

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

1. Credit Ratings ¹	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+	A	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 (PTBSQOE0029)	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 (PTBSRJOE0024)	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)

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)²	0,00	0,00
Cash and Deposits	0,00	0,00
RMBS	0,00	0,00
Other securities	0,00	0,00
Total Cover Pool	25,82	8.936.660.841,92
% of ECB eligible assets		0,00%
Overcollateralization³ 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) ⁴	8.836.788.066,56
Net Present Value of Liabilities (incl. derivatives) ⁴	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

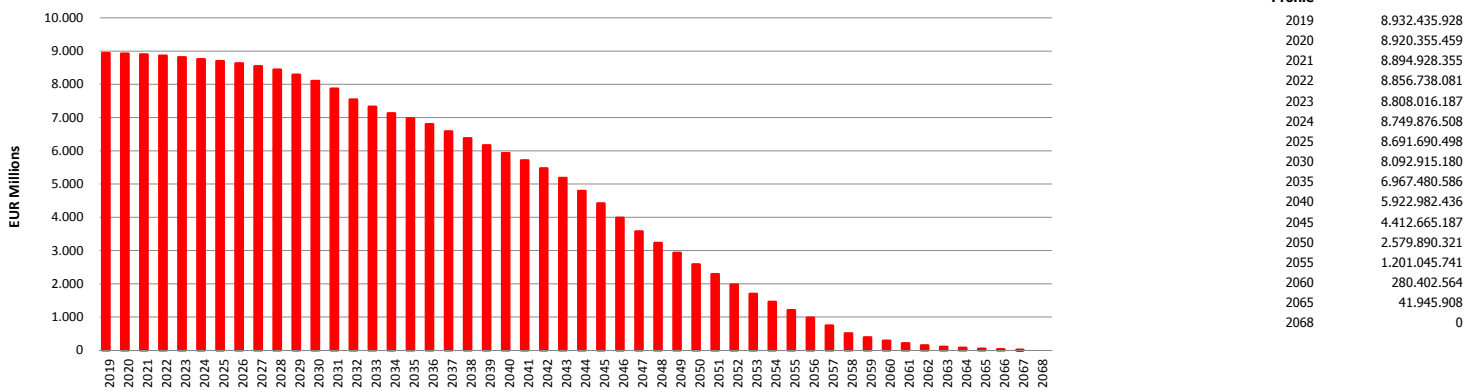
6. Mortgage Credit Pool				
Main Characteristics				
Number of Loans	170.349			
Aggregate Original Principal Balance (EUR)	12.851.298.496,06			
Aggregate Current Principal Balance (EUR)	8.936.660.841,92			
Average Original Principal Balance per loan (EUR)	75.441,00			
Average Current Principal Balance 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			
Weight 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 ⁵ (%)	55,26%			
Weighted Average Current Indexed LTV ⁵ (%)	55,74%			
Weighted Average Interest Rate (%)	1,10%			
Weighted Average Spread (%)	1,28%			
Max Maturity Date (yyyy-mm-dd)	2068-09-02			
Subsided 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 Property⁶				
	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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6. Mortgage Credit Pool (continued)

