

Brief report

Date: 02/29/2012
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

Additional Treasury Account
 Banco Santander

Subordinated Credit
 Bankinter

Start-up Loan
 Bankinter

Swap
 Bankinter

Assets Custodian
 Bankinter

Fund Auditors
 Deloitte (ejercicios 2009 a actual)
 Ernst & Young (hasta ejercicio 2008)

Issued securities: Mortgage-Backed Bonds

Bonds issue											
Series	ISIN Code	Issue date	Nº bonds	Principal outstanding		Interest type	Interest Rate	Redemption		Rating	
				(Bond Unit / Series Total / %Factor)				Reference rate and margin	Next coupon		Final maturity (legal)
				Current	Original	Payment Date				Current	Original
Series A	ES0313919005	09/30/2002	9,876	25,148.82 248,369,746.32 25.15%	100,000.00 987,600,000.00	Floating 3-M Euribor+0.220% 12.Feb/May/Aug/Nov	1.2900% 05/14/2012 82.01 Gross 66.43 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	05/14/2012 "Pass-Through"	Aa2sf AAA	Aaa AAA
Series B	ES0313919013	09/30/2002	215	42,511.66 9,140,006.90 42.51%	100,000.00 21,500,000.00	Floating 3-M Euribor+0.450% 12.Feb/May/Aug/Nov	1.5200% 05/14/2012 163.34 Gross 132.31 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutorial	A2 BBB+sf	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	2.2700% 05/14/2012 573.81 Gross 464.79 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Secutorial	Baa3 BBB+sf	Baa3 BBB+
Total				273,409,753.22	1,025,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	Option	Average life	Years	% Annual equivalent CPR									
				0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44		
Series A	With optional redemption *	Average life	4.73	4.20	3.73	3.38	3.07	2.78	2.59	2.41			
		Final Maturity	11/19/2016	05/11/2016	11/21/2015	07/17/2015	03/24/2015	12/08/2014	09/29/2014	07/28/2014			
	Without optional redemption *	Average life	5.80	5.20	4.69	4.26	3.89	3.57	3.29	3.04			
		Final Maturity	12/15/2017	05/10/2017	11/07/2016	06/01/2016	01/17/2016	09/22/2015	06/12/2015	03/14/2015			
	Series B	With optional redemption *	Average life	4.73	4.21	3.74	3.39	3.08	2.79	2.60	2.43		
			Final Maturity	11/21/2016	05/14/2016	11/25/2015	07/21/2015	03/29/2015	12/13/2014	10/04/2014	08/02/2014		
Without optional redemption *		Average life	5.81	5.21	4.70	4.25	3.88	3.58	3.29	3.05			
		Final Maturity	12/17/2017	05/13/2017	11/10/2016	05/30/2016	09/29/2015	11/05/2014	10/25/2013	09/16/2012			
Series C		With optional redemption *	Average life	7.46	6.71	5.96	5.46	4.96	4.46	4.21	3.96		
			Final Maturity	08/14/2019	11/14/2018	02/14/2018	08/14/2017	02/14/2017	08/14/2016	05/14/2016	02/14/2016		
	Without optional redemption *	Average life	18.53	17.50	16.48	15.53	14.79	14.26	13.88	13.61			
		Final Maturity	09/05/2030	08/26/2029	08/17/2028	09/05/2027	12/11/2026	05/31/2026	01/12/2026	10/04/2025			

* 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	90.84%	248,369,746.32	11.26%	96.35%	987,600,000.00
Series B	3.34%	9,140,006.90	7.92%	2.10%	21,500,000.00
Series C	5.82%	15,900,000.00	2.10%	1.55%	15,900,000.00
Issue of Bonds		273,409,753.22			1,025,000,000.00
Subord. Line of Credit (Available)	2.10%	5,741,604.95	1.05%		10,762,500.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	7,706,643.61	1.050%	
Additional Treasury Account		0.00	
Servicer ppal collect not yet credited		926,730.73	
Servicer ints collect not yet credited		217,391.06	
Liabilities	Available	Balance	Interest
Subordinated Credit L/T		5,209,212.19	2.030%
Subordinated Credit S/T		532,392.76	
Start-up Loan L/T			0.00
Start-up Loan S/T			0.00

