

# **F.T.A. SANTANDER HIPOTECARIO 1**

**SANTANDER DE TITULIZACION, S.G.F.T, S.A.**  
**C/ JUAN IGNACIO LUCA DE TENA 13**  
**28027 MADRID**

NAME OF THE FUND: **F.T.A. Santander Hipotecario 1**

INFORMATION AT: QUARTER/SEMESTER: **January 15, 2020 - April 15, 2020** YEAR: **2020**

Acting on behalf of Santander de Titulización S.G.F.T., S.A. as General Manager: **Signature:**  
**INAKI REYERO ARREGUI - GENERAL MANAGER**

**I. DATA OF THE FUND**

Constitution Date	June 11th, 2004	Paying Agent	BANCO SANTANDER	
Disbursement Date	June 16th, 2004	Negotiation Market	AIAF	
Final Date of Redemption	July 15th, 2042	Ratings Agencies	Moody's / Standard & Poors	
Management Company	SANTANDER DE TITULIZACION, S.G.F.T., S.A.	Rating	Initial	Current
		CLASS A	Aaa / AAA	Aa1 / AAA
		CLASS B	Aa3 / AA	Aa1 / AAA
		CLASS C	A2 / A+	Aa1 / AAA
		CLASS D	Baa3 / BBB+	Aa2 / AA

**II. SECURITIES ISSUED CHARGED TO THE FUND: SECURITISATION BONDS**

CLASS PRIORITY ISIN CODE	NUM BONDS	NOMINAL			
			Initial	Current	%Act/In
CLASS A ES0309364000	17.184	Nominal per Bond	100.000,00	4.980,72	
		Total Nominal	1.718.400.000,00	85.588.692,48	4,98%
CLASS B ES0309364018	534	Nominal per Bond	100.000,00	100000	
		Total Nominal	53.400.000,00	53.400.000,00	100,00%
CLASS C ES0309364026	469	Nominal per Bond	100.000,00	100000	
		Total Nominal	46.900.000,00	46.900.000,00	100,00%
CLASS D ES0309364034	563	Nominal per Bond	100.000,00	100000	
		Total Nominal	56.300.000,00	56.300.000,00	100,00%

REDEMPTION AND INTEREST OF THE BONDS					
Current			Next		
Payment Date of the Current Period April 15, 2020			Next Payment Date July 15, 2020		
	Redemption of the Bonds	Gross Interest	Interest Rate	Gross Interest Next Coupon	Net Interest Next Coupon
CLASS A	448,88 €	0,00 €	0,000%	0,00 €	0,00 €
CLASS B	0,00 €	0,00 €	0,046%	11,63 €	9,42 €
CLASS C	0,00 €	28,06 €	0,246%	62,18 €	50,37 €
CLASS D	0,00 €	141,81 €	0,696%	175,93 €	142,50 €
Accrued amortisation due not paid	0,00 €				

**III. ASSET PURCHASED BY THE FUND: CREDIT RIGHTS**

CREDIT RIGHTS	ISSUE DATE	CURRENT DATE
Number of CR's	16.449	5.251
CR's Outstanding to be amortised	1.875.000.003,94 €	242.188.670,64 €
CR's Outstanding per Loan to be amortised	113.988,69 €	46.122,39 €
Interest Rate	3,02%	0,56%

PREPAYMENT RATE	CURRENT SITUATION
Monthly Single Rate	-6,85%
Average Monthly Single Rate	5,79%
Constant Prepayment Rate from Constitution	7,50%

**F.T.A. SANTANDER HIPOTECARIO I**

**QUARTERLY BONDS PAYOUT REPORT**

15 April 2020

BONDS. PRINCIPAL	
Previous Balance	249.902.246,40 €
Principal Amortised	7.713.553,92 €
Outstanding Balance	242.188.692,48 €
% of Initial Balance	12,92%
Principal accrued and unpaid	0,00 €

DATA	
Pool Cut-off date	2020/04/03
Payment Date	2020/04/15
Last Payment Date	2020/01/15
Number of Days (Act/360)	91
Reference Interest Rate (%)	-0,254%
Next Payment Date	2020/07/15

INTEREST PAID	
CLASS A	0,00 €
CLASS B	0,00 €
CLASS C	13.160,14 €
CLASS D	79.839,03 €
Interest accrued and unpaid	0,00 €

