

BANKINTER 7 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 31st MAY, 2004



DATE OF CONSTITUTION: 18th February, 2004
MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.
ORIGINATOR/SERVICER: BANKINTER
TREASURY C.: BANKINTER
SUBORDINATED LOAN: BANKINTER
STAR-UP EXPENSES LOAN: BANKINTER
SWAP: BANKINTER

LEAD MANAGER: BANKINTER
PAYING AGENT: BANKINTER
SECONDARY MARKET: AIAF MERCADO DE RENTA FIJA
REGISTER OF BOOK SECURITIES: IBERCLEAR
DEPOSITARY: BANKINTER
AUDITORS: ERNST & YOUNG

MORTGAGE BACKED SECURITIES: BONOS DE TITULIZACIÓN HIPOTECARIA (STRUCTURE SENIOR/MEZZANINE)

SERIES ISIN CODE PRIORITY	ISSUE DATE	PRINCIPAL OUTSTANDING (UNIT /Nº BONDS /TOTAL)		INTEREST TYPE REF. RATE AND MARGIN PAYMENT DATE	INTEREST RATE CURRENT (EUROS)	REDEMPTION (EUROS)		RATING MOODY'S/ S&P	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT/%OUTST.	CURRENT	ORIGINAL
A ES0313547004 SENIOR	24.02.2004	100.000,00 4.718 471.800.000,00	100.000,00 4.718 471.800.000,00	FLOATING EURIBOR 3M + 0,21% 26.03/06/09/12	2,275% NEXT COUPON: 28.06.2004 789,93 GROSS 671,44 NET	26.09.2040 QUARTERLY 26.03/06/09/12	28.06.2004 Amortisation "pass-through"	Aaa/AAA	Aaa/AAA
B ES0313547012 MEZZANINE	24.02.2004	100.000,00 130 13.000.000,00	100.000,00 130 13.000.000,00	FLOATING EURIBOR 3M + 0,55% 26.03/06/09/12	2,615% NEXT COUPON: 28.06.2004 907,99 GROSS 771,79 NET	26.09.2040 QUARTERLY 26.03/06/09/12	Amortisation To be determined Deferred "pass-through"	A2/A	A2/A
C ES0313547020 SUBORDINATED	24.02.2004	100.000,00 52 5.200.000	100.000,00 52 5.200.000	FLOATING EURIBOR 3M + 1,20% 26.03/06/09/12	3,265% NEXT COUPON: 28.06.2004 1.133,68 GROSS 963,63 NET	26.09.2040 QUARTERLY 26.03/06/09/12	Amortisation To be determined Deferred "pass-through"	Baa3/BBB	Baa/BBB
TOTALS		490.000.000,00	490.000.000,00						

AVERAGE LIFE AND MATURITY ACCORDING TO MONTHLY RATES OF PREPAYMENTS (YEARS)									
% CONSTANT MONTHLY (SMM) % ANNUAL EQUIVALENT (CPR)			0,00%	0,60%	0,70%	0,80%	0,90%	1,00%	1,20%
			0,000%	6,967%	8,084%	9,189%	10,281%	11,362%	12,430%
CLASS A BONDS									
Without optional redemption (1)	Average life	years	12,74	7,38	6,85	6,39	5,97	5,60	5,27
	date		(20/02/2017)	(16/10/2011)	(06/04/2011)	(17/10/2010)	(19/05/2010)	(05/01/2010)	(07/09/2009)
	Final maturity	years	32,59	32,59	32,59	32,59	32,59	32,59	32,59
	date		(26/12/2036)	(26/12/2036)	(26/12/2036)	(26/12/2036)	(26/12/2036)	(26/12/2036)	(26/12/2036)
With optional redemption (1)	Average life	years	12,45	7,00	6,47	6,00	5,58	5,23	4,90
	date		(07/11/2016)	(31/05/2011)	(19/11/2010)	(31/05/2010)	(28/12/2009)	(20/08/2009)	(24/04/2009)
	Final maturity	years	24,59	17,08	16,08	15,08	14,08	13,33	12,58
	date		(26/12/2028)	(26/06/2021)	(26/06/2020)	(26/06/2019)	(26/06/2018)	(26/09/2017)	(26/12/2016)
CLASS B BONDS									
Without optional redemption (1)	Average life	years	19,79	12,53	11,69	10,93	10,25	9,65	9,10
	date		(11/03/2024)	(06/12/2016)	(04/02/2016)	(04/05/2015)	(28/08/2014)	(19/01/2014)	(04/07/2013)
	Final maturity	years	32,59	32,59	32,59	32,59	32,59	32,59	32,59
	date		(26/12/2036)	(26/12/2036)	(26/12/2036)	(26/12/2036)	(26/12/2036)	(26/12/2036)	(26/12/2036)
With optional redemption (1)	Average life	years	19,20	11,74	10,90	10,14	9,44	8,86	8,32
	date		(06/08/2023)	(22/02/2016)	(23/04/2015)	(19/07/2014)	(06/11/2013)	(07/04/2013)	(24/09/2012)
	Final maturity	years	24,59	17,08	16,08	15,08	14,08	13,33	12,58
	date		(26/12/2028)	(26/06/2021)	(26/06/2020)	(26/06/2019)	(26/06/2018)	(26/09/2017)	(26/12/2016)
CLASS C BONDS									
Without optional redemption (1)	Average life	years	19,73	12,46	11,62	10,87	10,20	9,60	9,04
	date		(16/02/2024)	(11/11/2016)	(11/01/2016)	(11/04/2015)	(10/08/2014)	(02/01/2014)	(13/06/2013)
	Final maturity	years	32,59	32,59	32,59	32,59	32,59	32,59	32,59
	date		(26/12/2036)	(26/12/2036)	(26/12/2036)	(26/12/2036)	(26/12/2036)	(26/12/2036)	(26/12/2036)
With optional redemption (1)	Average life	years	19,14	11,68	10,84	10,09	9,40	8,82	8,28
	date		(15/07/2023)	(01/02/2016)	(02/04/2015)	(29/06/2014)	(21/10/2013)	(24/03/2013)	(06/09/2012)
	Final maturity	years	24,59	17,08	16,08	15,08	14,08	13,33	12,58
	date		(26/12/2028)	(26/06/2021)	(26/06/2020)	(26/06/2019)	(26/06/2018)	(26/09/2017)	(26/12/2016)

