

**Brief report**

**Date:** 05/31/2014  
**Currency:** EUR

**Date of constitution**  
09/24/2002

**VAT Reg. no.**  
V83419192

**Management Company**  
Europa 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**  
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)   |                              |  |   | Next  | Moody's / S&P  |                |              |
|              |              |            |          | Current                                | Original                     | Reference rate and margin                            | Next coupon   | Final maturity (legal)                        | Next   | Current        | Original     |
| Series A     | ES0313919005 | 09/30/2002 | 9,876    | 18,113.36<br>178,887,543.36<br>18.11%  | 100,000.00<br>987,600,000.00 | Floating<br>3-M Euribor+0.220%<br>12.Feb/May/Aug/Nov | 0.5580%<br>08/12/2014<br>25.83 Gross<br>20.41 Net   | 11/12/2038<br>Quarterly<br>12.Feb/May/Aug/Nov | 08/12/2014<br>"Pass-Through"   | Baa2sf<br>A+sf | Aaa<br>AAA   |
| Series B     | ES0313919013 | 09/30/2002 | 215      | 30,618.90<br>6,583,063.50<br>30.62%    | 100,000.00<br>21,500,000.00  | Floating<br>3-M Euribor+0.450%<br>12.Feb/May/Aug/Nov | 0.7880%<br>08/12/2014<br>61.66 Gross<br>48.71 Net   | 11/12/2038<br>Quarterly<br>12.Feb/May/Aug/Nov | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secutorial | Ba2sf<br>BBBsf | A2<br>A+     |
| Series C     | ES0313919021 | 09/30/2002 | 159      | 100,000.00<br>15,900,000.00<br>100.00% | 100,000.00<br>15,900,000.00  | Floating<br>3-M Euribor+1.200%<br>12.Feb/May/Aug/Nov | 1.5380%<br>08/12/2014<br>393.04 Gross<br>310.50 Net | 11/12/2038<br>Quarterly<br>12.Feb/May/Aug/Nov | To be determined<br>"Pass-Through"<br>Secutorial                                 | B2sf<br>BB+sf  | Baa3<br>BBB+ |
| <b>Total</b> |              |            |          | 201,370,606.86                         | 1,025,000,000.00             |  |   |   |  |                |              |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) |                               |                |            |                     |            |            |            |            |            |            |            |  |  |
|---|-------------------------------|----------------|------------|---------------------|------------|------------|------------|------------|------------|------------|------------|--|--|
| Series  | Option                        | Type           | Date       | % 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   | Years      | 2,00                | 4,00       | 6,00       | 8,00       | 10,00      | 12,00      | 14,00      | 16,00      |  |  |
|   |                               | Final Maturity | Years      | 10/09/2017          | 05/27/2017 | 01/24/2017 | 11/09/2016 | 07/20/2016 | 05/16/2016 | 03/15/2016 | 02/27/2016 |  |  |
|   |                               | Date           | 02/12/2019 | 08/12/2018          | 02/12/2018 | 11/12/2017 | 05/12/2017 | 02/12/2017 | 11/12/2016 | 11/12/2016 |            |  |  |
|   | Without optional redemption * | Average life   | Years      | 4,93                | 4,47       | 4,07       | 3,73       | 3,43       | 3,17       | 2,94       | 2,73       |  |  |
|   |                               | Final Maturity | Years      | 04/16/2019          | 10/29/2018 | 06/06/2018 | 02/01/2018 | 10/14/2017 | 07/10/2017 | 04/17/2017 | 02/02/2017 |  |  |
|   |                               | Date           | 05/12/2027 | 05/12/2026          | 08/12/2025 | 11/12/2024 | 05/12/2024 | 08/12/2023 | 02/12/2023 | 05/12/2022 |            |  |  |
| Series B  | With optional redemption *    | Average life   | Years      | 3,41                | 3,05       | 2,71       | 2,50       | 2,19       | 2,02       | 1,84       | 1,80       |  |  |
|   |                               | Final Maturity | Years      | 10/09/2017          | 05/27/2017 | 01/24/2017 | 11/09/2016 | 07/20/2016 | 05/16/2016 | 03/15/2016 | 02/27/2016 |  |  |
|   |                               | Date           | 02/12/2019 | 08/12/2018          | 02/12/2018 | 11/12/2017 | 05/12/2017 | 02/12/2017 | 11/12/2016 | 11/12/2016 |            |  |  |
|   | Without optional redemption * | Average life   | Years      | 4,93                | 4,47       | 4,07       | 3,73       | 3,43       | 3,17       | 2,94       | 2,73       |  |  |
|   |                               | Final Maturity | Years      | 04/16/2019          | 10/29/2018 | 06/06/2018 | 02/01/2018 | 10/14/2017 | 07/10/2017 | 04/17/2017 | 02/02/2017 |  |  |
|   |                               | Date           | 05/12/2027 | 05/12/2026          | 08/12/2025 | 11/12/2024 | 05/12/2024 | 08/12/2023 | 02/12/2023 | 05/12/2022 |            |  |  |
| Series C  | With optional redemption *    | Average life   | Years      | 4,76                | 4,25       | 3,76       | 3,51       | 3,00       | 2,76       | 2,51       | 2,51       |  |  |
|   |                               | Final Maturity | Years      | 02/12/2019          | 08/12/2018 | 02/12/2018 | 11/12/2017 | 05/12/2017 | 02/12/2017 | 11/12/2016 | 11/12/2016 |  |  |
|   |                               | Date           | 02/12/2019 | 08/12/2018          | 02/12/2018 | 11/12/2017 | 05/12/2017 | 02/12/2017 | 11/12/2016 | 11/12/2016 |            |  |  |
|   | Without optional redemption * | Average life   | Years      | 15,92               | 15,02      | 14,16      | 13,35      | 12,60      | 11,88      | 11,21      | 10,58      |  |  |
|   |                               | Final Maturity | Years      | 04/07/2030          | 05/16/2029 | 07/04/2028 | 09/14/2027 | 12/12/2026 | 03/27/2026 | 07/25/2025 | 12/06/2024 |  |  |
|   |                               | 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 |            |  |  |

