

Brief report

Date: 09/30/2018
Currency: EUR

Constitution date
02/18/2004

VAT Reg. no.
V83907055

Management Company
Europea 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 Auditor
KPMG Auditores

Issued securities: Mortgage-Backed Bonds

| Bonds issue | | | | | | | | | | | |
|-------------|--------------|------------|----------|--------------------------------------|----------------|---------------------------|-----------------|------------------------|------------------|---------|-----------------|
| Series | ISIN Code | Issue date | Nº bonds | 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 | 4,718 | 14,349.99 | 100,000.00 | Floating | 0.0000% | 09/26/2040 | 12/27/2018 | AAA | AAA |
| | | | | 67,703,252.82 | 471,800,000.00 | 3-M Euribor+0.210% | 12/27/2018 | Quarterly | "Pass-Through" | Aa1 | Aaa |
| | | | | 14.35% | | 26.Mar/Jun/Sep/Dec | 0.000000 Gross | 26.Mar/Jun/Sep/Dec | | | |
| | | | | | | | 0.000000 Net | | | | |
| Series B | ES0313547012 | 02/24/2004 | 130 | 29,807.88 | 100,000.00 | Floating | 0.2310% | 09/26/2040 | To be determined | AA | A |
| | | | | 3,875,024.40 | 13,000,000.00 | 3-M Euribor+0.550% | 12/27/2018 | Quarterly | "Pass-Through" | Aa3 | A2 |
| | | | | 29.81% | | 26.Mar/Jun/Sep/Dec | 17.596585 Gross | 26.Mar/Jun/Sep/Dec | Pro rata | | |
| | | | | | | | 14.253234 Net | | deferred start / | | |
| | | | | | | | | | Secutorial | | |
| Series C | ES0313547020 | 02/24/2004 | 52 | 29,526.68 | 100,000.00 | Floating | 0.8810% | 09/26/2040 | To be determined | Asf | BBB |
| | | | | 1,535,387.36 | 5,200,000.00 | 3-M Euribor+1.200% | 12/27/2018 | Quarterly | "Pass-Through" | A3 | Baa3 |
| | | | | 29.53% | | 26.Mar/Jun/Sep/Dec | 66.477680 Gross | 26.Mar/Jun/Sep/Dec | Pro rata | | |
| | | | | | | | 53.846921 Net | | deferred start / | | |
| | | | | | | | | | Secutorial | | |
| Total | | | | 73,113,664.58 | 490,000,000.00 | | | | | | |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date | | | | | | | | | | | | | | |
|---|-------------------------------|----------------|--------------|------------|---------------------|------------|------------|------------|------------|------------|-------|------|--|--|
| Series | Option | Type | 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 | 2.51 | 2.31 | 2.28 | 2.09 | 2.06 | 1.88 | 1.86 | 1.86 | 1.68 | | | |
| | | Final Maturity | 03/29/2021 | 01/15/2021 | 01/05/2021 | 10/27/2020 | 10/18/2020 | 08/12/2020 | 08/05/2020 | 05/30/2020 | | | | |
| | | Date | 09/26/2021 | 06/26/2021 | 06/26/2021 | 03/26/2021 | 03/26/2021 | 12/26/2020 | 12/26/2020 | 09/26/2020 | | | | |
| | Without optional redemption * | Average life | 5.29 | 5.03 | 4.81 | 4.59 | 4.37 | 4.20 | 4.03 | 3.85 | 3.67 | | | |
| | | Final Maturity | 01/08/2024 | 10/06/2023 | 07/18/2023 | 04/26/2023 | 02/07/2023 | 12/05/2022 | 10/06/2022 | 07/31/2022 | | | | |
| | | Date | 12/26/2032 | 09/26/2032 | 03/26/2032 | 09/26/2031 | 03/26/2031 | 12/26/2030 | 09/26/2030 | 03/26/2030 | | | | |
| Series B | With optional redemption * | Average life | 2.51 | 2.31 | 2.28 | 2.09 | 2.06 | 1.88 | 1.86 | 1.86 | 1.68 | | | |
| | | Final Maturity | 03/29/2021 | 01/15/2021 | 01/05/2021 | 10/27/2020 | 10/18/2020 | 08/12/2020 | 08/05/2020 | 05/30/2020 | | | | |
| | | Date | 09/26/2021 | 06/26/2021 | 06/26/2021 | 03/26/2021 | 03/26/2021 | 12/26/2020 | 12/26/2020 | 09/26/2020 | | | | |
| | Without optional redemption * | Average life | 11.21 | 10.99 | 10.50 | 10.31 | 10.15 | 9.72 | 9.31 | 9.22 | 9.22 | | | |
| | | Final Maturity | 12/09/2029 | 09/18/2029 | 03/26/2029 | 01/15/2029 | 11/17/2028 | 06/12/2028 | 01/13/2028 | 12/13/2027 | | | | |
| | | Date | 12/26/2035 | 09/26/2035 | 06/26/2035 | 03/26/2035 | 09/26/2034 | 06/26/2034 | 12/26/2033 | 06/26/2033 | | | | |
| Series C | With optional redemption * | Average life | 2.51 | 2.31 | 2.28 | 2.09 | 2.06 | 1.88 | 1.86 | 1.86 | 1.68 | | | |
| | | Final Maturity | 03/29/2021 | 01/15/2021 | 01/05/2021 | 10/27/2020 | 10/18/2020 | 08/12/2020 | 08/05/2020 | 05/30/2020 | | | | |
| | | Date | 09/26/2021 | 06/26/2021 | 06/26/2021 | 03/26/2021 | 03/26/2021 | 12/26/2020 | 12/26/2020 | 09/26/2020 | | | | |
| | Without optional redemption * | Average life | 12.86 | 12.84 | 12.43 | 12.44 | 12.48 | 12.09 | 11.69 | 11.77 | 11.77 | | | |
| | | Final Maturity | 08/02/2031 | 07/25/2031 | 02/27/2031 | 03/04/2031 | 03/18/2031 | 10/25/2030 | 06/02/2030 | 06/29/2030 | | | | |
| | | Date | 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 | % CE | % CE | |
| Series A | 92.60% | 67,703,252.82 | 14.10% | 96.29% | 471,800,000.00 | 5.21% |
| Series B | 5.30% | 3,875,024.40 | 8.80% | 2.65% | 13,000,000.00 | 2.56% |
| Series C | 2.10% | 1,535,387.36 | 6.70% | 1.06% | 5,200,000.00 | 1.50% |
| Issue of Bonds | | 73,113,664.58 | | | 490,000,000.00 | |
| Reserve Fund | 6.70% | 4,900,000.00 | | 1.50% | 7,350,000.00 | |

