BANKINTER 7 Fondo de Titulización Hipotecaria

Brief report

Date: 02/28/2009
Currency: EUR

Europea de Titulización
Sociedad Gestora de Fondos de Titulización

Date of constitution
02/18/2004

VAT Reg. no.
G83907055

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	46,825.23 220,921,435.14 46.83%	100,000.00 471,800,000.00	Floating 3-M Euribor+0.210% 26.Mar/Jun/Sep/Dec	3.2290% 03/26/2009 365.396780 Gross 299.625360 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	03/26/2009 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0313547012	02/24/2004 130	100,000.00 13,000,000.00 100.00%	100,000.00 13,000,000.00	Floating 3-M Euribor+0.550% 26.Mar/Jun/Sep/Dec	3.5690% 03/26/2009 862.508333 Gross 707.256833 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	100,000.00 5,200,000.00 100.00%	100,000.00 5,200,000.00	Floating 3-M Euribor+1.200% 26.Mar/Jun/Sep/Dec	4.2190% 03/26/2009 1,019.591667 Gross 836.065167 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		239,121,435.14	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		8.71	7.48	6.44	5.66	5.04	4.50	5.22	5.46
			Date		11/11/2017	08/18/2016	08/07/2015	10/26/2014	03/12/2014	08/27/2013	05/19/2014	08/14/2014
		Final Maturity	Years		15.59	13.83	12.08	10.83	9.83	8.83	8.33	8.33
			Date		09/26/2024	12/26/2022	03/26/2021	12/26/2019	12/26/2018	12/26/2017	06/26/2017	06/26/2017
	Without optional redemption *	Average life	Years		9.55	8.34	7.34	6.52	5.84	5.26	4.78	4.36
			Date		09/15/2018	06/28/2017	07/01/2016	09/05/2015	12/30/2014	06/03/2014	12/07/2013	07/08/2013
		Final Maturity	Years		29.59	29.59	29.59	29.59	29.59	29.59	29.59	29.59
			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		8.47	7.27	6.27	5.51	4.90	4.38	3.91	3.59
			Date		08/17/2017	06/05/2016	06/05/2015	08/31/2014	01/22/2014	07/14/2013	01/25/2013	09/28/2012
		Final Maturity	Years		15.59	13.83	12.08	10.83	9.83	8.83	7.83	7.33
			Date		09/26/2024	12/26/2022	03/26/2021	12/26/2019	12/26/2018	12/26/2017	12/26/2016	06/26/2016
	Without optional redemption *	Average life	Years		9.29	8.11	7.14	6.35	5.68	5.12	4.65	4.24
			Date		06/12/2018	04/07/2017	04/19/2016	07/03/2015	11/02/2014	04/12/2014	10/21/2013	05/26/2013
		Final Maturity	Years		29.59	29.59	29.59	29.59	29.59	29.59	29.59	29.59
			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		8.39	7.20	6.21	5.46	4.86	4.33	3.87	3.55
			Date		07/19/2017	05/11/2016	05/15/2015	08/12/2014	01/05/2014	06/29/2013	01/12/2013	09/16/2012
		Final Maturity	Years		15.59	13.83	12.08	10.83	9.83	8.83	7.83	7.33
			Date		09/26/2024	12/26/2022	03/26/2021	12/26/2019	12/26/2018	12/26/2017	12/26/2016	06/26/2016
	Without optional redemption *	Average life	Years		9.21	8.03	7.08	6.29	5.63	5.08	4.60	4.20
			Date		05/11/2018	03/10/2017	03/26/2016	06/11/2015	10/14/2014	03/26/2014	10/05/2013	05/11/2013
		Final Maturity	Years		29.59	29.59	29.59	29.59	29.59	29.59	29.59	29.59
			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			At issue date		
			% CE			% CE
Series A	92.39%	220,921,435.14	10.61%	96.29%	471,800,000.00	5.21%
Series B	5.44%	13,000,000.00	5.17%	2.65%	13,000,000.00	2.56%
Series C	2.17%	5,200,000.00	3.00%	1.06%	5,200,000.00	1.50%
Issue of Bonds		239,121,435.14			490,000,000.00	
Reserve Fund	3.00%	7,173,643.05		1.50%	7,350,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		14,749,564.14	3.060%
Servicer ppal collect not yet credited		464,493.34	
Servicer ints collect not yet credited		443,393.83	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan		7,173,643.05	7.120%
Start-up Loan		50,227.50	5.020%

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	3,007	4,839
Principal		
Principal outstanding	233,312,513.70	490,013,794.84
Average loan	77,589.80	101,263.44
Minimum	1,797.58	31,116.85
Maximum	270,777.77	296,052.94
Interest rate		
Weighted average (wac)	5.17%	3.00%
Minimum	2.97%	2.41%
Maximum	7.36%	4.41%
Final maturity		
Weighted average (WARM) (months)	226	290
Minimum	05/20/2009	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%	0.12	6.38		
10.01 - 20%	0.56	16.12		
20.01 - 30%	1.50	25.71	0.04	23.23
30.01 - 40%	3.52	35.77	0.01	38.44
40.01 - 50%	9.08	45.68	0.09	47.42
50.01 - 60%	26.22	56.03	0.53	56.94
60.01 - 70%	51.83	64.96	21.53	67.83
70.01 - 80%	7.18	71.24	77.81	75.21
Weighted average (WALTV)		59.36		73.48
Minimum		1.36		22.46
Maximum		74.12		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)	0.38%	0.67%	0.68%	0.65%	0.80%
Annual Percentage Rate (CPR)	4.43%	7.80%	7.82%	7.50%	9.22%

Geographic distribution

	Current	At constitution date
Andalucia	8.29%	8.14%
Aragon	2.37%	2.18%
Asturias	2.27%	2.18%
Balearic Islands	1.60%	1.66%
Basque Country	14.03%	13.03%
Canary Islands	3.32%	3.70%
Cantabria	2.27%	2.31%
Castilla-La Mancha	2.68%	2.45%
Castilla-Leon	6.00%	5.24%
Catalonia	17.16%	17.44%
Extremadura	0.59%	0.60%
Galicia	5.81%	4.88%
La Rioja	0.48%	0.36%
Madrid	23.04%	25.64%
Murcia	2.30%	2.52%
Navarra	0.78%	0.84%
Valencia	6.99%	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	100	18,103.21	15,397.36	0.00	33,500.57	27.66	7,479,506.56	7,513,007.13	71.82	58.60
from > 1 to ≤ 2 months	16	5,914.82	8,521.65	0.00	14,436.47	11.92	1,094,164.96	1,108,601.43	10.60	64.71
from > 2 to ≤ 3 months	8	6,760.07	9,336.32	0.00	16,096.39	13.29	742,844.09	758,940.48	7.26	63.10
from > 3 to ≤ 6 months	9	7,430.56	12,246.99	0.00	19,677.55	16.24	624,467.86	644,145.41	6.16	64.46
from > 6 to < 12 months	5	8,466.11	9,539.82	0.00	18,005.93	14.86	312,795.89	330,801.82	3.16	64.66
from ≥ 18 to < 24 months	1	10,533.31	8,884.09	0.00	19,417.40	16.03	85,938.69	105,356.09	1.01	64.93
Subtotal	139	57,208.08	63,926.23	0.00	121,134.31	100.00	10,339,718.05	10,460,852.36	100.00	60.09
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	139	57,208.08	63,926.23	0.00	121,134.31		10,339,718.05	10,460,852.36		60.09

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