

# BANKINTER 13 Fondo de Titulización de Activos

## Brief report

**Date:** 11/30/2009  
**Currency:** EUR

**Date of constitution**  
 11/27/2006

**VAT Reg. no.**  
 V84634575

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

**Originator**  
 Bankinter

**Servicer**  
 Bankinter

**Lead Managers**  
 Bankinter  
 Calyon  
 Merrill Lynch International  
 SCH

**Bond Underwriters and Placement Agents**  
 Calyon  
 Merrill Lynch International  
 SCH

**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>N° 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>ES0313270003 | 11/27/2006<br>850      | 0.00<br>0.00%   | 100,000.00<br>85,000,000.00    | Floating<br>3-M Euribor+0.060%<br>17.Jan/Apr/Jul/Oct       |   | 07/17/2049<br>Quarterly<br>17.Jan/Apr/Jul/Oct | Amortized  | Aaa<br>AAA              | Aaa<br>AAA |  |
| Series A2<br>ES0313270011 | 11/27/2006<br>13,974   | 78.430.33<br>1,095,985,431.42<br>78.43%                       | 100,000.00<br>1,397,400,000.00 | Floating<br>3-M Euribor+0.150%<br>17.Jan/Apr/Jul/Oct       | 0.8900%<br>01/18/2010<br>176.446456 Gross<br>144.686094 Net   | 07/17/2049<br>Quarterly<br>17.Jan/Apr/Jul/Oct | To be determined<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | Aaa<br>AAA              | Aaa<br>AAA |  |
| Series B<br>ES0313270029  | 11/27/2006<br>224      | 100,000.00<br>22,400,000.00<br>100.00%                        | 100,000.00<br>22,400,000.00    | Floating<br>3-M Euribor+0.270%<br>17.Jan/Apr/Jul/Oct       | 1.0100%<br>01/18/2010<br>255.305556 Gross<br>209.350556 Net   | 07/17/2049<br>Quarterly<br>17.Jan/Apr/Jul/Oct | To be determined<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | Aa3<br>A                | Aa3<br>A   |  |
| Series C<br>ES0313270037  | 11/27/2006<br>241      | 100,000.00<br>24,100,000.00<br>100.00%                        | 100,000.00<br>24,100,000.00    | Floating<br>3-M Euribor+0.480%<br>17.Jan/Apr/Jul/Oct       | 1.2200%<br>01/18/2010<br>308.388889 Gross<br>252.878889 Net   | 07/17/2049<br>Quarterly<br>17.Jan/Apr/Jul/Oct | To be determined<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | A3<br>BBB               | A3<br>BBB  |  |
| Series D<br>ES0313270045  | 11/27/2006<br>205      | 100,000.00<br>20,500,000.00<br>100.00%                        | 100,000.00<br>20,500,000.00    | Floating<br>3-M Euribor+2.250%<br>17.Jan/Apr/Jul/Oct       | 2.9900%<br>01/18/2010<br>755.805556 Gross<br>619.760556 Net   | 07/17/2049<br>Quarterly<br>17.Jan/Apr/Jul/Oct | To be determined<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | BA1<br>BB-              | BA1<br>BB- |  |
| Series E<br>ES0313270052  | 11/27/2006<br>206      | 100,000.00<br>20,600,000.00<br>100.00%                        | 100,000.00<br>20,600,000.00    | Floating<br>3-M Euribor+3.900%<br>17.Jan/Apr/Jul/Oct       | 4.6400%<br>01/18/2010<br>1,172.888889 Gross<br>961.768889 Net | 07/17/2049<br>Quarterly<br>17.Jan/Apr/Jul/Oct | To be determined<br>Due to Cash<br>Reserve reduction   | Ca<br>D                 | Ca<br>CCC- |  |
| <b>Total</b>              |                        | <b>1,183,585,431.42</b>                                       | <b>1,570,000,000.00</b>        |  |   |   |  |                         |            |  |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) |  |                            |                |                         |            |            |            |            |            |            |            |            |  |  |
|---|--|----------------------------|----------------|-------------------------|------------|------------|------------|------------|------------|------------|------------|------------|--|--|
| Series  | With optional redemption *   | Average life               | Years          | % Monthly CPR (SMM)     |            |            |            |            |            |            |            |            |  |  |
|   |  |                            |                | % Annual equivalent CPR |            |            |            |            |            |            |            |            |  |  |
| Series A2   | With optional redemption *   | Average life               | Years          | 0,17                    | 0,34       | 0,51       | 0,69       | 0,87       | 1,06       | 1,25       | 1,44       |            |  |  |
