BANKINTER 7 Fondo de Titulización Hipotecaria

Brief report

Date: 05/31/2009
Currency: EUR

Date of constitution
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
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 Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	Principal outstanding Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	Redemption Next	Rating Fitch / Moody´s Current	Rating Original
Series A ES0313547004	02/24/2004 4,718	45,639.22 215,325,839.96 45.64%	100,000.00 471,800,000.00	Floating 3-M Euribor+0.210% 26.Mar/Jun/Sep/Dec	1.7660% 06/26/2009 205.974871 Gross 168.899394 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	06/26/2009 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0313547012	02/24/2004 130	94,802.06 12,324,267.80 94.80%	100,000.00 13,000,000.00	Floating 3-M Euribor+0.550% 26.Mar/Jun/Sep/Dec	2.1060% 06/26/2009 510.224687 Gross 418.384243 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	93,907.70 4,883,200.40 93.91%	100,000.00 5,200,000.00	Floating 3-M Euribor+1.200% 26.Mar/Jun/Sep/Dec	2.7560% 06/26/2009 661.402365 Gross 542.349939 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		232,533,308.16	490,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

			% 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	8.39	7.25	6.30	5.54	4.88	4.41	5.17	5.60
			Date	10/17/2017	08/28/2016	09/16/2015	12/13/2014	04/17/2014	10/25/2013	08/01/2014	01/02/2015
		Final Maturity	Years	14.83	13.33	11.83	10.58	9.33	8.58	8.33	8.33
			Date	03/26/2024	09/26/2022	03/26/2021	12/26/2019	09/26/2018	12/26/2017	09/26/2017	09/26/2017
	Without optional redemption *	Average life	Years	9.31	8.14	7.19	6.40	5.74	5.18	4.71	4.30
			Date	09/17/2018	07/20/2017	08/06/2016	10/23/2015	02/24/2015	08/05/2014	02/13/2014	09/18/2013
		Final Maturity	Years	29.34	29.34	29.34	29.34	29.34	29.34	29.34	29.34
			Date	09/26/2038	09/26/2038	09/26/2038	09/26/2038	09/26/2038	09/26/2038	09/26/2038	09/26/2038
Series B	With optional redemption *	Average life	Years	8.39	7.25	6.30	5.54	4.88	4.41	3.98	3.61
			Date	10/17/2017	08/28/2016	09/16/2015	12/13/2014	04/17/2014	10/25/2013	05/24/2013	01/07/2013
		Final Maturity	Years	14.83	13.33	11.83	10.58	9.33	8.58	7.82	7.08
			Date	03/26/2024	09/26/2022	03/26/2021	12/26/2019	09/26/2018	12/26/2017	03/26/2017	06/26/2016
	Without optional redemption *	Average life	Years	9.31	8.14	7.19	6.40	5.74	5.18	4.71	4.30
			Date	09/17/2018	07/20/2017	08/06/2016	10/23/2015	02/24/2015	08/05/2014	02/13/2014	09/18/2013
		Final Maturity	Years	29.34	29.34	29.34	29.34	29.34	29.34	29.34	29.34
			Date	09/26/2038	09/26/2038	09/26/2038	09/26/2038	09/26/2038	09/26/2038	09/26/2038	09/26/2038
Series C	With optional redemption *	Average life	Years	8.39	7.25	6.30	5.54	4.88	4.41	3.98	3.61
			Date	10/17/2017	08/28/2016	09/16/2015	12/13/2014	04/17/2014	10/25/2013	05/24/2013	01/07/2013
		Final Maturity	Years	14.83	13.33	11.83	10.58	9.33	8.58	7.82	7.08
			Date	03/26/2024	09/26/2022	03/26/2021	12/26/2019	09/26/2018	12/26/2017	03/26/2017	06/26/2016
	Without optional redemption *	Average life	Years	9.31	8.14	7.19	6.40	5.74	5.18	4.71	4.30
			Date	09/17/2018	07/20/2017	08/06/2016	10/23/2015	02/24/2015	08/05/2014	02/13/2014	09/18/2013
		Final Maturity	Years	29.34	29.34	29.34	29.34	29.34	29.34	29.34	29.34
			Date	09/26/2038	09/26/2038	09/26/2038	09/26/2038	09/26/2038	09/26/2038	09/26/2038	09/26/2038

