

# BANKINTER 19 Fondo de Titulización de Activos

## Brief report

**Date:** 08/31/2010  
**Currency:** EUR

**Date of constitution**  
04/27/2009

**VAT Reg. no.**  
V85687887

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

**Originator**  
Bankinter

**Lead Manager and Subscriber**  
Bankinter

**Servicer**  
Bankinter

**Bond Paying Agent**  
Bankinter

**Assets Custodian**  
Bankinter

**Market**  
AIAF Mercado de Renta Fija

**Register of Book Securities**  
Iberclear

**Treasury Account**  
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**Start-up Loan**  
Bankinter

**Subordinated Loan**  
Bankinter

**Fund Auditors**  
Deloitte

## 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 |          |
|                          |                        | Current                                                       | Original                       |                                                            |                                                             | Final maturity (legal)                        | Next                                                                                              | Current           | Original |
| Series A<br>ES0313533004 | 04/29/2009<br>15,979   | 90,834.11<br>1,451,438,243.69<br>90.83%                       | 100,000.00<br>1,597,900,000.00 | Floating<br>3M Euribor+0.300%<br>18.Mar/Jun/Sep/Dec        | 1.0270%<br>09/20/2010<br>243.581759 Gross<br>197.301225 Net | 06/18/2052<br>Quarterly<br>18.Mar/Jun/Sep/Dec | 09/20/2010<br>"Pass-Through"<br>Secutential /<br>Pro rata under<br>certain<br>circumstances       | Aaa               | Aaa      |
| Series B<br>ES0313533012 | 04/29/2009<br>207      | 100,000.00<br>20,700,000.00<br>100.00%                        | 100,000.00<br>20,700,000.00    | Floating<br>3M Euribor+0.500%<br>18.Mar/Jun/Sep/Dec        | 1.2270%<br>09/20/2010<br>320.383333 Gross<br>259.510500 Net | 06/18/2052<br>Quarterly<br>18.Mar/Jun/Sep/Dec | To Be Determined<br>"Pass-Through"<br>Secutential /<br>Pro rata under<br>certain<br>circumstances | A1                | A1       |
| Series C<br>ES0313533020 | 04/29/2009<br>314      | 100,000.00<br>31,400,000.00<br>100.00%                        | 100,000.00<br>31,400,000.00    | Floating<br>3M Euribor+0.700%<br>18.Mar/Jun/Sep/Dec        | 1.4270%<br>09/20/2010<br>372.605556 Gross<br>301.810500 Net | 06/18/2052<br>Quarterly<br>18.Mar/Jun/Sep/Dec | To Be Determined<br>"Pass-Through"<br>Secutential /<br>Pro rata under<br>certain<br>circumstances | Baa3              | Baa3     |
| Total                    |                        | 1,503,538,243.69                                              | 1,650,000,000.00               |                                                            |                                                             |                                               |                                                                                                   |                   |          |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) |                                     |                |       |                         |            |            |            |            |            |            |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------|-------|-------------------------|------------|------------|------------|------------|------------|------------|
|                                                                                                                     |                                     |                |       | % Monthly CPR (SMM)     |            |            |            |            |            |            |
|                                                                                                                     |                                     |                |       | % Annual equivalent CPR |            |            |            |            |            |            |
| Series A                                                                                                            | With<br>optional<br>redemption *    | Average life   | Years | 9.97                    | 8.44       | 7.23       | 6.31       | 5.56       | 4.47       | 4.06       |
|                                                                                                                     |                                     | Final Maturity | Years | 06/04/2020              | 11/23/2018 | 09/06/2017 | 10/08/2016 | 01/06/2016 | 05/27/2015 | 12/05/2014 |
|                                                                                                                     | Without<br>optional<br>redemption * | Average life   | Years | 10.48                   | 8.96       | 7.76       | 6.82       | 6.05       | 5.42       | 4.46       |
|                                                                                                                     |                                     | Final Maturity | Years | 12/08/2020              | 05/31/2019 | 03/22/2018 | 04/09/2017 | 07/03/2016 | 11/17/2015 | 05/10/2015 |
| Series B                                                                                                            | With<br>optional<br>redemption *    | Average life   | Years | 15.39                   | 13.16      | 11.32      | 9.91       | 8.73       | 7.76       | 7.00       |
|                                                                                                                     |                                     | Final Maturity | Years | 11/04/2025              | 08/13/2023 | 10/08/2021 | 05/14/2020 | 03/08/2019 | 03/18/2018 | 06/17/2017 |
|                                                                                                                     | Without<br>optional<br>redemption * | Average life   | Years | 16.36                   | 14.14      | 12.33      | 10.86      | 9.65       | 8.65       | 7.81       |
|                                                                                                                     |                                     | Final Maturity | Years | 10/21/2026              | 08/02/2024 | 10/13/2022 | 04/24/2021 | 02/07/2020 | 02/07/2019 | 04/07/2018 |
| Series C                                                                                                            | With<br>optional<br>redemption *    | Average life   | Years | 15.39                   | 13.16      | 11.32      | 9.91       | 8.73       | 7.76       | 7.00       |
|                                                                                                                     |                                     | Final Maturity | Years | 11/04/2025              | 08/13/2023 | 10/08/2021 | 05/14/2020 | 03/09/2019 | 03/18/2018 | 06/17/2017 |
|                                                                                                                     | Without<br>optional<br>redemption * | Average life   | Years | 16.36                   | 14.14      | 12.33      | 10.86      | 9.65       | 8.65       | 7.81       |
|                                                                                                                     |                                     | Final Maturity | Years | 10/21/2026              | 08/02/2024 | 10/13/2022 | 04/24/2021 | 02/07/2020 | 02/07/2019 | 04/07/2018 |

