17/02/2014	90,70	
2015	60	1,48%	4.662.133,64	0,99%	24/07/2015	73,47	
2016	109	2,68%	8.584.599,36	1,82%	31/07/2016	61,27	
2017	284	6,99%	26.856.916,81	5,70%	13/07/2017	49,83	
2018	1.672	41,13%	212.233.821,26	45,02%	23/07/2018	37,50	
2019	823	20,25%	108.982.152,25	23,12%	15/05/2019	27,77	
Total	4.065	100,00%	471.407.037,05	100,00%	12/11/2016	57,87	

	Maximum	Minimum	Simple Average
Date	30/09/2019	05/01/2009	17/07/2016
Month	23,63	154,30	62,61

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September 8, 2021

Maturity Date						
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Mat. Date	Weighted Months
Until 2040	817	20,10%	59.777.044,89	12,68%	22/12/2036	183,47
2041	94	2,31%	8.459.986,25	1,79%	04/06/2041	236,87
2042	139	3,42%	14.878.082,28	3,16%	03/07/2042	249,83
2043	296	7,28%	31.350.667,23	6,65%	11/06/2043	261,10
2044	152	3,74%	17.835.387,23	3,78%	03/06/2044	272,83
2045	112	2,76%	12.684.470,19	2,69%	16/06/2045	285,27
2046	138	3,39%	16.945.462,06	3,59%	08/06/2046	297,00
2047	286	7,04%	33.754.783,04	7,16%	30/06/2047	309,73
2048	1.053	25,90%	143.672.129,56	30,48%	18/07/2048	322,33
2049	810	19,93%	108.978.274,59	23,12%	14/05/2049	332,20
2050	101	2,48%	13.710.715,37	2,91%	10/06/2050	345,07
2051	67	1,65%	9.360.034,36	1,99%	07/03/2051	353,97
Total	4.065	100,00%	471.407.037,05	100,00%	30/04/2046	295,73

	Maximum	Minimum	Simple Average
Date	01/06/2051	01/02/2022	22/01/2045
Month	361,93	4,87	284,59

Interest Rate Reset Period (*)				
Interest Rate Reset Period (*)	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
annually	89	2,19%	9.784.208,36	2,08%
Floating	77	1,89%	8.508.177,24	1,80%
Mixed	12	0,30%	1.276.031,12	0,27%
semiannually	2.402	59,09%	294.876.110,80	62,55%
Floating	1.547	38,06%	169.171.809,87	35,89%
Mixed	855	21,03%	125.704.300,93	26,67%
fixed	1.574	38,72%	166.746.717,89	35,37%
Fixed	1.574	38,72%	166.746.717,89	35,37%
Total	4.065	100,00%	471.407.037,05	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	1.624	39,95%	177.679.987,11	37,69%	1,11	1,59
EUR 12 M	1.624	39,95%	177.679.987,11	37,69%	1,11	1,59
Mixed	867	21,33%	126.980.332,05	26,94%	2,53	1,35
EUR 12 M	867	21,33%	126.980.332,05	26,94%	2,53	1,35
Fixed	1.574	38,72%	166.746.717,89	35,37%	2,86	0,00
Fixed	1.574	38,72%	166.746.717,89	35,37%	2,86	0,00
Total	4.065	100,00%	471.407.037,05	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	2,55
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	2.491	61,28%	304.660.319,16	64,63%	1,70	1,49
Fixed Rate	1.574	38,72%	166.746.717,89	35,37%	2,86	0,00
Total	4.065	100,00%	471.407.037,05	100,00%	2,11	1,49

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QUARTERLY STATISTIC INFORMATION

