

RURAL HIPOTECARIO VII Fondo de Titulización de Activos

Brief report

Date: 11/30/2020
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 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	11,477.96 109,855,555.16 11.48%	100,000.00 957,100,000.00	Floating 3-M Euribor+0.130% 15.Mar/Jun/Sep/Dec	0.0000% 12/15/2020 0.000000 Gross 0.000000 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	12/15/2020 "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	22,764.61 4,370,805.12 22.76%	100,000.00 19,200,000.00	Floating 3-M Euribor+0.210% 15.Mar/Jun/Sep/Dec	0.0000% 12/15/2020 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	23,689.63 5,614,442.31 23.69%	100,000.00 23,700,000.00	Floating 3-M Euribor+0.550% 15.Mar/Jun/Sep/Dec	0.0660% 12/15/2020 3.952220 Gross 3.201298 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	Asf Ba3 (sf)	BBB- Baa3
Total		119,840,802.59	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	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	0,93	0,93	0,93	0,92	0,92	0,92	0,70	0,70	
			Date	08/22/2021	08/20/2021	08/19/2021	08/18/2021	08/16/2021	08/15/2021	05/29/2021	05/28/2021	
		Final Maturity	Years	1,00	1,00	1,00	1,00	1,00	1,00	1,00	0,75	0,75
	Without optional redemption *	Average life	Years	3,99	3,83	3,68	3,54	3,41	3,29	3,17	3,06	
			Date	09/09/2024	07/14/2024	05/21/2024	03/31/2024	02/12/2024	12/29/2023	11/17/2023	10/07/2023	
		Final Maturity	Years	10,25	10,01	9,75	9,50	9,25	8,75	8,50	8,50	
Series B	With optional redemption *	Average life	Years	1,00	1,00	1,00	1,00	1,00	1,00	0,75	0,75	
			Date	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	06/15/2021	06/15/2021
		Final Maturity	Years	1,00	1,00	1,00	1,00	1,00	1,00	1,00	0,75	0,75
	Without optional redemption *	Average life	Years	10,95	10,69	10,42	10,15	9,88	9,60	9,32	9,06	
			Date	08/24/2031	05/21/2031	02/14/2031	11/07/2030	07/30/2030	04/18/2030	01/07/2030	10/03/2029	
		Final Maturity	Years	11,50	11,50	11,25	11,01	10,75	10,50	10,25	10,01	
Series C	With optional redemption *	Average life	Years	1,00	1,00	1,00	1,00	1,00	1,00	0,75	0,75	
			Date	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	06/15/2021	06/15/2021
		Final Maturity	Years	1,00	1,00	1,00	1,00	1,00	1,00	1,00	0,75	0,75
	Without optional redemption *	Average life	Years	12,60	12,47	12,33	12,18	12,02	11,85	11,67	11,48	
			Date	04/18/2033	03/03/2033	01/10/2033	11/16/2032	09/18/2032	07/18/2032	05/14/2032	03/06/2032	
		Final Maturity	Years	14,26	14,26	14,26	14,26	14,26	14,26	14,26	14,26	

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	91.67%	109,855,555.16	13.10%	96.10%	1,057,100,000.00	4.94%
Series A1	91.67%	109,855,555.16		87.01%	957,100,000.00	
Series A2	0.00%	0.00		9.09%	100,000,000.00	
Series B	3.65%	4,370,805.12	9.45%	1.75%	19,200,000.00	3.19%
Series C	4.68%	5,614,442.31	4.77%	2.15%	23,700,000.00	1.04%
Issue of Bonds		119,840,802.59			1,100,000,000.00	
Reserve Fund	4.77%	5,720,000.00		1.04%	11,440,000.00	

Collateral: Residential mortgage loans (PTCs/MCs)

