

Brief report

Date: 07/31/2019
Currency: EUR

Constitution date
 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
 Banco Santander

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Santander

Subordinated Loan
 Bankinter

Start-up Loan
 Bankinter

Swap
 Bankinter

Assets Custodian
 Bankinter

Fund Auditor
 KPMG Auditores

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 | Fitch / Moody's | Current |
| Series A ES0313547004 | 02/24/2004 4,718 | 12,665.70 59,756,772.60 | 100,000.00 471,800,000.00 | Floating 3-M Euribor+0.210% 26.Mar/Jun/Sep/Dec | 0.0000% 09/26/2019 0.000000 Gross 0.000000 Net | 09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec | 09/26/2019 "Pass-Through" | AAA Aa1 | AAA Aaa |
| Series B ES0313547012 | 02/24/2004 130 | 26,309.27 3,420,205.10 | 100,000.00 13,000,000.00 | Floating 3-M Euribor+0.550% 26.Mar/Jun/Sep/Dec | 0.2070% 09/26/2019 13.917604 Gross 11.273259 Net | 09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec | To be determined "Pass-Through" Pro rata deferred start / Secuential | AA Aa3 | A A2 |
| Series C ES0313547020 | 02/24/2004 52 | 26,061.07 1,355,175.64 | 100,000.00 5,200,000.00 | Floating 3-M Euribor+1.200% 26.Mar/Jun/Sep/Dec | 0.8570% 09/26/2019 57.076639 Gross 46.232078 Net | 09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec | To be determined "Pass-Through" Pro rata deferred start / Secuential | Aa1 A3 | BBB Baa3 |
| Total | | 64,532,153.34 | 490,000,000.00 | | | | | | |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date | | | | | | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------|-------|-------------------------|------------|------------|------------|------------|------------|------------|------------|
| Series | With optional redemption * | Average life | Years | % Monthly CPR (SMM) | | | | | | | |
| | | | | 0.08 | 0.17 | 0.25 | 0.34 | 0.43 | 0.51 | 0.60 | 0.69 |
| | | | | % Annual equivalent CPR | | | | | | | |
| | | | | 1.00 | 2.00 | 3.00 | 4.00 | 5.00 | 6.00 | 7.00 | 8.00 |
| Series A | With optional redemption * | Average life | Years | 1.78 | 1.76 | 1.56 | 1.55 | 1.53 | 1.34 | 1.33 | 1.32 |
| | | Final Maturity | Years | 04/04/2021 | 03/30/2021 | 01/14/2021 | 01/09/2021 | 01/05/2021 | 10/26/2020 | 10/22/2020 | 10/19/2020 |
| Series B | With optional redemption * | Average life | Years | 1.78 | 1.76 | 1.56 | 1.55 | 1.53 | 1.34 | 1.33 | 1.32 |
| | | Final Maturity | Years | 04/04/2021 | 03/30/2021 | 01/14/2021 | 01/09/2021 | 01/05/2021 | 10/26/2020 | 10/22/2020 | 10/19/2020 |
| Series C | With optional redemption * | Average life | Years | 1.78 | 1.76 | 1.56 | 1.55 | 1.53 | 1.34 | 1.33 | 1.32 |
| | | Final Maturity | Years | 04/04/2021 | 03/30/2021 | 01/14/2021 | 01/09/2021 | 01/05/2021 | 10/26/2020 | 10/22/2020 | 10/19/2020 |

* 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 | % CE |
| Series A | 92.60% | 59,756,772.60 | 14.99% | 96.29% | 471,800,000.00 |
| Series B | 5.30% | 3,420,205.10 | 9.69% | 2.65% | 13,000,000.00 |
| Series C | 2.10% | 1,355,175.64 | 7.59% | 1.06% | 5,200,000.00 |
| Issue of Bonds | | 64,532,153.34 | | | 490,000,000.00 |
| Reserve Fund | 7.59% | 4,900,000.00 | 1.50% | | 7,350,000.00 |

| Other financial operations (current) | | | |
|----------------------------------------|------------|-----------------------|--------------|
| Assets | | Balance | Interest |
| | | Treasury Account | 6,072,391.15 |
| Servicer ppal collect not yet credited | 124,172.27 | | |
| Servicer ints collect not yet credited | 1,729.22 | | |
| Liabilities | | Available | Balance |
| | | Subordinated Loan L/T | 4,900,000.00 |
| Subordinated Loan S/T | | 0.00 | |
| Start-up Loan L/T | | 0.00 | |
| Start-up Loan S/T | | 0.00 | |

