



F.T.H. UCI 10

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

GRAN VIA DE HORTALEZA, 3

28033 MADRID

santanderdetitulizacion@gruposantander.com



NAME OF THE FUND:

FTH UCI 10

INFORMATION AT:

QUARTER/SEMESTER

22 09 2017 - 22 12 2017

YEAR:

2017

Acting on behalf of Santander de Titulización S.G.F.T., S.A. as General Manager:	Signature:
Ignacio Ortega Gavara-Director General	

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	BBB-
		Series B	A-	B-

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 ES0338146006	6.790	Nominal per Bond	100.000,00 €	15.159,29 €	15,16%
		Total Nominal	679.000.000,00 €	102.931.579,10 €	
Series B ES0338146014	210	Nominal per Bond	100.000,00 €	31.286,19 €	31,29%
		Total Nominal	21.000.000,00 €	6.570.099,90 €	

REDEMPTION AND INTEREST OF THE BONDS					
Current			Next		
Payment Date of the Current Period December 22nd, 2017			Next Payment Date March 22nd, 2018		
	Redemption of the Bonds	Gross Interest	Interest Rate	Gross Interest in Next Payment Date	Net Interest in Next Payment Date
Series A	420,82 €	0,00 €	0,000%	0,00 €	0,00 €
Series B	868,51 €	13,90 €	0,171%	13,37 €	10,83 €
Accrued amortisation due not paid	0,00 €				
Scheduled Amortisation	NO				



NAME OF THE FUND:

FTH UCI 10

INFORMATION AT:

QUARTER/SEMESTER

22 09 2017 - 22 12 2017

YEAR:

2017

III. ASSETS PURCHASED BY THE FUND: CREDIT RIGHTS

CREDIT RIGHTS	ISSUE DATE	CURRENT DATE
Number of CR's	8.500	2.118
Principal Outstanding	700.000.623,37 €	110.443.428,60 €
Principal Outstanding per Loan	82.353,01 €	52.145,15 €
Interest Rate	3,75%	1,13%

PREPAYMENT RATE	CURRENT DATE
Monthly Single Rate	8,68%
Average Monthly Single Rate	4,79%
Constant Prepayment Rate from Constitution	9,02%

F.T.H. UCI 10

QUARTERLY BONDS PAYOUT REPORT

December 22,2017

BONDS. PRINCIPAL

Previous Balance	112.541.433,90 €
Principal Amortised	3.039.754,90 €
Outstanding Balance	109.501.679,00 €
% of Initial Balance	15,64%
Principal Accrued and unpaid	0,00 €

INTEREST PAID

CLASS A	- €
CLASS B	2.919,00 €
Interest accrued and unpaid	0,00 €

DATA

Pool Cut-off Date	December 15,2017
Payment Date	December 22,2017
Previous Payment Date	September 22,2017
Number of Days (Act/360)	91
Reference Interest Rate (%)	-0,329%
Next Payment Date	March 22,2018

RESIDUAL LIFE (YEARS)

	INITIAL	December 22,2017
Class A	3,06	2,60
Class B	10,15	2,60

F.T.H. UCI 10

QUARTERLY COLLATERAL REPORT

December 22,2017

PRINCIPAL	
Previous Balance	113.492.243,18 €
Principal Amortised	3.048.814,58 €
Outstanding Balance	110.443.428,60 €
Number of Credit Rights	2.118
LTV	33,05%

INTEREST	
Interest received during relevant period	303.379,21 €
Interest accrued during relevant period	298.784,00 €

There is no minimum nominal interest rate applicable for any loan.

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	7.275,65 €	3.077,29 €	5.101,98 €	8.385,61 €	142.680,30 €
Interest accrued on Credit Rights's in Arrears	971,02 €	715,78 €	1.372,00 €	2.707,51 €	54.985,61 €
Outstanding Balance	1.853.476,33 €	340.203,09 €	399.422,04 €	555.559,39 €	958.819,44 €
Number of Credit Rights	29	7	6	11	28
% of Outstanding Balance	1,68%	0,31%	0,36%	0,50%	0,87%

WRITE OFF	
WRITE OFF as of previous balance cumulative	950.809,00 €
Difference in Actual Period	(9.039,38) €
WRITE OFF up to date cumulative	941.769,62 €

F.T.H. UCI 10

QUARTERLY COLLATERAL REPORT

December 22,2017

TRANSITORY PROPERTIES	
Last balance	448.440,81 €
Difference in Actual Period	(37.791,75) €
Current balance	410.649,06 €
Number of Credit Rights	13

