



F.T.H. UCI 10

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

C/ JUAN IGNACIO LUCA DE TENA 9-11

28027 MADRID

santanderdetitulizacion@gruposantander.com



NAME OF THE FUND:

FTH UCI 10

INFORMATION AT:

QUARTER/SEMESTER

22 09 2020 - 22 12 2020

YEAR:

2020

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	May 14th, 2004	Paying Agency	BANCO SANTANDER	
Disbursement Date	May 19th, 2004	Negotiation Market	AIAF	
Final Date of Redemption	June 22nd, 2036	Rating Agencies	STANDARD & POORS	
Gestora	SANTANDER DE TITULIZACION, S.G.F.T., S.A.	Rating	Initial	Current
Credit Rights's Seller	UNION DE CREDITOS INMOBILIARIOS	Series A	AAA	AA-
		Series B	A-	B-

II. SECURITIES ISSUED CHARGED TO THE FUND: SECURITISATION BONDS

SERIES PRIORITY OF PAYMENT (ISIN CODE)	NUMBER OF BONDS	NOMINAL (Euros)			
			INITIAL	CURRENT	%Curr/In
Series A ES0338146006	6.790	Nominal per Bond	100.000,00 €	10.720,40 €	10,72%
		Total Nominal	679.000.000,00 €	72.791.516,00 €	
Series B ES0338146014	210	Nominal per Bond	100.000,00 €	23.435,25 €	23,44%
		Total Nominal	21.000.000,00 €	4.921.402,50 €	

REDEMPTION AND INTEREST OF THE BONDS

Current		Next			
Payment Date of the Current Period December 22nd, 2020		Next Payment Date March 22nd, 2021			
	Redemption of the Bonds	Gross Interest	Interest Rate	Gross Interest in Next Payment Date	Net Interest in Next Payment Date
Series A	333,11 €	0,00 €	0,000%	0,00 €	0,00 €
Series B	0,00 €	0,00 €	0,000%	0,00 €	0,00 €
Accrued amortisation due not paid	0,00 €				
Scheduled Amortisation	NO				



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III. ASSETS PURCHASED BY THE FUND: CREDIT RIGHTS

CREDIT RIGHTS	ISSUE DATE	CURRENT DATE
Number of CR´s	8.500	1.805
Principal Outstanding	700.000.623,37 €	78.439.189,80 €
Principal Outstanding per Loan	82.353,01 €	43.456,61 €
Interest Rate	3,75%	1,02%

PREPAYMENT RATE	CURRENT DATE
Monthly Single Rate	3,28%
Average Monthly Single Rate	3,32%
Constant Prepayment Rate from Constitution	8,24%

F.T.H. UCI 10**QUARTERLY BONDS PAYOUT REPORT**

December 22,2020

BONDS. PRINCIPAL	
Previous Balance	79.974.735,40 €
Principal Amortised	2.261.816,90 €
Outstanding Balance	77.712.918,50 €
% of Initial Balance	11,10%
Principal Accrued and unpaid	0,00 €

DATA	
Pool Cut-off Date	December 15,2020
Payment Date	December 22,2020
Previous Payment Date	September 22,2020
Number of Days (Act/360)	91
Reference Interest Rate (%)	-0,537%
Next Payment Date	March 22,2021

INTEREST PAID	
CLASS A	- €
CLASS B	- €
Interest accrued and unpaid	0,00 €

RESIDUAL LIFE (YEARS)		
	INITIAL	December 22,2020
Class A	3,06	0,95
Class B	10,15	0,91

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QUARTERLY COLLATERAL REPORT

December 22,2020

PRINCIPAL	
Previous Balance	80.696.153,13 €
Principal Amortised	2.256.963,33 €
Outstanding Balance	78.439.189,80 €
Number of Credit Rights	1.805
LTV	27,72%

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	4.958,32 €	2.147,96 €	3.100,66 €	9.430,47 €	210.061,03 €
Interest accrued on Credit Rights's in Arrears	658,21 €	316,94 €	1.188,08 €	1.759,29 €	36.646,82 €
Outstanding Balance	1.175.156,82 €	293.008,47 €	557.541,68 €	342.267,52 €	865.860,81 €
Number of Credit Rights	22	4	7	6	13
% of Outstanding Balance	1,50%	0,37%	0,71%	0,44%	1,10%

