

Report Reference Date: **31-03-2023**
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	Aa2	n/a	AA-	AA	n/a	n/a	n/a	n/a
Banco Santander Totta, SA	Baa2	BBB+	A-	A	P-2	A-2	F2	R-1 (low)
Portugal	Baa2	BBB+	BBB+	A (low)	P2	A-2	F1	R-1 (low)

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					3.71	8,600,000,000.00
Syndicated Covered Bonds Issues						
Covered Bond 22 (PTBSRIOE0024)	25/04/2017	Fixed	25/04/2024	25/04/2025	1.07	1,000,000,000.00
Covered Bond 23 (PTBSRJOM0023)	26/09/2017	Fixed	26/09/2027	26/09/2028	4.49	1,000,000,000.00
Private Placements Covered Bonds Issues						
Covered Bond 17 (PTBSRDOE0029)	15/04/2016	Fixed	17/04/2023	15/04/2024	0.05	750,000,000.00
Covered Bond 18 (PTBSRFOE0019)	26/07/2016	Fixed	26/07/2023	26/07/2024	0.32	750,000,000.00
Covered Bond 20 (PTBSRKOM0020)	07/12/2017	Fixed	07/12/2027	07/12/2028	4.69	750,000,000.00
Covered Bond 21 (PTBSRH0E0025)	10/04/2017	Fixed	10/04/2027	10/04/2028	4.03	1,000,000,000.00
Covered Bond 24 (PTBSRGOM0034)	05/07/2019	Fixed	05/07/2029	05/07/2030	6.27	1,100,000,000.00
Covered Bond 25 (PTBSRMOM0028)	27/03/2020	Fixed	27/03/2025	27/03/2026	1.99	750,000,000.00
Covered Bond 26 (PTBSRNOM0019)	28/10/2020	Fixed	28/10/2030	28/10/2031	7.58	750,000,000.00
Covered Bond 27 (PTBSRCOM0038)	04/03/2022	Fixed	04/03/2029	04/03/2030	5.93	750,000,000.00

CRD Compliant (Yes/No) Yes

3. Asset Cover Test	Remaining Term (years)	Nominal Amount
Mortgage Credit Pool	26.94	10,225,435,909.22
Other Assets (Deposits and Securities at market value)²	0.00	37,000,000.01
Cash and Deposits	0.00	37,000,000.01
RMBS	0.00	0.00
Other securities	0.00	0.00
Total Cover Pool	26.94	10,262,435,909.23
% of ECB eligible assets		0.00%
Overcollateralization³ with cash collateral (OC)		19.33%
Legal minimum overcollateralization		5.00%

4. Other Triggers	
Net Present Value of Assets (incl. derivatives) ⁴	10,280,736,497.23
Net Present Value of Liabilities (incl. derivatives) ⁴	8,018,834,714.01
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
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