F.T.H. UCI 10

QUARTERLY REPORT - ALLOCATION OF CASH

December 22,2017

TOTAL CASH RECEIVED END OF PERIOD	3.582.740,72 €
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	3.048.814,58 €
CASH RECEIVED - INTEREST	
Interest received from Credit Rights	303.379,21 €
Interest received under GIC	(5.898,06) €
CONTENTIOUS	0,00 €
TRANSITORY PROPERTIES	237.750,00 €
OTHERS	(1.305,01) €

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	3.582.740,72 €
Fee management	15.161,25 €
Ordinary Expenses	564,63 €
Interest paid to Class A Bondholders	0,00 €
Interest paid to Class B Bondholders	2.919,00 €
Principal withholding A	2.857.367,80 €
Principal withholding B	182.387,10 €
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	4.131,53 €
Repayment of Subordinated Loan initial expenses	0,00 €
Fixed fee	6.000,00 €
Variable fees	514.209,41 €
Use of Reserve Fund	0,00 €

F.T.H. UCI 10

CREDIT ENHANCEMENT AND SUBORDINATED LOAN

December 22,2017

CREDIT ENHANCEMENT		
CONCEPTS	INITIAL	December 22,2017
SUBORDINATED ISSUE	3,00%	6,00%
PRINCIPAL RESERVE FUND	6.650.000 € (0,95%)	6.110.936,79 € (5,58%)

SUBORDINATED LOANS		
CONCEPTS	INITIAL	December 22,2017
SUBORDINATED LOAN PRINCIPAL BS		
Total Outstanding Subordinated Loan	4.120.000,00 €	3.057.478,87 €
Interest Rate	2,260%	0,271%
SUBORDINATED LOAN PRINCIPAL UCB		
Total Outstanding Subordinated Loan	4.120.000,00 €	3.057.478,87 €
Interest Rate	2,260%	0,271%

F.T.H. UCI 10

TRIGGERS OF THE MODEL

December 22,2017

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	2.456.148,45 €
1.B) 2,25% MP'S OUTSTANDING BALANCE	2.484.977,14 €

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

2.A) MP'S OUTSTANDING BALANCE	110.443.428,60 €
2.B) 10% INITIAL MP'S OUTSTANDING BALANCE	70.000.062,34 €

NO TRIGGER HAS BEEN BREACHED. SERIES B 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	2.456.148,45 €
1.b) 9.00% of Initial Outstanding of Credit Rights	9.939.908,57 €

No deferral on interest of Series B

F.T.H. UCI 10

COUNTERPARTIES
December 22,2017

AGREEMENT	COUNTERPARTY	RATING AGENCY	MINIMUM RATING REQUIRED	CURRENT RATING
TREASURY ACCOUNT	BANCO SANTANDER	S&P	A-1 st	A-2 st

COUNTERPARTY DOES NOT HAVE THE MINIMUM RATING REQUIRED. TREASURY ACCOUNT HAS BEEN TRANSFERRED TO A COUNTERPARTY WITH MINIMUM RATING REQUIRED.

F.T.H. UCI 10

DEFINITIONS**December 22,2017****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

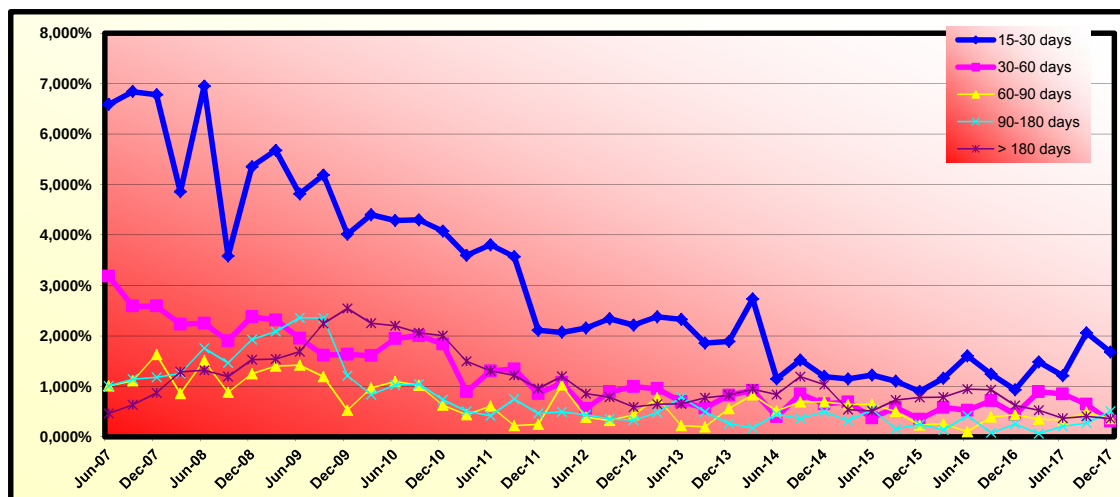
Those assets in the balance of the Fund as a consequence of a judicial or non-judicial process.