RESIDUAL LIFE (YEARS)		
	INITIAL	2020/04/15
CLASS A	5,05	1,00
CLASS B	15,01	1,75
CLASS C	15,01	1,75
CLASS D	15,01	1,75

**F.T.A. SANTANDER HIPOTECARIO I**

**QUARTERLY COLLATERAL REPORT**

15 April 2020

PRINCIPAL	
Previous Balance	249.902.213,76 €
Principal Amortised	7.713.543,12 €
Outstanding Balance	242.188.670,64 €
Number of Credit Rights	5.251
LTV	38,90%

INTEREST	
Interest received during relevant period	332.064,80 €
Interest accrued during relevant period	364.625,12 €

PRINCIPAL BALANCE IN ARREARS						
	UP to 30 DAYS	30 to 60 DAYS	60 to 90 DAYS	90 to 180	180 to 365	> 365 DAYS
Principal Balance in Arrears	29.442,20 €	8.701,02 €	14.201,11 €	8.097,51 €	13.269,23 €	24.246,71 €
Interest accrued on Credit Rights in	1.678,73 €	506,39 €	852,46 €	552,84 €	227,62 €	1.884,42 €
Outstanding Balance	4.760.433,35 €	718.237,77 €	540.127,80 €	158.612,90 €	94.051,85 €	299.857,00 €
Number of Credit Rights	96	11	12	6	4	4
% of Outstanding Balance	1,97%	0,30%	0,22%	0,07%	0,04%	0,12%

WRITE OFF	
Cumulative WRITE OFF as of previous balance	2.520.738,00 €
Difference in Actual Period	4.840,45 €
Cumulative WRITE OFF up to date	2.525.578,45 €

**F.T.A. SANTANDER HIPOTECARIO I**

**QUARTERLY COLLATERAL REPORT**

15 April 2020

CONTENTIOUS / JUDICIAL	
Last balance	0,00 €
Difference in Actual Period	0,00 €
Current balance	0,00 €
Contentious CR's number	0

TRANSITORY PROPERTIES	
Last balance	2.635.011,20 €
Difference in Actual Period	-232.060,13 €
Current balance	2.402.951,07 €
Transitory properties CR's number	32

**F.T.A. SANTANDER HIPOTECARIO I**

**QUARTERLY REPORT - ALLOCATION OF CASH**

15 April 2020

TOTAL CASH RECEIVED END OF PERIOD	8.294.938,67 €
<b>CASH RECEIVED - PRINCIPAL</b>	
Amortisation of Credit Rights	7.710.120,63 €
<b>CASH RECEIVED - INTEREST</b>	
Interest received from Credit Rights	332.064,80 €
Interest received under GIC	0,00 €
<b>CONTENTIOUS</b>	2.713,94 €
<b>INCOMES/EXPENSES OF TRANSITORY</b>	250.054,47 €
<b>RESERVE FUNDS</b>	0,00 €
<b>OTHERS</b>	-15,17 €

TOTAL CASH PAID END OF PERIOD	8.294.938,67 €
<b>EXPENSES</b>	10.266,85 €
S.G.F.T. FEE	19.350,00 €
PAYMENT SWAP	345.672,87 €
COLLECTION SWAP	-434.746,11 €
INTEREST PAID BTA'S A HOLDERS	0,00 €
INTEREST PAID BTA'S B HOLDERS	0,00 €
INTEREST PAID BTA'S C HOLDERS	13.160,14 €
INTEREST PAID BTA'S D HOLDERS	79.839,03 €
REDEMPTION BTA'S A HOLDERS	7.713.553,92 €
REDEMPTION BTA'S B HOLDERS	0,00 €
REDEMPTION BTA'S C HOLDERS	0,00 €
REDEMPTION BTA'S D HOLDERS	0,00 €
INTEREST SUBORDINATED LOAN	17.110,89 €
REDEMPTION SUBORDINATED LOAN	0,00 €
BANCO SANTANDER FEE	6.000,00 €
VARIABLE FEE	524.731,08 €

TREASURY ACCOUNT STATEMENT	18.750.000,00 €
<b>PRINCIPAL RESERVE FUND</b>	
Previous Balance	18.750.000,00 €
Period difference	0,00 €
Outstanding Balance	18.750.000,00 €
<b>WITHHOLDING TAXES</b>	0,00 €
<b>ISSUE EXPENSES WITHHELD</b>	0,00 €
<b>OTHERS</b>	0,00 €

**F.T.A. SANTANDER HIPOTECARIO I**

**CREDIT ENHANCEMENT AND SUBORDINATED LOAN**

15 April 2020

CREDIT ENHANCEMENT		
CONCEPTS	INITIAL	2020/04/15
SUBORDINATED ISSUE	8,35%	64,66%
PRINCIPAL RESERVE FUND	28.125.000,00 € (1,50 %)	18.750.000,00 € 7,74%