|   |  | Final Maturity             | Years          | 07/17/2020              | 10/22/2018 | 06/19/2017 | 01/06/2016 | 07/31/2015 | 11/27/2014 | 11/05/2014 | 11/29/2013 |            |  |  |
|   | Without optional redemption *  | Average life               | Years          | 11,15                   | 9,48       | 8,16       | 7,12       | 6,27       | 5,58       | 5,01       | 4,53       |            |  |  |
|   |  | Final Maturity             | Years          | 04/17/2031              | 10/17/2028 | 07/19/2026 | 07/17/2024 | 10/17/2022 | 04/18/2021 | 01/19/2020 | 01/17/2019 |            |  |  |
|   | Series B   | With optional redemption * | Average life   | Years                   | 14,74      | 12,46      | 10,63      | 9,18       | 8,00       | 7,06       | 6,28       | 5,65       |  |  |
|   |  |                            | Final Maturity | Years                   | 08/23/2024 | 05/13/2022 | 07/16/2020 | 01/31/2019 | 11/29/2017 | 12/18/2016 | 11/03/2016 | 07/24/2015 |  |  |
| Without optional redemption *   |  | Average life               | Years          | 15,53                   | 13,35      | 11,56      | 10,11      | 8,93       | 7,96       | 7,14       | 6,46       |            |  |  |
|   |  | Final Maturity             | Years          | 08/06/2025              | 02/04/2023 | 06/20/2021 | 07/01/2020 | 01/11/2018 | 11/11/2017 | 01/19/2017 | 05/14/2016 |            |  |  |
| Series C  |  | With optional redemption * | Average life   | Years                   | 14,74      | 12,46      | 10,64      | 9,18       | 8,00       | 7,06       | 6,28       | 5,65       |  |  |
|   |  |                            | Final Maturity | Years                   | 08/24/2024 | 05/13/2022 | 07/17/2020 | 01/02/2019 | 11/29/2017 | 12/19/2016 | 11/03/2016 | 07/25/2015 |  |  |
|   | Without optional redemption *  | Average life               | Years          | 15,53                   | 13,35      | 11,56      | 10,11      | 8,93       | 7,96       | 7,15       | 6,46       |            |  |  |
|   |  | Final Maturity             | Years          | 09/06/2025              | 02/04/2023 | 06/21/2021 | 08/01/2020 | 01/11/2018 | 12/11/2017 | 01/20/2017 | 05/15/2016 |            |  |  |
|   | Series D   | With optional redemption * | Average life   | Years                   | 15,85      | 13,58      | 11,73      | 10,20      | 8,93       | 7,88       | 7,03       | 6,37       |  |  |
|   |  |                            | Final Maturity | Years                   | 09/30/2025 | 06/27/2023 | 08/21/2021 | 09/02/2020 | 01/11/2018 | 10/13/2017 | 09/12/2016 | 11/04/2016 |  |  |
| Without optional redemption *   |  | Average life               | Years          | 23,48                   | 22,46      | 21,74      | 21,21      | 20,81      | 20,51      | 20,29      | 20,13      |            |  |  |
|   |  | Final Maturity             | Years          | 05/16/2033              | 11/05/2032 | 08/21/2031 | 09/02/2031 | 09/16/2030 | 05/29/2030 | 10/03/2030 | 10/01/2030 |            |  |  |
| Series E  |  | With optional redemption * | Average life   | Years                   | 15,85      | 13,58      | 11,73      | 10,20      | 8,93       | 7,88       | 7,03       | 6,37       |  |  |
|   |  |                            | Final Maturity | Years                   | 09/30/2025 | 06/27/2023 | 08/21/2021 | 09/02/2020 | 01/11/2018 | 10/13/2017 | 09/12/2016 | 11/04/2016 |  |  |
|   | Without optional redemption *  | Average life               | Years          | 23,48                   | 22,46      | 21,74      | 21,21      | 20,81      | 20,51      | 20,29      | 20,13      |            |  |  |
|   |  | Final Maturity             | Years          | 05/16/2033              | 11/05/2032 | 08/21/2031 | 09/02/2031 | 09/16/2030 | 05/29/2030 | 10/03/2030 | 10/01/2030 |            |  |  |
|   | * 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.<br>Hypothesis of delinquency and default assumptions of the securitised assets: 0% |                            |                |                         |            |            |            |            |            |            |            |            |  |  |

