

**Brief report**

**Date:** 08/31/2018  
**Currency:** EUR

**Constitution date**  
02/18/2004

**VAT Reg. no.**  
V83907055

**Management Company**  
Europa de Titulización S.G.F.T

**Originator**  
Bankinter

**Servicer**  
Bankinter

**Lead Managers**  
Bankinter

**Bond Paying Agent**  
Banco Santander

**Market**  
AIAF Mercado de Renta Fija

**Register of Book Securities**  
Iberclear

**Treasury Account**  
Banco Santander

**Subordinated Loan**  
Bankinter

**Start-up Loan**  
Bankinter

**Swap**  
Bankinter

**Assets Custodian**  
Bankinter

**Fund Auditors**  
KPMG Auditores

**Issued securities: Mortgage-Backed Bonds**

Bonds issue										
Series	ISIN Code	Issue date	Principal outstanding		Interest type	Interest Rate	Redemption		Rating	
			(Bond Unit / Series Total / %Factor)				Final maturity (legal)	Next		Fitch / Moody's
			Current	Original	Reference rate and margin	Next coupon			Current	Original
Series A	ES0313547004	02/24/2004	14,852.06	100,000.00	Floating	0.0000%	09/26/2040	09/26/2018	AAA	AAA
			70,072,019.08	471,800,000.00	3-M Euribor+0.210%	0.000000 Gross	Quarterly	"Pass-Through"	Aa1	Aaa
			14.85%		26.Mar/Jun/Sep/Dec	0.000000 Net	26.Mar/Jun/Sep/Dec			
Series B	ES0313547012	02/24/2004	30,850.79	100,000.00	Floating	0.2270%	09/26/2040	To be determined	AA	A
			4,010,602.70	13,000,000.00	3-M Euribor+0.550%	0.2270%	Quarterly	"Pass-Through"	Aa3	A2
			30.85%		26.Mar/Jun/Sep/Dec	17.896886 Gross	26.Mar/Jun/Sep/Dec	Pro rata		
						14.496478 Net		deferred start /		
								Securitized		
Series C	ES0313547020	02/24/2004	30,559.74	100,000.00	Floating	0.8770%	09/26/2040	To be determined	Asf	BBB
			1,589,106.48	5,200,000.00	3-M Euribor+1.200%	0.8770%	Quarterly	"Pass-Through"	A3	Baa3
			30.56%		26.Mar/Jun/Sep/Dec	68.491168 Gross	26.Mar/Jun/Sep/Dec	Pro rata		
						55.477846 Net		deferred start /		
								Securitized		
Total			75,671,728.26	490,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	Option	Average life	Years	% Monthly CPR (SMM)							
				0.08	0.17	0.25	0.34	0.43	0.51	0.60	0.69
				% Annual equivalent CPR							
				1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00
Series A	With optional redemption *	Average life	Years	2.68	2.48	2.46	2.27	2.24	2.07	2.05	1.87
		Final Maturity	Years	02/27/2021	12/18/2020	12/08/2020	09/30/2020	09/22/2020	07/19/2020	07/12/2020	05/08/2020
			Years	3.25	3.00	3.00	2.75	2.75	2.50	2.50	2.25
	Without optional redemption *	Average life	Years	5.37	5.12	4.90	4.68	4.47	4.30	4.11	3.96
		Final Maturity	Years	11/06/2023	08/06/2023	05/20/2023	02/29/2023	12/13/2022	10/12/2022	08/04/2022	06/10/2022
			Years	14.51	14.26	13.76	13.26	12.76	12.51	12.01	11.76
Series B	With optional redemption *	Average life	Years	2.68	2.48	2.46	2.27	2.24	2.07	2.05	1.87
		Final Maturity	Years	02/27/2021	12/18/2020	12/08/2020	09/30/2020	09/22/2020	07/19/2020	07/12/2020	05/08/2020
			Years	3.25	3.00	3.00	2.75	2.75	2.50	2.50	2.25
	Without optional redemption *	Average life	Years	11.10	10.88	10.40	10.21	10.05	9.63	9.52	9.14
		Final Maturity	Years	07/28/2029	05/08/2029	11/16/2028	09/08/2028	07/11/2028	02/08/2028	12/30/2027	08/12/2027
			Years	17.51	17.26	17.01	16.76	16.26	16.01	15.51	15.01
Series C	With optional redemption *	Average life	Years	2.68	2.48	2.46	2.27	2.24	2.07	2.05	1.87
		Final Maturity	Years	02/27/2021	12/18/2020	12/08/2020	09/30/2020	09/22/2020	07/19/2020	07/12/2020	05/08/2020
			Years	3.25	3.00	3.00	2.75	2.75	2.50	2.50	2.25
	Without optional redemption *	Average life	Years	12.69	12.66	12.26	12.27	12.30	11.91	11.98	11.59
		Final Maturity	Years	03/02/2031	02/19/2031	09/27/2030	09/29/2030	10/11/2030	05/22/2030	06/15/2030	01/24/2030
			Years	19.76	19.76	19.76	19.76	19.76	19.76	19.76	19.76
		Years	03/26/2038	03/26/2038	03/26/2038	03/26/2038	03/26/2038	03/26/2038	03/26/2038	03/26/2038	

