

Brief report

Date: 07/31/2012
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
Barclays Bank PLC

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Barclays Bank PLC

Subordinated Credit
Bankinter

Start-up Loan
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Assets Custodian
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Fund Auditors
Deloitte (ejercicios 2009 a actual)
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Issued securities: Mortgage-Backed Bonds

Bonds Issue									
Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0313919005	09/30/2002 9,876	24,319.70 240,181,357.20 24.32%	100,000.00 987,600,000.00	Floating 3-M Euribor+0.220% 12.Feb/May/Aug/Nov	0.9100% 08/13/2012 55.94 Gross 45.31 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	08/13/2012 "Pass-Through"	A3sf AA+sf	Aaa AAA
Series B ES0313919013	09/30/2002 215	41,110.12 8,838,675.80 41.11%	100,000.00 21,500,000.00	Floating 3-M Euribor+0.450% 12.Feb/May/Aug/Nov	1.1400% 08/13/2012 118.47 Gross 95.96 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutorial	A3sf 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	1.8900% 08/13/2012 477.75 Gross 386.98 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Secutorial	Baa3 BBB+sf	Baa3 BBB+
Total		264,920,033.00	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	% Annual equivalent CPR									
				0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44		
				% Monthly CPR (SMM)									
				% Annual equivalent CPR									
				2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00		
Series A	With optional redemption *	Average life	Years	4,42	3,90	3,43	3,09	2,78	2,58	2,39	2,13		
		Final Maturity	Years	01/10/2017	07/06/2016	01/18/2016	09/15/2015	05/24/2015	03/12/2015	01/03/2015	09/30/2014		
			Date	05/12/2019	08/12/2018	11/12/2017	05/12/2017	11/12/2016	08/12/2016	05/12/2016	11/12/2015		
			Date	05/12/2019	08/12/2018	11/12/2017	05/12/2017	11/12/2016	08/12/2016	05/12/2016	11/12/2015		
Series B	With optional redemption *	Average life	Years	5,61	5,04	4,55	4,13	3,77	3,45	3,18	2,94		
		Final Maturity	Years	03/23/2018	08/25/2017	02/27/2017	09/27/2016	05/18/2016	01/25/2016	10/17/2015	07/22/2015		
			Date	11/12/2027	08/12/2026	08/12/2025	11/12/2024	02/12/2024	02/12/2023	05/12/2022	11/12/2021		
			Date	11/12/2027	08/12/2026	08/12/2025	11/12/2024	02/12/2024	02/12/2023	05/12/2022	11/12/2021		
Series C	With optional redemption *	Average life	Years	6,75	6,00	5,25	4,75	4,25	4,00	3,75	3,25		
		Final Maturity	Years	05/12/2019	08/12/2018	11/12/2017	05/12/2017	11/12/2016	08/12/2016	05/12/2016	11/12/2015		
			Date	05/12/2019	08/12/2018	11/12/2017	05/12/2017	11/12/2016	08/12/2016	05/12/2016	11/12/2015		
			Date	05/12/2019	08/12/2018	11/12/2017	05/12/2017	11/12/2016	08/12/2016	05/12/2016	11/12/2015		
Series C	Without optional redemption *	Average life	Years	17,96	16,96	15,97	15,03	14,16	13,33	12,54	11,80		
		Final Maturity	Years	07/26/2030	07/26/2029	07/27/2028	08/22/2027	10/06/2026	12/07/2025	02/23/2025	05/27/2024		
			Date	11/12/2036	11/12/2036	11/12/2036	11/12/2036	11/12/2036	11/12/2036	11/12/2036	11/12/2036		
			Date	11/12/2036	11/12/2036	11/12/2036	11/12/2036	11/12/2036	11/12/2036	11/12/2036	11/12/2036		

* 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		
Series A	90.66%	240,181,357.20	11.44%	96.35%	987,600,000.00	
Series B	3.34%	8,838,675.80	8.10%	2.10%	21,500,000.00	
Series C	6.00%	15,900,000.00	2.10%	1.55%	15,900,000.00	
Issue of Bonds		264,920,033.00			1,025,000,000.00	
Reserve Fund	2.10%	5,563,321.04	0.00%	0.00		

