

# BANKINTER 12 Fondo de Titulización Hipotecaria

## Brief report

Date: 08/31/2012  
Currency: EUR

Date of constitution  
03/06/2006

VAT Reg. no.  
V84634575

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

Originator  
Bankinter

Servicer  
Bankinter

Lead Managers  
Bankinter  
Société Générale

Bond Underwriter  
Société Générale

Placement Agents  
Société Générale  
Bankinter

Bond Paying Agent  
Barclays Bank PLC

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Barclays Bank PLC

Amortisation Account  
Bankinter

Start-up Loan  
Bankinter

Swap  
Bankinter

Assets Custodian  
Bankinter

Fund Auditors  
Deloitte (ejercicios 2009 a actual)  
Ernst & Young (hasta ejercicio 2008)

### Issued securities: Asset-Backed Bonds

| Bonds Issue |              |            |          |                                      |                  |                    |                    |                           |                   |                |                        |
|-------------|--------------|------------|----------|--------------------------------------|------------------|--------------------|--------------------|---------------------------|-------------------|----------------|------------------------|
| Series      | ISIN Code    | Issue date | N° bonds | Principal outstanding                |                  | Interest type      | Interest Rate      | Redemption                |                   | Rating         |                        |
|             |              |            |          | (Bond Unit / Series Total / %Factor) |                  |                    |                    | Reference rate and margin | Next coupon       |                | Final maturity (legal) |
|             |              |            |          | Current                              | Original         | Payment Date       |                    |                           |                   | Current        | Original               |
| Series A1   | ES0313715007 | 03/10/2006 | 500      | 100,000.00                           | 50,000,000.00    | Floating           | 0.040%             | 06/15/2007                | Amortized         | AAA            | AAA                    |
|             |              |            |          | 597,561,872.96                       | 1,102,400,000.00 | 3-M Euribor+       | 15.Mar/Jun/Sep/Dec | 12/15/2043                |                   | Aaa            | Aaa                    |
|             |              |            |          | 54,205.54                            | 100,000.00       | Floating           |                    | 15.Mar/Jun/Sep/Dec        |                   | AA-sf          | AAA                    |
| Series A2   | ES0313715015 | 03/10/2006 | 11,024   | 597,561,872.96                       | 1,102,400,000.00 | 3-M Euribor+       | 0.120%             | 12/15/2043                | 09/17/2012        | A3sf           | Aaa                    |
|             |              |            |          | 54.21%                               |                  | 15.Mar/Jun/Sep/Dec |                    | 15.Mar/Jun/Sep/Dec        | Quarterly         | "Pass-Through" |                        |
|             |              |            |          |                                      |                  |                    |                    | 110.681690 Gross          | Pro rata under    |                |                        |
|             |              |            |          |                                      |                  |                    |                    | 89.652169 Net             | certain           |                |                        |
|             |              |            |          |                                      |                  |                    |                    |                           | circumstances     |                |                        |
| Series B    | ES0313715023 | 03/10/2006 | 131      | 100,000.00                           | 100,000.00       | Floating           | 0.250%             | 12/15/2043                | To be determined  | A+             | A+                     |
|             |              |            |          | 13,100,000.00                        | 13,100,000.00    | 3-M Euribor+       | 15.Mar/Jun/Sep/Dec | 15.Mar/Jun/Sep/Dec        | "Pass-Through"    | A3sf           | Aa3                    |
|             |              |            |          | 100.00%                              |                  |                    |                    | 238.133333 Gross          | Pro rata          |                |                        |
|             |              |            |          |                                      |                  |                    |                    | 192.888000 Net            | deferred start /  |                |                        |
|             |              |            |          |                                      |                  |                    |                    |                           | Secutorial        |                |                        |
| Series C    | ES0313715031 | 03/10/2006 | 119      | 100,000.00                           | 100,000.00       | Floating           | 0.350%             | 12/15/2043                | To be determined  | A-             | A-                     |
|             |              |            |          | 11,900,000.00                        | 11,900,000.00    | 3-M Euribor+       | 15.Mar/Jun/Sep/Dec | 15.Mar/Jun/Sep/Dec        | "Pass-Through"    | A3             | A3                     |
|             |              |            |          | 100.00%                              |                  |                    |                    | 264.244444 Gross          | Pro rata          |                |                        |
|             |              |            |          |                                      |                  |                    |                    | 214.038000 Net            | deferred start /  |                |                        |
|             |              |            |          |                                      |                  |                    |                    |                           | Secutorial        |                |                        |
| Series D    | ES0313715049 | 03/10/2006 | 113      | 100,000.00                           | 100,000.00       | Floating           | 2.250%             | 12/15/2043                | To be determined  | BBB-           | BBB-                   |
|             |              |            |          | 11,300,000.00                        | 11,300,000.00    | 3-M Euribor+       | 15.Mar/Jun/Sep/Dec | 15.Mar/Jun/Sep/Dec        | "Pass-Through"    | Ba1            | Ba1                    |
|             |              |            |          | 100.00%                              |                  |                    |                    | 2.9120%                   | Pro rata          |                |                        |
|             |              |            |          |                                      |                  |                    |                    | 09/17/2012                | deferred start /  |                |                        |
