

**BANKINTER 4 FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 31st MAR, 2004**



**DATE OF CONSTITUTION:** 24th September, 2002  
**MANAGEMENT COMPANY:** EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.  
**ORIGINATOR/SERVICER:** BANKINTER  
**TREASURY C.:** BANKINTER  
**SUBORDINATED LOAN:** BANKINTER  
**STAT-UP EXPENSES LOAN:** BANKINTER  
**SWAP:** BANKINTER

**LEAD MANAGERS:** CRÉDIT AGRICOLE INDOSUEZ, DEUTSCHE BANK A.G., 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/ S&P	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT%/OUTST.	CURRENT	ORIGINAL
A ES0313919005 SENIOR	30.09.2002	85.340,05 9.876 842.818.333,80	100.000,00 9.876 987.600.000,00	FLOATING EURIBOR 3M + 0,22% 12.02/05/08/11	2,290% NEXT COUPON: 12.05.2004 488,57 GROSS 415,28 NET	12.11.2038 QUARTERLY 12.02/05/08/11	12.05.2004 Amortisation "pass-through"	Aaa/AAA	Aaa/AAA
B ES0313919013 SEMI SUBORDINATED	30.09.2002	100.000,00 215 21.500.000,00	100.000,00 215 21.500.000,00	FLOATING EURIBOR 3M + 0,45% 12.02/05/08/11	2,520% NEXT COUPON: 12.05.2004 630,00 GROSS 535,50 NET	12.11.2038 QUARTERLY 12.02/05/08/11	To be determined Deferred "pass-through"	A2/ A+	A2/ A+
C ES313919021 SUBORDINATED	30.09.2002	100.000,00 159 15.900.000	100.000,00 159 15.900.000	FLOATING EURIBOR 3M + 1,20% 12.02/05/08/11	3,270% NEXT COUPON: 12.05.2004 817,50 GROSS 694,88 NET	12.11.2038 QUARTERLY 12.02/05/08/11	To be determined Deferred "pass-through"	Baa3/BBB+	Baa3/BBB+
<b>TOTALS</b>		<b>880.218.333.80</b>	<b>1.025.000.000,00</b>						

