

RURAL HIPOTECARIO VII Fondo de Titulización de Activos

Brief report

Date: 10/31/2019
Currency: EUR

Constitution date
04/29/2005

VAT Reg. no.
V84329598

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

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Additional information
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Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

Issued securities: Asset-Backed Bonds

Bonds issue									
Series ISIN Code	Issue date N° 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	13,688.97 131,017,131.87 13.69%	100,000.00 957,100,000.00	Floating 3-M Euribor+0.130% 15.Mar/Jun/Sep/Dec	0.0000% 12/16/2019 0.000000 Gross 0.000000 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	12/16/2019 "Pass-Through"	AAAsf Aa1 (sf)	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		03/15/2015 Quarterly 15.Mar/Jun/Sep/Dec	Planned	AA+sf Aa2 (sf)	AAA Aaa
Series B ES0366366021	05/06/2005 192	25,837.23 4,960,748.16 25.84%	100,000.00 19,200,000.00	Floating 3-M Euribor+0.210% 15.Mar/Jun/Sep/Dec	0.0000% 12/16/2019 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	AA-sf A1 (sf)	A+ Aa3
Series C ES0366366039	05/06/2005 237	25,836.01 6,123,134.37 25.84%	100,000.00 23,700,000.00	Floating 3-M Euribor+0.550% 15.Mar/Jun/Sep/Dec	0.1170% 12/16/2019 7.641000 Gross 6.189210 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	A+sf Ba3 (sf)	BBB- Baa3
Total		142,101,014.40	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											
		% Monthly CPR (SMM)		0,17		0,25		0,34		0,42	
		% Annual equivalent CPR		2,00		3,00		4,00		5,00	
Series A1	With optional redemption *	Average life	Years	1.75	1.55	1.54	1.53	1.33	1.32	1.31	1.12
		Final Maturity	Date	06/17/2021	04/04/2021	03/30/2021	03/26/2021	01/12/2021	01/09/2021	01/06/2021	10/27/2020
			Years	2.00	1.75	1.75	1.75	1.50	1.50	1.50	1.25
	Without optional redemption *	Average life	Years	4.95	4.77	4.59	4.43	4.27	4.12	3.98	3.85
		Final Maturity	Date	08/26/2024	06/20/2024	04/17/2024	02/17/2024	12/22/2023	10/29/2023	09/08/2023	07/21/2023
			Years	15.01	15.01	15.01	15.01	15.01	15.01	15.01	15.01
Series B	With optional redemption *	Average life	Years	1.75	1.55	1.54	1.53	1.33	1.32	1.31	1.12
		Final Maturity	Date	06/17/2021	04/04/2021	03/30/2021	03/26/2021	01/12/2021	01/09/2021	01/06/2021	10/27/2020
			Years	2.00	1.75	1.75	1.75	1.50	1.50	1.50	1.25
	Without optional redemption *	Average life	Years	4.95	4.77	4.59	4.43	4.27	4.12	3.98	3.85
		Final Maturity	Date	08/26/2024	06/20/2024	04/17/2024	02/17/2024	12/22/2023	10/29/2023	09/08/2023	07/21/2023
			Years	15.01	15.01	15.01	15.01	15.01	15.01	15.01	15.01
Series C	With optional redemption *	Average life	Years	1.75	1.55	1.54	1.53	1.33	1.32	1.31	1.12
		Final Maturity	Date	06/17/2021	04/04/2021	03/30/2021	03/26/2021	01/12/2021	01/09/2021	01/06/2021	10/27/2020
			Years	2.00	1.75	1.75	1.75	1.50	1.50	1.50	1.25
	Without optional redemption *	Average life	Years	4.95	4.77	4.59	4.43	4.27	4.12	3.98	3.85
		Final Maturity	Date	08/26/2024	06/20/2024	04/17/2024	02/17/2024	12/22/2023	10/29/2023	09/08/2023	07/21/2023
			Years	15.01	15.01	15.01	15.01	15.01	15.01	15.01	15.01

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	92.20%	131,017,131.87	11.83%	96.10%	1,057,100,000.00	4.94%	
Series A1	92.20%	131,017,131.87	87.01%		957,100,000.00		
Series A2	0.00%	0.00	9.09%		100,000,000.00		
Series B	3.49%	4,960,748.16	8.34%	1.75%	19,200,000.00	3.19%	
Series C	4.31%	6,123,134.37	4.03%	2.15%	23,700,000.00	1.04%	
Issue of Bonds		142,101,014.40			1,100,000,000.00		
Reserve Fund	4.03%	5,720,000.00	1.04%		11,440,000.00		