FONDO DE TITULIZACIÓN HIPOTECARIA UCI 10

HISTORICAL ARREARS REPORTS

December 22th, 2017

Date	Sep-16	dic-16	mar-17	jun-17	sep-17	dic-17
15-30 days	1,242%	0,933%	1,482%	1,211%	2,060%	1,678%
30-60 days	0,714%	0,442%	0,892%	0,851%	0,644%	0,308%
60-90 days	0,390%	0,436%	0,348%	0,332%	0,484%	0,362%
90-180 days	0,078%	0,252%	0,062%	0,207%	0,273%	0,503%
> 180 days	0,930%	0,621%	0,524%	0,367%	0,403%	0,358%





FONDO DE TITULIZACIÓN HIPOTECARIA UCI 10

QUARTERLY STATISTIC INFORMATION

December 22th, 2017

RATIO INTERVAL OF PPAL OUTSTANDING vs PROPERTY VALUE

Intervals		Ppal Outstanding	%	N° Assets	%
From	Until				
0	10	1.688.478,52	1,5288%	201	9,4991%
10	20	7.017.520,38	6,3540%	255	12,0510%
20	30	17.593.909,17	15,9302%	365	17,2495%
30	40	31.577.773,57	28,5918%	511	24,1493%
40	50	36.396.102,56	32,9545%	567	26,7958%
50	60	12.143.546,45	10,9953%	174	8,2231%
60	70	3.434.430,70	3,1097%	37	1,7486%
70	80	591.667,25	0,5357%	6	0,2836%
Totals:		110.443.428,60	100,0000%	2.116	100,0000%

Maximum Ratio: 79,29%

Minimum Ratio: 0,00%

Average Ratio: 33,05%

Monthly Single Rate	8,68%
Average 12 Moth Single Rate	4,79%
Prepayment Rate from Constitution	9,02%

13

FLUJOS POR CADA BONO SIN RETENCION PARA EL TOMADOR
(IMPORTES EN EUROS)
TACP = 9,02%

Fecha de Pago	Bonos de la Serie A			Bonos de la Serie B		
	Principal Amortizado	Intereses Brutos	Flujo Total	Principal Amortizado	Intereses Brutos	Flujo Total
TOTALES:	102.931.579,10	0,00	102.931.579,10	6.570.099,90	29.263,30	6.599.363,20
22-dic-17						
22-mar-18	3.088.661,97	0,00	3.088.661,97	197.147,74	2.770,24	199.917,98
22-jun-18	3.868.548,40	0,00	3.868.548,40	246.928,62	2.746,83	249.675,45
24-sep-18	3.698.290,40	0,00	3.698.290,40	236.061,09	2.640,40	238.701,49
24-dic-18	3.567.223,80	0,00	3.567.223,80	227.695,14	2.511,06	230.206,20
22-mar-19	3.443.053,87	0,00	3.443.053,87	219.769,40	2.387,46	222.156,86
24-jun-19	3.392.196,61	0,00	3.392.196,61	216.523,19	2.345,79	218.868,98
23-sep-19	3.286.155,12	0,00	3.286.155,12	209.754,58	2.252,47	212.007,05
23-dic-19	3.169.443,01	0,00	3.169.443,01	202.304,87	2.138,56	204.443,43
23-mar-20	3.074.247,80	0,00	3.074.247,80	196.228,58	2.052,31	198.280,89
22-jun-20	3.002.092,05	0,00	3.002.092,05	191.622,90	1.990,29	193.613,18
22-sep-20	2.909.346,18	0,00	2.909.346,18	185.702,95	1.907,69	187.610,64
22-dic-20	2.805.732,30	0,00	2.805.732,30	179.089,30	1.807,79	180.897,08
22-mar-21	63.626.587,59	0,00	63.626.587,59	4.061.271,55	1.712,41	4.062.983,96