WRITE OFF	
WRITE OFF as of previous balance cumulative	721.448,21 €
Difference in Actual Period	4.879,58 €
WRITE OFF up to date cumulative	726.327,79 €

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QUARTERLY COLLATERAL REPORT

December 22,2020

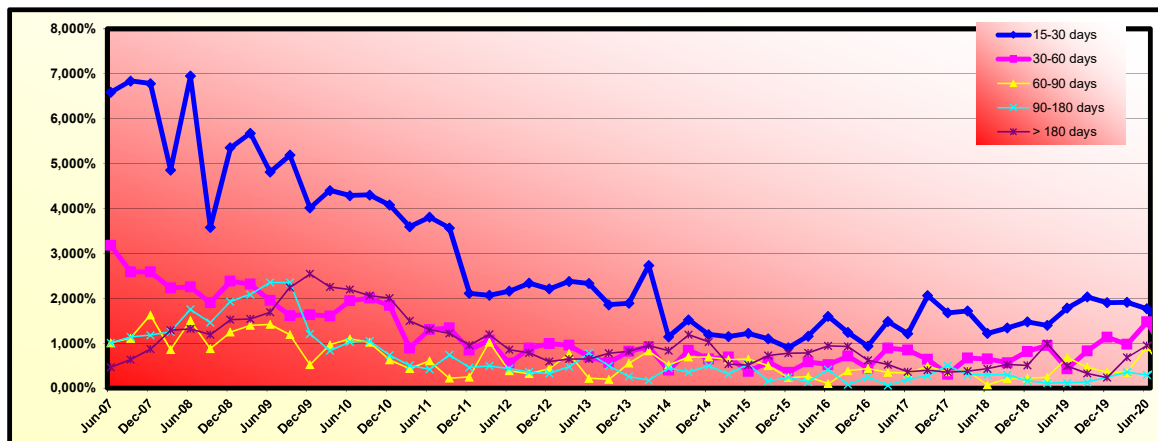
TRANSITORY PROPERTIES	
Last balance	394.904,69 €
Difference in Actual Period	(21.296,23) €
Current balance	373.608,46 €
Number of Credit Rights	11

FONDO DE TITULIZACIÓN HIPOTECARIA UCI 10

HISTORICAL ARREARS REPORTS

December 22nd, 2020

Date	Sep-19	dic-19	mar-20	jun-20	sep-20	dic-20
15-30 days	1,780%	2,030%	1,906%	1,909%	1,766%	1,498%
30-60 days	0,426%	0,825%	1,138%	0,980%	1,475%	0,374%
60-90 days	0,685%	0,465%	0,357%	0,700%	0,918%	0,711%
90-180 days	0,119%	0,133%	0,245%	0,358%	0,292%	0,436%
> 180 days	0,493%	0,328%	0,235%	0,265%	0,953%	1,104%



	LEGAL MORATORIUM	VOLUNTARY / SECTORIAL MORATORIUM	TOTAL MORATORIUM
Number of Loans	76	---	76
Outstanding Balance	4.526.207,14 €	---	4.526.207,14 €
% over Outstanding Balance	5,77%	---	5,77%

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.

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QUARTERLY REPORT - ALLOCATION OF CASH

December 22,2020

TOTAL CASH RECEIVED END OF PERIOD	2.458.737,59 €
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	2.242.405,09 €
CASH RECEIVED - INTEREST	
Interest received from Credit Rights	192.842,56 €
Interest received under GIC	0,00 €
CONTENTIOUS	0,00 €
TRANSITORY PROPERTIES	24.000,00 €
OTHERS	(510,06) €

TREASURY ACCOUNT STATEMENT	6.110.936,79 €
PRINCIPAL RESERVE FUND	
Previous Balance	6.110.936,79 €
Difference	0,00 €
Outstanding Balance	6.110.936,79 €
WITHHOLDING TAXES AND OTHER EXPENSES	0,00 €
OTHERS	0,00 €

