

**Brief report**

**Date:** 05/31/2020  
**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	Current	Original	
Series A ES0313547004	02/24/2004 4,718	11,102.91 52,383,529.38 11.10%	100,000.00 471,800,000.00	Floating 3-M Euribor+0.210% 26.Mar/Jun/Sep/Dec	0.0000% 06/26/2020 0.000000 Gross 0.000000 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	06/26/2020 "Pass-Through"	AAAsf Aa1 (sf)	AAA Aaa	
Series B ES0313547012	02/24/2004 130	24,245.23 3,151,879.90 24.25%	100,000.00 13,000,000.00	Floating 3-M Euribor+0.550% 26.Mar/Jun/Sep/Dec	0.1770% 06/26/2020 10.966926 Gross 8.883210 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	AAAsf Aa1 (sf)	A A2	
Series C ES0313547020	02/24/2004 52	24,016.50 1,248,858.00 24.02%	100,000.00 5,200,000.00	Floating 3-M Euribor+1.200% 26.Mar/Jun/Sep/Dec	0.8270% 06/26/2020 50.757538 Gross 41.113606 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	Asf A2 (sf)	BBB Baa3	
Total		56,784,267.28	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	05/22/2021	03/03/2021	03/02/2021	02/28/2021	02/27/2021	02/25/2021	12/10/2020	12/09/2020		
	Final Maturity	Years	Date	1.25	1.00	1.00	1.00	1.00	1.00	0.75	0.75		
Series B	With optional redemption *	Average life	Years	06/26/2021	03/26/2021	03/26/2021	03/26/2021	03/26/2021	03/26/2021	12/26/2020	12/26/2020		
	Final Maturity	Years	Date	4.55	4.35	4.16	3.98	3.81	3.65	3.50	3.37		
Series C	With optional redemption *	Average life	Years	10/13/2024	07/29/2024	05/20/2024	03/16/2024	01/14/2024	11/19/2023	09/25/2023	08/06/2023		
	Final Maturity	Years	Date	12.26	11.76	11.26	11.01	10.78	10.26	10.01	9.76		
Series A	Without optional redemption *	Average life	Years	06/26/2032	12/26/2031	06/26/2031	03/26/2031	12/26/2030	06/26/2030	03/26/2030	12/26/2029		
	Final Maturity	Years	Date	1.25	1.00	1.00	1.00	1.00	1.00	0.75	0.75		
Series B	Without optional redemption *	Average life	Years	06/26/2021	03/26/2021	03/26/2021	03/26/2021	03/26/2021	03/26/2021	12/26/2020	12/26/2020		
	Final Maturity	Years	Date	1.25	1.00	1.00	1.00	1.00	1.00	0.75	0.75		
Series C	Without optional redemption *	Average life	Years	06/26/2021	03/26/2021	03/26/2021	03/26/2021	03/26/2021	03/26/2021	12/26/2020	12/26/2020		
	Final Maturity	Years	Date	13.63	13.24	12.85	12.47	12.11	11.75	11.41	11.08		
Series A	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.	Average life	Years	11/07/2033	06/18/2033	01/28/2033	09/11/2032	04/30/2032	12/23/2031	08/19/2031	04/21/2031		
	Hypothesis of delinquency and default assumptions of the securitised assets: 0%	Final Maturity	Years	15.51	15.26	15.01	14.51	14.26	13.76	13.51	13.01		
Series B	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.	Average life	Years	09/26/2035	06/26/2035	03/26/2035	09/26/2034	06/26/2034	12/26/2033	09/26/2033	03/26/2033		
	Hypothesis of delinquency and default assumptions of the securitised assets: 0%	Final Maturity	Years	1.25	1.00	1.00	1.00	1.00	1.00	0.75	0.75		
Series C	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.	Average life	Years	06/26/2021	03/26/2021	03/26/2021	03/26/2021	03/26/2021	03/26/2021	12/26/2020	12/26/2020		
	Hypothesis of delinquency and default assumptions of the securitised assets: 0%	Final Maturity	Years	1.25	1.00	1.00	1.00	1.00	1.00	0.75	0.75		
Series A	Without optional redemption *	Average life	Years	06/26/2021	03/26/2021	03/26/2021	03/26/2021	03/26/2021	03/26/2021	12/26/2020	12/26/2020		
	Final Maturity	Years	Date	16.46	16.29	16.10	15.89	15.66	15.42	15.15	14.87		
Series B	Without optional redemption *	Average life	Years	09/06/2036	07/05/2036	04/27/2036	02/10/2036	11/20/2035	08/22/2035	05/17/2035	02/02/2035		
	Final Maturity	Years	Date	18.01	18.01	18.01	18.01	18.01	18.01	18.01	18.01		
Series C	Without optional redemption *	Average life	Years	03/26/2038	03/26/2038	03/26/2038	03/26/2038	03/26/2038	03/26/2038	03/26/2038	03/26/2038		
	Final Maturity	Years	Date	18.01	18.01	18.01	18.01	18.01	18.01	18.01	18.01		

