

**BANKINTER 7 FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 30th APR, 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>						

AVERAGE LIFE AND MATURITY ACCORDING TO MONTHLY RATES OF PREPAYMENTS (YEARS)			0,00%	0,40%	0,50%	0,60%	0,70%	0,80%	0,90%	1,00%
% CONSTANT MONTHLY (SMM)			0,000%	4,696%	5,838%	6,967%	8,084%	9,189%	10,281%	11,362%
% ANNUAL EQUIVALENT (CPR)										
<b>CLASS A BONDS</b>										
Without optional redemption (1)	Average life	years date	12,97 (16/04/2017)	8,86 (09/03/2013)	8,16 (27/06/2012)	7,55 (17/11/2011)	7,02 (05/05/2011)	6,55 (13/11/2010)	6,13 (14/06/2010)	5,75 (29/01/2010)
	Final maturity	years date	32,68 (26/12/2036)	32,68 (26/12/2036)	32,68 (26/12/2036)	32,68 (26/12/2036)	32,68 (26/12/2036)	32,68 (26/12/2036)	32,68 (26/12/2036)	32,68 (26/12/2036)
With optional redemption (1)	Average life	years date	12,68 (31/12/2016)	8,49 (24/10/2012)	7,78 (06/02/2012)	7,17 (30/06/2011)	6,64 (16/12/2010)	6,16 (26/06/2010)	5,76 (30/01/2010)	5,37 (11/09/2009)
	Final maturity	years date	24,67 (26/12/2028)	19,42 (26/09/2023)	18,17 (26/06/2022)	17,17 (26/06/2021)	16,17 (26/06/2020)	15,16 (26/06/2019)	14,42 (26/09/2018)	13,42 (26/09/2017)
<b>CLASS B BONDS</b>										
Without optional redemption (1)	Average life	years date	19,96 (10/04/2024)	14,67 (27/12/2018)	13,62 (11/12/2017)	12,68 (31/12/2016)	11,84 (28/02/2016)	11,08 (27/05/2015)	10,40 (20/09/2014)	9,79 (09/02/2014)
	Final maturity	years date	32,68 (26/12/2036)	32,68 (26/12/2036)	32,68 (26/12/2036)	32,68 (26/12/2036)	32,68 (26/12/2036)	32,68 (26/12/2036)	32,68 (26/12/2036)	32,68 (26/12/2036)
With optional redemption (1)	Average life	years date	19,36 (03/09/2023)	13,90 (20/03/2018)	12,82 (19/02/2017)	11,89 (16/03/2016)	11,05 (14/05/2015)	10,28 (08/08/2014)	9,63 (13/12/2013)	8,99 (25/04/2013)
	Final maturity	years date	24,67 (26/12/2028)	19,42 (26/09/2023)	18,17 (26/06/2022)	17,17 (26/06/2021)	16,17 (26/06/2020)	15,16 (26/06/2019)	14,42 (26/09/2018)	13,42 (26/09/2017)
<b>CLASS C BONDS</b>										
Without optional redemption (1)	Average life	years date	19,89 (15/03/2024)	14,60 (01/12/2018)	13,56 (15/11/2017)	12,62 (10/12/2016)	11,78 (08/02/2016)	11,03 (08/05/2015)	10,35 (01/09/2014)	9,74 (23/01/2014)
	Final maturity	years date	32,68 (26/12/2036)	32,68 (26/12/2036)	32,68 (26/12/2036)	32,68 (26/12/2036)	32,68 (26/12/2036)	32,68 (26/12/2036)	32,68 (26/12/2036)	32,68 (26/12/2036)
With optional redemption (1)	Average life	years date	19,29 (11/08/2023)	13,83 (25/02/2018)	12,76 (28/01/2017)	11,83 (26/02/2016)	11,00 (27/04/2015)	10,23 (22/07/2014)	9,58 (27/11/2013)	8,95 (10/04/2013)
	Final maturity	years date	24,67 (26/12/2028)	19,42 (26/09/2023)	18,17 (26/06/2022)	17,17 (26/06/2021)	16,17 (26/06/2020)	15,16 (26/06/2019)	14,42 (26/09/2018)	13,42 (26/09/2017)

