

F.T.A. UCI 15

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

DENOMINACION DEL FONDO: F.T.A. UCI 15

INFORMACIÓN CORRESPONDIENTE AL: TRIMESTRE/SEMESTRE: 19/09/2022 - 19/12/2022 AÑO: 2022

Personas que asumen la responsabilidad de esta información y cargos que ocupan: JUAN CARLOS BERZAL VALERO - DIRECTOR GENERAL Firma:

I. DATOS GENERALES SOBRE EL FONDO

Fecha de Constitución del Fondo	28 abril 2006	Agencia de pago de Bonos	BANCO SANTANDER	
Fecha de Desembolso BT's	05 mayo 2006	Negociación Mercado	AIAF	
Fecha Final Amortización	18 diciembre 2048	Agencias de calificación	FITCH RATINGS STANDARD & POORS	
Sociedad Gestora	SANTANDER DE TITULIZACION, S.G.F.T, S.A.	Calificación	Inicial	Actual
	UNIÓN DE CRÉDITOS INMOBILIARIOS, S.A.	B.T.A'S SERIE A	AAA/AAA	A+ / AA
		B.T.A'S SERIE B	A+/A-	BB+ / BB
		B.T.A'S SERIE C	BBB+/BBB	CCC / B-
		B.T.A'S SERIE D	CCC-/No Rating	CCC / No Rating

II. VALORES EMITIDOS POR EL FONDO: BONOS DE TITULIZACION

SERIES PRELACIÓN CÓDIGO ISIN	Nº BONOS	NOMINAL EN CIRCULACIÓN			
		Nominal Unitario	Inicial	Actual	%Act/In
B.T.A'S SERIE A ES0380957003	13.406	100.000,00	100.000,00	16.545,95	
		Nominal Total	1.340.600.000,00	221.815.005,70	16,55%
B.T.A'S SERIE B ES0380957011	329	100.000,00	100.000,00	100.000,00	
		Nominal Total	32.900.000,00	32.900.000,00	100,00 %
B.T.A'S SERIE C ES0380957029	565	100.000,00	100.000,00	100.000,00	
		Nominal Total	56.500.000,00	56.500.000,00	100,00 %
B.T.A'S SERIE D ES0380957037	216	100.000,00	100.000,00	52.962,97	
		Nominal Total	21.600.000,00	11.440.001,52	52,96%

AMORTIZACION E INTERESES BONOS					
Actual			Próximo		
Fecha Amortización Período Actual 19 de diciembre de 2022			Fecha Próximo Cupón 21 de marzo de 2023		
	Amortización de los Bonos	Intereses Brutos Bonos	Tipo de Interés	Importe Bruto Próximo Cupón	Importe Neto Próximo Cupón
B.T.A'S SERIE A	818,72 €	51,36 €	2,202%	93,11 €	75,42 €
B.T.A'S SERIE B	0,00 €	328,61 €	2,332%	595,96 €	482,72 €
B.T.A'S SERIE C	0,00 €	394,33 €	2,592%	662,40 €	536,54 €
B.T.A'S SERIE D	0,00 €	215,54 €	2,642%	357,59 €	289,65 €
Amortización devengada no pagada	0,00 €				
Amortización Calendario	NO				

III. ACTIVOS ADQUIRIDOS POR EL FONDO: DERECHOS DE CRÉDITO

DERECHOS DE CRÉDITO	A LA EMISIÓN	SITUACIÓN ACTUAL
Número de Derechos de Crédito	13.817	5.401
Saldo Pendiente de Amortizar Derechos	1.430.000.010,21 €	334.802.254,60 €
Importes Unitarios Derechos Vivos	103.495,69 €	61.988,94 €
Tipos de Interés	3,99 %	2,34%

TASAS DE AMORTIZACIÓN ANTICIPADA	SITUACIÓN ACTUAL
Tasa mensual actual anualizada:	5,68%
Tasa últimos 12 meses anualizada:	8,37%
Tasa anualizada desde Constitución del Fondo	5,84%

