

**Brief report**

**Date:** 01/31/2019  
**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 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	13,811.05	100,000.00	Floating	0.0000%	09/26/2040	03/26/2019	AAA	AAA
				65,160,533.90	471,800,000.00	3-M Euribor+0.210%	0.000000 Gross	Quarterly	"Pass-Through"	Aa1	Aaa
				13.81%		26.Mar/Jun/Sep/Dec	0.000000 Net	26.Mar/Jun/Sep/Dec			
Series B	ES0313547012	02/24/2004	130	28,688.39	100,000.00	Floating	0.2400%	09/26/2040	To be determined	AA	A
				3,729,490.70	13,000,000.00	3-M Euribor+0.550%	0.2400%	Quarterly	"Pass-Through"	Aa3	A2
				28.69%		26.Mar/Jun/Sep/Dec	17.021778 Gross	26.Mar/Jun/Sep/Dec	Pro rata		
							13.787640 Net		deferred start /		
									Securitized		
Series C	ES0313547020	02/24/2004	52	28,417.75	100,000.00	Floating	0.8900%	09/26/2040	To be determined	Asf	BBB
				1,477,723.00	5,200,000.00	3-M Euribor+1.200%	0.8900%	Quarterly	"Pass-Through"	A3	Baa3
				28.42%		26.Mar/Jun/Sep/Dec	62.526944 Gross	26.Mar/Jun/Sep/Dec	Pro rata		
							50.646825 Net		deferred start /		
									Securitized		
<b>Total</b>				<b>70,367,747.60</b>	<b>490,000,000.00</b>						

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	Years	2.33	2.13	2.11	1.91	1.89	1.71	1.69	1.50			
		Final Maturity	Years	04/25/2021	02/10/2021	02/02/2021	11/23/2020	11/16/2020	09/08/2020	09/03/2020	06/26/2020			
		Date	2.75	2.50	2.50	2.25	2.00	2.00	1.75					
	Without optional redemption *	Average life	Years	5.20	4.95	4.74	4.51	4.33	4.13	3.97	3.79			
		Final Maturity	Years	03/09/2024	12/06/2023	09/20/2023	06/30/2023	04/23/2023	02/09/2023	12/12/2022	10/07/2022			
		Date	14.01	13.78	13.26	12.78	12.51	12.01	11.76	11.25				
Series B	With optional redemption *	Average life	Years	2.33	2.13	2.11	1.91	1.89	1.71	1.69	1.50			
		Final Maturity	Years	04/25/2021	02/10/2021	02/02/2021	11/23/2020	11/16/2020	09/08/2020	09/03/2020	06/26/2020			
		Date	2.75	2.50	2.50	2.25	2.00	2.00	1.75					
	Without optional redemption *	Average life	Years	11.33	11.12	10.65	10.48	10.03	9.91	9.50	9.44			
		Final Maturity	Years	04/21/2030	02/05/2030	08/16/2029	06/16/2029	01/04/2029	11/20/2028	06/25/2028	05/31/2028			
		Date	17.01	16.76	16.51	16.26	16.01	15.51	15.01	14.51				
Series C	With optional redemption *	Average life	Years	2.33	2.13	2.11	1.91	1.89	1.71	1.69	1.50			
		Final Maturity	Years	04/25/2021	02/10/2021	02/02/2021	11/23/2020	11/16/2020	09/08/2020	09/03/2020	06/26/2020			
		Date	2.75	2.50	2.50	2.25	2.00	2.00	1.75					
	Without optional redemption *	Average life	Years	13.02	13.03	12.64	12.69	12.31	12.39	12.01	12.12			
		Final Maturity	Years	12/29/2031	01/02/2032	08/14/2031	08/31/2031	04/15/2031	05/13/2031	12/24/2030	02/03/2031			
		Date	19.26	19.26	19.26	19.26	19.26	19.26	19.26	19.26				

\* 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%	65,160,533.90	14.36%	96.29%	471,800,000.00	5.21%
Series B	5.30%	3,729,490.70	9.06%	2.65%	13,000,000.00	2.56%
Series C	2.10%	1,477,723.00	6.96%	1.06%	5,200,000.00	1.50%
Issue of Bonds		70,367,747.60			490,000,000.00	
Reserve Fund	6.96%	4,900,000.00		1.50%	7,350,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	6,250,345.15	-0.549%	
Servicer ppal collect not yet credited	54,091.23		
Servicer ints collect not yet credited	1,789.98		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		4,900,000.00	1.190%
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		1,792	4,839
Principal			
Principal outstanding		69,189,353.33	490,013,794.84
Average loan		38,610.13	101,263.44
Minimum		113.69	31,116.85
Maximum		189,525.75	296,052.94
Interest rate			
Weighted average (wac)		0.44%	3.00%
Minimum		0.00%	2.41%
Maximum		3.37%	4.41%
Final maturity			
Weighted average (WARM) (months)		138	290
Minimum		02/04/2019	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%	2.85	6.95	
10.01 - 20%	8.69	15.64	
20.01 - 30%	25.27	25.67	0.04
30.01 - 40%	31.21	35.44	0.01
40.01 - 50%	30.41	44.68	0.09
50.01 - 60%	1.58	50.42	0.53
60.01 - 70%			21.53
70.01 - 80%			77.81
Weighted average (WALTV)	33.49		73.48
Minimum	0.11		22.46
Maximum	51.35		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)	0.26%	0.37%	0.29%	0.31%	0.49%
Annual Percentage Rate (CPR)	3.04%	4.38%	3.43%	3.61%	5.78%

### Geographic distribution

	Current	At constitution date
Andalucia	8.04%	8.14%
Aragon	1.78%	2.18%
Asturias	2.34%	2.18%
Balearic Islands	2.07%	1.66%
Basque Country	17.11%	13.03%
Canary Islands	2.86%	3.70%
Cantabria	2.52%	2.31%
Castilla-La Mancha	2.81%	2.45%
Castilla-Leon	5.85%	5.24%
Catalonia	17.26%	17.44%
Extremadura	0.46%	0.60%
Galicia	4.91%	4.88%
La Rioja	0.41%	0.36%
Madrid	23.64%	25.84%
Murcia	1.79%	2.52%
Navarra	0.70%	0.84%
Valencia	5.47%	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	27	6,986.89	141.54	0.00	7,128.43	2.68	1,052,130.00	1,059,258.43	43.87	29.59
from > 1 to = 2 months	7	2,975.80	125.82	0.00	3,101.62	1.17	178,830.78	181,932.40	7.53	25.87
from > 2 to = 3 months	5	7,335.59	332.22	0.00	7,667.81	2.88	323,206.73	330,874.54	13.70	34.32
from > 3 to = 6 months	5	4,777.33	311.77	0.00	5,089.10	1.91	163,726.92	168,816.02	6.99	30.82
from > 6 to < 12 months	3	8,095.56	580.87	0.00	8,676.43	3.26	93,237.91	101,914.34	4.22	32.19
from = 12 to < 18 months	3	9,173.48	946.29	0.00	10,119.77	3.81	106,262.63	116,382.40	4.82	42.06
from = 18 to < 24 months	1	8,424.31	341.97	0.00	8,766.28	3.30	22,699.65	31,465.93	1.30	28.94
from ≥ 2 years	9	191,132.90	24,171.95	0.00	215,304.85	80.99	208,562.37	423,867.22	17.55	47.95
Subtotal	60	238,901.86	26,952.43	0.00	265,854.29	100.00	2,148,656.99	2,414,511.28	100.00	32.71
Total	60	238,901.86	26,952.43	0.00	265,854.29		2,148,656.99	2,414,511.28		

#### Additional information