



F.T.A. SANTANDER HIPOTECARIO 8

SANTANDER DE TITULIZACION, S.G.F.T, S.A.

C/JUAN IGNACIO LUCA DE TENA, 13

28027 MADRID

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NAME OF THE FUND:

FONDO DE TITULIZACIÓN DE ACTIVOS SANTANDER HIPOTECARIO 8 FTA

INFORMATION AT:

QUARTER/SEMESTER

16 08 2019 - 15 11 2019

YEAR:

2019

Acting on behalf of Santander de Titulización S.G.F.T., S.A. as General Manager:	Signature:
Iñaki Reyero Arregui-Director General	

I. DATA OF THE FUND

Constitution Date	December 15th, 2011	Paying Agency	BANCO SANTANDER	
Disbursement Date	December 19th, 2011	Negotiation Market	AIAF	
Final Date of Redemption	November 15th, 2054	Rating Agencies	Moody's / DBRS	
Gestora	Santander de Titulización	Rating	Initial	Current
Credit Rights's Seller	Banco Santander	Series A	Aaa / AAA	Aa1 / AAA
		Series B	Ba1 / BBB	B3 / B (low)
		Series C	C / C	C / C



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II. SECURITIES ISSUED CHARGED TO THE FUND: SECURITISATION BONDS

SERIES PRIORITY OF PAYMENT (ISIN CODE)	NUMBER OF BONDS	NOMINAL			
			INITIAL	CURRENT	%Curr/In
Series A ES0336105004	6.400	Nominal per Bond	100.000,00 €	38.854,74 €	38,85%
		Total Nominal	640.000.000,00 €	248.670.336,00 €	
Series B ES0336105012	1.600	Nominal per Bond	100.000,00 €	100.000,00 €	100,00%
		Total Nominal	160.000.000,00 €	160.000.000,00 €	
Series C ES0336105020	281	Nominal per Bond	100.000,00 €	100.000,00 €	100,00%
		Total Nominal	28.100.000,00 €	28.100.000,00 €	

REDEMPTION AND INTEREST OF THE BONDS

REDEMPTION AND INTEREST OF THE BONDS					
Current			Next		
Payment Date of the Current Period November 15th, 2019			Next Payment Date February 17th, 2020		
	Redemption of the Bonds	Gross Interest	Interest Rate	Gross Interest in Next Payment Date	Net Interest in Next Payment Date
Series A	1.178,68 €	25,10 €	0,248%	25,16 €	20,38 €
Series B	0,00 €	151,16 €	0,598%	156,14 €	126,47 €
Series C	0,00 €	0,00 €	0,248%	64,76 €	52,46 €
Accrued amortisation due not payed	0,00 €				
Scheduled Amortisation	NO				



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III. ASSETS PURCHASED BY THE FUND: CREDIT RIGHTS

CREDIT RIGHTS	ISSUE DATE	CURRENT DATE
Number of CR's	4.827	3.487
Principal Outstanding	800.000.006,28 €	408.670.313,31 €
Principal Outstanding per Loan	165.734,41 €	117.198,25 €
Interest Rate	7,71%	0,66%

PREPAYMENT RATE	CURRENT DATE
Monthly Single Rate	6,19%
Average Monthly Single Rate	3,89%
Constant Prepayment Rate from Constitution	1,66%

CURRENT DELINQUENCY	Up to 1 month	From 1 to 6 months	Greater than 6 months
Debt Due (Principal + Interest)	39.126,21 €	48.026,29 €	67.380,19 €
Debt to be amortised			408.536.420,23 €
Total Debt	39.126,21 €	48.026,29 €	408.603.800,42 €

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QUARTERLY BONDS PAYOUT REPORT

November 15,2019

BONDS. PRINCIPAL	
Previous Balance	444.313.888,00 €
Principal Amortised	7.543.552,00 €
Outstanding Balance	436.770.336,00 €
% of Initial Balance	52,74%
Principal Accrued and unpaid	0,00 €

DATA	
Pool Cut-off Date	November 8,2019
Payment Date	November 15,2019
Previous Payment Date	August 16,2019
Number of Days (Act/360)	91
Reference Interest Rate (%)	-0,402%
Next Payment Date	February 17,2020

INTEREST PAID	
CLASS A	160.640,00 €
CLASS B	241.856,00 €
CLASS C	- €
Interest accrued and unpaid	3.538.269,36 €

RESIDUAL LIFE (YEARS)		
	INITIAL	November 15,2019
Class A	3,06	2,75
Class B	10,15	9,97
Class C	11,18	11,50

In compliance with the provisions of the prospectus regarding the article 405 from Regulation (EU) No 575/2013 Santander continues to retain a significant net financial interest in this fund on an ongoing basis.

