

Brief report

Date: 02/28/2011
Currency: EUR

Date of constitution
 04/27/2009

VAT Reg. no.
 V85687887

Management Company
 Europea de Titulización, S.G.F.T

Originator
 Bankinter

Lead Manager and Subscriber
 Bankinter

Servicer
 Bankinter

Bond Paying Agent
 Bankinter

Assets Custodian
 Bankinter

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Bankinter

Swap
 Bankinter

Start-up Loan
 Bankinter

Subordinated Loan
 Bankinter

Fund Auditors
 Deloitte

Issued securities: Asset-Backed Bonds

Bonds issue									
Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0313533004	04/29/2009 15,979	86,897.86 1,388,540,904.94 86.90%	100,000.00 1,597,900,000.00	Floating 3M Euribor+0.300% 18.Mar/Jun/Sep/Dec	1.3240% 03/18/2011 281.240096 Gross 227.804478 Net	06/18/2052 Quarterly 18.Mar/Jun/Sep/Dec	03/18/2011 "Pass-Through" Secuential / Pro rata under certain circumstances	Aaa	Aaa
Series B ES0313533012	04/29/2009 207	100,000.00 20,700,000.00 100.00%	100,000.00 20,700,000.00	Floating 3M Euribor+0.500% 18.Mar/Jun/Sep/Dec	1.5240% 03/18/2011 372.533333 Gross 301.752000 Net	06/18/2052 Quarterly 18.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A1	A1
Series C ES0313533020	04/29/2009 314	100,000.00 31,400,000.00 100.00%	100,000.00 31,400,000.00	Floating 3M Euribor+0.700% 18.Mar/Jun/Sep/Dec	1.7240% 03/18/2011 421.422222 Gross 341.352000 Net	06/18/2052 Quarterly 18.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Baa3	Baa3
Total		1,440,640,904.94	1,650,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	Option	Average life	Years	% Monthly CPR (SMM)							
				0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44
				% Annual equivalent CPR							
				2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00
Series A	With optional redemption *	Average life	Years	9.83	8.32	7.15	6.22	5.50	4.89	4.42	4.01
		Final Maturity	Years	10/15/2020	04/14/2019	02/10/2018	03/08/2017	06/18/2016	11/08/2015	05/20/2015	12/22/2014
			Date	03/18/2032	09/18/2029	06/18/2027	06/18/2025	12/18/2023	06/18/2022	06/18/2021	06/18/2020
	Without optional redemption *	Average life	Years	10.36	8.87	7.70	6.76	6.00	5.38	4.87	4.43
		Final Maturity	Years	04/28/2021	10/31/2019	08/29/2018	09/21/2017	12/19/2016	05/06/2016	10/30/2015	05/25/2015
		Date	06/18/2048	06/18/2048	06/18/2048	06/18/2048	06/18/2048	06/18/2048	06/18/2048	06/18/2048	06/18/2048
Series B	With optional redemption *	Average life	Years	14.86	12.69	10.95	9.54	8.44	7.49	6.76	6.12
		Final Maturity	Years	10/24/2025	08/25/2023	11/27/2021	06/30/2020	05/25/2019	06/15/2018	09/22/2017	02/01/2017
			Date	03/18/2032	09/18/2029	06/18/2027	06/18/2025	12/18/2023	06/18/2022	06/18/2021	06/18/2020
	Without optional redemption *	Average life	Years	15.82	13.67	11.93	10.51	9.34	8.38	7.57	6.88
		Final Maturity	Years	10/10/2026	08/18/2024	11/21/2022	06/20/2021	04/21/2020	05/04/2019	07/12/2018	11/04/2017
		Date	06/18/2048	06/18/2048	06/18/2048	06/18/2048	06/18/2048	06/18/2048	06/18/2048	06/18/2048	06/18/2048
Series C	With optional redemption *	Average life	Years	14.86	12.69	10.95	9.54	8.44	7.49	6.76	6.12
		Final Maturity	Years	10/25/2025	08/25/2023	11/27/2021	07/01/2020	05/25/2019	06/15/2018	09/22/2017	02/01/2017
			Date	03/18/2032	09/18/2029	06/18/2027	06/18/2025	12/18/2023	06/18/2022	06/18/2021	06/18/2020
	Without optional redemption *	Average life	Years	15.82	13.67	11.93	10.51	9.34	8.38	7.57	6.88
		Final Maturity	Years	10/10/2026	08/18/2024	11/21/2022	06/20/2021	04/21/2020	05/04/2019	07/12/2018	11/04/2017
		Date	06/18/2048	06/18/2048	06/18/2048	06/18/2048	06/18/2048	06/18/2048	06/18/2048	06/18/2048	06/18/2048

