

# BANKINTER 7 Fondo de Titulización Hipotecaria

## Brief report

Date: 10/31/2005  
Currency: EUR

Date of constitution  
02/18/2004

VAT Reg. no.  
G83907055

Management Company  
Europa 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  
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Subordinated Loan  
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Start-up Loan  
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Swap  
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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	74,645.69 352,178,365.42 74.65%	100,000.00 471,800,000.00	Floating 3-M Euribor + 0.210% 26.Mar/Jun/Sep/Dec	2.3450% 12/27/2005 447.335032 Gross 380.234777 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	12/27/2005 "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	2.6850% 12/27/2005 686.166667 Gross 583.241667 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	To be determined "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	3.3350% 12/27/2005 852.277778 Gross 724.436111 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Sequential	BBB Baa	BBB Baa
Total		370,378,365.42	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	0.70	0.80	0.90	1.00	1.10	1.20	1.30	
Series A	With optional redemption *	Average life	11.81	6.29	5.83	5.45	5.11	4.82	4.53	4.29	
		Final Maturity	08/20/2017	02/11/2012	08/30/2011	04/13/2011	12/08/2010	08/26/2010	05/11/2010	02/14/2010	
		Date	22.17	14.16	13.16	12.41	11.66	11.16	10.41	9.91	
	Without optional redemption *	Average life	12.27	6.81	6.37	5.97	5.62	5.31	5.02	4.77	
		Final Maturity	02/03/2018	08/19/2012	03/11/2012	10/20/2011	06/14/2011	02/19/2011	11/08/2010	08/06/2010	
		Date	32.67	32.67	32.67	32.67	32.67	32.67	32.67	32.67	
Series B	With optional redemption *	Average life	16.03	8.87	8.24	7.70	7.22	6.81	6.41	6.06	
		Final Maturity	11/08/2021	09/11/2014	01/23/2014	07/13/2013	01/16/2013	08/22/2012	03/26/2012	11/22/2011	
		Date	22.17	14.16	13.16	12.41	11.66	11.16	10.41	9.91	
	Without optional redemption *	Average life	16.75	9.67	9.06	8.51	8.01	7.57	7.17	6.80	
		Final Maturity	07/25/2022	07/02/2015	11/20/2014	05/03/2014	11/03/2013	05/24/2013	12/30/2012	08/17/2012	
		Date	32.67	32.67	32.67	32.67	32.67	32.67	32.67	32.67	
Series C	With optional redemption *	Average life	15.96	8.82	8.18	7.66	7.18	6.78	6.37	6.03	
		Final Maturity	10/13/2021	08/24/2014	01/03/2014	06/27/2013	01/01/2013	08/08/2012	03/13/2012	11/09/2011	
		Date	22.17	14.16	13.16	12.41	11.66	11.16	10.41	9.91	
	Without optional redemption *	Average life	16.67	9.62	9.00	8.46	7.97	7.52	7.13	6.76	
		Final Maturity	06/27/2022	06/11/2015	10/28/2014	04/14/2014	10/16/2013	05/07/2013	12/15/2012	08/02/2012	
		Date	32.67	32.67	32.67	32.67	32.67	32.67	32.67	32.67	
* 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	95.09%	352,178,365.42	6.89%	96.29%	471,800,000.00
Series B	3.51%	13,000,000.00	3.38%	2.65%	13,000,000.00
Series C	1.40%	5,200,000.00	1.98%	1.06%	5,200,000.00
Issue of Bonds		370,378,365.42			490,000,000.00
Reserve Fund	1.98%	7,350,000.00	1.50%		7,350,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	12,993,325.56	2.160%	
Servicer ppal collect not yet credited	2,044,704.31		
Servicer ints collect not yet credited	322,862.36		
Liabilities	Available	Balance	Interest
Subordinated Loan		7,350,000.00	7.540%
Start-up Loan		703,185.78	4.140%

### Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	3,862	4,839	
Principal			
Principal outstanding	363,687,112.50	490,013,794.84	
Average loan	94,170.67	101,263.44	
Minimum	2,473.23	31,116.85	
Maximum	286,011.26	296,052.94	
Interest rate			
Weighted average (wac)	2.90%	3.00%	
Minimum	2.50%	2.41%	
Maximum	4.33%	4.41%	
Final maturity			
Weighted average (WARM) (months)	269	290	
Minimum	11/22/2009	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%	0.01	6.45	
10.01 - 20%	0.03	17.82	
20.01 - 30%	0.17	25.38	0.04
30.01 - 40%	0.26	34.59	0.01
40.01 - 50%	1.05	46.34	0.09
50.01 - 60%	5.13	56.79	0.53
60.01 - 70%	42.24	66.06	21.53
70.01 - 80%	51.12	73.32	77.81
Weighted average (WALTV)	68.92	73.48	
Minimum	2.42	22.46	
Maximum	78.53	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)	0.90%	0.78%	0.84%	0.85%	0.80%
Annual equivalente (CPR)	10.24%	8.98%	9.58%	9.79%	9.22%

### Geographic distribution

	Current	At constitution date
Andalucia	8.08%	8.14%
Aragon	2.24%	2.18%
Asturias	2.34%	2.18%
Balearic Islands	1.49%	1.86%
Basque Country	13.94%	13.03%
Canary Islands	3.73%	3.70%
Cantabria	2.29%	2.31%
Castilla-La Mancha	2.54%	2.45%
Castilla-Leon	5.66%	5.24%
Catalonia	16.51%	17.44%
Extremadura	0.59%	0.60%
Galicia	5.39%	4.88%
La Rioja	0.43%	0.36%
Madrid	24.58%	25.64%
Murcia	2.39%	2.52%
Navarra	0.83%	0.84%
Valencia	6.95%	6.82%

### Current delinquency

Aging	Assets	Overdue debt				Total	%	Outstanding debt	Total debt	%	% Total debt / Appraisal Value
		Principal	Interest	Other							
Up to 1 month	113	21,259.46	9,920.31	0.00	31,179.77	48.95	9,400,994.53	9,432,174.30	76.25	69.03	
1 to 2 months	23	10,177.76	6,550.64	0.00	16,728.40	26.26	1,888,289.17	1,905,017.57	15.40	71.31	
2 to 3 months	11	8,460.07	6,092.47	0.00	14,552.54	22.84	947,521.95	962,074.49	7.78	71.39	
3 to 6 months	1	587.58	652.94	0.00	1,240.52	1.95	69,341.44	70,581.96	0.57	73.00	
<b>Total</b>	<b>148</b>	<b>40,484.87</b>	<b>23,216.36</b>	<b>0.00</b>	<b>63,701.23</b>		<b>12,306,147.09</b>	<b>12,369,848.32</b>		<b>69.57</b>	

#### Additional information