

BANKINTER 7 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 31th DEC, 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 ASSIGNED ASSETS: BANKINTER
FUND AUDITORS: ERNST & YOUNG

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

SERIES ISIN CODE PRIORITY	ISSUE DATE	PRINCIPAL OUTSTANDING (UNIT /N° BONDS /TOTAL)		INTEREST TYPE REF. RATE AND MARGIN PAYMENT DATE	INTEREST RATE CURRENT (EUROS)	REDEMPTION (EUROS)		RATING MOODY'S/ FITCH	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT/%OUTST.	CURRENT	ORIGINAL
A ES0313547004 SENIOR	24.02.2004	90.089,51 4.718 425.042.308,18	100.000,00 4.718 471.800.000,00	FLOATING EURIBOR 3M + 0,21% 26.03/06/09/12	2,388% NEXT COUPON: 29.03.2005 549,79 GROSS 467,32 NET	26.09.2040 QUARTERLY 26.03/06/09/12	29.03.2005 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	2,728% NEXT COUPON: 29.03.2005 697,16 GROSS 592,58 NET	26.09.2040 QUARTERLY 26.03/06/09/12	Amortisation To be determined Deferred beginning "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	3,378% NEXT COUPON: 29.03.2005 863,27 GROSS 733,78 NET	26.09.2040 QUARTERLY 26.03/06/09/12	Amortisation To be determined Deferred beginning "pass-through"	Baa3/BBB	Baa/BBB
TOTALS		443.242.308,18	490.000.000,00						

AVERAGE LIFE AND MATURITY ACCORDING TO MONTHLY RATES OF PREPAYMENTS (YEARS)										
% CONSTANT MONTHLY (SMM)			0,00%	0,60%	0,70%	0,80%	0,90%	1,00%	1,10%	1,20%
% ANNUAL EQUIVALENT (CPR)			0,000%	6,967%	8,084%	9,189%	10,281%	11,362%	12,430%	13,487%
CLASS A BONDS										
Without optional redemption (1)	Average life	years	12,89	7,54	7,01	6,55	6,13	5,76	5,44	5,14
	date		(16/11/2017)	(13/07/2012)	(03/01/2012)	(17/07/2011)	(16/02/2011)	(04/10/2010)	(06/06/2010)	(18/02/2010)
	Final maturity	years	33,51	33,51	33,51	33,51	33,51	33,51	33,51	33,51
	date		(26/06/2038)	(26/06/2038)	(26/06/2038)	(26/06/2038)	(26/06/2038)	(26/06/2038)	(26/06/2038)	(26/06/2038)
With optional redemption (1)	Average life	years	12,64	7,12	6,59	6,12	5,72	5,36	5,03	4,74
	date		(17/08/2017)	(12/02/2012)	(03/08/2011)	(11/02/2011)	(18/09/2010)	(10/05/2010)	(11/01/2010)	(24/09/2009)
	Final maturity	years	24,00	16,50	15,50	14,49	13,75	12,99	12,24	11,49
	date		(26/12/2028)	(26/06/2021)	(26/06/2020)	(26/06/2019)	(26/09/2018)	(26/12/2017)	(26/03/2017)	(26/06/2016)
CLASS B BONDS										
Without optional redemption (1)	Average life	years	18,93	11,91	11,11	10,40	9,77	9,19	8,68	8,22
	date		(01/12/2023)	(23/11/2016)	(08/02/2016)	(24/05/2015)	(06/10/2014)	(09/03/2014)	(02/09/2013)	(19/03/2013)
	Final maturity	years	33,51	33,51	33,51	33,51	33,51	33,51	33,51	33,51
	date		(26/06/2038)	(26/06/2038)	(26/06/2038)	(26/06/2038)	(26/06/2038)	(26/06/2038)	(26/06/2038)	(26/06/2038)
With optional redemption (1)	Average life	years	18,38	11,12	10,33	9,60	9,00	8,44	7,93	7,47
	date		(16/05/2023)	(12/02/2016)	(27/04/2015)	(06/08/2014)	(28/12/2013)	(05/06/2013)	(01/12/2012)	(17/06/2012)
	Final maturity	years	24,00	16,50	15,50	14,49	13,75	12,99	12,24	11,49
	date		(26/12/2028)	(26/06/2021)	(26/06/2020)	(26/06/2019)	(26/09/2018)	(26/12/2017)	(26/03/2017)	(26/06/2016)
CLASS C BONDS										
Without optional redemption (1)	Average life	years	18,86	11,84	11,05	10,35	9,71	9,14	8,63	8,17
	date		(04/11/2023)	(30/10/2016)	(16/01/2016)	(05/05/2015)	(14/09/2014)	(19/02/2014)	(16/08/2013)	(27/02/2013)
	Final maturity	years	33,51	33,51	33,51	33,51	33,51	33,51	33,51	33,51
	date		(26/06/2038)	(26/06/2038)	(26/06/2038)	(26/06/2038)	(26/06/2038)	(26/06/2038)	(26/06/2038)	(26/06/2038)
With optional redemption (1)	Average life	years	18,32	11,06	10,27	9,56	8,95	8,39	7,89	7,42
	date		(23/04/2023)	(21/01/2016)	(06/04/2015)	(20/07/2014)	(09/12/2013)	(21/05/2013)	(17/11/2012)	(30/05/2012)
	Final maturity	years	24,00	16,50	15,50	14,49	13,75	12,99	12,24	11,49
	date		(26/12/2028)	(26/06/2021)	(26/06/2020)	(26/06/2019)	(26/09/2018)	(26/12/2017)	(26/03/2017)	(26/06/2016)

