

# BANKINTER 10 Fondo de Titulización de Activos

## Brief report

**Date:** 05/31/2009  
**Currency:** EUR

**Date of constitution**  
06/27/2005

**VAT Reg. no.**  
V84388115

**Management Company**  
Europea de Titulización, S.G.F.T

**Originator**  
Bankinter

**Servicer**  
Bankinter

**Lead Managers**  
Bankinter  
BNP Paribas

**Bond Underwriter and Placement Agent**  
BNP Paribas  
Bankinter

**Bond Paying Agent**  
Bankinter

**Market**  
AIAF Mercado de Renta Fija

**Register of Book Securities**  
Iberclear

**Treasury Account**  
Bankinter

**Amortisation Account**  
Bankinter

**Start-up Loan**  
Bankinter

**Swap**  
Bankinter

**Assets Custodian**  
Bankinter

**Fund Auditors**  
Ernst&Young

## Issued securities: Asset-Backed Bonds

| Bonds issue               |                        |                                                               |                                        |                                                            |                                                                 |                                               |                                                                                            |                         |              |
|---------------------------|------------------------|---------------------------------------------------------------|----------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------|-------------------------|--------------|
| Series<br>ISIN Code       | Issue date<br>Nº bonds | Principal outstanding<br>(Bond Unit / Series Total / %Factor) |                                        | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon                                    | Redemption                                    |                                                                                            | Rating<br>Moody's / S&P |              |
|                           |                        | Current                                                       | Original                               |                                                            |                                                                 | Final maturity (legal)                        | Next                                                                                       | Current                 | Original     |
| Series A1<br>ES0313529002 | 07/01/2005<br>800      |                                                               | 100,000.00<br>80,000,000.00            | Floating<br>3-M Euribor+0.080%<br>21.Mar/Jun/Sep/Dec       | 06/22/2009                                                      | 06/21/2043<br>Quarterly<br>21.Mar/Jun/Sep/Dec | Amortized                                                                                  | Aaa<br>AAA              | Aaa<br>AAA   |
| Series A2<br>ES0313529010 | 07/01/2005<br>15,754   | 64,511.22<br>1,016,309,759.88<br>64.51%                       | 100,000.00<br>1,575,400,000.00         | Floating<br>3-M Euribor+0.160%<br>21.Mar/Jun/Sep/Dec       | 1.7620%<br>06/22/2009<br>287.32390 Gross<br>235.610100 Net      | 06/21/2043<br>Quarterly<br>21.Mar/Jun/Sep/Dec | 06/22/2009<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | Aaa<br>AAA              | Aaa<br>AAA   |
| Series B<br>ES0313529028  | 07/01/2005<br>207      |                                                               | 100,000.00<br>20,700,000.00<br>100.00% | Floating<br>3-M Euribor+0.290%<br>21.Mar/Jun/Sep/Dec       | 1.8920%<br>06/22/2009<br>478.255556 Gross<br>392.169556 Net     | 06/21/2043<br>Quarterly<br>21.Mar/Jun/Sep/Dec | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secutorial           | A1<br>A                 | A1<br>A      |
| Series C<br>ES0313529036  | 07/01/2005<br>224      |                                                               | 100,000.00<br>22,400,000.00<br>100.00% | Floating<br>3-M Euribor+0.700%<br>21.Mar/Jun/Sep/Dec       | 2.3020%<br>06/22/2009<br>581.894444 Gross<br>477.153444 Net     | 06/21/2043<br>Quarterly<br>21.Mar/Jun/Sep/Dec | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secutorial           | Baa1<br>BBB-            | Baa1<br>BBB- |
| Series D<br>ES0313529044  | 07/01/2005<br>191      |                                                               | 100,000.00<br>19,100,000.00<br>100.00% | Floating<br>3-M Euribor+2.000%<br>21.Mar/Jun/Sep/Dec       | 3.6020%<br>06/22/2009<br>910.505556 Gross<br>746.614556 Net     | 06/21/2043<br>Quarterly<br>21.Mar/Jun/Sep/Dec | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secutorial           | Ba3<br>BB-              | Ba3<br>BB-   |
| Series E<br>ES0313529051  | 07/01/2005<br>224      |                                                               | 100,000.00<br>22,400,000.00<br>100.00% | Floating<br>3-M Euribor+3.900%<br>21.Mar/Jun/Sep/Dec       | 5.5020%<br>06/22/2009<br>1,390.783333 Gross<br>1,140.442333 Net | 06/21/2043<br>Quarterly<br>21.Mar/Jun/Sep/Dec | To be determined<br>Due to Cash<br>Reserve reduction                                       | Caa3<br>CCC-            | Caa3<br>CCC- |
| Total                     |                        | 1,100,909,759.88                                              | 1,740,000,000.00                       |                                                            |                                                                 |                                               |                                                                                            |                         |              |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) |                               |                         |       |            |            |            |            |            |            |            |            |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------|-------|------------|------------|------------|------------|------------|------------|------------|------------|
|                                                                                                                     |                               | % 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 A2                                                                                                           | With optional redemption *    | Average life            | Years | 9.85       | 8.31       | 7.07       | 6.11       | 5.35       | 4.74       | 4.24       | 3.85       |
|                                                                                                                     |                               | Final Maturity          | Years | 04/04/2019 | 09/18/2017 | 06/22/2016 | 10/07/2015 | 05/10/2014 | 02/22/2014 | 08/26/2013 | 04/04/2013 |
|                                                                                                                     |                               |                         | Date  | 19.07      | 16.82      | 14.57      | 12.81      | 11.32      | 10.06      | 9.06       | 8.32       |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 10.46      | 8.99       | 7.81       | 6.86       | 6.08       | 5.43       | 4.89       | 4.44       |
