FONDO DE TITULIZACIÓN DE ACTIVOS
UCI 6

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FONDO DE TITULIZACION DE ACTIVOS

UCI 6

DATA OF THE FUND

Constitution Date	June 19th, 2000	**Paying Agent**	Banco Santander	
Disbursement Date	June 22th, 2000	**Negociation Market**	AIAF	
Final Date of Redemption	November 16th, 2030	**Rating Agency**	Moody's	
Gestora	Santander de Titulización	**Clasification**	**Initial**	**Current**
Seller MP's	UNION DE CREDITOS INMOBILIARIOS	**Class A**	Aaa	Aaa
		Class B	A2	A2

SECURITIES ISSUED CHARGED TO THE FUND: SECURITISATION BONDS

CLASS PRIORITY	NUM BONDS	W.A.L	NOMINAL			
ISIN CODE				**INITIAL**	**CURRENT**	**%Act/In**
Class A (ISIN=ES0338558002)	4.364	1,86	**Nominal per Bond**	100.000,00 €	15.399,94 €	
			Total Nominal	436.400.000,00 €	67.205.338,16 €	15,40%
Class B (ISIN=ES0338558010)	206	2,00	**Nominal per Bond**	100.000,00 €	28.709,08 €	
			Total Nominal	20.600.000,00 €	5.914.070,48 €	28,71%

REDEMPTION AND INTEREST OF THE BONDS					
Current			**Next**		
Payment Date of the Current Period **August 17th 2009**			Next Payment Date **November 16th 2009**		
	Redemption of the Bonds	**Gross Interest**	**Interest Rate**	**Gross Interest Next Coupon**	**Net Interest Next Coupon**
Class A	530,89 €	62,86 €	1,1842%	45,47 €	37,29 €
Class B	989,70 €	153,22 €	1,6709%	119,60 €	98,07 €
Bullet	0				

ASSET PURCHASED BY THE FUND: CREDIT RIGHTS

CREDIT RIGHTS	ISSUE DATE	CURRENT DATE
Number of CR's	13.139	3.113
CR's Outstanding to be amortised	457.000.004,15 €	73.119.413,84 €
CR's Outstanding per Loan to be amortised	34.781,95 €	23.488,41 €
Interest Rate	5,00%	4,57%

PREPAYMENT RATE	CURRENT SITUATION
Monthly Single Rate	2,95%
Average Monthly Single Rate	7,07%
Constant Prepayment Rate from Constitution	15,23%

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QUARTERLY BONDS PAYOUT REPORT

August 17, 2009

BONDS. PRINCIPAL	
Previous Balance	75.640.090,82 €
Principal Amortised	2.520.674,16 €
Outstanding Balance	73.119.416,66 €
% of Initial Balance	16,00 %
Principal accrued and unpaid	0,00 €

DATA	
Determination Date	August 10, 2009
Payment Date	August 17, 2009
Last Payment Date	May 18, 2009
Number of Days (Act/360)	91
Reference Interest Rate (%)	0,873 %
Next Payment Date	November 16, 2009

INTEREST PAID	
CLASS A	274.321,04 €
CLASS B	31.563,32 €
Interest accrued and unpaid	0,00 €

RESIDUAL LIFE (YEARS)		
	INITIAL	**August 17, 2009**
CLASS A	6,20	1,86
CLASS B	9,80	2,00

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QUARTERLY COLLATERAL REPORT

August 17, 2009

PRINCIPAL	
Previous Balance	75.640.093,35 €
Principal Amortised	2.520.726,72 €
Outstanding Balance	73.119.364,10 €
Number of Credit Rights	3.113
LTV	62,59%

INTEREST	
Interest received during relevant period	982.641,63 €
Interest accrued during relevant period	982.843,64 €

PRINCIPAL BALANCE IN ARREARS						
	UP to 30 DAYS	30 to 60 DAYS	60 to 90 DAYS	90 to 180 DAYS	180 to 365 DAYS	> 365 DAYS
Principal Balance in Arrears	15.704,85 €	21.966,56 €	5.779,27 €	10.089,80 €	8.594,56 €	8.722,76 €
Interest accrued on Credit Rights in Arrears	22.427,68 €	3.278,22 €	7.300,27 €	11.647,65 €	10.831,11 €	10.064,34 €
Outstanding Balance	3.746.588,26 €	1.194.457,99 €	723.212,52 €	739.811,62 €	340.659,71 €	365.265,56 €
Number of Credit Rights	146	46	25	27	14	14
% of Outstanding Balance	5,12 %	1,63 %	0,99 %	1,01 %	0,47%	0,50%