Collateral: Residential mortgage loans (PTCs/MCs)

General			
		Current	At constitution date
Count		4,696	16,155
Principal			
	Principal outstanding	140,321,127.48	1,100,016,438.76
	Average loan	29,880.99	68,091.39
	Minimum	11.74	3,101.28
	Maximum	192,983.49	544,097.40
Interest rate			
	Weighted average (wac)	1.14%	3.37%
	Minimum	0.00%	2.31%
	Maximum	5.00%	9.50%
Final maturity			
	Weighted average (WARM) (months)	121	254
	Minimum	11/02/2019	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		7.12%	9.14%
1-year EURIBOR/MIBOR (Mortgage Market)		74.91%	69.78%
Mortgage Market: Savings Banks		0.00%	9.00%
Mortgage Market: All Institutions		14.61%	12.03%
Savings Banks Lending Rate (CECA Indicator)		0.00%	0.01%
Secondary Market Public Debt 2-6 years		3.36%	0.00%

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		9,224,677.66	-0.500%
Servicer ppal collect not yet credited		121,783.01	
Servicer ints collect not yet credited		9,660.14	
Liabilities		Available	Balance
Subordinated Loan L/T			5,720,000.00
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	% LTV
0.01 - 10%		4.69	6.82	7.80
10.01 - 20%		15.82	15.48	1.19
20.01 - 30%		23.68	25.23	2.80
30.01 - 40%		30.17	34.89	7.06
40.01 - 50%		22.92	44.36	11.07
50.01 - 60%		2.61	54.59	16.45
60.01 - 70%		0.12	62.16	21.35
70.01 - 80%				35.18
80.01 - 90%				2.62
90.01 - 100%				2.09
100.01 - 110%				0.01
120.01 - 130%				0.01
Weighted average (WALT)		30.93		62.19
Minimum		0.01		2.75
Maximum		62.31		122.90

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.13%	0.18%	0.23%	0.29%	0.51%
Annual Percentage Rate (CPR)	1.58%	2.16%	2.72%	3.37%	5.97%

Geographic distribution

	Current	At constitution date
Andalucia	34.83%	36.89%
Aragon	6.96%	6.77%
Asturias	1.10%	1.11%
Balearic Islands	5.29%	3.82%
Basque Country	1.38%	3.21%
Canary Islands	6.11%	4.36%
Cantabria	2.40%	1.66%
Castilla-La Mancha	0.66%	0.70%
Castilla-Leon	9.27%	7.75%
Catalonia	1.60%	1.75%
Extremadura	0.00%	0.01%
Galicia	0.03%	0.06%
La Rioja	4.27%	3.62%
Madrid	0.44%	0.69%
Murcia	0.66%	0.53%
Navarra	1.97%	4.37%
Valencia	23.01%	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	124	31,772.33	3,011.65	0.00	34,783.98	1.32	4,664,473.15	4,699,257.13	38.06	29.29
from > 1 to = 2 months	40	21,416.20	2,127.01	0.00	23,543.21	0.90	1,307,997.63	1,331,540.84	10.78	28.38
from > 2 to = 3 months	24	21,773.34	4,716.75	0.00	26,490.09	1.01	978,883.90	1,005,373.99	8.14	29.52
from > 3 to = 6 months	18	32,734.09	3,787.85	0.00	36,521.94	1.39	652,866.62	689,388.56	5.58	23.74
from > 6 to < 12 months	9	29,550.29	4,511.34	0.00	34,061.63	1.30	351,284.43	385,346.06	3.12	31.18
from = 12 to < 18 months	5	24,947.57	3,091.91	0.00	28,039.48	1.07	201,700.53	229,740.01	1.86	35.93
from = 18 to < 24 months	5	39,059.12	5,370.88	0.00	44,430.00	1.69	232,668.62	277,098.62	2.24	38.11
from ≥ 2 years	65	2,041,024.21	359,119.44	0.00	2,400,143.65	91.33	1,329,239.60	3,729,383.25	30.20	39.44
Subtotal	290	2,242,277.15	385,736.83	0.00	2,628,013.98	100.00	9,719,114.48	12,347,128.46	100.00	31.58
Total	290	2,242,277.15	385,736.83	0.00	2,628,013.98		9,719,114.48	12,347,128.46		