| Other financial operations (current) | | | |
|--|--------------|--------------|----------|
| Assets | Balance | Interest | |
| Treasury Account | 5,103,555.64 | -0.549% | |
| Servicer ppal collect not yet credited | 143,053.39 | | |
| Servicer ints collect not yet credited | 4,662.84 | | |
| 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 | | 1,836 | 4,839 |
| Principal | | | |
| Principal outstanding | | 72,997,583.89 | 490,013,794.84 |
| Average loan | | 39,759.03 | 101,263.44 |
| Minimum | | 193.19 | 31,116.85 |
| Maximum | | 192,773.67 | 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) | | 140 | 290 |
| Minimum | | 10/01/2018 | 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 | % LTV |
| 0.01 - 10% | 2.82 | 6.91 | |
| 10.01 - 20% | 8.45 | 15.73 | |
| 20.01 - 30% | 23.21 | 26.03 | 0.04 |
| 30.01 - 40% | 28.73 | 35.02 | 0.01 |
| 40.01 - 50% | 32.29 | 44.25 | 0.09 |
| 50.01 - 60% | 4.50 | 50.69 | 0.53 |
| 60.01 - 70% | | | 21.53 |
| 70.01 - 80% | | | 77.81 |
| Weighted average (WALTV) | 34.19 | | 73.48 |
| Minimum | 0.14 | | 22.46 |
| Maximum | 52.22 | | 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) | 0.07% | 0.21% | 0.26% | 0.30% | 0.50% |
| Annual Percentage Rate (CPR) | 0.85% | 2.50% | 3.04% | 3.53% | 5.81% |

