

## Brief report

**Date:** 08/31/2006  
**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**  
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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	66,482.59 313,664,859.62 66.48%	100,000.00 471,800,000.00	Floating 3-M Euribor + 0.210% 26.Mar/Jun/Sep/Dec	3.2030% 09/26/2006 544.189547 Gross 462.561115 Net	09/26/2040 Quarterly 26.Mar/Jun/Sep/Dec	09/26/2006 "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	3.5430% 09/26/2006 905.433333 Gross 769.618333 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	4.1930% 09/26/2006 1,071.544444 Gross 910.812777 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		331,864,859.62		490,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	With optional redemption *	Average life Years	Final Maturity Date	% Monthly CPR (SMM)							
				0.00	0.43	0.51	0.60	0.69	0.78	0.87	0.97
				% Annual equivalent CPR							
				0.00	5.00	6.00	7.00	8.00	9.00	10.00	11.00
Series A	With optional redemption *	Average life	Years	11.36	7.57	7.02	6.56	6.13	5.75	5.39	5.09
		Date	01/05/2018	03/23/2014	09/05/2013	03/19/2013	10/16/2012	05/28/2012	01/19/2012	10/03/2011	
Series B	With optional redemption *	Average life	Years	11.91	8.17	7.64	7.16	6.73	6.34	5.98	5.66
		Date	07/27/2018	10/29/2014	04/19/2014	10/26/2013	05/22/2013	12/30/2012	08/22/2012	04/25/2012	
Series C	With optional redemption *	Average life	Years	14.56	9.88	9.18	8.58	8.03	7.53	7.06	6.68
		Date	03/18/2021	07/16/2016	11/02/2015	09/09/2015	09/09/2014	03/11/2014	09/20/2013	05/05/2013	
Series A	Without optional redemption *	Average life	Years	11.91	8.17	7.64	7.16	6.73	6.34	5.98	5.66
		Date	07/27/2018	10/29/2014	04/19/2014	10/26/2013	05/22/2013	12/30/2012	08/22/2012	04/25/2012	
Series B	Without optional redemption *	Average life	Years	15.33	10.71	10.03	9.42	8.85	8.35	7.88	7.46
		Date	12/25/2021	05/15/2017	09/09/2016	01/28/2016	07/07/2015	01/03/2015	07/16/2014	02/13/2014	
Series C	Without optional redemption *	Average life	Years	15.24	10.64	9.97	9.35	8.80	8.29	7.83	7.40
		Date	11/22/2021	04/20/2017	08/16/2016	01/05/2016	06/15/2015	12/11/2014	06/27/2014	01/22/2014	

\* 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	% CE	% CE
Series A	94.52%	313,664,859.62	7.70%	96.29%	471,800,000.00
Series B	3.92%	13,000,000.00	3.78%	2.65%	13,000,000.00
Series C	1.57%	5,200,000.00	2.21%	1.06%	5,200,000.00
Issue of Bonds		331,864,859.62			490,000,000.00
Reserve Fund	2.21%	7,350,000.00	1.50%		7,350,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	17,474,645.95	3.030%	
Servicer ppal collect not yet credited	685,817.43		
Servicer ints collect not yet credited	282,181.29		
Liabilities	Available	Balance	Interest
Subordinated Loan		7,350,000.00	8.090%
Start-up Loan		552,503.10	4.990%

### Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	3,575	4,839	
Principal			
Principal outstanding	323,039,775.96	490,013,794.84	
Average loan	90,360.78	101,263.44	
Minimum	70.56	31,116.85	
Maximum	281,453.10	296,052.94	
Interest rate			
Weighted average (wac)	3.50%	3.00%	
Minimum	2.52%	2.41%	
Maximum	5.40%	4.41%	
Final maturity			
Weighted average (WARM) (months)	258	290	
Minimum	09/01/2006	11/22/2009	
Maximum	06/05/2038	06/23/2038	
Index (distribution)			
1-year EURIBOR/MIBOR	100.00	99.99	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.01	7.09		
10.01 - 20%	0.14	16.18		
20.01 - 30%	0.23	26.29	0.04	23.23
30.01 - 40%	0.62	35.86	0.01	38.44
40.01 - 50%	2.50	45.58	0.09	47.42
50.01 - 60%	10.28	55.95	0.53	56.94
60.01 - 70%	51.09	65.78	21.53	67.83
70.01 - 80%	35.13	72.45	77.81	75.21
Weighted average (WALTV)	66.26		73.48	
Minimum	0.03		22.46	
Maximum	77.16		79.79	

#### Additional information

# BANKINTER 7 Fondo de Titulización Hipotecaria

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### Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.63%	0.74%	0.74%	0.87%	0.83%
Annual Percentage Rate (CPR)	7.30%	8.48%	8.52%	9.96%	9.48%

### Geographic distribution

	Current	At constitution date
Andalucia	7.97%	8.14%
Aragon	2.34%	2.18%
Asturias	2.24%	2.18%
Balearic Islands	1.58%	1.86%
Basque Country	14.00%	13.03%
Canary Islands	3.62%	3.70%
Cantabria	2.25%	2.31%
Castilla-La Mancha	2.49%	2.45%
Castilla-Leon	5.79%	5.24%
Catalonia	16.82%	17.44%
Extremadura	0.58%	0.60%
Galicia	5.42%	4.88%
La Rioja	0.44%	0.36%
Madrid	24.28%	25.64%
Murcia	2.28%	2.52%
Navarra	0.86%	0.84%
Valencia	7.04%	6.82%

### Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		%		
Up to 1 month	78	14,822.51	8,946.28	0.00	23,768.79	39.78	5,888,007.09	5,911,775.88	71.58	66.89
1 to 2 months	17	7,665.30	5,467.11	0.00	13,132.41	21.98	1,408,537.18	1,421,669.59	17.21	65.66
2 to 3 months	5	5,157.44	3,636.89	0.00	8,794.33	14.72	489,129.38	497,923.71	6.03	65.07
3 to 6 months	3	2,819.20	2,283.84	0.00	5,103.04	8.54	251,877.41	256,980.45	3.11	72.17
6 to 12 months	2	5,220.93	3,730.17	0.00	8,951.10	14.98	161,449.62	170,400.72	2.06	72.53
<b>Total</b>	<b>105</b>	<b>35,685.38</b>	<b>24,064.29</b>	<b>0.00</b>	<b>59,749.67</b>		<b>8,199,000.68</b>	<b>8,258,750.35</b>		<b>66.82</b>

#### Additional information