RURAL HIPOTECARIO VII Fondo de Titulización de Activos

Europea de Titulización
Sociedad Gestora de Fondos de Titulización

Brief report

Date: 03/31/2019
Currency: EUR

Constitution date
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	14,811.45 141,760,387.95 14.81%	100,000.00 957,100,000.00	Floating 3-M Euribor+0.130% 15.Mar/Jun/Sep/Dec	0.0000% 06/17/2019 0.000000 Gross 0.000000 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	06/17/2019 "Pass-Through"	AAAsf Aa1	AAA Aaa
Series A2 ES0366366013	05/06/2005 1,000		100,000.00 100,000,000.00	Floating BEI Rate Interest+0.000% 15.Mar/Jun/Sep/Dec	06/17/2019	03/15/2015 Quarterly 15.Mar/Jun/Sep/Dec	Planned	AA+sf Aa2sf	AAA Aaa
Series B ES0366366021	05/06/2005 192	27,955.85 5,367,523.20 27.96%	100,000.00 19,200,000.00	Floating 3-M Euribor+0.210% 15.Mar/Jun/Sep/Dec	0.0000% 06/17/2019 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	A1 AA-	A+ Aa3
Series C ES0366366039	05/06/2005 237	27,954.53 6,625,223.61 27.95%	100,000.00 23,700,000.00	Floating 3-M Euribor+0.550% 15.Mar/Jun/Sep/Dec	0.2400% 06/17/2019 17.518172 Gross 14.189719 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	Ba3 A+	BBB- Baa3
Total		153,753,134.76	1.100.000.000,00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date

				0,17	0,25	0,34	0,42	0,51	0,60	0,69	0,78
		% 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	2.13	1.93	1.91	1.72	1.70	1.69	1.51	1.49
			Date	04/30/2021	02/17/2021	02/10/2021	12/01/2020	11/26/2020	11/20/2020	09/14/2020	09/10/2020
		Final Maturity	Years	2.51	2.25	2.25	2.00	2.00	2.00	1.76	1.76
			Date	09/15/2021	06/15/2021	06/15/2021	03/15/2021	03/15/2021	03/15/2021	12/15/2020	12/15/2020
	Without optional redemption *	Average life	Years	5.09	4.90	4.71	4.54	4.38	4.22	4.07	3.93
			Date	04/14/2024	02/04/2024	11/29/2023	09/27/2023	07/29/2023	06/02/2023	04/09/2023	02/17/2023
		Final Maturity	Years	15.52	15.52	15.52	15.52	15.52	15.52	15.52	15.52
			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
Series B	With optional redemption *	Average life	Years	2.13	1.93	1.91	1.72	1.70	1.69	1.51	1.49
			Date	04/30/2021	02/17/2021	02/10/2021	12/01/2020	11/26/2020	11/20/2020	09/14/2020	09/10/2020
		Final Maturity	Years	2.51	2.25	2.25	2.00	2.00	2.00	1.76	1.76
			Date	09/15/2021	06/15/2021	06/15/2021	03/15/2021	03/15/2021	03/15/2021	12/15/2020	12/15/2020
	Without optional redemption *	Average life	Years	5.09	4.90	4.71	4.54	4.38	4.22	4.07	3.93
			Date	04/14/2024	02/04/2024	11/29/2023	09/27/2023	07/29/2023	06/02/2023	04/09/2023	02/17/2023
		Final Maturity	Years	15.52	15.52	15.52	15.52	15.52	15.52	15.52	15.52
			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
Series C	With optional redemption *	Average life	Years	2.13	1.93	1.91	1.72	1.70	1.69	1.51	1.49
			Date	04/30/2021	02/17/2021	02/10/2021	12/01/2020	11/26/2020	11/20/2020	09/14/2020	09/10/2020
		Final Maturity	Years	2.51	2.25	2.25	2.00	2.00	2.00	1.76	1.76
			Date	09/15/2021	06/15/2021	06/15/2021	03/15/2021	03/15/2021	03/15/2021	12/15/2020	12/15/2020
	Without optional redemption *	Average life	Years	5.09	4.90	4.71	4.54	4.38	4.22	4.07	3.93
			Date	04/14/2024	02/04/2024	11/29/2023	09/27/2023	07/29/2023	06/02/2023	04/09/2023	02/17/2023
		Final Maturity	Years	15.52	15.52	15.52	15.52	15.52	15.52	15.52	15.52
			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	92.20%	141,760,387.95	11.52%	96.10%	1,057,100,000.00	4.94%
Series A1	92.20%	141,760,387.95		87.01%	957,100,000.00	
Series A2	0.00%	0.00		9.09%	100,000,000.00	
Series B	3.49%	5,367,523.20	8.03%	1.75%	19,200,000.00	3.19%
Series C	4.31%	6,625,223.61	3.72%	2.15%	23,700,000.00	1.04%
Issue of Bonds		153,753,134.76			1,100,000,000.00	
Reserve Fund	3.72%	5,720,000.00		1.04%	11,440,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		7,250,701.72	-0.400%
Servicer ppal collect not yet credited		223,236.77	
Servicer ints collect not yet credited		18,017.67	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		5,720,000.00	0.690%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans (PTCs/MCs)