(1) Optional Clean up call when the amount of the Outstanding Balance of the Securitised Loans is less than 10 per 100 of the initial Outstanding Balance.
Hypothesis of Delinquency and default assumptions of the mortgage backed loans: 0%.

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COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		4,694	4,839
PRINCIPAL:	TOTAL OUTSTANDING	471.396.995,54	489.987.414,82
(EURO)	AVERAGE LOAN	100.425,44	101.257,99
	MINIMUM	16.835,92	31.116,85
	MAXIMUM	293.792,05	296.052,94
INTEREST	WEIGHTED AVERAGE (WAC)	2,87%	2,99%
RATE:	MINIMUM	2,41%	2,41%
	MAXIMUM	4,41%	4,41%
REMAINING			
MATURITY	WEIGHTED AVERAGE (WARM)	287	290
(MONTHS):	MINIMUM	05:03:00	22:11:09
	MAXIMUM	09:02:01	23:06:38
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	82,16%	81,78%
	MIBOR 1 YEAR	17,84%	18,22%

PREPAYMENTS					
	CURRENT	LAST 3	LAST 6	LAST 12	
	MONTH	MONTHS	MONTHS	MONTHS	HISTORICAL
SINGLE MONTHLY	0,80%	0,87%	-	-	0,85%
MORTALITY (SMM)	9,16%	9,99%	-	-	9,74%
ANNUAL EQUIVALENT (CPR)					

LTV DISTRIBUTION				
	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	73,73	74,74	77,92	75,20
60,01 - 70%	25,28	67,43	21,43	67,82
50,01 - 60%	0,75	56,48	0,53	56,94
40,01 - 50%	0,14	45,45	0,09	47,42
30,01 - 40%	0,04	34,00	0,01	38,44
30% & BELOW	0,09	27,51	0,04	23,23
WEIGHTED AVERAGE (WALTV)		72,67		
MINIMUM		16,59		
MAXIMUM		79,28		

GEOGRAPHIC DISTRIBUTION		
	CURRENT	AT CONSTITUTION DATE
ANDALUCÍA	8,01%	8,14%
CATALUÑA	17,35%	17,44%
MADRID	25,57%	25,64%
PAIS VASCO	13,10%	13,03%
COMUNIDAD VALENCIANA	6,73%	6,82%
OTHERS	29,25%	28,93%

CURRENT DELINQUENCY (EURO)

AGING	NUMBER MORTGAGE PARTICIPATIONS	UNPAID AMOUNTS				REMAINING DEBT TO MATURE	TOTAL DEBT		% LOAN TO VALUE
		PRINCIPAL	INTEREST AND OTHERS	TOTALS	%		%		
• Up to a month	177	36.759,23	24.322,98	61.082,21	61,47	15.883.495,81	15.944.578,02	80,36	73,53
• From 1 to 2 months	29	13.916,12	8.471,69	22.387,81	22,53	2.785.121,13	2.807.508,94	14,15	72,87
• From 2 to 3 months	8	5.790,14	4.419,19	10.209,33	10,27	862.700,46	872.909,79	4,40	72,97
• From 3 to 6 months	4	3.176,23	2.505,62	5.681,85	5,72	211.780,89	217.462,74	1,10	75,51
• From 6 to 12 months	-	-	-	-	-	-	-	-	-
• Over 1 year	-	-	-	-	-	-	-	-	-
TOTALS	218	59.641,72	39.719,48	99.361,20	100,00	19.743.098,29	19.842.459,49	100,00	73,45

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
	CURRENT			AT ISSUE DATE		
			% CE			% CE
SERIES A	96,29%	471.800.000,00	5,21%	96,29%	471.800.000,00	5,21%
SERIES B	2,65%	13.000.000,00	2,56%	2,65%	13.000.000,00	2,56%
SERIES C	1,06%	5.200.000,00	1,50%	1,06%	5.200.000,00	1,50%
ISSUE BONDS		490.000.000,00			490.000.000,00	
RESERVE FUND	1,50%	7.350.000,00		1,50%	7.350.000,00	

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)			
ASSETS		BALANCE	INTEREST
TREASURY C.		27.252.597,44	2,09%
SERVICER PPAL COLLECT NOT YET CREDITED		1.687.135,61	
SERVICER INTS COLLECT NOT YET CREDITED		412.617,19	
LIABILITIES		BALANCE	INTEREST
SUBORDINATED LOAN		7.350.000,00	8,07%
START-UP EXPENSES LOAN		1.040.000,00	4,07%

ADDITIONAL INFORMATION

MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T

- C/ Lagasca, 120 -MADRID - Phone 3491 411 84 67 - Fax 3491 411 84 68

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OFFICIAL REGISTER: COMISIÓN NACIONAL DEL MERCADO DE VALORES - Pº de la Castellana, 19 -MADRID - Phone 3491 585 15 00