

Mortgage Covered Bonds

Investor Report (Ex- Banco Popular Portugal Programme)

Report Reference Date: **31-12-2017**
Report Frequency: Quarterly

1. Current Credit Ratings	Long Term	Short Term
Santander Totta S.A. Covered Bonds (Obrigações Hipotecárias - Mortgages - BPP Programme)	A (low) (DBRS)	N/A
Santander Totta S.A.	Baa3 / BBB- / BBB+ / A (low) (Moody's / S&P / Fitch / DBRS)	NP / A-3 / F2 / R-1L (mid) (Moody's / S&P / Fitch / DBRS)
Portugal	Ba1 / BBB-u / BBB / BBB (low) (Moody's / S&P / Fitch / DBRS)	NP / A-3u / F2 / R-2 (mid) (Moody's / S&P / Fitch / DBRS)

2. Covered Bonds Issues	Issue Date	Coupon	Maturity Date	Soft Bullet Date ¹	Remaining Term	Nominal Amount
Covered Bonds Outstanding					0,41	815.000.000,00 €
Private Placements Covered Bonds Issues						
Series 5 (PTBNCZOE0025)	2014-12-30	Floating Rate	2017-12-30	2018-12-30	0,00	290.000.000,00 €
Series 6 (PTBN100E0002)	2015-06-30	Floating Rate	2018-06-30	2019-06-30	0,50	225.000.000,00 €
Series 7 (PTBN1POE0001)	2015-09-28	Floating Rate	2018-09-28	2019-09-28	0,74	300.000.000,00 €
CRD Compliant (Yes/No)						Yes

3. Asset Cover Test	Remaining Term	Nominal Amount
Mortgage Credit Pool	24,72	943.250.928,92 €
Other Assets² (Deposits and Securities at market value)¹	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	24,72	943.250.928,92 €
% of ECB eligible assets		100,00%
Overcollateralization³ with cash collateral (Current OC)		15,74%
Committed Overcollateralization (Moody's)		0,00%
Required Overcollateralization (Fitch) - Minimum OC level to keep the current Mortgage Covered Bond Programme rating		0,00%
Required Overcollateralization (DBRS) - Minimum OC level to keep the current Mortgage Covered Bond Programme rating		N/A
Legal Minimum Overcollateralization		5,26%

4. Other Triggers	
Net Present Value of Assets (incl. derivatives) ⁴	943.182.059,96 €
Net present value of liabilities (incl. derivatives) ⁴	0,00
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				11.786
Aggregate Original Principal Balance (EUR)				1.287.793.680,46 €
Aggregate Current Principal Balance (EUR)				943.250.928,92 €
Average Original Principal Balance per loan (EUR)				109.264,69 €
Average Current Principal Balance per loan (EUR)				80.031,47 €
Current principal balance of the 5 largest borrowers (EUR)				0,00 €
Weight of the 5 largest borrowers (current principal balance) %				0,00%
Current principal balance of the 10 largest borrowers (EUR)				0,00 €
Weight of the 10 largest borrowers (current principal balance) %				0,00%
Weighted Average Seasoning (months)				94,10
Weighted Average Remaining Term (months)				296,70
Weighted Average Current Unindexed LTV ⁵ (%)				55,08%
Weighted Average Interest Rate (%)				1,21%
Weighted Average Spread (%)				1,43%
Max Maturity Date (yyyy-mm-dd)				17-03-2067
Subsidized Loans	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Yes	182	1,54%	7.545.577 €	0,80%
No	11.604	98,46%	935.705.352 €	99,20%
Insured Property⁶	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Yes	11.786	100,00%	943.250.928,92 €	100,00%
No	0	0,00%	0,00 €	0,00%
Interest Rate Type	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Fixed	380	3,22%	34.486.735,42 €	3,66%
Floating	11.406	96,78%	908.764.193,50 €	96,34%
Repayment Type	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Annuity / French	11.721	99,45%	924.726.695,83 €	98,04%
Linear	0	0,00%	0,00 €	0,00%
Increasing instalments	0	0,00%	0,00 €	0,00%
Bullet	1	0,01%	1.000.000,00 €	0,11%
Interest-only	64	0,64%	17.524.233,09 €	1,86%
Other	0	0,00%	0,00 €	0,00%