**AVERAGE LIFE (IN YEARS) AND MATURITY ACCORDING TO DIFFERENT HYPOTHESIS OF PREPAYMENT RATES**

% CONSTANT MONTHLY (SMM) % ANNUAL EQUIVALENT (CPR)			0,00%	0,40%	0,50%	0,60%	0,70%	0,80%	0,90%	1,00%
			0,000%	4,696%	5,838%	6,967%	8,084%	9,189%	10,281%	11,362%
<b>CLASS A BONDS</b>										
Without optional redemption (1)	Average life	years	10,30	7,33	6,81	6,35	5,94	5,57	5,24	4,95
	Final maturity	date	(17/07/2014)	(29/07/2011)	(19/01/2011)	(03/08/2010)	(07/03/2010)	(24/10/2009)	(27/06/2009)	(11/03/2009)
With optional redemption (1)	Average life	years	26,64	23,13	22,13	21,38	20,63	19,88	19,13	18,38
	Final maturity	date	(12/11/2030)	(12/05/2027)	(12/05/2026)	(12/08/2025)	(12/11/2024)	(12/02/2024)	(12/05/2023)	(12/08/2022)
Without optional redemption (1)	Average life	years	10,07	7,06	6,55	6,08	5,68	5,31	4,99	4,71
	Final maturity	date	(23/04/2014)	(20/04/2011)	(17/10/2010)	(27/04/2010)	(01/12/2009)	(22/07/2009)	(24/03/2009)	(13/12/2008)
With optional redemption (1)	Average life	years	20,38	15,88	15,12	14,12	13,38	12,63	11,88	11,37
	Final maturity	date	(12/08/2024)	(12/02/2020)	(12/05/2019)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(12/08/2015)
<b>CLASS B BONDS</b>										
Without optional redemption (1)	Average life	years	13,60	9,85	9,17	8,56	8,01	7,52	7,08	6,69
	Final maturity	date	(02/11/2017)	(03/02/2014)	(29/05/2013)	(19/10/2012)	(02/04/2012)	(06/10/2011)	(29/04/2011)	(07/12/2010)
With optional redemption (1)	Average life	years	26,64	23,13	22,13	21,38	20,63	19,88	19,13	18,38
	Final maturity	date	(12/11/2030)	(12/05/2027)	(12/05/2026)	(12/08/2025)	(12/11/2024)	(12/02/2024)	(12/05/2023)	(12/08/2022)
Without optional redemption (1)	Average life	years	13,27	9,46	8,80	8,17	7,64	7,15	6,71	6,35
	Final maturity	date	(03/07/2017)	(12/09/2013)	(13/01/2013)	(30/05/2012)	(17/11/2011)	(24/05/2011)	(14/12/2010)	(03/08/2010)
With optional redemption (1)	Average life	years	20,38	15,88	15,12	14,12	13,38	12,63	11,88	11,37
	Final maturity	date	(12/08/2024)	(12/02/2020)	(12/05/2019)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(12/08/2015)
<b>CLASS C BONDS</b>										
Without optional redemption (1)	Average life	years	28,77	25,81	24,98	24,16	23,38	22,62	21,88	21,15
	Final maturity	date	(28/12/2032)	(16/01/2030)	(19/03/2029)	(24/05/2028)	(12/08/2027)	(08/11/2026)	(10/02/2026)	(20/05/2025)
With optional redemption (1)	Average life	years	32,64	32,64	32,64	32,64	32,64	32,64	32,64	32,64
	Final maturity	date	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)
Without optional redemption (1)	Average life	years	20,38	15,88	15,12	14,12	13,38	12,63	11,88	11,37
	Final maturity	date	(12/08/2024)	(12/02/2020)	(12/05/2019)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(12/08/2015)
With optional redemption (1)	Average life	years	20,38	15,88	15,12	14,12	13,38	12,63	11,88	11,37
	Final maturity	date	(12/08/2024)	(12/02/2020)	(12/05/2019)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(12/08/2015)

(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 4 FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 31st MAR, 2004**



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

<b>GENERAL</b>		<b>CURRENT</b>	<b>AT CONSTITUTION DATE</b>
COUNT		11.374	12.267
PRINCIPAL:	TOTAL OUTSTANDING	863.704.450,69	1.025.007.956,83
(EURO)	AVERAGE LOAN	75.936,74	83.558,16
	MINIMUM	315,41	12.002,10
	MAXIMUM	289.586,12	297.678,05
INTEREST	WEIGHTED AVERAGE (WAC)	2,87%	4,22%
RATE:	MINIMUM	2,41%	3,50%
	MAXIMUM	4,41%	5,96%
REMAINING	WEIGHTED AVERAGE (WARM)	233	252
MATURITY	MINIMUM	38.105	28:04:04
(MONTHS):	MAXIMUM	13.508	24:12:36
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	82,61%	81,59%
	MIBOR 1 YEAR	17,39%	18,41%

	<b>LTV DISTRIBUTION</b>		<b>AT CONSTITUTION DATE</b>	
	<b>CURRENT</b>	<b>AT CONSTITUTION DATE</b>	<b>% POOL</b>	<b>% LTV</b>
OVER 80%	-	-	-	-
70,01 - 80%	24,18	73,47	39,46	75,53
60,01 - 70%	26,30	65,22	22,27	65,30
50,01 - 60%	18,95	55,44	15,63	55,23
40,01 - 50%	14,36	45,28	11,36	45,36
30,01 - 40%	9,40	35,35	6,79	35,63
30% & BELOW	6,81	22,10	4,49	22,73
WEIGHTED AVERAGE (WALTV)		56,76		61,58
MINIMUM		0,25		0,86
MAXIMUM		77,67		79,73

<b>PREPAYMENTS</b>					
	<b>CURRENT</b>	<b>LAST 3</b>	<b>LAST 6</b>	<b>LAST 12</b>	<b>HISTORICAL</b>
	<b>MONTH</b>	<b>MONTHS</b>	<b>MONTHS</b>	<b>MONTHS</b>	
SINGLE MONTHLY	0,58%	0,61%	0,70%	0,60%	0,57%
MORTALITY (SMM)	6,78%	7,02%	8,13%	6,91%	6,64%
ANNUAL EQUIVALENT (CPR)					

