

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

Service
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)		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 42.11%	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 87.47%	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 / Secuential	AA+ A2	A A2
Series C ES0313547020	02/24/2004 52	86,648.09 4,505,700.68 86.65%	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 / Secuential	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)												
				% Monthly CPR (SMM)								
				% Annual equivalent CPR								
Series A	With optional redemption *	Average life	Years	7.39	6.46	5.62	5.00	4.45	4.01	3.63	3.33	
		Final Maturity	Years	13.08	11.83	10.33	9.33	8.33	7.58	6.83	6.33	
	Without optional redemption *	Average life	Years	8.40	7.42	6.60	5.92	5.35	4.86	4.43	4.07	
		Final Maturity	Years	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	
	Series B	With optional redemption *	Average life	Years	7.39	6.46	5.62	5.00	4.45	4.01	3.63	3.33
			Final Maturity	Years	13.08	11.83	10.33	9.33	8.33	7.58	6.83	6.33
Without optional redemption *		Average life	Years	8.40	7.42	6.60	5.92	5.35	4.86	4.43	4.07	
		Final Maturity	Years	28.59	28.59	28.59	28.59	28.59	28.59	28.59	28.59	
Series C		With optional redemption *	Average life	Years	7.39	6.46	5.62	5.00	4.45	4.01	3.63	3.33
			Final Maturity	Years	13.08	11.83	10.33	9.33	8.33	7.58	6.83	6.33
	Without optional redemption *	Average life	Years	8.40	7.42	6.60	5.92	5.35	4.86	4.43	4.07	
		Final Maturity	Years	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
Series A	92.60%	198,679,933.90	10.40%	96.29%	471,800,000.00
Series B	5.30%	11,371,530.30	5.10%	2.65%	13,000,000.00
Series C	2.10%	4,505,700.68	3.00%	1.06%	5,200,000.00
Issue of Bonds		214,557,164.88			490,000,000.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		12,297,635.38	0.720%
Service ppal collect not yet credited		704,557.50	
Service ints collect not yet credited		176,505.98	
Liabilities	Available	Balance	Interest
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			
		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
30.01 - 40%		5.09	35.79
40.01 - 50%		11.40	45.58
50.01 - 60%		32.69	55.87
60.01 - 70%		45.35	64.41
70.01 - 80%		2.24	70.65
Weighted average (WALT)		56.80	73.48
Minimum		0.02	22.46
Maximum		72.49	79.79

Additional information

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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	
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	117	81,278.15	51,532.70	0.00	132,810.85		8,898,584.12	9,031,394.97		59.44