

**Brief report**

**Date:** 12/31/2015  
**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**  
 Société Générale

**Market**  
 AIAF Mercado de Renta Fija

**Register of Book Securities**  
 Iberclear

**Treasury Account**  
 Société Générale

**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 N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0313547004	02/24/2004 4,718	21,111.97 99,606,274.46 21.11%	100,000.00 471,800,000.00	Floating 3-M Euribor+0.210% 26.Mar/Jun/Sep/Dec	0.0790% 03/29/2016 4.262272 Gross 3.452440 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	03/29/2016 "Pass-Through"	AA+sf Aa2sf	AAA Aaa
Series B ES0313547012	02/24/2004 130	43,853.91 5,701,008.30 43.85%	100,000.00 13,000,000.00	Floating 3-M Euribor+0.550% 26.Mar/Jun/Sep/Dec	0.4190% 03/29/2016 46.957792 Gross 38.035812 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	AAsf A3sf	A A2
Series C ES0313547020	02/24/2004 52	43,440.19 2,258,889.88 43.44%	100,000.00 5,200,000.00	Floating 3-M Euribor+1.200% 26.Mar/Jun/Sep/Dec	1.0690% 03/29/2016 118.673772 Gross 96.125755 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	Asf Ba1sf	BBB Baa3
Total		107,566,172.64	490,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)																				
			% Monthly CPR (SMM)		0.08		0.17		0.25		0.34		0.42		0.51		0.60		0.69	
			% Annual equivalent CPR		1.00		2.00		3.00		4.00		5.00		6.00		7.00		8.00	
Series A	With optional redemption *	Average life	Years	Date	4.49	4.26	3.93	3.73	3.54	3.36	3.18	3.00	06/21/2020	03/31/2020	12/02/2019	09/19/2019	07/12/2019	05/05/2019	03/01/2019	12/28/2018
		Final Maturity	Years	Date	6.25	6.00	5.50	5.25	5.00	4.75	4.50	4.25	03/26/2022	12/26/2021	06/26/2021	03/26/2021	12/26/2020	09/26/2020	06/26/2020	03/26/2020
	Without optional redemption *	Average life	Years	Date	6.65	6.33	6.03	5.75	5.48	5.24	5.01	4.80	08/21/2022	04/24/2022	01/04/2022	09/24/2021	08/20/2021	03/24/2021	12/31/2020	10/14/2020
		Final Maturity	Years	Date	22.26	22.26	22.26	22.26	22.26	22.26	22.26	22.26	03/26/2038	03/26/2038	03/26/2038	03/26/2038	03/26/2038	03/26/2038	03/26/2038	
Series B	With optional redemption *	Average life	Years	Date	4.49	4.26	3.93	3.73	3.54	3.36	3.18	3.00	06/21/2020	03/31/2020	12/02/2019	09/19/2019	07/12/2019	05/05/2019	03/01/2019	12/28/2018
		Final Maturity	Years	Date	6.25	6.00	5.50	5.25	5.00	4.75	4.50	4.25	03/26/2022	12/26/2021	06/26/2021	03/26/2021	12/26/2020	09/26/2020	06/26/2020	03/26/2020
	Without optional redemption *	Average life	Years	Date	6.65	6.33	6.03	5.75	5.48	5.24	5.01	4.80	08/21/2022	04/24/2022	01/04/2022	09/24/2021	06/20/2021	03/24/2021	12/31/2020	10/14/2020
		Final Maturity	Years	Date	22.26	22.26	22.26	22.26	22.26	22.26	22.26	22.26	03/26/2038	03/26/2038	03/26/2038	03/26/2038	03/26/2038	03/26/2038	03/26/2038	
Series C	With optional redemption *	Average life	Years	Date	4.49	4.26	3.93	3.73	3.54	3.36	3.18	3.00	06/21/2020	03/31/2020	12/02/2019	09/19/2019	07/12/2019	05/05/2019	03/01/2019	12/28/2018
		Final Maturity	Years	Date	6.25	6.00	5.50	5.25	5.00	4.75	4.50	4.25	03/26/2022	12/26/2021	06/26/2021	03/26/2021	12/26/2020	09/26/2020	06/26/2020	03/26/2020
	Without optional redemption *	Average life	Years	Date	6.65	6.33	6.03	5.75	5.48	5.24	5.01	4.80	08/21/2022	04/24/2022	01/04/2022	09/24/2021	06/20/2021	03/24/2021	12/31/2020	10/14/2020
		Final Maturity	Years	Date	22.26	22.26	22.26	22.26	22.26	22.26	22.26	22.26	03/26/2038	03/26/2038	03/26/2038	03/26/2038	03/26/2038	03/26/2038	03/26/2038	