|                                                                                                                     |                               | Final Maturity          | Years | 12/11/2019 | 05/23/2018 | 03/20/2017 | 06/04/2016 | 06/27/2015 | 04/11/2014 | 04/21/2014 | 06/11/2013 |
|                                                                                                                     |                               |                         | Date  | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      |
| Series B                                                                                                            | With optional redemption *    | Average life            | Years | 12.12      | 10.26      | 8.74       | 7.56       | 6.61       | 5.85       | 5.24       | 4.75       |
|                                                                                                                     |                               | Final Maturity          | Years | 10/07/2021 | 08/30/2019 | 02/21/2018 | 12/17/2016 | 08/01/2016 | 05/04/2015 | 08/26/2014 | 02/26/2014 |
|                                                                                                                     |                               |                         | Date  | 19.07      | 16.82      | 14.57      | 12.81      | 11.32      | 10.06      | 9.06       | 8.32       |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 12.90      | 11.12      | 9.68       | 8.50       | 7.54       | 6.74       | 6.08       | 5.50       |
|                                                                                                                     |                               | Final Maturity          | Years | 04/20/2022 | 10/07/2020 | 01/02/2019 | 11/28/2017 | 12/12/2016 | 02/23/2016 | 06/26/2015 | 11/30/2014 |
|                                                                                                                     |                               |                         | Date  | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      |
| Series C                                                                                                            | With optional redemption *    | Average life            | Years | 12.12      | 10.26      | 8.74       | 7.56       | 6.61       | 5.85       | 5.24       | 4.75       |
|                                                                                                                     |                               | Final Maturity          | Years | 10/07/2021 | 08/30/2019 | 02/21/2018 | 12/18/2016 | 08/01/2016 | 05/04/2015 | 08/26/2014 | 02/27/2014 |
|                                                                                                                     |                               |                         | Date  | 19.07      | 16.82      | 14.57      | 12.81      | 11.32      | 10.06      | 9.06       | 8.32       |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 12.90      | 11.12      | 9.68       | 8.50       | 7.54       | 6.74       | 6.08       | 5.50       |
|                                                                                                                     |                               | Final Maturity          | Years | 04/20/2022 | 10/07/2020 | 01/02/2019 | 11/28/2017 | 12/12/2016 | 02/23/2016 | 06/26/2015 | 11/30/2014 |
|                                                                                                                     |                               |                         | Date  | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      |
| Series D                                                                                                            | With optional redemption *    | Average life            | Years | 12.12      | 10.26      | 8.74       | 7.56       | 6.61       | 5.85       | 5.24       | 4.75       |
|                                                                                                                     |                               | Final Maturity          | Years | 11/07/2021 | 08/30/2019 | 02/21/2018 | 12/18/2016 | 09/01/2016 | 05/04/2015 | 08/26/2014 | 02/27/2014 |
|                                                                                                                     |                               |                         | Date  | 19.07      | 16.82      | 14.57      | 12.81      | 11.32      | 10.06      | 9.06       | 8.32       |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 12.90      | 11.12      | 9.68       | 8.50       | 7.54       | 6.74       | 6.08       | 5.50       |
|                                                                                                                     |                               | Final Maturity          | Years | 04/20/2022 | 10/07/2020 | 01/02/2019 | 11/29/2017 | 12/12/2016 | 02/24/2016 | 06/26/2015 | 11/30/2014 |
|                                                                                                                     |                               |                         | Date  | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      |
| Series E                                                                                                            | With optional redemption *    | Average life            | Years | 13.26      | 11.39      | 9.74       | 8.49       | 7.46       | 6.61       | 5.94       | 5.42       |
|                                                                                                                     |                               | Final Maturity          | Years | 08/29/2022 | 10/16/2020 | 02/24/2019 | 11/23/2017 | 12/11/2016 | 08/01/2016 | 07/05/2015 | 10/31/2014 |
|                                                                                                                     |                               |                         | Date  | 19.07      | 16.82      | 14.57      | 12.81      | 11.32      | 10.06      | 9.06       | 8.32       |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 19.11      | 18.37      | 17.85      | 17.47      | 17.18      | 16.96      | 16.79      | 16.64      |
|                                                                                                                     |                               | Final Maturity          | Years | 06/07/2028 | 09/10/2027 | 01/04/2027 | 11/13/2026 | 01/08/2026 | 12/05/2026 | 09/03/2026 | 01/16/2026 |
|                                                                                                                     |                               |                         | Date  | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      | 30.83      |