General			
		Current	At constitution date
Count		4,246	16,155
Principal			
	Principal outstanding	115,485,734.99	1,100,016,438.76
	Average loan	27,198.71	68,091.39
	Minimum	8.95	3,101.28
	Maximum	177,554.83	544,097.40
Interest rate			
	Weighted average (wac)	1.00%	3.37%
	Minimum	0.00%	2.31%
	Maximum	5.00%	9.50%
Final maturity			
	Weighted average (WARM) (months)	112	254
	Minimum	12/05/2020	12/29/2005
	Maximum	02/17/2035	04/01/2035
Index (principal outstanding distribution)			
6-month EURIBOR/MIBOR		0.00%	0.03%
1-year EURIBOR/MIBOR		7.13%	9.14%
1-year EURIBOR/MIBOR (Mortgage Market)		75.40%	69.78%
Mortgage Market: Savings Banks		0.00%	9.00%
Mortgage Market: All Institutions		14.04%	12.03%
Savings Banks Lending Rate (CECA Indicator)		0.00%	0.01%
Secondary Market Public Debt 2-6 years		3.42%	0.00%

Other financial operations (current)				
Assets		Balance	Interest	
Treasury Account		10,953,962.25	-0.500%	
Servicer ppal collect not yet credited		256,471.97		
Servicer ints collect not yet credited		20,237.69		
Liabilities		Available	Balance	Interest
Subordinated Loan L/T			5,720,000.00	0.516%
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	% Pool	% LTV
0.01 - 10% 10.01 - 20% 20.01 - 30% 30.01 - 40% 40.01 - 50% 50.01 - 60% 60.01 - 70% 70.01 - 80% 80.01 - 90% 90.01 - 100% 100.01 - 110% 120.01 - 130%		6.49	6.89	0.17	7.80
		17.80	15.30	1.19	16.18
		28.40	25.60	2.80	25.61
		29.13	34.82	7.06	35.65
		16.61	42.97	11.07	45.27
		1.57	53.36	16.45	55.26
				21.35	65.28
				35.18	75.26
				2.62	84.88
				2.09	94.61
				0.01	104.23
				0.01	122.90
Weighted average (WALT)		28.56		62.19	
Minimum		0.01		2.75	
Maximum		58.49		122.90	

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.41%	0.46%	0.39%	0.36%	0.50%
Annual Percentage Rate (CPR)	4.75%	5.35%	4.61%	4.25%	5.84%

Geographic distribution		
	Current	At constitution date
Andalucia	34.64%	36.89%
Aragon	6.96%	6.77%
Asturias	1.10%	1.11%
Balearic Islands	5.02%	3.82%
Basque Country	1.31%	3.21%
Canary Islands	6.27%	4.36%
Cantabria	2.32%	1.66%
Castilla-La Mancha	0.60%	0.70%
Castilla-Leon	9.40%	7.75%
Catalonia	1.74%	1.75%
Extremadura	0.00%	0.01%
Galicia	0.03%	0.06%
La Rioja	4.35%	3.62%
Madrid	0.40%	0.69%
Murcia	0.66%	0.53%
Navarra	1.96%	4.37%
Valencia	23.24%	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	119	29,028.67	1,668.44	0.00	30,697.11	1.18	3,720,122.76	3,750,819.87	30.99	24.87
from > 1 to = 2 months	32	17,702.68	1,345.98	0.00	19,048.66	0.73	946,636.73	965,685.39	7.98	24.99
from > 2 to = 3 months	16	20,399.90	1,591.49	0.00	21,991.39	0.85	562,794.40	584,785.79	4.83	23.38
from > 3 to = 6 months	43	66,360.23	6,444.36	0.00	72,804.59	2.80	1,836,822.18	1,909,626.77	15.78	23.59
from > 6 to < 12 months	22	53,327.97	11,167.16	0.00	64,495.13	2.48	999,567.88	1,064,063.01	8.79	30.30
from = 12 to < 18 months	12	65,449.97	5,874.51	0.00	71,324.48	2.74	496,842.36	568,166.84	4.69	33.43
from = 18 to < 24 months	3	22,047.17	2,089.04	0.00	24,136.21	0.93	69,140.62	93,276.83	0.77	32.36
from ≥ 2 years	59	2,017,251.34	280,509.30	0.00	2,297,760.64	88.30	867,497.12	3,165,257.76	26.16	36.60
Subtotal	306	2,291,567.93	310,690.28	0.00	2,602,258.21	100.00	9,499,424.05	12,101,682.26	100.00	27.70
Total	306	2,291,567.93	310,690.28	0.00	2,602,258.21		9,499,424.05	12,101,682.26		