

BANKINTER 7 Fondo de Titulización Hipotecaria

Brief report

Date: 12/31/2011
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
Bankinter

Market
AIAP 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)		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	33,707.70 159,032,928.60 33.71%	100,000.00 471,800,000.00	Floating 3-M Euribor+0.210% 26.Mar/Jun/Sep/Dec	1.6200% 03/26/2012 136.516185 Gross 110.578110 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	03/26/2012 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0313547012	02/24/2004 130	70,017.83 9,102,317.90 70.02%	100,000.00 13,000,000.00	Floating 3-M Euribor+0.550% 26.Mar/Jun/Sep/Dec	1.9600% 03/26/2012 343.087367 Gross 277.900767 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	69,357.29 3,606,579.08 69.36%	100,000.00 5,200,000.00	Floating 3-M Euribor+1.200% 26.Mar/Jun/Sep/Dec	2.6100% 03/26/2012 452.556317 Gross 366.570617 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	A+ Baa3	BBB Baa
Total		171,741,825.58	490,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
Series A		% Monthly CPR (SMM)		0,17	0,34	0,51	0,69	0,87	1,06	1,25
		% Annual equivalent CPR		2,00	4,00	6,00	8,00	10,00	12,00	14,00
	With optional redemption *	Average life	Years	6.71	5.85	5.17	4.64	4.10	3.75	3.43
		Final Maturity	Years	09/14/2018	11/04/2017	02/28/2017	08/18/2016	02/04/2016	09/28/2015	06/04/2015
	Without optional redemption *	Average life	Years	7.99	7.11	6.37	5.75	5.22	4.76	4.36
		Final Maturity	Years	12/27/2019	02/08/2019	05/14/2018	09/28/2017	03/17/2017	10/01/2016	05/09/2016
		Average life	Years	10.99	9.75	8.75	7.99	6.99	6.49	5.99
		Final Maturity	Years	12/26/2022	09/26/2021	09/26/2020	12/26/2019	12/26/2018	06/26/2018	12/26/2017
		Average life	Years	12/27/2019	02/08/2019	05/14/2018	09/28/2017	03/17/2017	10/01/2016	05/09/2016
		Final Maturity	Years	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	6.71	5.85	5.17	4.64	4.10	3.75	3.43
		Final Maturity	Years	09/14/2018	11/04/2017	02/28/2017	08/18/2016	02/04/2016	09/28/2015	06/04/2015
	Without optional redemption *	Average life	Years	7.99	7.11	6.37	5.75	5.22	4.76	4.36
		Final Maturity	Years	12/27/2019	02/08/2019	05/14/2018	09/28/2017	03/17/2017	10/01/2016	05/09/2016
		Average life	Years	10.99	9.75	8.75	7.99	6.99	6.49	5.99
		Final Maturity	Years	12/26/2022	09/26/2021	09/26/2020	12/26/2019	12/26/2018	06/26/2018	12/26/2017
		Average life	Years	12/27/2019	02/08/2019	05/14/2018	09/28/2017	03/17/2017	10/01/2016	05/09/2016
		Final Maturity	Years	09/26/2038	09/26/2038	09/26/2038	09/26/2038	09/26/2038	09/26/2038	09/26/2038
		Average life	Years	12/27/2019	02/08/2019	05/14/2018	09/28/2017	03/17/2017	10/01/2016	05/09/2016
		Final Maturity	Years	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	6.71	5.85	5.17	4.64	4.10	3.75	3.43
		Final Maturity	Years	09/14/2018	11/04/2017	02/28/2017	08/18/2016	02/04/2016	09/28/2015	06/04/2015
	Without optional redemption *	Average life	Years	7.99	7.11	6.37	5.75	5.22	4.76	4.36
		Final Maturity	Years	12/27/2019	02/08/2019	05/14/2018	09/28/2017	03/17/2017	10/01/2016	05/09/2016
		Average life	Years	10.99	9.75	8.75	7.99	6.99	6.49	5.99
		Final Maturity	Years	12/26/2022	09/26/2021	09/26/2020	12/26/2019	12/26/2018	06/26/2018	12/26/2017
		Average life	Years	12/27/2019	02/08/2019	05/14/2018	09/28/2017	03/17/2017	10/01/2016	05/09/2016
		Final Maturity	Years	09/26/2038	09/26/2038	09/26/2038	09/26/2038	09/26/2038	09/26/2038	09/26/2038
		Average life	Years	12/27/2019	02/08/2019	05/14/2018	09/28/2017	03/17/2017	10/01/2016	05/09/2016
		Final Maturity	Years	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	92.60%	159,032,928.60	10.40%	96.29%	471,800,000.00	5.21%
Series B	5.30%	9,102,317.90	5.10%	2.65%	13,000,000.00	2.56%
Series C	2.10%	3,606,579.08	3.00%	1.06%	5,200,000.00	1.50%
Issue of Bonds		171,741,825.58			490,000,000.00	
Reserve Fund	3.00%	5,152,254.77		1.50%	7,350,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	6,157,859.17	1.430%	
Servicer ppal collect not yet credited	414,766.11		
Servicer ints collect not yet credited	36,692.09		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		4,808,175.37	4.310%
Subordinated Loan S/T		344,079.40	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		2,622	4,839
Principal			
Principal outstanding		170,516,733.71	490,013,794.84
Average loan		65,033.08	101,263.44
Minimum		21.63	31,116.85
Maximum		252,534.29	296,052.94
Interest rate			
Weighted average (wac)		2.56%	3.00%
Minimum		1.86%	2.41%
Maximum		4.14%	4.41%
Final maturity			
Weighted average (WARM) (months)		198	290
Minimum		01/02/2012	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%		0.34	7.15
10.01 - 20%		1.69	16.25
20.01 - 30%		4.26	25.64
30.01 - 40%		8.23	35.90
40.01 - 50%		18.38	45.65
50.01 - 60%		43.81	55.24
60.01 - 70%		23.30	63.14
70.01 - 80%			77.81
Weighted average (WALT)		51.64	73.48
Minimum		0.01	22.46
Maximum		68.64	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)	0.86%	0.50%	0.37%	0.35%	0.68%
Annual Percentage Rate (CPR)	9.88%	5.84%	4.35%	4.12%	7.84%

