

BANKINTER 18 Fondo de Titulización de Activos

Brief report

Date: 08/31/2009
Currency: EUR

Date of constitution
11/10/2008

VAT Reg. no.
V85565604

Management Company
Europa de Titulización, S.G.F.T

Originator
Bankinter

Lead Manager and Subscriber
Bankinter

Servicer
Bankinter

Bond Paying Agent
Bankinter

Assets Custodian
Bankinter

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Bankinter

Swap
Bankinter

Start-up Loan
Bankinter

Subordinated Loan
Bankinter

Fund Auditors
Ernst & Young

Issued securities: Asset-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 Moody's / S&P Current Original	
		Series A ES0313401004	11/13/2008 14,047			96,098.14 1,349,890,572.58 96.10%	100,000.00 1,404,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	1.2370% 10/23/2009 303.787576 Gross 249.105812 Net
Series B ES0313401012	11/13/2008 653	100,000.00 65,300,000.00 100.00%	100,000.00 65,300,000.00	Floating 3-M Euribor+0.500% 23.Jan/Apr/Jul/Oct	1.4370% 10/23/2009 367.233333 Gross 301.131333 Net	01/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Aa3 A	Aa3 A
Series C ES0313401020	11/13/2008 300	100,000.00 30,000,000.00 100.00%	100,000.00 30,000,000.00	Floating 3-M Euribor+0.700% 23.Jan/Apr/Jul/Oct	1.6370% 10/23/2009 418.344444 Gross 343.042444 Net	01/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A2 BBB	A2 BBB
Total		1,445,190,572.58	1,500,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)									
				% Annual equivalent CPR									
Series A	With optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
		Final Maturity	Years	2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00		
	Without optional redemption *	Average life	Years	12.46	10.19	8.50	7.21	6.22	5.46	4.85	4.35		
		Final Maturity	Years	26.77	23.52	20.52	17.76	15.52	13.76	12.26	11.01		
		Average life	Years	12.86	10.65	8.99	7.71	6.72	5.92	5.28	4.75		
		Final Maturity	Years	26.77	23.52	20.52	17.76	15.52	13.76	12.26	11.01		
Series B	With optional redemption *	Average life	Years	20.00	16.74	14.13	12.04	10.42	9.14	8.11	7.27		
		Final Maturity	Years	26.77	23.52	20.52	17.76	15.52	13.76	12.26	11.01		
	Without optional redemption *	Average life	Years	20.83	17.69	15.14	13.09	11.44	10.10	9.01	8.10		
		Final Maturity	Years	26.77	23.52	20.52	17.76	15.52	13.76	12.26	11.01		
		Average life	Years	20.00	16.74	14.13	12.04	10.42	9.14	8.11	7.27		
		Final Maturity	Years	26.77	23.52	20.52	17.76	15.52	13.76	12.26	11.01		
Series C	With optional redemption *	Average life	Years	20.00	16.74	14.13	12.04	10.42	9.14	8.11	7.27		
		Final Maturity	Years	26.77	23.52	20.52	17.76	15.52	13.76	12.26	11.01		
	Without optional redemption *	Average life	Years	20.83	17.69	15.14	13.09	11.44	10.10	9.01	8.10		
		Final Maturity	Years	26.77	23.52	20.52	17.76	15.52	13.76	12.26	11.01		
		Average life	Years	20.00	16.74	14.13	12.04	10.42	9.14	8.11	7.27		
		Final Maturity	Years	26.77	23.52	20.52	17.76	15.52	13.76	12.26	11.01		

* 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	93.41%	1,349,890,572.58	9.71%	93.65%	1,404,700,000.00	9.35%
Series B	4.52%	65,300,000.00	5.19%	4.35%	65,300,000.00	5.00%
Series C	2.08%	30,000,000.00	3.11%	2.00%	30,000,000.00	3.00%
Issue of Bonds		1,445,190,572.58			1,500,000,000.00	
Reserve Fund	3.11%	45,000,000.00		3.00%	45,000,000.00	