General

	Current	At constitution date
Count	5,039	16,155
Principal		
Principal outstanding	153,338,876.11	1,100,016,438.76
Average loan	30,430.42	68,091.39
Minimum	13.22	3,101.28
Maximum	209,026.54	544,097.40
Interest rate		
Weighted average (wac)	1.15%	3.37%
Minimum	0.00%	2.31%
Maximum	5.00%	9.50%
Final maturity		
Weighted average (WARM) (months)	126	254
Minimum	04/01/2019	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	7.21%	9.14%
1-year EURIBOR/MIBOR (Mortgage Market)	74.43%	69.78%
Mortgage Market: Savings Banks	0.00%	9.00%
Mortgage Market: All Institutions	15.05%	12.03%
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.01%
Secondary Market Public Debt 2-6 years	3.31%	0.00%

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	4.14	6.70	0.17	7.80
10.01 - 20%	14.70	15.63	1.19	16.18
20.01 - 30%	22.10	25.17	2.80	25.61
30.01 - 40%	29.88	35.18	7.06	35.65
40.01 - 50%	24.94	44.82	11.07	45.27
50.01 - 60%	3.65	53.46	16.45	55.26
60.01 - 70%	0.60	61.39	21.35	65.28
70.01 - 80%			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)		32.14		62.19
Minimum		0.01		2.75
Maximum		64.32		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)	0.42%	0.33%	0.33%	0.32%	0.52%
Annual Percentage Rate (CPR)	4.90%	3.87%	3.94%	3.77%	6.09%

Geographic distribution

	Current	At constitution date
Andalucia	35.21%	36.89%
Aragon	6.90%	6.77%
Asturias	1.07%	1.11%
Balearic Islands	5.13%	3.82%
Basque Country	1.38%	3.21%
Canary Islands	6.03%	4.36%
Cantabria	2.48%	1.66%
Castilla-La Mancha	0.71%	0.70%
Castilla-Leon	9.26%	7.75%
Catalonia	1.55%	1.75%
Extremadura	0.00%	0.01%
Galicia	0.03%	0.06%
La Rioja	4.20%	3.62%
Madrid	0.46%	0.69%
Murcia	0.64%	0.53%
Navarra	1.97%	4.37%
Valencia	22.97%	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	130	34,946.71	2,984.06	0.00	37,930.77	1.26	4,701,353.42	4,739,284.19	37.02	28.69
from > 1 to = 2 months	32	21,558.91	2,389.72	0.00	23,948.63	0.79	1,145,096.07	1,169,044.70	9.13	28.60
from > 2 to = 3 months	28	28,127.34	4,222.43	0.00	32,349.77	1.07	1,214,545.51	1,246,895.28	9.74	33.10
from > 3 to = 6 months	10	13,258.27	2,666.34	0.00	15,924.61	0.53	382,960.94	398,885.55	3.12	35.38
from > 6 to < 12 months	15	38,890.50	5,938.91	0.00	44,829.41	1.48	626,370.64	671,200.05	5.24	35.30
from = 12 to < 18 months	6	31,240.47	4,833.35	0.00	36,073.82	1.19	244,388.99	280,462.81	2.19	34.29
from = 18 to < 24 months	6	22,872.88	3,764.52	0.00	26,637.40	0.88	118,514.62	145,152.02	1.13	27.09
from ≥ 2 years	71	2,426,696.48	376,733.88	0.00	2,803,430.36	92.79	1,346,297.81	4,149,728.17	32.42	39.83
Subtotal	298	2,617,591.56	403,533.21	0.00	3,021,124.77	100.00	9,779,528.00	12,800,652.77	100.00	32.68
Total	298	2,617,591.56	403,533.21	0.00	3,021,124.77		9,779,528.00	12,800,652.77		

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