September 8, 2021

Property Location by Autonomous Community				
Property Location by Autonomous Community	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
ANDALUCIA	1.021	25,12%	102.602.919,56	21,77%
ARAGON	69	1,70%	6.172.290,22	1,31%
ASTURIAS	15	0,37%	1.168.564,30	0,25%
CANARIAS	189	4,65%	18.337.973,92	3,89%
CANTABRIA	23	0,57%	1.954.360,44	0,41%
CASTILLA LA MANCHA	107	2,63%	11.003.423,28	2,33%
CASTILLA Y LEON	19	0,47%	1.100.173,13	0,23%
CATALUÑA	747	18,38%	102.474.362,88	21,74%
COMUNIDAD VALENCIANA	417	10,26%	40.474.660,32	8,59%
EXTREMADURA	22	0,54%	1.942.202,07	0,41%
GALICIA	59	1,45%	5.073.686,19	1,08%
ISLAS BALEARES	109	2,68%	13.635.847,86	2,89%
LA RIOJA	5	0,12%	365.712,26	0,08%
MADRID	1.198	29,47%	160.210.652,24	33,99%
MURCIA	44	1,08%	2.398.412,48	0,51%
NAVARRA	4	0,10%	194.154,43	0,04%
PAIS VASCO	17	0,42%	2.297.641,47	0,49%
Total	4.065	100,00%	471.407.037,05	100,00%

Debtor's concentration (*)					
Debtor's concentration	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	CC.AA.
Debtor nº 1	1	0,02%	707.808,44	0,15%	Cataluña
Debtor nº 2	1	0,02%	702.719,42	0,15%	Cataluña
Debtor nº 3	1	0,02%	666.560,94	0,14%	Cataluña
Debtor nº 4	1	0,02%	656.724,73	0,14%	Madrid
Debtor nº 5	1	0,02%	625.399,21	0,13%	Andalucía
Debtor nº 6	1	0,02%	613.372,34	0,13%	Madrid
Debtor nº 7	1	0,02%	557.996,03	0,12%	Madrid
Debtor nº 8	1	0,02%	555.312,81	0,12%	Cataluña
Debtor nº 9	1	0,02%	543.455,34	0,12%	Madrid
Debtor nº 10	1	0,02%	537.557,45	0,11%	Madrid
Rest of Debtors	4.055	99,75%	465.240.130,34	98,69%	
Total	4.065	100,00%	471.407.037,05	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%	29	0,71%	471.586,25	0,10%	7,22%
10,00%	20,00%	116	2,85%	4.833.837,24	1,03%	15,92%
20,00%	30,00%	220	5,41%	15.791.834,84	3,35%	25,97%
30,00%	40,00%	418	10,28%	40.115.429,12	8,51%	35,81%
40,00%	50,00%	493	12,13%	57.214.065,56	12,14%	45,33%
50,00%	60,00%	484	11,91%	59.509.678,24	12,62%	55,00%
60,00%	70,00%	519	12,77%	63.260.153,86	13,42%	65,03%
70,00%	80,00%	688	16,92%	87.781.857,12	18,62%	75,16%
80,00%	90,00%	938	23,08%	118.546.039,05	25,15%	84,58%
90,00%	100,00%	160	3,94%	23.882.555,77	5,07%	91,81%
Total	4.065	100,00%	471.407.037,05	100,00%	65,18%	

Maximum	Minimum	Simple Average
95,42%	1,13%	61,71%

Residence Type				
Residence Type	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
First Residence	4.065	100,00%	471.407.037,05	100,00%
Total	4.065	100,00%	471.407.037,05	100,00%

RMBS PRADO VII

QUARTERLY STATISTIC INFORMATION

September 8, 2021

Number of securities				
Number of securities	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
1	2.896	71,24%	308.352.775,64	65,41%
2	982	24,16%	134.152.102,18	28,46%
3	161	3,96%	23.933.870,48	5,08%
4	25	0,62%	4.741.678,86	1,01%
5	1	0,02%	226.609,89	0,05%
Total	4.065	100,00%	471.407.037,05	100,00%

