

BANKINTER 12 Fondo de Titulización Hipotecaria

Brief report

Date: 09/30/2008
Currency: EUR



Date of constitution
03/06/2006

VAT Reg. no.
G84634575

Management Company
Europea de Titulización, S.G.F.T

Originator
Bankinter

Servicer
Bankinter

Lead Managers
Bankinter
Société Générale

Bond Underwriter
Société Générale

Placement Agents
Société Générale
Bankinter

Bond Paying Agent
Bankinter

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Bankinter

Amortisation Account
Bankinter

Start-up Loan
Bankinter

Swap
Bankinter

Assets Custodian
Bankinter

Fund Auditors
Ernst&Young

Issued securities: Asset-Backed Bonds

Bonds issue									
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current Original		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal) Next		Rating Fitch / Moody's Current Original	
Series A1 ES0313715007	03/10/2006 500	100,000.00 50,000,000.00		Floating 3-M Euribor+0.040% 15.Mar/Jun/Sep/Dec	12/15/2008 Gross Net	06/15/2007 12/15/2043 15.Mar/Jun/Sep/Dec	Amortized	AAA Aaa	AAA Aaa
Series A2 ES0313715015	03/10/2006 11,024	78,146.84 861,490,764.16 78.15%	100,000.00 1,102,400,000.00	Floating 3-M Euribor+0.120% 15.Mar/Jun/Sep/Dec	5.0780% 12/15/2008 1,003.097180 Gross 822.539688 Net	12/15/2043 Quarterly 15.Mar/Jun/Sep/Dec	12/15/2008 "Pass-Through" Secutorial / Pro rata under certain circumstances	AAA Aaa	AAA Aaa
Series B ES0313715023	03/10/2006 131	100,000.00 13,100,000.00 100.00%	100,000.00 13,100,000.00	Floating 3-M Euribor+0.250% 15.Mar/Jun/Sep/Dec	5.2080% 12/15/2008 1,316.466667 Gross 1,079.502667 Net	12/15/2043 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	A+ Aa3	A+ Aa3
Series C ES0313715031	03/10/2006 119	100,000.00 11,900,000.00 100.00%	100,000.00 11,900,000.00	Floating 3-M Euribor+0.350% 15.Mar/Jun/Sep/Dec	5.3080% 12/15/2008 1,341.744444 Gross 1,100.230444 Net	12/15/2043 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	A- A3	A- A3
Series D ES0313715049	03/10/2006 113	100,000.00 11,300,000.00 100.00%	100,000.00 11,300,000.00	Floating 3-M Euribor+2.250% 15.Mar/Jun/Sep/Dec	7.2080% 12/15/2008 1,822.022222 Gross 1,494.058222 Net	12/15/2043 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	BBB- Ba1	BBB- Ba1
Series E ES0313715056	03/10/2006 113	100,000.00 11,300,000.00 100.00%	100,000.00 11,300,000.00	Floating 3-M Euribor+3.900% 15.Mar/Jun/Sep/Dec	8.8580% 12/15/2008 2,239.105556 Gross 1,836.066556 Net	12/15/2043 Quarterly 15.Mar/Jun/Sep/Dec	To be determined Due to Cash Reserve reduction	CCC Ca	CCC Ca
Total		909,090,764.16	1,200,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
		% Monthly CPR (SMM)		0,17	0,34	0,51	0,69	0,87	1,06	1,25
		% Annual equivalent CPR		2,00	4,00	6,00	8,00	10,00	12,00	14,00
Series A2	With optional redemption *	Average life	Years	11.40	9.50	8.01	6.87	5.97	5.25	4.67
		Date		02/20/2020	03/30/2018	01/10/2016	08/14/2015	09/19/2014	12/31/2013	01/06/2013
		Final Maturity	Years	22.22	19.72	17.22	15.22	13.46	11.97	10.71
	Without optional redemption *	Average life	Years	11.86	10.04	8.62	7.49	6.57	5.83	5.22
		Date		05/08/2020	12/10/2018	10/05/2017	03/24/2016	04/26/2015	07/29/2014	12/18/2013
		Final Maturity	Years	32.48	32.48	32.48	32.48	32.48	32.48	32.48
Series B	With optional redemption *	Average life	Years	15.65	13.21	11.21	9.65	8.40	7.39	6.58
		Date		05/21/2024	12/12/2021	12/12/2019	05/23/2018	02/22/2017	02/19/2016	04/28/2015
		Final Maturity	Years	22.22	19.72	17.22	15.22	13.46	11.97	10.71
	Without optional redemption *	Average life	Years	16.35	14.03	12.13	10.58	9.32	8.27	7.41
		Date		01/31/2025	08/10/2022	11/14/2020	04/28/2019	01/22/2018	05/01/2017	02/25/2016
		Final Maturity	Years	32.48	32.48	32.48	32.48	32.48	32.48	32.48
Series C	With optional redemption *	Average life	Years	15.65	13.21	11.21	9.65	8.40	7.39	6.58
		Date		05/21/2024	12/12/2021	11/12/2019	05/23/2018	02/22/2017	02/19/2016	04/28/2015
		Final Maturity	Years	22.22	19.72	17.22	15.22	13.46	11.97	10.71
	Without optional redemption *	Average life	Years	16.35	14.03	12.13	10.58	9.32	8.27	7.41
		Date		01/31/2025	08/10/2022	11/13/2020	04/28/2019	01/22/2018	05/01/2017	02/24/2016
		Final Maturity	Years	32.48	32.48	32.48	32.48	32.48	32.48	32.48
Series D	With optional redemption *	Average life	Years	15.65	13.21	11.21	9.65	8.40	7.39	6.58
		Date		05/21/2024	11/12/2021	11/12/2019	05/23/2018	02/22/2017	02/19/2016	04/28/2015
		Final Maturity	Years	22.22	19.72	17.22	15.22	13.46	11.97	10.71
	Without optional redemption *	Average life	Years	16.35	14.03	12.13	10.58	9.32	8.27	7.41
		Date		01/31/2025	08/10/2022	11/13/2020	04/28/2019	01/22/2018	05/01/2017	02/24/2016
		Final Maturity	Years	32.48	32.48	32.48	32.48	32.48	32.48	32.48
Series E	With optional redemption *	Average life	Years	16.72	14.33	12.26	10.67	9.35	8.27	7.40
		Date		06/15/2025	01/24/2023	01/01/2021	05/30/2019	03/02/2018	04/01/2017	02/21/2016
		Final Maturity	Years	22.22	19.72	17.22	15.22	13.46	11.97	10.71
	Without optional redemption *	Average life	Years	21.84	20.70	19.89	19.30	18.85	18.52	18.27
		Date		07/29/2030	07/06/2029	08/15/2028	11/01/2028	03/08/2027	03/04/2027	04/01/2027
		Final Maturity	Years	32.48	32.48	32.48	32.48	32.48	32.48	32.48

