

## **Mortgage Covered Bonds**

# Investor Report - 31th December 2018



Report Reference Date: Report Frequency: **31-12-2018**Quarterly

1. Credit Ratings <sup>1</sup>		Long Term				Short Term		
	Moody's	S&P	Fitch	DBRS	Moody's	S&P	Fitch	DBRS
Euro 12,500,000,000 Covered Bonds Programme	Aa3	n/a	A+	AA (low)	n/a	n/a	n/a	n/a
Banco Santander Totta, SA	Baa3	BBB-	BBB+	Α	NP	A-	F2	R-1 (low)
Portugal	Baa3	BBB-	BBB	BBB	NP	A-	F2	R-2 (high)
1 Ratings as of Report Reference Date								

2. Covered Bonds	Issue Date	Coupon	Maturity Date	Soft Bullet Date	Remaining Term (years)	Nominal Amount
Covered Bonds Outstanding			•		5,22	7.700.000.000,00
Syndicated Covered Bonds Issues						
Covered Bond 13 (PTBSQEOE0029)	11-06-2014	Fixed	11-06-2019	11-06-2020	0,44	750.000.000,00
Covered Bond 15 (PTBSRBOE0021)	27-10-2015	Fixed	27-10-2020	27-10-2021	1,82	750.000.000,00
Covered Bond 22 (PTBSRIOE0024)	25-04-2017	Fixed	25-04-2024	25-04-2025	5,32	1.000.000.000,00
Covered Bond 23 (PTBSRJOM0023)	26-09-2017	Fixed	26-09-2027	26-09-2028	8,74	1.000.000.000,00
Private Placements Covered Bonds Issues						
Covered Bond 14 (PTBSRAOE0022)	04-03-2015	Fixed	04-03-2022	04-03-2023	3,18	750.000.000,00
Covered Bond 16 (PTBSRCOE0020)	24-02-2016	Fixed	24-02-2021	24-02-2022	2,15	200.000.000,00
Covered Bond 17 - (PTBSRDOE0029)	15-04-2016	Fixed	15-04-2023	15-04-2024	4,29	750.000.000,00
Covered Bond 18 - (PTBSRFOE0019)	26-07-2016	Fixed	26-07-2023	26-07-2024	4,57	750.000.000,00
Covered Bond 21 - (PTBSRHOE0025)	10-04-2017	Fixed	10-04-2027	10-04-2028	8,28	1.000.000.000,00
Covered Bond 20 - (PTBSRKOM0020)	07-12-2017	Fixed	07-12-2027	07-12-2028	8,94	750.000.000,00

CRD Compliant (Yes/No)		Yes
3. Asset Cover Test	Remaining Term (years)	Nominal Amount
Mortgage Credit Pool	25,82	8.936.660.841,92
Other Assets (Deposits and Securities at market value) <sup>2</sup>	0,00	0,00
Cash and Deposits	0,00	0,00
RMBS	0,00	0,00
Other securitues	0,00	0,00
Total Cover Pool	25,82	8.936.660.841,92
% of ECB eligible assets		0,00%
Overcollateralization <sup>3</sup> with cash collateral (OC)		16,06%
Committed overcollateralization (Fitch) - Minimum OC level to keep the current Mortgage Covered Bond Programme rating		5,50%
Committed overcollateralization (DBRS) - Minimum OC level to keep the current Mortgage Covered Bond Programme rating		11,00%
Legal minimum overcollateralization		5,26%

4. Other Triggers	
Net Present Value of Assets (incl. derivatives) <sup>4</sup>	8.836.788.066,56
Net Present Value of Liabilities (incl. derivatives) <sup>4</sup>	7.855.986.830,22
Net Present Value of Assets (incl. derivatives) - Net present value of liabilities (incl. derivatives) ≥ 0	OK
Net Present Value of Assets (incl. derivatives) - Net present value of liabilities (incl. derivatives) ≥ 0 (stress of + 200bps)	OK
Net Present Value of Assets (incl. derivatives) - Net present value of liabilities (incl. derivatives) ≥ 0 (stress of - 200bps)	OK
Other Assets <= 20% (Cover Pool + Other Assets)	OK
Deposits with a remaining term > 100 days <= 15% Covered Bonds Nominal	OK
Estimated Interest from Mortgage Credit and Other Assets - Estimated Interest from Covered Bonds >= 0	OK
Mortgage Credit + Other Assets WA Remaining Term - Covered Bonds WA Remaining Term >= 0	OK

5. Currency Exposure	
Cover Pool Includes	
Assets in a currency different than Euro (yes/no)	No
Liabilities in a currency different than Euro (yes/no)	No
Cross currency swaps in place (yes/no)	No
Currency Exposure Detail	n/a