\* 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  |
| Class A                 | 92.32% | 1,016,309,759.88 | 7.84% | 1,655,400,000.00 | 4.93% |
| Series A1               | 0.00%  |                  | 0.00  | 80,000,000.00    |       |
| Series A2               | 92.32% | 1,016,309,759.88 |       | 1,575,400,000.00 |       |
| Series B                | 1.88%  | 20,700,000.00    | 5.92% | 20,700,000.00    | 3.72% |
| Series C                | 2.03%  | 22,400,000.00    | 3.85% | 22,400,000.00    | 2.42% |
| Series D                | 1.73%  | 19,100,000.00    | 2.08% | 19,100,000.00    | 1.30% |
| Series E                | 2.03%  | 22,400,000.00    |       | 22,400,000.00    |       |
| Issue of Bonds          |        | 1,100,909,759.88 |       | 1,740,000,000.00 |       |
| Reserve Fund            | 2.08%  | 22,400,000.00    |       | 22,400,000.00    |       |

| Other financial operations (current)   |           |               |          |
|----------------------------------------|-----------|---------------|----------|
| Assets                                 |           | Balance       | Interest |
| Treasury Account                       |           | 54,698,035.39 | 1.620%   |
| Amortization Account                   |           | 0.00          |          |
| Servicer ppal collect not yet credited |           | 3,160,960.79  |          |
| Servicer ints collect not yet credited |           | 1,539,184.36  |          |
| Liabilities                            | Available | Balance       | Interest |
| Start-up Loan                          |           | 703,189.61    | 3.600%   |

BANKINTER 10 Fondo de Titulización de Activos



Brief report

Date: 05/31/2009  
Currency: EUR

Date of constitution  
06/27/2005

VAT Reg. no.  
V84388115

Management Company  
Europea de Titulización, S.G.F.T

Originator  
Bankinter

Service  
Bankinter

Lead Managers  
Bankinter  
BNP Paribas

Bond Underwriter and Placement Agent  
BNP Paribas  
Bankinter

Bond Paying Agent  
Bankinter

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
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Treasury Account  
Bankinter

Amortisation Account  
Bankinter

Start-up Loan  
Bankinter

Swap  
Bankinter

Assets Custodian  
Bankinter

Fund Auditors  
Ernst&Young

Collateral: Residential mortgage loans

| General                                    |                  |                      |  |  |
|--------------------------------------------|------------------|----------------------|--|--|
|                                            | Current          | At constitution date |  |  |
| Count                                      | 10,689           | 14,507               |  |  |
| Principal                                  |                  |                      |  |  |
| Principal outstanding                      | 1,053,635,096.53 | 1,717,640,351.35     |  |  |
| Average loan                               | 98,571.91        | 118,400.80           |  |  |
| Minimum                                    | 47.65            | 1,860.27             |  |  |
| Maximum                                    | 913,009.09       | 990,119.72           |  |  |
| Interest rate                              |                  |                      |  |  |
| Weighted average (wac)                     | 4.64%            | 2.88%                |  |  |
| Minimum                                    | 1.92%            | 2.15%                |  |  |
| Maximum                                    | 8.25%            | 5.32%                |  |  |
| Final maturity                             |                  |                      |  |  |
| Weighted average (WARM) (months)           | 256              | 303                  |  |  |
| Minimum                                    | 06/02/2009       | 01/16/2006           |  |  |
| Maximum                                    | 02/18/2040       | 02/18/2040           |  |  |
| Index (principal outstanding distribution) |                  |                      |  |  |
| 1-year EURIBOR/MIBOR                       | 100.00%          | 100.00%              |  |  |

| Prepayments                  |               |               |               |                |            |
|------------------------------|---------------|---------------|---------------|----------------|------------|
|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM)    | 0.52%         | 0.61%         | 0.58%         | 0.67%          | 0.77%      |
| Annual Percentage Rate (CPR) | 6.05%         | 7.03%         | 6.77%         | 7.72%          | 8.87%      |