\* 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                | 88.83%  | 178,887,543.36 | 13.72%        | 96.35% | 987,600,000.00   |
| Series B                | 3.27%   | 6,583,063.50   | 10.45%        | 2.10%  | 21,500,000.00    |
| Series C                | 7.90%   | 15,900,000.00  | 2.55%         | 1.55%  | 15,900,000.00    |
| Issue of Bonds          |         | 201,370,606.86 |               |        | 1,025,000,000.00 |
| Reserve Fund            | 2.55%   | 5,125,000.00   | 0.00%         | 0.00   |                  |

| Other financial operations (current)   |              |              |          |
|--|--------------|--------------|----------|
| Assets                                 | Balance      | Interest     |          |
| Treasury Account                       | 6,932,723.89 | 0.320%       |          |
| Servicer ppal collect not yet credited | 915,099.26   |              |          |
| Servicer ints collect not yet credited | 70,845.88    |              |          |
| Liabilities                            | Available    | Balance      | Interest |
| Subordinated Credit L/T                |              | 5,125,000.00 | 1.320%   |
| Subordinated Credit S/T                |              | 0.00         |          |
| Start-up Loan L/T                      |              | 0.00         |          |
| Start-up Loan S/T                      |              | 0.00         |          |
| Swap collateralized amount             | Amount       | Credited     |          |
| CSA *                                  | 0.00         |              |          |
| Cash                                   |              | 2,050,000.00 |          |
| Securities                             |              | 0.00         |          |

\* Credit Support Amount in favour of the Fund

**Collateral: Residential mortgage loans**

| General                                    |                |                      |  |
|--|----------------|----------------------|--|
|  | Current        | At constitution date |  |
| Count                                      | 4,932          | 12,267               |  |
| Principal                                  |                |                      |  |
| Principal outstanding                      | 198,628,924.97 | 1,025,007,956.83     |  |
| Average loan                               | 40,273.50      | 83,558.16            |  |
| Minimum                                    | 3.83           | 12,002.10            |  |
| Maximum                                    | 206,347.42     | 297,678.05           |  |
| Interest rate                              |                |                      |  |
| Weighted average (wac)                     | 1.11%          | 4.22%                |  |
| Minimum                                    | 0.69%          | 3.50%                |  |
| Maximum                                    | 3.00%          | 5.96%                |  |
| Final maturity                             |                |                      |  |
| Weighted average (WARM) (months)           | 145            | 252                  |  |
| Minimum                                    | 06/03/2014     | 04/28/2004           |  |
| Maximum                                    | 12/30/2036     | 12/24/2036           |  |
| Index (principal outstanding distribution) |                |                      |  |
| 1-year EURIBOR/MIBOR                       | 100.00%        | 100.00%              |  |

| LTV Distribution         |         |                      |        |
|--------------------------|---------|----------------------|--------|
|                          | Current | At constitution date |        |
|                          | % Pool  | % LTV                | % Pool |
| 0.01 - 10%               | 4.42    | 6.62                 | 0.18   |
| 10.01 - 20%              | 11.69   | 15.72                | 1.04   |
| 20.01 - 30%              | 21.18   | 25.40                | 3.24   |
| 30.01 - 40%              | 24.54   | 34.85                | 6.78   |
| 40.01 - 50%              | 24.42   | 44.55                | 11.33  |
| 50.01 - 60%              | 13.52   | 53.66                | 15.61  |
| 60.01 - 70%              | 0.23    | 60.38                | 22.34  |
| 70.01 - 80%              |         |                      | 39.48  |
| Weighted average (WALTV) | 34.33   |                      | 61.62  |
| Minimum                  | 0.00    |                      | 0.86   |
| Maximum                  | 60.67   |                      | 79.93  |