Other financial operations (current)			
Assets		Balance Interest	
Treasury Account		59,685,356.25	0.780%
Servicer pool collect not yet credited		1,413,874.10	
Servicer ints collect not yet credited		1,639,464.04	
Liabilities	Available	Balance	Interest
Start-up Loan		424,069.38	2.940%
Subordinated Loan		45,000,000.00	2.940%

Collateral: Residential mortgage loans and credits

General			
		Current	At constitution date
		Count	
Principal			
Principal outstanding		1,435,791,612.76	1,500,000,915.38
Average loan		167,987.79	173,130.30
Minimum		7,282.97	45,205.04
Maximum		985,963.97	999,095.53
Interest rate			
Weighted average (wac)		3.67%	5.39%
Minimum		1.59%	4.53%
Maximum		7.38%	7.86%
Final maturity			
Weighted average (WARM) (months)		335	345
Minimum		01/30/2010	03/13/2009
Maximum		07/12/2048	07/12/2048
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		100.00%	100.00%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.25	7.96	0.17	8.28
10.01 - 20%	2.29	16.00	1.89	16.06
20.01 - 30%	5.10	25.46	4.58	25.38
30.01 - 40%	9.75	35.49	9.03	35.38
40.01 - 50%	14.06	45.35	13.61	45.24
50.01 - 60%	19.95	55.26	19.52	55.33
60.01 - 70%	20.86	65.02	21.31	65.10
70.01 - 80%	25.23	75.64	27.04	76.19
80.01 - 90%	1.61	84.27	1.76	84.03
90.01 - 100%	0.91	94.88	1.09	95.22
Weighted average (WALT)	57.41		58.62	
Minimum	1.19		4.13	
Maximum	99.93		99.93	

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.15%	0.19%	0.22%		0.27%
Annual Percentage Rate (CPR)	1.78%	2.26%	2.64%		3.24%

Geographic distribution		
	Current	At constitution date
Andalucia	14.16%	14.06%
Aragon	1.41%	1.45%
Asturias	1.09%	1.10%
Balearic Islands	4.08%	4.04%
Basque Country	6.13%	6.16%
Canary Islands	4.21%	4.19%
Cantabria	1.79%	1.80%
Castilla-La Mancha	4.20%	4.23%
Castilla-Leon	3.61%	3.65%
Catalonia	20.06%	19.89%
Ceuta	0.02%	0.02%
Extremadura	1.13%	1.15%
Galicia	2.43%	2.45%
La Rioja	0.42%	0.42%
Madrid	18.24%	18.32%
Murcia	2.82%	2.82%
Navarra	0.71%	0.70%
Valencia	13.50%	13.54%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Delinquencies										
Up to 1 month	205	64,920.70	62,447.70	0.00	127,368.40	26.10	36,177,017.22	36,304,385.62	61.65	52.48
from > 1 to ≤ 2 months	57	39,996.52	51,855.00	0.00	91,851.52	18.82	11,362,252.64	11,454,104.16	19.45	55.25
from > 2 to ≤ 3 months	24	21,741.83	34,370.45	0.00	56,112.28	11.50	3,798,393.47	3,854,505.75	6.55	62.22
from > 3 to ≤ 6 months	30	51,009.70	91,633.55	0.00	142,643.25	29.22	5,518,359.74	5,661,002.99	9.61	60.00
from > 6 to < 12 months	13	21,661.90	48,453.37	0.00	70,115.27	14.37	1,547,551.72	1,617,666.99	2.75	50.33
Subtotal	329	199,330.65	288,760.07	0.00	488,090.72	100.00	58,403,574.79	58,891,665.51	100.00	54.15
Doubt debts (subjectives)										
	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	329	199,330.65	288,760.07	0.00	488,090.72		58,403,574.79	58,891,665.51		54.15