| LTV Distribution         |         |       |                      |       |
|--------------------------|---------|-------|----------------------|-------|
|                          | Current |       | At constitution date |       |
|                          | % Pool  | % LTV | % Pool               | % LTV |
| 0.01 - 10%               | 1.58    | 7.21  | 0.86                 | 7.98  |
| 10.01 - 20%              | 5.54    | 15.35 | 3.77                 | 15.50 |
| 20.01 - 30%              | 8.72    | 25.43 | 5.59                 | 25.37 |
| 30.01 - 40%              | 12.40   | 35.29 | 8.49                 | 35.25 |
| 40.01 - 50%              | 15.65   | 45.02 | 12.50                | 45.18 |
| 50.01 - 60%              | 18.27   | 55.02 | 15.93                | 55.28 |
| 60.01 - 70%              | 18.66   | 64.98 | 17.85                | 65.20 |
| 70.01 - 80%              | 13.91   | 73.49 | 23.92                | 75.68 |
| 80.01 - 90%              | 3.93    | 84.66 | 6.58                 | 84.47 |
| 90.01 - 100%             | 1.34    | 91.68 | 4.50                 | 95.25 |
| Weighted average (WALTV) | 51.56   |       | 59.11                |       |
| Minimum                  | 0.02    |       | 1.81                 |       |
| Maximum                  | 93.91   |       | 100.00               |       |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 9.54%   | 9.68%                |
| Aragon                  | 1.56%   | 1.54%                |
| Asturias                | 1.52%   | 1.48%                |
| Balearic Islands        | 2.56%   | 2.48%                |
| Basque Country          | 9.57%   | 9.04%                |
| Canary Islands          | 4.20%   | 4.13%                |
| Cantabria               | 2.05%   | 1.97%                |
| Castilla-La Mancha      | 1.45%   | 1.59%                |
| Castilla-Leon           | 2.71%   | 2.77%                |
| Catalonia               | 16.66%  | 15.65%               |
| Extremadura             | 0.41%   | 0.44%                |
| Galicia                 | 2.25%   | 2.21%                |
| La Rioja                | 0.45%   | 0.39%                |
| Madrid                  | 34.63%  | 35.63%               |
| Murcia                  | 1.23%   | 1.31%                |
| Navarra                 | 0.20%   | 0.23%                |
| Valencia                | 8.99%   | 9.45%                |

| Current delinquency       |        |              |            |       |            |        |                  |               |                                |
|---------------------------|--------|--------------|------------|-------|------------|--------|------------------|---------------|--------------------------------|
| Aging                     | Assets | Overdue debt |            |       |            |        | Outstanding debt | Total debt    |                                |
|                           |        | Principal    | Interest   | Other | Total      | %      |                  | %             | % Total debt / Appraisal Value |
| Delinquencies             |        |              |            |       |            |        |                  |               |                                |
| Up to 1 month             | 226    | 49,808.84    | 45,723.52  | 0.00  | 95,532.36  | 22.98  | 24,183,831.60    | 24,279,363.96 | 71.07                          |
| from > 1 to ≤ 2 months    | 35     | 23,407.61    | 25,758.30  | 0.00  | 49,165.91  | 11.82  | 4,244,144.43     | 4,293,310.34  | 12.57                          |
| from > 2 to ≤ 3 months    | 28     | 25,102.64    | 31,357.91  | 0.00  | 56,460.55  | 13.58  | 2,561,492.04     | 2,617,952.59  | 7.66                           |
| from > 3 to ≤ 6 months    | 10     | 14,110.20    | 14,978.99  | 0.00  | 29,089.19  | 7.00   | 816,897.16       | 845,986.35    | 2.48                           |
| from > 6 to < 12 months   | 11     | 24,299.29    | 38,775.69  | 0.00  | 63,074.98  | 15.17  | 1,216,615.75     | 1,279,690.73  | 3.75                           |
| from ≥ 12 to < 18 months  | 6      | 19,846.88    | 34,649.06  | 0.00  | 54,495.94  | 13.11  | 471,633.19       | 526,129.13    | 1.54                           |
| from ≥ 18 to < 24 months  | 4      | 34,883.72    | 25,068.19  | 0.00  | 59,951.91  | 14.42  | 234,823.24       | 294,775.15    | 0.86                           |
| from ≥ 2 years            | 1      | 4,226.48     | 3,792.30   | 0.00  | 8,018.78   | 1.93   | 16,402.55        | 24,421.33     | 0.07                           |
| Subtotal                  | 321    | 195,685.66   | 220,103.96 | 0.00  | 415,789.62 | 100.00 | 33,745,839.96    | 34,161,629.58 | 100.00                         |
| 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                           |
| Total                     | 321    | 195,685.66   | 220,103.96 | 0.00  | 415,789.62 |        | 33,745,839.96    | 34,161,629.58 | 43.51                          |