

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



DATE OF CONSTITUTION: 18th February, 2004
MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.F.
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/ FITCH	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT/%OUTST.	CURRENT	ORIGINAL
A ES0313547004 SENIOR	24.02.2004	95.424,59 4.718 450.213.215,62	100.000,00 4.718 471.800.000,00	FLOATING EURIBOR 3M + 0,21% 26.03/06/09/12	2,332% NEXT COUPON: 27.09.2004 562,51 GROSS 478,13 NET	26.09.2040 QUARTERLY 26.03/06/09/12	27.09.2004 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	2,672% NEXT COUPON: 27.09.2004 675,42 GROSS 574,11 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	100.000,00 52 5.200.000	FLOATING EURIBOR 3M + 1,20% 26.03/06/09/12	3,322% NEXT COUPON: 27.09.2004 839,73 GROSS 713,77 NET	26.09.2040 QUARTERLY 26.03/06/09/12	Amortisation To be determined Deferred "pass-through"	Baa3/BBB	Baa/BBB
TOTALS		468.413.215,62	490.000.000,00						

AVERAGE LIFE AND MATURITY ACCORDING TO MONTHLY RATES OF PREPAYMENTS (YEARS)			0,00%	0,60%	0,70%	0,80%	0,90%	1,00%	1,10%	1,20%
% CONSTANT MONTHLY (SMM)			0,00%	6,967%	8,084%	9,189%	10,281%	11,362%	12,430%	13,487%
% ANNUAL EQUIVALENT (CPR)			0,00%	6,967%	8,084%	9,189%	10,281%	11,362%	12,430%	13,487%
CLASS A BONDS										
Without optional redemption (1)	Average life	years	13,22	7,70	7,16	6,68	6,25	5,87	5,53	5,23
	Final maturity	date	(16/09/2017)	(11/03/2012)	(25/08/2011)	(02/03/2011)	(28/09/2010)	(13/05/2010)	(09/01/2010)	(20/09/2009)
With optional redemption (1)	Average life	years	32,76	32,76	32,76	32,76	32,76	32,76	32,76	32,76
	Final maturity	date	(26/03/2037)	(26/03/2037)	(26/03/2037)	(26/03/2037)	(26/03/2037)	(26/03/2037)	(26/03/2037)	(26/03/2037)
Without optional redemption (1)	Average life	years	12,91	7,30	6,76	6,27	5,86	5,47	5,16	4,86
	Final maturity	date	(26/05/2017)	(16/10/2011)	(01/04/2011)	(06/10/2010)	(09/05/2010)	(17/12/2009)	(26/08/2009)	(07/05/2009)
With optional redemption (1)	Average life	years	24,51	17,00	16,00	15,00	14,25	13,25	12,75	12,00
	Final maturity	date	(26/12/2028)	(26/06/2021)	(26/06/2020)	(26/06/2019)	(26/09/2018)	(26/09/2017)	(26/03/2017)	(26/06/2016)
CLASS B BONDS										
Without optional redemption (1)	Average life	years	19,72	12,49	11,66	10,91	10,24	9,64	9,10	8,60
	Final maturity	date	(13/03/2024)	(21/12/2016)	(22/02/2016)	(25/05/2015)	(22/09/2014)	(15/02/2014)	(01/08/2013)	(03/02/2013)
With optional redemption (1)	Average life	years	32,76	32,76	32,76	32,76	32,76	32,76	32,76	32,76
	Final maturity	date	(26/03/2037)	(26/03/2037)	(26/03/2037)	(26/03/2037)	(26/03/2037)	(26/03/2037)	(26/03/2037)	(26/03/2037)
Without optional redemption (1)	Average life	years	19,10	11,69	10,86	10,11	9,47	8,84	8,35	7,87
	Final maturity	date	(02/08/2023)	(06/03/2016)	(08/05/2015)	(06/08/2014)	(15/12/2013)	(30/04/2013)	(04/11/2012)	(09/05/2012)
With optional redemption (1)	Average life	years	24,51	17,00	16,00	15,00	14,25	13,25	12,75	12,00
	Final maturity	date	(26/12/2028)	(26/06/2021)	(26/06/2020)	(26/06/2019)	(26/09/2018)	(26/09/2017)	(26/03/2017)	(26/06/2016)
CLASS C BONDS										
Without optional redemption (1)	Average life	years	19,65	12,43	11,60	10,86	10,18	9,59	9,05	8,56
	Final maturity	date	(18/02/2024)	(30/11/2016)	(02/02/2016)	(06/05/2015)	(03/09/2014)	(28/01/2014)	(16/07/2013)	(18/01/2013)
With optional redemption (1)	Average life	years	32,76	32,76	32,76	32,76	32,76	32,76	32,76	32,76
	Final maturity	date	(26/03/2037)	(26/03/2037)	(26/03/2037)	(26/03/2037)	(26/03/2037)	(26/03/2037)	(26/03/2037)	(26/03/2037)
Without optional redemption (1)	Average life	years	19,04	11,64	10,81	10,06	9,42	8,80	8,32	7,83
	Final maturity	date	(11/07/2023)	(16/02/2016)	(21/04/2015)	(20/07/2014)	(28/11/2013)	(15/04/2013)	(21/10/2012)	(26/04/2012)
With optional redemption (1)	Average life	years	24,51	17,00	16,00	15,00	14,25	13,25	12,75	12,00
	Final maturity	date	(26/12/2028)	(26/06/2021)	(26/06/2020)	(26/06/2019)	(26/09/2018)	(26/09/2017)	(26/03/2017)	(26/06/2016)

(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%.

