

**BANKINTER 7 FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 30th NOV, 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/ FITCH	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT/%OUTST.	CURRENT	ORIGINAL
A ES0313547004 SENIOR	24.02.2004	92.592,45 4.718 436.851.179,10	100.000,00 4.718 471.800.000,00	FLOATING EURIBOR 3M + 0,21% 26.03/06/09/12	2,326% NEXT COUPON: 27.12.2004 544,41 GROSS 462,75 NET	26.09.2040 QUARTERLY 26.03/06/09/12	27.12.2004 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	2,666% NEXT COUPON: 27.12.2004 673,91 GROSS 572,82 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	3,316% NEXT COUPON: 27.12.2004 838,21 GROSS 712,48 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>455.051.179,10</b>	<b>490.000.000,00</b>						

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)			0,000%	6,967%	8,084%	9,189%	10,281%	11,362%	12,430%	13,487%
% ANNUAL EQUIVALENT (CPR)										
<b>CLASS A BONDS</b>										
Without optional redemption (1)	Average life	years date	12,83 (25/09/2017)	7,51 (02/06/2012)	6,98 (22/11/2011)	6,52 (06/06/2011)	6,11 (06/01/2011)	5,74 (25/08/2010)	5,41 (27/04/2010)	5,11 (09/01/2010)
	Final maturity	years date	32,59 (26/06/2037)	32,59 (26/06/2037)	32,59 (26/06/2037)	32,59 (26/06/2037)	32,59 (26/06/2037)	32,59 (26/06/2037)	32,59 (26/06/2037)	32,59 (26/06/2037)
With optional redemption (1)	Average life	years date	12,51 (31/05/2017)	7,09 (02/01/2012)	6,57 (23/06/2011)	6,10 (03/01/2011)	5,70 (10/08/2010)	5,34 (02/04/2010)	5,01 (04/12/2009)	4,72 (18/08/2009)
	Final maturity	years date	24,09 (26/12/2028)	16,58 (26/06/2021)	15,58 (26/06/2020)	14,58 (26/06/2019)	13,83 (26/09/2018)	13,08 (26/12/2017)	12,33 (26/03/2017)	11,58 (26/06/2016)
<b>CLASS B BONDS</b>										
Without optional redemption (1)	Average life	years date	19,13 (12/01/2024)	12,07 (23/12/2016)	11,27 (05/03/2016)	10,55 (16/06/2015)	9,91 (25/10/2014)	9,33 (29/03/2014)	8,81 (19/09/2013)	8,34 (30/03/2013)
	Final maturity	years date	32,59 (26/06/2037)	32,59 (26/06/2037)	32,59 (26/06/2037)	32,59 (26/06/2037)	32,59 (26/06/2037)	32,59 (26/06/2037)	32,59 (26/06/2037)	32,59 (26/06/2037)
With optional redemption (1)	Average life	years date	18,52 (02/06/2023)	11,27 (06/03/2016)	10,47 (18/05/2015)	9,74 (24/08/2014)	9,12 (12/01/2014)	8,56 (22/06/2013)	8,05 (16/12/2012)	7,57 (25/06/2012)
	Final maturity	years date	24,09 (26/12/2028)	16,58 (26/06/2021)	15,58 (26/06/2020)	14,58 (26/06/2019)	13,83 (26/09/2018)	13,08 (26/12/2017)	12,33 (26/03/2017)	11,58 (26/06/2016)
<b>CLASS C BONDS</b>										
Without optional redemption (1)	Average life	years date	19,06 (16/12/2023)	12,01 (02/12/2016)	11,21 (14/02/2016)	10,50 (28/05/2015)	9,86 (07/10/2014)	9,27 (07/03/2014)	8,75 (30/08/2013)	8,28 (10/03/2013)
	Final maturity	years date	32,59 (26/06/2037)	32,59 (26/06/2037)	32,59 (26/06/2037)	32,59 (26/06/2037)	32,59 (26/06/2037)	32,59 (26/06/2037)	32,59 (26/06/2037)	32,59 (26/06/2037)
With optional redemption (1)	Average life	years date	18,45 (08/05/2023)	11,22 (17/02/2016)	10,42 (30/04/2015)	9,69 (07/08/2014)	9,08 (27/12/2013)	8,51 (03/06/2013)	8,00 (28/11/2012)	7,53 (08/06/2012)
	Final maturity	years date	24,09 (26/12/2028)	16,58 (26/06/2021)	15,58 (26/06/2020)	14,58 (26/06/2019)	13,83 (26/09/2018)	13,08 (26/12/2017)	12,33 (26/03/2017)	11,58 (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%.