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QUARTERLY COLLATERAL REPORT

November 15,2019

PRINCIPAL	
Previous Balance	416.213.858,41 €
Principal Amortised	7.543.545,10 €
Outstanding Balance	408.670.313,31 €
Number of Credit Rights	3.487
LTV	94,30%

INTEREST	
Interest received during relevant period	686.749,07 €
Interest accrued during relevant period	690.509,94 €

PRINCIPAL BALANCE IN ARREARS					
	UP to 30 DAYS	30 to 60 DAYS	60 to 90 DAYS	90 to 180 DAYS	MORE THAN 180
Principal Balance in Arrears	35.396,23 €	21.103,42 €	3.323,87 €	15.699,25 €	58.370,31 €
Interest accrued on C.R.s in Arrears	3.729,98 €	3.581,44 €	410,27 €	3.908,04 €	9.009,88 €
Outstanding Balance	12.770.029,92 €	3.253.012,33 €	195.897,84 €	968.247,49 €	1.966.631,64 €
Number of Credit Rights	101	27	3	7	16
% of Outstanding Balance	3,12%	0,80%	0,05%	0,24%	0,48%

WRITE OFF	
WRITE OFF as of previous balance	10.142.866,72 €
Difference in Actual Period	57.397,82 €
WRITE OFF up to date	10.200.264,54 €

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QUARTERLY COLLATERAL REPORT

November 15,2019

CONTENTIOUS	
Last balance	846.335,99 €
Difference in Actual Period	(387.105,53) €
Current balance	459.230,46 €
Number of Credit Rights	5

TRANSITORY PROPERTIES	
Last balance	4.971.537,98 €
Difference in Actual Period	(15.632,73) €
Current balance	4.955.905,25 €
Number of Credit Rights	79

NET LOSSES	
Last balance	17.975.701,50 €
Difference in Actual Period	72.903,19 €
Current balance	18.048.604,69 €

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QUARTERLY REPORT - ALLOCATION OF CASH

November 15,2019

TOTAL CASH RECEIVED END OF PERIOD	8.045.559,77 €
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	7.175.822,25 €
CASH RECEIVED - INTEREST	
Interest received from Credit Rights	686.749,07 €
Interest received under GIC	0,00 €
CONTENTIOUS	12.902,24 €
TRANSITORY PROPERTIES	170.704,47 €
OTHERS	(618,26) €

TREASURY ACCOUNT STATEMENT	10.803.155,12 €
PRINCIPAL RESERVE FUND	
Previous Balance	10.342.894,31 €
Difference	460.260,81 €
Outstanding Balance	10.803.155,12 €
WITHHOLDING TAXES AND OTHER EXPENSES	0,00 €
OTHERS	0,00 €

TOTAL CASH PAID END OF PERIOD	8.045.559,77 €
Fee management	22.154,83 €
Ordinary Expenses	181,50 €
Swap Payment	686.749,06 €
Swap Collection	(1.069.834,43) €
Interest paid to Class A Bondholders	160.640,00 €
Interest paid to Class B Bondholders	241.856,00 €
Principal withholding A	7.543.552,00 €
Principal withholding B	0,00 €
Interest deferred Class B Bondholders	0,00 €
Interest paid to Class C Bondholders	0,00 €
Principal withholding Class C	0,00 €
Interest paid to Subordinated Loan	0,00 €
Repayment of Subordinated Loan	0,00 €
Fixed fee in favour of Banco Santander	0,00 €
Extraordinary interest paid to Class C	0,00 €
Application of Reserve Fund	460.260,81 €

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CREDIT ENHANCEMENT AND SUBORDINATED LOAN

November 15,2019

CREDIT ENHANCEMENT		
CONCEPTS	INITIAL	November 15,2019
SUBORDINATED ISSUE	20,00%	39,15%
PRINCIPAL RESERVE FUND	28.100.000 € (3,51%)	10.803.155,12 € (2,64%)

SUBORDINATED LOANS		
CONCEPTS	INITIAL	November 15,2019
SUBORDINATED LOAN PRINCIPAL		
Total Outstanding Subordinated Loan	625.000,00 €	295.840,40 €
Interest Rate	1,884%	0,248%

