

F.T.A. UCI 15

SANTANDER DE TITULIZACION, S.G.F.T, S.A.
CALLE JUAN IGNACIO LUCA DE TENA 9-11
28027 MADRID
santanderdetitulizacion@gruposantander.es

NAME OF THE FUND: **F.T.A. UCI 15**

INFORMATION AT: **QUARTER/SEMESTER:** December 18, 2020 - March 18, 2021 **YEAR:** 2020

Acting on behalf of Santander de Titulización S.G.F.T., S.A. as General Manager: **Signature:**
INAKI REYERO ARREGUI - GENERAL MANAGER

I. DATA OF THE FUND

Constitution Date	April 28th, 2006	Paying Agent	BANCO SANTANDER	
Disbursement Date	May 5th, 2006	Negotiation Market	AIAF	
Final Date of Redemption	December 18th, 2048	Ratings Agencies	FITCH RATINGS STANDARD & POORS	
Management Company	SANTANDER DE TITULIZACION, S.G.F.T., S.A.	Rating	Initial	Current
	UNIÓN DE CRÉDITOS INMOBILIARIOS, S.	CLASS A	AAA/AAA	BBB / A+
		CLASS B	A+/A-	BB- / BBB
		CLASS C	BBB+/BBB	CCC / B-
		CLASS D	CCC-/No Rating	CCC / No Rating

II. SECURITIES ISSUED CHARGED TO THE FUND: SECURITISATION BONDS

CLASS PRIORITY ISIN CODE	NUM BONDS	NOMINAL			
			Initial	Current	%Act/In
CLASS A ES0380957003	13.406	Nominal per Bond	100.000,00	22.444,92	
		Total Nominal	1.340.600.000,00	300.896.597,52	22,44%
CLASS B ES0380957011	329	Nominal per Bond	100.000,00	100.000,00	
		Total Nominal	32.900.000,00	32.900.000,00	100,00 %
CLASS C ES0380957029	565	Nominal per Bond	100.000,00	100.000,00	
		Total Nominal	56.500.000,00	56.500.000,00	100,00 %
CLASS D ES0380957037	216	Nominal per Bond	100.000,00	59.627,19	
		Total Nominal	21.600.000,00	12.879.473,04	59,63%

REDEMPTION AND INTEREST OF THE BONDS					
Current			Next		
Payment Date of the Current Period March 18, 2021			Next Payment Date June 18, 2021		
	Redemption of the Bonds	Gross Interest	Interest Rate	Gross Interest Next Coupon	Net Interest Next Coupon
CLASS A	1.023,03 €	0,00 €	0,000%	0,00 €	0,00 €
CLASS B	0,00 €	0,00 €	0,000%	0,00 €	0,00 €
CLASS C	0,00 €	0,00 €	0,000%	0,00 €	0,00 €
CLASS D	2.232,19 €	6,19 €	0,038%	5,79 €	4,69 €
Accrued amortisation due not payed	0,00 €				
Scheduled Amortisation	NO				

III. ASSET PURCHASED BY THE FUND: CREDIT RIGHTS

CREDIT RIGHTS	ISSUE DATE	CURRENT DATE
Number of CR's	13.817	6.461
CR's Outstanding to be amortised	1.430.000.010,21	429.315.722,01
CR's Outstanding per Loan to be amortised	103.495,69	66.447,26
Interest Rate	3,99 %	1,92%

PREPAYMENT RATE	CURRENT SITUATION
Monthly Single Rate	6,63%
Average Monthly Single Rate	4,02%
Constant Prepayment Rate from Constitution	5,63%

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QUARTERLY BONDS PAYOUT REPORT

March 18th, 2021

BONDS. PRINCIPAL	
Previous Balance	417.372.963,78 €
Principal Amortised	14.196.893,22 €
Outstanding Balance	403.176.070,56 €
% of Initial Balance	27,77%
Principal accrued and unpaid	0,00 €

DATA	
Pool Cut-Off Date	3/11/2021
Payment Date	3/18/2021
Last Payment Date	12/18/2020
Number of Days (Act/360)	90
Reference Interest Rate (%)	-0,542%
Next Payment Date	6/18/2021

INTEREST PAID	
CLASS A	0,00 €
CLASS B	0,00 €
CLASS C	0,00 €
CLASS D	1.337,04 €
Interest accrued and unpaid	0,00 €