Mortgage Covered Bonds

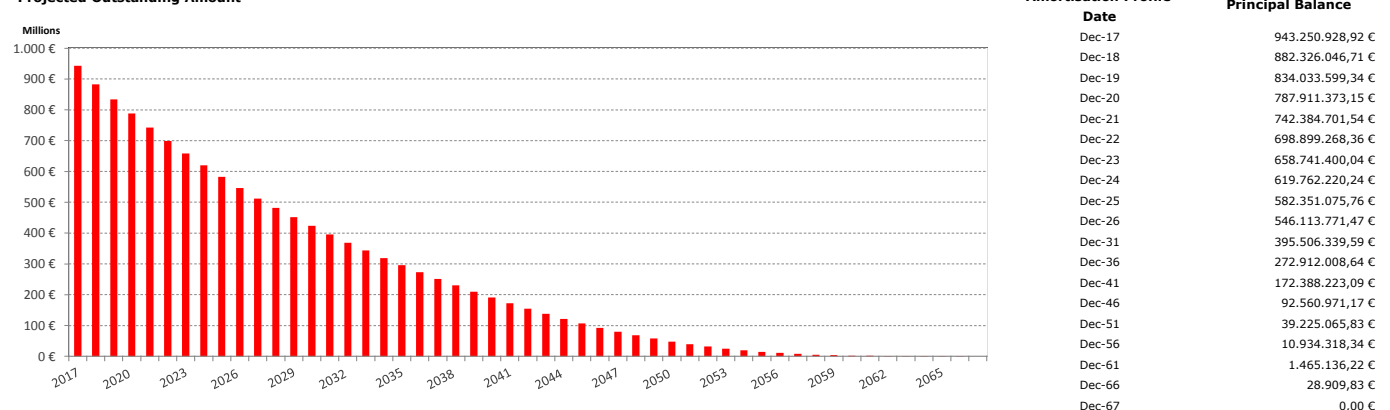
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6. Mortgage Credit Pool (continued)

