

BANKINTER 7 Fondo de Titulización Hipotecaria

Brief report

Date: 04/30/2005
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 ISIN Code | Issue date Nº bonds | Principal outstanding (Bond Unit / Series Total / %Factor) | | Interest type Reference rate and margin Payment Date | Interest Rate Next coupon | Redemption | | Rating Fitch / Moody's | |
| | | Current | Original | | | Final maturity (legal) | Next | Current | Original |
| Series A ES0313547004 | 02/24/2004 4,718 | 80,326.32 378,979,577.76 80.33% | 100,000.00 471,800,000.00 | Floating 3-M Euribor + 0.210% 26.Mar/Jun/Sep/Dec | 2.3480% 06/27/2005 471.515498 Gross 400.788173 Net | 09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec | 06/27/2005 "Pass-Through" | AAA Aaa | AAA Aaa |
| Series B ES0313547012 | 02/24/2004 130 | 100,000.00 13,000,000.00 100.00% | 100,000.00 13,000,000.00 | Floating 3-M Euribor + 0.550% 26.Mar/Jun/Sep/Dec | 2.6880% 06/27/2005 672.000000 Gross 571.200000 Net | 09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec | To be determined Quarterly "Pass-Through" Pro rata deferred start / Sequential | A A2 | A A2 |
| Series C ES0313547020 | 02/24/2004 52 | 100,000.00 5,200,000.00 100.00% | 100,000.00 5,200,000.00 | Floating 3-M Euribor + 1.200% 26.Mar/Jun/Sep/Dec | 3.3380% 06/27/2005 834.500000 Gross 709.325000 Net | 09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec | To be determined Quarterly "Pass-Through" Pro rata deferred start / Sequential | BBB Baa | BBB Baa |
| Total | | 397,179,577.76 | | 490,000,000.00 | | | | | |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) | | | | | | | | | | | | |
|---|-------------------------------|-----------------------|---------------------|------------|------------|------------|------------|------------|------------|------------|--|--|
| Series | Option | Average life Years | % Monthly CPR (SMM) | | | | | | | | | |
| | | | 0.00 | 0.60 | 0.70 | 0.80 | 0.90 | 1.00 | 1.10 | 1.20 | | |
| Series A | With optional redemption * | Average life | 12.11 | 6.91 | 6.39 | 5.93 | 5.55 | 5.20 | 4.91 | 4.61 | | |
| | | Date | 06/05/2017 | 03/25/2012 | 09/19/2011 | 04/04/2011 | 11/14/2010 | 07/09/2010 | 03/25/2010 | 12/08/2009 | | |
| | | Final Maturity | 22.92 | 15.67 | 14.67 | 13.67 | 12.91 | 12.16 | 11.67 | 10.91 | | |
| | Without optional redemption * | Average life | 12.53 | 7.39 | 6.88 | 6.43 | 6.03 | 5.67 | 5.35 | 5.06 | | |
| | | Date | 11/07/2017 | 09/18/2012 | 03/15/2012 | 10/02/2011 | 05/09/2011 | 12/29/2010 | 09/03/2010 | 05/21/2010 | | |
| | | Final Maturity | 33.18 | 33.18 | 33.18 | 33.18 | 33.18 | 33.18 | 33.18 | 33.18 | | |
| Series B | With optional redemption * | Average life | 16.99 | 10.17 | 9.43 | 8.76 | 8.20 | 7.69 | 7.26 | 6.82 | | |
| | | Date | 04/21/2022 | 06/30/2015 | 10/02/2014 | 02/01/2014 | 07/10/2013 | 01/04/2013 | 08/01/2012 | 02/23/2012 | | |
| | | Final Maturity | 22.92 | 15.67 | 14.67 | 13.67 | 12.91 | 12.16 | 11.67 | 10.91 | | |
| | Without optional redemption * | Average life | 17.69 | 10.98 | 10.24 | 9.59 | 9.01 | 8.48 | 8.00 | 7.57 | | |
| | | Date | 01/03/2023 | 04/20/2016 | 07/26/2015 | 11/29/2014 | 04/30/2014 | 10/20/2013 | 04/29/2013 | 11/23/2012 | | |
| | | Final Maturity | 33.18 | 33.18 | 33.18 | 33.18 | 33.18 | 33.18 | 33.18 | 33.18 | | |
| Series C | With optional redemption * | Average life | 16.91 | 10.11 | 9.38 | 8.72 | 8.15 | 7.65 | 7.22 | 6.79 | | |
| | | Date | 03/25/2022 | 06/08/2015 | 09/14/2014 | 01/15/2014 | 06/21/2013 | 12/20/2012 | 07/18/2012 | 02/09/2012 | | |
| | | Final Maturity | 22.92 | 15.67 | 14.67 | 13.67 | 12.91 | 12.16 | 11.67 | 10.91 | | |
| | Without optional redemption * | Average life | 17.61 | 10.91 | 10.19 | 9.54 | 8.95 | 8.43 | 7.96 | 7.53 | | |
| | | Date | 12/05/2022 | 03/26/2016 | 07/05/2015 | 11/10/2014 | 04/08/2014 | 10/02/2013 | 04/12/2013 | 11/07/2012 | | |
| | | Final Maturity | 33.18 | 33.18 | 33.18 | 33.18 | 33.18 | 33.18 | 33.18 | 33.18 | | |
| | | | | | | | | | | | | |