RESIDUAL LIFE (YEARS)		
	INITIAL	3/18/2021
CLASS A	3,71	4,51
CLASS B	6,30	8,26
CLASS C	6,30	8,26
CLASS D	6,34	7,43

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QUARTERLY COLLATERAL REPORT

March 18th, 2021

PRINCIPAL	
Previous Balance	445.387.492,73 €
Principal Amortised	16.071.770,72 €
Outstanding Balance	429.315.722,01 €
Number of Credit Rights	6.461
LTV	48,34%

PRINCIPAL BALANCE IN ARREARS					
	UP to 30 DAYS	30 to 60 DAYS	60 to 90 DAYS	90 to 180 DAYS	MORE THAN 180 DAYS
Principal Balance in Arrears	24.133,49 €	18.800,10 €	11.659,37 €	35.684,34 €	5.123.428,25 €
Interest accrued on Credit Rights in Arrears	10.353,71 €	8.012,86 €	5.907,32 €	15.525,35 €	3.638.814,27 €
Outstanding Balance	9.133.911,54 €	3.651.716,11 €	1.865.905,70 €	2.309.545,58 €	9.941.053,20 €
Number of Credit Rights	108	50	27	26	86
% of Outstanding Balance	2,13%	0,85%	0,43%	0,54%	2,32%

WRITE OFF	
Cumulative WRITE OFF as of previous balance	41.376.237,18 €
Difference in Actual Period	-2.357.103,82 €
Cumulative WRITE OFF up to date	39.019.133,36 €

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QUARTERLY COLLATERAL REPORT

March 18th, 2021

TRANSITORY PROPERTIES	
Last balance	14.412.389,13 €
Difference in Actual Period	-452.534,19 €
Current balance	13.959.854,94 €
Transitory properties CR's number	293

NET LOSSES	
Last balance	64.665.672,92 €
Difference in Actual Period	1.371.990,68 €
Current balance	66.037.663,60 €

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QUARTERLY REPORT - ALLOCATION OF CASH

March 18th, 2021

TOTAL CASH RECEIVED END OF PERIOD	17.176.398,73 €
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	13.530.242,55 €
CASH RECEIVED - INTEREST	
Interest received from Credit Rights	1.538.142,97 €
Interest received under GIC	0,00 €
INCOMES/EXPENSES OF TRANSITORY PROPERTIES	2.075.121,17 €
INCOMES/EXPENSES OF INSURED PROPERTIES	32.980,00 €
OTHERS	-87,96 €

TREASURY ACCOUNT STATEMENT	12.879.727,92 €
PRINCIPAL RESERVE FUND	
Previous Balance	13.361.626,08 €
Difference	-482.153,04 €
Outstanding Balance	12.879.473,04 €
WITHHOLDING TAXES	254,88 €

TOTAL CASH PAID END OF PERIOD	17.176.398,73 €
ORDINARY EXPENSES	1.308,20 €
MANAGEMENT FEE	20.582,78 €
SWAP PAYMENT	0,00 €
SWAP COLLECTION	0,00 €
INTEREST ON CLASS A BONDS	0,00 €
INTEREST ON CLASS B BONDS	0,00 €
INTEREST ON CLASS C BONDS	0,00 €
REDEMPTION ON CLASS A BONDS	13.714.740,18 €
INTEREST ON CLASS D BONDS	1.337,04 €
REDEMPTION ON CLASS D BONDS	482.153,04 €
FIXED FEE	6.000,00 €
VARIABLE FEE	3.432.430,53 €
RESERVE FUND	-482.153,04 €

