

Bankinter 1, Fondo de Titulización Hipotecaria, Bonos de Titulización Hipotecaria

Spain

CLOSING DATE:

May 10, 1999

AUTHORS:**Spain**

Juan Pablo Soriano
General Manager
34-91-310-1454

Sandie A. Fernandez
Senior Associate
34-91-310-1454

CONTACTS:**London**

Dominic Swan
Sr. Vice President
(0171) 772-5354

Robbin Conner
Managing Director
(0171) 772-5356

New York

Sally Cornejo
All Mortgage Related
and Fully Supported
Securities
(212) 553-4806
cornejos@moody.com

TRANSACTION IN BRIEF

	Senior Series A	Subordinated Series B
Rating:	Aaa	A2
Amount:	€ 577,800,000	€ 22,200,000
Coupon:	6 month Euribor + 0.25%	6 month Euribor + 0.50%
Payment Dates:	April 22 and October 22	
Final Maturity:	April 2024	
Issuer:	Bankinter 1, Fondo de Titulización Hipotecaria	

Originators/Administrators

Bankinter (A1/P1)	
Management	
Company (Gestora):	Europea de Titulización, S.A., S.G.F.T.
Depository/Paying Agent:	Bankinter (A1/P1)

Collateral Characteristics

Type:	Mortgage shares (Participaciones Hipotecarias: PHs)
Coupon:	Underlying mortgage rate
Count:	12,873
Total Amount (Approx.):	120,869 Mill. PTAS

Provisional Pool of Underlying Mortgage Loans

Type:	Primary residential mortgage loans
WALTV:	57.23%
Average Loans:	9.4 Mill. PTAS
WAC (Current):	4.90%
Interest Basis:	Variable
Indices:	MIBOR 12M
Orig. Loan Purpose:	Purchase, Construction and Renovation
Geog. Concentrations:	Madrid (34.67%) and Cataluña (13.41%)
Structure:	Senior/Mezzanine/Line of Credit
Credit Enhancement:	3.70% B Bond, 2.75% LOC, Spread
Issue Date:	May 12th, 1999



OPINION

Moody's has assigned a **Aaa** rating to the Series A Bonos and an **A2** rating to the series B Bonos de Titulización Hipotecaria (BTH's mortgage securitisation bonds) issued by Bankinter 1.

These ratings are based on:

- The legal characteristics of the mortgage shares [participaciones hipotecarias ("PHs")].
- A loan by loan analysis of the quality of the mortgage loans underlying the mortgage shares.
- The analysis of other types of risk, including operational risk, prepayment, interest rate, and liquidity risk, as well as legal risk.
- The adequate credit enhancement, i.e. the subordination available to each rated class which partially off-sets the above risks, (the subordinate position of the Series B Mezzanine Bonds with respect to the Series A Bonds).
- The strength of the cash flows, including the line of credit and any excess spread available to cover losses.
- The experience of the Gestora Europea de Titulización, S.A., S.G.F.T. and the supporting guarantee of the gestora obligations by all of its shareholders.
- And the contractual obligations and credit strength of the parties to the transaction.

Moody's evaluation included the legal and regulatory context of the primary and secondary mortgage market and of structured transactions in Spain.

The ratings assigned to the BTHs address the timely payment of interest and payment of principal on or before the final maturity of the transaction in April 2024.

RATING SUMMARY

Collateral

Underlying Loans of Very Good Quality, but Partially Offset by Bankinter's Short Track Lending Record

The underlying pool of loans backing the certificates are of very good quality having low LTV levels of 57.23%, a very good geographical diversification with natural bias towards the region of Madrid (34.67%) and Cataluña (13.41%) and low arrears levels. The pool also benefits from Bankinter's strong capitalization, good asset quality, superior pre-provision profitability, and its technological leadership.

Although the pool's highlights far exceed the risks, Moody's has considered slightly risky Bankinter's short track record (with an approximate seasoning of 1.76 years). Bankinter set up its lending practices five years ago and has not yet been able to develop a meaningful track record of its pool of loans. The delinquency experience of Bankinter's operations have, so far, stayed quite low. However, the period of observation has included only favorable economic conditions.

Structure

The (BTHs) are issued by a mortgage securitisation fund (fondo de titulización hipotecaria) which was created and is managed by Europea de Titulización, SGFT, S.A., the management company. The BTH's are secured by PHs.

Under Spanish law each PH represents a certain percentage of a single mortgage loan for the entirety of its remaining life and grants to its holder the right to undertake executory action against the originator and, under certain circumstances, the right to pursue the mortgage debtor. As the Fondo does not possess juridic personality any such action must be taken on its behalf by the Gestora. In this transaction all of the PH's represent 100% of the underlying mortgage loan and pay interest at the mortgage rate. Payments of interest on PHs purchased by a mortgage securitisation fund are not subject to withholding tax. However, interest payments on the BTHs issued by the fund are subject to withholding tax.

All of the mortgage loan securing the PH's were originated by Bankinter (**A1/P1**) which will continue to service the loans and will substitute or repurchase any PH that is found to be backed by a loan that fails to meet various criteria.

Basis and Liquidity Risk: Deal Not Protected by a Swap

The structure is exposed to a degree of interest rate risks. The interest payable on the Series A and B BTHs pay 6 month Euribor, while the PH's are all linked to 12 month Mibor. This transaction is not protected by a swap.

