BANKINTER 7 Fondo de Titulización Hipotecaria

Brief report

Date: 05/31/2010
Currency: EUR

Europea de Titulización
Sociedad Gestora de Fondos de Titulización

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	40,801.73 192,502,562.14 40.80%	100,000.00 471,800,000.00	Floating 3-M Euribor+0.210% 26.Mar/Jun/Sep/Dec	0.8460% 06/28/2010 90.131022 Gross 73.006128 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	06/28/2010 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0313547012	02/24/2004 130	84,753.58 11,017,965.40 84.75%	100,000.00 13,000,000.00	Floating 3-M Euribor+0.550% 26.Mar/Jun/Sep/Dec	1.1860% 06/28/2010 262.463003 Gross 212.595032 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	83,954.02 4,365,609.04 83.95%	100,000.00 5,200,000.00	Floating 3-M Euribor+1.200% 26.Mar/Jun/Sep/Dec	1.8360% 06/28/2010 402.475572 Gross 326.005213 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		207,886,136.58	490,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

				0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44
		% 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	7.26	6.30	5.53	4.91	4.37	3.94	3.61	3.26
			Date	09/02/2017	09/15/2016	12/08/2015	04/26/2015	10/11/2014	05/08/2014	01/08/2014	09/02/2013
		Final Maturity	Years	12.83	11.33	10.08	9.08	8.08	7.33	6.82	6.08
			Date	03/26/2023	09/26/2021	06/26/2020	06/26/2019	06/26/2018	09/26/2017	03/26/2017	06/26/2016
	Without optional redemption *	Average life	Years	8.27	7.32	6.52	5.86	5.29	4.81	4.40	4.04
			Date	09/05/2018	09/22/2017	12/06/2016	04/07/2016	09/14/2015	03/22/2015	10/23/2014	06/14/2014
		Final Maturity	Years	28.34	28.34	28.34	28.34	28.34	28.34	28.34	28.34
			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	7.26	6.30	5.53	4.91	4.37	3.94	3.61	3.26
			Date	09/02/2017	09/15/2016	12/08/2015	04/26/2015	10/11/2014	05/08/2014	01/08/2014	09/02/2013
		Final Maturity	Years	12.83	11.33	10.08	9.08	8.08	7.33	6.82	6.08
			Date	03/26/2023	09/26/2021	06/26/2020	06/26/2019	06/26/2018	09/26/2017	03/26/2017	06/26/2016
	Without optional redemption *	Average life	Years	8.27	7.32	6.52	5.86	5.29	4.81	4.40	4.04
			Date	09/05/2018	09/22/2017	12/06/2016	04/07/2016	09/14/2015	03/22/2015	10/23/2014	06/14/2014
		Final Maturity	Years	28.34	28.34	28.34	28.34	28.34	28.34	28.34	28.34
			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	7.26	6.30	5.53	4.91	4.37	3.94	3.61	3.26
			Date	09/02/2017	09/15/2016	12/08/2015	04/26/2015	10/11/2014	05/08/2014	01/08/2014	09/02/2013
		Final Maturity	Years	12.83	11.33	10.08	9.08	8.08	7.33	6.82	6.08
			Date	03/26/2023	09/26/2021	06/26/2020	06/26/2019	06/26/2018	09/26/2017	03/26/2017	06/26/2016
	Without optional redemption *	Average life	Years	8.27	7.32	6.52	5.86	5.29	4.81	4.40	4.04
			Date	09/05/2018	09/22/2017	12/06/2016	04/07/2016	09/14/2015	03/22/2015	10/23/2014	06/14/2014
		Final Maturity	Years	28.34	28.34	28.34	28.34	28.34	28.34	28.34	28.34
			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%	192,502,562.14	10.40%	96.29%	471,800,000.00	5.21%
Series B	5.30%	11,017,965.40	5.10%	2.65%	13,000,000.00	2.56%
Series C	2.10%	4,365,609.04	3.00%	1.06%	5,200,000.00	1.50%
Issue of Bonds		207,886,136.58			490,000,000.00	
Reserve Fund	3.00%	6,236,584.10		1.50%	7,350,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		11,381,190.13	0.640%
Servicer ppal collect not yet credited		966,448.87	
Servicer ints collect not yet credited		121,144.67	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		5,804,650.34	4.240%
Subordinated Loan S/T		431,933.76	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	2,816	4,839
Principal		
Principal outstanding	202,683,568.28	490,013,794.84
Average loan	71,975.70	101,263.44
Minimum	66.39	31,116.85
Maximum	264,215.03	296,052.94
Interest rate		
Weighted average (wac)	1.94%	3.00%
Minimum	1.38%	2.41%
Maximum	3.61%	4.41%
Final maturity		
Weighted average (WARM) (months)	213	290
Minimum	06/15/2010	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 % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	0.16	6.15		
10.01 - 20%	0.86	15.56		
20.01 - 30%	2.49	25.89	0.04	23.23
30.01 - 40%	5.65	35.81	0.01	38.44
40.01 - 50%	12.16	45.78	0.09	47.42
50.01 - 60%	35.82	55.97	0.53	56.94
60.01 - 70%	41.52	64.33	21.53	67.83
70.01 - 80%	1.34	70.39	77.81	75.21
Weighted average (WALTV)		56.08		73.48
Minimum		0.11		22.46
Maximum		71.97		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)	0.58%	0.52%	0.56%	0.54%	0.75%
Annual Percentage Rate (CPR)	6.73%	6.08%	6.46%	6.29%	8.61%

Geographic distribution

	Current	At constitution date
Andalucia	8.35%	8.14%
Aragon	2.32%	2.18%
Asturias	2.36%	2.18%
Balearic Islands	1.65%	1.66%
Basque Country	14.18%	13.03%
Canary Islands	3.38%	3.70%
Cantabria	2.37%	2.31%
Castilla-La Mancha	2.64%	2.45%
Castilla-Leon	5.91%	5.24%
Catalonia	17.27%	17.44%
Extremadura	0.56%	0.60%
Galicia	5.72%	4.88%
La Rioja	0.48%	0.36%
Madrid	23.13%	25.64%
Murcia	2.16%	2.52%
Navarra	0.78%	0.84%
Valencia	6.74%	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	79	20,369.39	4,817.79	0.00	25,187.18	18.71	5,924,975.27	5,950,162.45	63.88	56.53
from > 1 to ≤ 2 months	12	8,187.32	2,634.72	0.00	10,822.04	8.04	1,060,383.08	1,071,205.12	11.50	59.57
from > 2 to ≤ 3 months	14	12,318.73	4,388.08	0.00	16,706.81	12.41	1,002,893.63	1,019,600.44	10.95	59.60
from > 3 to ≤ 6 months	9	8,945.76	3,800.17	0.00	12,745.93	9.47	596,364.41	609,110.34	6.54	61.32
from > 6 to < 12 months	4	8,375.70	5,337.56	0.00	13,713.26	10.19	255,011.58	268,724.84	2.89	63.23
from ≥ 12 to < 18 months	1	3,029.43	2,840.16	0.00	5,869.59	4.36	67,784.87	73,654.46	0.79	66.24
from ≥ 18 to < 24 months	5	28,784.07	20,771.15	0.00	49,555.22	36.82	272,437.86	321,993.08	3.46	65.76
Subtotal	124	90,010.40	44,589.63	0.00	134,600.03	100.00	9,179,850.70	9,314,450.73	100.00	58.02
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	124	90,010.40	44,589.63	0.00	134,600.03		9,179,850.70	9,314,450.73		58.02

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