**BANKINTER 7 FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 30th NOV, 2004**



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

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		4,522	4,839
PRINCIPAL:	TOTAL OUTSTANDING	445.868.432,52	489.987.414,82
(EURO)	AVERAGE LOAN	98.599,83	101.257,99
	MINIMUM	3.320,21	31.116,85
	MAXIMUM	290.974,97	296.052,94
INTEREST RATE:	WEIGHTED AVERAGE (WAC)	2,94%	2,99%
	MINIMUM	2,46%	2,41%
	MAXIMUM	4,41%	4,41%
REMAINING MATURITY (MONTHS):	WEIGHTED AVERAGE (WARM)	281	290
	MINIMUM	29:05:05	22:11:09
	MAXIMUM	31:03:38	23:06:38
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	82,29%	81,78%
	MIBOR 1 YEAR	17,71%	18,22%

	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	64,51	74,07	77,92	75,20
60,01 - 70%	33,56	66,85	21,43	67,82
50,01 - 60%	1,39	56,27	0,53	56,94
40,01 - 50%	0,33	46,12	0,09	47,42
30,01 - 40%	0,14	36,06	0,01	38,44
30% & BELOW	0,07	22,55	0,04	23,23
WEIGHTED AVERAGE (WALTV)		71,22		73,48
MINIMUM		3,56		22,45
MAXIMUM		78,58		79,78

PREPAYMENTS					
	CURRENT MONTH	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY MORTALITY (SMM)	0,71%	0,54%	0,65%	0,73%	0,73%
ANNUAL EQUIVALENT (CPR)	8,23%	6,26%	7,56%	-	8,43%

	CURRENT	AT CONSTITUTION DATE
ANDALUCÍA	8,01%	8,14%
CATALUÑA	17,31%	17,44%
MADRID	25,56%	25,64%
PAIS VASCO	13,21%	13,03%
COMUNIDAD VALENCIANA	6,70%	6,82%
OTHERS	29,21%	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	144	30.025,20	17.142,26	47.167,46	48,63	13.297.904,87	13.345.072,33	78,25	72,11
• From 1 to 2 months	29	11.192,48	8.479,42	19.671,90	20,28	2.287.260,06	2.306.931,96	13,53	72,32
• From 2 to 3 months	8	5.797,82	4.960,35	10.758,17	11,09	754.597,28	765.355,45	4,49	74,67
• From 3 to 6 months	6	5.981,25	4.392,88	10.374,13	10,69	471.508,63	481.882,76	2,83	76,28
• From 6 to 12 months	1	5.464,87	3.564,44	9.029,31	9,31	145.877,93	154.907,24	0,91	71,54
• Over 1 year	-	-	-	-	-	-	-	-	-
<b>TOTALS</b>	<b>188</b>	<b>58.461,62</b>	<b>38.539,35</b>	<b>97.000,97</b>	<b>100,00</b>	<b>16.957.148,77</b>	<b>17.054.149,74</b>	<b>100,00</b>	<b>72,36</b>

**CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS**

CREDIT ENHANCEMENT (CE) (EUROS)						
	CURRENT			AT ISSUE DATE		
			% CE			% CE
SERIES A	96,00%	436.851.179,10	5,61%	96,29%	471.800.000,00	5,21%
SERIES B	2,86%	13.000.000,00	2,76%	2,65%	13.000.000,00	2,56%
SERIES C	1,14%	5.200.000,00	1,62%	1,06%	5.200.000,00	1,50%
ISSUE BONDS		455.051.179,10			490.000.000,00	
RESERVE FUND	1,62%	7.350.000,00		1,50%	7.350.000,00	

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)		
	BALANCE	INTEREST
<b>ASSETS</b>		
TREASURY C.	17.074.364,46	2,15%
SERVICER PPAL COLLECT NOT YET CREDITED	1.718.052,38	
SERVICER INTS COLLECT NOT YET CREDITED	440.659,73	
<b>LIABILITIES</b>		
SUBORDINATED LOAN	7.350.000,00	7,92%
START-UP EXPENSES LOAN	904.096,02	4,12%

INTEREST SWAP		
	NOTIONAL PRINCIPAL	INTEREST
RECEIVING	462.528.629,28	2,122%
PAYING	462.528.629,28	2,196%

**ADDITIONAL INFORMATION**

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

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