

BANKINTER 12 Fondo de Titulización Hipotecaria

Brief report

Date: 10/31/2009
Currency: EUR

Date of constitution
03/06/2006

VAT Reg. no.
V84634575

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

Issued securities: Asset-Backed Bonds

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		
		Current	Original			Final maturity (legal)	Next	Current	Original	
Series A1 ES0313715007	03/10/2006 500	100,000.00 50,000,000.00	100,000.00 50,000,000.00	Floating 3-M Euribor+0.040% 15.Mar/Jun/Sep/Dec	12/15/2009 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	70,427.66 776,394,523.84 70.43%	100,000.00 1,102,400,000.00	Floating 3-M Euribor+0.120% 15.Mar/Jun/Sep/Dec	0.8930% 12/15/2009 158.976748 Gross 130.360933 Net	12/15/2043 Quarterly 15.Mar/Jun/Sep/Dec	12/15/2009 "Pass-Through" Secutorial / 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	1.0230% 12/15/2009 258.591667 Gross 212.045167 Net	12/15/2043 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	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	1.1230% 12/15/2009 283.869444 Gross 232.772944 Net	12/15/2043 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	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	3.0230% 12/15/2009 764.147222 Gross 626.600722 Net	12/15/2043 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	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	4.6730% 12/15/2009 1,181.230556 Gross 968.609056 Net	12/15/2043 Quarterly 15.Mar/Jun/Sep/Dec	To be determined Due to Cash Reserve reduction	CCC Ca	CCC Ca	
Total		823,994,523.84	1,200,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	Option	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	9.91	8.37	7.14	6.19	5.43	4.81	4.32	3.89		
		Final Maturity	Years	09/26/2019	03/13/2018	12/17/2016	06/01/2016	03/04/2015	08/23/2014	02/24/2014	09/19/2013		
	Without optional redemption *	Average life	Years	10.47	8.99	7.81	6.86	6.06	5.44	4.90	4.44		
		Final Maturity	Years	04/17/2020	10/25/2018	08/21/2017	07/09/2016	11/29/2015	07/04/2015	09/22/2014	09/04/2014		
	Series B	With optional redemption *	Average life	Years	12.90	10.96	9.36	8.13	7.13	6.33	5.68	5.11	
			Final Maturity	Years	09/23/2022	12/10/2020	10/03/2019	12/16/2017	12/16/2016	02/27/2016	04/07/2015	10/12/2014	
Without optional redemption *		Average life	Years	13.68	11.81	10.29	9.06	8.03	7.18	6.47	5.87		
		Final Maturity	Years	01/07/2023	08/20/2021	02/13/2020	11/19/2018	09/11/2017	03/01/2017	04/18/2016	09/14/2015		
Series C		With optional redemption *	Average life	Years	12.90	10.96	9.36	8.13	7.13	6.33	5.68	5.11	
			Final Maturity	Years	09/23/2022	12/10/2020	10/03/2019	12/16/2017	12/16/2016	02/28/2016	04/07/2015	10/12/2014	
	Without optional redemption *	Average life	Years	13.67	11.81	10.29	9.06	8.03	7.18	6.47	5.87		
		Final Maturity	Years	01/07/2023	08/20/2021	12/02/2020	11/19/2018	09/11/2017	03/01/2017	04/17/2016	09/14/2015		
	Series D	With optional redemption *	Average life	Years	12.90	10.96	9.36	8.13	7.13	6.33	5.68	5.11	
			Final Maturity	Years	09/22/2022	12/10/2020	10/03/2019	12/16/2017	12/16/2016	02/26/2016	03/07/2015	10/12/2014	
Without optional redemption *		Average life	Years	13.67	11.81	10.29	9.06	8.03	7.18	6.47	5.87		
		Final Maturity	Years	01/07/2023	08/20/2021	12/02/2020	11/19/2018	09/11/2017	03/01/2017	04/17/2016	09/14/2015		
Series E		With optional redemption *	Average life	Years	14.04	12.10	10.40	9.10	8.06	7.22	6.57	5.96	
			Final Maturity	Years	10/11/2023	03/12/2021	03/22/2020	05/12/2018	11/19/2017	01/17/2017	05/24/2016	10/14/2015	
	Without optional redemption *	Average life	Years	19.91	19.10	18.52	18.10	17.81	17.60	17.44	17.33		
		Final Maturity	Years	09/23/2029	01/12/2028	04/05/2028	03/12/2027	08/17/2027	01/06/2027	06/04/2027	02/25/2027		