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TRIGGERS OF THE MODEL

November 15,2019

RESERVE FUND's TRIGGERS

1. AMOUNT REQUIRED WITHHELD:	28.100.000,00 €
R.F. SHALL BE THE LESSER OF:	
1.a) INITIAL RESERVE AMOUNT	28.100.000,00 €
1.b) THE GREATER OF:	
1.b.1) 10,00% OUTSTANDING SERIES A and B in Previous Pool Cut-off Date	41.621.388,80 €
1.b.2) 1,756% INITIAL OUTSTANDING SERIES A and B	14.048.000,00 €
2. NEITHER 2.a), 2.b) NOR 2.c) SHALL OCCUR	
2.a) R.F. IN PREVIOUS PAYMENT DATE NOT WITHHELD TOTALLY	YES
2.b) LOANS IN ARREARS >1,00% CR's (WITHOUT WRITE-OFF)	NO
2.d) PAYMENT DATE < 15.12.2014	NO

RESERVE FUND REQUIRED LEVEL IS SET UP AT ITS INITIAL LEVEL

DEFERRAL INTEREST TRIGGERS

1. SERIES B WILL DEFER INTEREST PAYMENT IF 1.a) IS GREATER THAN 1.b)	
1.a) Cumulative Write-off loans in Previous Pool Cut-off Date	42.590.099,87 €
1.b) 20% of Initial Outstanding of Credit Rights	160.000.001,26 €

No deferral on interest of Series B

FAILED CUMULATIVE LOANS

Last balance	42.285.493,18 €
Difference in Actual Period	304.606,69 €
Current balance	42.590.099,87 €

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DEFINITIONS

November 15,2019

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.

NET LOSSES

Those loans which the Originator considers that will not recover (net of recoveries).

FAILED LOANS

Those loans which the Originator considers that will not recover or those loans that at a given date are unpaid for a period equal or greater than 12 or 18 months (according to Prospectus)

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.

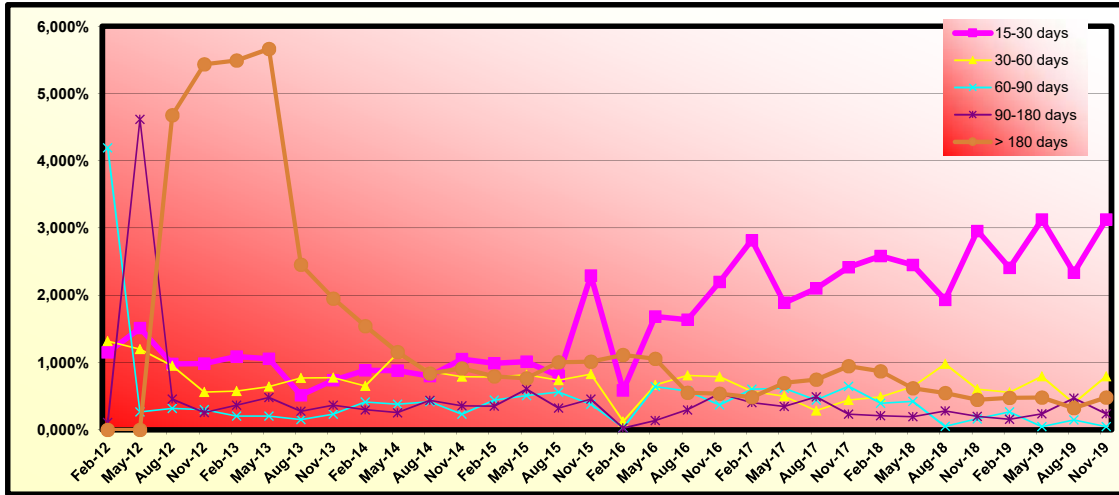


FONDO DE TITULIZACIÓN DE ACTIVOS SANTANDER HIPOTECARIO 8

HISTORICAL ARREARS REPORTS

November 15th, 2019

Date	Aug-18	nov-18	feb-19	may-19	ago-19	nov-19
15-30 days	1,932%	2,957%	2,406%	3,125%	2,338%	3,125%
30-60 days	0,979%	0,605%	0,557%	0,796%	0,395%	0,796%
60-90 days	0,055%	0,165%	0,267%	0,048%	0,146%	0,048%
90-180 days	0,280%	0,199%	0,158%	0,237%	0,473%	0,237%
> 180 days	0,546%	0,447%	0,476%	0,481%	0,323%	0,481%





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QUARTERLY STATISTIC INFORMATION