\* 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			At issue date		
		% CE			% CE	
Series A	92.60%	70,072,019.08	13.88%	96.29%	471,800,000.00	5.21%
Series B	5.30%	4,010,602.70	8.58%	2.65%	13,000,000.00	2.56%
Series C	2.10%	1,589,106.48	6.48%	1.06%	5,200,000.00	1.50%
Issue of Bonds		75,671,728.26			490,000,000.00	
Reserve Fund	6.48%	4,900,000.00		1.50%	7,350,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	7,175,642.00	-0.549%	
Servicer ppal collect not yet credited	53,091.36		
Servicer ints collect not yet credited	1,887.37		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		4,900,000.00	1.180%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

**Collateral: Residential mortgage loans (MCs)**

General			
	Current	At constitution date	
Count	1,846	4,839	
Principal			
Principal outstanding	73,757,420.43	490,013,794.84	
Average loan	39,955.27	101,263.44	
Minimum	202.40	31,116.85	
Maximum	193,586.27	296,052.94	
Interest rate			
Weighted average (wac)	0.43%	3.00%	
Minimum	0.00%	2.41%	
Maximum	3.31%	4.41%	
Final maturity			
Weighted average (WARM) (months)	141	290	
Minimum	09/11/2018	11/22/2009	
Maximum	06/23/2038	06/23/2038	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	100.00%	100.00%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	
0.01 - 10%	2.74	6.89	
10.01 - 20%	8.61	15.80	
20.01 - 30%	22.02	0.04	23.23
30.01 - 40%	28.72	0.01	38.44
40.01 - 50%	32.73	0.09	47.42
50.01 - 60%	5.19	50.80	56.94
60.01 - 70%			21.53
70.01 - 80%			77.81
Weighted average (WALTV)	34.38	73.48	
Minimum	0.13	22.46	
Maximum	52.43	79.79	

# BANKINTER 7 Fondo de Titulización Hipotecaria

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### Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.19%	0.36%	0.32%	0.30%	0.50%
Annual Percentage Rate (CPR)	2.22%	4.26%	3.82%	3.60%	5.84%

### Geographic distribution

	Current	At constitution date
Andalucia	8.07%	8.14%
Aragon	1.81%	2.18%
Asturias	2.32%	2.18%
Balearic Islands	2.12%	1.66%
Basque Country	16.84%	13.03%
Canary Islands	2.92%	3.70%
Cantabria	2.53%	2.31%
Castilla-La Mancha	2.83%	2.45%
Castilla-Leon	5.87%	5.24%
Catalonia	17.13%	17.44%
Extremadura	0.47%	0.60%
Galicia	5.01%	4.88%
La Rioja	0.41%	0.36%
Madrid	23.43%	25.84%
Murcia	1.83%	2.52%
Navarra	0.69%	0.84%
Valencia	5.72%	6.82%

### Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		%		
<i>Delinquencies</i>										
Up to 1 month	34	7,560.19	214.15	0.00	7,774.34	2.96	1,303,356.20	1,311,130.54	48.44	30.76
from > 1 to = 2 months	6	3,047.09	146.63	0.00	3,193.72	1.21	193,701.81	196,895.53	7.27	31.59
from > 2 to = 3 months	6	7,333.76	344.61	0.00	7,678.37	2.92	286,766.70	294,445.07	10.88	34.10
from > 3 to = 6 months	4	5,320.67	304.06	0.00	5,624.73	2.14	120,944.92	126,569.65	4.68	32.65
from > 6 to < 12 months	5	13,424.26	983.09	0.00	14,407.35	5.48	271,490.69	285,898.04	10.56	43.76
from = 18 to < 24 months	2	14,081.73	905.75	0.00	14,987.48	5.70	54,087.69	69,075.17	2.55	35.58
from = 2 years	9	184,402.23	24,874.92	0.00	209,277.15	79.59	213,486.11	422,763.26	15.62	50.37
Subtotal	66	235,169.93	27,773.21	0.00	262,943.14	100.00	2,443,834.12	2,706,777.26	100.00	34.60
<i>Doubt debts (subjectives)</i>										
	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	66	235,169.93	27,773.21	0.00	262,943.14		2,443,834.12	2,706,777.26		34.60

#### Additional information