SUBORDINATED LOANS		
CONCEPTS	INITIAL	2020/04/15
SUBORDINATED LOAN		
Total Outstanding Subordinated Loan	29.000.000,00 €	18.751.088,95 €
Interest Rate	2,843 %	0,496%

**F.T.A. SANTANDER HIPOTECARIO I**

**DEFINITIONS**

15 April 2020

**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.

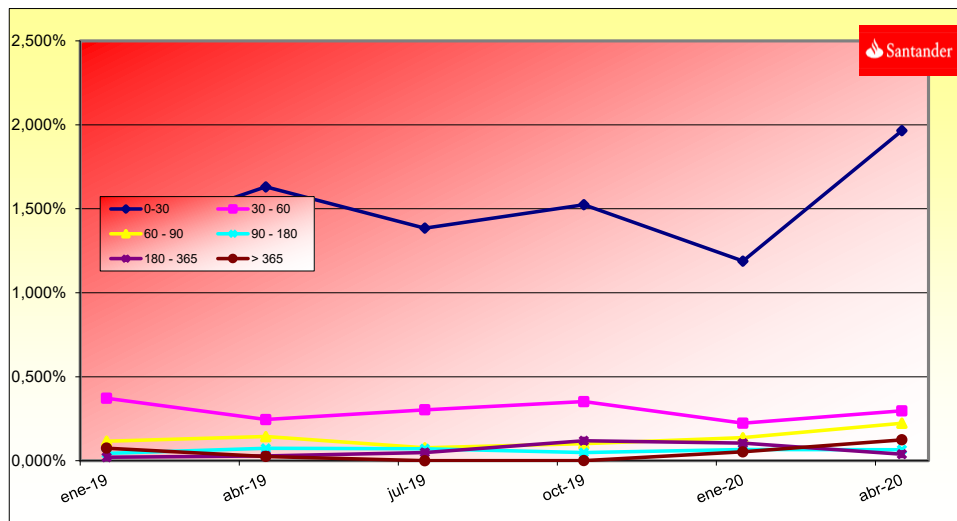
**WRITE OFF** Those loans that at a given date are unpaid for a period equal or higher to 12 or 18 months (according to Prospectus) of arrears in due payments.

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

**CONTENTIOUS / JUDICIAL** Loans in which the Originator will take legal actions. This amount is included in the arrears table.

**F.T.A. SANTANDER HIPOTECARIO I**  
**INFORME HISTORICO DE MOROSIDAD /**  
**HISTORICAL ARREARS REPORT**

	ene-19	abr-19	jul-19	oct-19	ene-20	abr-20
<b>0 a 30 días/days</b>	1,307%	1,631%	1,385%	1,524%	1,189%	1,966%
<b>30 a 60 días/days</b>	0,372%	0,245%	0,303%	0,352%	0,223%	0,297%
<b>60 a 90 días/days</b>	0,116%	0,144%	0,077%	0,101%	0,137%	0,223%
<b>90 a 180 días/days</b>	0,043%	0,074%	0,072%	0,049%	0,066%	0,065%
<b>180 a 365 días/days</b>	0,021%	0,029%	0,049%	0,119%	0,104%	0,039%
<b>&gt; 365 días/days</b>	0,074%	0,025%	0,000%	0,000%	0,052%	0,124%



**F.T.A. SANTANDER HIPOTECARIO I**  
**RATIO SALDO PENDIENTE SOBRE VALORACIÓN /**  
**LTV RATIO**

INTERVALO/INTERVAL (%) LTV (%)	SALDOS VIVOS (MILES) OUTS. BALANC	% SALDOS VIVOS % OUTSTANDING	Nº. DE PRESTAMOS LOANS	% Nº DE PRESTAMOS % LOANS
0,00 - 9,99	2.629.529,53	1,07%	361	6,82%
10,00 - 19,99	11.200.450,77	4,58%	558	10,54%
20,00 - 29,99	26.294.894,05	10,74%	843	15,93%
30,00 - 39,99	45.638.091,32	18,65%	1026	19,38%
40,00 - 49,99	57.637.647,73	23,55%	1036	19,57%
50,00 - 59,99	52.734.855,27	21,55%	804	15,19%
60,00 - 69,99	30.503.961,72	12,46%	432	8,16%
70,00 - 79,99	11.154.697,64	4,56%	146	2,76%
≥ 80	6.933.194,63	2,83%	87	1,64%