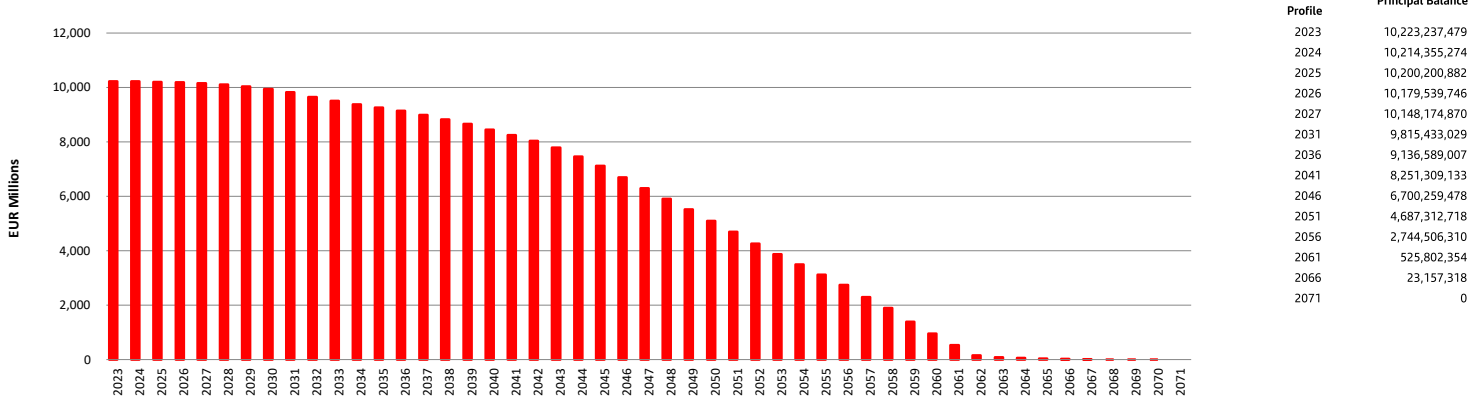
6. Mortgage Credit Pool				
Main Characteristics				
Number of Loans				163,800
Aggregate Original Principal Balance (EUR)				14,638,086,632.60
Aggregate Current Principal Balance (EUR)				10,225,435,909.22
Average Original Principal Balance per loan (EUR)				89,365.61
Average Current Principal Balance per loan (EUR)				62,426.35
Current principal balance of the 5 largest borrowers				12,673,108.62
Weight of the 5 largest borrowers (current principal balance) %				0.12%
Current principal balance of the 10 largest borrowers				21,369,554.24
Weight of the 10 largest borrowers (current principal balance) %				0.21%
Weighted Average Seasoning (months)				95.80
Weighted Average Remaining Terms (months)				327.80
Weighted Average Current Unindexed LTV ⁵ (%)				53.91%
Weighted Average Current Indexed LTV ⁵ (%)				54.67%
Weighted Average Interest Rate (%)				3.22%
Weighted Average Spread (%)				1.11%
Max Maturity Date (yyyy-mm-dd)				2071/09/21
Subsized Loans	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Yes	16,810	10.26%	547,644,537	5.36%
No	146,990	89.74%	9,677,791,373	94.64%
Insured Property⁶	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Yes	163,800	100.00%	10,225,435,909	100.00%
No	0	0.00%	0	0.00%
Interest Rate Type	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Fixed	1,801	1.10%	99,721,335	0.98%
Floating	161,999	98.90%	10,125,714,574	99.02%
Repayment Type	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Annuity / French	162,244	99.05%	10,044,953,917	98.23%
Linear	0	0.00%	0	0.00%
Increasing instalments	27	0.02%	239,441	0.00%
Bullet	0	0.00%	0	0.00%
Interest-only	1,527	0.93%	180,227,151	1.76%
Other	2	0.00%	15,401	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	6,809	4.16%	1,041,647,614	10.19%
1 to 2 years	9,485	5.79%	1,209,419,502	11.83%
2 to 3 years	6,288	3.84%	738,486,837	7.22%
3 to 4 years	8,571	5.23%	812,998,033	7.95%
4 to 5 years	9,809	5.99%	888,557,157	8.69%
5 to 6 years	7,952	4.85%	718,629,032	7.03%
6 to 7 years	5,774	3.53%	479,713,556	4.69%
7 to 8 years	4,264	2.60%	323,700,418	3.17%
8 to 9 years	2,235	1.36%	146,554,727	1.43%
9 to 10 years	1,539	0.94%	91,089,079	0.89%
10 to 11 years	1,773	1.08%	94,331,756	0.92%
11 to 12 years	2,616	1.60%	142,918,072	1.40%
More than 12 years	96,685	59.03%	3,537,390,126	34.59%
Remaining Term				
Up to 5 years	10,388	6.34%	85,708,780	0.84%
5 to 8 years	11,611	7.09%	223,567,027	2.19%
8 to 10 years	12,229	7.47%	304,009,162	2.97%
10 to 12 years	8,285	5.06%	265,031,737	2.59%
12 to 14 years	6,158	3.76%	243,940,375	2.39%
14 to 16 years	7,081	4.32%	315,480,689	3.09%
16 to 18 years	7,712	4.71%	384,530,677	3.76%
18 to 20 years	7,751	4.73%	426,879,495	4.17%
20 to 22 years	10,934	6.68%	591,790,669	5.79%
22 to 24 years	12,476	7.62%	785,972,380	7.69%
24 to 26 years	11,000	6.72%	786,132,585	7.69%
26 to 28 years	9,939	6.07%	815,778,845	7.98%
28 to 30 years	9,092	5.55%	829,859,377	8.12%
30 to 40 years	37,748	23.05%	4,040,938,270	39.52%
More than 40 years	1,396	0.85%	125,815,842	1.23%
Current Indexed LTV				
Up to 40%	64,187	39.19%	2,048,287,810	20.03%
40 to 50%	23,000	14.04%	1,440,635,337	14.09%
50 to 60%	29,590	18.06%	2,093,050,594	20.47%
60 to 70%	29,440	17.97%	2,549,844,884	24.94%
70 to 80%	17,583	10.73%	2,093,617,284	20.47%
More than 80%	0	0.00%	0	0.00%
Loan Purpose				
Owner-occupied	152,317	92.99%	9,480,378,389	92.71%
Second Home	10,022	6.12%	724,956,628	7.09%
Buy to let	4	0.00%	44,988	0.00%
Other	1,457	0.89%	20,055,904	0.20%
Property Type				
Residential				
Flat	99,626	60.82%	5,724,682,911	55.98%
House	63,755	38.92%	4,473,200,682	43.75%
Other	419	0.26%	27,552,315	0.27%
Commercial				
Geographical Distribution				
North	53,445	32.63%	3,190,665,001	31.20%
Center	31,989	19.53%	1,743,580,188	17.05%
Lisbon	53,741	32.81%	3,799,589,467	37.16%
Alentejo	10,282	6.28%	462,522,018	4.52%
Algarve	9,245	5.64%	646,259,264	6.32%
Madeira	3,310	2.02%	248,459,249	2.43%
Azores	1,788	1.09%	134,360,722	1.31%
Delinquencies⁷				
		Number of Loans		Total Loan Amount
> 30 days to 60 days		98		4,752,508
> 60 days to 90 days		6		145,960
> 90 days		0		0