|             |              |            |          |                                      |                  |                    |                    | 760.355556 Gross          | Secutorial        |                |                        |
|             |              |            |          |                                      |                  |                    |                    | 615.888000 Net            |                   |                |                        |
| Series E    | ES0313715056 | 03/10/2006 | 113      | 100,000.00                           | 100,000.00       | Floating           | 3.900%             | 12/15/2043                | To be determined  | CCC            | CCC                    |
|             |              |            |          | 11,300,000.00                        | 11,300,000.00    | 3-M Euribor+       | 15.Mar/Jun/Sep/Dec | 15.Mar/Jun/Sep/Dec        | Quarterly         | Ca             | Ca                     |
|             |              |            |          | 100.00%                              |                  |                    |                    | 4.5620%                   | Due to Cash       |                |                        |
|             |              |            |          |                                      |                  |                    |                    | 09/17/2012                | Reserve reduction |                |                        |
|             |              |            |          |                                      |                  |                    |                    | 1.191.188889 Gross        |                   |                |                        |
|             |              |            |          |                                      |                  |                    |                    | 964.863000 Net            |                   |                |                        |
| Total       |              |            |          | 645,161,872.96                       | 1,200,000,000.00 |                    |                    |                           |                   |                |                        |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) |                               |                            |                |                         |            |            |            |            |            |            |            |            |  |
|---|-------------------------------|----------------------------|----------------|-------------------------|------------|------------|------------|------------|------------|------------|------------|------------|--|
| Series  | With optional redemption *    | % Monthly CPR (SMM)        |                | % Annual equivalent CPR |            |            |            |            |            |            |            |            |  |
|   |                               | Average life               | Years          | 2.00                    | 4.00       | 6.00       | 8.00       | 10.00      | 12.00      | 14.00      | 16.00      |            |  |
| Series A2   | With optional redemption *    | Average life               | Years          | 04/03/2021              | 12/24/2019 | 12/19/2018 | 03/14/2018 | 07/18/2017 | 01/07/2017 | 07/22/2016 | 03/09/2016 |            |  |
|   |                               | Final Maturity             | Years          | 16.26                   | 14.26      | 12.51      | 11.26      | 10.01      | 9.01       | 8.01       | 7.25       | 6.50       |  |
|   | Without optional redemption * | Average life               | Years          | 01/08/2022              | 10/24/2020 | 10/31/2019 | 01/08/2019 | 05/07/2018 | 10/12/2017 | 04/20/2017 | 11/21/2016 |            |  |
|   |                               | Final Maturity             | Years          | 28.27                   | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      |  |
|   | Series B                      | With optional redemption * | Average life   | Years                   | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 |  |
|   |                               |                            | Final Maturity | Years                   | 11/01/2021 | 06/22/2020 | 05/24/2019 | 07/29/2018 | 11/15/2017 | 04/25/2017 | 10/25/2016 | 06/03/2016 |  |
| Without optional redemption *   |                               | Average life               | Years          | 10.20                   | 8.92       | 7.87       | 7.00       | 6.28       | 5.68       | 5.16       | 4.72       |            |  |
|   |                               | Final Maturity             | Years          | 28.27                   | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      |  |
| Series C  |                               | With optional redemption * | Average life   | Years                   | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 |  |
|   |                               |                            | Final Maturity | Years                   | 11/01/2021 | 06/22/2020 | 05/24/2019 | 07/29/2018 | 11/15/2017 | 04/25/2017 | 10/25/2016 | 06/03/2016 |  |
|   | Without optional redemption * | Average life               | Years          | 10.20                   | 8.92       | 7.87       | 7.00       | 6.28       | 5.68       | 5.16       | 4.72       |            |  |
|   |                               | Final Maturity             | Years          | 28.27                   | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      |  |
|   | Series D                      | With optional redemption * | Average life   | Years                   | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 |  |
|   |                               |                            | Final Maturity | Years                   | 11/01/2021 | 06/22/2020 | 05/24/2019 | 07/29/2018 | 11/15/2017 | 04/24/2017 | 10/25/2016 | 06/03/2016 |  |
| Without optional redemption *   |                               | Average life               | Years          | 10.20                   | 8.92       | 7.87       | 7.00       | 6.28       | 5.68       | 5.16       | 4.72       |            |  |
|   |                               | Final Maturity             | Years          | 28.27                   | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      |  |
| Series E  |                               | With optional redemption * | Average life   | Years                   | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 | 09/15/2040 |  |
|   |                               |                            | Final Maturity | Years                   | 12/30/2022 | 07/26/2021 | 05/21/2020 | 07/15/2019 | 09/27/2018 | 02/07/2018 | 06/30/2017 | 01/12/2017 |  |
|   | Without optional redemption * | Average life               | Years          | 16.55                   | 16.12      | 15.81      | 15.59      | 15.42      | 15.28      | 15.17      | 15.08      |            |  |
|   |                               | Final Maturity             | Years          | 28.27                   | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      | 28.27      |  |