November 15th, 2019

RATIO INTERVAL OF PPAL OUTSTANDING vs PROPERTY VALUE

Intervals		Ppal Outstanding	%	Nº Assets	%
From	Until				
0	10	790.688,76	0,1888%	50	1,3982%
10	20	1.209.798,58	0,2888%	36	1,0067%
20	30	2.771.207,11	0,6616%	71	1,9855%
30	40	5.438.778,12	1,2984%	102	2,8523%
40	50	9.730.540,36	2,3230%	135	3,7752%
50	60	13.632.659,69	3,2546%	169	4,7260%
60	70	15.888.713,72	3,7932%	185	5,1734%
70	80	26.836.202,48	6,4067%	268	7,4944%
80	90	39.951.169,93	9,5377%	355	9,9273%
90	100	60.963.096,51	14,5540%	470	13,1432%
>	100	241.663.036,58	57,6932%	1.735	48,5179%
Totals:		418.875.891,84	100,0000%	3.576	100,0000%

Maximum Ratio: 459,81%
Minimum Ratio: 0,00%
Average Ratio: 94,30%

**FLOWS FOR EVERY BOND WITHOUT WITHHOLDING FOR THE HOLDER
(AMOUNTS IN EUR)
CPR: 1,66%**

Payment Date	Series A Bonds			Series B Bonds			Series C Bonds		
	Principal Repayment	Gross Interest	Total Flow	Principal Repayment	Gross Interest	Total Flow	Principal Repayment	Gross Interest	Total Flow
TOTALS:	248.670.336,00	14.685.033,40	263.355.369,40	160.000.000,00	39.949.323,06	199.949.323,06	28.100.000,00	6.945.134,34	35.045.134,34
15-nov.-19									
17-feb.-20	15.188.514,21	1.346.605,13	16.535.119,34	0,00	1.009.546,67	1.009.546,67	0,00	152.167,74	152.167,74
15-may.-20	14.596.784,48	1.236.869,95	15.833.654,43	0,00	987.600,00	987.600,00	0,00	148.859,75	148.859,75
17-ago.-20	14.105.032,05	1.185.311,12	15.290.343,17	0,00	1.009.546,67	1.009.546,67	0,00	152.167,74	152.167,74
16-nov.-20	13.586.242,86	1.108.929,24	14.695.172,09	0,00	1.009.546,67	1.009.546,67	0,00	152.167,74	152.167,74
15-feb.-21	13.086.812,48	1.035.356,71	14.122.169,20	0,00	1.009.546,67	1.009.546,67	0,00	152.167,74	152.167,74
17-may.-21	12.554.346,72	933.037,99	13.487.384,71	0,00	976.626,67	976.626,67	0,00	147.205,75	147.205,75
16-ago.-21	12.138.311,83	896.504,14	13.034.815,97	0,00	1.009.546,67	1.009.546,67	0,00	152.167,74	152.167,74
15-nov.-21	11.659.156,31	830.772,48	12.489.928,79	0,00	1.009.546,67	1.009.546,67	0,00	152.167,74	152.167,74
15-feb.-22	11.222.937,88	767.635,56	11.990.573,44	0,00	1.009.546,67	1.009.546,67	0,00	152.167,74	152.167,74
16-may.-22	10.753.726,02	683.811,04	11.437.537,07	0,00	976.626,67	976.626,67	0,00	147.205,75	147.205,75
15-ago.-22	10.386.733,76	648.627,04	11.035.360,80	0,00	1.009.546,67	1.009.546,67	0,00	152.167,74	152.167,74
15-nov.-22	9.995.227,90	592.380,57	10.587.608,47	0,00	1.009.546,67	1.009.546,67	0,00	152.167,74	152.167,74
15-feb.-23	9.624.233,88	538.254,19	10.162.488,07	0,00	1.009.546,67	1.009.546,67	0,00	152.167,74	152.167,74
15-may.-23	9.229.269,41	470.284,53	9.699.553,95	0,00	976.626,67	976.626,67	0,00	147.205,75	147.205,75
15-ago.-23	8.922.530,60	436.158,28	9.358.688,88	0,00	1.009.546,67	1.009.546,67	0,00	152.167,74	152.167,74
15-nov.-23	8.582.707,92	387.840,79	8.970.548,71	0,00	1.009.546,67	1.009.546,67	0,00	152.167,74	152.167,74
