

BANKINTER 12 Fondo de Titulización Hipotecaria



Brief report

Date: 02/28/2009
Currency: EUR

Issued securities: Asset-Backed Bonds

Date of constitution
03/06/2006

VAT Reg. no.
G84634575

Management Company
Europa 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
Bankinter

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Bankinter

Amortisation Account
Bankinter

Start-up Loan
Bankinter

Swap
Bankinter

Assets Custodian
Bankinter

Fund Auditors
Ernst&Young

Bonds issue									
Series ISIN Code	Issue date N° 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 ES0313715007	03/10/2006 500		100,000.00 50,000,000.00	Floating 3-M Euribor+0.040% 15.Mar/Jun/Sep/Dec	03/16/2009 Gross Net	06/15/2007 12/15/2043 15.Mar/Jun/Sep/Dec	Amortized	AAA Aaa	AAA Aaa
Series A2 ES0313715015	03/10/2006 11,024	75,830.36 835,953,888.64 75.83%	100,000.00 1,102,400,000.00	Floating 3-M Euribor+0.120% 15.Mar/Jun/Sep/Dec	3.4490% 03/16/2009 661.112249 Gross 542.112044 Net	12/15/2043 03/16/2009 15.Mar/Jun/Sep/Dec	03/16/2009 "Pass-Through" Sequential / Pro rata under certain circumstances	AAA Aaa	AAA Aaa
Series B ES0313715023	03/10/2006 131	100,000.00 13,100,000.00 100.00%	100,000.00 13,100,000.00	Floating 3-M Euribor+0.250% 15.Mar/Jun/Sep/Dec	3.5790% 03/16/2009 904.691667 Gross 741.847167 Net	12/15/2043 03/16/2009 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Sequential	A+ Aa3	A+ Aa3
Series C ES0313715031	03/10/2006 119	100,000.00 11,900,000.00 100.00%	100,000.00 11,900,000.00	Floating 3-M Euribor+0.350% 15.Mar/Jun/Sep/Dec	3.6790% 03/16/2009 929.969444 Gross 762.574944 Net	12/15/2043 03/16/2009 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Sequential	A- A3	A- A3
Series D ES0313715049	03/10/2006 113	100,000.00 11,300,000.00 100.00%	100,000.00 11,300,000.00	Floating 3-M Euribor+2.250% 15.Mar/Jun/Sep/Dec	5.5790% 03/16/2009 1,410.247222 Gross 1,156.402722 Net	12/15/2043 03/16/2009 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Sequential	BBB- Ba1	BBB- Ba1
Series E ES0313715056	03/10/2006 113	100,000.00 11,300,000.00 100.00%	100,000.00 11,300,000.00	Floating 3-M Euribor+3.900% 15.Mar/Jun/Sep/Dec	7.2290% 03/16/2009 1,827.335560 Gross 1,498.415159 Net	12/15/2043 03/16/2009 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Due to Cash Reserve reduction	CCC Ca	CCC Ca
Total		883,553,888.64	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 *	Average life	Years	% Monthly CPR (SMM)								
				0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44	
Series A2	With optional redemption *	Average life	Years	11.06	9.27	7.82	6.71	5.87	5.16	4.58	4.12	
		Final Maturity	Years	04/04/2020	06/19/2018	07/01/2017	11/30/2015	01/25/2015	11/05/2014	10/13/2013	04/26/2013	
Series B	With optional redemption *	Average life	Years	11.58	9.84	8.47	7.37	6.49	5.76	5.17	4.66	
		Final Maturity	Years	09/10/2020	01/13/2019	08/31/2017	07/28/2016	09/09/2015	12/19/2014	05/14/2014	12/11/2013	
Series C	With optional redemption *	Average life	Years	14.72	12.46	10.56	9.10	7.96	7.01	6.22	5.60	
		Final Maturity	Years	01/12/2023	08/27/2021	05/10/2019	04/17/2018	02/27/2017	03/17/2016	02/06/2015	10/18/2014	
Series D	With optional redemption *	Average life	Years	15.47	13.29	11.50	10.05	8.86	7.88	7.06	6.38	
		Final Maturity	Years	08/31/2024	06/25/2022	11/09/2020	10/04/2019	01/21/2018	01/30/2017	03/04/2016	07/31/2015	
Series E	With optional redemption *	Average life	Years	21.14	20.10	19.36	18.82	18.42	18.14	17.93	17.79	
		Final Maturity	Years	04/30/2030	04/15/2029	07/19/2028	05/01/2028	12/08/2027	01/05/2027	02/15/2027	12/24/2026	