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CREDIT ENHANCEMENT AND SUBORDINATED LOAN

March 18th, 2021

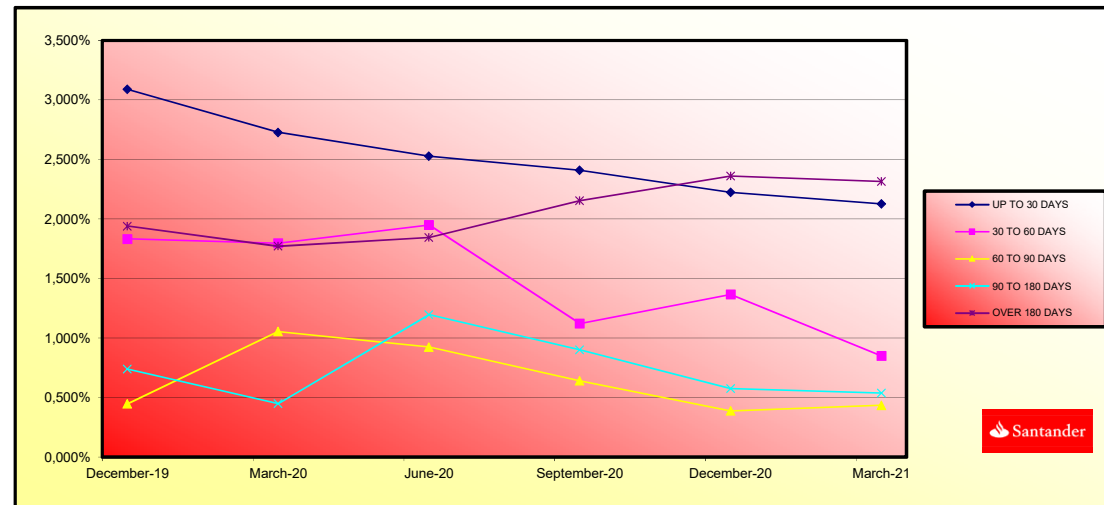
CREDIT ENHANCEMENT				
CONCEPTS	INITIAL		March 18th, 2021	
SUBORDINATED ISSUE	89.400.000,00 €	(6,25%)	89.400.000,00 €	(20,82%)
PRINCIPAL RESERVE FUND	21.600.000,00 €	1,51%	12.879.473,04 €	3,00%

SUBORDINATED LOANS		
CONCEPTS	INITIAL	March 18th, 2021
SUBORDINATED LOAN SCH		
Total Outstanding Subordinated Loan	705.000,00 €	0,00 €
Interest Rate	3,490 %	---
SUBORDINATED LOAN UCB		
Total Outstanding Subordinated Loan	705.000,00 €	0,00 €
Interest Rate	3,490 %	---

FONDO DE TITULIZACIÓN DE ACTIVOS
UCI 15

ARREARS PERFORMANCE
MARCH 18th, 2021

ARREARS PERFORMANCE						
	December-19	March-20	June-20	September-20	December-20	March-21
UP TO 30 DAYS	3,091%	2,728%	2,527%	2,411%	2,224%	2,128%
30 TO 60 DAYS	1,833%	1,797%	1,950%	1,121%	1,365%	0,851%
60 TO 90 DAYS	0,446%	1,054%	0,924%	0,641%	0,387%	0,435%
90 TO 180 DAYS	0,741%	0,448%	1,196%	0,901%	0,577%	0,538%
OVER 180 DAYS	1,940%	1,771%	1,845%	2,154%	2,362%	2,316%



	LEGAL MORATORIUM	VOLUNTARY / SECTORIAL MORATORIUM	TOTAL MORATORIUM
Number of Loans	0	358	358
Outstanding Balance	0,00 €	27.789.656,75 €	27.789.656,75 €
% over Outstanding Balance	0,00%	6,47%	6,47%

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.

Until 28.02.20201, an amount of 29.248.268,70 € (341 loans) corresponds to loans with overdue moratorium, that is no longer in force.

FONDO DE TITULIZACIÓN DE ACTIVOS
UCI 15

TRIGGERS
MARCH 18th, 2021

TRIGGERS BONDS	
1. IF 1.a) IS HIGHER THAN 1.b) THERE IS NO REDEMPTION OF CLASS B AND CLASS C:	
1.a) CR'S IN ARREARS OVER 90 DAYS	51.269.732,14 €
1.b) 2% CR'S OUTSTANDING BALANCE	8.586.314,44 €

THE AMORTISATION TRIGGER HAS BEEN REACHED, SO NEITHER CLASS B NOR CLASS C SHALL BE REDEEMED.

TRIGGERS RESERVE FUND	
1. IF 1.a) IS LOWER THAN 1.b) THERE IS NO REDEMPTION OF RESERVE FUND:	
1.a) CR'S OUTSTANDING BALANCE	429.315.722,01 €
1.b) 10% CR'S INITIAL OUTSTANDING BALANCE	143.000.001,02 €
2. IF 2.a) IS LOWER THAN 2.b) THERE IS NO REDEMPTION OF RESERVE FUND:	
2.a) CR'S INTEREST RATE	1,92%
2.b) WEIGHTED AVERAGE RATE BONDS A B, C y D + 0,40%	0,40%

THE TRIGGERS HAVE NOT BEEN REACHED.

