

RURAL HIPOTECARIO VII Fondo de Titulización de Activos



Brief report

Date: 05/31/2021
Currency: EUR

Constitution date
04/29/2005

VAT Reg. no.
V84329598

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

Originator
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Swap
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Banco Cooperativo Español

Fund Auditor

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	10,380.85 99,355,115.35 10.38%	100,000.00 957,100,000.00	Floating 3-M Euribor+0.130% 15.Mar/Jun/Sep/Dec	0.0000% 06/15/2021 0.000000 Gross 0.000000 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	06/15/2021 "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	06/15/2021	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% 06/15/2021 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 Aa3 (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	0.0080% 06/15/2021 0.484321 Gross 0.392300 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	Asf Ba2 (sf)	BBB- Baa3
Total		109,340,362.78	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	0,49	0,49	0,49	0,49	0,49	0,49	0,49	0,49
		Final Maturity	Years	0,50	0,50	0,50	0,50	0,50	0,50	0,50	0,50
	Without optional redemption *	Average life	Years	3,81	3,66	3,52	3,39	3,27	3,15	3,04	2,94
		Final Maturity	Years	9,76	9,51	9,26	9,01	8,76	8,26	8,01	7,81
		Average life	Years	12,15/2030	09,15/2030	06,15/2030	03,15/2030	12,15/2029	06,15/2029	03,15/2029	03,15/2029
		Final Maturity	Years	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	0,50	0,50	0,50	0,50	0,50	0,50	0,50	0,50
		Final Maturity	Years	0,50	0,50	0,50	0,50	0,50	0,50	0,50	0,50
	Without optional redemption *	Average life	Years	10,40	10,16	9,90	9,64	9,38	9,11	8,85	8,60
		Final Maturity	Years	08,07/2031	05,08/2031	02,04/2031	11,01/2030	07,29/2030	04,23/2030	01,17/2030	10,16/2029
		Average life	Years	11,01	10,76	10,76	10,51	10,26	10,01	9,76	9,51
		Final Maturity	Years	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	0,50	0,50	0,50	0,50	0,50	0,50	0,50	0,50
		Final Maturity	Years	0,50	0,50	0,50	0,50	0,50	0,50	0,50	0,50
	Without optional redemption *	Average life	Years	12,08	11,96	11,82	11,67	11,52	11,35	11,18	11,00
		Final Maturity	Years	04,11/2033	02,24/2033	01,06/2033	11,13/2032	09,17/2032	07,19/2032	05,17/2032	03,12/2032
		Average life	Years	13,76	13,76	13,76	13,76	13,76	13,76	13,76	13,76
		Final Maturity	Years	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	90.87%	99,355,115.35	14.36%	96.10%	1,057,100,000.00	4.94%	
Series A1	90.87%	99,355,115.35		87.01%	957,100,000.00		
Series A2	0.00%	0.00		9.09%	100,000,000.00		
Series B	4.00%	4,370,805.12	10.36%	1.75%	19,200,000.00	3.19%	
Series C	5.13%	5,614,442.31	5.23%	2.15%	23,700,000.00	1.04%	
Issue of Bonds		109,340,362.78			1,100,000,000.00		
Reserve Fund	5.23%	5,720,000.00		1.04%	11,440,000.00		

Collateral: Residential mortgage loans (PTCs/MCs)

General			
		Current	At constitution date
Count		4,025	16,155
Principal			
	Principal outstanding	104,903,516.87	1,100,016,438.76
	Average loan	26,062.99	68,091.39
	Minimum	7.69	3,101.28
	Maximum	171,340.90	544,097.40
Interest rate			
	Weighted average (wac)	0.83%	3.37%
	Minimum	0.00%	2.31%
	Maximum	5.00%	9.50%
Final maturity			
	Weighted average (WARM) (months)	109	254
	Minimum	06/06/2021	12/29/2005
	Maximum	02/08/2035	04/01/2035
Index (principal outstanding distribution)			
6-month EURIBOR/MIBOR		0.00%	0.03%
1-year EURIBOR/MIBOR		7.08%	9.14%
1-year EURIBOR/MIBOR (Mortgage Market)		75.71%	69.78%
Mortgage Market: Savings Banks		0.00%	9.00%
Mortgage Market: All Institutions		13.73%	12.03%
Savings Banks Lending Rate (CECA Indicator)		0.00%	0.01%
Secondary Market Public Debt 2-6 years		3.48%	0.00%

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		11,496,262.30	-0.500%
Servicer ppal collect not yet credited		197,847.38	
Servicer ints collect not yet credited		9,694.13	
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%		7.36	6.80	0.17
10.01 - 20%		17.90	15.21	1.19
20.01 - 30%		31.94	25.43	2.80
30.01 - 40%		28.87	35.15	7.06
40.01 - 50%		12.58	42.42	11.07
50.01 - 60%		1.35	52.25	16.45
60.01 - 70%				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)		27.54		62.19
Minimum		0.01		2.75
Maximum		56.68		122.90

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information

Europea de Titulización: C/Jorge Juan 68 - 28009 Madrid ☎ +34 91 411 84 67 📠 +34 91 411 84 68 🌐 www.edt-sg.com ✉ info@edt-sg.com
Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.44%	0.49%	0.41%	0.40%	0.50%
Annual Percentage Rate (CPR)	5.21%	5.70%	4.81%	4.71%	5.81%

Geographic distribution		
	Current	At constitution date
Andalucia	34.37%	36.89%
Aragon	6.97%	6.77%
Asturias	1.12%	1.11%
Balearic Islands	5.12%	3.82%
Basque Country	1.30%	3.21%
Canary Islands	6.44%	4.36%
Cantabria	2.30%	1.66%
Castilla-La Mancha	0.57%	0.70%
Castilla-Leon	9.42%	7.75%
Catalonia	1.75%	1.75%
Extremadura	0.00%	0.01%
Galicia	0.03%	0.06%
La Rioja	4.37%	3.62%
Madrid	0.40%	0.69%
Murcia	0.68%	0.53%
Navarra	1.93%	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	%				
Delinquencies										
Up to 1 month	117	31,704.97	2,090.82	0.00	33,795.79	1.89	3,761,502.06	3,795,297.85	42.24	25.17
from > 1 to = 2 months	25	13,114.19	574.50	0.00	13,688.69	0.68	566,996.82	580,685.51	6.46	21.01
from > 2 to = 3 months	16	11,494.49	677.09	0.00	12,171.98	0.61	372,447.33	384,619.31	4.28	23.18
from > 3 to = 6 months	8	10,002.94	1,010.04	0.00	11,012.98	0.55	234,379.51	245,392.49	2.73	23.05
from > 6 to < 12 months	16	41,354.73	1,010.57	0.00	42,365.30	2.12	683,726.71	726,092.01	8.08	23.83
from = 12 to < 18 months	9	63,629.00	11,894.58	0.00	75,523.58	3.78	522,039.60	597,563.18	6.65	32.69
from = 18 to < 24 months	7	117,497.05	4,548.74	0.00	122,045.79	6.11	202,984.99	325,030.78	3.62	37.61
from ≥ 2 years	50	1,483,312.40	205,129.36	0.00	1,688,441.76	84.46	642,953.45	2,331,395.21	25.94	32.79
Subtotal	248	1,772,109.77	226,936.10	0.00	1,999,045.87	100.00	6,987,030.47	8,986,076.34	100.00	26.89
Total	248	1,772,109.77	226,936.10	0.00	1,999,045.87		6,987,030.47	8,986,076.34		