Collateral: Residential mortgage loans (MCs)

| General | | | |
|--------------------------------------------|----------------------------------|---------------|----------------------|
| | | Current | At constitution date |
| | | Count | |
| Principal | Principal outstanding | 63,483,240.55 | 490,013,794.84 |
| | Average loan | 37,168.17 | 101,263.44 |
| | Minimum | 120.30 | 31,116.85 |
| | Maximum | 184,653.84 | 296,052.94 |
| Interest rate | Weighted average (wac) | 0.47% | 3.00% |
| | Minimum | 0.00% | 2.41% |
| | Maximum | 3.37% | 4.41% |
| Final maturity | Weighted average (WARM) (months) | 133 | 290 |
| | Minimum | 08/03/2019 | 11/22/2009 |
| | Maximum | 06/23/2038 | 06/23/2038 |
| Index (principal outstanding distribution) | 1-year EURIBOR/MIBOR | 100.00% | 100.00% |

| LTV Distribution | | | |
|--------------------------|--------|---------|----------------------|
| | % Pool | Current | At constitution date |
| | | % LTV | % LTV |
| 0.01 - 10% | | 3.15 | 7.06 |
| 10.01 - 20% | | 9.47 | 15.67 |
| 20.01 - 30% | | 28.20 | 25.23 |
| 30.01 - 40% | | 32.29 | 35.70 |
| 40.01 - 50% | | 26.86 | 44.57 |
| 50.01 - 60% | | 0.04 | 50.06 |
| 60.01 - 70% | | | 21.53 |
| 70.01 - 80% | | | 77.81 |
| Weighted average (WALTV) | | 32.34 | 73.48 |
| Minimum | | 0.17 | 22.46 |
| Maximum | | 50.06 | 79.79 |

BANKINTER 7 Fondo de Titulación Hipotecaria

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KPMG Auditores

Prepayments

| | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
|------------------------------|---------------|---------------|---------------|----------------|------------|
| Single month. mort. (SMM) | 0.50% | 0.47% | 0.39% | 0.34% | 0.49% |
| Annual Percentage Rate (CPR) | 5.89% | 5.49% | 4.61% | 4.02% | 5.74% |

Geographic distribution

| | Current | At constitution date |
|--------------------|---------|----------------------|
| Andalucia | 8.11% | 8.14% |
| Aragon | 1.76% | 2.18% |
| Asturias | 2.30% | 2.18% |
| Balearic Islands | 2.09% | 1.66% |
| Basque Country | 17.29% | 13.03% |
| Canary Islands | 2.79% | 3.70% |
| Cantabria | 2.55% | 2.31% |
| Castilla-La Mancha | 2.87% | 2.45% |
| Castilla-Leon | 5.82% | 5.24% |
| Catalonia | 17.47% | 17.44% |
| Extremadura | 0.46% | 0.60% |
| Galicia | 4.78% | 4.88% |
| La Rioja | 0.33% | 0.36% |
| Madrid | 23.49% | 25.64% |
| Murcia | 1.77% | 2.52% |
| Navarra | 0.68% | 0.84% |
| Valencia | 5.46% | 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 | 32 | 6,514.02 | 183.78 | 0.00 | 6,697.80 | 2.30 | 1,307,800.10 | 1,314,497.90 | 50.45 | 33.14 |
| from > 1 to = 2 months | 8 | 4,831.54 | 215.32 | 0.00 | 5,046.86 | 1.73 | 239,779.56 | 244,826.42 | 9.40 | 25.48 |
| from > 2 to = 3 months | 5 | 6,036.71 | 246.88 | 0.00 | 6,283.59 | 2.16 | 209,000.97 | 215,284.56 | 8.26 | 29.61 |
| from > 3 to = 6 months | 3 | 4,286.11 | 272.44 | 0.00 | 4,558.55 | 1.57 | 122,747.18 | 127,305.73 | 4.89 | 36.83 |
| from > 6 to < 12 months | 2 | 5,868.05 | 359.41 | 0.00 | 6,227.46 | 2.14 | 76,239.38 | 82,466.84 | 3.17 | 36.17 |
| from = 12 to < 18 months | 4 | 15,381.06 | 1,008.98 | 0.00 | 16,390.04 | 5.63 | 101,918.19 | 118,308.23 | 4.54 | 31.66 |
| from = 18 to < 24 months | 2 | 14,036.08 | 833.92 | 0.00 | 14,870.00 | 5.11 | 65,649.96 | 80,519.96 | 3.09 | 35.05 |
| from ≥ 2 years | 9 | 206,437.57 | 24,654.71 | 0.00 | 231,092.28 | 79.37 | 190,985.81 | 422,078.09 | 16.20 | 47.75 |
| Subtotal | 65 | 263,391.14 | 27,775.44 | 0.00 | 291,166.58 | 100.00 | 2,314,121.15 | 2,605,287.73 | 100.00 | 33.77 |
| Total | 65 | 263,391.14 | 27,775.44 | 0.00 | 291,166.58 | | 2,314,121.15 | 2,605,287.73 | | |

Additional information