

BANKINTER 12 Fondo de Titulización Hipotecaria

Brief report

Date: 02/28/2010
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	03/15/2010 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	68,781.62 758,248,578.88 68.78%	100,000.00 1,102,400,000.00	Floating 3-M Euribor+0.120% 15.Mar/Jun/Sep/Dec	0.8340% 03/15/2010 143.409678 Gross 116.161839 Net	12/15/2043 Quarterly 15.Mar/Jun/Sep/Dec	03/15/2010 "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	0.9640% 03/15/2010 241.000000 Gross 195.210000 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	1.0640% 03/15/2010 266.000000 Gross 215.460000 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	2.9640% 03/15/2010 741.000000 Gross 600.210000 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	4.6140% 03/15/2010 1,153.500000 Gross 934.335000 Net	12/15/2043 Quarterly 15.Mar/Jun/Sep/Dec	To be determined Due to Cash Reserve reduction	CCC Ca	CCC Ca	
Total		805,848,578.88	1,200,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	Optionality	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	9.64	8.15	6.99	6.06	5.35	4.74	4.25	3.82
		Final Maturity	Years	02/11/2019	08/05/2018	08/03/2017	02/04/2016	07/18/2015	09/12/2014	06/14/2014	08/01/2014
		Date	12/15/2028	09/15/2026	09/15/2024	12/15/2022	09/15/2021	06/15/2020	06/15/2019	06/15/2018	
	Without optional redemption *	Average life	Years	10.26	8.94	7.70	6.77	6.02	5.39	4.86	4.41
		Final Maturity	Years	06/15/2020	01/13/2019	11/23/2017	12/20/2016	03/19/2016	01/08/2015	01/21/2015	11/08/2014
		Date	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	
Series B	With optional redemption *	Average life	Years	12.11	10.28	8.83	7.66	6.77	6.01	5.38	4.83
		Final Maturity	Years	04/20/2022	06/23/2020	08/01/2019	09/11/2017	12/19/2016	03/15/2016	01/08/2015	12/01/2015
		Date	12/15/2028	09/15/2026	09/15/2024	12/15/2022	09/15/2021	06/15/2020	06/15/2019	06/15/2018	
	Without optional redemption *	Average life	Years	12.92	11.18	9.76	8.60	7.65	6.85	6.17	5.60
		Final Maturity	Years	11/02/2023	05/17/2021	12/15/2019	10/18/2018	03/11/2017	01/15/2017	05/14/2016	10/17/2015
		Date	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	
Series C	With optional redemption *	Average life	Years	12.11	10.28	8.83	7.66	6.77	6.01	5.38	4.83
		Final Maturity	Years	04/20/2022	06/23/2020	08/01/2019	09/11/2017	12/19/2016	03/15/2016	01/08/2015	12/01/2015
		Date	12/15/2028	09/15/2026	09/15/2024	12/15/2022	09/15/2021	06/15/2020	06/15/2019	06/15/2018	
	Without optional redemption *	Average life	Years	12.92	11.18	9.76	8.60	7.65	6.85	6.17	5.60
		Final Maturity	Years	11/02/2023	05/17/2021	12/15/2019	10/18/2018	03/11/2017	01/15/2017	05/14/2016	10/17/2015
		Date	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	
Series D	With optional redemption *	Average life	Years	12.11	10.28	8.83	7.66	6.77	6.01	5.38	4.83
		Final Maturity	Years	04/20/2022	06/23/2020	08/01/2019	09/11/2017	12/19/2016	03/15/2016	01/08/2015	11/01/2015
		Date	12/15/2028	09/15/2026	09/15/2024	12/15/2022	09/15/2021	06/15/2020	06/15/2019	06/15/2018	
	Without optional redemption *	Average life	Years	12.92	11.18	9.76	8.60	7.64	6.85	6.17	5.60
		Final Maturity	Years	11/02/2023	05/17/2021	12/14/2019	10/18/2018	03/11/2017	01/15/2017	05/14/2016	10/17/2015
		Date	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	
Series E	With optional redemption *	Average life	Years	13.22	11.37	9.86	8.63	7.76	6.96	6.34	5.76
		Final Maturity	Years	05/31/2023	07/25/2021	01/21/2020	10/29/2018	12/16/2017	02/27/2017	07/15/2016	12/14/2015
		Date	12/15/2028	09/15/2026	09/15/2024	12/15/2022	09/15/2021	06/15/2020	06/15/2019	06/15/2018	
	Without optional redemption *	Average life	Years	19.34	18.62	18.11	17.76	17.51	17.34	17.22	17.13
		Final Maturity	Years	07/13/2029	10/22/2028	04/18/2028	12/12/2027	09/13/2027	12/07/2027	05/28/2027	04/27/2027
		Date	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	03/15/2041	

