

# BANKINTER 7 Fondo de Titulización Hipotecaria

## Brief report

**Date:** 09/30/2007  
**Currency:** EUR

**Date of constitution**  
02/18/2004

**VAT Reg. no.**  
G83907055

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

**Originator**  
Bankinter

**Servicer**  
Bankinter

**Lead Managers**  
Bankinter

**Bond Paying Agent**  
Bankinter

**Market**  
AIAF Mercado de Renta Fija

**Register of Book Securities**  
Iberclear

**Treasury Account**  
Bankinter

**Subordinated Loan**  
Bankinter

**Start-up Loan**  
Bankinter

**Swap**  
Bankinter

**Assets Custodian**  
Bankinter

**Fund Auditors**  
Ernst&Young

## Issued securities: Mortgage-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>Fitch / Moody's |            |
|                          |                        | Current                                                       | Original                     |                                                            |                                                                 | Final maturity (legal)                        | Next                                                                             | Current                   | Original   |
| Series A<br>ES0313547004 | 02/24/2004<br>4,718    | 553,489.82<br>2,611,364,970.76<br>553.49%                     | 100,000.00<br>471,800,000.00 | Floating<br>3-M Euribor+0.210%<br>26.Mar/Jun/Sep/Dec       | 4.9330%<br>12/27/2007<br>697.770581 Gross<br>593.104994 Net     | 09/26/2040<br>Quarterly<br>26.Mar/Jun/Sep/Dec | 12/27/2007<br>"Pass-Through"                                                     | AAA<br>Aaa                | AAA<br>Aaa |
| Series B<br>ES0313547012 | 02/24/2004<br>130      | 100,000.00<br>13,000,000.00<br>100.00%                        | 100,000.00<br>13,000,000.00  | Floating<br>3-M Euribor+0.550%<br>26.Mar/Jun/Sep/Dec       | 5.2730%<br>12/27/2007<br>1,347.544444 Gross<br>1,145.412777 Net | 09/26/2040<br>Quarterly<br>26.Mar/Jun/Sep/Dec | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | A+<br>A2                  | A<br>A2    |
| Series C<br>ES0313547020 | 02/24/2004<br>52       | 100,000.00<br>5,200,000.00<br>100.00%                         | 100,000.00<br>5,200,000.00   | Floating<br>3-M Euribor+1.200%<br>26.Mar/Jun/Sep/Dec       | 5.9230%<br>12/27/2007<br>1,513.655556 Gross<br>1,286.607223 Net | 09/26/2040<br>Quarterly<br>26.Mar/Jun/Sep/Dec | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | BBB+<br>Baa               | BBB<br>Baa |
| Total                    |                        | 2,629,564,970.76                                              | 490,000,000.00               |                                                            |                                                                 |                                               |                                                                                  |                           |            |