6. Mortgage Credit Pool	
Main Characteristics	
Number of Loans	170.349
Aggregate Original Principal Balance (EUR)	12.851.298.496,06
Aggregate Current Principal Balance (EUR)	8.936.660.841,92
Average Original Principal Balance per Ioan (EUR)	75.441,00
Average Current Principal Balance per loan (EUR)	52.460,89
Current principal balance of the 5 largest borrowers	7.955.591,19
Weight of the 5 largest borrowers (current principal balance) %	0,09%
Current principal balance of the 10 largest borrowers	13.915.699,70
Weigth of the 10 largest borrowers (current principal balance) %	0,16%
Weighted Average Seasoning (months)	104,62
Weighted Average Remaining Terms (months)	314,18
Weighted Average Current Unindexed LTV <sup>5</sup> (%)	55,26%
Weighted Average Current Indexed LTV <sup>5</sup> (%)	55,74%
Weighted Average Interest Rate (%)	1,10%
Weighted Average Spread (%)	1,28%
Max Maturity Date (yyyy-mm-dd)	2068-09-02

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Subsidized Loans	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Yes	24.401	14,32%	707.245.573	7,91%
No	145.948	85,68%	8.229.415.269	92,09%
Insured Property <sup>6</sup>	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Yes	170.349	100,00%	8.936.660.842	100,00%
No	0	0,00%	0	0,00%
Interest Rate Type	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Fixed	4.906	2,88%	212.143.405	2,37%
Floating	165.443	97,12%	8.724.517.437	97,63%
Repayment Type	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Annuity / French	169.559	99,54%	8.874.799.501	99,31%
Linear	0	0,00%	0	0,00%
Increasing instalments	108	0,06%	1.102.867	0,01%
Bullet	0	0,00%	0	0,00%
Interest-only	666	0,39%	60.552.118	0,68%
Other	16	0,01%	206.355	0,00%