MOROSIDAD ACTUAL	Hasta 1 mes	De 1 a 6 meses	Mayor de 6 meses
Deuda Vencida(Principal+Intereses)	44.295,61 €	287.670,65 €	6.599.832,95 €
Deuda Pendiente de vencimiento	0,00 €	0,00 €	330.312.763,03 €
Deuda Total	44.295,61 €	287.670,65 €	336.912.595,98 €

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QUARTERLY BONDS PAYOUT REPORT

December 19th, 2022

BONDS, PRINCIPAL	
Previous Balance	333.630.767,54 €
Principal Amortised	10.975.760,32 €
Outstanding Balance	322.655.007,22 €
% of Initial Balance	22,23%
Principal accrued and unpaid	0,00 €

DATA	
Pool Cut-Off Date	12/12/2022
Payment Date	12/19/2022
Last Payment Date	9/19/2022
Number of Days (Act/360)	91
Reference Interest Rate (%)	2,062%
Next Payment Date	3/21/2023

INTEREST PAID	
CLASS A	688.532,16 €
CLASS B	108.112,69 €
CLASS C	222.796,45 €
CLASS D	46.556,64 €
Interest accrued and unpaid	0,00 €

RESIDUAL LIFE (YEARS)		
	INITIAL	12/19/2022
CLASS A	3,71	3,65
CLASS B	6,30	6,25
CLASS C	6,30	6,25
CLASS D	6,34	6,25

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December 19th, 2022

PRINCIPAL	
Previous Balance	348.120.582,98 €
Principal Amortised	13.318.328,38 €
Outstanding Balance	334.802.254,60 €
Number of Credit Rights	5.401
LTV	43,54%

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	33.283,09 €	45.084,31 €	38.108,48 €	130.501,25 €	4.242.514,44 €
Interest accrued on Credit Rights in Arrears	11.012,52 €	16.755,65 €	15.944,74 €	41.276,22 €	2.357.318,51 €
Outstanding Balance	9.564.280,20 €	5.965.904,93 €	3.727.200,58 €	5.518.121,80 €	14.073.710,99 €
Number of Credit Rights	129	68	38	66	120
% of Outstanding Balance	2,86%	1,78%	1,11%	1,65%	4,20%

WRITE OFF	
Cumulative WRITE OFF as of previous balance	25.929.863,37 €
Difference in Actual Period	-2.342.496,72 €
Cumulative WRITE OFF up to date	23.587.366,65 €

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QUARTERLY COLLATERAL REPORT

December 19th, 2022

TRANSITORY PROPERTIES	
Last balance	0,00 €
Difference in Actual Period	0,00 €
Current balance	0,00 €
Transitory properties CR's number	0

NET LOSSES	
Last balance	71.492.396,52 €
Difference in Actual Period	268.255,51 €
Current balance	71.760.652,03 €

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QUARTERLY REPORT - ALLOCATION OF CASH

December 19th, 2022

TOTAL CASH RECEIVED END OF PERIOD	15.166.068,07 €
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	12.238.342,39 €
CASH RECEIVED - INTEREST	
Interest received from Credit Rights	1.728.586,45 €
Interest received under GIC	0,00 €
INCOMES/EXPENSES OF TRANSITORY PROPERTIES	1.130.319,53 €
INCOMES/EXPENSES OF INSURED PROPERTIES	69.340,00 €
OTHERS	-520,30 €

TREASURY ACCOUNT STATEMENT	11.642.560,32 €
PRINCIPAL RESERVE FUND	
Previous Balance	11.440.000,00 €
Difference	0,00 €
Outstanding Balance	11.440.000,00 €
WITHHOLDING TAXES	202.560,32 €

