

**BANKINTER 7 FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 31st MAR, 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:** BANKINTER  
**AUDITORS:** ERNST & YOUNG

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

SERIES ISIN CODE PRIORITY	ISSUE DATE	PRINCIPAL OUTSTANDING (UNIT /Nº BONDS /TOTAL)		INTEREST TYPE REF. RATE AND MARGIN PAYMENT DATE	INTEREST RATE CURRENT (EUROS)	REDEMPTION (EUROS)		RATING MOODY'S/ S&P	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT%/OUTST.	CURRENT	ORIGINAL
A ES0313547004 SENIOR	24.02.2004	100.000,00 4.718 471.800.000,00	100.000,00 4.718 471.800.000,00	FLOATING EURIBOR 3M + 0,21% 26.03/06/09/12	2,275% NEXT COUPON: 28.06.2004 789,93 GROSS 671,44 NET	26.09.2040 QUARTERLY 26.03/06/09/12	28.06.2004 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	2,615% NEXT COUPON: 28.06.2004 907,99 GROSS 771,79 NET	26.09.2040 QUARTERLY 26.03/06/09/12	Amortisation To be determined Deferred "pass-through"	A2/A	A2/A
C ES0313547020 SUBORDINATED	24.02.2004	100.000,00 52 5.200.000,00	100.000,00 52 5.200.000,00	FLOATING EURIBOR 3M + 1,20% 26.03/06/09/12	3,265% NEXT COUPON: 28.06.2004 1.133,68 GROSS 963,63 NET	26.09.2040 QUARTERLY 26.03/06/09/12	Amortisation To be determined Deferred "pass-through"	Baa3/BBB	Baa/BBB
<b>TOTALS</b>		<b>490.000.000,00</b>	<b>490.000.000,00</b>						

<b>AVERAGE LIFE AND MATURITY ACCORDING TO MONTHLY RATES OF PREPAYMENTS (YEARS)</b>										
% CONSTANT MONTHLY (SMM)			0,00%	0,40%	0,50%	0,60%	0,70%	0,80%	0,90%	1,00%
% ANNUAL EQUIVALENT (CPR)			0,000%	4,696%	5,838%	6,967%	8,084%	9,189%	10,281%	11,362%
<b>CLASS A BONDS</b>										
Without optional redemption (1)	Average life	years date	13,18 (31/05/2017)	11,88 (11/02/2016)	10,77 (02/01/2015)	9,81 (20/01/2014)	8,99 (26/03/2013)	8,28 (09/07/2012)	7,66 (25/11/2011)	7,11 (10/05/2011)
	Final maturity	years date	32,76 (26/12/2036)	32,76 (26/12/2036)	32,76 (26/12/2036)	32,76 (26/12/2036)	32,76 (26/12/2036)	32,76 (26/12/2036)	32,76 (26/12/2036)	32,76 (26/12/2036)
With optional redemption (1)	Average life	years date	12,89 (14/02/2017)	11,56 (21/10/2015)	10,42 (28/08/2014)	9,45 (10/09/2013)	8,62 (10/11/2012)	7,91 (26/02/2012)	7,28 (08/07/2011)	6,73 (21/12/2010)
	Final maturity	years date	24,76 (26/12/2028)	23,50 (26/09/2027)	22,00 (26/03/2026)	20,75 (26/12/2024)	19,50 (26/09/2023)	18,50 (26/09/2022)	17,25 (26/06/2021)	16,25 (26/06/2020)
<b>CLASS B BONDS</b>										
Without optional redemption (1)	Average life	years date	20,10 (03/05/2024)	18,63 (11/11/2022)	17,24 (21/06/2021)	15,95 (10/03/2020)	14,79 (09/01/2019)	13,74 (21/12/2017)	12,79 (08/01/2017)	11,94 (04/03/2016)
	Final maturity	years date	32,76 (26/12/2036)	32,76 (26/12/2036)	32,76 (26/12/2036)	32,76 (26/12/2036)	32,76 (26/12/2036)	32,76 (26/12/2036)	32,76 (26/12/2036)	32,76 (26/12/2036)
With optional redemption (1)	Average life	years date	19,50 (25/09/2023)	17,98 (20/03/2022)	16,52 (30/09/2020)	15,21 (11/06/2019)	14,01 (01/04/2018)	12,98 (19/03/2017)	11,99 (23/03/2016)	11,14 (19/05/2015)
	Final maturity	years date	24,76 (26/12/2028)	23,50 (26/09/2027)	22,00 (26/03/2026)	20,75 (26/12/2024)	19,50 (26/09/2023)	18,50 (26/09/2022)	17,25 (26/06/2021)	16,25 (26/06/2020)
<b>CLASS C BONDS</b>										
Without optional redemption (1)	Average life	years date	20,04 (09/04/2024)	18,56 (15/10/2022)	17,16 (25/05/2021)	15,89 (15/02/2020)	14,72 (17/12/2018)	13,67 (29/11/2017)	12,73 (18/12/2016)	11,88 (13/02/2016)
	Final maturity	years date	32,76 (26/12/2036)	32,76 (26/12/2036)	32,76 (26/12/2036)	32,76 (26/12/2036)	32,76 (26/12/2036)	32,76 (26/12/2036)	32,76 (26/12/2036)	32,76 (26/12/2036)
With optional redemption (1)	Average life	years date	19,44 (03/09/2023)	17,92 (24/02/2022)	16,45 (07/09/2020)	15,15 (21/05/2019)	13,96 (11/03/2018)	12,92 (27/02/2017)	11,94 (04/03/2016)	11,09 (01/05/2015)
	Final maturity	years date	24,76 (26/12/2028)	23,50 (26/09/2027)	22,00 (26/03/2026)	20,75 (26/12/2024)	19,50 (26/09/2023)	18,50 (26/09/2022)	17,25 (26/06/2021)	16,25 (26/06/2020)

(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%.