\* 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                | 96.53% | 1,451,438,243.69 | 6.98% | 1,597,900,000.00 | 6.35% |
| Series B                | 1.38%  | 20,700,000.00    | 5.60% | 20,700,000.00    | 5.10% |
| Series C                | 2.09%  | 31,400,000.00    | 3.51% | 31,400,000.00    | 3.20% |
| Issue of Bonds          |        | 1,503,538,243.69 |       | 1,650,000,000.00 |       |
| Reserve Fund            | 3.51%  | 52,800,000.00    |       | 52,800,000.00    |       |

| Other financial operations (current)   |               |               |          |
|----------------------------------------|---------------|---------------|----------|
| Assets                                 | Balance       | Interest      |          |
| Treasury Account                       | 87,196,189.20 | 0.739%        |          |
| Servicer ppal collect not yet credited | 2,888,501.82  |               |          |
| Servicer ints collect not yet credited | 761,041.57    |               |          |
| Liabilities                            | Available     | Balance       | Interest |
| Subordinated Loan L/T                  |               | 52,800,000.00 | 2.737%   |
| Subordinated Loan S/T                  |               | 0.00          |          |
| Start-up Loan L/T                      |               | 231,857.93    | 2.737%   |
| Start-up Loan S/T                      |               | 77,286.00     |          |

## Collateral: Residential mortgage loans and credits

| General                                    |  |                  |                      |
|--------------------------------------------|--|------------------|----------------------|
|                                            |  | Current          | At constitution date |
| Count                                      |  | 14,111           | 14,965               |
| Principal                                  |  |                  |                      |
| Principal outstanding                      |  | 1,471,575,852.42 | 1,650,001,084.61     |
| Average loan                               |  | 104,285.72       | 110,257.34           |
| Minimum                                    |  | 261.87           | 5,937.83             |
| Maximum                                    |  | 2,389,192.06     | 2,456,669.81         |
| Interest rate                              |  |                  |                      |
| Weighted average (wac)                     |  | 1.77%            | 4.87%                |
| Minimum                                    |  | 1.24%            | 2.06%                |
| Maximum                                    |  | 6.65%            | 8.31%                |
| Final maturity                             |  |                  |                      |
| Weighted average (WARM) (months)           |  | 281              | 292                  |
| Minimum                                    |  | 09/01/2010       | 09/14/2009           |
| Maximum                                    |  | 09/17/2048       | 09/17/2048           |
| Index (principal outstanding distribution) |  |                  |                      |
| 1-year EURIBOR/MIBOR                       |  | 100.00%          | 100.00%              |

