

RURAL HIPOTECARIO VII Fondo de Titulización de Activos



Brief report

Date: 05/31/2017
Currency: EUR

Date of constitution
04/29/2005

VAT Reg. no.
V84329598

Management Company
Europa 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)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A1 ES0366366005	05/06/2005 9,571	20,141.13 192,770,755.23 20.14%	100,000.00 957,100,000.00	Floating 3-M Euribor+0.130% 15.Mar/Jun/Sep/Dec	0.0000% 06/15/2017 0.000000 Gross 0.000000 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	06/15/2017 "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	38,534.55 7,398,633.60 38.53%	100,000.00 19,200,000.00	Floating 3-M Euribor+0.210% 15.Mar/Jun/Sep/Dec	0.0000% 06/15/2017 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	0.2200% 06/15/2017 27.909667 Gross 22.606830 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		211,934,471.73	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	3.34	3.15	2.96	2.78	2.61	2.57	2.40	2.24	
			Date	10/15/2020	08/06/2020	05/30/2020	03/26/2020	01/23/2020	01/07/2020	11/08/2019	09/10/2019	
		Final Maturity	Years	4.50	4.25	4.00	3.75	3.50	3.50	3.25	3.00	
	Without optional redemption *		Date	12/15/2021	09/15/2021	06/15/2021	03/15/2021	12/15/2020	12/15/2020	09/15/2020	06/15/2020	
		Average life	Years	5.05	4.82	4.60	4.39	4.20	4.03	3.86	3.70	
			Date	07/02/2022	04/07/2022	01/18/2022	11/04/2021	08/27/2021	06/23/2021	04/23/2021	02/25/2021	
Series B	With optional redemption *	Final Maturity	Years	13.51	13.01	12.76	12.26	11.76	11.51	11.26	11.01	
			Date	09/15/2030	06/15/2030	03/15/2030	09/15/2029	03/15/2029	12/15/2028	09/15/2028	06/15/2028	
		Average life	Years	3.40	3.21	3.02	2.84	2.66	2.62	2.45	2.28	
	Without optional redemption *		Date	11/08/2020	08/29/2020	06/21/2020	04/15/2020	02/11/2020	01/27/2020	11/26/2019	09/26/2019	
		Final Maturity	Years	4.50	4.25	4.00	3.75	3.50	3.50	3.25	3.00	
			Date	12/15/2021	09/15/2021	06/15/2021	03/15/2021	12/15/2020	12/15/2020	09/15/2020	06/15/2020	
Series C	With optional redemption *	Average life	Years	5.54	5.29	5.76	5.53	4.64	4.46	4.92	4.73	
			Date	12/26/2022	09/26/2022	03/20/2023	12/25/2022	02/01/2022	11/27/2021	05/14/2022	03/06/2022	
		Final Maturity	Years	13.51	13.01	12.51	12.01	11.76	11.51	11.01	10.76	
	Without optional redemption *		Date	12/15/2030	06/15/2030	03/15/2030	09/15/2029	03/15/2029	12/15/2028	09/15/2028	06/15/2028	
		Average life	Years	4.50	4.25	4.00	3.75	3.50	3.50	3.25	3.00	
			Date	12/15/2021	09/15/2021	06/15/2021	03/15/2021	12/15/2020	12/15/2020	09/15/2020	06/15/2020	
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%.												
		Average life	Years	14.99	14.82	14.10	13.86	13.96	13.66	12.95	12.67	
		Final Maturity	Years	06/07/2032	04/05/2032	07/19/2031	04/07/2031	05/29/2031	02/07/2031	05/24/2030	02/10/2030	
			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	

Credit enhancement and financial operations

Credit enhancement (CE)						
Current			At issue date			
		% CE			% CE	
Class A	90.96%	192,770,755.23	11.74%	96.10%	1,057,100,000.00	4.94%
Series A1	90.96%	192,770,755.23		87.01%	957,100,000.00	
Series A2	0.00%	0.00		9.09%	100,000,000.00	
Series B	3.49%	7,398,633.60	8.25%	1.75%	19,200,000.00	3.19%
Series C	5.55%	11,765,082.90	2.70%	2.15%	23,700,000.00	1.04%
Issue of Bonds		211,934,471.73			1,100,000,000.00	
Reserve Fund	2.70%	5,720,000.00		1.04%	11,440,000.00	