TOTAL CASH PAID END OF PERIOD	2.458.737,59 €
Fee management	15.563,44 €
Ordinary Expenses	181,50 €
Interest paid to Class A Bondholders	0,00 €
Interest paid to Class B Bondholders	0,00 €
Principal withholding A	2.261.816,90 €
Principal withholding B	0,00 €
Interest deferred Class B Bondholders	0,00 €
Interest Sub. Loan Reserve Fund	0,00 €
Principal redemption Sub. Loan Reserve Fund	0,00 €
Interest paid to Subordinated Loan Reserve Fund	1.463,57 €
Repayment of Subordinated Loan initial expenses	0,00 €
Fixed fee	6.000,00 €
Variable fees	173.712,18 €
Use of Reserve Fund	0,00 €

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CREDIT ENHANCEMENT AND SUBORDINATED LOAN

December 22,2020

CREDIT ENHANCEMENT		
CONCEPTS	INITIAL	December 22,2020
SUBORDINATED ISSUE	3,00%	6,33%
PRINCIPAL RESERVE FUND	6.650.000 € (0,95%)	6.110.936,79 € (7,86%)

SUBORDINATED LOANS		
CONCEPTS	INITIAL	December 22,2020
SUBORDINATED LOAN PRINCIPAL BS		
Total Outstanding Subordinated Loan	4.120.000,00€	3.057.478,87€
Interest Rate	2,260%	0,063%
SUBORDINATED LOAN PRINCIPAL UCB		
Total Outstanding Subordinated Loan	4.120.000,00€	3.057.478,87€
Interest Rate	2,260%	0,063%

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TRIGGERS OF THE MODEL

December 22,2020

RESERVE FUND's TRIGGERS

THIS RESERVE FUND WILL REMAIN CONSTANT IN 6.110.936,79 BECAUSE THE FIRST TRIGGER WAS REACHED IN SEPTEMBER 2007

BONDS TRIGGERS

1. IF 1.A) IS HIGHER THAN 1.B) THERE IS NO REDEMPTION OF CLASS B:

1.A) MP'S IN ARREARS OVER 90 DAYS	1.934.456,12 €
1.B) 2,25% MP'S OUTSTANDING BALANCE	1.764.881,77 €

2. IF 2.A) IS LOWER THAN 2.B) THERE IS NO REDEMPTION OF CLASS B:

2.A) MP'S OUTSTANDING BALANCE	78.439.189,80 €
2.B) 10% INITIAL MP'S OUTSTANDING BALANCE	70.000.062,34 €

SOME TRIGGER HAS BEEN BREACHED. SERIES B DOES NOT REDEEMS

DEFERRAL INTEREST TRIGGERS

1. SERIES B WILL DEFER INTEREST PAYMENT IF 1.a) IS GREATER THAN 1.b)

1.a) Credit Right defaults over 90 days	1.934.456,12 €
1.b) 9.00% of Initial Outstanding of Credit Rights	7.059.527,08 €

No deferral on interest of Series B

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COUNTERPARTIES
December 22,2020

AGREEMENT	COUNTERPARTY	RATING AGENCY	MINIMUM RATING REQUIRED	CURRENT RATING
TREASURY ACCOUNT	BANCO SANTANDER	S&P	A-1 st	A-1 st

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INFORME TRIMESTRAL DE ESTADISTICOS

22 de diciembre de 2020

LISTADO ESTADÍSTICO DE RATIO PPAL PENDIENTE vs VALOR DE TASACION

Intervalos		Ppal Pendiente	%	Nº de Activos	%
Desde	Hasta				
0	10	2.064.442,03	2,6319%	222	12,2992%
10	20	8.371.138,82	10,6721%	282	15,6233%
20	30	21.144.082,41	26,9560%	461	25,5402%
30	40	28.828.442,10	36,7526%	548	30,3601%
40	50	13.433.796,44	17,1264%	235	13,0194%
50	60	2.608.451,32	3,3254%	33	1,8283%
60	70	1.760.565,62	2,2445%	21	1,1634%
70	80	228.271,06	0,2910%	3	0,1662%
Totales:		78.439.189,80	100,0000%	1.805	100,0000%

Ratio Máximo: 77,75%
 Ratio Mínimo: 0,00%
 Ratio Medio: 27,72%

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DEFINITIONS

December 22,2020

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.

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).

FAILED LOANS

Those loans which the Originator considers that will not recover or those loans that at a given date are unpaid for a period equal or greater than 12 or 18 months (according to Prospectus)

TRANSITORY PROPERTIES

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