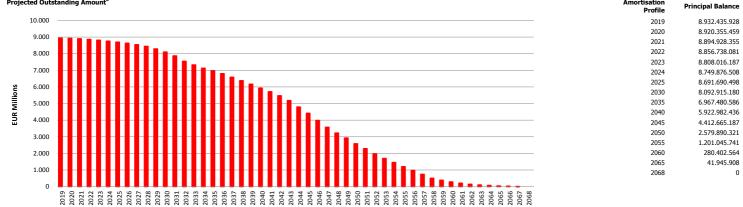


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150   150	6. Mortgage Credit Pool (continued)				
1.0	Seasoning	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
19.   19.	Jp to 1 year	7.248	4,25%	745.103.130	8,34%
1.4 years	1 to 2 years	9.453	5,55%	949.940.384	10,63%
10.5 per   10.5 per   12.5 per	2 to 3 years	6.880	4,04%	639.264.383	7,15%
150   150	3 to 4 years	5.227	3,07%	442.207.756	4,95%
1.0   1.0	4 to 5 years	2.601	1,53%	194.199.701	2,17%
1.0   1.0		2.152			1,55%
18   19   19   19   19   19   19   19					
10 yes   1					
10.00   10.0					
19.1   19.2					
15.0   15.0					
					,
Number   N	11 to 12 years				,
1,90   5,948   1,90   1,948   1,940	More than 12 Years				27,17%
10 Monaria         9,114         5,25%         182,619,92         2,04           10 10 Joyans         6,107         5,25%         189,605,52         2,12           12 10 Jayans         11,107         5,25%         34,896,52         2,12           12 10 Jayans         15,079         5,25%         34,896,53         3,88           15 10 Jayans         6,093         5,50%         41,397,13         4,62           15 10 Jayans         6,093         4,50%         423,54%         4,50%         23,757,54%         3,67           16 10 Jayans         6,000         7,918         4,50%         423,54%         4,50%         3,07         5,00           16 12 Jayans         7,918         4,50%         45,50%         5,00 </td <td>Remaining Term</td> <td>Number of Loans</td> <td>% Total Loans</td> <td>Amount of Loans</td> <td>% Total Amount</td>	Remaining Term	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
10.10 youses	Up to 5 years	15.001	8,81%	128.415.560	1,44%
19.1   2 pages   11.1   2 pages   13.18   5.25	5 to 8 years	9.114	5,35%	182.619.919	2,04%
19.1   2 pages   11.1   2 pages   13.18   5.25	8 to 10 years	6.677	3,92%	189.065.542	2,12%
20.14 years   15.672   5.20m   55.594/14]   6.22					3,83%
14.0   15.0					
16.0 18 years   6.00 9   4.069   5.27   5.					
18.0   20 years   7,918   4,575   4,274   5,275   5,	•				,
10   12   12   12   13   13   13   13   13					
20 of years   1,500   1,510					
16 to Sayswars         11.74         6,00%         67.79.542         7.59           18 to Dayswars         10.477         6,15%         75.286.014         8.48           18 to Dayswars         10.477         6,15%         75.386.014         8.48           10 to Oyears         31.09         5,27%         50.44         8.48           Surrent Indexed IV         Munber of Loan         75.00         15.00					
85 b Saysams         11.46         7.36         81.15.75.52         9,08           810 00 years         10.407         6,15%         75.56.50         80.4           80 10 years         13.90         13.90         75.57.50         30.4           10 to Vanish         5.57         3.13         50.840.50         30.4           10 to Vanish         Number of Loan         40.00         1.60.00					5,10%
88 10 spars         10 spars         1,50 spars         5,50 spars         18,50 spars         8,46 spars           10 to dy spars         1,50 spars         13,70 spars         2,71,53 spars         5,65 spars         1,50 spars         5,65 spars         1,50 spars         5,65 spars         1,50 spars         5,65 spars         1,50 spa					7,59%
10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	26 to 28 years	12.463	7,32%	811.527.527	9,08%
More than 4 years         5.55         Current Indeed LTV         Number of Loan         7 total Loans         A foot	28 to 30 years	10.477	6,15%	755.826.014	8,46%
Number of Lores   Number of	30 to 40 years	31.998	18,78%	2.717.536.725	30,41%
Number of Lores   Number of	More than 40 years	5.637	3,31%	504.884.240	5,65%
1,0 to 40%   9,276   4,480%   1.680.72.841   1.88.18   1.88.10 to 50%   1.59.07   1.49.07   1.25.507.837   1.49.07   1.25.507.837   1.49.07   1.25.507.837   1.49.07   1.25.507.837   1.49.07   1.25.507.837   1.49.07   1.25.507.837   1.49.07   1.25.507.837   1.49.07   1.25.507.837   1.25.50	Current Indexed LTV	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
10 10 10 10 10 10 10 10 10 10 10 10 10		59.276	34.80%	1.680.727.844	18,81%
10 10 10 10 10 10 10 10 10 10 10 10 10					
50 70 %         34 368         2,18         2,284.15,75         2,6,39           70 10 80 %         2,242         14,22         2,008.78,48         22,47           More than 80 %         0         0         0,00         0         0,00           Loan Purpose         Number of Loan         8 Munder of Loan         4 Munder of Loan         9 Munder of Loan					
No 100   1,22   1,22   2,008.278.48   2,247   2,247   2,248.48   2,247   2,247   2,248   2,					
Nome					
Number of Loan   Number of Loan   Number of Loan   Number of Loan   16.058   94.288   8.316.699.360   93.06   56.004   57.278   61.972.913   6.939   59.004   57.008   57.00		24.224			