	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Seasoning				
Up to 1 year	7.248	4,25%	745.103.130	8,34%
1 to 2 years	9.453	5,55%	949.940.384	10,63%
2 to 3 years	6.880	4,04%	639.264.383	7,15%
3 to 4 years	5.227	3,07%	442.207.756	4,95%
4 to 5 years	2.601	1,53%	194.199.701	2,17%
5 to 6 years	2.152	1,26%	138.131.593	1,55%
6 to 7 years	2.384	1,40%	146.435.833	1,64%
7 to 8 years	4.436	2,60%	281.987.848	3,16%
8 to 9 years	10.457	6,14%	701.911.663	7,85%
9 to 10 years	10.702	6,28%	619.413.962	6,93%
10 to 11 years	13.709	8,05%	716.129.142	8,01%
11 to 12 years	18.360	10,78%	933.429.133	10,44%
More than 12 Years	76.740	45,05%	2.428.506.313	27,17%
Remaining Term				
Up to 5 years	15.001	8,81%	128.415.560	1,44%
5 to 8 years	9.114	5,35%	182.619.919	2,04%
8 to 10 years	6.677	3,92%	189.065.542	2,12%
10 to 12 years	11.107	6,52%	341.896.515	3,83%
12 to 14 years	15.672	9,20%	555.947.419	6,22%
14 to 16 years	9.942	5,84%	413.971.196	4,63%
16 to 18 years	6.909	4,06%	327.567.645	3,67%
18 to 20 years	7.918	4,65%	423.454.392	4,74%
20 to 22 years	7.996	4,69%	450.077.630	5,04%
22 to 24 years	7.691	4,51%	455.945.095	5,10%
24 to 26 years	11.747	6,90%	677.925.425	7,59%
26 to 28 years	12.463	7,32%	811.527.527	9,08%
28 to 30 years	10.477	6,15%	755.826.014	8,46%
30 to 40 years	31.998	18,78%	2.717.536.725	30,41%
More than 40 years	5.637	3,31%	504.884.240	5,65%
Current Indexed LTV				
Up to 40%	59.276	34,80%	1.680.727.844	18,81%
40 to 50%	25.395	14,91%	1.255.078.037	14,04%
50 to 60%	27.086	15,90%	1.634.160.699	18,29%
60 to 70%	34.368	20,18%	2.358.415.775	26,39%
70 to 80%	24.224	14,22%	2.008.278.487	22,47%
More than 80%	0	0,00%	0	0,00%
Loan Purpose				
Owner-occupied	160.598	94,28%	8.316.699.360	93,06%
Second Home	9.742	5,72%	619.722.913	6,93%
Buy to let	9	0,01%	238.569	0,00%
Other	0	0,00%	0	0,00%
Property Type				
Residential				
Flat	109.783	64,45%	5.346.889.702	59,83%
House	60.092	35,28%	3.562.049.863	39,86%
Other	474	0,28%	27.721.277	0,31%
Commercial				
Geographical Distribution				
North	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%
Alentejo	11.590	6,80%	464.487.084	5,20%
Algarve	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%
Delinquencies⁷				
> 30 days to 60 days	179			7.108.392
> 60 days to 90 days	21			678.935
> 90 days	0			0

Projected Outstanding Amount⁸



⁸ Includes mortgage pool and other assets; assumes no prepayments.

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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 ^b	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	0
Other Assets ^c	0	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

^b Includes mortgage pool and other assets; assumes no prepayments.

8. Liquidity Cushion		Nominal Amount
Liquidity Cushion (according to Fitch's definition)^c		
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

^c At least equal to the interest payments due on the Covered Bonds Outstanding before swaps for the next 3 months

9. Derivative Financial Instruments		Nominal Amount
Total Amount of Derivatives in the Cover pool		
		7.700.000.000,00
Of Which Interest Rate Derivatives^b		
Fixed to Floating Swaps		7.700.000.000,00
Interest Basis Swaps		0,00
Of Which Currency Swaps		
		0,00
^b External Counterparties (No)		

10. Contacts	
Corporate Finance Division - Long Term Funding	Dfc@santander.pt
Other Reports on BST website	https://www.santandertotta.pt/pt_PT/Investor-Relations/Emissao-de-Divida/2018.html
ECBC Label Website	https://coveredbondlabel.com/

Notes

¹ 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.

² 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-

³ Overcollateralisation

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.

⁴ 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 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.

⁵ Loan-to-Value

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

The Current indexed LTV is calculated by dividing the 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 statistical models approved by the Bank of Portugal).

⁶ Insured Property

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

⁷ Delinquencies

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 eligibility criteria. Therefore, there are no NPL's included in the cover pool.