Geographic distribution

| | Current | At constitution date |
|--------------------|---------|----------------------|
| Andalucia | 8.06% | 8.14% |
| Aragon | 1.81% | 2.18% |
| Asturias | 2.32% | 2.18% |
| Balearic Islands | 2.13% | 1.66% |
| Basque Country | 16.88% | 13.03% |
| Canary Islands | 2.91% | 3.70% |
| Cantabria | 2.51% | 2.31% |
| Castilla-La Mancha | 2.83% | 2.45% |
| Castilla-Leon | 5.87% | 5.24% |
| Catalonia | 17.14% | 17.44% |
| Extremadura | 0.47% | 0.60% |
| Galicia | 5.01% | 4.88% |
| La Rioja | 0.41% | 0.36% |
| Madrid | 23.46% | 25.84% |
| Murcia | 1.82% | 2.52% |
| Navarra | 0.69% | 0.84% |
| Valencia | 5.67% | 6.82% |

Current delinquency

| Aging | Assets | Overdue debt | | | | | Outstanding debt | Total debt | | % Total debt / Appraisal Value |
|--------------------------|--------|--------------|-----------|-------|------------|--------|------------------|--------------|--------|--------------------------------|
| | | Principal | Interest | Other | Total | % | | Total | % | |
| <i>Delinquencies</i> | | | | | | | | | | |
| Up to 1 month | 42 | 9,077.17 | 262.11 | 0.00 | 9,339.28 | 3.47 | 1,821,767.00 | 1,831,106.28 | 56.14 | 32.88 |
| from > 1 to = 2 months | 6 | 3,784.49 | 142.38 | 0.00 | 3,926.87 | 1.46 | 244,145.87 | 248,072.74 | 7.61 | 27.95 |
| from > 2 to = 3 months | 6 | 6,387.75 | 308.05 | 0.00 | 6,695.80 | 2.49 | 257,775.60 | 264,471.40 | 8.11 | 32.69 |
| from > 3 to = 6 months | 4 | 4,944.10 | 203.66 | 0.00 | 5,147.76 | 1.91 | 94,744.65 | 99,892.41 | 3.06 | 28.30 |
| from > 6 to < 12 months | 4 | 11,654.72 | 648.86 | 0.00 | 12,303.58 | 4.57 | 217,569.90 | 229,873.48 | 7.05 | 40.78 |
| from = 12 to < 18 months | 2 | 4,982.37 | 610.41 | 0.00 | 5,592.78 | 2.08 | 92,774.15 | 98,366.93 | 3.02 | 49.75 |
| from = 18 to < 24 months | 2 | 14,421.00 | 915.94 | 0.00 | 15,336.94 | 5.69 | 53,394.76 | 68,731.70 | 2.11 | 35.41 |
| from ≥ 2 years | 9 | 186,233.35 | 24,807.25 | 0.00 | 211,040.60 | 78.34 | 210,363.36 | 421,403.96 | 12.92 | 50.21 |
| Subtotal | 75 | 241,484.95 | 27,898.66 | 0.00 | 269,383.61 | 100.00 | 2,992,535.29 | 3,261,918.90 | 100.00 | 34.65 |
| Total | 75 | 241,484.95 | 27,898.66 | 0.00 | 269,383.61 | | 2,992,535.29 | 3,261,918.90 | | |

Additional information