(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 30th APR, 2004**



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

<b>GENERAL</b>		<b>CURRENT</b>	<b>AT CONSTITUTION DATE</b>
COUNT		4.735	4.839
PRINCIPAL:	TOTAL OUTSTANDING	476.458.695,53	489.987.414,82
(EURO)	AVERAGE LOAN	100.624,86	101.257,99
	MINIMUM	16.937,45	31.116,85
	MAXIMUM	294.547,55	296.052,94
INTEREST	WEIGHTED AVERAGE (WAC)	2,89%	2,99%
RATE:	MINIMUM	2,41%	2,41%
	MAXIMUM	4,41%	4,41%
REMAINING			
MATURITY	WEIGHTED AVERAGE (WARM)	288	290
(MONTHS):	MINIMUM	22:11:09	22:11:09
	MAXIMUM	31:03:38	23:06:38
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	82,02%	81,78%
	MIBOR 1 YEAR	17,98%	18,22%

<b>PREPAYMENTS</b>					
	<b>CURRENT</b>	<b>LAST 3</b>	<b>LAST 6</b>	<b>LAST 12</b>	
	<b>MONTH</b>	<b>MONTHS</b>	<b>MONTHS</b>	<b>MONTHS</b>	<b>HISTORICAL</b>
SINGLE MONTHLY	0,88%	0,87%			0,87%
MORTALITY (SMM)	10,07%	9,93%	0,00%	0,00%	9,93%
ANNUAL EQUIVALENT (CPR)					

<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%	74,95	74,88	77,92	75,20
60,01 - 70%	24,13	67,50	21,43	67,82
50,01 - 60%	0,71	56,66	0,53	56,94
40,01 - 50%	0,13	46,18	0,09	47,42
30,01 - 40%	0,03	34,72	0,01	38,44
30% & BELOW	0,05	22,33	0,04	23,23
WEIGHTED AVERAGE (WALTV)		72,89		
MINIMUM		16,62		
MAXIMUM		79,39		

<b>GEOGRAPHIC DISTRIBUTION</b>		
	<b>CURRENT</b>	<b>AT CONSTITUTION DATE</b>
ANDALUCÍA	8,04%	8,14%
CATALUÑA	17,38%	17,44%
MADRID	25,66%	25,64%
PAIS VASCO	13,06%	13,03%
COMUNIDAD VALENCIANA	6,72%	6,82%
OTHERS	29,15%	28,93%

<b>CURRENT DELINQUENCY (EURO)</b>									
<b>AGING</b>	<b>NUMBER MORTGAGE PARTICIPATIONS</b>	<b>UNPAID AMOUNTS</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	171	35.423,04	22.132,47	57.555,51	59,76	15.883.495,81	15.941.051,32	80,35	73,79
• From 1 to 2 months	33	13.189,24	9.075,14	22.264,38	23,12	2.785.121,13	2.807.385,51	14,15	73,55
• From 2 to 3 months	10	6.450,54	5.337,92	11.788,46	12,24	862.700,46	874.488,92	4,41	75,52
• From 3 to 6 months	3	2.886,98	1.820,39	4.707,37	4,89	211.780,89	216.488,26	1,09	73,95
• 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>217</b>	<b>57.949,80</b>	<b>38.365,92</b>	<b>96.315,72</b>	<b>100,00</b>	<b>19.743.098,29</b>	<b>19.839.414,01</b>	<b>100,00</b>	<b>73,84</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>
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>ASSETS</b>		<b>BALANCE</b>	<b>INTEREST</b>
TREASURY C.		20.720.932,88	2,09%
SERVICER PPAL COLLECT NOT YET CREDITED		2.042.526,47	
SERVICER INTS COLLECT NOT YET CREDITED		387.866,15	
<b>LIABILITIES</b>		<b>BALANCE</b>	<b>INTEREST</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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