\* 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) |         |                |        |        |                  |
|-------------------------|---------|----------------|--------|--------|------------------|
| Class                   | Current | At issue date  |        | % CE   | % CE             |
|                         |         | % CE           | % CE   |        |                  |
| Class A                 | 92.62%  | 597,561,872.96 | 7.51%  | 96.03% | 1,152,400,000.00 |
| Series A1               | 0.00%   | 0.00           | 7.51%  | 4.17%  | 50,000,000.00    |
| Series A2               | 92.62%  | 597,561,872.96 | 91.87% |        | 1,102,400,000.00 |
| Series B                | 2.03%   | 13,100,000.00  | 5.44%  | 1.09%  | 13,100,000.00    |
| Series C                | 1.84%   | 11,900,000.00  | 3.57%  | 0.99%  | 11,900,000.00    |
| Series D                | 1.75%   | 11,300,000.00  | 1.78%  | 0.94%  | 11,300,000.00    |
| Series E                | 1.75%   | 11,300,000.00  | 0.94%  |        | 11,300,000.00    |
| Issue of Bonds          |         | 645,161,872.96 |        |        | 1,200,000,000.00 |
| Reserve Fund            | 1.78%   | 11,300,000.00  | 0.95%  |        | 11,300,000.00    |

| Other financial operations (current)   |               |            |          |
|--|---------------|------------|----------|
| Assets                                 | Balance       | Interest   |          |
| Treasury Account                       | 26,163,304.40 | 0.670%     |          |
| Amortization Account                   |               | 0.00       |          |
| Servicer ppal collect not yet credited |               | 202,694.73 |          |
| Servicer ints collect not yet credited |               | 66,074.72  |          |
| Liabilities                            | Available     | Balance    | Interest |
| Start-up Loan L/P                      |               |            | 0.00     |
| Start-up Loan C/P                      |               |            | 0.00     |

# BANKINTER 12 Fondo de Titulización Hipotecaria

## Brief report

Date: 08/31/2012  
Currency: EUR

Date of constitution  
03/06/2006

VAT Reg. no.  
V84634575

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

Originator  
Bankinter

Servicer  
Bankinter

Lead Managers  
Bankinter  
Société Générale

Bond Underwriter  
Société Générale

Placement Agents  
Société Générale  
Bankinter

Bond Paying Agent  
Barclays Bank PLC

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Barclays Bank PLC

Amortisation Account  
Bankinter

Start-up Loan  
Bankinter

Swap  
Bankinter

Assets Custodian  
Bankinter

Fund Auditors  
Deloitte (ejercicios 2009 a actual)  
Ernst & Young (hasta ejercicio 2008)

### Collateral: Residential mortgage loans

| General                                    |                |                      |
|--|----------------|----------------------|
|  | Current        | At constitution date |
| Count                                      | 6,102          | 8,376                |
| Principal                                  |                |                      |
| Principal outstanding                      | 624,912,235.56 | 1,188,737,343.89     |
| Average loan                               | 102,411.05     | 141,921.84           |
| Minimum                                    | 16.69          | 4,349.01             |
| Maximum                                    | 752,061.02     | 969,950.00           |
| Interest rate                              |                |                      |
| Weighted average (wac)                     | 2.14%          | 3.03%                |
| Minimum                                    | 1.41%          | 2.25%                |
| Maximum                                    | 4.85%          | 4.83%                |
| Final maturity                             |                |                      |
| Weighted average (WARM) (months)           | 242            | 313                  |
| Minimum                                    | 09/05/2012     | 10/14/2006           |
| Maximum                                    | 12/12/2040     | 12/12/2040           |
| Index (principal outstanding distribution) |                |                      |
| 1-year EURIBOR/MIBOR                       | 100.00%        | 100.00%              |