| 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 optional redemption *    | Average life   | Years | 8.15                    | 7.03       | 6.13       | 5.41       | 4.84       | 4.34       | 4.59       | 5.29       |
|                                                                                                                     |                               | Final Maturity | Years | 11/23/2015              | 10/09/2014 | 11/15/2013 | 02/26/2013 | 07/30/2012 | 01/30/2012 | 04/30/2012 | 01/11/2013 |
|                                                                                                                     |                               | Final Maturity | Years | 15.50                   | 13.75      | 12.25      | 11.00      | 10.00      | 9.00       | 8.49       | 8.49       |
|                                                                                                                     | Without optional redemption * | Average life   | Years | 8.90                    | 7.79       | 6.88       | 6.12       | 5.50       | 4.97       | 4.52       | 4.13       |
|                                                                                                                     |                               | Final Maturity | Years | 08/21/2016              | 07/11/2015 | 08/13/2014 | 11/11/2013 | 03/27/2013 | 09/16/2012 | 04/04/2012 | 11/16/2011 |
|                                                                                                                     |                               | Final Maturity | Years | 31.01                   | 31.01      | 31.01      | 31.01      | 31.01      | 31.01      | 31.01      | 31.01      |
| Series B                                                                                                            | With optional redemption *    | Average life   | Years | 9.23                    | 7.97       | 6.95       | 6.14       | 5.49       | 4.91       | 4.46       | 4.06       |
|                                                                                                                     |                               | Final Maturity | Years | 12/21/2016              | 09/16/2015 | 09/11/2014 | 11/16/2013 | 03/24/2013 | 08/26/2012 | 03/14/2012 | 10/19/2011 |
|                                                                                                                     |                               | Final Maturity | Years | 15.50                   | 13.75      | 12.25      | 11.00      | 10.00      | 9.00       | 8.24       | 7.49       |
|                                                                                                                     | Without optional redemption * | Average life   | Years | 10.09                   | 8.84       | 7.81       | 6.95       | 6.24       | 5.64       | 5.13       | 4.69       |
|                                                                                                                     |                               | Final Maturity | Years | 10/30/2017              | 07/29/2016 | 07/19/2015 | 09/09/2014 | 12/25/2013 | 05/18/2013 | 11/13/2012 | 06/07/2012 |
|                                                                                                                     |                               | Final Maturity | Years | 31.01                   | 31.01      | 31.01      | 31.01      | 31.01      | 31.01      | 31.01      | 31.01      |
| Series C                                                                                                            | With optional redemption *    | Average life   | Years | 9.17                    | 7.90       | 6.90       | 6.09       | 5.45       | 4.87       | 4.42       | 4.03       |
|                                                                                                                     |                               | Final Maturity | Years | 11/26/2016              | 08/24/2015 | 08/23/2014 | 10/30/2013 | 03/09/2013 | 08/13/2012 | 03/02/2012 | 10/08/2011 |
|                                                                                                                     |                               | Final Maturity | Years | 15.50                   | 13.75      | 12.25      | 11.00      | 10.00      | 9.00       | 8.24       | 7.49       |
|                                                                                                                     | Without optional redemption * | Average life   | Years | 10.02                   | 8.76       | 7.75       | 6.90       | 6.19       | 5.59       | 5.09       | 4.66       |
|                                                                                                                     |                               | Final Maturity | Years | 10/02/2017              | 07/02/2016 | 06/27/2015 | 08/21/2014 | 12/08/2013 | 05/02/2013 | 10/30/2012 | 05/25/2012 |
|                                                                                                                     |                               | Final Maturity | Years | 31.01                   | 31.01      | 31.01      | 31.01      | 31.01      | 31.01      | 31.01      | 31.01      |

\* 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                | 99.31% | 2,611,364,970.76 | 0.97%         | 96.29% | 471,800,000.00 |
| Series B                | 0.49%  | 13,000,000.00    | 0.48%         | 2.65%  | 13,000,000.00  |
| Series C                | 0.20%  | 5,200,000.00     | 0.28%         | 1.06%  | 5,200,000.00   |
| Issue of Bonds          |        | 2,629,564,970.76 |               |        | 490,000,000.00 |
| Reserve Fund            | 0.28%  | 7,350,000.00     | 1.50%         |        | 7,350,000.00   |

| Other financial operations (current)   |              |              |          |
|----------------------------------------|--------------|--------------|----------|
| Assets                                 | Balance      | Interest     |          |
| Treasury Account                       | 8,059,398.40 | 4.790%       |          |
| Servicer ppal collect not yet credited | 1,341,541.42 |              |          |
| Servicer ints collect not yet credited | 442,836.33   |              |          |
| Liabilities                            | Available    | Balance      | Interest |
| Subordinated Loan                      |              | 7,350,000.00 | 9.320%   |
| Start-up Loan                          |              | 301,365.30   | 6.720%   |

## Collateral: Residential mortgage loans

| General                                    |  |                |                      |
|--------------------------------------------|--|----------------|----------------------|
|                                            |  | Current        | At constitution date |
| Count                                      |  | 3,281          | 4,839                |
| Principal                                  |  |                |                      |
| Principal outstanding                      |  | 277,907,616.64 | 490,013,794.84       |
| Average loan                               |  | 84,702.11      | 101,263.44           |
| Minimum                                    |  | 2,646.57       | 31,116.85            |
| Maximum                                    |  | 276,401.96     | 296,052.94           |
| Interest rate                              |  |                |                      |
| Weighted average (wac)                     |  | 4.77%          | 3.00%                |
| Minimum                                    |  | 4.11%          | 2.41%                |
| Maximum                                    |  | 6.51%          | 4.41%                |
| Final maturity                             |  |                |                      |
| Weighted average (WARM) (months)           |  | 245            | 290                  |
| Minimum                                    |  | 01/26/2008     | 11/22/2009           |
| Maximum                                    |  | 06/28/2038     | 06/23/2038           |
| Index (principal outstanding distribution) |  |                |                      |
| 1-year EURIBOR/MIBOR                       |  | 100.00%        | 99.99%               |