Although Moody's believes that any substantial interest rate mismatches between Euribor and Mibor are likely to be relatively short lived, they could expose the structure to substantial liquidity risks.

This risk is mitigated by the size of the Line of Credit and of the class B notes which provide protection against the risk that the average interest reset on 6 month Euribor might exceed that of 12 month Mibor over the life of the deal.

Credit Enhancement

Typical Senior-Subordinated Structure

The certificateholders are protected from losses primarily with a traditional senior/ subordinated structure with a Line of Credit.

- The first layer of protection is spread in the transaction, which is the difference between (1) the interest earned on the PH's (MIBOR +0.83% approximately) (2) and the coupons paid on the BTH's and other obligations plus the Gestora fee. The value of the ongoing spread was assessed under a variety of adverse conditions which would minimize its availability, including high prepayment speeds, various loss distributions, and high arrears levels. Spread that is not used to cover shortfalls of interest or principal or to replenish one of the reserve funds within each interest period is not trapped within the structure.
- The second layer of protection for investors is the Line of Credit. At any moment the maximum credit amount will be, equal to the minimum of the following quantities: 2.75% of the initial PH balance or 5.50% of the outstanding principal balance of the PHs.
- The third layer of protection is the Series B bonos which initially amount to 3.70% of the PH original balance. Amortisation of the Series B Bonos will take place when the outstanding principal balance of the B Bonos is greater than or equal to 740% of the outstanding principal balance of the A Bonos. From that moment on, both A and B Bonos will amortise proportionally. The amortisation of the B Bonos will cease as soon as the B Bonos reach € 6,000,000. All the available funds, will then be used to amortise the A bonds, until they are fully repaid, and then to repay the B Bonos.

Origination/ Servicing

Moody's reviewed the facilities, underwriting and collections procedures, and servicing systems of the originators and compared them with the overall lending practices of banks and mortgage lenders in Spain.

Moody's believes Bankinter is capable of fulfilling its servicing obligations in the transaction due to its solid credit fundamentals, strong capitalization, good asset quality, superior pre-provision profitability as well as its technological leadership.

Management Company (Gestora)

The management company (Sociedad Gestora) has broad powers under the Spanish securitisation law.

Europea de Titulizacion is an experienced company. The obligations of the Gestora within the structure are guaranteed by its shareholders in proportion to their holdings. Argentaria accounts for 83% of the Gestora's capital. The remainder is owned by 15 institutions including JP Morgan 4%, Abbey National Bank S.A.E. 1.54%, Bankinter 1.53%, Barclays Bank 1.53%, Citibank España 1.53%, Deutsche Bank 1.53%.

© Copyright 1999 by Moody's Investors Service, Inc., 99 Church Street, New York, New York 10007.
All rights reserved. ALL INFORMATION CONTAINED HEREIN IS COPYRIGHTED IN THE NAME OF MOODY'S INVESTORS SERVICE, INC. ("MOODY'S"), AND NONE OF SUCH INFORMATION MAY BE COPIED OR OTHERWISE REPRODUCED, REPACKAGED, FURTHER TRANSMITTED, TRANSFERRED, DISSEMINATED, REDISTRIBUTED OR RESOLD, OR STORED FOR SUBSEQUENT USE FOR ANY SUCH PURPOSE, IN WHOLE OR IN PART, IN ANY FORM OR MANNER OR BY ANY MEANS WHATSOEVER, BY ANY PERSON WITHOUT MOODY'S PRIOR WRITTEN CONSENT. All information contained herein is obtained by MOODY'S from sources believed by it to be accurate and reliable. Because of the possibility of human or mechanical error as well as other factors, however, such information is provided "as is" without warranty of any kind and MOODY'S, in particular, makes no representation or warranty, express or implied, as to the accuracy, timeliness, completeness, merchantability or fitness for any particular purpose of any such information. Under no circumstances shall MOODY'S have any liability to any person or entity for (a) any loss or damage in whole or in part caused by, resulting from, or relating to, any error (negligent or otherwise) or other circumstance or contingency within or outside the control of MOODY'S or any of its directors, officers, employees or agents in connection with the procurement, collection, compilation, analysis, interpretation, communication, publication or delivery of any such information, or (b) any direct, indirect, special, consequential, compensatory or incidental damages whatsoever (including without limitation, lost profits), even if MOODY'S is advised in advance of the possibility of such damages, resulting from the use of or inability to use, any such information. The credit ratings, if any, constituting part of the information contained herein are, and must be construed solely as, statements of opinion and not statements of fact or recommendations to purchase, sell or hold any securities. NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, TIMELINESS, COMPLETENESS, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OF ANY SUCH RATING OR OTHER OPINION OR INFORMATION IS GIVEN OR MADE BY MOODY'S IN ANY FORM OR MANNER WHATSOEVER. Each rating or other opinion must be weighed solely as one factor in any investment decision made by or on behalf of any user of the information contained herein, and each such user must accordingly make its own study and evaluation of each security and of each issuer and guarantor of, and each provider of credit support for, each security that it may consider purchasing, holding or selling. Pursuant to Section 17(b) of the Securities Act of 1933, MOODY'S hereby discloses that most issuers of debt securities (including corporate and municipal bonds, debentures, notes and commercial paper) and preferred stock rated by MOODY'S have, prior to assignment of any rating, agreed to pay to MOODY'S for appraisal and rating services rendered by it fees ranging from \$1,000 to \$1,500,000.