RESERVE FUND LEVELS		
CURRENT ARREARS PERCENTAGE < 0,75%	HIGHER OF 3% CR OUTSTANDING BALANCE 0,40% INITIAL CR BALANCE	N/A
CURRENT ARREARS PERCENTAGE BETWEEN 0,75% AND 1,25%	HIGHER OF 3% CR OUTSTANDING BALANCE 0,70% INITIAL CR BALANCE	N/A
CURRENT ARREARS PERCENTAGE > 1,25%	HIGHER OF 3% CR OUTSTANDING BALANCE 0,80% INITIAL CR BALANCE	12.879.473,04 €

INTEREST DEFERRAL FOR CLASS B AND C	
IF 1) IS HIGHER THAN 2)+3) CLASS B INTERESTS ARE DEFERRED TO POSITION 7 ^o	
1) CLASS A OUTSTANDING BALANCE	314.611.337,70 €
2) CR OUTSTANDING BALANCE (EXCLUDING WRITE OFF)	387.262.195,56 €
3) REMAINING FUNDS AFTER PAYMENTS POINTS 1 ^o TO 4 ^o	30.516.133,83 €
IF 1) IS HIGHER THAN 2)+3) CLASS C INTERESTS ARE DEFERRED TO POSITION 8 ^o	
1) CLASS A AND CLASS B OUTSTANDING BALANCE	347.511.337,70 €
2) CR OUTSTANDING BALANCE (EXCLUDING WRITE OFF)	387.262.195,56 €
3) REMAINING FUNDS AFTER PAYMENTS POINTS 1 ^o TO 5 ^o	30.516.133,83 €

CLASS B INTEREST ARE NOT DEFERRED

CLASS C INTEREST ARE NOT DEFERRED

LIQUIDITY REMAINING	
Current Balance	1.516.251,99 €

IF 1.a) IS HIGHER THAN 9,60% CR OUTSTANDING BALANCE, INTEREST ON CLASS B or C SHALL BE DEFERRED		NO
1.a) ACCRUED DEFAULT BALANCE WILL BE THE SUM OF i) + ii)		42.101.868,55 €
i) CR OUTSTANDING BALANCE WITH ARREARS HIGHER THAN 18 MONTHS		42.053.526,45 €
ii) CR OUTSTANDING BALANCE IN PROCESS OF EXECUTION OF GUARANTEES WITH ARREARS LOWER THAN 18 MONTHS		48.342,10 €
RATIO		2,94%

AGREEMENT	COUNTERPARTY	RATING AGENCY	MINIMUM RATING REQUIRED	CURRENT RATING
TREASURY ACCOUNT	BANCO SANTANDER	S&P FITCH	A-1 s/t F-1 s/t	A-1 s/t F-1 s/t*
PAYMENT AGENT	BANCO SANTANDER	S&P FITCH	A-1 s/t F-1 s/t	A-1 s/t F-1 s/t*

(*) Rating Deposit

THE COUNTERPARTY MEETS THE MINIMUM RATING REQUIRED.

LTV				
	OUTSTANDING BALANCE (M EUR)	% OUTSTANDING BALANCE	NUMBER OF LOANS	% NUM LOANS
0,20 - 39,99	84.807.230,97 €	20,94%	1.361	30,00%
40,00 - 49,99	73.984.455,68 €	18,26%	798	17,59%
50,00 - 59,99	106.505.037,11 €	26,29%	1.156	25,49%
60,00 - 69,99	75.527.893,28 €	18,65%	705	15,54%
70,00 - 79,99	48.466.005,96 €	11,96%	393	8,66%
> 80,00	15.791.456,25 €	3,90%	123	2,71%
	405.082.079,25 €	100,00%	4.536	100,00%

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DEFINITIONS

March 18th, 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.

ACCRUED DEFAULT BALANCE Will be the balance of the loans which have outstanding instalmentes for longer than 18 months, or which have begun the process of execution of guarantees (if this process occurs previous to the 18 months from the first failure to pay), discounting the recovered amounts.

WRITE OFF Those loans that at a given date are unpaid for a period equal or higher to 12 or 18 months (according to Prospectus) of arrears in due payments.

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.