Owner-ocquied         160.598         94,288         8.316.699.360         93,06           Second Home         9,724         5,72%         619.722.913         6,93           Byty to let         9         0,10%         238.569         0,00           Other         Number of Loan         7,00m				0	0,009
Second Home   9,742   5,728   619,722.913   6,93					
Bay to let         80 yto let         9 0,01% 0 0,00% 0 0,000         238.56 0,00 0,00         0,00% 0 0,00         0,	Loan Purpose	Number of Loans	% Total Loans		
Other         Other         Number of Loans         0,000         Mount of Loans         Mount of Loans         Mount of Loans         Amount of Loans         Affold Amount of Loans           Residential         109.783         64,45%         5.346.889.702         5.9,83           cluse         60.092         35,28%         3.562.049.863         3.9,86           Other         Amount of Loans         4,45%         5.346.889.702         5.9,83           Cluster         Amount of Loans         4,45%         5.346.889.702         5.9,83           Scographical Distribution         Number of Loans         Mount of Loans         Amount of Loans         Mount of Loans         Mount of Loans         7.103.400           Center         53.787         31,57%         2.716.357,977         30,40           Center         32.005         34,64%         33.315,90.64         37,277           Malerial         59.012         34,64%         33.315,90.64         37,277           Malerial         59.012         34,64%         33.315,90.64         37,277           Malerial         59.012         34,64%         35.85,555,20         45,520           Malerial         59.012         34,64%         35.85,555,20         45,520 <th< td=""><td>Loan Purpose Owner-occupied</td><td>Number of Loans 160.598</td><td>% Total Loans 94,28%</td><td>8.316.699.360</td><td>93,06%</td></th<>	Loan Purpose Owner-occupied	Number of Loans 160.598	% Total Loans 94,28%	8.316.699.360	93,06%
Property Type   Number of Loans   Notal Loans   Notal Loans   Notal Amount of Loans   Notal Loans	Loan Purpose Owner-occupied	Number of Loans 160.598	% Total Loans 94,28%	8.316.699.360	
Residential		<b>Number of Loans</b> 160.598 9.742	% Total Loans 94,28% 5,72%	8.316.699.360 619.722.913	93,06%
Residential	Loan Purpose Owner-occupied Second Home	<b>Number of Loans</b> 160.598 9.742 9	% Total Loans 94,28% 5,72% 0,01%	8.316.699.360 619.722.913 238.569	93,06% 6,93%
Filat         109.783         64,45%         5.346.889.702         59,83           clouse         60.092         35,28%         3.562.049,863         39,86           Commercial         474         0,28%         2.772.127         0,31           Compaphical Distribution         Number of Loans         Mount of Loans         Mount of Loans         % Total Mount           Scenter         32,76         18,83%         1.543.152.182         17,27           Lisbon         59,012         34,64%         3.391.599,644         37,95           Mentejo         59,012         34,64%         3.391.599,644         37,95           Majderia         99,943         5,84%         585.655.204         6,55           Madeira         2,770         1,63%         170.0448         1,50           Madeira         2,770         1,63%         170.0448         1,50           Madeira         2,771         1,69%         65.449,30         0,73           Madeira         3,00 days to 60 days         5,00         65.449,30         0,73           So 0 days to 90 days         5,00 days to 90 days         5,00         65.449,30         7,108.33	Loan Purpose Owner-occupied Second Home Buy to let Other	<b>Number of Loans</b> 160.598 9.742 9 0	% Total Loans 94,28% 5,72% 0,01% 0,00%	8.316.699.360 619.722.913 238.569 0	93,06% 6,93% 0,00% 0,00%
House   1809	Loan Purpose Owner-occupied Second Home Buy to let Other Property Type	<b>Number of Loans</b> 160.598 9.742 9 0	% Total Loans 94,28% 5,72% 0,01% 0,00%	8.316.699.360 619.722.913 238.569 0	93,06% 6,93% 0,00% 0,00%
Other         474         0,28%         27.721.277         0,31           Commercial         Number of Loans         % Total Loans         Amount of Loans         % Total Amount           Seegraphical Distribution         53.787         31,57%         2.716.357.977         30,40           Center         32.076         18,83%         1.543.152.182         17,27           Lisbon         59.012         34,64%         3.391.509.644         37,95           Menterjo         6,80%         464.487.084         5,20           Madeira         9.943         5,84%         585.52.04         6,55           Madeira         2,770         1,63%         170.049.48         1,90           Acores         11.71         0,69%         65.449.30         0,73           Delinquerices'         11.71         0,69%         65.449.30         0,73           > 30 days to 60 days         179         7,108.33         65.499.30         0,73           > 60 days to 90 days         21         21         67.898.30	Loan Purpose Owner-occupied Second Home Buy to let Other Property Type Residential	Number of Loans 160.598 9.742 9 0 Number of Loans	% Total Loans 94,28% 5,72% 0,01% 0,00% % Total Loans	8.316.699.360 619.722.913 238.569 0 Amount of Loans	93,06% 6,93% 0,00% 0,00% % Total Amount