* 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 | % CE | At issue date | % CE | |
| Series A | 95.42% | 378,979,577.76 | 6.43% | 96.29% | 471,800,000.00 |
| Series B | 3.27% | 13,000,000.00 | 3.16% | 2.65% | 13,000,000.00 |
| Series C | 1.31% | 5,200,000.00 | 1.85% | 1.06% | 5,200,000.00 |
| Issue of Bonds | | 397,179,577.76 | | | 490,000,000.00 |
| Reserve Fund | 1.85% | 7,350,000.00 | 1.50% | | 7,350,000.00 |

| Other financial operations (current) | | | |
|--|---------------|----------|--|
| | Balance | Interest | |
| Assets | | | |
| Treasury Account | 14,039,311.71 | 2.170% | |
| Servicer ppal collect not yet credited | 2,075,872.53 | | |
| Servicer ints collect not yet credited | 356,388.86 | | |
| Liabilities | | | |
| Subordinated Loan | 7,350,000.00 | 7.740% | |
| Start-up Loan | 803,640.90 | 4.140% | |

Collateral: Residential mortgage loans

| General | | | |
|----------------------------------|----------------|----------------------|--|
| | Current | At constitution date | |
| Count | 4,067 | 4,839 | |
| Principal | | | |
| Principal outstanding | 389,465,321.61 | 490,013,794.84 | |
| Average loan | 95,762.31 | 101,263.44 | |
| Minimum | 532.67 | 31,116.85 | |
| Maximum | 288,734.61 | 296,052.94 | |
| Interest rate | | | |
| Weighted average (wac) | 2.96% | 3.00% | |
| Minimum | 2.56% | 2.41% | |
| Maximum | 4.40% | 4.41% | |
| Final maturity | | | |
| Weighted average (WARM) (months) | 274 | 290 | |
| Minimum | 05/29/2005 | 11/22/2009 | |
| Maximum | 03/31/2038 | 06/23/2038 | |
| Index (distribution) | | | |
| 1-year EURIBOR/MIBOR | 100.00 | 99.99 | |

| LTV Distribution | | | |
|--------------------------|---------|----------------------|--------|
| | Current | At constitution date | |
| | % Pool | % LTV | % Pool |
| 0.01 - 10% | 0.00 | 7.12 | |
| 10.01 - 20% | 0.03 | 16.94 | |
| 20.01 - 30% | 0.11 | 25.79 | 0.04 |
| 30.01 - 40% | 0.29 | 35.30 | 0.01 |
| 40.01 - 50% | 0.61 | 46.39 | 0.09 |
| 50.01 - 60% | 2.86 | 56.11 | 0.53 |
| 60.01 - 70% | 36.97 | 66.37 | 21.53 |
| 70.01 - 80% | 59.12 | 73.93 | 77.81 |
| Weighted average (WALTV) | 70.27 | 73.48 | |
| Minimum | 0.57 | 22.46 | |
| Maximum | 79.44 | 79.79 | |

Additional information

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Prepayments

| | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
|---------------------------|---------------|---------------|---------------|----------------|------------|
| Single month. mort. (SMM) | 0.98% | 0.77% | 0.87% | 0.77% | 0.79% |
| Annual equivalente (CPR) | 11.16% | 8.84% | 10.00% | 8.86% | 9.07% |

Geographic distribution

| | Current | At constitution date |
|--------------------|---------|----------------------|
| Andalucia | 8.12% | 8.14% |
| Aragon | 2.26% | 2.18% |
| Asturias | 2.28% | 2.18% |
| Balearic Islands | 1.69% | 1.66% |
| Basque Country | 13.72% | 13.03% |
| Canary Islands | 3.85% | 3.70% |
| Cantabria | 2.30% | 2.31% |
| Castilla-La Mancha | 2.55% | 2.45% |
| Castilla-Leon | 5.52% | 5.24% |
| Catalonia | 16.42% | 17.44% |
| Extremadura | 0.60% | 0.60% |
| Galicia | 5.26% | 4.88% |
| La Rioja | 0.42% | 0.36% |
| Madrid | 24.85% | 25.64% |
| Murcia | 2.42% | 2.52% |
| Navarra | 0.84% | 0.84% |
| Valencia | 6.91% | 6.82% |

Current delinquency

| Aging | Assets | Overdue debt | | | | | Outstanding debt | Total debt | | % Total debt / Appraisal Value |
|---------------|------------|------------------|------------------|-------------|------------------|-------|----------------------|----------------------|-------|--------------------------------|
| | | Principal | Interest | Other | Total | % | | % | | |
| Up to 1 month | 124 | 23,853.80 | 12,181.77 | 0.00 | 36,035.57 | 49.41 | 10,615,317.14 | 10,651,352.71 | 77.82 | 71.26 |
| 1 to 2 months | 28 | 10,825.52 | 6,469.24 | 0.00 | 17,294.76 | 23.72 | 2,046,489.30 | 2,063,784.06 | 15.08 | 71.95 |
| 2 to 3 months | 7 | 6,887.41 | 5,108.51 | 0.00 | 11,995.92 | 16.45 | 707,655.62 | 719,651.54 | 5.26 | 71.82 |
| 3 to 6 months | 3 | 4,316.91 | 3,282.53 | 0.00 | 7,599.44 | 10.42 | 245,558.27 | 253,157.71 | 1.85 | 70.96 |
| Total | 162 | 45,883.64 | 27,042.05 | 0.00 | 72,925.69 | | 13,615,020.33 | 13,687,946.02 | | 71.38 |

Additional information