* 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	% CE		At issue date	
		% CE	% CE	% CE	% CE
Class A	94.61%	835,953,888.64	5.46%	96.03%	1,152,400,000.00
Series A1	0.00%	0.00	4.17%		50,000,000.00
Series A2	94.61%	835,953,888.64	91.87%		1,102,400,000.00
Series B	1.48%	13,100,000.00	3.96%	1.09%	13,100,000.00
Series C	1.35%	11,900,000.00	2.59%	0.99%	11,900,000.00
Series D	1.28%	11,300,000.00	1.30%	0.94%	11,300,000.00
Series E	1.28%	11,300,000.00		0.94%	11,300,000.00
Issue of Bonds		883,553,888.64			1,200,000,000.00
Reserve Fund	1.30%	11,300,000.00	0.95%		11,300,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	38,838,957.14	3.380%	
Amortization Account	0.00		
Servicer ppal collect not yet credited	1,914,588.08		
Servicer ints collect not yet credited	1,396,881.27		
Liabilities	Available	Balance	Interest
Start-up Loan	1,152,393.57	5.330%	

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Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	7,073	8,376
Principal		
Principal outstanding	853,244,674.40	1,188,737,343.89
Average loan	120,634.06	141,921.84
Minimum	10.43	4,349.01
Maximum	878,995.69	969,950.00
Interest rate		
Weighted average (wac)	5.03%	3.03%
Minimum	2.97%	2.25%
Maximum	7.38%	4.83%
Final maturity		
Weighted average (WARM) (months)	277	313
Minimum	03/13/2009	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%	0.68	7.28	0.23	8.08
10.01 - 20%	2.95	15.65	1.47	15.96
20.01 - 30%	6.37	25.40	4.01	25.53
30.01 - 40%	11.77	35.40	7.94	35.55
40.01 - 50%	17.01	45.25	13.21	45.43
50.01 - 60%	20.76	55.12	18.85	55.27
60.01 - 70%	22.97	64.98	22.47	65.25
70.01 - 80%	17.50	73.23	31.83	75.74
Weighted average (WALTV)	53.17		59.29	
Minimum	0.00		2.01	
Maximum	77.80		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.32%	0.47%	0.60%	0.64%	0.69%
Annual Percentage Rate (CPR)	3.80%	5.49%	7.01%	7.37%	7.93%

Geographic distribution		
	Current	At constitution date
Andalucía	11.38%	11.35%
Aragón	1.26%	1.12%
Asturias	1.27%	1.26%
Balearic Islands	1.81%	1.75%
Basque Country	9.40%	9.04%
Canary Islands	3.38%	3.57%
Cantabria	2.34%	2.31%
Castilla-La Mancha	1.67%	1.73%
Castilla-León	3.49%	3.54%
Catalonia	19.21%	18.24%
Extremadura	0.43%	0.45%
Galicia	1.63%	1.59%
La Rioja	0.16%	0.21%
Madrid	30.13%	31.13%
Murcia	1.11%	1.06%
Navarra	0.29%	0.26%
Valencia	11.05%	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	222	55,754.42	70,516.12	0.00	126,270.54	25.33	29,946,731.31	30,073,001.85	68.68	50.36
from > 1 to ≤ 2 months	52	30,283.89	48,482.26	0.00	78,766.15	15.80	7,161,319.32	7,240,085.47	16.54	53.39
from > 2 to ≤ 3 months	12	7,090.61	14,668.36	0.00	21,758.97	4.36	1,357,413.11	1,379,172.08	3.15	50.82
from > 3 to ≤ 6 months	22	33,392.25	64,139.65	0.00	97,531.90	19.56	2,997,297.71	3,094,829.61	7.07	55.45
from > 6 to < 12 months	9	21,497.32	37,559.82	0.00	59,057.14	11.85	982,103.39	1,041,160.53	2.38	48.07
from ≥ 12 to < 18 months	4	19,112.51	25,825.93	0.00	44,938.44	9.01	396,476.03	441,414.47	1.01	47.73
from ≥ 18 to < 24 months	2	16,873.93	35,679.61	0.00	52,553.54	10.54	389,059.40	441,612.94	1.01	70.90
from ≥ 2 years	1	11,361.86	6,269.89	0.00	17,631.75	3.54	55,207.99	72,839.74	0.17	69.17
Subtotal	324	195,366.79	303,141.64	0.00	498,508.43	100.00	43,285,608.26	43,784,116.69	100.00	51.27
<i>Doubt debts (subjectives)</i>										
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	324	195,366.79	303,141.64	0.00	498,508.43		43,285,608.26	43,784,116.69		51.27