* Optional clean up call when the amount of the outstanding balance of the securitised assets is less than 10 per 100 of the initial outstanding balance.
Hypothesis of delinquency and default assumptions of the securitised assets: 0%

Credit enhancement and financial operations

Credit enhancement (CE)					
		Current		At issue date	
			% CE		% CE
Class A	94.76%	861,490,764.16	5.30%	1,152,400,000.00	4.00%
Series A1	0.00%	0.00	4.17%	50,000,000.00	
Series A2	94.76%	861,490,764.16	91.87%	1,102,400,000.00	
Series B	1.44%	13,100,000.00	3.84%	13,100,000.00	2.90%
Series C	1.31%	11,900,000.00	2.52%	11,900,000.00	1.90%
Series D	1.24%	11,300,000.00	1.26%	11,300,000.00	0.95%
Series E	1.24%	11,300,000.00	0.94%	11,300,000.00	
Issue of Bonds		909,090,764.16		1,200,000,000.00	
Reserve Fund	1.26%	11,300,000.00	0.95%	11,300,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	21,441,766.45	5.040%	
Amortization Account	0.00		
Servicer pool collect not yet credited	2,986,470.44		
Servicer ints collect not yet credited	1,378,506.41		
Liabilities	Available	Balance	Interest
Start-up Loan		1,280,437.30	6.990%

