

RURAL HIPOTECARIO VII Fondo de Titulización de Activos



Brief report

Date: 06/30/2021
Currency: EUR

Constitution date
04/29/2005

VAT Reg. no.
V84329598

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

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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	9,794.07 93,739,043.97 9.79%	100,000.00 957,100,000.00	Floating 3-M Euribor+0.130% 15.Mar/Jun/Sep/Dec	0.0000% 09/15/2021 0.000000 Gross 0.000000 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	09/15/2021 "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		03/15/2015 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% 09/15/2021 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	0.0020% 09/15/2021 0.121080 Gross 0.098075 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		103,724,291.40	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	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		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
		Final Maturity	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
	Without optional redemption *	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
		Average life	Years	3,71	3,57	3,43	3,31	3,19	3,08	2,97	2,87
		Date		02/28/2025	01/07/2025	11/19/2024	10/04/2024	08/21/2024	07/11/2024	06/02/2024	04/26/2024
Series B	With optional redemption *	Final Maturity	Years	9,51	9,26	9,01	8,75	8,26	8,01	7,75	7,75
		Date		12/15/2030	09/15/2030	06/15/2030	03/15/2030	09/15/2029	06/15/2029	03/15/2029	03/15/2029
	Without optional redemption *	Average life	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		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
		Final Maturity	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		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 C	With optional redemption *	Average life	Years	10,11	9,87	9,62	9,36	9,10	8,84	8,59	8,34
		Date		07/24/2031	04/26/2031	01/24/2031	10/23/2030	07/20/2030	04/17/2030	01/14/2030	10/16/2029
		Final Maturity	Years	10,76	10,51	10,26	10,01	9,75	9,51	9,26	9,26
	Without optional redemption *	Date		03/15/2032	12/15/2031	09/15/2031	09/15/2031	06/15/2031	03/15/2031	12/15/2030	09/15/2030
		Average life	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		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
	With optional redemption *	Average life	Years	11,80	11,68	11,54	11,40	11,25	11,09	10,92	10,74
		Date		03/31/2033	02/14/2033	12/27/2032	11/05/2032	09/10/2032	07/13/2032	05/12/2032	03/09/2032
		Final Maturity	Years	13,51	13,51	13,51	13,51	13,51	13,51	13,51	13,51
	Without optional redemption *	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
		Average life	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		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

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	90.37%	93,739,043.97	15.13%	96.10%	1,057,100,000.00	4.94%	
Series A1	90.37%	93,739,043.97		87.01%	957,100,000.00		
Series A2	0.00%	0.00		9.09%	100,000,000.00		
Series B	4.21%	4,370,805.12	10.92%	1.75%	19,200,000.00	3.19%	
Series C	5.41%	5,614,442.31	5.51%	2.15%	23,700,000.00	1.04%	
Issue of Bonds		103,724,291.40			1,100,000,000.00		
Reserve Fund	5.51%	5,720,000.00		1.04%	11,440,000.00		

Collateral: Residential mortgage loans (PTCs/MCs)

General			
		Current	At constitution date
Count		3,987	16,155
Principal			
Principal outstanding		103,263,107.41	1,100,016,438.76
Average loan		25,899.95	68,091.39
Minimum		7.48	3,101.28
Maximum		170,303.22	544,097.40
Interest rate			
Weighted average (wac)		0.81%	3.37%
Minimum		0.00%	2.31%
Maximum		5.00%	9.50%
Final maturity			
Weighted average (WARM) (months)		108	254
Minimum		07/02/2021	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		7.11%	9.14%
1-year EURIBOR/MIBOR (Mortgage Market)		75.81%	69.78%
Mortgage Market: Savings Banks		0.00%	9.00%
Mortgage Market: All Institutions		13.62%	12.03%
Savings Banks Lending Rate (CECA Indicator)		0.00%	0.01%
Secondary Market Public Debt 2-6 years		3.45%	0.00%

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		6,757,403.66	-0.500%
Servicer ppal collect not yet credited		121,113.82	
Servicer ints collect not yet credited		5,926.31	
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%		7.38	6.75	7.80
10.01 - 20%		18.12	15.21	1.19
20.01 - 30%		32.29	25.39	2.80
30.01 - 40%		28.55	35.11	7.06
40.01 - 50%		12.29	42.20	11.07
50.01 - 60%		1.37	51.94	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)		27.37		62.19
Minimum		0.01		2.75
Maximum		56.38		122.90

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.35%	0.45%	0.39%	0.40%	0.50%
Annual Percentage Rate (CPR)	4.13%	5.29%	4.61%	4.70%	5.80%

Geographic distribution		
	Current	At constitution date
Andalucia	34.29%	36.89%
Aragon	6.97%	6.77%
Asturias	1.12%	1.11%
Balearic Islands	5.16%	3.82%
Basque Country	1.31%	3.21%
Canary Islands	6.42%	4.36%
Cantabria	2.31%	1.66%
Castilla-La Mancha	0.56%	0.70%
Castilla-Leon	9.44%	7.75%
Catalonia	1.72%	1.75%
Extremadura	0.00%	0.01%
Galicia	0.03%	0.06%
La Rioja	4.39%	3.62%
Madrid	0.40%	0.69%
Murcia	0.69%	0.53%
Navarra	1.93%	4.37%
Valencia	23.25%	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	140	37,302.08	1,992.35	0.00	39,294.43	1.95	4,693,981.11	4,733,275.54	49.06
from > 1 to = 2 months	21	14,180.58	1,458.36	0.00	15,638.94	0.78	686,039.31	701,678.25	7.27
from > 2 to = 3 months	11	8,714.66	500.34	0.00	9,215.00	0.46	251,530.10	260,745.10	2.70
from > 3 to = 6 months	9	8,913.34	707.27	0.00	9,620.61	0.48	243,582.39	253,203.00	2.62
from > 6 to < 12 months	15	50,033.43	1,190.91	0.00	51,224.34	2.55	607,665.74	658,890.08	6.83
from = 12 to < 18 months	4	34,489.21	3,183.81	0.00	37,673.02	1.87	225,248.91	262,921.93	2.73
from = 18 to < 24 months	7	165,334.21	12,726.85	0.00	178,061.06	8.86	264,284.68	442,345.74	4.59
from ≥ 2 years	50	1,462,157.24	207,764.52	0.00	1,669,921.76	83.05	664,682.47	2,334,604.23	24.20
Subtotal	257	1,781,124.75	229,524.41	0.00	2,010,649.16	100.00	7,637,014.71	9,647,663.87	100.00
Total	257	1,781,124.75	229,524.41	0.00	2,010,649.16		7,637,014.71	9,647,663.87	