

# BANKINTER 7 Fondo de Titulización Hipotecaria

## Brief report

Date: 02/28/2009  
Currency: EUR

Date of constitution  
02/18/2004

VAT Reg. no.  
G83907055

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

Originator  
Bankinter

Servicer  
Bankinter

Lead Managers  
Bankinter

Bond Paying Agent  
Bankinter

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Bankinter

Subordinated Loan  
Bankinter

Start-up Loan  
Bankinter

Swap  
Bankinter

Assets Custodian  
Bankinter

Fund Auditors  
Ernst&Young

### Issued securities: Mortgage-Backed Bonds

Bonds issue										
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current Original		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Fitch / Moody's		
						Final maturity (legal)	Next	Current	Original	
Series A ES0313547004	02/24/2004 4,718	46,825.23 220,921,435.14 46.83%	100,000.00 471,800,000.00	Floating 3-M Euribor+0.210% 26.Mar/Jun/Sep/Dec	3.2290% 03/26/2009 365.396780 Gross 299.625360 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	03/26/2009 "Pass-Through"	AAA Aaa	AAA Aaa	
Series B ES0313547012	02/24/2004 130	100,000.00 13,000,000.00 100.00%	100,000.00 13,000,000.00	Floating 3-M Euribor+0.550% 26.Mar/Jun/Sep/Dec	3.5690% 03/26/2009 862.508333 Gross 707.256833 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA+ A2	A A2	
Series C ES0313547020	02/24/2004 52	100,000.00 5,200,000.00 100.00%	100,000.00 5,200,000.00	Floating 3-M Euribor+1.200% 26.Mar/Jun/Sep/Dec	4.2190% 03/26/2009 1,019.591667 Gross 836.065167 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	A Baa	BBB Baa	
Total		239,121,435.14 490,000,000.00								

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	Option	Type	Yrs	% Monthly CPR (SMM)									
				0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
Series A	With optional redemption *	Average life	Years	8.71	7.48	6.44	5.66	5.04	4.50	5.22	5.46		
		Final Maturity	Years	11/11/2017	08/18/2016	08/07/2015	10/26/2014	03/12/2014	08/27/2013	05/19/2014	08/14/2014		
Series B	With optional redemption *	Average life	Years	8.47	7.27	6.27	5.51	4.90	4.38	3.91	3.59		
		Final Maturity	Years	08/17/2017	06/05/2016	06/05/2015	08/31/2014	01/22/2014	07/14/2013	01/25/2013	09/28/2012		
Series C	With optional redemption *	Average life	Years	8.39	7.20	6.21	5.46	4.86	4.33	3.87	3.55		
		Final Maturity	Years	07/19/2017	05/11/2016	05/15/2015	08/12/2014	01/05/2014	06/29/2013	01/12/2013	09/16/2012		

\* 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	92.39%	220,921,435.14	10.61%	96.29%	471,800,000.00
Series B	5.44%	13,000,000.00	5.17%	2.65%	13,000,000.00
Series C	2.17%	5,200,000.00	3.00%	1.06%	5,200,000.00
Issue of Bonds		239,121,435.14			490,000,000.00
Reserve Fund	3.00%	7,173,643.05		1.50%	7,350,000.00

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	
Servicer ppal collect not yet credited		464,493.34	
Servicer ints collect not yet credited		443,393.83	
Liabilities	Available	Balance	Interest
Subordinated Loan		7,173,643.05	7.120%
Start-up Loan		50,227.50	5.020%

### Collateral: Residential mortgage loans

General			
		Current	At constitution date
		Count	
Principal	Principal outstanding	233,312,513.70	490,013,794.84
	Average loan	77,589.80	101,263.44
	Minimum	1,797.58	31,116.85
	Maximum	270,777.77	296,052.94
Interest rate	Weighted average (wac)	5.17%	3.00%
	Minimum	2.97%	2.41%
	Maximum	7.36%	4.41%
Final maturity	Weighted average (WARM) (months)	226	290
	Minimum	05/20/2009	11/22/2009
	Maximum	06/14/2038	06/23/2038
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		100.00%	99.99%

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		0.12	6.38
10.01 - 20%		0.56	16.12
20.01 - 30%		1.50	25.71
30.01 - 40%		3.52	35.77
40.01 - 50%		9.08	45.68
50.01 - 60%		26.22	56.03
60.01 - 70%		51.83	64.96
70.01 - 80%		7.18	71.24
Weighted average (WALTV)		59.36	73.48
Minimum		1.36	22.46
Maximum		74.12	79.79

#### Additional information

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.38%	0.67%	0.68%	0.65%	0.80%
Annual Percentage Rate (CPR)	4.43%	7.80%	7.82%	7.50%	9.22%

Geographic distribution		
	Current	At constitution date
Andalucia	8.29%	8.14%
Aragon	2.37%	2.18%
Asturias	2.27%	2.18%
Balearic Islands	1.60%	1.65%
Basque Country	14.03%	13.03%
Canary Islands	3.32%	3.70%
Cantabria	2.27%	2.31%
Castilla-La Mancha	2.68%	2.45%
Castilla-Leon	6.00%	5.24%
Catalonia	17.16%	17.44%
Extremadura	0.59%	0.60%
Galicia	5.81%	4.88%
La Rioja	0.48%	0.36%
Madrid	23.04%	25.64%
Murcia	2.30%	2.52%
Navarra	0.78%	0.84%
Valencia	6.99%	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	100	18,103.21	15,397.36	0.00	33,500.57	27.66	7,479,506.56	7,513,007.13	71.82	58.60
from > 1 to ≤ 2 months	16	5,914.82	8,521.65	0.00	14,436.47	11.92	1,094,164.96	1,108,601.43	10.60	64.71
from > 2 to ≤ 3 months	8	6,760.07	9,336.32	0.00	16,096.39	13.29	742,844.09	758,940.48	7.26	63.10
from > 3 to ≤ 6 months	9	7,430.56	12,246.99	0.00	19,677.55	16.24	624,467.86	644,145.41	6.16	64.46
from > 6 to < 12 months	5	8,466.11	9,539.82	0.00	18,005.93	14.86	312,795.89	330,801.82	3.16	64.66
from ≥ 18 to < 24 months	1	10,533.31	8,884.09	0.00	19,417.40	16.03	85,938.69	105,356.09	1.01	64.93
Subtotal	139	57,208.08	63,926.23	0.00	121,134.31	100.00	10,339,718.05	10,460,852.36	100.00	60.09
<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	139	57,208.08	63,926.23	0.00	121,134.31		10,339,718.05	10,460,852.36		60.09

### Additional information