\* 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		At issue date		
	% CE	% CE	% CE	% CE	
Series A	92.60%	99,606,274.46	11.96%	96.29%	471,800,000.00
Series B	5.30%	5,701,008.30	6.66%	2.65%	13,000,000.00
Series C	2.10%	2,258,889.88	4.56%	1.06%	5,200,000.00
Issue of Bonds		107,566,172.64			490,000,000.00
Reserve Fund	4.56%	4,900,000.00	1.50%		7,350,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	8,725,845.20	0.000%	
Servicer ppal collect not yet credited	167,600.72		
Servicer ints collect not yet credited	5,547.54		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		4,900,000.00	1.370%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

**Collateral: Residential mortgage loans**

General			
	Current	At constitution date	
Count	2,183	4,839	
Principal			
Principal outstanding	107,498,745.40	490,013,794.84	
Average loan	49,243.58	101,263.44	
Minimum	51.13	31,116.85	
Maximum	219,057.08	296,052.94	
Interest rate			
Weighted average (wac)	0.82%	3.00%	
Minimum	0.33%	2.41%	
Maximum	3.83%	4.41%	
Final maturity			
Weighted average (WARM) (months)	161	290	
Minimum	01/01/2016	11/22/2009	
Maximum	06/23/2038	06/23/2038	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	100.00%	99.99%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	1.11	6.73	
10.01 - 20%	4.72	15.87	
20.01 - 30%	10.23	0.04	23.23
30.01 - 40%	24.92	0.01	38.44
40.01 - 50%	35.43	0.09	47.42
50.01 - 60%	23.59	0.53	56.94
60.01 - 70%		21.53	67.83
70.01 - 80%		77.81	75.21
Weighted average (WALTV)	41.09	73.48	
Minimum	0.02	22.46	
Maximum	59.20	79.79	

# BANKINTER 7 Fondo de Titulación Hipotecaria

## Brief report

Date: 12/31/2015

Currency: EUR

Date of constitution  
02/18/2004

VAT Reg. no.  
V83907055

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

Originator  
Bankinter

Servicer  
Bankinter

Lead Managers  
Bankinter

Bond Paying Agent  
Société Générale

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Société Générale

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)	0.77%	0.52%	0.35%	0.34%	0.55%
Annual Percentage Rate (CPR)	8.82%	6.06%	4.16%	4.02%	6.37%

Geographic distribution		
	Current	At constitution date
Andalucia	8.49%	8.14%
Aragon	2.07%	2.18%
Asturias	2.40%	2.18%
Balearic Islands	1.96%	1.66%
Basque Country	15.56%	13.03%
Canary Islands	3.10%	3.70%
Cantabria	2.48%	2.31%
Castilla-La Mancha	2.91%	2.45%
Castilla-Leon	5.95%	5.24%
Catalonia	16.93%	17.44%
Extremadura	0.56%	0.60%
Galicia	5.22%	4.88%
La Rioja	0.39%	0.36%
Madrid	23.02%	25.64%
Murcia	2.01%	2.52%
Navarra	0.65%	0.84%
Valencia	6.30%	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	42	10,666.17	560.47	0.00	11,226.64	3.83	2,332,890.72	2,344,117.36	42.74	40.98
from > 1 to ≤ 2 months	16	12,270.30	1,073.84	0.00	13,344.14	4.55	949,168.15	962,512.29	17.55	39.21
from > 2 to ≤ 3 months	11	11,604.79	1,035.12	0.00	12,639.91	4.31	660,462.30	673,102.21	12.27	43.19
from > 3 to ≤ 6 months	4	5,290.09	542.46	0.00	5,832.55	1.99	106,193.58	112,026.13	2.04	33.82
from > 6 to < 12 months	3	11,311.74	1,671.99	0.00	12,983.73	4.42	241,709.50	254,693.23	4.64	45.57
from ≥ 12 to < 18 months	3	20,460.72	2,781.39	0.00	23,242.11	7.92	230,192.34	253,434.45	4.62	48.21
from ≥ 18 to < 24 months	2	10,494.56	885.01	0.00	11,379.57	3.88	36,841.37	48,220.94	0.88	38.50
from ≥ 2 years	12	161,028.78	41,761.40	0.00	202,790.18	69.11	633,182.50	835,972.68	15.24	60.54
Subtotal	93	243,127.15	50,311.68	0.00	293,438.83	100.00	5,190,640.46	5,484,079.29	100.00	43.34
<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	93	243,127.15	50,311.68	0.00	293,438.83		5,190,640.46	5,484,079.29		43.34

### Additional information