

Santander Consumer Bank AG

Mortgage Pfandbriefe

| | | | |
|-------------------------------|----------------|--|------------------------------|
| Covered bonds rating/Outlook | AAA/Stable | Asset type | Residential mortgages |
| Issuer Default Rating/Outlook | A-/Negative/F2 | Cover assets (EURm) | 1,168 |
| Resolution uplift | 2 notches | Covered bonds (EURm) | 1,000 |
| Payment continuity uplift | 4 notches | Nominal OC (%) | 16.7 |
| Recovery uplift | 2 notches | Breakeven OC (%) | 8.5 |
| Unused notches for rating | 2 | OC Fitch considers in its analysis (%) | 12.5 |
| Credit loss (%) | 2.9 | Basis of OC relied upon | Lowest of the last 12 months |
| ALM loss (%) | 5.8 | Covered bonds maturity type | Hard bullet |

Notes: OC – Overcollateralisation. ALM – Asset and Liability Management. Data as of December 2020
Source: Fitch Ratings

Key Rating Drivers

Two-Notch Rating Cushion: The 'AAA' Pfandbriefe rating is based on Santander Consumer Bank AG's (SCB) Long-Term Issuer Default Rating (IDR) of 'A-', a resolution uplift of two notches, a payment continuity uplift (PCU) of four notches and a recovery uplift of two notches. The rating is also based on the overcollateralisation (OC) of 12.5% considered by Fitch Ratings in its analysis. This is higher than the agency's 'AAA' break-even OC of 8.5%. The two-notch buffer against a downgrade of the IDR supports the Stable Outlook on the Pfandbriefe rating.

Four-Notch PCU: The four-notch PCU reflects the liquidity protection for principal and interest payments provided by the 180-day liquidity reserve as stipulated under the Pfandbrief law. The upcoming transposition of the European Covered Bond Directive in Germany could lead to additional protection for Pfandbrief holders in terms of payment continuity, by introducing a conditional 12-month maturity extension option. This could create an additional buffer against issuer rating downgrade for the programme.

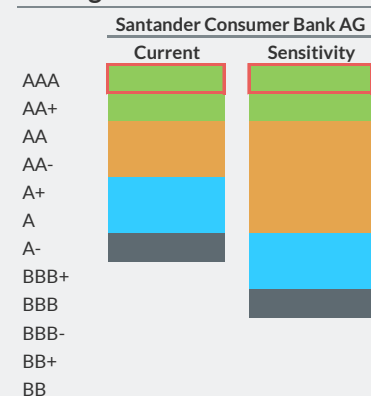
'AAA' Break-even OC: The 'AAA' break-even OC of 8.5% supports timely payments in a 'AA' stress scenario and recoveries given default in line with a two-notch recovery uplift under Fitch's criteria.

ALM Loss Currently Drives Breakeven OC: The asset and liability management (ALM) loss component, which represents the non-credit-loss component of the breakeven OC and reflects the modelled maturity and interest rate mismatches, is the main component of the 'AAA' break-even OC. It is based on a worst-case scenario that assumes an issuer default occurs just before the next bond matures. This reflects the need for stressed asset sales to meet the bond payment in a decreasing interest rate environment, in which assets may reset to a lower yield.

The ALM loss component would also be influenced by the introduction of extendible maturities in the German Pfandbrief Law. A maturity extension would grant the cover pool administrator additional time to secure alternative refinancing options and should also lower the risk that stressed asset sales are needed to meet payments to covered bondholders. This would be reflected in Fitch's modelling of asset liability mismatches and could lead to a lower ALM Loss component and reduced Fitch breakeven OC for a given rating.

Coronavirus Impact: Fitch acknowledges the uncertainty and volatility related to the coronavirus pandemic. The agency has evaluated and considers SCB's business continuity plan adequate to minimise disruptions in the collection process. During a severe crisis, portfolio delinquencies and losses could increase as a result of reduced income or temporary job losses.

Rating Sensitivity to IDR Downgrade



| | |
|-----------------------------|-----|
| Covered Bond rating | AAA |
| Recovery uplift (notches) | 2 |
| PCU (notches) | 4 |
| Resolution uplift (notches) | 2 |
| IDR | A- |

Source: Fitch Ratings

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Programme Highlights

Granular Residential Mortgage Portfolio: At end-December 2020, the cover pool comprised 23,578 German residential mortgage borrowers with an average loan size of EUR57,500. The top 10 borrowers in the cover pool make up 0.4% of the assets. The portfolio, combined with the low weighted average current loan-to-value of 44.9%, would allow for outstanding recoveries. The cover pool is also regionally well diversified with loan exposures in similar proportion to the distribution of inhabitants in Germany.