Seasoning	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Up to 1 year	400	3,39%	69.383.765,99 €	7,36%
1 to 2 years	1.102	9,35%	151.572.298,93 €	16,07%
2 to 3 years	314	2,66%	42.574.748,08 €	4,51%
3 to 4 years	490	4,16%	57.420.531,31 €	6,09%
4 to 5 years	298	2,53%	33.220.118,96 €	3,52%
5 to 6 years	256	2,17%	23.863.642,81 €	2,53%
6 to 7 years	1.183	10,04%	92.314.919,04 €	9,79%
7 to 8 years	2.254	19,12%	141.965.396,61 €	15,05%
8 to 9 years	1.506	12,78%	101.116.134,65 €	10,72%
9 to 10 years	977	8,29%	87.031.177,37 €	9,23%
10 to 11 years	605	5,13%	35.941.677,76 €	3,81%
11 to 12 years	522	4,43%	25.329.307,96 €	2,69%
More than 12 years	1.879	15,94%	81.517.209,45 €	8,64%
Remaining Term	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Up to 5 years	390	3,31%	48.221.546,49 €	5,11%
5 to 8 years	489	4,15%	32.169.990,36 €	3,41%
8 to 10 years	353	3,00%	65.204.818,88 €	6,91%
10 to 12 years	469	3,98%	19.662.772,98 €	2,08%
12 to 14 years	524	4,45%	29.208.657,85 €	3,10%
14 to 16 years	707	6,00%	38.637.351,47 €	4,10%
16 to 18 years	761	6,46%	43.026.177,75 €	4,56%
18 to 20 years	535	4,54%	35.236.204,08 €	3,74%
20 to 22 years	641	5,44%	40.819.959,11 €	4,33%
22 to 24 years	697	5,91%	48.568.716,49 €	5,15%
24 to 26 years	557	4,73%	38.000.112,20 €	4,03%
26 to 28 years	890	7,55%	64.534.506,63 €	6,84%
28 to 30 years	871	7,39%	66.899.067,18 €	7,09%
30 to 40 years	3073	26,07%	294.918.170,97 €	31,27%
More than 40 years	829	7,03%	78.142.876,48 €	8,28%
Current Unindexed LTV	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Up to 40%	3.279	27,82%	177.135.498 €	18,78%
40 to 50%	1.723	14,62%	159.598.967 €	16,92%
50 to 60%	1.978	16,78%	188.498.706 €	19,98%
60 to 70%	2.331	19,78%	196.540.679 €	20,84%
70 to 80%	2.475	21,00%	221.477.079 €	23,48%
More than 80%	0	0,00%	0 €	0,00%
Loan Purpose	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Owner-occupied	10.981	93,17%	772.341.462,95 €	81,88%
Second Home	552	4,68%	47.955.436,94 €	5,08%
Buy to Let	57	0,48%	8.067.581,42 €	0,86%
Other	196	1,66%	114.886.447,61 €	12,18%
Property Type	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Residential	11.634	98,71%	833.107.156,28 €	88,32%
Flat	7.401	62,79%	485.095.219,11 €	51,43%
House	4.176	35,43%	339.574.629,91 €	36,00%
Other	57	0,48%	8.437.307,26 €	0,89%
Commercial	152	1,29%	110.143.772,64 €	11,68%
Geographical Distribution	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
Portugal	11.786	100,00%	943.250.928,92 €	100,00%
Norte	3.142	26,66%	223.056.758,15 €	23,65%
Center	2.041	17,32%	132.299.639,62 €	14,03%
Lisbon	5.319	45,13%	508.724.661,64 €	53,93%
Alentejo	456	3,87%	23.967.617,37 €	2,54%
Algarve	826	7,01%	54.380.290,11 €	5,77%
Madeira	2	0,02%	821.962,03 €	0,09%
Azores	0	0,00%	0,00 €	0,00%
Delinquencies ⁷	Number of Loans	% Total Loans	Amount of Loans	% Total Amount
> 30 to 60 days	44	0,37%	3.758.455,22 €	0,40%
> 60 to 90 days	17	0,14%	815.389,83 €	0,09%
> 90 days	0	0,00%	0,00 €	0,00%

Projected Outstanding Amount^b



^b Includes mortgage pool and other assets; assumes no prepayments (constant prepayment rate of x.yz%)

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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 ^b	42.896.667,28	33.482.747,89	33.158.386,56	32.791.002,92	32.614.834,81	152.806.570,61	505.356.946,22
Commercial Mortgages	18.028.214,93	14.809.699,48	12.963.839,63	12.735.668,69	10.870.598,37	34.637.083,18	6.098.668,35
Other Assets ²	0,00	0,00	0,00	0,00	0,00	0,00	0,00
Total Cover Pool	60.924.882,21	48.292.447,37	46.122.226,19	45.526.671,61	43.485.433,18	187.443.653,79	511.455.614,57
Total Covered Bonds	815.000.000,00	0,00	0,00	0,00	0,00	0,00	0,00

^b Includes mortgage pool and other assets; assumes no prepayments (constant prepayment rate of x.yz%)

8. Liquidity Cushion		Nominal Amount
Liquidity Cushion (according to Fitch's definition)^c		
Liquidity Cushion amount		N/A
Deposits with eligible financial institutions		N/A
Eligible securities		N/A
Liquidity Cushion requirement calculation		
Required Liquidity Cushion		N/A
Interest due month 1		N/A
Interest due month 2		N/A
Interest due month 3		N/A

^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		N/A
Of Which Interest Rate Derivatives^b		N/A
Fixed to Floating Swaps		N/A
Interest Basis Swaps		N/A
Of Which Currency Swaps		N/A

^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/2017.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 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 indexed LTV is calculated by dividing the outstanding balance of the loan by the latest valuation amount of the underlying property (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 fulfils the eligibility criteria. Therefore, there are no NPL's included in the cover pool.