**Credit enhancement and financial operations**

Credit enhancement (CE)					
Series	Current		At issue date		
	% CE	% CE	% CE	% CE	% CE
Series A	92.25%	52,383,529.38	16.32%	96.29%	471,800,000.00
Series B	5.55%	3,151,879.90	10.77%	2.65%	13,000,000.00
Series C	2.20%	1,248,858.00	8.57%	1.06%	5,200,000.00
Issue of Bonds		56,784,267.28			490,000,000.00
Reserve Fund	8.57%	4,868,326.64	1.50%		7,350,000.00

Other financial operations (current)		
Assets	Balance	Interest
Treasury Account	8,086,603.43	-0.619%
Servicer ppal collect not yet credited	98,607.95	
Servicer ints collect not yet credited	2,204.78	
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	1,553	4,839	
Principal			
Principal outstanding	53,756,498.74	490,013,794.84	
Average loan	34,614.62	101,263.44	
Minimum	33.47	31,116.85	
Maximum	165,755.79	296,052.94	
Interest rate			
Weighted average (wac)	0.35%	3.00%	
Minimum	0.00%	2.41%	
Maximum	2.24%	4.41%	
Final maturity			
Weighted average (WARM) (months)	127	290	
Minimum	06/01/2020	11/22/2009	
Maximum	06/23/2038	06/23/2038	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	100.00%	100.00%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	3.42	6.50	
10.01 - 20%	14.47	16.13	
20.01 - 30%	27.25	0.04	23.23
30.01 - 40%	34.61	0.01	38.44
40.01 - 50%	20.25	0.09	47.42
50.01 - 60%		0.53	56.94
60.01 - 70%		21.53	67.84
70.01 - 80%		77.81	75.21
Weighted average (WALTV)	30.47	73.48	
Minimum	0.01	22.46	
Maximum	47.87	79.79	

# BANKINTER 7 Fondo de Titulación Hipotecaria

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### Management Company

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### Originator

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### Bond Paying Agent

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### Market

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### Register of Book Securities

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### Assets Custodian

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### Fund Auditor

KPMG Auditores

### Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month, mort. (SMM)	0.43%	0.21%	0.35%	0.34%	0.48%
Annual Percentage Rate (CPR)	5.02%	2.49%	4.10%	4.05%	5.65%

### Geographic distribution

	Current	At constitution date
Andalucia	7.97%	8.14%
Aragon	1.66%	2.18%
Asturias	2.28%	2.18%
Balearic Islands	1.85%	1.66%
Basque Country	17.79%	13.03%
Canary Islands	2.68%	3.70%
Cantabria	2.69%	2.31%
Castilla-La Mancha	2.89%	2.45%
Castilla-Leon	5.85%	5.24%
Catalonia	17.56%	17.44%
Extremadura	0.41%	0.60%
Galicia	4.77%	4.88%
La Rioja	0.34%	0.36%
Madrid	23.54%	25.64%
Murcia	1.64%	2.52%
Navarra	0.71%	0.84%
Valencia	5.37%	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	17	3,986.90	68.29	0.00	4,055.19	1.36	712,943.85	716,999.04	35.65	25.64
from > 1 to = 2 months	3	1,584.37	60.04	0.00	1,644.41	0.55	129,238.57	130,882.98	6.51	37.18
from > 2 to = 3 months	9	5,643.72	232.70	0.00	5,876.42	1.97	222,194.55	228,070.97	11.34	30.18
from > 3 to = 6 months	1	948.28	13.23	0.00	961.51	0.32	13,339.06	14,300.57	0.71	17.88
from > 6 to < 12 months	7	27,652.67	1,137.68	0.00	28,790.35	9.65	323,805.51	352,595.86	17.53	30.40
from = 18 to < 24 months	4	30,277.25	1,286.93	0.00	31,564.18	10.58	101,532.01	133,096.19	6.62	30.57
from ≥ 2 years	10	200,425.55	25,134.68	0.00	225,560.23	75.58	209,880.20	435,440.43	21.65	48.06
Subtotal	51	270,518.74	27,933.55	0.00	298,452.29	100.00	1,712,933.75	2,011,386.04	100.00	31.01
Total	51	270,518.74	27,933.55	0.00	298,452.29		1,712,933.75	2,011,386.04		

### Additional information