* 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	96.38%	1,388,540,904.94	7.29%	96.84%	1,597,900,000.00	6.35%
Series B	1.44%	20,700,000.00	5.85%	1.25%	20,700,000.00	5.10%
Series C	2.18%	31,400,000.00	3.67%	1.90%	31,400,000.00	3.20%
Issue of Bonds		1,440,640,904.94			1,650,000,000.00	
Reserve Fund	3.67%	52,800,000.00		3.20%	52,800,000.00	

Other financial operations (current)			
	Balance	Interest	
Assets			
Treasury Account	86,768,173.96	1.036%	
Servicer ppal collect not yet credited	3,572,016.47		
Servicer ints collect not yet credited	927,082.15		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		52,800,000.00	3.024%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		193,214.93	3.024%
Start-up Loan S/T		77,286.00	

Collateral: Residential mortgage loans and credits

General			
	Current	At constitution date	
Count	13,796	14,965	
Principal			
Principal outstanding	1,408,212,031.65	1,650,001,084.61	
Average loan	102,073.94	110,257.34	
Minimum	116.63	5,937.83	
Maximum	2,360,239.86	2,456,669.81	
Interest rate			
Weighted average (wac)	1.87%	4.87%	
Minimum	1.37%	2.06%	
Maximum	6.65%	8.31%	
Final maturity			
Weighted average (WARM) (months)	277	292	
Minimum	03/01/2011	09/14/2009	
Maximum	09/17/2048	09/17/2048	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	100.00%	100.00%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	3.43	7.13	2.76	7.35
10.01 - 20%	8.51	15.20	7.86	15.12
20.01 - 30%	9.93	25.35	8.88	25.08
30.01 - 40%	12.75	35.18	11.95	35.19
40.01 - 50%	16.23	45.16	14.31	45.22
50.01 - 60%	17.52	54.85	17.24	55.07
60.01 - 70%	15.71	64.84	16.06	64.99
70.01 - 80%	13.49	74.10	17.33	75.51
80.01 - 90%	1.76	84.07	2.44	84.38
90.01 - 100%	0.67	93.22	1.17	94.90
Weighted average (WALTV)	47.77		50.48	
Minimum	0.03		0.92	
Maximum	97.02		99.96	

BANKINTER 19 Fondo de Titulización de Activos

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Market

AIAF Mercado de Renta Fija

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Start-up Loan

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Bankinter

Fund Auditors

Deloitte

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.19%	0.34%	0.31%	0.32%	0.36%
Annual Percentage Rate (CPR)	2.28%	3.99%	3.69%	3.80%	4.18%

Geographic distribution

	Current	At constitution date
Andalucia	17.80%	17.93%
Aragon	2.81%	2.74%
Asturias	1.29%	1.32%
Balearic Islands	3.40%	3.30%
Basque Country	4.48%	4.62%
Canary Islands	3.92%	3.94%
Cantabria	2.08%	2.08%
Castilla-La Mancha	3.52%	3.48%
Castilla-Leon	2.49%	2.47%
Catalonia	16.35%	15.99%
Extremadura	0.60%	0.60%
Galicia	2.07%	2.11%
La Rioja	0.54%	0.51%
Madrid	21.55%	21.79%
Murcia	2.92%	2.84%
Navarra	0.65%	0.63%
Valencia	13.54%	13.66%

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	543	186,576.79	56,081.82	0.00	242,658.61	26.89	66,311,542.88	66,554,201.49	71.64	37.38
from > 1 to ≤ 2 months	90	83,346.59	31,712.55	0.00	115,059.14	12.75	11,663,772.82	11,778,831.96	12.68	37.91
from > 2 to ≤ 3 months	47	58,870.77	26,221.41	0.00	85,092.18	9.43	5,776,164.88	5,861,257.06	6.31	41.24
from > 3 to ≤ 6 months	28	65,077.29	26,172.57	0.00	91,249.86	10.11	3,756,125.20	3,847,375.06	4.14	40.35
from > 6 to < 12 months	19	75,603.83	43,794.62	0.00	119,398.45	13.23	2,347,995.08	2,467,393.53	2.66	41.25
from ≥ 12 to < 18 months	15	92,279.50	49,204.50	0.00	141,484.00	15.68	1,399,330.62	1,540,814.62	1.66	38.94
from ≥ 18 to < 24 months	7	73,200.85	34,230.38	0.00	107,431.23	11.91	743,640.83	851,072.06	0.92	34.58
Subtotal	749	634,955.62	267,417.85	0.00	902,373.47	100.00	91,998,572.31	92,900,945.78	100.00	37.87
<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	749	634,955.62	267,417.85	0.00	902,373.47		91,998,572.31	92,900,945.78		37.87

Additional information