BANKINTER 12 Fondo de Titulización Hipotecaria

Brief report

Date: 11/30/2010
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	12/15/2010 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	63,821.89 703,572,515.36 63.82%	100,000.00 1,102,400,000.00	Floating 3-M Euribor+0.120% 15.Mar/Jun/Sep/Dec	0.9990% 12/15/2010 161.166228 Gross 130.544645 Net	12/15/2043 Quarterly 15.Mar/Jun/Sep/Dec	12/15/2010 "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	1.1290% 12/15/2010 285.386111 Gross 231.162750 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	1.2290% 12/15/2010 310.663889 Gross 251.637750 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	3.1290% 12/15/2010 790.941667 Gross 640.662750 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	4.7790% 12/15/2010 1,208.025000 Gross 978.500250 Net	12/15/2043 Quarterly 15.Mar/Jun/Sep/Dec	To be determined Due to Cash Reserve reduction	CCC Ca	CCC Ca
Total		751,172,515.36	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	9.20	7.85	6.76	5.92	5.22	4.65	4.22	3.81
			Date	11/24/2019	07/20/2018	06/16/2017	08/15/2016	12/02/2015	05/08/2015	12/03/2014	07/07/2014
		Final Maturity	Years	18.01	16.01	14.01	12.50	11.01	9.76	9.01	8.01
			Date	09/15/2028	09/15/2026	09/15/2024	03/15/2023	09/15/2021	06/15/2020	09/15/2019	09/15/2018
	Without optional redemption *	Average life	Years	9.70	8.37	7.31	6.44	5.73	5.15	4.66	4.25
			Date	05/25/2020	01/26/2019	01/03/2018	02/21/2017	06/08/2016	11/07/2015	05/12/2015	12/13/2014
		Final Maturity	Years	26.77	25.02	23.76	22.51	21.01	19.51	18.01	16.76
			Date	06/15/2037	09/15/2035	06/15/2034	03/15/2033	09/15/2031	03/15/2030	09/15/2028	06/15/2027
Series B	With optional redemption *	Average life	Years	11.31	9.68	8.34	7.31	6.43	5.72	5.20	4.68
			Date	01/03/2022	05/17/2020	01/14/2019	01/03/2018	02/18/2017	06/03/2016	11/24/2015	05/21/2015
		Final Maturity	Years	18.01	16.01	14.01	12.50	11.01	9.76	9.01	8.01
			Date	09/15/2028	09/15/2026	09/15/2024	03/15/2023	09/15/2021	06/15/2020	09/15/2019	09/15/2018
	Without optional redemption *	Average life	Years	12.10	10.50	9.21	8.15	7.27	6.54	5.92	5.39
			Date	10/19/2022	03/14/2021	11/28/2019	11/06/2018	12/20/2017	03/27/2017	08/13/2016	02/04/2016
		Final Maturity	Years	26.77	25.27	23.76	22.51	21.01	19.51	18.01	16.76
			Date	06/15/2037	12/15/2035	06/15/2034	03/15/2033	09/15/2031	03/15/2030	09/15/2028	06/15/2027
Series C	With optional redemption *	Average life	Years	11.31	9.68	8.34	7.31	6.43	5.72	5.20	4.68
			Date	01/03/2022	05/17/2020	01/14/2019	01/03/2018	02/18/2017	06/03/2016	11/24/2015	05/21/2015
		Final Maturity	Years	18.01	16.01	14.01	12.50	11.01	9.76	9.01	8.01
			Date	09/15/2028	09/15/2026	09/15/2024	03/15/2023	09/15/2021	06/15/2020	09/15/2019	09/15/2018
	Without optional redemption *	Average life	Years	12.10	10.51	9.21	8.15	7.27	6.54	5.92	5.39
			Date	10/19/2022	03/15/2021	11/28/2019	11/06/2018	12/20/2017	03/27/2017	08/13/2016	02/04/2016
		Final Maturity	Years	27.02	25.27	24.02	22.51	21.01	19.51	18.01	16.76
			Date	09/15/2037	12/15/2035	09/15/2034	03/15/2033	09/15/2031	03/15/2030	09/15/2028	06/15/2027
Series D	With optional redemption *	Average life	Years	18.01	16.01	14.01	12.50	11.01	9.76	9.01	8.01
			Date	09/15/2028	09/15/2026	09/14/2024	03/14/2023	09/15/2021	06/14/2020	09/14/2019	09/15/2018
		Final Maturity	Years	18.01	16.01	14.01	12.50	11.01	9.76	9.01	8.01
			Date	09/15/2028	09/15/2026	09/15/2024	03/15/2023	09/15/2021	06/15/2020	09/15/2019	09/15/2018
	Without optional redemption *	Average life	Years	28.30	27.32	26.12	24.90	23.63	22.29	20.94	19.63
			Date	12/25/2038	01/04/2038	10/21/2036	08/04/2035	04/26/2034	12/22/2032	08/19/2031	04/26/2030
		Final Maturity	Years	30.02	30.02	30.02	30.02	30.02	30.02	30.02	30.02
			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	12.44	10.82	9.37	8.29	7.29	6.47	5.93	5.30
			Date	02/19/2023	07/06/2021	01/26/2020	12/27/2018	12/27/2017	03/02/2017	08/19/2016	01/02/2016
		Final Maturity	Years	18.01	16.01	14.01	12.50	11.01	9.76	9.01	8.01
			Date	09/15/2028	09/15/2026	09/15/2024	03/15/2023	09/15/2021	06/15/2020	09/15/2019	09/15/2018
	Without optional redemption *	Average life	Years	18.44	17.82	17.37	17.04	16.79	16.59	16.44	16.30
			Date	02/17/2029	07/04/2028	01/24/2028	09/26/2027	06/26/2027	04/15/2027	02/16/2027	12/31/2026
		Final Maturity	Years	30.02	30.02	30.02	30.02	30.02	30.02	30.02	30.02
			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	93.66%	703,572,515.36	6.43%	96.03%	1,152,400,000.00	4.00%
Series A1	0.00%	0.00		4.17%	50,000,000.00	
Series A2	93.66%	703,572,515.36		91.87%	1,102,400,000.00	
Series B	1.74%	13,100,000.00	4.66%	1.09%	13,100,000.00	2.90%
Series C	1.58%	11,900,000.00	3.05%	0.99%	11,900,000.00	1.90%
Series D	1.50%	11,300,000.00	1.53%	0.94%	11,300,000.00	0.95%
Series E	1.50%	11,300,000.00		0.94%	11,300,000.00	
Issue of Bonds		751,172,515.36			1,200,000,000.00	
Reserve Fund	1.53%	11,300,000.00		0.95%	11,300,000.00	