**BANKINTER 7 FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 31st MAR, 2004**



**COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)**

<b>GENERAL</b>		<b>CURRENT</b>	<b>AT CONSTITUTION DATE</b>
COUNT		4.774	4.839
PRINCIPAL: TOTAL OUTSTANDING (EURO)		481.974.344,56	489.987.414,82
	AVERAGE LOAN	100.958,18	101.257,99
	MINIMUM	18.397,86	31.116,85
	MAXIMUM	295.301,18	296.052,94
INTEREST RATE:	WEIGHTED AVERAGE (WAC)	2,92%	2,99%
	MINIMUM	2,41%	2,41%
	MAXIMUM	4,41%	4,41%
REMAINING MATURITY (MONTHS):	WEIGHTED AVERAGE (WARM)	289	290
	MINIMUM	22:11:09	22:11:09
	MAXIMUM	31:03:38	23:06:38
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	81,91%	81,78%
	MIBOR 1 YEAR	18,09%	18,22%

<b>LTV DISTRIBUTION</b>				
	<b>CURRENT</b>		<b>AT CONSTITUTION DATE</b>	
	<b>% POOL</b>	<b>% LTV</b>	<b>% POOL</b>	<b>% LTV</b>
OVER 80%	-	-	-	-
70,01 - 80%	76,20	75,02	77,92	75,20
60,01 - 70%	23,00	67,63	21,43	67,82
50,01 - 60%	0,61	56,85	0,53	56,94
40,01 - 50%	0,11	46,86	0,09	47,42
30,01 - 40%	0,03	33,96	0,01	38,44
30% & BELOW	0,05	21,83	0,04	23,23
WEIGHTED AVERAGE (WALTV)		73,14		
MINIMUM		16,64		
MAXIMUM		79,51		

<b>PREPAYMENTS</b>					
	<b>CURRENT MONTH</b>	<b>LAST 3 MONTHS</b>	<b>LAST 6 MONTHS</b>	<b>LAST 12 MONTHS</b>	<b>HISTORICAL</b>
SINGLE MONTHLY MORTALITY (SMM)	0,94%				0,86%
ANNUAL EQUIVALENT (CPR)	10,74%	0,00%	0,00%	0,00%	9,86%

<b>GEOGRAPHIC DISTRIBUTION</b>		
	<b>CURRENT</b>	<b>AT CONSTITUTION DATE</b>
ANDALUCIA	8,05%	8,14%
ARAGÓN	17,47%	17,44%
CATALUÑA	25,59%	25,64%
MADRID	13,04%	13,03%
COMUNIDAD VALENCIANA	6,72%	6,82%
OTHERS	29,12%	28,93%

<b>CURRENT DELINQUENCY (EURO)</b>										
<b>AGING</b>	<b>NUMBER MORTGAGE PARTICIPATIONS</b>	<b>UNPAID AMOUNTS</b>				<b>%</b>	<b>REMAINING DEBT TO MATURE</b>	<b>TOTAL DEBT</b>		<b>% LOAN TO VALUE</b>
		<b>PRINCIPAL</b>	<b>INTEREST AND OTHERS</b>	<b>TOTALS</b>	<b>%</b>			<b>%</b>	<b>%</b>	
• Up to a month	164	32.374,07	20.294,35	52.668,42	61,81	14.737.841,91	14.790.510,33	82,34	73,65	
• From 1 to 2 months	27	12.498,51	9.682,70	22.181,21	26,03	2.488.086,42	2.510.267,63	13,97	75,00	
• From 2 to 3 months	9	6.140,28	4.220,61	10.360,89	12,16	652.350,93	662.711,82	3,69	74,87	
• From 3 to 6 months	-			0,00	0,00		0,00	0,00		
• From 6 to 12 months	-			0,00	0,00		0,00	0,00		
• Over 1 year	-			0,00	0,00		0,00	0,00		
<b>TOTALS</b>	<b>200</b>	<b>51.012,86</b>	<b>34.197,66</b>	<b>85.210,52</b>	<b>100,00</b>	<b>17.878.279,26</b>	<b>17.963.489,78</b>	<b>100,00</b>	<b>73,88</b>	

**CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS**

<b>CREDIT ENHANCEMENT (CE) (EUROS)</b>						
		<b>CURRENT</b>		<b>AT ISSUE DATE</b>		
		<b>% CE</b>	<b>% CE</b>	<b>% CE</b>	<b>% CE</b>	<b>% CE</b>
SERIES A	96,29%	471.800.000,00	5,21%	96,29%	471.800.000,00	5,21%
SERIES B	2,65%	13.000.000,00	2,56%	2,65%	13.000.000,00	2,56%
SERIES C	1,06%	5.200.000,00	1,50%	1,06%	5.200.000,00	1,50%
ISSUE BONDS		490.000.000,00			490.000.000,00	
RESERVE FUND	1,50%	7.350.000,00		1,50%	7.350.000,00	

<b>OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)</b>			
		<b>BALANCE</b>	<b>INTEREST</b>
<b>ASSETS</b>			
TREASURY C.		14.194.557,40	2,09%
SERVICER PPAL COLLECT NOT YET CREDITED		51.012,86	
SERVICER INTS COLLECT NOT YET CREDITED		34.197,66	
<b>LIABILITIES</b>			
SUBORDINATED LOAN		7.350.000,00	8,07%
START-UP EXPENSES LOAN		1.040.000,00	4,07%

**ADDITIONAL INFORMATION**

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

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OFFICIAL REGISTER:

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