<b>GEOGRAPHIC DISTRIBUTION</b>		
	<b>CURRENT</b>	<b>AT CONSTITUTION DATE</b>
ANDALUCÍA	8,42%	8,52%
CATALUÑA	16,16%	15,98%
MADRID	34,94%	35,08%
COMUNIDAD VALENCIANA	6,70%	6,75%
PAIS VASCO	7,91%	7,80%
OTHER 12 REGIONS	26,69%	25,87%

**CURRENT DELINQUENCY (EURO)**

<b>AGING</b>	<b>NUMBER</b>	<b>UNPAID AMOUNTS</b>				<b>REMAINING</b>	<b>TOTAL DEBT</b>		<b>% LOAN TO</b>
		<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTALS</b>	<b>%</b>		<b>%</b>	<b>VALUE</b>	
	<b>MORTGAGE</b>	<b>AND OTHERS</b>				<b>DEBT TO</b>			
	<b>PARTICIPATIONS</b>					<b>MATURE</b>			
• Up to a month	107	20.369,21	8.128,90	28.498,11	42,75	8.895.450,04	8.923.948,15	80,07	55,04
• From 1 to 2 months	16	8.074,20	3.676,66	11.750,86	17,63	1.171.204,10	1.182.954,96	10,61	60,33
• From 2 to 3 months	7	3.945,18	1.914,69	5.859,87	8,79	318.144,26	324.004,13	2,91	62,86
• From 3 to 6 months	7	7.283,21	6.305,90	13.589,11	20,39	522.320,62	535.909,73	4,81	62,10
• From 6 to 12 months	3	3.365,24	3.595,88	6.961,12	10,44	171.100,04	178.061,16	1,60	58,17
• Over 1 year	-			0,00	0,00	0,00	0,00	0,00	-
<b>TOTALS</b>	<b>140</b>	<b>43.037,04</b>	<b>23.622,03</b>	<b>66.659,07</b>	<b>100,00</b>	<b>11.078.219,06</b>	<b>11.144.878,13</b>	<b>100,00</b>	<b>56,12</b>

**CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS**

<b>CREDIT ENHANCEMENT (CE) (EUROS)</b>						
		<b>CURRENT</b>		<b>AT ISSUE DATE</b>		
			<b>% CE</b>		<b>% CE</b>	
SERIES A	95,75%	842.818.333,80	5,47%	96,35%	987.600.000,00	5,30%
SERIES B	2,44%	21.500.000,00	3,03%	2,10%	21.500.000,00	2,27%
SERIES C	1,81%	15.900.000,00	1,22%	1,55%	15.900.000,00	1,05%
ISSUE BONDS		880.218.333,80			1.025.000.000,00	
SUBORD. LINE OF CREDIT (AVAILABLE)	1,22%	10.762.500,00		1,05%	10.762.500,00	

<b>OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)</b>			
<b>ASSETS</b>		<b>BALANCE</b>	<b>INTEREST</b>
TREASURY C.		16.743.029,38	2,10%
SERVICER PPAL COLLECT NOT YET CREDITED		3.173.510,35	
SERVICER INTS COLLECT NOT YET CREDITED		660.354,83	
<b>LIABILITIES</b>		<b>BALANCE</b>	<b>INTEREST</b>
STARTING EXPENSES LOAN		887.940,51	3,07%
SUBORDINATED CREDIT		10.762.500,00	3,07%
			<b>AVAILABLE</b>
			-
			10.762.500,00

<b>INTEREST SWAP</b>		
	<b>NOTIONAL PRINCIPAL</b>	<b>INTEREST</b>
RECEIVING	5.068.098,46	2,17%
PAYING	5.652.590,25	

**ADDITIONAL INFORMATION**

MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T - C/ Lagasca, 120 -MADRID - Phone 3491 411 84 67 - Fax 3491 411 84 68  
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