* 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	% CE	At issue date			
			% CE	% CE	% CE	
Class A	94.22%	776,394,523.84	5.86%	96.03%	1,152,400,000.00	4.00%
Series A1	0.00%	0.00	0.00	4.17%	50,000,000.00	
Series A2	94.22%	776,394,523.84	91.87%		1,102,400,000.00	
Series B	1.59%	13,100,000.00	4.25%	1.09%	13,100,000.00	2.90%
Series C	1.44%	11,900,000.00	2.78%	0.99%	11,900,000.00	1.90%
Series D	1.37%	11,300,000.00	1.39%	0.94%	11,300,000.00	0.95%
Series E	1.37%	11,300,000.00	0.94%		11,300,000.00	
Issue of Bonds		823,994,523.84			1,200,000,000.00	
Reserve Fund	1.39%	11,300,000.00	0.95%		11,300,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	25,444,540.46	0.780%	
Amortization Account	0.00		
Servicer ppal collect not yet credited	1,586,264.51		
Servicer ints collect not yet credited	591,439.44		
Liabilities	Available	Balance	Interest
Start-up Loan	768,262.38	2.770%	

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Fund Auditors
 Ernst&Young

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	6,844	8,376	
Principal			
Principal outstanding	800,546,778.26	1,188,737,343.89	
Average loan	116,970.60	141,921.84	
Minimum	10.27	4,349.01	
Maximum	863,052.54	969,950.00	
Interest rate			
Weighted average (wac)	2.79%	3.03%	
Minimum	1.59%	2.25%	
Maximum	7.25%	4.83%	
Final maturity			
Weighted average (WARM) (months)	270	313	
Minimum	11/30/2009	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%	0.80	7.19	0.23	8.08
10.01 - 20%	3.21	15.72	1.47	15.96
20.01 - 30%	6.70	25.29	4.01	25.53
30.01 - 40%	12.64	35.24	7.94	35.55
40.01 - 50%	17.36	45.18	13.21	45.43
50.01 - 60%	21.68	55.10	18.85	55.27
60.01 - 70%	22.74	65.05	22.47	65.25
70.01 - 80%	14.85	72.71	31.83	75.74
Weighted average (WALTV)	52.10		59.29	
Minimum	0.00		2.01	
Maximum	76.93		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.45%	0.41%	0.47%	0.50%	0.65%
Annual Percentage Rate (CPR)	5.30%	4.83%	5.53%	5.80%	7.54%

Geographic distribution		
	Current	At constitution date
Andalucia	11.31%	11.33%
Aragon	1.27%	1.12%
Asturias	1.28%	1.26%
Balearic Islands	1.84%	1.75%
Basque Country	9.27%	9.04%
Canary Islands	3.40%	3.57%
Cantabria	2.31%	2.31%
Castilla-La Mancha	1.70%	1.73%
Castilla-Leon	3.54%	3.54%
Catalonia	19.38%	18.24%
Extremadura	0.44%	0.45%
Galicia	1.67%	1.59%
La Rioja	0.17%	0.21%
Madrid	30.12%	31.13%
Murcia	1.07%	1.06%
Navarra	0.30%	0.26%
Valencia	10.94%	11.40%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		%		
Delinquencies										
Up to 1 month	156	41,381.09	24,423.18	0.00	65,804.27	10.96	19,754,814.44	19,820,618.71	55.45	47.88
from > 1 to ≤ 2 months	40	25,671.90	17,503.36	0.00	43,175.26	7.19	4,801,018.60	4,844,193.86	13.55	48.17
from > 2 to ≤ 3 months	29	35,547.09	25,262.84	0.00	60,809.93	10.13	3,999,345.83	4,060,155.76	11.36	46.70
from > 3 to ≤ 6 months	24	45,761.06	43,457.43	0.00	89,218.49	14.86	3,020,118.90	3,109,337.39	8.70	54.18
from > 6 to < 12 months	10	33,135.28	53,857.05	0.00	86,992.33	14.46	1,638,231.09	1,725,023.42	4.83	57.27
from ≥ 12 to < 18 months	10	36,222.07	70,346.93	0.00	106,569.00	17.75	1,091,082.88	1,197,651.88	3.35	49.10
from ≥ 18 to < 24 months	4	43,306.53	49,685.81	0.00	92,992.34	15.49	548,510.28	641,502.62	1.79	48.87
from ≥ 2 years	2	19,848.47	35,168.67	0.00	55,017.14	9.16	291,287.39	346,304.53	0.97	73.99
Subtotal	275	280,873.49	319,505.27	0.00	600,378.76	100.00	35,144,409.41	35,744,788.17	100.00	48.88
Doubt debts (subjectives)										
	0	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	275	280,873.49	319,505.27	0.00	600,378.76		35,144,409.41	35,744,788.17		48.88