Additional information

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Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	7,213	8,376	
Principal			
Principal outstanding	889,651,190.00	1,188,737,343.89	
Average loan	123,339.97	141,921.84	
Minimum	10.53	4,349.01	
Maximum	887,364.58	969,950.00	
Interest rate			
Weighted average (wac)	5.34%	3.03%	
Minimum	4.65%	2.25%	
Maximum	7.32%	4.83%	
Final maturity			
Weighted average (WARM) (months)	283	313	
Minimum	10/02/2008	10/14/2006	
Maximum	12/12/2040	12/12/2040	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	100.00%	100.00%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.64%	0.66%	0.66%	0.70%	0.70%
Annual Percentage Rate (CPR)	7.36%	7.63%	7.63%	8.12%	8.09%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.56	7.29	0.23	8.08
10.01 - 20%	2.84	15.69	1.47	15.96
20.01 - 30%	6.21	25.60	4.01	25.53
30.01 - 40%	10.91	35.35	7.94	35.55
40.01 - 50%	16.56	45.17	13.21	45.43
50.01 - 60%	20.64	55.13	18.85	55.27
60.01 - 70%	22.88	64.97	22.47	65.25
70.01 - 80%	19.41	73.44	31.83	75.74
Weighted average (WALTV)	53.91		59.29	
Minimum	0.00		2.01	
Maximum	78.24		80.00	

Geographic distribution		
	Current	At constitution date
Andalucia	11.44%	11.33%
Aragon	1.23%	1.12%
Asturias	1.28%	1.26%
Balearic Islands	1.78%	1.75%
Basque Country	9.46%	9.04%
Canary Islands	3.35%	3.57%
Cantabria	2.31%	2.31%
Castilla-La Mancha	1.67%	1.73%
Castilla-Leon	3.60%	3.54%
Catalonia	19.19%	18.24%
Extremadura	0.42%	0.45%
Galicia	1.64%	1.59%
La Rioja	0.18%	0.21%
Madrid	30.10%	31.13%
Murcia	1.11%	1.06%
Navarra	0.29%	0.26%
Valencia	10.96%	11.40%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			
<i>Delinquencies</i>									
Up to 1 month	241	55,724.97	64,754.40	0.00	120,479.37	34.15	31,622,899.00	31,743,378.37	73.10
from > 1 to ≤ 2 months	51	27,455.00	47,740.19	0.00	75,195.19	21.31	7,138,470.13	7,213,665.32	16.61
from > 2 to ≤ 3 months	18	14,647.82	31,760.74	0.00	46,408.56	13.15	2,551,128.37	2,597,536.93	5.98
from > 3 to ≤ 6 months	8	11,660.09	16,544.12	0.00	28,204.21	7.99	885,547.65	913,751.86	2.10
from > 6 to < 12 months	5	12,478.64	16,733.43	0.00	29,212.07	8.28	421,276.88	450,488.95	1.04
from ≥ 12 to < 18 months	2	12,680.77	26,628.09	0.00	39,308.86	11.14	393,252.56	432,561.42	1.00
from ≥ 18 to < 24 months	1	9,018.12	5,017.78	0.00	14,035.90	3.98	57,551.73	71,587.63	0.16
Subtotal	326	143,665.41	209,178.75	0.00	352,844.16	100.00	43,070,126.32	43,422,970.48	100.00
<i>Doubt debts (subjectives)</i>									
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	326	143,665.41	209,178.75	0.00	352,844.16		43,070,126.32	43,422,970.48	50.45

Additional information