Cover Pool

Characteristics as of 31 December 2020^a

| General | | | |
|---|---------|-------------------------|--------|
| Current principal balance (EURm) | 1,117.5 | Average loan size (EUR) | 57,500 |
| Number of loans | 19,432 | Payment type (%) | |
| Number of borrowers | 23,578 | Annuity | 97 |
| WA current loan-to-value (%) | 44.9 | Principal & interest | 0 |
| | | Interest-only | 3 |
| Loan characteristics (%) | | Occupancy type (%) | |
| Residential mortgage loans to individuals | 100 | Owner-occupied | 89.4 |
| Fixed-rate loans with periodic resets | 100 | Multi-family housing | 2.7 |
| Loans in arrears | 0 | Construction | 0.0 |
| | | Other/unknown | 10.6 |

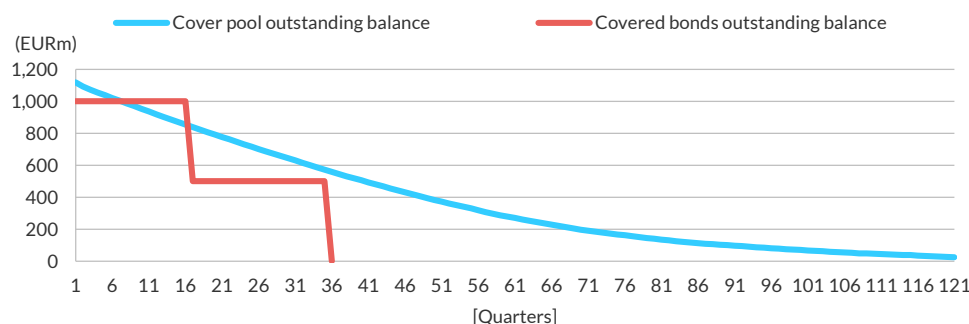
^aExcluding substitute assets
Source: Fitch Ratings, SCB

Coronavirus Weakens Asset Performance Outlook: We expect a temporary weakening in borrowers' ability to keep up with mortgage payments due to the economic impact of the coronavirus pandemic, although measures such as employee furlough schemes and support for self-employed borrowers should buffer the near-term impact.

No Additional Impact from Payment Holidays: The pool cut underlying the analysis in this report did not contain any loans subject to payment holiday provisions at 31 December 2020. The relevant moratorium has expired in Germany and loans have reverted to a normal amortisation.

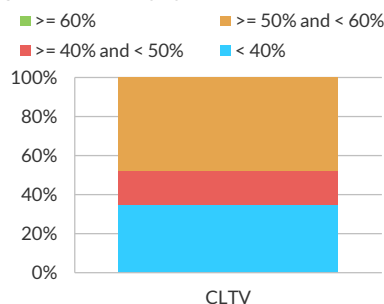
Low Market Risks: The programme has no foreign-exchange exposure, as assets and liabilities are exclusively denominated in euros. The outstanding fixed-rate Pfandbriefe are also secured purely by fixed-rate assets and the maturity profile of loans is evenly distributed.

Assets and Liabilities Unstressed Amortisation Profile



LTV Breakdown

31 December 2020



Geographical Breakdown

31 December 2020



Peer Comparison

The table at the bottom of the page compares the key rating drivers for the covered bond programme with other Fitch-rated residential mortgage covered bond programmes with similar characteristics.

The 'AAA' breakeven OC for SCB's covered bond programme is 8.5%. This is lower than the 'AAA' breakeven OC for Sparkasse Hannover (SPK Hannover) of 10.5% and for Coventry Building Society of 14.3%.

In the case of SCB, the ALM loss of 5.8% mainly reflects a worst-case scenario that assumes an issuer default occurs just before the first bond maturity, which triggers the need of a stressed asset sale to meet the bond payment. The component is driven by the excess spread available in the programme, the amortisation profile of the assets and the interest rate scenario modelled. The ALM Loss component for SCB is lower than Coventry's because, despite SCB's concentrated bond maturities, the mortgage loans' maturity profile is evenly distributed. SPK Hannover is rated 'AAA' based on the IDR plus resolution uplift plus two notches of recovery uplift. In this case, there is no cash flow modelling.

The credit loss component of 2.9% for SCB's cover assets is lower than for SPK Hannover, since its pool consists entirely of residential mortgage loans whereas SPK Hannover's also includes commercial mortgage loans. SPK Hannover's credit loss component is also based on a 'AAA' rating scenario, whereas SCB's is based on the 'AA' scenario. SCB's credit loss component is broadly in line with Coventry, which also has a purely residential pool. The 2.8% 'AA' expected loss for SCB is based on a 10% weighted average foreclosure frequency and a 72% weighted average recovery rate, which is floored at the minimum loss assumption for German mortgage loans under the *European RMBS Rating Criteria*.