* 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	94.09%	758,248,578.88	5.99%	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	94.09%	758,248,578.88	5.99%	91.87%	1,102,400,000.00	
Series B	1.63%	13,100,000.00	4.34%	1.09%	13,100,000.00	2.90%
Series C	1.48%	11,900,000.00	2.84%	0.99%	11,900,000.00	1.90%
Series D	1.40%	11,300,000.00	1.42%	0.94%	11,300,000.00	0.95%
Series E	1.40%	11,300,000.00	0.94%		11,300,000.00	
Issue of Bonds		805,848,578.88			1,200,000,000.00	
Reserve Fund	1.42%	11,300,000.00	0.95%		11,300,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	33,613,523.85	0.690%	
Amortization Account	0.00		
Servicer ppal collect not yet credited	1,416,249.81		
Servicer ints collect not yet credited	586,919.17		
Liabilities	Available	Balance	Interest
Start-up Loan L/P		640,218.65	2.710%
Start-up Loan C/P		0.00	

BANKINTER 12 Fondo de Titulización Hipotecaria

Brief report

Date: 02/28/2010
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
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

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	6,743	8,376	
Principal			
Principal outstanding	775,622,231.51	1,188,737,343.89	
Average loan	115,026.28	141,921.84	
Minimum	33.61	4,349.01	
Maximum	849,271.61	969,950.00	
Interest rate			
Weighted average (wac)	2.09%	3.03%	
Minimum	1.54%	2.25%	
Maximum	4.61%	4.83%	
Final maturity			
Weighted average (WARM) (months)	267	313	
Minimum	03/30/2010	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%	0.84	7.04	0.23	8.08
10.01 - 20%	3.46	15.71	1.47	15.96
20.01 - 30%	6.95	25.42	4.01	25.53
30.01 - 40%	13.10	35.20	7.94	35.55
40.01 - 50%	17.88	45.14	13.21	45.43
50.01 - 60%	21.70	55.02	18.85	55.27
60.01 - 70%	23.11	65.02	22.47	65.25
70.01 - 80%	12.97	72.41	31.83	75.74
Weighted average (WALTV)	51.41		59.29	
Minimum	0.03		2.01	
Maximum	76.43		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.30%	0.46%	0.45%	0.48%	0.63%
Annual Percentage Rate (CPR)	3.59%	5.33%	5.24%	5.57%	7.35%

Geographic distribution		
	Current	At constitution date
Andalucia	11.39%	11.33%
Aragon	1.24%	1.12%
Asturias	1.27%	1.26%
Balearic Islands	1.84%	1.75%
Basque Country	9.24%	9.04%
Canary Islands	3.36%	3.57%
Cantabria	2.31%	2.31%
Castilla-La Mancha	1.71%	1.73%
Castilla-Leon	3.53%	3.54%
Catalonia	19.50%	18.24%
Extremadura	0.43%	0.45%
Galicia	1.65%	1.59%
La Rioja	0.17%	0.21%
Madrid	30.09%	31.13%
Murcia	1.06%	1.06%
Navarra	0.31%	0.26%
Valencia	10.90%	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	179	62,115.36	22,417.92	0.00	84,533.28	12.45	22,864,355.37	22,948,888.65	60.62	45.34
from > 1 to ≤ 2 months	44	31,683.00	12,793.37	0.00	44,476.37	6.55	4,537,732.30	4,582,208.67	12.10	41.15
from > 2 to ≤ 3 months	21	21,673.92	14,869.94	0.00	36,543.86	5.38	2,790,535.09	2,827,078.95	7.47	53.46
from > 3 to ≤ 6 months	20	43,402.35	29,222.44	0.00	72,624.79	10.70	2,767,234.41	2,839,859.20	7.50	52.04
from > 6 to < 12 months	15	52,617.69	48,677.64	0.00	101,295.33	14.92	1,831,443.73	1,932,739.06	5.11	50.82
from ≥ 12 to < 18 months	8	51,852.46	78,867.24	0.00	130,719.70	19.25	1,246,120.14	1,376,839.84	3.64	55.55
from ≥ 18 to < 24 months	5	34,469.24	42,680.64	0.00	77,149.88	11.36	528,023.47	605,173.35	1.60	45.48
from ≥ 2 years	5	58,359.32	73,260.96	0.00	131,620.28	19.39	612,637.67	744,258.15	1.97	56.51
Subtotal	297	356,173.34	322,790.15	0.00	678,963.49	100.00	37,178,082.38	37,857,045.87	100.00	46.49
Doubt debts (subjectives)										
	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	297	356,173.34	322,790.15	0.00	678,963.49		37,178,082.38	37,857,045.87		46.49