TOTAL CASH PAID END OF PERIOD	15.166.068,07 €
ORDINARY EXPENSES	290,40 €
MANAGEMENT FEE	16.635,84 €
SWAP PAYMENT	0,00 €
SWAP COLLECTION	0,00 €
INTEREST ON CLASS A BONDS	688.532,16 €
INTEREST ON CLASS B BONDS	108.112,69 €
INTEREST ON CLASS C BONDS	222.796,45 €
REDEMPTION ON CLASS A BONDS	10.975.760,32 €
INTEREST ON CLASS D BONDS	46.556,64 €
REDEMPTION ON CLASS D BONDS	0,00 €
FIXED FEE	6.000,00 €
VARIABLE FEE	3.101.383,57 €
RESERVE FUND	0,00 €

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CREDIT ENHANCEMENT AND SUBORDINATED LOAN

December 19th, 2022

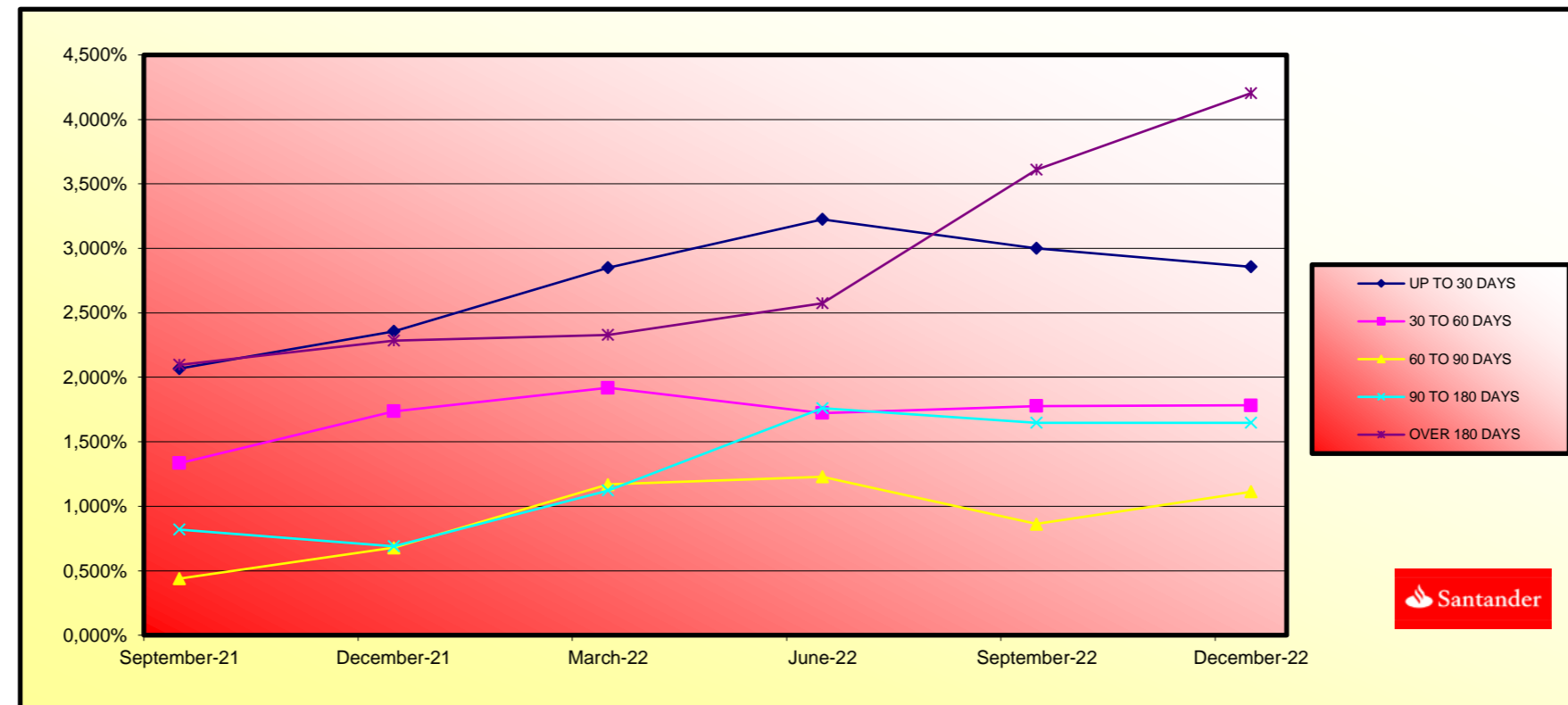
CREDIT ENHANCEMENT				
CONCEPTS	INITIAL		December 19th, 2022	
SUBORDINATED ISSUE	89.400.000,00 € (6,25%)		89.400.000,00 € (26,70%)	
PRINCIPAL RESERVE FUND	21.600.000,00 €	1,51%	11.440.000,00 €	3,42%