Borrower's nationality				
Borrower's nationality	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Spanish	3.727	91,69%	435.323.755,22	92,35%
Other	338	8,31%	36.083.281,83	7,65%
Total	4.065	100,00%	471.407.037,05	100,00%

Type of Dwelling				
Type of Dwelling	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Free Dwellings	3.483	85,68%	407.322.950,06	86,41%
Official Protection Housing	582	14,32%	64.084.086,99	13,59%
Total	4.065	100,00%	471.407.037,05	100,00%

Origination Channel				
Origination Channel	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding
Internet	293	7,21%	39.568.587,80	8,39%
Office or Branch Network	783	19,26%	104.575.458,12	22,18%
Third Party Channel but Underwriting Performed Entirely by the Originator	2.989	73,53%	327.262.991,13	69,42%
Total	4.065	100,00%	471.407.037,05	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	28	3,23%	2.890.248,96	2,28%	11/05/2022	8,19
1	2	75	8,65%	9.439.237,53	7,43%	16/05/2023	20,53
2	3	99	11,42%	15.798.222,92	12,44%	27/03/2024	31,04
3	4	8	0,92%	1.088.786,92	0,86%	24/10/2024	38,07
4	5	6	0,69%	715.126,30	0,56%	08/02/2026	53,82
5	6	15	1,73%	2.584.304,60	2,04%	28/04/2027	68,61
6	7	55	6,34%	7.758.787,37	6,11%	04/05/2028	81,02
7	8	48	5,54%	5.681.485,98	4,47%	17/02/2029	90,64
8	9	3	0,35%	417.440,38	0,33%	25/11/2029	100,02
9	10	2	0,23%	178.692,73	0,14%	10/07/2031	119,74
10	11	12	1,38%	1.745.089,21	1,37%	08/04/2032	128,86
11	12	43	4,96%	7.212.190,72	5,68%	14/06/2033	143,26
12	13	75	8,65%	11.391.378,36	8,97%	01/02/2034	150,97
13	14	4	0,46%	574.483,65	0,45%	01/10/2034	159,03
15	16	16	1,85%	2.224.159,71	1,75%	24/05/2037	191,26
16	17	106	12,23%	16.897.538,86	13,31%	07/06/2038	203,87
17	18	252	29,07%	37.502.380,26	29,53%	29/03/2039	213,72
18	19	18	2,08%	2.643.201,76	2,08%	01/10/2039	219,90
20	21	1	0,12%	120.711,65	0,10%	01/08/2042	254,40
22	23	1	0,12%	116.864,18	0,09%	01/07/2044	277,73
Total	867	100,00%	126.980.332,05	100,00%	10/05/2022	8,14	

	Maximum	Minimum	Simple Average
Date	01/07/2044	01/12/2021	30/11/2032
Month	277,73	2,80	136,71