| LTV Distribution         |         |       |                      |       |
|--------------------------|---------|-------|----------------------|-------|
|                          | Current |       | At constitution date |       |
|                          | % Pool  | % LTV | % Pool               | % LTV |
| 0.01 - 10%               | 1.29    | 6.90  | 0.23                 | 8.08  |
| 10.01 - 20%              | 4.81    | 15.72 | 1.47                 | 15.96 |
| 20.01 - 30%              | 9.81    | 25.62 | 4.01                 | 25.53 |
| 30.01 - 40%              | 16.14   | 35.33 | 7.94                 | 35.55 |
| 40.01 - 50%              | 20.84   | 45.22 | 13.21                | 45.43 |
| 50.01 - 60%              | 23.08   | 54.96 | 18.85                | 55.27 |
| 60.01 - 70%              | 22.71   | 64.89 | 22.47                | 65.25 |
| 70.01 - 80%              | 1.32    | 70.49 | 31.83                | 75.74 |
| Weighted average (WALTV) | 46.84   |       | 59.29                |       |
| Minimum                  | 0.01    |       | 2.01                 |       |
| Maximum                  | 71.65   |       | 80.00                |       |

| Prepayments                  |               |               |               |                |            |
|------------------------------|---------------|---------------|---------------|----------------|------------|
|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM)    | 0.16%         | 0.22%         | 0.26%         | 0.26%          | 0.50%      |
| Annual Percentage Rate (CPR) | 1.86%         | 2.60%         | 3.05%         | 3.05%          | 5.88%      |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 11.29%  | 11.33%               |
| Aragon                  | 1.23%   | 1.12%                |
| Asturias                | 1.32%   | 1.26%                |
| Balearic Islands        | 1.93%   | 1.75%                |
| Basque Country          | 9.05%   | 9.04%                |
| Canary Islands          | 3.23%   | 3.57%                |
| Cantabria               | 2.28%   | 2.31%                |
| Castilla-La Mancha      | 1.71%   | 1.73%                |
| Castilla-Leon           | 3.44%   | 3.54%                |
| Catalonia               | 20.07%  | 18.24%               |
| Extremadura             | 0.43%   | 0.45%                |
| Galicia                 | 1.63%   | 1.59%                |
| La Rioja                | 0.14%   | 0.21%                |
| Madrid                  | 30.57%  | 31.13%               |
| Murcia                  | 1.01%   | 1.06%                |
| Navarra                 | 0.34%   | 0.26%                |
| Valencia                | 10.32%  | 11.40%               |

| 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                    | 151    | 43,454.76    | 14,313.97  | 0.00  | 57,768.73    | 4.85   | 16,980,685.80    | 17,038,454.53 | 45.44                          | 44.93 |
| from > 1 to ≤ 2 months           | 68     | 51,677.14    | 19,295.33  | 0.00  | 70,972.47    | 5.96   | 7,115,756.43     | 7,186,728.90  | 19.17                          | 40.44 |
| from > 2 to ≤ 3 months           | 33     | 45,639.81    | 19,544.29  | 0.00  | 65,184.10    | 5.47   | 4,563,184.38     | 4,628,368.48  | 12.34                          | 45.66 |
| from > 3 to ≤ 6 months           | 12     | 22,190.12    | 12,803.67  | 0.00  | 34,993.79    | 2.94   | 1,399,611.88     | 1,433,595.67  | 3.82                           | 45.33 |
| from > 6 to < 12 months          | 15     | 62,475.62    | 35,451.41  | 0.00  | 97,927.03    | 8.22   | 1,747,241.13     | 1,845,168.16  | 4.92                           | 54.03 |
| from ≥ 12 to < 18 months         | 10     | 81,502.11    | 47,141.69  | 0.00  | 128,643.80   | 10.80  | 1,372,823.73     | 1,501,467.53  | 4.00                           | 56.04 |
| from ≥ 18 to < 24 months         | 5      | 49,837.09    | 21,622.96  | 0.00  | 71,460.05    | 6.00   | 500,135.71       | 571,595.76    | 1.52                           | 44.70 |
| from ≥ 2 years                   | 25     | 408,026.62   | 255,725.35 | 0.00  | 663,751.97   | 55.75  | 2,627,518.74     | 3,291,270.71  | 8.78                           | 53.01 |
| Subtotal                         | 319    | 764,793.27   | 425,898.67 | 0.00  | 1,190,691.94 | 100.00 | 36,305,957.80    | 37,496,649.74 | 100.00                         | 45.41 |
| <i>Doubt debts (subjectives)</i> |        |              |            |       |              |        |                  |               |                                |       |
|                                  | 0      | 0.00         | 0.00       | 0.00  | 0.00         | 0.00   | 0.00             | 0.00          | 0.00                           | 0.00  |
| Subtotal                         | 0      | 0.00         | 0.00       | 0.00  | 0.00         | 0.00   | 0.00             | 0.00          | 0.00                           | 0.00  |
| Total                            | 319    | 764,793.27   | 425,898.67 | 0.00  | 1,190,691.94 |        | 36,305,957.80    | 37,496,649.74 |                                | 45.41 |