### Credit enhancement and financial operations

| Credit enhancement (CE) |         |                  |       |               |                  |
|-------------------------|---------|------------------|-------|---------------|------------------|
| Class                   | Current |                  |       | At issue date |                  |
|                         | % CE    |                  |       | % CE          |                  |
| Class A                 | 92.60%  | 1,095,985,431.42 | 7.53% | 94.42%        | 1,482,400,000.00 |
| Series A1               | 0.00%   | 0.00             |       | 5.41%         | 85,000,000.00    |
| Series A2               | 92.60%  | 1,095,985,431.42 |       | 89.01%        | 1,397,400,000.00 |
| Series B                | 1.89%   | 22,400,000.00    | 5.61% | 1.43%         | 22,400,000.00    |
| Series C                | 2.04%   | 24,100,000.00    | 3.53% | 1.54%         | 24,100,000.00    |
| Series D                | 1.73%   | 20,500,000.00    | 1.77% | 1.31%         | 20,500,000.00    |
| Series E                | 1.74%   | 20,600,000.00    |       | 1.31%         | 20,600,000.00    |
| Issue of Bonds          |         | 1,183,585,431.42 |       |               | 1,570,000,000.00 |
| Reserve Fund            | 1.77%   | 20,600,000.00    |       | 1.33%         | 20,600,000.00    |

| Other financial operations (current)   |               |            |          |
|--|---------------|------------|----------|
| Assets                                 | Balance       | Interest   |          |
| Treasury Account                       | 38,043,730.05 | 0.790%     |          |
| Amortization Account                   |               | 0.00       |          |
| Servicer ppal collect not yet credited | 2,890,706.00  |            |          |
| Servicer ints collect not yet credited | 1,151,020.87  |            |          |
| Liabilities                            | Available     | Balance    | Interest |
| Start-up Loan                          |               | 557,301.03 | 2.740%   |

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Ernst&Young

### Collateral: Residential mortgage loans

| General                                    |                  |                      |  |
|--|------------------|----------------------|--|
|  | Current          | At constitution date |  |
| Count                                      | 9,503            | 11,827               |  |
| Principal                                  |                  |                      |  |
| Principal outstanding                      | 1,149,729,428.90 | 1,549,431,516.52     |  |
| Average loan                               | 120,985.94       | 131,007.99           |  |
| Minimum                                    | 122.79           | 257.91               |  |
| Maximum                                    | 1,112,951.15     | 1,168,941.87         |  |
| Interest rate                              |                  |                      |  |
| Weighted average (wac)                     | 2.76%            | 3.62%                |  |
| Minimum                                    | 1.39%            | 2.50%                |  |
| Maximum                                    | 5.85%            | 5.80%                |  |
| Final maturity                             |                  |                      |  |
| Weighted average (WARM) (months)           | 291              | 327                  |  |
| Minimum                                    | 12/24/2009       | 01/16/2007           |  |
| Maximum                                    | 06/21/2046       | 06/20/2046           |  |
| Index (principal outstanding distribution) |                  |                      |  |
| 1-year EURIBOR/MIBOR                       | 100.00%          | 100.00%              |  |