# BANKINTER 4 Fondo de Titulización Hipotecaria

## Brief report

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

| Prepayments                  |               |               |               |                |            |
|------------------------------|---------------|---------------|---------------|----------------|------------|
|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM)    | 0.22%         | 0.20%         | 0.34%         | 0.25%          | 0.58%      |
| Annual Percentage Rate (CPR) | 2.63%         | 2.33%         | 3.96%         | 2.93%          | 6.71%      |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 9.08%   | 8.52%                |
| Aragon                  | 1.52%   | 1.68%                |
| Asturias                | 1.89%   | 1.81%                |
| Balearic Islands        | 2.14%   | 2.03%                |
| Basque Country          | 7.93%   | 7.80%                |
| Canary Islands          | 3.95%   | 3.58%                |
| Cantabria               | 1.93%   | 1.93%                |
| Castilla-La Mancha      | 1.85%   | 1.75%                |
| Castilla-Leon           | 5.45%   | 5.77%                |
| Catalonia               | 19.01%  | 15.97%               |
| Extremadura             | 0.41%   | 0.53%                |
| Galicia                 | 4.63%   | 3.93%                |
| La Rioja                | 0.18%   | 0.26%                |
| Madrid                  | 31.23%  | 35.08%               |
| Murcia                  | 1.83%   | 1.76%                |
| Navarra                 | 0.60%   | 0.84%                |
| Valencia                | 6.38%   | 6.76%                |

| Current delinquency              |        |              |           |        |            |        |                  |              |        |                                |
|----------------------------------|--------|--------------|-----------|--------|------------|--------|------------------|--------------|--------|--------------------------------|
| Aging                            | Assets | Overdue debt |           |        |            |        | Outstanding debt | Total debt   |        | % Total debt / Appraisal Value |
|                                  |        | Principal    | Interest  | Other  | Total      | %      |                  | Total        | %      |                                |
| <i>Delinquencies</i>             |        |              |           |        |            |        |                  |              |        |                                |
| Up to 1 month                    | 74     | 16,791.94    | 1,557.74  | 520.91 | 18,870.59  | 10.91  | 3,427,805.49     | 3,446,676.08 | 58.92  | 29.98                          |
| from > 1 to ≤ 2 months           | 18     | 14,080.74    | 1,140.15  | 0.00   | 15,220.89  | 8.80   | 922,797.24       | 938,018.13   | 16.03  | 20.73                          |
| from > 2 to ≤ 3 months           | 13     | 14,337.07    | 1,565.53  | 0.00   | 15,902.60  | 9.20   | 601,580.23       | 617,482.83   | 10.56  | 34.51                          |
| from > 3 to ≤ 6 months           | 7      | 14,574.28    | 1,154.29  | 0.00   | 15,728.57  | 9.10   | 284,873.92       | 280,602.49   | 4.80   | 34.51                          |
| from > 6 to < 12 months          | 2      | 2,990.74     | 463.88    | 0.00   | 3,454.62   | 2.00   | 61,770.33        | 65,224.95    | 1.11   | 43.49                          |
| from ≥ 12 to < 18 months         | 4      | 17,496.26    | 3,611.60  | 0.00   | 21,107.86  | 12.21  | 191,708.24       | 212,816.10   | 3.64   | 40.89                          |
| from ≥ 18 to < 24 months         | 3      | 28,949.59    | 2,064.06  | 0.00   | 31,013.65  | 17.94  | 58,357.01        | 89,370.66    | 1.53   | 26.87                          |
| from ≥ 2 years                   | 5      | 43,411.65    | 8,190.07  | 0.00   | 51,601.72  | 29.84  | 148,211.08       | 199,812.80   | 3.42   | 31.14                          |
| Subtotal                         | 126    | 152,632.27   | 19,747.32 | 520.91 | 172,900.50 | 100.00 | 5,677,103.54     | 5,850,004.04 | 100.00 | 28.87                          |
| <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                            | 126    | 152,632.27   | 19,747.32 | 520.91 | 172,900.50 |        | 5,677,103.54     | 5,850,004.04 |        | 28.87                          |

### Additional information