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COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		4.614	4.839
PRINCIPAL: TOTAL OUTSTANDING (EURO)		460.614.412,05	489.987.414,82
	AVERAGE LOAN	99.829,74	101.257,99
	MINIMUM	14.468,62	31.116,85
	MAXIMUM	292.755,21	296.052,94
INTEREST RATE:	WEIGHTED AVERAGE (WAC)	2,91%	2,99%
	MINIMUM	2,46%	2,41%
	MAXIMUM	4,41%	4,41%
REMAINING MATURITY (MONTHS):	WEIGHTED AVERAGE (WARM)	285	290
	MINIMUM	29.10.06	22.11.09
	MAXIMUM	31.03.38	23.06.38
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	82,30%	81,78%
	MIBOR 1 YEAR	17,70%	18,22%

LTV DISTRIBUTION	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	70,66	74,51	77,92	75,20
60,01 - 70%	28,07	67,26	21,43	67,82
50,01 - 60%	0,89	56,29	0,53	56,94
40,01 - 50%	0,24	46,11	0,09	47,42
30,01 - 40%	0,09	35,63	0,01	38,44
30% & BELOW	0,06	30,32	0,04	23,23
WEIGHTED AVERAGE (WALTV)		72,19		
MINIMUM		15,51		
MAXIMUM		79,05		

PREPAYMENTS					
	CURRENT MONTH	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY MORTALITY (SMM)	1,01%	0,85%	0,86%	-	0,86%
ANNUAL EQUIVALENT (CPR)	11,51%	9,78%	9,85%	-	9,85%

GEOGRAPHIC DISTRIBUTION	CURRENT	AT CONSTITUTION DATE
	ANDALUCÍA	8,06%
CATALUÑA	17,29%	17,44%
MADRID	25,57%	25,64%
PAIS VASCO	13,14%	13,03%
COMUNIDAD VALENCIANA	6,76%	6,82%
OTHERS	29,18%	28,93%

CURRENT DELINQUENCY (EURO)									
AGING	NUMBER MORTGAGE PARTICIPATIONS	UNPAID AMOUNTS				REMAINING DEBT TO MATURE	TOTAL DEBT		% LOAN TO VALUE
		PRINCIPAL	INTEREST AND OTHERS	TOTALS	%		%	%	
• Up to a month	98	18.175,10	11.027,98	29.203,08	40,78	8.722.762,26	8.751.965,34	72,07	72,43
• From 1 to 2 months	23	11.119,49	6.776,14	17.895,63	24,99	1.988.662,04	2.006.557,67	16,52	73,83
• From 2 to 3 months	8	7.057,53	4.425,83	11.483,36	16,03	783.322,20	794.805,56	6,54	73,21
• From 3 to 6 months	6	6.979,93	6.053,99	13.033,92	18,20	577.594,33	590.628,25	4,86	76,00
• From 6 to 12 months	-	-	-	-	-	-	-	-	-
• Over 1 year	-	-	-	-	-	-	-	-	-
TOTALS	135	43.332,05	28.283,94	71.615,99	100,00	12.072.340,83	12.143.956,82	100,00	72,87

CREDIT ENHANCEMENT AND FINANCIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
		CURRENT		AT ISSUE DATE		
		% CE		% CE		% CE
SERIES A	96,11%	450.213.215,62	5,45%	96,29%	471.800.000,00	5,21%
SERIES B	2,78%	13.000.000,00	2,68%	2,65%	13.000.000,00	2,56%
SERIES C	1,11%	5.200.000,00	1,57%	1,06%	5.200.000,00	1,50%
ISSUE BONDS		468.413.215,62			490.000.000,00	
RESERVE FUND	1,57%	7.350.000,00		1,50%	7.350.000,00	

OTHER FINANCIAL OPERATIONS (CURRENT) (EUROS)		
ASSETS	BALANCE	INTEREST
TREASURY C.	14.369.883,54	2,15%
SERVICER PPAL COLLECT NOT YET CREDITED	1.999.814,05	
SERVICER INTS COLLECT NOT YET CREDITED	373.180,20	
LIABILITIES	BALANCE	INTEREST
SUBORDINATED LOAN	7.350.000,00	8,02%
START-UP EXPENSES LOAN	954.323,58	4,12%

ADDITIONAL INFORMATION

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

- C/ Lagasca, 120 -MADRID - Phone 3491 411 84 67 - Fax 3491 411 84 68
E-mail: info@eurotitulizacion.com

OFFICIAL REGISTER: COMISIÓN NACIONAL DEL MERCADO DE VALORES - Pº de la Castellana, 19 -MADRID - Phone 3491 585 15 00