RURAL HIPOTECARIO VII Fondo de Titulización de Activos

Brief report

Date: 01/31/2017
Currency: EUR

Date of constitution
04/29/2005

VAT Reg. no.
V84329598

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

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Issued securities: Asset-Backed Bonds

Bonds issue

Series ISIN Code	Issue date Nº 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 ES0366366005	05/06/2005 9,571	20,998.27 200,974,442.17 21.00%	100,000.00 957,100,000.00	Floating 3-M Euribor+0.130% 15.Mar/Jun/Sep/Dec	0.0000% 03/15/2017 0.000000 Gross 0.000000 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	03/15/2017 "Pass-Through"	AA+sf Aa2sf	AAA Aaa
Series A2 ES0366366013	05/06/2005 1,000	0.00 0.00 0.00%	100,000.00 100,000,000.00	Floating BEI Rate Interest+0.000% 15.Mar/Jun/Sep/Dec		03/15/2015 Quarterly 15.Mar/Jun/Sep/Dec	Amortized		AAA Aaa
Series B ES0366366021	05/06/2005 192	40,080.12 7,695,383.04 40.08%	100,000.00 19,200,000.00	Floating 3-M Euribor+0.210% 15.Mar/Jun/Sep/Dec	0.0000% 03/15/2017 0.000000 Gross 0.000000 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA-sf Baa1sf	A+ Aa3
Series C ES0366366039	05/06/2005 237	49,641.70 11,765,082.90 49.64%	100,000.00 23,700,000.00	Floating 3-M Euribor+0.550% 15.Mar/Jun/Sep/Dec	0.2340% 03/15/2017 29.040395 Gross 23.522720 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	BBB- B1sf	BBB- Baa3
Total		220,434,908.11	1.100.000.000,00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

			% Monthly CPR (SMM)	0,17	0,25	0,34	0,42	0,51	0,60	0,69	0,78
			% Annual equivalent CPR	2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00
Series A1	With optional redemption *	Average life	Years	3.56	3.38	3.20	3.02	2.86	2.69	2.65	2.50
			Date	07/08/2020	04/30/2020	02/24/2020	12/23/2019	10/23/2019	08/25/2019	08/09/2019	06/13/2019
		Final Maturity	Years	5.00	4.75	4.50	4.25	4.00	3.75	3.75	3.50
			Date	12/15/2021	09/15/2021	06/15/2021	03/15/2021	12/15/2020	09/15/2020	09/15/2020	06/15/2020
	Without optional redemption *	Average life	Years	5.13	4.90	4.68	4.48	4.29	4.11	3.94	3.79
			Date	01/31/2022	11/06/2021	08/19/2021	06/06/2021	03/29/2021	01/23/2021	11/23/2020	09/27/2020
		Final Maturity	Years	13.76	13.51	13.01	12.51	12.25	12.01	11.51	11.25
			Date	09/15/2030	06/15/2030	12/15/2029	06/15/2029	03/15/2029	12/15/2028	06/15/2028	03/15/2028
Series B	With optional redemption *	Average life	Years	3.64	3.45	3.27	3.09	2.92	2.75	2.71	2.55
			Date	08/06/2020	05/28/2020	03/22/2020	01/17/2020	11/15/2019	09/15/2019	08/31/2019	07/04/2019
		Final Maturity	Years	5.00	4.75	4.50	4.25	4.00	3.75	3.75	3.50
			Date	12/15/2021	09/15/2021	06/15/2021	03/15/2021	12/15/2020	09/15/2020	09/15/2020	06/15/2020
	Without optional redemption *	Average life	Years	5.61	6.10	5.14	4.92	5.39	5.18	4.36	4.20
			Date	07/24/2022	01/18/2023	02/03/2022	11/15/2021	05/06/2022	02/16/2022	04/25/2021	02/25/2021
		Final Maturity	Years	13.76	13.25	13.01	12.51	12.01	11.76	11.51	11.25
			Date	09/15/2030	06/15/2030	12/15/2029	06/15/2029	03/15/2029	12/15/2028	06/15/2028	03/15/2028
Series C	With optional redemption *	Average life	Years	5.00	4.75	4.50	4.25	4.00	3.75	3.75	3.50
			Date	12/15/2021	09/15/2021	06/15/2021	03/15/2021	12/15/2020	09/15/2020	09/15/2020	06/15/2020
		Final Maturity	Years	5.00	4.75	4.50	4.25	4.00	3.75	3.75	3.50
			Date	12/15/2021	09/15/2021	06/15/2021	03/15/2021	12/15/2020	09/15/2020	09/15/2020	06/15/2020
	Without optional redemption *	Average life	Years	15.51	14.77	14.97	14.67	13.91	13.63	13.74	13.43
			Date	06/16/2032	09/18/2031	11/30/2031	08/12/2031	11/10/2030	07/28/2030	09/06/2030	05/16/2030
		Final Maturity	Years	17.76	17.76	17.76	17.76	17.76	17.76	17.76	17.76
			Date	09/15/2034	09/15/2034	09/15/2034	09/15/2034	09/15/2034	09/15/2034	09/15/2034	09/15/2034

