BANKINTER 12 Fondo de Titulización Hipotecaria

Brief report

Date: 05/31/2010
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
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Issued securities: Asset-Backed Bonds

Bonds issue

Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	 Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	 Next	Rating Fitch / Moody´s 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	06/15/2010 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	67,024.11 738,873,788.64 67.02%	100,000.00 1,102,400,000.00	Floating 3-M Euribor+0.120% 15.Mar/Jun/Sep/Dec	0.7700% 06/15/2010 131.888554 Gross 106.829729 Net	12/15/2043 Quarterly 15.Mar/Jun/Sep/Dec	06/15/2010 "Pass-Through" Secuential / 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	0.9000% 06/15/2010 230.000000 Gross 186.300000 Net	12/15/2043 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	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	1.0000% 06/15/2010 255.555556 Gross 207.000000 Net	12/15/2043 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	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	2.9000% 06/15/2010 741.111111 Gross 600.300000 Net	12/15/2043 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	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	4.5500% 06/15/2010 1,162.777778 Gross 941.850000 Net	12/15/2043 Quarterly 15.Mar/Jun/Sep/Dec	To be determined Due to Cash Reserve reduction	CCC Ca	CCC Ca
Total		786,473,788.64	1,200,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

			% Monthly CPR (SMM)	0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44
			% Annual equivalent CPR	2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00
Series A2	With optional redemption *	Average life	Years	9.47	8.08	6.96	6.07	5.34	4.80	4.33	3.91
			Date	08/30/2019	04/11/2018	02/26/2017	04/06/2016	07/17/2015	12/30/2014	07/11/2014	02/09/2014
		Final Maturity	Years	18.52	16.52	14.52	12.76	11.26	10.26	9.26	8.26
			Date	09/15/2028	09/15/2026	09/15/2024	12/15/2022	06/15/2021	06/15/2020	06/15/2019	06/15/2018
	Without optional redemption *	Average life	Years	10.10	8.74	7.65	6.76	6.03	5.43	4.92	4.49
			Date	04/15/2020	12/07/2018	11/04/2017	12/15/2016	03/25/2016	08/17/2015	02/12/2015	09/08/2014
		Final Maturity	Years	30.53	30.53	30.53	30.53	30.53	30.53	30.53	30.53
			Date	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040
Series B	With optional redemption *	Average life	Years	11.91	10.19	8.79	7.65	6.74	6.04	5.44	4.91
			Date	02/08/2022	05/21/2020	12/24/2018	11/06/2017	12/07/2016	03/29/2016	08/22/2015	02/09/2015
		Final Maturity	Years	18.52	16.52	14.52	12.76	11.26	10.26	9.26	8.26
			Date	09/15/2028	09/15/2026	09/15/2024	12/15/2022	06/15/2021	06/15/2020	06/15/2019	06/15/2018
	Without optional redemption *	Average life	Years	12.75	11.06	9.70	8.57	7.65	6.88	6.23	5.68
			Date	12/09/2022	04/04/2021	11/21/2019	10/08/2018	11/04/2017	01/27/2017	06/04/2016	11/16/2015
		Final Maturity	Years	30.53	30.53	30.53	30.53	30.53	30.53	30.53	30.53
			Date	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040
Series C	With optional redemption *	Average life	Years	11.91	10.19	8.79	7.65	6.74	6.04	5.44	4.91
			Date	02/08/2022	05/21/2020	12/24/2018	11/06/2017	12/07/2016	03/29/2016	08/22/2015	02/08/2015
		Final Maturity	Years	18.52	16.52	14.52	12.76	11.26	10.26	9.26	8.26
			Date	09/15/2028	09/15/2026	09/15/2024	12/15/2022	06/15/2021	06/15/2020	06/15/2019	06/15/2018
	Without optional redemption *	Average life	Years	12.75	11.06	9.70	8.57	7.65	6.88	6.23	5.68
			Date	12/09/2022	04/04/2021	11/21/2019	10/08/2018	11/04/2017	01/27/2017	06/04/2016	11/16/2015
		Final Maturity	Years	30.53	30.53	30.53	30.53	30.53	30.53	30.53	30.53
			Date	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040
Series D	With optional redemption *	Average life	Years	11.91	10.19	8.79	7.65	6.74	6.04	5.44	4.91
			Date	02/08/2022	05/21/2020	12/24/2018	11/06/2017	12/07/2016	03/29/2016	08/22/2015	02/08/2015
		Final Maturity	Years	18.52	16.52	14.52	12.76	11.26	10.26	9.26	8.26
			Date	09/15/2028	09/15/2026	09/15/2024	12/15/2022	06/15/2021	06/15/2020	06/15/2019	06/15/2018
	Without optional redemption *	Average life	Years	12.75	11.06	9.70	8.57	7.65	6.88	6.23	5.68
			Date	12/08/2022	04/04/2021	11/21/2019	10/08/2018	11/04/2017	01/27/2017	06/04/2016	11/16/2015
		Final Maturity	Years	30.53	30.53	30.53	30.53	30.53	30.53	30.53	30.53
			Date	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040
Series E	With optional redemption *	Average life	Years	13.01	11.33	9.84	8.60	7.57	6.85	6.18	5.54
			Date	03/16/2023	07/09/2021	01/12/2020	10/16/2018	10/07/2017	01/18/2017	05/17/2016	09/25/2015
		Final Maturity	Years	18.52	16.52	14.52	12.76	11.26	10.26	9.26	8.26
			Date	09/15/2028	09/15/2026	09/15/2024	12/15/2022	06/15/2021	06/15/2020	06/15/2019	06/15/2018
	Without optional redemption *	Average life	Years	19.01	18.33	17.84	17.47	17.20	16.98	16.81	16.66
			Date	03/14/2029	07/07/2028	01/10/2028	08/30/2027	05/22/2027	03/03/2027	12/30/2026	11/08/2026
		Final Maturity	Years	30.53	30.53	30.53	30.53	30.53	30.53	30.53	30.53
			Date	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040	09/15/2040