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	5,948	12,267	
Principal			
Principal outstanding	270,898,731.55	1,025,007,956.83	
Average loan	45,544.51	83,558.16	
Minimum	4.86	12,002.10	
Maximum	224,426.59	297,678.05	
Interest rate			
Weighted average (wac)	2.60%	4.22%	
Minimum	2.11%	3.50%	
Maximum	4.24%	5.96%	
Final maturity			
Weighted average (WARM) (months)	161	252	
Minimum	03/01/2012	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	% LTV
0.01 - 10%	3.06	6.65	0.18
10.01 - 20%	9.60	15.48	6.70
20.01 - 30%	15.48	25.34	1.04
30.01 - 40%	23.03	35.38	16.50
40.01 - 50%	22.93	44.96	11.33
50.01 - 60%	21.97	54.58	15.61
60.01 - 70%	3.94	62.17	22.34
70.01 - 80%			39.48
Weighted average (WALTV)	38.51		61.62
Minimum	0.00		0.86
Maximum	65.57		79.93

BANKINTER 4 Fondo de Titulización Hipotecaria

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.18%	0.61%	0.44%	0.37%	0.65%
Annual Percentage Rate (CPR)	2.15%	7.04%	5.19%	4.36%	7.49%

Geographic distribution

	Current	At constitution date
Andalucía	9.05%	8.52%
Aragón	1.61%	1.68%
Asturias	1.87%	1.81%
Balearic Islands	2.13%	2.03%
Basque Country	7.88%	7.80%
Canary Islands	3.88%	3.58%
Cantabria	1.92%	1.93%
Castilla-La Mancha	1.81%	1.75%
Castilla-León	5.56%	5.77%
Catalonia	18.46%	15.97%
Extremadura	0.46%	0.53%
Galicia	4.56%	3.93%
La Rioja	0.19%	0.26%
Madrid	31.60%	35.08%
Murcia	1.80%	1.76%
Navarra	0.60%	0.84%
Valencia	6.62%	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	102	22,958.85	5,535.70	0.00	28,494.55	21.73	5,861,408.26	5,889,902.81	67.00	34.18
from > 1 to ≤ 2 months	25	13,634.86	4,243.57	0.00	17,878.43	13.64	1,339,862.34	1,357,740.77	15.45	38.04
from > 2 to ≤ 3 months	11	14,810.79	4,253.18	0.00	19,063.97	14.54	803,452.11	822,516.08	9.36	43.40
from > 3 to ≤ 6 months	7	10,425.28	3,535.33	0.00	13,960.61	10.65	399,368.98	413,329.59	4.70	36.38
from > 6 to < 12 months	6	10,400.03	3,186.27	0.00	13,586.30	10.36	217,049.62	230,635.92	2.62	45.18
from ≥ 12 to < 18 months	1	2,752.99	682.74	0.00	3,435.73	2.62	14,904.97	18,340.70	0.21	41.46
from ≥ 18 to < 24 months	1	13,076.96	1,021.11	0.00	14,098.07	10.75	23,367.79	37,465.86	0.43	32.87
from ≥ 2 years	1	18,115.53	2,470.67	0.00	20,586.20	15.70	0.00	20,586.20	0.23	25.28
Subtotal	154	106,175.29	24,928.57	0.00	131,103.86	100.00	8,659,414.07	8,790,517.93	100.00	35.76
<i>Doubt debts (subjectives)</i>										
Bankinter	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	154	106,175.29	24,928.57	0.00	131,103.86		8,659,414.07	8,790,517.93		35.76

Additional information