

# BANKINTER 7 Fondo de Titulización Hipotecaria

## Brief report

Date: 02/28/2010  
Currency: EUR

Date of constitution  
02/18/2004

VAT Reg. no.  
V63907055

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  
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Subordinated Loan  
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Start-up Loan  
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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)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0313547004	02/24/2004 4,718	42,111.05 198,679,933.90	100,000.00 471,800,000.00	Floating 3-M Euribor+0.210% 26.Mar/Jun/Sep/Dec	0.9160% 03/26/2010 94.291320 Gross 76.375969 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	03/26/2010 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0313547012	02/24/2004 130	87,473.31 11,371,530.30	100,000.00 13,000,000.00	Floating 3-M Euribor+0.550% 26.Mar/Jun/Sep/Dec	1.2560% 03/26/2010 268.562500 Gross 217.535625 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Sequential	AA+ A2	A A2
Series C ES0313547020	02/24/2004 52	86,648.09 4,505,700.68	100,000.00 5,200,000.00	Floating 3-M Euribor+1.200% 26.Mar/Jun/Sep/Dec	1.9060% 03/26/2010 403.703079 Gross 326.999494 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Sequential	A Baa	BBB Baa
Total		214,557,164.88	490,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)														
Series	Option	Type	Average life	Years	% 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	7.39	6.46	5.62	5.00	4.45	4.01	3.63	3.33				
		Final Maturity	13.08	11.83	10.33	9.33	8.33	7.58	6.83	6.33				
		Without optional redemption *	Average life	8.40	7.42	6.60	5.92	5.35	4.86	4.43	4.07			
		Final Maturity	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59			
		Series B	With optional redemption *	Average life	7.39	6.46	5.62	5.00	4.45	4.01	3.63	3.33		
		Final Maturity		13.08	11.83	10.33	9.33	8.33	7.58	6.83	6.33			
	Without optional redemption *	Average life		8.40	7.42	6.60	5.92	5.35	4.86	4.43	4.07			
	Final Maturity	28.59		28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59			
	Series C	With optional redemption *		Average life	7.39	6.46	5.62	5.00	4.45	4.01	3.63	3.33		
	Final Maturity			13.08	11.83	10.33	9.33	8.33	7.58	6.83	6.33			
	Without optional redemption *		Average life	8.40	7.42	6.60	5.92	5.35	4.86	4.43	4.07			
	Final Maturity		28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59			

\* 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	% CE	% CE
Series A	92.60%	198,679,933.90	10.40%	96.29%	471,800,000.00	5.21%
Series B	5.30%	11,371,530.30	5.10%	2.65%	13,000,000.00	2.56%
Series C	2.10%	4,505,700.68	3.00%	1.06%	5,200,000.00	1.50%
Issue of Bonds		214,557,164.88			490,000,000.00	

Other financial operations (current)			
Assets	Available	Balance	Interest
Servicer ppal collect not yet credited		704,557.50	
Servicer ints collect not yet credited		176,505.98	
Liabilities			
Subordinated Loan L/T		5,979,256.05	4.410%
Subordinated Loan S/T		457,458.90	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

### Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	2,852	4,839	
Principal			
Principal outstanding	208,833,086.08	490,013,794.84	
Average loan	73,223.38	101,263.44	
Minimum	13.57	31,116.85	
Maximum	266,084.27	296,052.94	
Interest rate			
Weighted average (wac)	2.13%	3.00%	
Minimum	1.48%	2.41%	
Maximum	3.66%	4.41%	
Final maturity			
Weighted average (WARM) (months)	216	290	
Minimum	03/01/2010	11/22/2009	
Maximum	06/14/2038	06/23/2038	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	100.00%	99.99%	

LTV Distribution				
% Pool	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.17	6.53		
10.01 - 20%	0.79	15.70		
20.01 - 30%	2.28	25.98	0.04	23.23
30.01 - 40%	5.09	35.79	0.01	38.44
40.01 - 50%	11.40	45.58	0.09	47.42
50.01 - 60%	32.69	55.87	0.53	56.94
60.01 - 70%	45.35	64.41	21.53	67.83
70.01 - 80%	2.24	70.65	77.81	75.21
Weighted average (WALTV)		56.80		73.48
Minimum		0.02		22.46
Maximum		72.49		79.79

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.22%	0.59%	0.52%	0.52%	0.76%
Annual Percentage Rate (CPR)	2.67%	6.85%	6.06%	6.05%	8.71%

Geographic distribution		
	Current	At constitution date
Andalucia	8.38%	8.14%
Aragon	2.33%	2.18%
Asturias	2.34%	2.18%
Balearic Islands	1.66%	1.66%
Basque Country	14.22%	13.03%
Canary Islands	3.35%	3.70%
Cantabria	2.34%	2.31%
Castilla-La Mancha	2.64%	2.45%
Castilla-Leon	5.95%	5.24%
Catalonia	17.28%	17.44%
Extremadura	0.56%	0.60%
Galicia	5.69%	4.88%
La Rioja	0.48%	0.36%
Madrid	22.93%	25.64%
Murcia	2.22%	2.52%
Navarra	0.77%	0.84%
Valencia	6.87%	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	75	18,584.92	5,294.16	0.00	23,879.08	17.98	5,801,763.84	5,825,642.92	64.50	58.20
from > 1 to ≤ 2 months	14	7,514.37	3,811.33	0.00	11,325.70	8.53	1,385,214.21	1,396,539.91	15.46	60.78
from > 2 to ≤ 3 months	8	5,997.89	2,857.51	0.00	8,855.40	6.67	546,363.11	555,218.51	6.15	62.72
from > 3 to ≤ 6 months	11	15,214.10	8,626.64	0.00	23,840.74	17.95	687,624.54	711,465.28	7.88	60.74
from > 6 to < 12 months	1	1,187.48	731.05	0.00	1,918.53	1.44	41,349.39	43,267.92	0.48	62.74
from ≥ 12 to < 18 months	4	10,864.70	13,773.85	0.00	24,638.55	18.55	200,807.35	225,445.90	2.50	66.19
from ≥ 18 to < 24 months	4	21,914.69	16,438.16	0.00	38,352.85	28.88	235,461.68	273,814.53	3.03	64.97
Subtotal	117	81,278.15	51,532.70	0.00	132,810.85	100.00	8,898,584.12	9,031,394.97	100.00	59.44
<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
<b>Total</b>	<b>117</b>	<b>81,278.15</b>	<b>51,532.70</b>	<b>0.00</b>	<b>132,810.85</b>		<b>8,898,584.12</b>	<b>9,031,394.97</b>		<b>59.44</b>