* 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		% CE	At issue date		% CE
Series A	92.60%	215,325,839.96	10.40%	96.29%	471,800,000.00	5.21%
Series B	5.30%	12,324,267.80	5.10%	2.65%	13,000,000.00	2.56%
Series C	2.10%	4,883,200.40	3.00%	1.06%	5,200,000.00	1.50%
Issue of Bonds		232,533,308.16			490,000,000.00	
Reserve Fund	3.00%	6,975,999.24		1.50%	7,350,000.00	

Other finantial operations (current)

Assets	Available	Balance	Interest
Treasury Account		13,210,895.62	1.580%
Servicer ppal collect not yet credited		473,455.55	
Servicer ints collect not yet credited		332,920.24	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan		6,975,999.24	5.560%
Start-up Loan		0.00	

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	2,974	4,839
Principal		
Principal outstanding	227,882,745.09	490,013,794.84
Average loan	76,625.00	101,263.44
Minimum	261.13	31,116.85
Maximum	269,847.16	296,052.94
Interest rate		
Weighted average (wac)	4.51%	3.00%
Minimum	1.92%	2.41%
Maximum	7.36%	4.41%
Final maturity		
Weighted average (WARM) (months)	224	290
Minimum	06/04/2009	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 % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	0.14	6.41		
10.01 - 20%	0.60	16.09		
20.01 - 30%	1.71	25.73	0.04	23.23
30.01 - 40%	3.84	35.98	0.01	38.44
40.01 - 50%	9.42	45.66	0.09	47.42
50.01 - 60%	27.34	55.90	0.53	56.94
60.01 - 70%	50.79	64.75	21.53	67.83
70.01 - 80%	6.16	71.08	77.81	75.21
Weighted average (WALTV)		58.78		73.48
Minimum		0.43		22.46
Maximum		73.85		79.79

Additional information
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Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.42%	0.44%	0.56%	0.61%	0.79%
Annual Percentage Rate (CPR)	4.93%	5.11%	6.47%	7.07%	9.03%

Geographic distribution

	Current	At constitution date
Andalucia	8.27%	8.14%
Aragon	2.39%	2.18%
Asturias	2.30%	2.18%
Balearic Islands	1.58%	1.66%
Basque Country	14.11%	13.03%
Canary Islands	3.25%	3.70%
Cantabria	2.30%	2.31%
Castilla-La Mancha	2.65%	2.45%
Castilla-Leon	6.04%	5.24%
Catalonia	17.16%	17.44%
Extremadura	0.58%	0.60%
Galicia	5.77%	4.88%
La Rioja	0.48%	0.36%
Madrid	23.07%	25.64%
Murcia	2.31%	2.52%
Navarra	0.78%	0.84%
Valencia	6.98%	6.82%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	70	13,807.41	10,474.12	0.00	24,281.53	20.89	5,302,617.90	5,326,899.43	59.35	59.19
from > 1 to ≤ 2 months	20	7,202.02	10,932.52	0.00	18,134.54	15.60	1,586,853.65	1,604,988.19	17.88	64.79
from > 2 to ≤ 3 months	9	6,575.49	6,871.11	0.00	13,446.60	11.57	845,183.59	858,630.19	9.57	66.40
from > 3 to ≤ 6 months	7	10,184.63	11,980.42	0.00	22,165.05	19.07	570,708.20	592,873.25	6.61	62.67
from > 6 to < 12 months	9	17,628.86	20,578.86	0.00	38,207.72	32.87	554,417.19	592,624.91	6.60	63.32
Subtotal	115	55,398.41	60,837.03	0.00	116,235.44	100.00	8,859,780.53	8,976,015.97	100.00	61.26
Doubt debts (subjectives)										
	0	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	115	55,398.41	60,837.03	0.00	116,235.44		8,859,780.53	8,976,015.97		61.26

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