WRITE OFF	
Cumulative WRITE OFF as of previous balance	0,00 €
Difference in Actual Period	0,00 €
Cumulative WRITE OFF up to date	0,00 €

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QUARTERLY COLLATERAL REPORT

August 17, 2009

CONTENTIOUS / JUDICIAL	
Last balance	0,00 €
Difference in Actual Period	0,00 €
Current balance	0,00 €

TRANSITORY PROPERTIES	
Last balance	144.286,29 €
Difference in Actual Period	-123.655,01 €
Current balance	20.631,28 €

NET LOSS	
Last balance	0,00 €
Difference in Actual Period	0,00 €
Current balance	0,00 €

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QUARTERLY REPORT - ALLOCATION OF CASH

August 17, 2009

TOTAL CASH RECEIVED END OF PERIOD	3.495.193,35 €
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	2.520.679,51 €
CASH RECEIVED - INTEREST	
Interest received from Credit Rights	982.641,63 €
Interest received under GIC	20.464,72 €
CONTENTIOUS	0,00 €
INCOMES/EXPENSES OF TRANSTORY PROPERTIES	-28.592,51 €
RESERVE FUNDS	0,00 €
OTHERS	0,00 €

TREASURY ACCOUNT STATEMENT	4.570.000,04 €
PRINCIPAL RESERVE FUND	
Previous Balance	4.570.000,04 €
Period utilization	0,00 €
Outstanding Balance	4.570.000,04 €
WITHHOLDING TAXES	0,00 €
ISSUE EXPENSES WITHHELD	0,00 €
OTHERS	0,00 €

TOTAL CASH PAID END OF PERIOD	3.495.185,35 €
GASTOS ORDINARIOS	17.760,36 €
COMISION SGFT	11.846,58 €
INTERESES SERIE A	274.321,04 €
INTERESES SERIE B	31.563,32 €
AMORTIZACION SERIE A	2.316.803,96 €
AMORTIZACION SERIE B	203.870,20 €
INTS PTMO SUB. A SANTANDER	23.992,01 €
INTERESES PTO. SUB. A UCB	23.992,01 €
INTS PTMO SUBORDINADO B	0,00 €
AMORT PTMO SUB. A SANTANDER GASTOS EMISION	0,00 €
AMORTIZACION PSB A GASTOS CONSTITUCION	0,00 €
AMORTIZ. PTO. SUB. A SANTANDER F.R.	0,00 €
AMORTIZACION PSB UCB GASTOS EMISION	0,00 €
AMORTIZACION PSB UCB GASTOS CONSTITUCION	0,00 €
AMORT. PTO. SUB. UCB F.R.	0,00 €
AMORTIZACION PSB B GASTOS EMISION	0,00 €
AMORTIZACION PSB B GASTOS DE CONSTITUCION	0,00 €
AMORTIZACION PSB FONDO RESERVA	0,00 €
COMISION ADMINISTRACION	6.000,00 €
VARIABLE FEE/EXT. INT. CLASS F	585.035,87 €

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CREDIT ENHACEMENT AND SUBORDINATED LOAN

August 17, 2009

CREDIT ENHACEMENT		
CONCEPTS	**INITIAL**	**August 17, 2009**
SUBORDINATED ISSUE	4,51 %	8,09 %
PRINCIPAL RESERVE FUND	9.597.000,00 € (2,10 %)	4.570.000,04 € (6,25 %)

SUBORDINATED LOANS		
CONCEPTS	**INITIAL**	**August 17, 2009**
SUBORDINATED LOAN A SANTANDER		
Total Outstanding Subordinated Loan	5.410.010,46 €	2.285.788,65 €
Interest Rate	4,00%	4,21%
SUBORDINATED LOAN B		
Total Outstanding Subordinated Loan	811.366,34 €	0,00 €
Interest Rate	4,00%	0,00%
SUBORDINATED LOAN A UCB		
Total Outstanding Subordinated Loan	5.410.010,46 €	2.285.788,65 €
Interest Rate	4,00%	4,21%

