BANKINTER 7 Fondo de Titulización Hipotecaria

Brief report

Date: 12/31/2010
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
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

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	37,548.75 177,155,002.50 37.55%	100,000.00 471,800,000.00	Floating 3-M Euribor+0.210% 26.Mar/Jun/Sep/Dec	1.2250% 03/28/2011 116.270747 Gross 94.179305 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	03/28/2011 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0313547012	02/24/2004 130	77,996.48 10,139,542.40 78.00%	100,000.00 13,000,000.00	Floating 3-M Euribor+0.550% 26.Mar/Jun/Sep/Dec	1.5650% 03/28/2011 308.551908 Gross 249.927045 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	77,260.66 4,017,554.32 77.26%	100,000.00 5,200,000.00	Floating 3-M Euribor+1.200% 26.Mar/Jun/Sep/Dec	2.2150% 03/28/2011 432.584581 Gross 350.393511 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		191,312,099.22	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	7.11	6.21	5.43	4.81	4.32	3.89	3.56	3.20
			Date	02/04/2018	03/10/2017	05/30/2016	10/17/2015	04/22/2015	11/15/2014	07/17/2014	03/08/2014
		Final Maturity	Years	12.01	10.76	9.50	8.50	7.75	7.00	6.50	5.75
			Date	12/26/2022	09/26/2021	06/26/2020	06/26/2019	09/26/2018	12/26/2017	06/26/2017	09/26/2016
	Without optional redemption *	Average life	Years	8.26	7.31	6.52	5.86	5.29	4.81	4.40	4.04
			Date	03/28/2019	04/17/2018	07/03/2017	11/02/2016	04/11/2016	10/18/2015	05/20/2015	01/08/2015
		Final Maturity	Years	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77
			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	7.11	6.21	5.43	4.81	4.32	3.89	3.56	3.20
			Date	02/04/2018	03/10/2017	05/30/2016	10/17/2015	04/22/2015	11/15/2014	07/17/2014	03/08/2014
		Final Maturity	Years	12.01	10.76	9.50	8.50	7.75	7.00	6.50	5.75
			Date	12/26/2022	09/26/2021	06/26/2020	06/26/2019	09/26/2018	12/26/2017	06/26/2017	09/26/2016
	Without optional redemption *	Average life	Years	8.26	7.31	6.52	5.86	5.29	4.81	4.40	4.04
			Date	03/28/2019	04/17/2018	07/03/2017	11/02/2016	04/11/2016	10/18/2015	05/20/2015	01/08/2015
		Final Maturity	Years	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77
			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	7.11	6.21	5.43	4.81	4.32	3.89	3.56	3.20
			Date	02/04/2018	03/10/2017	05/30/2016	10/17/2015	04/22/2015	11/15/2014	07/17/2014	03/08/2014
		Final Maturity	Years	12.01	10.76	9.50	8.50	7.75	7.00	6.50	5.75
			Date	12/26/2022	09/26/2021	06/26/2020	06/26/2019	09/26/2018	12/26/2017	06/26/2017	09/26/2016
	Without optional redemption *	Average life	Years	8.26	7.31	6.52	5.86	5.29	4.81	4.40	4.04
			Date	03/28/2019	04/17/2018	07/03/2017	11/02/2016	04/11/2016	10/18/2015	05/20/2015	01/08/2015
		Final Maturity	Years	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77
			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%	177,155,002.50	10.40%	96.29%	471,800,000.00	5.21%
Series B	5.30%	10,139,542.40	5.10%	2.65%	13,000,000.00	2.56%
Series C	2.10%	4,017,554.32	3.00%	1.06%	5,200,000.00	1.50%
Issue of Bonds		191,312,099.22			490,000,000.00	
Reserve Fund	3.00%	5,739,362.98		1.50%	7,350,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		6,469,644.48	1.030%
Servicer ppal collect not yet credited		1,676,720.75	
Servicer ints collect not yet credited		91,907.03	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		5,372,423.63	4.420%
Subordinated Loan S/T		366,939.35	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	2,731	4,839
Principal		
Principal outstanding	189,231,780.95	490,013,794.84
Average loan	69,290.29	101,263.44
Minimum	89.61	31,116.85
Maximum	259,845.18	296,052.94
Interest rate		
Weighted average (wac)	1.94%	3.00%
Minimum	1.38%	2.41%
Maximum	3.29%	4.41%
Final maturity		
Weighted average (WARM) (months)	207	290
Minimum	01/18/2011	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%	0.19	6.27		
10.01 - 20%	1.12	16.03		
20.01 - 30%	3.19	25.92	0.04	23.23
30.01 - 40%	6.37	35.53	0.01	38.44
40.01 - 50%	15.22	45.78	0.09	47.42
50.01 - 60%	39.47	55.83	0.53	56.94
60.01 - 70%	34.39	64.03	21.53	67.83
70.01 - 80%	0.04	70.73	77.81	75.21
Weighted average (WALTV)		54.34		73.48
Minimum		0.16		22.46
Maximum		70.73		79.79

Additional information

Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 Fax +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

BANKINTER 7 Fondo de Titulización Hipotecaria

Brief report

Date: 12/31/2010
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
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.28%	0.67%	0.49%	0.48%	0.72%
Annual Percentage Rate (CPR)	14.29%	7.80%	5.74%	5.57%	8.36%

Geographic distribution

	Current	At constitution date
Andalucia	8.38%	8.14%
Aragon	2.29%	2.18%
Asturias	2.32%	2.18%
Balearic Islands	1.69%	1.66%
Basque Country	14.28%	13.03%
Canary Islands	3.28%	3.70%
Cantabria	2.36%	2.31%
Castilla-La Mancha	2.61%	2.45%
Castilla-Leon	5.90%	5.24%
Catalonia	17.36%	17.44%
Extremadura	0.56%	0.60%
Galicia	5.60%	4.88%
La Rioja	0.47%	0.36%
Madrid	23.20%	25.64%
Murcia	2.15%	2.52%
Navarra	0.76%	0.84%
Valencia	6.78%	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	57	13,943.69	3,550.73	0.00	17,494.42	13.79	4,460,401.38	4,477,895.80	61.91	56.60
from > 1 to ≤ 2 months	13	5,315.77	2,067.68	0.00	7,383.45	5.82	808,379.31	815,762.76	11.28	57.61
from > 2 to ≤ 3 months	11	11,974.04	3,805.20	0.00	15,779.24	12.43	978,574.06	994,353.30	13.75	58.91
from > 3 to ≤ 6 months	3	7,080.64	2,583.94	0.00	9,664.58	7.62	329,119.72	338,784.30	4.68	62.47
from > 6 to < 12 months	5	13,444.39	4,348.64	0.00	17,793.03	14.02	285,129.20	302,922.23	4.19	57.81
from ≥ 12 to < 18 months	1	3,693.06	1,527.48	0.00	5,220.54	4.11	30,807.48	36,028.02	0.50	58.92
from ≥ 18 to < 24 months	1	3,366.58	2,408.05	0.00	5,774.63	4.55	39,812.69	45,587.32	0.63	66.89
from ≥ 2 years	3	31,991.22	15,797.30	0.00	47,788.52	37.66	174,164.30	221,952.82	3.07	63.21
Subtotal	94	90,809.39	36,089.02	0.00	126,898.41	100.00	7,106,388.14	7,233,286.55	100.00	57.58
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	94	90,809.39	36,089.02	0.00	126,898.41		7,106,388.14	7,233,286.55		57.58

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