

BANKINTER 4 Fondo de Titulización Hipotecaria

Brief report

Date: 10/31/2009
Currency: EUR

Date of constitution
 09/24/2002

VAT Reg. no.
 V83419192

Management Company
 Europea de Titulización S.G.F.T

Originator
 Bankinter

Servicer
 Bankinter

Lead Managers
 Crédit Agricole Indosuez
 Deutsche Bank A.G.
 Bankinter

Bond Underwriters and Placement Agents
 Crédit Agricole Indosuez
 Deutsche Bank A.G.
 CDC IXIS Capital Markets
 Dresdner Kleinwort Wasserstein
 EBN Banco
 JPMorgan
 Santander Central Hispano
 Bankinter

Bond Paying Agent
 Bankinter

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Bankinter

Subordinated Credit
 Bankinter

Start-up Loan
 Bankinter

Swap
 Bankinter

Assets Custodian
 Bankinter

Fund Auditors
 Ernst&Young

Issued securities: Mortgage-Backed Bonds

Bonds Issue									
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Moody's / S&P	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0313919005	09/30/2002 9,876	36,458.56 360,064,738.56 36.46%	100,000.00 987,600,000.00	Floating 3-M Euribor+0.220% 12.Feb/May/Aug/Nov	1.1040% 11/12/2009 102.86 Gross 84.35 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	11/12/2009 "Pass-Through"	Aaa AAA	Aaa AAA
Series B ES0313919013	09/30/2002 215	61,629.69 13,250,383.35 61.63%	100,000.00 21,500,000.00	Floating 3-M Euribor+0.450% 12.Feb/May/Aug/Nov	1.3340% 11/12/2009 210.10 Gross 172.28 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Sequential	A2 A+	A2 A+
Series C ES0313919021	09/30/2002 159	100,000.00 15,900,000.00 100.00%	100,000.00 15,900,000.00	Floating 3-M Euribor+1.200% 12.Feb/May/Aug/Nov	2.0840% 11/12/2009 532.58 Gross 436.72 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Sequential	Baa3 BBB+	Baa3 BBB+
Total		389,215,121.91	1,025,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)									
				0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44		
Series A	With optional redemption *	Average life	5.98	5.22	4.62	4.14	3.72	3.40	3.11	2.85			
		Final Maturity	11/02/2015	01/03/2015	06/25/2014	01/02/2014	08/02/2013	04/07/2013	12/22/2012	09/17/2012			
	Without optional redemption *	Average life	6.69	5.94	5.32	4.79	4.34	3.95	3.62	3.33			
		Final Maturity	07/20/2016	10/20/2015	03/06/2015	08/24/2014	03/13/2014	10/23/2013	08/24/2013	03/11/2013			
	Series B	With optional redemption *	Average life	5.98	5.23	4.63	4.15	3.74	3.42	3.13	2.87		
			Final Maturity	11/05/2015	02/03/2015	06/28/2014	01/06/2014	08/06/2013	04/12/2013	12/27/2012	09/23/2012		
Without optional redemption *		Average life	6.70	5.95	5.32	4.80	4.35	3.96	3.62	3.33			
		Final Maturity	07/22/2016	10/23/2015	03/09/2015	08/28/2014	03/17/2014	10/27/2013	04/14/2013	07/27/2012			
Series C		With optional redemption *	Average life	10.50	9.26	8.26	7.50	6.75	6.25	5.75	5.25		
			Final Maturity	05/12/2020	02/12/2019	02/12/2018	05/12/2017	08/12/2016	02/12/2016	08/12/2015	02/12/2015		
	Without optional redemption *	Average life	12.14	20.00	18.82	17.72	16.66	15.66	14.86	14.30			
		Final Maturity	12/27/2030	11/08/2029	09/03/2028	07/27/2027	07/07/2026	07/06/2025	09/19/2024	02/26/2024			

* 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	92.51%	360,064,738.56	9.59%	96.35%	987,600,000.00
Series B	3.40%	13,250,383.35	6.19%	2.10%	21,500,000.00
Series C	4.09%	15,900,000.00	2.10%	1.55%	15,900,000.00
Issue of Bonds		389,215,121.91			1,025,000,000.00
Subord. Line of Credit (Available)	2.10%	8,173,519.01		1.05%	10,762,500.00