Number of Loans   Number of	Loan Purpose Owner-occupied Second Home Buy to let Other Property Type Residential	Number of Loans 160.598 9.742 9 0 Number of Loans	% Total Loans 94,28% 5,72% 0,01% 0,00% % Total Loans 64,45%	8.316.699.360 619.722.913 238.569 0 Amount of Loans 5.346.889.702	93,06% 6,93% 0,00% 0,00% <b>% Total Amount</b> 59,83%
Geographical Distribution         Number of Loans         % Total Loans         Amount of Loans         % Total Amount           North         \$3.3.78         \$1,57%         \$2,16.357.977         30,40           Center         \$2.076         \$18,83%         \$1.543.152.182         17,27           Nishon         \$5.012         \$4,64%         \$3.391.509.644         37,95           Nientejo         \$6,80%         \$64.487.084         \$5,20           Nigare         \$9.943         \$5,84%         \$85.655.204         \$6,55           Nadories         \$2.770         \$1,63%         \$170.049.48         \$1,90           Natores         \$1,171         \$0,69%         \$6.449.92         \$0,73           Delinquencies*         \$1,171         \$0,69%         \$6.449.92         \$0,73           Delinquencies*         \$1,171         \$0,69%         \$6.449.92         \$0,73           \$0 days to 60 days         \$1,172         \$1,272         \$1,272         \$1,272           \$0 days to 90 days         \$2,200         \$2,200         \$2,200         \$2,200         \$2,200           \$0 days to 90 days         \$2,200         \$2,200         \$2,200         \$2,200         \$2,200         \$2,200         \$2,200         \$2,200	Loan Purpose Owner-occupied Second Home Buy to let Other Property Type Residential Flat House	Number of Loans 160.598 9.742 9 0 Number of Loans 109.783 60.092	% Total Loans 94,28% 5,72% 0,01% 0,00% % Total Loans 64,45% 35,28%	8.316.699.360 619.722.913 238.569 0 Amount of Loans 5.346.889.702 3.562.049.863	93,06% 6,93% 0,00% 0,00% <b>% Total Amount</b> 59,83% 39,86%
North         53.787         31,57%         2.716.357.977         30,40           Lenter         32.076         18,83%         1.543.152.182         17,27           Lisbon         59.012         34,64%         3.391.509.644         37,95           Neletejo         15.50         6,80%         464.487.084         5,20           Ngarve         9,943         5,84%         585.655.204         6,55           Madeira         2,770         1,63%         170.049.448         1,90           Nortes         1,171         0,69%         65.449.302         0,73           Delinguencies <sup>7</sup> Number of Loan         Total Loan Amount           > 50 days to 60 days         179         7,108.35           < 60 days to 90 days	Loan Purpose Owner-occupied Second Home Buy to let Other Property Type Residential Flat House Other	Number of Loans 160.598 9.742 9 0 Number of Loans 109.783 60.092	% Total Loans 94,28% 5,72% 0,01% 0,00% % Total Loans 64,45% 35,28%	8.316.699.360 619.722.913 238.569 0 Amount of Loans 5.346.889.702 3.562.049.863	93,06% 6,93% 0,00% 0,00% <b>% Total Amount</b> 59,83%
Center         32.076         18,83%         1.543.152.182         17,27           Lisbon         59,012         34,64%         3.391.509,644         37,95           Mentejo         11,590         6,80%         464.487.084         5,20           Madeira         2,770         1,63%         170.049.448         1,90           Azores         1,171         0,69%         65.449.302         0,73           Delinquecies'         Number of Loans         Total Loan Amount           > 30 days to 60 days         50 days to 90 days         50 days to 90 days         50 days         50 days         678.93	Loan Purpose Owner-occupied Second Home Buy to let Other Property Type Residential Flat House Other Commercial	Number of Loans 160.598 9.742 9 0 Number of Loans 109.783 60.092 474	% Total Loans 94,28% 5,72% 0,01% 0,00% % Total Loans 64,45% 35,28% 0,28%	8.316.699.360 619.722.913 238.569 0 Amount of Loans 5.346.889.702 3.562.049.863 27.721.277	93,06% 6,93% 0,00% <b>% Total Amount</b> 59,83% 0,31%
sisbon     59.012     34,64%     3.391.509.644     37,95       Mehtejo     11.590     6,80%     464.487.084     5,20       Majarve     9.943     5,84%     585.655.204     6,55       Madeira     2.770     1,63%     170.409.448     1,90       Azores     1.171     0,69%     65.449.302     0,73       Delinquencies²     Number of Loans     Total Loan Amour       > 30 days to 60 days     179     7.108.33       > 60 days to 90 days     21     678.93       > 90 days     0     50	Loan Purpose Owner-occupied Second Home Buy to let Other Property Type Residential Flat House Other Commercial Geographical Distribution	Number of Loans 160.598 9.742 9 0 Number of Loans 109.783 60.092 474 Number of Loans	% Total Loans 94,28% 5,72% 0,01% 0,00% % Total Loans 64,45% 35,28% 0,28% % Total Loans	8.316.699.360 619.722.913 238.569 0 Amount of Loans 5.346.889.702 3.562.049.863 27.721.277	93,06% 6,93% 0,00% % Total Amount 59,83% 39,86% 0,31%