Please see Fitch's *Covered Bond Surveillance Snapshot* (January 2021) and the related Excel file for a detailed comparison of rating drivers across all Fitch-rated covered bond programmes.

Peer Comparison: Key Rating Drivers

| | Santander Consumer Bank AG – Mortgage Pfandbriefe | Sparkasse Hannover – Mortgage Pfandbriefe | Coventry Building Society – Mortgage Covered Bonds |
|------------------------------------|---|---|--|
| IDR/Outlook | A-/Negative | A+/Negative | A-/Negative |
| Resolution uplift (notches) | 2 | 2 | 2 |
| PCU (notches) | 4 | 4 | 6 |
| Recovery uplift (notches) | 2 | 2 | 1 |
| 'B' portfolio loss rate (%) | 0.4 | 0.4 | 0.4 |
| 'AAA' breakeven OC (%) | 8.5 | 10.5 | 14.3 |
| Breakeven OC components (%) | | | |
| Credit loss | 2.9 | 10.5 | 3.3 |
| ALM loss | 5.8 | - | 10.9 |

Source: Fitch Ratings, data at February 2021

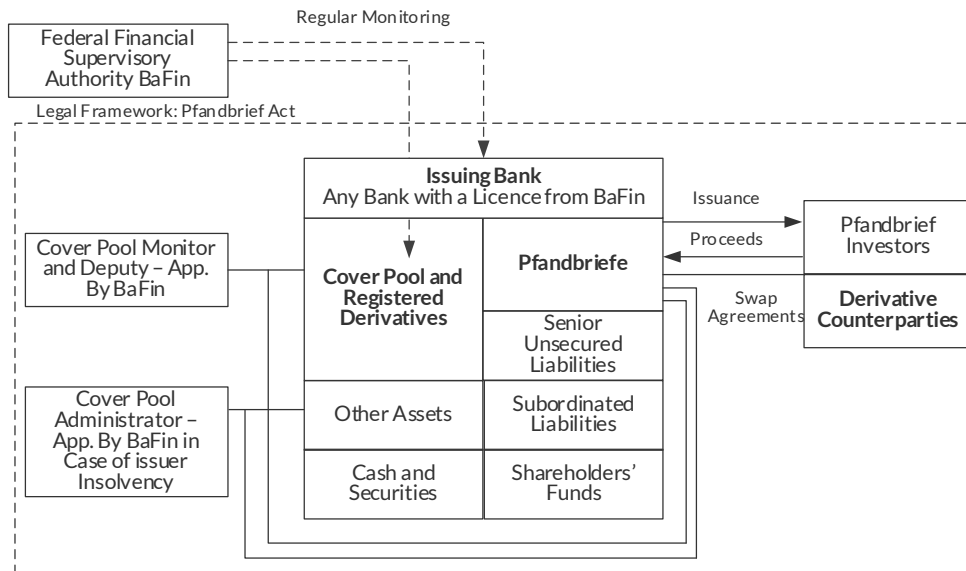
Applicable Criteria

- [Covered Bonds Rating Criteria \(November 2020\)](#)
- [European RMBS Rating Criteria \(December 2020\)](#)
- [Bank Rating Criteria \(February 2020\)](#)
- [Structured Finance and Covered Bonds Interest Rate Stresses Rating Criteria \(November 2020\)](#)
- [Structured Finance and Covered Bonds Country Risk Rating Criteria \(September 2020\)](#)
- [Structured Finance and Covered Bonds Counterparty Rating Criteria \(January 2020\)](#)

Related Research

- [Fitch Affirms Santander Consumer Bank AG's IDR at 'A-/Negative'; VR at 'a-' \(September 2020\)](#)
- [Pfandbrief Act Proposals Would Reduce Payment Interruption Risk \(October 2020\)](#)
- [Covered Bonds Surveillance Snapshot \(January 2021\)](#)
- [Covered Bonds Protection Dashboard \(February 2021\)](#)
- [Structured Finance and Covered Bonds ESG Relevance Heatmap - 4Q20 \(January 2021\)](#)
- [Fitch Ratings 2021 Outlook: Global Covered Bonds \(November 2020\)](#)
- [German Home Price Data Consistent with Regional Demand Trends \(February 2021\)](#)

Diagram of a Pfandbrief Issuance



Source: Fitch Ratings

List of Outstanding Mortgage Covered Bonds as of February 2021

| ISIN | Currency | Amount (m) | Maturity |
|--------------|----------|------------|------------------|
| XS1727499680 | EUR | 500 | 5 December 2024 |
| XS2114143758 | EUR | 500 | 14 February 2030 |

Source: Fitch Ratings, SCB

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