Geographic distribution		
	Current	At constitution date
Andalucia	8.43%	8.14%
Aragon	2.26%	2.18%
Asturias	2.37%	2.18%
Balearic Islands	1.79%	1.66%
Basque Country	14.22%	13.03%
Canary Islands	3.22%	3.70%
Cantabria	2.36%	2.31%
Castilla-La Mancha	2.57%	2.45%
Castilla-Leon	6.03%	5.24%
Catalonia	17.10%	17.44%
Extremadura	0.55%	0.60%
Galicia	5.60%	4.88%
La Rioja	0.41%	0.36%
Madrid	23.39%	25.64%
Murcia	2.18%	2.52%
Navarra	0.78%	0.84%
Valencia	6.76%	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	66	13,931.39	2,873.57	0.00	16,804.96	10.56	4,362,521.22	4,379,326.18	57.81	53.21
from > 1 to ≤ 2 months	13	6,327.62	2,351.25	0.00	8,678.87	5.45	720,047.54	728,726.41	9.62	52.57
from > 2 to ≤ 3 months	12	9,750.17	4,984.02	0.00	14,734.19	9.26	827,169.10	841,903.29	11.11	53.42
from > 3 to ≤ 6 months	6	7,807.09	4,751.65	0.00	12,558.74	7.89	651,034.59	663,593.33	8.76	62.81
from > 6 to < 12 months	6	14,558.32	6,157.40	0.00	20,715.72	13.01	294,362.40	315,078.12	4.16	58.30
from ≥ 12 to < 18 months	3	25,673.35	10,888.48	0.00	36,561.83	22.97	362,028.60	398,590.43	5.26	62.21
from ≥ 18 to < 24 months	2	10,717.11	4,550.34	0.00	15,267.45	9.59	100,450.12	115,717.57	1.53	61.82
from ≥ 2 years	3	22,707.97	11,152.78	0.00	33,860.75	21.27	99,077.62	132,938.37	1.75	67.91
Subtotal	111	111,473.02	47,709.49	0.00	159,182.51	100.00	7,416,691.19	7,575,873.70	100.00	54.85
<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	111	111,473.02	47,709.49	0.00	159,182.51		7,416,691.19	7,575,873.70		54.85