Projected Outstanding Amount^b



^bIncludes 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
Residential Mortgages ¹	3,670,805	10,046,176	16,065,119	22,352,841	33,734,779	527,544,417	9,612,021,773
Commercial Mortgages	0	0	0	0	0	0	0
Other Assets ²	0	0	0	0	0	0	0
Cover Pool	4,001,212	11,238,923	16,894,694	23,571,735	34,735,841	538,910,889	9,607,638,798
Covered Bonds	1,500,000,000	1,750,000,000	0	0	2,750,000,000	2,600,000,000	0

¹Includes mortgage pool and other assets; assumes no prepayments.

8. Derivative Financial Instruments		Nominal Amount
Total Amount of Derivatives in the Cover pool		8,600,000,000.00
Of Which Interest Rate Derivatives ^b		8,600,000,000.00
Fixed to Floating Swaps		0.00
Interest Basis Swaps		8,600,000,000.00
Of Which Currency Swaps		0.00

^b External Counterparties (No)

9. Contacts	
Corporate Finance Division - Long Term Funding	mercadosfinancieros@santander.pt
Other Reports on BST website	https://www.santander.pt/institucional/investor-relations/santander-totta-sa/emissao-de-divida
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, subject to the following eligibility criteria:

- any other assets which are not deemed to be Primary Assets,
- deposit with the Bank of Portugal in cash or securities eligible for credit transactions in the Eurosystem lending operations,
- deposits held with credit institutions located in the EEA which are not in a control or group relationship with BST,
- any other assets located in the EEA complying simultaneously with the low risk and high liquidity requirements, and
- any liquidity assets which may compose the Liquidity Buffer.

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 be monitored by BST frequently and at least annually.

BST shall also perform any internal check of the value of each property:

- once every three years, for residential properties;
- at least once a year for commercial properties;
- if the individual mortgage credit value exceeds (i) 5 per cent. of BST's own funds or (ii) € 500,000, in the case of residential properties, or € 1,000,000 in the case of commercial assets, the valuation of the relevant properties shall be reviewed by an independent appraiser at least every 3 years.
- 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 and methods approved by the CMVM).

⁶ Insured Property

All mortgages must have property damage insurance covering the risk of loss and damage.

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 that becomes delinquent after being allocated to the cover pool may still remain in such cover pool provided that the delinquency period is not equal to or higher than 90 days. If the delinquent loan is not removed from the cover pool following 90 days it shall not count towards the statutory tests or the overcollateralisation percentage and shall be substituted by another loan which fulfills the eligibility criteria. Therefore, there are no NPL's included in the cover pool