Other financial operations (current)			
Assets		Balance Interest	
Treasury Account		14,456,224.83	0.440%
Servicer ppal collect not yet credited		1,178,012.93	
Servicer ints collect not yet credited		189,576.16	
Liabilities	Available	Balance	Interest
Subordinated Credit L/T		4,999,180.24	1.690%
Subordinated Credit S/T		564,140.80	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans

General			
Count	Current		At constitution date
	5,732		12,267
Principal			
Principal outstanding	256,133,949.61	1,025,007,956.83	
Average loan	44,684.92	83,558.16	
Minimum	4.21	12,002.10	
Maximum	221,412.66	297,678.05	
Interest rate			
Weighted average (wac)	2.31%	4.22%	
Minimum	1.62%	3.50%	
Maximum	4.24%	5.96%	
Final maturity			
Weighted average (WARM) (months)	158	252	
Minimum	08/01/2012	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	% Pool	% LTV
0.01 - 10%	3.12	6.65	0.18	6.70
10.01 - 20%	10.08	15.42	1.04	16.60
20.01 - 30%	16.19	25.34	3.24	25.67
30.01 - 40%	23.48	35.24	6.78	35.63
40.01 - 50%	23.77	45.00	11.33	45.35
50.01 - 60%	20.81	54.56	15.61	55.23
60.01 - 70%	2.55	62.38	22.34	65.32
70.01 - 80%			39.48	75.58
Weighted average (WALTV)	37.78		61.62	
Minimum	0.00		0.86	
Maximum	64.78		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)	0.32%	0.33%	0.30%	0.37%	0.63%
Annual Percentage Rate (CPR)	3.75%	3.91%	3.54%	4.39%	7.34%

Geographic distribution		
	Current	At constitution date
Andalucía	9.10%	8.52%
Aragón	1.61%	1.68%
Asturias	1.88%	1.81%
Balearic Islands	2.12%	2.03%
Basque Country	7.91%	7.80%
Canary Islands	3.91%	3.58%
Cantabria	1.90%	1.93%
Castilla-La Mancha	1.83%	1.75%
Castilla-León	5.55%	5.77%
Catalonia	18.45%	15.97%
Extremadura	0.46%	0.53%
Galicia	4.58%	3.93%
La Rioja	0.19%	0.26%
Madrid	31.56%	35.08%
Murcia	1.79%	1.76%
Navarra	0.60%	0.84%
Valencia	6.55%	6.76%

Current delinquency											
Aging	Assets	Overdue debt				Total	%	Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other					%		
<i>Delinquencies</i>											
Up to 1 month	95	22,831.32	4,383.94	0.00	27,215.26	19.92	4,928,017.86	4,955,233.12	62.56	30.29	
from > 1 to ≤ 2 months	30	17,910.15	5,904.61	0.00	23,814.76	17.43	1,781,066.34	1,804,881.10	22.79	34.06	
from > 2 to ≤ 3 months	6	5,069.80	1,896.99	0.00	6,966.79	5.10	308,956.95	315,923.74	3.99	44.19	
from > 3 to ≤ 6 months	10	14,294.32	4,648.11	0.00	18,942.43	13.86	515,501.89	534,444.32	6.75	43.15	
from > 6 to < 12 months	4	8,249.05	3,275.53	0.00	11,524.58	8.43	172,219.95	183,744.53	2.32	30.77	
from ≥ 12 to < 18 months	1	3,989.96	1,422.20	0.00	5,412.16	3.96	44,303.39	49,715.55	0.63	54.39	
from ≥ 18 to < 24 months	1	3,622.68	895.05	0.00	4,517.73	3.31	14,035.28	18,553.01	0.23	41.94	
from ≥ 2 years	2	34,522.41	3,729.61	0.00	38,252.02	27.99	20,037.87	58,289.89	0.74	29.83	
Subtotal	149	110,489.69	26,156.04	0.00	136,645.73	100.00	7,784,139.53	7,920,785.26	100.00	32.28	
<i>Doubt debts (subjectives)</i>											
	0	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	149	110,489.69	26,156.04	0.00	136,645.73		7,784,139.53	7,920,785.26		32.28	

Additional information