Other finantial operations (current)

Assets	Available	Balance	Interest
Treasury Account		25,994,130.34	0.890%
Amortization Account		0.00	
Servicer ppal collect not yet credited		2,212,827.02	
Servicer ints collect not yet credited		377,031.88	
Liabilities	**Available**	**Balance**	**Interest**
Start-up Loan L/P		0.00	
Start-up Loan C/P		256,087.46	

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

Brief report

Date: 11/30/2010
Currency: EUR

Europea de Titulización
Sociedad Gestora de Fondos de Titulización

Date of constitution
03/06/2006

VAT Reg. no.
V84634575

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

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

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	6,540	8,376
Principal		
Principal outstanding	727,285,487.96	1,188,737,343.89
Average loan	111,205.73	141,921.84
Minimum	19.37	4,349.01
Maximum	818,804.98	969,950.00
Interest rate		
Weighted average (wac)	1.80%	3.03%
Minimum	1.53%	2.25%
Maximum	3.98%	4.83%
Final maturity		
Weighted average (WARM) (months)	259	313
Minimum	12/01/2010	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%	0.92	6.94	0.23	8.08
10.01 - 20%	3.84	15.69	1.47	15.96
20.01 - 30%	7.63	25.49	4.01	25.53
30.01 - 40%	14.08	35.20	7.94	35.55
40.01 - 50%	18.99	45.29	13.21	45.43
50.01 - 60%	22.01	55.07	18.85	55.27
60.01 - 70%	23.64	65.05	22.47	65.25
70.01 - 80%	8.90	71.70	31.83	75.74
Weighted average (WALTV)		50.04		59.29
Minimum		0.02		2.01
Maximum		74.95		80.00

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.34%	0.25%	0.32%	0.35%	0.58%
Annual Percentage Rate (CPR)	3.95%	2.91%	3.78%	4.09%	6.77%

Geographic distribution

	Current	At constitution date
Andalucia	11.21%	11.33%
Aragon	1.25%	1.12%
Asturias	1.28%	1.26%
Balearic Islands	1.84%	1.75%
Basque Country	9.13%	9.04%
Canary Islands	3.25%	3.57%
Cantabria	2.30%	2.31%
Castilla-La Mancha	1.71%	1.73%
Castilla-Leon	3.50%	3.54%
Catalonia	19.72%	18.24%
Extremadura	0.43%	0.45%
Galicia	1.67%	1.59%
La Rioja	0.17%	0.21%
Madrid	30.31%	31.13%
Murcia	1.05%	1.06%
Navarra	0.32%	0.26%
Valencia	10.84%	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	153	46,048.72	11,687.57	0.00	57,736.29	6.88	18,079,509.15	18,137,245.44	55.69	44.78
from > 1 to ≤ 2 months	41	26,724.58	9,358.11	0.00	36,082.69	4.30	4,142,871.40	4,178,954.09	12.83	49.53
from > 2 to ≤ 3 months	17	24,592.50	8,158.87	0.00	32,751.37	3.90	2,059,914.61	2,092,665.98	6.43	47.83
from > 3 to ≤ 6 months	17	33,013.80	15,061.48	0.00	48,075.28	5.73	2,191,467.42	2,239,542.70	6.88	49.39
from > 6 to < 12 months	15	55,525.37	22,663.69	0.00	78,189.06	9.32	1,496,483.76	1,574,672.82	4.83	42.90
from ≥ 12 to < 18 months	11	93,200.80	50,015.96	0.00	143,216.76	17.08	1,532,966.03	1,676,182.79	5.15	57.53
from ≥ 18 to < 24 months	4	28,476.79	23,234.40	0.00	51,711.19	6.17	479,059.00	530,770.19	1.63	51.73
from ≥ 2 years	15	195,471.07	195,510.51	0.00	390,981.58	46.62	1,749,021.52	2,140,003.10	6.57	51.60
Subtotal	273	503,053.63	335,690.59	0.00	838,744.22	100.00	31,731,292.89	32,570,037.11	100.00	46.79
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	273	503,053.63	335,690.59	0.00	838,744.22		31,731,292.89	32,570,037.11		46.79

Additional information
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