RMBS PRADO VII

QUARTERLY STATISTIC INFORMATION

September 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	855	98,62%	125.704.300,93	99,00%	2,53	1,35	04/03/2033
EUR 12 M	855	98,62%	125.704.300,93	99,00%	2,53	1,35	04/03/2033
0-1	28	3,23%	2.890.248,96	2,28%	2,36	1,60	11/05/2022
1-2	75	8,65%	9.439.237,53	7,43%	2,15	1,57	16/05/2023
2-3	96	11,07%	15.419.420,60	12,14%	2,30	1,57	24/03/2024
3-4	8	0,92%	1.088.786,92	0,86%	2,37	1,54	24/10/2024
4-5	6	0,69%	715.126,30	0,56%	2,32	1,52	08/02/2026
5-6	15	1,73%	2.584.304,60	2,04%	2,37	1,42	28/04/2027
6-7	55	6,34%	7.758.787,37	6,11%	2,37	1,40	04/05/2028
7-8	48	5,54%	5.681.485,98	4,47%	2,51	1,39	17/02/2029
8-9	3	0,35%	417.440,38	0,33%	2,61	1,37	25/11/2029
9-10	2	0,23%	178.692,73	0,14%	2,70	1,39	10/07/2031
10-11	12	1,38%	1.745.089,21	1,37%	2,60	1,38	08/04/2032
11-12	42	4,84%	7.099.656,29	5,59%	2,53	1,39	15/06/2033
12-13	75	8,65%	11.391.378,36	8,97%	2,61	1,27	01/02/2034
13-14	4	0,46%	574.483,65	0,45%	2,72	1,18	01/10/2034
15-16	15	1,73%	2.171.660,59	1,71%	2,67	1,41	23/05/2037
16-17	104	12,00%	16.714.388,08	13,16%	2,60	1,39	08/06/2038
17-18	247	28,49%	36.953.335,79	29,10%	2,71	1,18	31/03/2039
18-19	18	2,08%	2.643.201,76	2,08%	2,71	1,08	01/10/2039
20-21	1	0,12%	120.711,65	0,10%	2,89	1,09	01/08/2042
22-23	1	0,12%	116.864,18	0,09%	2,90	1,29	01/07/2044
Annually	12	1,38%	1.276.031,12	1,00%	2,64	1,44	29/12/2033
EUR 12 M	12	1,38%	1.276.031,12	1,00%	2,64	1,44	29/12/2033
2-3	3	0,35%	378.802,32	0,30%	2,39	1,58	13/07/2024
11-12	1	0,12%	112.534,43	0,09%	2,49	1,39	01/04/2033
15-16	1	0,12%	52.499,12	0,04%	2,60	1,39	01/07/2037
16-17	2	0,23%	183.150,78	0,14%	2,88	1,47	21/01/2038
17-18	5	0,58%	549.044,47	0,43%	2,77	1,35	26/12/2038
Total	867	100,00%	126.980.332,05	100,00%	2,53	1,35	07/03/2033

Spread intervals for Mixed Loans							
Interval	Credit Rights	% Credit Rights	Principal Outstanding (€)	% Principal Outstanding	Weighted Nominal Interest	Weighted Spread	
0,00	0,50	52	6,00%	11.452.282,46	9,02%	2,64	0,99
0,50	1,00	588	67,82%	87.381.352,63	68,81%	2,56	1,32
1,00	1,50	225	25,95%	27.933.995,01	22,00%	2,39	1,61
1,50	2,00	2	0,23%	212.701,95	0,17%	2,51	2,09
Total		867	100,00%	126.980.332,05	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	103	6,34%	10.032.928,20	5,65%	0,36	0,85
1,00	1,50	558	34,36%	69.553.133,37	39,15%	0,74	1,23
1,50	2,00	597	36,76%	69.783.683,62	39,27%	1,13	1,61
2,00	2,50	26	1,60%	2.538.193,31	1,43%	1,79	2,28
2,50	3,00	312	19,21%	23.409.507,16	13,18%	2,19	2,68
3,00	3,50	21	1,29%	1.825.830,05	1,03%	2,68	3,17
3,50	4,00	7	0,43%	536.711,40	0,30%	3,19	3,68
Total		1.624	100,00%	177.679.987,11	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	6,31%
Average 12 Moth Single Rate	6,84%
Prepayment Rate from Constitution	6,87%