Alentejo     11.590     6,80%     464.487.084     5,20       Algarve     9.943     5,84%     585.655.204     6,55       Aladeira     2.770     1,63%     170.049.448     1,90       Azores     1.171     0,69%     65.449.302     0,73       Deblinquencies²     Number of Loans     Total Loan Amount       > 30 days to 60 days     179     7.108.33       > 60 days to 90 days     21     678.93       > 90 days     0     0	Loan Purpose Owner-occupied Second Home Buy to let Other Property Type Residential Flat House Other Commercial Geographical Distribution North	Number of Loans 160.598 9.742 9 0 Number of Loans 109.783 60.092 474  Number of Loans 53.787	% Total Loans 94,28% 5,72% 0,01% 0,00% % Total Loans 64,45% 35,28% 0,28% % Total Loans 31,57%	8.316.699.360 619.722.913 238.569 0 Amount of Loans 5.346.889.702 3.562.049.863 27.721.277 Amount of Loans 2.716.357.977	93,06% 6,93% 0,00% 0,00% % Total Amount 59,83% 0,31% % Total Amount 30,40%
Algare         9.943         5,84%         585.655.204         6,55           Madeira         2.770         1,63%         170.049.448         1,90           Azores         1.171         0,69%         65.449.302         0,73           Delinquencies <sup>7</sup> > 200 days to 60 days         Number of Loan         Total Loan Amount           > 60 days to 90 days         179         7.108.39           > 90 days         21         678.91           > 90 days         0         0	Loan Purpose Owner-occupied Second Home Buy to let Other Property Type Residential Filat House Other Commercial Geographical Distribution Vorth Center	Number of Loans 160.598 9.742 9 0 Number of Loans 109.783 60.092 474  Number of Loans 53.787 32.076	% Total Loans 94,28% 5,72% 0,01% 0,00% % Total Loans 64,45% 35,28% 0,28%  % Total Loans 11,57% 18,83%	8.316.699.360 619.722.913 238.569 0 Amount of Loans 5.346.889.702 3.562.049.863 27.721.277 Amount of Loans 2.716.357.977 1.543.152.182	93,06% 6,93% 0,00% 0,00% % Total Amount 59,83% 39,86% 0,31% % Total Amount 30,40% 17,27%
Aidediera         2.770         1,63%         170.049.448         1,90           Azores         1.171         0,69%         65.449.302         0,73           Delinquencies <sup>7</sup> Number of Loans         Total Loan Amount           > 90 days to 60 days         179         7.108.30           > 60 days to 90 days         21         678.90           > 90 days         0         0	Loan Purpose Owner-occupied Second Home Buy to let Other Property Type Residential Flat House Other Commercial Geographical Distribution North Center	Number of Loans 160.598 9.742 9 0 Number of Loans 109.783 60.092 474  Number of Loans 53.787 32.076 55.012	% Total Loans 94,28% 5,72% 0,01% 0,00% % Total Loans 64,45% 35,28% 0,28%  % Total Loans 11,57% 18,83%	8.316.699.360 619.722.913 238.569 0 Amount of Loans 5.346.889.702 3.562.049.863 27.721.277 Amount of Loans 2.716.357.977 1.543.152.182	93,06% 6,93% 0,00% 0,00% % Total Amount 59,83% 0,31% % Total Amount 30,40%
Azores         1.171         0,69%         65.449.302         0,73           Delinquencies <sup>7</sup> Number of Loans         Total Loan Amour           > 30 days to 60 days         179         7.108.30           6 0 days to 90 days         21         678.90           > 90 days         0         0	Loan Purpose Owner-occupied Second Home Buy to let Other Property Type Residential Flat House Other Commercial Geographical Distribution North Center Lisbon	Number of Loans 160.598 9.742 9 0 Number of Loans 109.783 60.092 474  Number of Loans 53.787 32.076 55.012	% Total Loans 94,28% 5,72% 0,01% 0,00% % Total Loans 64,45% 35,28% 0,28% % Total Loans 31,57% 18,83% 34,64%	8.316.699.360 619.722.913 238.569 0 Amount of Loans 5.346.889.702 3.562.049.863 27.721.277 Amount of Loans 2.716.357.977 1.543.152.182 3.391.509.644	93,06% 6,93% 0,00% 0,00% % Total Amount 59,83% 39,86% 0,31% % Total Amount 30,40% 17,27%
Azores         1.171         0,69%         65.449.302         0,73           Delinquencies <sup>7</sup> Number of Loans         Total Loan Amour           > 30 days to 60 days         179         7.108.30           6 0 days to 90 days         21         678.90           > 90 days         0         0	Loan Purpose Owner-occupied Second Home Buy to let Other Property Type Residential Flat House Other Commercial Geographical Distribution North Center Lisbon Alentejo	Number of Loans 160.598 9.742 9 0 Number of Loans 109.783 60.092 474  Number of Loans 53.787 32.076 59.012 11.590	% Total Loans 94,28% 5,72% 0,01% 0,00% % Total Loans 64,45% 35,28% 0,28% % Total Loans 31,55% 18,83% 34,64% 6,80%	8.316.699.360 619.722.913 238.569 0 Amount of Loans 5.346.889.702 3.562.049.863 27.721.277 Amount of Loans 2.716.357.977 1.543.152.182 3.391.509.644 464.487.084	93,06% 6,93% 0,00% % Total Amount 59,83% 39,86% 0,319 % Total Amount 30,40% 17,27% 37,95% 5,20%