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		6,137	16,155
Principal			
Principal outstanding		205,571,622.53	1,100,016,438.76
Average loan		33,497.09	68,091.39
Minimum		2.95	3,101.28
Maximum		259,309.73	544,097.40
Interest rate			
Weighted average (wac)		1.31%	3.37%
Minimum		0.00%	2.31%
Maximum		5.50%	9.50%
Final maturity			
Weighted average (WARM) (months)		139	254
Minimum		06/01/2017	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		0.36%	9.14%
1-year EURIBOR/MIBOR (Mortgage Market)		80.77%	69.78%
Mortgage Market: Savings Banks		0.00%	9.00%
Mortgage Market: All Institutions		15.72%	12.03%
Savings Banks Lending Rate (CECA Indicator)		0.00%	0.01%
Secondary Market Public Debt 2-6 years		3.14%	0.00%

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		13,776,300.71	0.0000%
Servicer ppal collect not yet credited		137,222.34	
Servicer ints collect not yet credited		15,439.27	
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		5,720,000.00	0.670%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

LTV Distribution			
		Current	At constitution date
		% Pool	% LTV
0.01 - 10%		3.71	6.65
10.01 - 20%		10.17	15.61
20.01 - 30%		18.78	25.21
30.01 - 40%		23.73	35.04
40.01 - 50%		27.68	44.75
50.01 - 60%		14.00	53.21
60.01 - 70%		1.83	64.31
70.01 - 80%		0.09	70.43
80.01 - 90%			2.62
90.01 - 100%			2.09
100.01 - 110%			0.01
120.01 - 130%			0.01
Weighted average (WALTV)		35.96	62.19
Minimum		0.00	2.75
Maximum		70.43	122.90

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.45%	0.35%	0.37%	0.45%	0.55%
Annual Percentage Rate (CPR)	5.24%	4.07%	4.36%	5.29%	6.43%

Geographic distribution		
	Current	At constitution date
Andalucia	35.92%	36.89%
Aragon	7.09%	6.77%
Asturias	1.02%	1.11%
Balearic Islands	4.80%	3.82%
Basque Country	1.27%	3.21%
Canary Islands	5.67%	4.36%
Cantabria	2.31%	1.66%
Castilla-La Mancha	0.75%	0.70%
Castilla-Leon	9.44%	7.75%
Catalonia	1.39%	1.75%
Extremadura	0.01%	0.01%
Galicia	0.04%	0.06%
La Rioja	4.41%	3.82%
Madrid	0.49%	0.69%
Murcia	0.74%	0.53%
Navarra	2.06%	4.37%
Valencia	22.59%	22.69%

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	206	57,922.75	5,511.44	0.00	63,434.19	1.52	8,027,801.60	8,091,235.79	42.45	31.85
from > 1 to ≤ 2 months	45	30,047.55	5,789.96	0.00	35,837.51	0.86	2,141,591.74	2,177,429.25	11.42	33.36
from > 2 to ≤ 3 months	26	20,171.15	4,553.69	0.00	24,724.84	0.59	978,221.73	1,002,946.57	5.26	29.83
from > 3 to ≤ 6 months	24	44,139.20	6,901.10	0.00	51,040.30	1.22	1,198,574.61	1,249,614.91	6.56	37.34
from > 6 to < 12 months	20	107,282.31	9,689.04	0.00	116,971.35	2.80	811,216.07	928,187.42	4.87	29.78
from ≥ 12 to < 18 months	14	362,084.49	10,729.85	0.00	372,814.34	8.93	167,448.46	540,262.80	2.83	28.81
from ≥ 18 to < 24 months	6	145,911.17	5,281.50	0.00	151,192.67	3.62	25,585.19	176,777.86	0.93	25.28
from ≥ 2 years	77	2,935,186.10	421,844.86	0.00	3,357,030.96	80.45	1,539,004.69	4,896,035.65	25.68	44.75
Subtotal	418	3,702,744.72	470,301.44	0.00	4,173,046.16	100.00	14,889,444.09	19,062,490.25	100.00	34.49
<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	0.00
Total	418	3,702,744.72	470,301.44	0.00	4,173,046.16		14,889,444.09	19,062,490.25		34.49