

**Brief report**

**Date:** 03/31/2019  
**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	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	13,204.38	100,000.00	Floating	0.0000%	09/26/2040	06/26/2019	AAA	AAA
			62,298,264.84	471,800,000.00	3-M Euribor+0.210%	0.000000 Gross	Quarterly	"Pass-Through"	Aa1	Aaa
			13.20%		26.Mar/Jun/Sep/Dec	0.000000 Net	26.Mar/Jun/Sep/Dec			
Series B	ES0313547012	02/24/2004	28,688.39	100,000.00	Floating	0.2410%	09/26/2040	To be determined	AA	A
			3,729,490.70	13,000,000.00	3-M Euribor+0.550%	06/26/2019	Quarterly	"Pass-Through"	Aa3	A2
			28.69%		26.Mar/Jun/Sep/Dec	17.668861 Gross	26.Mar/Jun/Sep/Dec	Pro rata		
						14.311777 Net		deferred start /		
								Securitized		
Series C	ES0313547020	02/24/2004	28,417.75	100,000.00	Floating	0.8910%	09/26/2040	To be determined	Asf	BBB
			1,477,723.00	5,200,000.00	3-M Euribor+1.200%	06/26/2019	Quarterly	"Pass-Through"	A3	Baa3
			28.42%		26.Mar/Jun/Sep/Dec	64.707217 Gross	26.Mar/Jun/Sep/Dec	Pro rata		
						52.412846 Net		deferred start /		
								Securitized		
Total			67,505,478.54	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	Years	2.13	1.93	1.91	1.71	1.70	1.51	1.50	1.50	1.48		
		Final Maturity	Years	05/09/2021	02/26/2021	02/18/2021	12/10/2020	12/04/2020	09/26/2020	09/22/2020	09/17/2020	09/17/2020		
		Date	2.51	2.25	2.25	2.00	2.00	1.76	1.76	1.76				
	Without optional redemption *	Average life	Years	4.83	4.60	4.39	4.19	4.00	3.83	3.67	3.52	3.52		
		Final Maturity	Years	01/23/2024	10/31/2023	08/14/2023	06/02/2023	03/26/2023	01/22/2023	11/24/2022	09/29/2022	09/29/2022		
		Date	12.76	12.26	12.01	11.51	11.26	10.76	10.51	10.26	10.26			
Series B	With optional redemption *	Average life	Years	2.51	2.25	2.25	2.00	2.00	1.76	1.76	1.76	1.76		
		Final Maturity	Years	09/26/2021	06/26/2021	06/26/2021	03/26/2021	03/26/2021	12/26/2020	12/26/2020	12/26/2020			
		Date	2.51	2.25	2.25	2.00	2.00	1.76	1.76	1.76				
	Without optional redemption *	Average life	Years	14.30	13.88	13.47	13.06	12.67	12.29	11.92	11.57	11.57		
		Final Maturity	Years	07/11/2033	02/07/2033	09/07/2032	04/13/2032	11/21/2031	07/06/2031	02/23/2031	10/17/2030			
		Date	16.26	16.01	15.52	15.26	14.76	14.26	14.01	13.52	13.52			
Series C	With optional redemption *	Average life	Years	2.51	2.25	2.25	2.00	2.00	1.76	1.76	1.76	1.76		
		Final Maturity	Years	09/26/2021	06/26/2021	06/26/2021	03/26/2021	03/26/2021	12/26/2020	12/26/2020	12/26/2020			
		Date	2.51	2.25	2.25	2.00	2.00	1.76	1.76	1.76				
	Without optional redemption *	Average life	Years	17.34	17.14	16.92	16.68	16.42	16.14	15.83	15.51	15.51		
		Final Maturity	Years	07/22/2036	05/11/2036	02/22/2036	11/26/2035	08/22/2035	05/11/2035	01/18/2035	09/25/2034			
		Date	19.01	19.01	19.01	19.01	19.01	19.01	19.01	19.01	19.01			
			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
Series A	92.29%	62,298,264.84	14.87%	96.29%	471,800,000.00	5.21%
Series B	5.52%	3,729,490.70	9.35%	2.65%	13,000,000.00	2.56%
Series C	2.19%	1,477,723.00	7.16%	1.06%	5,200,000.00	1.50%
Issue of Bonds		67,505,478.54			490,000,000.00	
Reserve Fund	7.16%	4,833,688.78	1.50%		7,350,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	5,064,237.56	-0.549%	
Servicer ppal collect not yet credited	103,557.95		
Servicer ints collect not yet credited	3,685.08		
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		1,766	4,839
Principal			
Principal outstanding		67,457,683.28	490,013,794.84
Average loan		38,198.01	101,263.44
Minimum		150.20	31,116.85
Maximum		187,902.73	296,052.94
Interest rate			
Weighted average (wac)		0.46%	3.00%
Minimum		0.00%	2.41%
Maximum		3.37%	4.41%
Final maturity			
Weighted average (WARM) (months)		136	290
Minimum		04/05/2019	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	% Pool
0.01 - 10%	2.75	6.78	
10.01 - 20%	9.19	15.60	
20.01 - 30%	26.75	25.68	0.04
30.01 - 40%	31.34	35.74	0.01
40.01 - 50%	29.22	44.78	0.09
50.01 - 60%	0.74	50.22	0.53
60.01 - 70%			21.53
70.01 - 80%			77.81
Weighted average (WALTV)	33.15		73.48
Minimum	0.17		22.46
Maximum	50.92		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)	0.33%	0.24%	0.32%	0.29%	0.49%
Annual Percentage Rate (CPR)	3.85%	2.82%	3.81%	3.43%	5.75%