| LTV Distribution         |  |         |                      |
|--------------------------|--|---------|----------------------|
|                          |  | Current | At constitution date |
|                          |  | % Pool  | % LTV                |
| 0.01 - 10%               |  | 0.05    | 7.51                 |
| 10.01 - 20%              |  | 0.23    | 15.95                |
| 20.01 - 30%              |  | 0.59    | 25.73                |
| 30.01 - 40%              |  | 2.03    | 36.06                |
| 40.01 - 50%              |  | 4.83    | 45.71                |
| 50.01 - 60%              |  | 18.32   | 56.29                |
| 60.01 - 70%              |  | 55.35   | 65.53                |
| 70.01 - 80%              |  | 18.60   | 71.89                |
| Weighted average (WALTV) |  | 63.08   | 73.48                |
| Minimum                  |  | 1.31    | 22.46                |
| Maximum                  |  | 75.73   | 79.79                |

## Additional information

BANKINTER 7 Fondo de Titulización Hipotecaria



Brief report

Date: 09/30/2007  
Currency: EUR

Date of constitution  
02/18/2004

VAT Reg. no.  
G83907055

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

Originator  
Bankinter

Servicer  
Bankinter

Lead Managers  
Bankinter

Bond Paying Agent  
Bankinter

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Bankinter

Subordinated Loan  
Bankinter

Start-up Loan  
Bankinter

Swap  
Bankinter

Assets Custodian  
Bankinter

Fund Auditors  
Ernst&Young

| Prepayments                  |               |               |               |                |            |
|------------------------------|---------------|---------------|---------------|----------------|------------|
|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM)    | 0.52%         | 0.69%         | 0.81%         | 0.86%          | 0.84%      |
| Annual Percentage Rate (CPR) | 6.02%         | 7.94%         | 9.26%         | 9.88%          | 9.58%      |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 8.18%   | 8.14%                |
| Aragon                  | 2.42%   | 2.18%                |
| Asturias                | 2.22%   | 2.18%                |
| Balearic Islands        | 1.48%   | 1.66%                |
| Basque Country          | 14.10%  | 13.03%               |
| Canary Islands          | 3.40%   | 3.70%                |
| Cantabria               | 2.11%   | 2.31%                |
| Castilla-La Mancha      | 2.62%   | 2.45%                |
| Castilla-Leon           | 5.85%   | 5.24%                |
| Catalonia               | 16.95%  | 17.44%               |
| Extremadura             | 0.59%   | 0.60%                |
| Galicia                 | 5.71%   | 4.88%                |
| La Rioja                | 0.47%   | 0.36%                |
| Madrid                  | 23.70%  | 25.64%               |
| Murcia                  | 2.28%   | 2.52%                |
| Navarra                 | 0.90%   | 0.84%                |
| Valencia                | 7.03%   | 6.82%                |

| Current delinquency |        |              |           |       |           |       |                  |              |       |                                |
|---------------------|--------|--------------|-----------|-------|-----------|-------|------------------|--------------|-------|--------------------------------|
| Aging               | Assets | Overdue debt |           |       |           |       | Outstanding debt | Total debt   |       | % Total debt / Appraisal Value |
|                     |        | Principal    | Interest  | Other | Total     | %     |                  |              | %     |                                |
| Up to 1 month       | 85     | 14,704.82    | 11,791.22 | 0.00  | 26,496.04 | 51.53 | 6,768,221.59     | 6,794,717.63 | 81.74 | 62.85                          |
| 1 to 2 months       | 15     | 5,318.89     | 5,171.88  | 0.00  | 10,490.77 | 20.40 | 922,276.97       | 932,767.74   | 11.22 | 64.36                          |
| 2 to 3 months       | 6      | 3,696.62     | 3,636.10  | 0.00  | 7,332.72  | 14.26 | 387,850.68       | 395,183.40   | 4.75  | 66.38                          |
| 3 to 6 months       | 2      | 3,801.35     | 3,296.19  | 0.00  | 7,097.54  | 13.80 | 182,334.52       | 189,432.06   | 2.28  | 64.87                          |
| Total               | 108    | 27,521.68    | 23,895.39 | 0.00  | 51,417.07 |       | 8,260,683.76     | 8,312,100.83 |       | 63.22                          |

Each range includes the beginning but not the ending time