| LTV Distribution         |         |       |                      |       |
|--------------------------|---------|-------|----------------------|-------|
|                          | Current |       | At constitution date |       |
|                          | % Pool  | % LTV | % Pool               | % LTV |
| 0.01 - 10%               | 1.77    | 7.37  | 1.44                 | 7.58  |
| 10.01 - 20%              | 5.56    | 15.21 | 5.42                 | 15.23 |
| 20.01 - 30%              | 6.91    | 25.08 | 6.37                 | 25.19 |
| 30.01 - 40%              | 8.73    | 35.50 | 7.38                 | 35.24 |
| 40.01 - 50%              | 12.03   | 45.14 | 9.78                 | 45.31 |
| 50.01 - 60%              | 15.03   | 54.89 | 12.29                | 55.29 |
| 60.01 - 70%              | 15.71   | 65.16 | 13.28                | 65.26 |
| 70.01 - 80%              | 20.17   | 74.71 | 21.51                | 76.09 |
| 80.01 - 90%              | 9.48    | 84.63 | 12.26                | 84.74 |
| 90.01 - 100%             | 4.61    | 92.72 | 10.28                | 94.83 |
| Weighted average (WALTV) | 57.09   |       | 61.53                |       |
| Minimum                  | 0.01    |       | 0.17                 |       |
| Maximum                  | 97.00   |       | 100.00               |       |

| Prepayments                  |               |               |               |                |            |
|------------------------------|---------------|---------------|---------------|----------------|------------|
|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM)    | 0.43%         | 0.34%         | 0.40%         | 0.45%          | 0.61%      |
| Annual Percentage Rate (CPR) | 5.06%         | 4.05%         | 4.64%         | 5.22%          | 7.12%      |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 9.77%   | 9.39%                |
| Aragon                  | 2.23%   | 2.31%                |
| Asturias                | 1.43%   | 1.45%                |
| Balearic Islands        | 2.70%   | 2.46%                |
| Basque Country          | 7.86%   | 8.20%                |
| Canary Islands          | 4.77%   | 4.61%                |
| Cantabria               | 2.32%   | 2.30%                |
| Castilla-La Mancha      | 2.17%   | 2.18%                |
| Castilla-Leon           | 3.35%   | 3.36%                |
| Catalonia               | 18.58%  | 17.48%               |
| Extremadura             | 0.48%   | 0.47%                |
| Galicia                 | 1.65%   | 1.66%                |
| La Rioja                | 0.28%   | 0.32%                |
| Madrid                  | 31.01%  | 32.05%               |
| Meillia                 |         | 0.00%                |
| Murcia                  | 1.37%   | 1.40%                |
| Navarra                 | 0.26%   | 0.25%                |
| Valencia                | 9.77%   | 10.09%               |

| 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                    | 278        | 75,017.11         | 53,596.02         | 0.00        | 128,613.13          | 12.57  | 36,910,802.56        | 37,039,415.69        | 62.33                          |
| from > 1 to ≤ 2 months           | 63         | 39,681.17         | 37,424.12         | 0.00        | 77,105.29           | 7.54   | 7,458,249.33         | 7,535,354.62         | 12.68                          |
| from > 2 to ≤ 3 months           | 25         | 25,982.82         | 34,573.31         | 0.00        | 60,556.13           | 5.92   | 3,796,799.68         | 3,857,355.81         | 6.49                           |
| from > 3 to ≤ 6 months           | 26         | 40,308.79         | 51,607.33         | 0.00        | 91,914.12           | 8.99   | 3,536,887.61         | 3,628,801.93         | 6.11                           |
| from > 6 to < 12 months          | 20         | 48,302.53         | 79,485.11         | 0.00        | 127,785.64          | 12.49  | 2,222,454.28         | 2,350,239.92         | 3.95                           |
| from ≥ 12 to < 18 months         | 19         | 87,586.81         | 157,330.24        | 0.00        | 244,917.05          | 23.94  | 2,486,038.09         | 2,730,955.14         | 4.60                           |
| from ≥ 18 to < 24 months         | 9          | 72,716.24         | 134,659.45        | 0.00        | 207,375.69          | 20.27  | 1,476,867.50         | 1,684,243.19         | 2.83                           |
| from ≥ 24 to < 36 months         | 4          | 19,987.44         | 64,705.62         | 0.00        | 84,693.06           | 8.28   | 517,100.38           | 601,793.44           | 1.01                           |
| Subtotal                         | 444        | 409,580.91        | 613,379.20        | 0.00        | 1,022,960.11        | 100.00 | 58,405,199.63        | 59,428,159.74        | 100.00                         |
| <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                           |
| <b>Total</b>                     | <b>444</b> | <b>409,580.91</b> | <b>613,379.20</b> | <b>0.00</b> | <b>1,022,960.11</b> |        | <b>58,405,199.63</b> | <b>59,428,159.74</b> | <b>47.99</b>                   |