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		% CE	At issue date		% CE
Class A	91.17%	200,974,442.17	11.42%	96.10%	1,057,100,000.00	4.94%
Series A1	91.17%	200,974,442.17		87.01%	957,100,000.00	
Series A2	0.00%	0.00		9.09%	100,000,000.00	
Series B	3.49%	7,695,383.04	7.93%	1.75%	19,200,000.00	3.19%
Series C	5.34%	11,765,082.90	2.59%	2.15%	23,700,000.00	1.04%
Issue of Bonds		220,434,908.11			1,100,000,000.00	
Reserve Fund	2.59%	5,720,000.00		1.04%	11,440,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		11,286,958.88	0.000%
Servicer ppal collect not yet credited		252,411.37	
Servicer ints collect not yet credited		22,022.57	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		5,720,000.00	0.684%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	6,294	16,155
Principal		
Principal outstanding	216,498,503.16	1,100,016,438.76
Average loan	34,397.60	68,091.39
Minimum	3.47	3,101.28
Maximum	268,376.43	544,097.40
Interest rate		
Weighted average (wac)	1.38%	3.37%
Minimum	0.00%	2.31%
Maximum	5.25%	9.50%
Final maturity		
Weighted average (WARM) (months)	142	254
Minimum	02/01/2017	12/29/2005
Maximum	12/05/2034	04/01/2035
Index (principal outstanding distribution)		
6-month EURIBOR/MIBOR	0.00%	0.03%
1-year EURIBOR/MIBOR	0.39%	9.14%
1-year EURIBOR/MIBOR (Mortgage Market)	80.68%	69.78%
Mortgage Market: Savings Banks	0.00%	9.00%
Mortgage Market: All Institutions	15.80%	12.03%
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.01%
Secondary Market Public Debt 2-6 years	3.13%	0.00%

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	3.49	6.68	0.17	7.80
10.01 - 20%	9.75	15.56	1.19	16.18
20.01 - 30%	18.25	25.29	2.80	25.61
30.01 - 40%	23.12	35.14	7.06	35.65
40.01 - 50%	27.49	44.98	11.07	45.27
50.01 - 60%	15.83	53.64	16.45	55.26
60.01 - 70%	1.95	64.78	21.35	65.28
70.01 - 80%	0.12	71.20	35.18	75.26
80.01 - 90%			2.62	84.88
90.01 - 100%			2.09	94.61
100.01 - 110%			0.01	104.23
120.01 - 130%			0.01	122.90
Weighted average (WALTV)		36.70		62.19
Minimum		0.00		2.75
Maximum		71.68		122.90

Additional information
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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.45%	0.49%	0.48%	0.86%	0.56%
Annual Percentage Rate (CPR)	5.31%	5.75%	5.63%	9.84%	6.50%

Geographic distribution

	Current	At constitution date
Andalucia	35.96%	36.89%
Aragon	7.05%	6.77%
Asturias	1.01%	1.11%
Balearic Islands	5.04%	3.82%
Basque Country	1.28%	3.21%
Canary Islands	5.66%	4.36%
Cantabria	2.29%	1.66%
Castilla-La Mancha	0.76%	0.70%
Castilla-Leon	9.45%	7.75%
Catalonia	1.38%	1.75%
Extremadura	0.01%	0.01%
Galicia	0.04%	0.06%
La Rioja	4.33%	3.62%
Madrid	0.51%	0.69%
Murcia	0.73%	0.53%
Navarra	2.05%	4.37%
Valencia	22.48%	22.69%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	203	53,655.88	6,571.01	0.00	60,226.89	1.48	8,171,712.82	8,231,939.71	28.55	32.82
from > 1 to ≤ 2 months	348	207,866.46	31,964.99	0.00	239,831.45	5.88	11,603,410.75	11,843,242.20	41.07	30.28
from > 2 to ≤ 3 months	29	25,090.27	4,311.99	0.00	29,402.26	0.72	989,640.44	1,019,042.70	3.53	29.47
from > 3 to ≤ 6 months	29	34,994.16	8,546.89	0.00	43,541.05	1.07	1,124,607.31	1,168,148.36	4.05	33.42
from > 6 to < 12 months	17	92,498.70	9,470.75	0.00	101,969.45	2.50	668,810.94	770,780.39	2.67	31.24
from ≥ 12 to < 18 months	9	110,540.41	7,046.61	0.00	117,587.02	2.88	246,544.74	364,131.76	1.26	29.01
from ≥ 18 to < 24 months	10	190,184.14	10,393.02	0.00	200,577.16	4.92	214,112.70	414,689.86	1.44	44.06
from ≥ 2 years	79	2,838,937.90	444,199.19	0.00	3,283,137.09	80.54	1,742,059.71	5,025,196.80	17.43	42.96
Subtotal	724	3,553,767.92	522,504.45	0.00	4,076,272.37	100.00	24,760,899.41	28,837,171.78	100.00	32.96
Doubt debts (subjectives)										
	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	0.00
Total	724	3,553,767.92	522,504.45	0.00	4,076,272.37		24,760,899.41	28,837,171.78		32.96

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