SUBORDINATED LOANS				
CONCEPTS	INITIAL		December 19th, 2022	
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
DECEMBER 19th, 2022

ARREARS PERFORMANCE						
	September-21	December-21	March-22	June-22	September-22	December-22
UP TO 30 DAYS	2,068%	2,357%	2,851%	3,225%	3,001%	2,857%
30 TO 60 DAYS	1,334%	1,736%	1,919%	1,723%	1,778%	1,782%
60 TO 90 DAYS	0,439%	0,677%	1,169%	1,228%	0,863%	1,113%
90 TO 180 DAYS	0,819%	0,689%	1,124%	1,760%	1,648%	1,648%
OVER 180 DAYS	2,096%	2,285%	2,328%	2,575%	3,609%	4,204%



**FONDO DE TITULIZACIÓN DE ACTIVOS
UCI 15**

**TRIGGERS
DECEMBER 19th, 2022**

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	43.179.199,44 €
1.b) 2% CR's OUTSTANDING BALANCE	6.696.045,09 €

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	334.802.254,60 €
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	2,34%
2.b) WEIGHTED AVERAGE RATE BONDS A B, C y D + 0,40%	0,72%

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	11.440.000,00 €

INTEREST DEFERRAL FOR CLASS B AND C	
IF 1) IS HIGHER THAN 2)+3) CLASS B INTERESTS ARE DEFERRED TO POSITION 7°	
1) CLASS A OUTSTANDING BALANCE	232.790.766,02 €
2) CR OUTSTANDING BALANCE (EXCLUDING WRITE OFF)	308.199.805,60 €
3) REMAINING FUNDS AFTER PAYMENTS POINTS 1° TO 4°	25.792.496,98 €
IF 1) IS HIGHER THAN 2)+3) CLASS C INTERESTS ARE DEFERRED TO POSITION 8°	
1) CLASS A AND CLASS B OUTSTANDING BALANCE	265.690.766,02 €
2) CR OUTSTANDING BALANCE (EXCLUDING WRITE OFF)	308.199.805,60 €
3) REMAINING FUNDS AFTER PAYMENTS POINTS 1° TO 5°	25.569.700,53 €

CLASS B INTEREST ARE NOT DEFERRED

CLASS C INTEREST ARE NOT DEFERRED

LIQUIDITY REMAINING	
Current Balance	692.218,91 €

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)	27.296.655,60 €
i). CR OUTSTANDING BALANCE WITH ARREARS HIGHER THAN 18 MONTHS	26.602.449,00 €
ii). CR OUTSTANDING BALANCE IN PROCESS OF EXECUTION OF GUARANTEES WITH ARREARS LOWER THAN 18 MONTHS	694.206,60 €
RATIO	1,91%

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	91.446.794,73 €	28,86%	1.510	38,19%	
40,00 - 49,99	69.140.659,17 €	21,82%	868	21,95%	
50,00 - 59,99	85.456.328,85 €	26,97%	962	24,33%	
60,00 - 69,99	36.784.716,11 €	11,61%	337	8,52%	
70,00 - 79,99	26.478.157,30 €	8,36%	219	5,54%	
> 80,00	7.566.637,13 €	2,39%	58	1,47%	
	316.873.293,29 €	100,00%	3.954	100,00%	

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DEFINITIONS

December 19th, 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.

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.