### Geographic distribution

	Current	At constitution date
Andalucia	8.05%	8.14%
Aragon	1.76%	2.18%
Asturias	2.34%	2.18%
Balearic Islands	2.09%	1.66%
Basque Country	17.26%	13.03%
Canary Islands	2.82%	3.70%
Cantabria	2.53%	2.31%
Castilla-La Mancha	2.83%	2.45%
Castilla-Leon	5.85%	5.24%
Catalonia	17.20%	17.44%
Extremadura	0.46%	0.60%
Galicia	4.91%	4.88%
La Rioja	0.33%	0.36%
Madrid	23.73%	25.84%
Murcia	1.77%	2.52%
Navarra	0.70%	0.84%
Valencia	5.40%	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	32	9,409.40	215.49	0.00	9,624.89	3.51	1,558,754.56	1,568,379.45	57.75	33.82
from > 1 to = 2 months	4	2,028.70	178.36	0.00	2,207.06	0.80	160,756.61	162,963.67	6.00	38.04
from > 2 to = 3 months	5	6,301.72	190.98	0.00	6,492.70	2.37	176,971.48	183,464.18	6.76	26.06
from > 3 to = 6 months	2	3,267.37	247.89	0.00	3,515.26	1.28	101,079.87	104,595.13	3.85	43.00
from > 6 to < 12 months	3	7,239.78	361.23	0.00	7,601.01	2.77	65,932.85	73,533.86	2.71	28.39
from = 12 to < 18 months	2	6,633.86	564.09	0.00	7,197.95	2.62	63,243.47	70,441.42	2.59	38.07
from = 18 to < 24 months	3	16,057.72	1,198.58	0.00	17,256.30	6.29	112,127.92	129,384.22	4.76	39.41
from ≥ 2 years	9	196,147.96	24,313.64	0.00	220,461.60	80.36	202,489.76	422,951.36	15.57	47.85
Subtotal	60	247,086.51	27,270.26	0.00	274,356.77	100.00	2,441,356.52	2,715,713.29	100.00	35.32
Total	60	247,086.51	27,270.26	0.00	274,356.77		2,441,356.52	2,715,713.29		

#### Additional information