Other financial operations (current)			
Assets		Balance Interest	
Treasury Account		13,760,806.22	0.900%
Servicer ppal collect not yet credited		1,219,131.20	
Servicer ints collect not yet credited		376,586.67	
Liabilities		Available	Balance Interest
Start-up Loan			0.00
Subordinated Credit		8,173,519.01	0.00 1.880%

Collateral: Residential mortgage loans

General			
Count		Current	At constitution date
Principal		7,184	12,267
Principal outstanding		377,181,372.97	1,025,007,956.83
Average loan		52,502.98	83,558.16
Minimum		10.74	12,002.10
Maximum		250,608.70	297,678.05
Interest rate			
Weighted average (wac)		3.15%	4.22%
Minimum		1.66%	3.50%
Maximum		7.03%	5.96%
Final maturity			
Weighted average (WARM) (months)		178	252
Minimum		11/03/2009	04/28/2004
Maximum		12/31/2036	12/24/2036
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		100.00%	100.00%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	2.03	6.81	0.18	6.70
10.01 - 20%	7.25	15.80	1.04	16.60
20.01 - 30%	12.11	25.23	3.24	25.57
30.01 - 40%	17.44	35.34	6.78	35.63
40.01 - 50%	22.19	45.00	11.33	45.35
50.01 - 60%	24.49	54.91	15.61	55.23
60.01 - 70%	14.42	63.64	22.34	65.32
70.01 - 80%	0.07	70.09	39.48	75.58
Weighted average (WALTV)		43.16		61.62
Minimum		0.01		0.86
Maximum		70.10		79.93

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Fund Auditors
Ernst&Young

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.40%	0.44%	0.47%	0.59%	0.71%
Annual Percentage Rate (CPR)	4.69%	5.17%	5.55%	6.86%	8.20%

Geographic distribution

	Current	At constitution date
Andalucia	8.93%	8.52%
Aragon	1.66%	1.68%
Asturias	1.84%	1.81%
Balearic Islands	2.01%	2.03%
Basque Country	7.87%	7.80%
Canary Islands	3.66%	3.58%
Cantabria	1.93%	1.93%
Castilla-La Mancha	1.77%	1.75%
Castilla-Leon	5.67%	5.77%
Catalonia	17.61%	15.97%
Extremadura	0.51%	0.53%
Galicia	4.48%	3.93%
La Rioja	0.22%	0.26%
Madrid	32.70%	35.08%
Murcia	1.76%	1.76%
Navarra	0.65%	0.84%
Valencia	6.74%	6.76%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
<i>Delinquencies</i>										
Up to 1 month	82	18,025.38	6,072.74	0.00	24,098.12	21.83	5,136,347.86	5,160,445.98	76.26	39.74
from > 1 to ≤ 2 months	18	11,120.90	4,479.00	0.00	15,599.90	14.13	897,282.17	912,882.07	13.49	37.98
from > 2 to ≤ 3 months	2	1,392.59	762.43	0.00	2,155.02	1.95	57,175.10	59,330.12	0.88	37.73
from > 3 to ≤ 6 months	4	6,485.26	2,490.12	0.00	8,975.38	8.13	198,594.16	207,569.54	3.07	49.52
from > 6 to < 12 months	3	5,795.14	6,750.49	0.00	12,545.63	11.37	191,849.42	204,395.05	3.02	63.38
from ≥ 12 to < 18 months	1	12,215.72	8,510.89	0.00	20,726.61	18.78	137,443.52	158,170.13	2.34	58.71
from ≥ 2 years	2	19,178.08	7,090.96	0.00	26,269.04	23.80	38,185.82	64,454.86	0.95	44.78
Subtotal	112	74,213.07	36,156.63	0.00	110,369.70	100.00	6,656,878.05	6,767,247.75	100.00	40.52
<i>Doubt debts (subjectives)</i>										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	112	74,213.07	36,156.63	0.00	110,369.70		6,656,878.05	6,767,247.75		40.52