Delinquencies <sup>7</sup> Number of Loans         Total Loan Amount           > 30 days to 60 days         179         7.108.3           > 60 days to 90 days         21         678.93           > 90 days         0	Loan Purpose Owner-occupied Second Home Buy to let Other Property Type Residential Flat House Other Commercial Geographical Distribution North Center Lisbon Algarve	Number of Loans 160.598 9.742 9 0 Number of Loans 109.783 60.092 474  Number of Loans 53.787 32.076 59.012 11.590 9.943	% Total Loans 94,28% 5,72% 0,01% 0,00% % Total Loans 64,45% 35,28% 0,28% % Total Loans 31,57% 18,83% 34,64% 6,80% 5,84%	8.316.699.360 619.722.913 238.569 0 Amount of Loans 5.346.889.702 3.562.049.863 27.721.277 Amount of Loans 2.716.357.977 1.543.152.182 3.391.509.644 464.487.084 585.655.204	93,06% 6,93% 0,00% 0,00% % Total Amount 59,83% 39,86% 0,319 % Total Amount 30,40% 17,27% 37,95% 5,20% 6,55%
30 days to 60 days > 60 days to 90 days > 60 days to 90 days > 90 days  0	Loan Purpose Owner-occupied Second Home Buy to let Other Property Type Residential Filat House Other Commercial Geographical Distribution North Center Lisbon Algarve Madeira	Number of Loans 160.598 9.742 9 0 Number of Loans 109.783 60.092 474  Number of Loans 53.787 32.076 59.012 11.590 9.943 2.770	% Total Loans 94,28% 5,72% 0,01% 0,00% % Total Loans 64,45% 35,28% 0,28%  % Total Loans 31,57% 18,83% 34,64% 6,80% 5,84% 1,63%	8.316.699.360 619.722.913 238.569 0 Amount of Loans 5.346.889.702 3.562.049.863 27.721.277 Amount of Loans 2.716.357.977 1.543.152.182 3.391.509.644 464.487.084 585.655.204 170.049.448	93,06% 6,93% 0,00% 0,00% % Total Amount 59,83% 39,86% 0,31% % Total Amount 30,40% 17,27% 37,95% 5,20% 6,55%
> 60 days to 90 days > 90 days 0 90	Loan Purpose Owner-occupied Second Home Buy to let Other Property Type Residential Flat House Other Commercial Geographical Distribution North Center Lisbon Alentejo Algarve Madeira Azores	Number of Loans 160.598 9.742 9 0 Number of Loans 109.783 60.092 474  Number of Loans 53.787 32.076 59.012 11.590 9.943 2.770	% Total Loans 94,28% 5,72% 0,01% 0,00% % Total Loans 64,45% 35,28% 0,28% % Total Loans 31,57% 18,83% 34,64% 6,80% 5,84% 1,63% 0,69%	8.316.699.360 619.722.913 238.569 0 Amount of Loans 5.346.889.702 3.562.049.863 27.721.277 Amount of Loans 2.716.357.977 1.543.152.182 3.391.509.644 464.487.084 585.655.204 170.049.448	93,06% 6,93% 0,00% % Total Amount 59,83% 39,86% 0,31% % Total Amount 30,40% 17,27% 37,95% 5,20% 6,55% 1,90% 0,73%
> 90 days 0	Loan Purpose Owner-occupied Second Home Buy to let Other Property Type Residential Flat House Other Commercial Geographical Distribution North Center Lisibon Alentejo Algarve Madeira Azores Delinquencies <sup>7</sup>	Number of Loans 160.598 9.742 9 0 Number of Loans 109.783 60.092 474  Number of Loans 53.787 32.076 59.012 11.590 9.943 2.770	% Total Loans 94,28% 5,72% 0,01% 0,00% % Total Loans 64,45% 35,28% 0,28% % Total Loans 31,57% 18,83% 6,80% 5,84% 6,80% 5,84% 1,63% 0,69% Number of Loans	8.316.699.360 619.722.913 238.569 0 Amount of Loans 5.346.889.702 3.562.049.863 27.721.277 Amount of Loans 2.716.357.977 1.543.152.182 3.391.509.644 464.487.084 585.655.204 170.049.448	93,06% 6,93% 0,00% 0,00% % Total Amount 59,83% 39,86% 0,31% % Total Amount 30,40% 17,27% 37,95% 5,20% 6,55% 1,90% 0,73% Total Loan Amount
	Loan Purpose Owner-occupied Second Home Buy to let Other Property Type Residential Flat House Other Commercial Geographical Distribution North Center Lisbon Algarve Madeira Azores Delinquencies <sup>7</sup> > 30 days to 60 days	Number of Loans 160.598 9.742 9 0 Number of Loans 109.783 60.092 474  Number of Loans 53.787 32.076 59.012 11.590 9.943 2.770	% Total Loans 94,28% 5,72% 0,01% 0,00% % Total Loans 64,45% 35,28% 0,28% % Total Loans 31,57% 18,83% 34,64% 6,80% 5,84% 1,63% 0,69% Number of Loans	8.316.699.360 619.722.913 238.569 0 Amount of Loans 5.346.889.702 3.562.049.863 27.721.277 Amount of Loans 2.716.357.977 1.543.152.182 3.391.509.644 464.487.084 585.655.204 170.049.448	93,06% 6,93% 0,00% 0,00% % Total Amount 59,83% 39,86% 0,31% % Total Amount 30,40% 17,27% 37,95% 5,20% 6,55% 1,90% 0,73% Total Loan Amount
Projected Outstanding Amount <sup>b</sup> Amortisation Projected Outstanding Amount <sup>b</sup>	Loan Purpose Owner-occupied Second Home Buy to let Other Property Type Residential Filat House Other Commercial Geographical Distribution North Center Lisbon Alentejo Algarve Madeira Azores Delinquencies <sup>7</sup> > 30 days to 60 days > 60 days to 90 days	Number of Loans 160.598 9.742 9 0 Number of Loans 109.783 60.092 474  Number of Loans 53.787 32.076 59.012 11.590 9.943 2.770	% Total Loans 94,28% 5,72% 0,01% 0,00% % Total Loans 64,45% 35,28% 0,28% % Total Loans 31,57% 18,83% 34,64% 6,80% 5,84% 1,63% 0,69% Number of Loans	8.316.699.360 619.722.913 238.569 0 Amount of Loans 5.346.889.702 3.562.049.863 27.721.277 Amount of Loans 2.716.357.977 1.543.152.182 3.391.509.644 464.487.084 585.655.204 170.049.448	93,06% 6,93% 0,00% 0,00% % Total Amount 59,83% 39,86% 0,31% % Total Amount 30,40% 17,27% 37,95% 5,20% 6,55% 1,90% 0,73% Total Loan Amount



