

RURAL HIPOTECARIO VII Fondo de Titulización de Activos



Brief report

Date: 01/31/2021
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)		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	10,930.09 104,611,891.39 10.93%	100,000.00 957,100,000.00	Floating 3-M Euribor+0.130% 15.Mar/Jun/Sep/Dec	0.0000% 03/15/2021 0.000000 Gross 0.000000 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	03/15/2021 "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	03/15/2021	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% 03/15/2021 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	0.0070% 03/15/2021 0.414569 Gross 0.335801 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		114,597,138.82	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	0,72	0,71	0,71	0,71	0,71	0,71	0,71	0,70
		Final Maturity	Years	0,75	0,75	0,75	0,75	0,75	0,75	0,75	0,75
			Date	09/02/2021	09/01/2021	08/31/2021	08/30/2021	08/30/2021	08/29/2021	08/28/2021	08/27/2021
	Without optional redemption *	Average life	Years	3,90	3,75	3,60	3,47	3,34	3,22	3,11	3,00
		Final Maturity	Years	11/06/2024	09/11/2024	07/21/2024	06/02/2024	04/17/2024	03/04/2024	01/22/2024	12/14/2023
			Date	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021
Series B	With optional redemption *	Average life	Years	0,75	0,75	0,75	0,75	0,75	0,75	0,75	0,75
		Final Maturity	Years	0,75	0,75	0,75	0,75	0,75	0,75	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	09/15/2021
	Without optional redemption *	Average life	Years	10,68	10,42	10,16	9,90	9,63	9,36	9,09	8,83
		Final Maturity	Years	08/17/2031	05/16/2031	02/10/2031	11/06/2030	07/30/2030	04/22/2030	01/14/2030	10/11/2029
			Date	03/15/2032	12/15/2031	12/15/2031	09/15/2031	06/15/2031	03/15/2031	12/15/2030	09/15/2030
Series C	With optional redemption *	Average life	Years	0,75	0,75	0,75	0,75	0,75	0,75	0,75	0,75
		Final Maturity	Years	0,75	0,75	0,75	0,75	0,75	0,75	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	09/15/2021
	Without optional redemption *	Average life	Years	12,35	12,22	12,08	11,93	11,77	11,60	11,43	11,24
		Final Maturity	Years	04/17/2033	03/01/2033	01/09/2033	11/16/2032	09/19/2032	07/20/2032	05/17/2032	03/10/2032
			Date	12/15/2034	12/15/2034	12/15/2034	12/15/2034	12/15/2034	12/15/2034	12/15/2034	12/15/2034

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			At issue date		
	% CE			% CE	
Class A	91.29%	104,611,891.39	13.70%	96.10%	1,057,100,000.00
Series A1	91.29%	104,611,891.39	87.01%	957,100,000.00	4.94%
Series A2	0.00%	0.00	9.09%	100,000,000.00	
Series B	3.81%	4,370,805.12	9.89%	1.75%	19,200,000.00
Series C	4.90%	5,614,442.31	4.99%	2.15%	23,700,000.00
Issue of Bonds		114,597,138.82			1,100,000,000.00
Reserve Fund	4.99%	5,720,000.00	1.04%		11,440,000.00

Collateral: Residential mortgage loans (PTCs/MCs)

General			
		Current	At constitution date
Count		4,184	16,155
Principal			
Principal outstanding		112,024,411.12	1,100,016,438.76
Average loan		26,774.48	68,091.39
Minimum		8.53	3,101.28
Maximum		175,485.83	544,097.40
Interest rate			
Weighted average (wac)		0.95%	3.37%
Minimum		0.00%	2.31%
Maximum		5.00%	9.50%
Final maturity			
Weighted average (WARM) (months)		111	254
Minimum		02/01/2021	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		7.15%	9.14%
1-year EURIBOR/MIBOR (Mortgage Market)		75.38%	69.78%
Mortgage Market: Savings Banks		0.00%	9.00%
Mortgage Market: All Institutions		14.03%	12.03%
Savings Banks Lending Rate (CECA Indicator)		0.00%	0.01%
Secondary Market Public Debt 2-6 years		3.44%	0.00%

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	8,938,142.51	-0.500%	
Servicer ppal collect not yet credited	189,837.22		
Servicer ints collect not yet credited	11,218.55		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		5,720,000.00	0.457%
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%	6.87	6.91	0.17	7.80
10.01 - 20%	17.90	15.30	1.19	16.18
20.01 - 30%	29.54	25.59	2.80	25.61
30.01 - 40%	28.79	34.94	7.06	35.65
40.01 - 50%	15.50	42.84	11.07	45.27
50.01 - 60%	1.40	53.23	16.45	55.26
60.01 - 70%			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)	28.22		62.19	
Minimum	0.01		2.75	
Maximum	57.89		122.90	

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.25%	0.37%	0.40%	0.33%	0.50%
Annual Percentage Rate (CPR)	2.93%	4.37%	4.69%	3.94%	5.83%

Geographic distribution		
	Current	At constitution date
Andalucia	34.74%	36.89%
Aragon	6.93%	6.77%
Asturias	1.10%	1.11%
Balearic Islands	5.08%	3.82%
Basque Country	1.28%	3.21%
Canary Islands	6.33%	4.36%
Cantabria	2.26%	1.66%
Castilla-La Mancha	0.59%	0.70%
Castilla-Leon	9.33%	7.75%
Catalonia	1.76%	1.75%
Extremadura	0.00%	0.01%
Galicia	0.03%	0.06%
La Rioja	4.35%	3.62%
Madrid	0.40%	0.69%
Murcia	0.67%	0.53%
Navarra	1.94%	4.37%
Valencia	23.23%	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	113	27,171.04	1,642.57	0.00	28,813.61	1.10	3,596,311.51	3,625,125.12	33.19
from > 1 to = 2 months	38	23,594.89	1,748.78	0.00	25,343.67	0.97	1,031,220.07	1,056,563.74	9.67
from > 2 to = 3 months	13	10,800.39	876.73	0.00	11,677.12	0.45	446,476.43	458,153.55	4.19
from > 3 to = 6 months	13	26,127.49	3,477.67	0.00	29,605.16	1.13	607,954.59	637,559.75	5.84
from > 6 to < 12 months	29	65,478.64	7,899.03	0.00	73,377.67	2.81	1,025,990.68	1,099,368.35	10.06
from = 12 to < 18 months	12	73,868.11	12,811.04	0.00	86,679.15	3.32	659,521.26	746,200.41	6.83
from = 18 to < 24 months	2	11,486.52	670.89	0.00	12,157.41	0.47	28,120.80	40,278.21	0.37
from ≥ 2 years	62	2,059,699.07	285,054.76	0.00	2,344,753.83	89.75	914,945.32	3,259,699.15	29.84
Subtotal	282	2,298,226.15	314,181.47	0.00	2,612,407.62	100.00	8,310,540.66	10,922,948.28	100.00
Total	282	2,298,226.15	314,181.47	0.00	2,612,407.62		8,310,540.66	10,922,948.28	