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TRIGGERS OF THE MODEL

August 17, 2009

RESERVE FUND's TRIGGERS	
1. IF 1.a) IS HIGHER THAN 1.b) THERE IS NO REDEMPTION OF RESERVE FUND:	
1.a) CR'S IN ARREARS OVER 90 DAYS	1.445.736,89 €
1.b) 3% CR'S OUTSTANDING BALANCE	2.193.582,42 €
2. IF 2.a) IS LOWER THAN 2.b) THERE IS NO REDEMPTION OF RESERVE FUND:	
2.a) WEIGHTED AVERAGE RATE CR's	5,970%
2.b) WEIGHTED AVERAGE RATE BONDS A AND B + 0,40%	2,022%
3. IF 3.a) IS HIGHER THAN 3.b) THERE IS NO REDEMPTION OF RESERVE FUND:	
3.a) WRITTE OFF	
3.b) 0,025% INITIAL OUTSTANDING BALANCE CR'S *36 PAYMENT DATES	4.113.000,04 €

BOND's TRIGGERS	
1. IF 1.a) IS HIGHER THAN 1.b) THERE IS NO REDEMPTION OF CLASS B:	
1.a)CR's IN ARREARS OVER 90 DAYS	1.445.736,89 €
1.b) 7% CR's OUTSTANDING BALANCE	5.118.358,97 €

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DEFINITIONS

August 17, 2009

DETERMINATION 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 (Outstading Balance of the Credit Rights, arrears' tables, transitory properties, stratiphication tables, etc.) are refered 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).

GROSS LOSSES Those loans which the Originator considers that will not recover, without taking into account the recovered amount.

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 higher to 12 or 18 months.

CUMULATIVE FAILED LOANS Accumulated outstanding balance of the failed loans without taking into account the recovered amount.

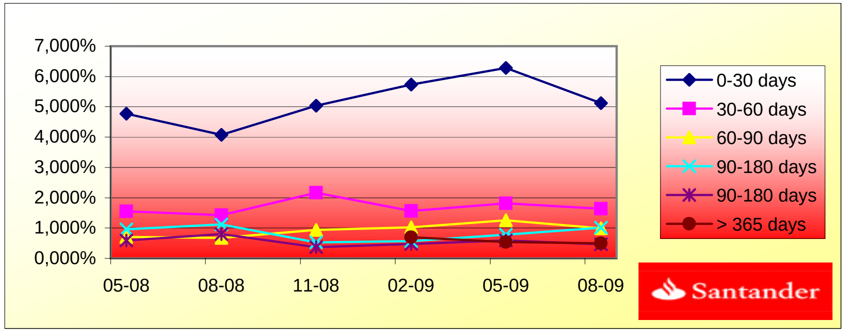
TRANSITORY PROPERTIES Those assets in the balance of the Fund as a consequence of a judicial or non-judicial process.

CONTENTIOUS / JUDICIAL Loans in which the Originator will take legal actions. This amount is included in the bucket > 180 days in arrears.

FONDO DE TITULIZACIÓN HIPOTECARIA
UCI 6

HISTORICAL ARREARS REPORT
AUGUST 17TH 2009

Data	05-08	08-08	11-08	02-09	05-09	08-09
0-30 days	4,771%	4,077%	5,036%	5,734%	6,278%	5,124%
30-60 days	1,548%	1,423%	2,165%	1,566%	1,816%	1,634%
60-90 days	0,706%	0,676%	0,942%	1,025%	1,259%	0,989%
90-180 days	0,963%	1,117%	0,526%	0,573%	0,783%	1,012%
90-180 days	0,590%	0,805%	0,373%	0,478%	0,590%	0,466%
> 365 days				0,695%	0,534%	0,500%



FONDO DE TITULIZACIÓN HIPOTECARIA
UCI 6
AUGUST 17TH 2009
L.T.V.

LTV (%)	OUTS. BALANC	% OUTSTANDING	LOANS	% LOANS
0,16-9,99	791,25	1,22%	117	6,07%
10,00 - 19,99	3.651,44	5,63%	212	10,98%
20,00 - 29,99	7.108,31	10,96%	275	14,23%
30,00 - 39,99	12.270,92	18,92%	337	17,47%
40,00 - 49,99	16.292,05	25,12%	425	21,85%
50,00 - 59,99	13.879,37	21,40%	326	16,90%
60,00 - 69,99	10.863,53	16,75%	241	12,50%
TOTALS	**64.856,87**	**100%**	**1.933**	**100%**