| LTV Distribution         |  |         |                      |
|--------------------------|--|---------|----------------------|
|                          |  | Current | At constitution date |
|                          |  | % Pool  | % LTV                |
| 0.01 - 10%               |  | 3.23    | 7.20                 |
| 10.01 - 20%              |  | 8.36    | 15.20                |
| 20.01 - 30%              |  | 9.65    | 25.38                |
| 30.01 - 40%              |  | 12.32   | 35.14                |
| 40.01 - 50%              |  | 15.63   | 45.19                |
| 50.01 - 60%              |  | 17.49   | 54.88                |
| 60.01 - 70%              |  | 15.64   | 64.80                |
| 70.01 - 80%              |  | 14.97   | 74.53                |
| 80.01 - 90%              |  | 1.91    | 84.36                |
| 90.01 - 100%             |  | 0.79    | 93.71                |
| Weighted average (WALTV) |  | 48.59   | 50.48                |
| Minimum                  |  | 0.19    | 0.92                 |
| Maximum                  |  | 97.89   | 99.96                |

## Additional information

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### Prepayments

|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
|------------------------------|---------------|---------------|---------------|----------------|------------|
| Single month. mort. (SMM)    | 0.18%         | 0.33%         | 0.33%         | 0.33%          | 0.37%      |
| Annual Percentage Rate (CPR) | 2.16%         | 3.89%         | 3.91%         | 3.87%          | 4.35%      |

### Geographic distribution

|                    | Current | At constitution date |
|--------------------|---------|----------------------|
| Andalucia          | 17.84%  | 17.93%               |
| Aragon             | 2.78%   | 2.74%                |
| Asturias           | 1.28%   | 1.32%                |
| Balearic Islands   | 3.36%   | 3.30%                |
| Basque Country     | 4.53%   | 4.62%                |
| Canary Islands     | 3.92%   | 3.94%                |
| Cantabria          | 2.12%   | 2.08%                |
| Castilla-La Mancha | 3.51%   | 3.48%                |
| Castilla-Leon      | 2.51%   | 2.47%                |
| Catalonia          | 16.30%  | 15.99%               |
| Extremadura        | 0.61%   | 0.60%                |
| Galicia            | 2.08%   | 2.11%                |
| La Rioja           | 0.53%   | 0.51%                |
| Madrid             | 21.48%  | 21.79%               |
| Murcia             | 2.87%   | 2.84%                |
| Navarra            | 0.64%   | 0.63%                |
| Valencia           | 13.64%  | 13.66%               |

### Current delinquency

| Aging                     | Assets | Overdue debt |            |       |            |        | Outstanding debt | Total debt    |        | % Total debt / Appraisal Value |
|---------------------------|--------|--------------|------------|-------|------------|--------|------------------|---------------|--------|--------------------------------|
|                           |        | Principal    | Interest   | Other | Total      | %      |                  |               | %      |                                |
| Delinquencies             |        |              |            |       |            |        |                  |               |        |                                |
| Up to 1 month             | 391    | 124,489.80   | 34,405.10  | 0.00  | 158,894.90 | 25.60  | 50,510,305.50    | 50,669,200.40 | 69.24  | 38.21                          |
| from > 1 to ≤ 2 months    | 95     | 79,831.51    | 31,027.31  | 0.00  | 110,858.82 | 17.86  | 12,671,084.06    | 12,781,942.88 | 17.47  | 39.68                          |
| from > 2 to ≤ 3 months    | 33     | 45,282.25    | 15,450.51  | 0.00  | 60,732.76  | 9.78   | 3,422,490.69     | 3,483,223.45  | 4.76   | 32.14                          |
| from > 3 to ≤ 6 months    | 16     | 40,238.78    | 24,377.95  | 0.00  | 64,616.73  | 10.41  | 2,495,649.08     | 2,560,265.81  | 3.50   | 43.07                          |
| from > 6 to < 12 months   | 24     | 78,086.27    | 49,138.94  | 0.00  | 127,225.21 | 20.50  | 2,444,486.70     | 2,571,711.91  | 3.51   | 43.05                          |
| from ≥ 12 to < 18 months  | 10     | 61,427.95    | 36,971.31  | 0.00  | 98,399.26  | 15.85  | 1,015,813.27     | 1,114,212.53  | 1.52   | 36.28                          |
| Subtotal                  | 569    | 429,356.56   | 191,371.12 | 0.00  | 620,727.68 | 100.00 | 72,559,829.30    | 73,180,556.98 | 100.00 | 38.38                          |
| 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   | 0.00                           |
| Total                     | 569    | 429,356.56   | 191,371.12 | 0.00  | 620,727.68 |        | 72,559,829.30    | 73,180,556.98 |        | 38.38                          |

#### Additional information