15-feb.-24	8.260.408,94	341.363,52	8.601.772,46	0,00	1.009.546,67	1.009.546,67	0,00	152.167,74	152.167,74
15-may.-24	7.927.439,71	290.183,06	8.217.622,77	0,00	987.600,00	987.600,00	0,00	148.859,75	148.859,75
15-ago.-24	7.651.553,73	253.702,72	7.905.256,46	0,00	1.009.546,67	1.009.546,67	0,00	152.167,74	152.167,74
15-nov.-24	7.359.577,65	212.267,86	7.571.845,51	0,00	1.009.546,67	1.009.546,67	0,00	152.167,74	152.167,74
17-feb.-25	7.080.505,43	172.414,11	7.252.919,54	0,00	1.009.546,67	1.009.546,67	0,00	152.167,74	152.167,74
15-may.-25	6.782.931,57	129.699,70	6.912.631,27	0,00	976.626,67	976.626,67	0,00	147.205,75	147.205,75
15-ago.-25	6.547.592,17	97.340,52	6.644.932,69	0,00	1.009.546,67	1.009.546,67	0,00	152.167,74	152.167,74
17-nov.-25	6.294.209,46	61.883,85	6.356.093,31	0,00	1.009.546,67	1.009.546,67	0,00	152.167,74	152.167,74
16-feb.-26	5.133.549,03	27.799,31	5.161.348,34	921.153,64	1.009.546,67	1.930.700,30	0,00	152.167,74	152.167,74
15-may.-26	0,00	0,00	0,00	5.794.593,43	971.004,02	6.765.597,45	0,00	147.205,75	147.205,75
17-ago.-26	0,00	0,00	0,00	5.593.242,05	967.172,54	6.560.414,59	0,00	152.167,74	152.167,74
16-nov.-26	0,00	0,00	0,00	5.370.843,30	931.881,05	6.302.724,35	0,00	152.167,74	152.167,74
15-feb.-27	0,00	0,00	0,00	5.154.992,57	897.992,82	6.052.985,38	0,00	152.167,74	152.167,74
17-may.-27	0,00	0,00	0,00	4.918.311,47	837.244,80	5.755.556,27	0,00	147.205,75	147.205,75
16-ago.-27	0,00	0,00	0,00	4.732.465,51	834.433,63	5.566.899,13	0,00	152.167,74	152.167,74
15-nov.-27	0,00	0,00	0,00	4.544.797,51	804.573,35	5.349.370,86	0,00	152.167,74	152.167,74
15-feb.-28	0,00	0,00	0,00	4.367.710,99	775.897,19	5.143.608,17	0,00	152.167,74	152.167,74
15-may.-28	0,00	0,00	0,00	4.181.621,41	732.070,16	4.913.691,58	0,00	148.859,75	148.859,75
15-ago.-28	0,00	0,00	0,00	4.030.343,81	721.953,75	4.752.297,56	0,00	152.167,74	152.167,74
15-nov.-28	0,00	0,00	0,00	3.870.190,07	696.523,63	4.566.713,70	0,00	152.167,74	152.167,74
15-feb.-29	0,00	0,00	0,00	3.718.570,91	672.104,02	4.390.674,92	0,00	152.167,74	152.167,74
15-may.-29	0,00	0,00	0,00	3.557.988,18	627.489,73	4.185.477,91	0,00	147.205,75	147.205,75
15-ago.-29	0,00	0,00	0,00	3.431.710,30	626.191,35	4.057.901,66	0,00	152.167,74	152.167,74
15-nov.-29	0,00	0,00	0,00	3.294.401,53	604.538,41	3.898.939,93	0,00	152.167,74	152.167,74
15-feb.-30	0,00	0,00	0,00	3.159.973,31	583.751,83	3.743.725,14	0,00	152.167,74	152.167,74
15-may.-30	0,00	0,00	0,00	3.016.858,12	545.428,23	3.562.286,35	0,00	147.205,75	147.205,75
15-ago.-30	0,00	0,00	0,00	2.907.226,59	544.778,08	3.452.004,67	0,00	152.167,74	152.167,74
15-nov.-30	0,00	0,00	0,00	2.787.917,55	526.434,45	3.314.352,00	0,00	152.167,74	152.167,74
17-feb.-31	0,00	0,00	0,00	2.674.975,92	508.843,62	3.183.819,54	0,00	152.167,74	152.167,74
15-may.-31	0,00	0,00	0,00	77.970.111,84	475.923,07	78.446.034,91	28.100.000,00	147.205,75	28.247.205,75