* 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
Class A	93.95%	738,873,788.64	6.14%	96.03%	1,152,400,000.00	4.00%
Series A1	0.00%	0.00		4.17%	50,000,000.00	
Series A2	93.95%	738,873,788.64		91.87%	1,102,400,000.00	
Series B	1.67%	13,100,000.00	4.45%	1.09%	13,100,000.00	2.90%
Series C	1.51%	11,900,000.00	2.92%	0.99%	11,900,000.00	1.90%
Series D	1.44%	11,300,000.00	1.46%	0.94%	11,300,000.00	0.95%
Series E	1.44%	11,300,000.00		0.94%	11,300,000.00	
Issue of Bonds		786,473,788.64			1,200,000,000.00	
Reserve Fund	1.46%	11,300,000.00		0.95%	11,300,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		29,055,553.55	0.660%
Amortization Account		0.00	
Servicer ppal collect not yet credited		2,573,415.07	
Servicer ints collect not yet credited		390,232.94	
Liabilities	**Available**	**Balance**	**Interest**
Start-up Loan L/P		0.00	
Start-up Loan C/P		512,174.92	

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com

BANKINTER 12 Fondo de Titulización Hipotecaria

Europea de Titulización
Sociedad Gestora de Fondos de Titulización

Brief report

Date: 05/31/2010
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Date of constitution
03/06/2006

VAT Reg. no.
V84634575

Management Company
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Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	6,663	8,376
Principal		
Principal outstanding	759,554,061.67	1,188,737,343.89
Average loan	113,995.81	141,921.84
Minimum	28.93	4,349.01
Maximum	835,827.68	969,950.00
Interest rate		
Weighted average (wac)	1.86%	3.03%
Minimum	1.53%	2.25%
Maximum	4.61%	4.83%
Final maturity		
Weighted average (WARM) (months)	264	313
Minimum	07/14/2010	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 % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	0.85	7.08	0.23	8.08
10.01 - 20%	3.51	15.70	1.47	15.96
20.01 - 30%	7.13	25.40	4.01	25.53
30.01 - 40%	13.39	35.14	7.94	35.55
40.01 - 50%	18.33	45.18	13.21	45.43
50.01 - 60%	21.76	55.02	18.85	55.27
60.01 - 70%	23.50	65.03	22.47	65.25
70.01 - 80%	11.53	72.21	31.83	75.74
Weighted average (WALTV)		50.99		59.29
Minimum		0.03		2.01
Maximum		75.94		80.00

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.38%	0.29%	0.37%	0.41%	0.61%
Annual Percentage Rate (CPR)	4.50%	3.48%	4.36%	4.85%	7.12%

Geographic distribution

	Current	At constitution date
Andalucia	11.31%	11.33%
Aragon	1.24%	1.12%
Asturias	1.28%	1.26%
Balearic Islands	1.84%	1.75%
Basque Country	9.20%	9.04%
Canary Islands	3.33%	3.57%
Cantabria	2.32%	2.31%
Castilla-La Mancha	1.71%	1.73%
Castilla-Leon	3.53%	3.54%
Catalonia	19.64%	18.24%
Extremadura	0.43%	0.45%
Galicia	1.66%	1.59%
La Rioja	0.17%	0.21%
Madrid	30.14%	31.13%
Murcia	1.05%	1.06%
Navarra	0.31%	0.26%
Valencia	10.84%	11.40%

Current delinquency

Aging	Assets	Overdue debt: Principal	Overdue debt: Interest	Overdue debt: Other	Overdue debt: Total	Overdue debt: %	Outstanding debt	Total debt	Total debt: %	% Total debt / Appraisal Value
Delinquencies										
Up to 1 month	186	61,610.70	14,061.09	0.00	75,671.79	10.94	21,529,821.83	21,605,493.62	59.56	45.37
from > 1 to ≤ 2 months	37	28,364.46	11,213.13	0.00	39,577.59	5.72	4,305,198.28	4,344,775.87	11.98	47.99
from > 2 to ≤ 3 months	30	31,395.28	15,622.51	0.00	47,017.79	6.80	3,441,120.63	3,488,138.42	9.62	43.88
from > 3 to ≤ 6 months	14	24,075.58	15,296.73	0.00	39,372.31	5.69	1,768,081.23	1,807,453.54	4.98	48.74
from > 6 to < 12 months	14	74,323.28	47,061.07	0.00	121,384.35	17.55	2,154,724.55	2,276,108.90	6.27	54.98
from ≥ 12 to < 18 months	5	21,315.79	20,365.64	0.00	41,681.43	6.03	590,338.13	632,019.56	1.74	52.36
from ≥ 18 to < 24 months	9	62,112.67	76,782.60	0.00	138,895.27	20.08	979,427.25	1,118,322.52	3.08	47.25
from ≥ 2 years	6	88,754.67	99,205.21	0.00	187,959.88	27.18	814,198.00	1,002,157.88	2.76	56.28
Subtotal	301	391,952.43	299,607.98	0.00	691,560.41	100.00	35,582,909.90	36,274,470.31	100.00	46.61
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	301	391,952.43	299,607.98	0.00	691,560.41		35,582,909.90	36,274,470.31		46.61

Additional information
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