6,87%
0,59%

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	99,41%	99,52%	0,48%	5,66%	0,48%	5,66%	511.952.675,75
<i>31-dic.-20</i>	513.656.980,33	508.732.931,07	98,82%	99,04%	0,48%	5,62%	0,48%	5,57%	507.596.132,63
<i>31-ene.-21</i>	512.311.556,32	505.742.997,52	98,24%	98,72%	0,43%	5,03%	0,33%	3,85%	503.270.898,08
<i>28-feb.-21</i>	510.963.762,41	501.798.272,95	97,65%	98,21%	0,45%	5,29%	0,52%	6,04%	498.976.763,20
<i>31-mar.-21</i>	509.613.593,80	494.844.165,51	97,08%	97,10%	0,59%	6,82%	1,12%	12,69%	494.713.520,45
<i>30-abr.-21</i>	508.261.045,72	491.807.296,50	96,50%	96,76%	0,55%	6,37%	0,35%	4,11%	490.480.963,60
<i>31-may.-21</i>	506.906.113,35	488.107.775,85	95,93%	96,29%	0,54%	6,27%	0,49%	5,69%	486.278.887,76
<i>30-jun.-21</i>	505.548.791,89	483.500.870,32	95,36%	95,64%	0,56%	6,47%	0,68%	7,84%	482.107.089,34
<i>31-jul.-21</i>	504.189.076,52	477.725.087,77	94,80%	94,75%	0,60%	6,94%	0,93%	10,59%	477.965.366,08
<i>31-ago.-21</i>	502.826.962,41	473.853.516,98	94,24%	94,24%	0,59%	6,87%	0,54%	6,31%	473.853.516,98

FLows FOR EVERY BOND WITHOUT WITHHOLDING FOR THE HOLDER
(AMOUNTS IN EUR)
CPR: 6,87%

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:	399.307.080,31	2.004.102,61	401.311.182,92	38.600.000,00	401.028,27	39.001.028,27	33.500.000,00	483.996,83	33.983.996,83
15-sep.-21									
15-dic.-21	12.158.245,48	157.460,09	12.315.705,57	0,00	24.978,49	24.978,49	0,00	30.146,28	30.146,28
15-mar.-22	11.808.772,06	150.988,05	11.959.760,11	0,00	24.704,00	24.704,00	0,00	29.815,00	29.815,00
15-jun.-22	11.726.531,39	149.635,57	11.876.166,97	0,00	25.252,98	25.252,98	0,00	30.477,56	30.477,56
15-sep.-22	11.467.681,89	144.960,59	11.612.642,48	0,00	25.252,98	25.252,98	0,00	30.477,56	30.477,56
15-dic.-22	11.134.438,32	138.862,85	11.273.301,16	0,00	24.978,49	24.978,49	0,00	30.146,28	30.146,28
15-mar.-23	10.814.283,67	132.994,45	10.947.278,12	0,00	24.704,00	24.704,00	0,00	29.815,00	29.815,00
15-jun.-23	10.735.856,28	131.638,59	10.867.494,87	0,00	25.252,98	25.252,98	0,00	30.477,56	30.477,56
15-sep.-23	10.499.174,23	127.358,56	10.626.532,79	0,00	25.252,98	25.252,98	0,00	30.477,56	30.477,56
15-dic.-23	10.194.981,78	121.834,05	10.316.815,84	0,00	24.978,49	24.978,49	0,00	30.146,28	30.146,28
15-mar.-24	9.972.450,22	117.813,83	10.090.264,05	0,00	24.978,49	24.978,49	0,00	30.146,28	30.146,28
17-jun.-24	9.821.399,42	115.132,81	9.936.532,23	0,00	25.252,98	25.252,98	0,00	30.477,56	30.477,56
16-sep.-24	9.599.086,31	111.217,34	9.710.303,65	0,00	25.252,98	25.252,98	0,00	30.477,56	30.477,56
16-dic.-24	9.317.825,07	106.223,22	9.424.048,28	0,00	24.978,49	24.978,49	0,00	30.146,28	30.146,28
17-mar.-25	9.046.896,50	101.421,98	9.148.318,48	0,00	24.704,00	24.704,00	0,00	29.815,00	29.815,00
16-jun.-25	8.973.856,63	100.069,10	9.073.925,74	0,00	25.252,98	25.252,98	0,00	30.477,56	30.477,56
15-sep.-25	242.035.601,05	96.491,53	242.132.092,57	38.600.000,00	25.252,98	38.625.252,98	33.500.000,00	30.477,56	33.530.477,56