BANKINTER 7 Fondo de Titulización Hipotecaria

Brief report

Date: 11/30/2009
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	Original	Interest type / Reference rate and margin / Payment Date	Interest Rate / Next coupon	Redemption: Final maturity (legal)	Next	Rating Fitch / Moody´s Current	Original
Series A ES0313547004	02/24/2004 4,718	43,186.95 203,756,030.10 43.19%	100,000.00 471,800,000.00	Floating 3-M Euribor+0.210% 26.Mar/Jun/Sep/Dec	0.9530% 12/28/2009 104.036163 Gross 85.309654 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	12/28/2009 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0313547012	02/24/2004 130	89,708.18 11,662,063.40 89.71%	100,000.00 13,000,000.00	Floating 3-M Euribor+0.550% 26.Mar/Jun/Sep/Dec	1.2930% 12/28/2009 293.203711 Gross 240.427043 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	88,861.88 4,620,817.76 88.86%	100,000.00 5,200,000.00	Floating 3-M Euribor+1.200% 26.Mar/Jun/Sep/Dec	1.9430% 12/28/2009 436.442655 Gross 357.882977 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		220,038,911.26	490,000,000.00						

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

				0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44
			% 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	7.78	6.74	5.90	5.18	4.60	4.15	3.74	3.43
			Date	10/06/2017	09/18/2016	11/18/2015	03/01/2015	08/02/2014	02/17/2014	09/22/2013	05/30/2013
		Final Maturity	Years	13.51	12.01	10.76	9.50	8.50	7.76	7.01	6.50
			Date	06/26/2023	12/26/2021	09/26/2020	06/26/2019	06/26/2018	09/26/2017	12/26/2016	06/26/2016
	Without optional redemption *	Average life	Years	8.79	7.73	6.86	6.13	5.52	5.00	4.55	4.17
			Date	10/07/2018	09/17/2017	11/02/2016	02/10/2016	07/02/2015	12/23/2014	07/14/2014	02/23/2014
		Final Maturity	Years	28.77	28.77	28.77	28.77	28.77	28.77	28.77	28.77
			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	7.78	6.74	5.90	5.18	4.60	4.15	3.74	3.43
			Date	10/06/2017	09/18/2016	11/18/2015	03/01/2015	08/02/2014	02/17/2014	09/22/2013	05/30/2013
		Final Maturity	Years	13.51	12.01	10.76	9.50	8.50	7.76	7.01	6.50
			Date	06/26/2023	12/26/2021	09/26/2020	06/26/2019	06/26/2018	09/26/2017	12/26/2016	06/26/2016
	Without optional redemption *	Average life	Years	8.79	7.73	6.86	6.13	5.52	5.00	4.55	4.17
			Date	10/07/2018	09/17/2017	11/02/2016	02/10/2016	07/02/2015	12/23/2014	07/14/2014	02/23/2014
		Final Maturity	Years	28.77	28.77	28.77	28.77	28.77	28.77	28.77	28.77
			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	7.78	6.74	5.90	5.18	4.60	4.15	3.74	3.43
			Date	10/06/2017	09/18/2016	11/18/2015	03/01/2015	08/02/2014	02/17/2014	09/22/2013	05/30/2013
		Final Maturity	Years	13.51	12.01	10.76	9.50	8.50	7.76	7.01	6.50
			Date	06/26/2023	12/26/2021	09/26/2020	06/26/2019	06/26/2018	09/26/2017	12/26/2016	06/26/2016
	Without optional redemption *	Average life	Years	8.79	7.73	6.86	6.13	5.52	5.00	4.55	4.17
			Date	10/07/2018	09/17/2017	11/02/2016	02/10/2016	07/02/2015	12/23/2014	07/14/2014	02/23/2014
		Final Maturity	Years	28.77	28.77	28.77	28.77	28.77	28.77	28.77	28.77
			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%	203,756,030.10	10.40%	96.29%	471,800,000.00	5.21%
Series B	5.30%	11,662,063.40	5.10%	2.65%	13,000,000.00	2.56%
Series C	2.10%	4,620,817.76	3.00%	1.06%	5,200,000.00	1.50%
Issue of Bonds		220,038,911.26			490,000,000.00	
Reserve Fund	3.00%	6,601,167.34		1.50%	7,350,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		11,534,231.73	0.750%
Servicer ppal collect not yet credited		648,902.78	
Servicer ints collect not yet credited		220,092.07	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan		6,601,167.34	4.540%
Start-up Loan		0.00	

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	2,896	4,839
Principal		
Principal outstanding	215,643,018.09	490,013,794.84
Average loan	74,462.37	101,263.44
Minimum	33.00	31,116.85
Maximum	267,945.41	296,052.94
Interest rate		
Weighted average (wac)	2.79%	3.00%
Minimum	1.48%	2.41%
Maximum	6.10%	4.41%
Final maturity		
Weighted average (WARM) (months)	218	290
Minimum	12/28/2009	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	6.39		
10.01 - 20%	0.76	16.40		
20.01 - 30%	1.96	25.97	0.04	23.23
30.01 - 40%	4.65	35.86	0.01	38.44
40.01 - 50%	10.95	45.74	0.09	47.42
50.01 - 60%	30.08	55.87	0.53	56.94
60.01 - 70%	47.96	64.49	21.53	67.83
70.01 - 80%	3.52	70.79	77.81	75.21
Weighted average (WALTV)		57.54		73.48
Minimum		0.04		22.46
Maximum		72.99		79.79

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
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)	0.30%	0.45%	0.53%	0.54%	0.76%
Annual Percentage Rate (CPR)	3.52%	5.26%	6.12%	6.29%	8.79%

Geographic distribution

	Current	At constitution date
Andalucia	8.35%	8.14%
Aragon	2.32%	2.18%
Asturias	2.32%	2.18%
Balearic Islands	1.63%	1.66%
Basque Country	14.22%	13.03%
Canary Islands	3.34%	3.70%
Cantabria	2.32%	2.31%
Castilla-La Mancha	2.63%	2.45%
Castilla-Leon	5.90%	5.24%
Catalonia	17.28%	17.44%
Extremadura	0.55%	0.60%
Galicia	5.80%	4.88%
La Rioja	0.49%	0.36%
Madrid	22.93%	25.64%
Murcia	2.23%	2.52%
Navarra	0.76%	0.84%
Valencia	6.92%	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	78	17,179.90	7,474.53	0.00	24,654.43	18.25	5,499,480.55	5,524,134.98	65.44	59.19
from > 1 to ≤ 2 months	13	6,973.88	3,923.37	0.00	10,897.25	8.06	1,011,889.08	1,022,786.33	12.12	58.46
from > 2 to ≤ 3 months	13	7,597.23	8,263.08	0.00	15,860.31	11.74	783,865.49	799,725.80	9.47	63.04
from > 3 to ≤ 6 months	4	6,803.68	4,907.83	0.00	11,711.51	8.67	379,070.58	390,782.09	4.63	60.81
from > 6 to < 12 months	1	6,907.75	10,866.69	0.00	17,774.44	13.15	189,973.66	207,748.10	2.46	62.07
from ≥ 12 to < 18 months	8	26,801.44	27,425.55	0.00	54,226.99	40.13	442,467.73	496,694.72	5.88	65.18
Subtotal	117	72,263.88	62,861.05	0.00	135,124.93	100.00	8,306,747.09	8,441,872.02	100.00	59.92
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	117	72,263.88	62,861.05	0.00	135,124.93		8,306,747.09	8,441,872.02		59.92

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