(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		4.489	4.839
PRINCIPAL: TOTAL OUTSTANDING (EURO)		439.018.887,34	489.987.414,82
	AVERAGE LOAN	97.798,82	101.257,99
	MINIMUM	293,18	31.116,85
	MAXIMUM	290.529,00	296.052,94
INTEREST RATE:	WEIGHTED AVERAGE (WAC)	2,93%	2,99%
	MINIMUM	2,46%	2,41%
	MAXIMUM	4,40%	4,41%
REMAINING MATURITY (MONTHS):	WEIGHTED AVERAGE (WARM)	279	290
	MINIMUM	03.01.2005	22.11.2009
	MAXIMUM	31.03.2038	23.06.2038
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	82,31%	81,78%
	MIBOR 1 YEAR	17,69%	18,22%

PREPAYMENTS					
	CURRENT	LAST 3 MONTH	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY MORTALITY (SMM)	1,26%	0,80%	0,74%	-	0,78%
ANNUAL EQUIVALENT (CPR)	14,13%	9,18%	8,51%	-	8,97%

	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	61,36	73,95	77,92	75,20
60,01 - 70%	35,88	66,66	21,43	67,82
50,01 - 60%	2,05	56,27	0,53	56,94
40,01 - 50%	0,42	45,97	0,09	47,42
30,01 - 40%	0,20	35,46	0,01	38,44
30% & BELOW	0,09	23,13	0,04	23,23
WEIGHTED AVERAGE (WALTV)		70,73		73,48
MINIMUM		0,26		22,45
MAXIMUM		78,46		79,78

GEOGRAPHIC DISTRIBUTION		
	CURRENT	AT CONSTITUTION DATE
ANDALUSIA	8,00%	8,14%
ARAGON	2,24%	2,18%
ASTURIES	2,22%	2,18%
CANARY ISLANDS	3,73%	3,70%
CANTABRIA	2,33%	2,31%
CASTILE-LEON	5,31%	5,24%
CASTILE- LA MANCHA	2,49%	2,45%
GALICIA	4,91%	4,88%
MURCIA	2,51%	2,52%
CATALONIA	17,31%	17,44%
MADRID	25,62%	25,64%
BASQUE COUNTRY	13,23%	13,03%
VALENCIAN COMMUNITY	6,67%	6,82%
OTHERS REGIONS (<2%)	3,44% (4)	3,47%

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	103	19.956,86	8.104,55	28.061,41	31,89	8.376.999,20	8.405.060,61	66,18	69,18
• From 1 to 2 months	29	14.251,85	9.903,80	24.155,65	27,45	2.583.987,18	2.608.142,83	20,54	72,25
• From 2 to 3 months	10	6.526,36	5.072,84	11.599,20	13,18	873.464,66	885.063,86	6,97	72,65
• From 3 to 6 months	8	7.735,83	6.402,45	14.138,28	16,07	631.675,14	645.813,42	5,09	75,41
• From 6 to 12 months	1	6.082,08	3.948,59	10.030,67	11,40	145.260,72	155.291,39	1,22	71,71
TOTALS	151	54.552,98	33.432,23	87.985,21	100,00	12.611.386,90	12.699.372,11	100,00	70,36

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)					
		CURRENT		AT ISSUE DATE	
			% CE		% CE
SERIES A	95,89%	425.042.308,18	5,76%	96,29%	471.800.000,00
SERIES B	2,93%	13.000.000,00	2,83%	2,65%	13.000.000,00
SERIES C	1,17%	5.200.000,00	1,66%	1,06%	5.200.000,00
ISSUE BONDS		443.242.308,18			490.000.000,00
RESERVE FUND	1,66%	7.350.000,00		1,50%	7.350.000,00

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)		
ASSETS	BALANCE	INTEREST
TREASURY C.	8.835.080,49	2,21%
SERVICER PPAL COLLECT NOT YET CREDITED	2.893.825,95	
SERVICER INTS COLLECT NOT YET CREDITED	342.907,92	
LIABILITIES	BALANCE	INTEREST
SUBORDINATED LOAN	7.350.000,00	7,88%
START-UP EXPENSES LOAN	853.868,46	4,18%

ADDITIONAL INFORMATION

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

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