 $<sup>^{\</sup>mbox{\scriptsize b}}$  Includes mortgage pool and other assets; assumes no prepayments.



### **Mortgage Covered Bonds**

#### Investor Report - 31th December 2018



Report Reference Date:

31-12-2018 Quarterly

Report Frequency:

7. Expected Maturity Structure							
In EUR	0-1 Years	1-2 Years	2-3 Years	3-4 Years	4-5 Years	5-10 Years	>10 Years
Residencial Mortgages <sup>b</sup>	4.224.914	12.080.470	25.427.104	38.190.273	48.721.894	372.067.641	8.435.948.547
Commercial Mortgages	0	0	0	0	0	0	(
Other Assets <sup>2</sup>	0	0	0	0	0	0	(
Cover Pool	4.224.914	12.080.470	25.427.104	38.190.273	48.721.894	372.067.641	8.435.948.547
Covered Bonds	750.000.000	750.000.000	200.000.000	750.000.000	1.500.000.000	3.750.000.000	0
Directive management and other posts, common as proposition							

8. Liquidity Cushic Liquidity Cushion (according to Fitch's definition) Liquidity Cushion amount 0,00 Deposits with eligible financial institutions 0.00 Eligible securities 0,00 Liquidity Cushion requirement calculation Required Liquidity Cushion 0,00 Interest due month 1 0.00 Interest due month 2 0,00 Interest due month 3 0,00

<sup>c</sup>At least equal to the interest payments due on the Covered Bonds Outstanding before swaps for the next 3 months Total Amount of Derivatives in the Cover pool 7.700.000.000,00 Of Which Interest Rate Derivatives 7.700.000.000,00 Fixed to Floating Swaps 0,00 7.700.000.000,00 Interest Basis Swaps Of Which Currency Swaps 0,00

<sup>b</sup> External Counterparties (No)

Corporate Finance Division - Long Term Funding

Other Reports on BST website FCBC Label Website

Dfc@santander.pt https://www.santandertotta.pt/pt PT/Investor-Relations/Emissão-de-Divida/2018.html

https://coveredbondlabel.com/

## <sup>1</sup> Soft Bullet Date (Extended Maturity)

If the covered bonds are not redeemed on the relevant maturity date, the maturity will automatically be extended on a monthly basis up to one year. In that event, the covered bonds can be redeemed in whole or in part on a monthly basis up to and including the Extended Maturity Date.

### <sup>2</sup> Other Assets

In addition to the mortgage assets, other assets (or substitution assets) may be included in the cover pool up to an amount equal to 20% of the cover pool, subject to the following eligibility criteria:

- Deposit with the Bank of Portugal in cash or ECB eligible securities, or
- Deposits held with credit institutions rated at least A-

The overcollateralisation ratios are calculated by dividing (i) the total outstanding balance of the assets included in the cover pool by (ii) the total nominal amount of the covered bonds (both excluding accrued interest). For clarification purposes, all assets included in the covered pool are eligible assets

## <sup>4</sup> Net Present Value (NPV)

The NPV of the assets is obtained by discounting all future cash flows with the IRS curve plus average spread for new transactions.

The NPV of the liabilities is obtained by discounting all future cash flows bins are last curve prior overlage spread to The NPV of the liabilities is Obtained by discounting all future cash flows based on the funding curve of the issuer. Substitution assets as well as any derivatives in the pool are marked at their market value. NPV of liabilities cannot exceed the NPV of the portfolio assigned to the bond, including derivatives.

Stress testing - Net present value is also calculated for a 200 bps shift upwards and downwards of the discounting curve.

## Loan-to-Value

The Current LTV is calculated by dividing de outstanding balance of the loan by the value of the underlying property (last physical valuation).

The Current indexed LTV is calculated by dividing de outstanding balance of the loan by the latest valuation amount of the underlying property (i.e. indexed value or last physical valuation). A full valuation of the underlying properties must have been performed by an independent appraiser, at origination or after, prior to the inclusion of the mortgage loan in the cover pool. Properties (both residential and commercial) should also be revalued regularly:

- For commercial assets this must be done on an annual basis;
- Residential properties must be revalued at least every 3 years if the individual mortgage credit value exceeds € 500.000
  -Also the value of the mortgage property should be checked on a frequent basis, at least every three years, in order to identify the properties that require appraisal by an expert ( this procedure can be done using satisfical models approved by the Bank of Portugal).

## <sup>6</sup> Insured Property

All mortgages must have property damage insurance covering fire and floods.

A loan is considered to be delinquent if any payment is in arrears by more than 30 days. According to the Portuguese covered bonds legislation, any loan which is in arrears by more than 90 days must be removed from the pool and substituted by another loan which fulfills the elegibility criteria. Therefore, there are no NPL's included in the cover pool.