

**BANKINTER 4 FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 30th JUN, 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  
**DEPOSITORY:** 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	82.795,75 9.876 817.690.827,00	100.000,00 9.876 987.600.000,00	FLOATING EURIBOR 3M + 0,22% 12.02/05/08/11	2,306% NEXT COUPON: 12.08.2004 487,92 GROSS 414,73 NET	12.11.2038 QUARTERLY 12.02/05/08/11	12.08.2004 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	2,536% NEXT COUPON: 12.08.2004 648,09 GROSS 550,88 NET	12.11.2038 QUARTERLY 12.02/05/08/11	To be determined Deferred "pass-through"	A2/ A+	A2/ A+
C ES131919021 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	3,286% NEXT COUPON: 12.08.2004 839,76 GROSS 713,80 NET	12.11.2038 QUARTERLY 12.02/05/08/11	To be determined Deferred "pass-through"	Baa3/BBB+	Baa3/BBB+
<b>TOTALS</b>		<b>855.090.827,00</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	10,15	6,28	5,88	5,52	5,19	4,91	4,65	4,41
	Final maturity	date	(20/08/2014)	(08/10/2010)	(14/05/2010)	(03/01/2010)	(08/09/2009)	(25/05/2009)	(19/02/2009)	(25/11/2008)
With optional redemption (1)	Average life	years	26,39	21,13	20,38	19,63	18,88	18,13	17,38	16,63
	Final maturity	date	(12/11/2030)	(12/08/2025)	(12/11/2024)	(12/02/2024)	(12/05/2023)	(12/08/2022)	(12/11/2021)	(12/02/2021)
Without optional redemption (1)	Average life	years	9,89	6,00	5,61	5,25	4,93	4,65	4,41	4,18
	Final maturity	date	(19/05/2014)	(30/06/2010)	(05/02/2010)	(28/09/2009)	(02/06/2009)	(22/02/2009)	(24/11/2008)	(01/09/2008)
With optional redemption (1)	Average life	years	19,88	13,87	13,13	12,38	11,63	11,12	10,63	10,12
	Final maturity	date	(12/05/2024)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(12/08/2015)	(12/02/2015)	(12/08/2014)
<b>CLASS B BONDS</b>										
Without optional redemption (1)	Average life	years	13,18	8,30	7,77	7,30	6,88	6,49	6,16	5,84
	Final maturity	date	(30/08/2017)	(14/10/2012)	(05/04/2012)	(15/10/2011)	(16/05/2011)	(26/12/2010)	(24/08/2010)	(30/04/2010)
With optional redemption (1)	Average life	years	26,39	21,13	20,38	19,63	18,88	18,13	17,38	16,63
	Final maturity	date	(12/11/2030)	(12/08/2025)	(12/11/2024)	(12/02/2024)	(12/05/2023)	(12/08/2022)	(12/11/2021)	(12/02/2021)
Without optional redemption (1)	Average life	years	12,82	7,91	7,39	6,92	6,50	6,14	5,82	5,51
	Final maturity	date	(22/04/2017)	(26/05/2012)	(19/11/2011)	(01/06/2011)	(30/12/2010)	(19/08/2010)	(24/04/2010)	(02/01/2010)
With optional redemption (1)	Average life	years	19,88	13,87	13,13	12,38	11,63	11,12	10,63	10,12
	Final maturity	date	(12/05/2024)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(12/08/2015)	(12/02/2015)	(12/08/2014)
<b>CLASS C BONDS</b>										
Without optional redemption (1)	Average life	years	28,47	23,90	23,13	22,38	21,64	20,92	20,22	19,53
	Final maturity	date	(13/12/2032)	(19/05/2028)	(10/08/2027)	(09/11/2026)	(14/02/2026)	(28/05/2025)	(13/09/2024)	(06/01/2024)
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	(12/02/2037)	(12/02/2037)	(12/02/2037)	(12/02/2037)	(12/02/2037)	(12/02/2037)	(12/02/2037)	(12/02/2037)
Without optional redemption (1)	Average life	years	19,88	13,87	13,13	12,38	11,63	11,12	10,63	10,12
	Final maturity	date	(12/05/2024)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(12/08/2015)	(12/02/2015)	(12/08/2014)
With optional redemption (1)	Average life	years	19,88	13,87	13,13	12,38	11,63	11,12	10,63	10,12
	Final maturity	date	(12/05/2024)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(12/08/2015)	(12/02/2015)	(12/08/2014)

(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%.

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

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		11.186	12.267
PRINCIPAL:	TOTAL OUTSTANDING	838.395.908,19	1.025.007.956,83
(EURO)	AVERAGE LOAN	74.850,47	83.558,16
	MINIMUM	352,32	12.002,10
	MAXIMUM	288.139,36	297.678,05
INTEREST	WEIGHTED AVERAGE (WAC)	2,81%	4,22%
RATE:	MINIMUM	2,41%	3,50%
	MAXIMUM	4,30%	5,96%
REMAINING			
MATURITY	WEIGHTED AVERAGE (WARM)	230	252
(MONTHS):	MINIMUM	16:07:04	28:04:04
	MAXIMUM	24:12:36	24:12:36
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	82,78%	81,59%
	MIBOR 1 YEAR	17,22%	18,41%

	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	22,23	73,13	39,46	75,53
60,01 - 70%	26,78	65,18	22,27	65,30
50,01 - 60%	19,31	55,43	15,63	55,23
40,01 - 50%	14,67	45,24	11,36	45,36
30,01 - 40%	9,73	35,34	6,79	35,63
30% & BELOW	7,10	22,07	4,49	22,73
WEIGHTED AVERAGE (WALTV)		56,10		61,58
MINIMUM		0,19		0,86
MAXIMUM		77,29		79,73

PREPAYMENTS					
	CURRENT	LAST 3	LAST 6	LAST 12	HISTORICAL
	MONTH	MONTHS	MONTHS	MONTHS	
SINGLE MONTHLY	0,72%	0,59%	0,60%	0,62%	0,57%
MORTALITY (SMM)	8,35%	6,82%	6,92%	7,21%	6,66%
ANNUAL EQUIVALENT (CPR)					

	CURRENT	AT CONSTITUTION DATE
ANDALUCÍA	8,37%	8,52%
CATALUÑA	16,08%	15,98%
MADRID	34,86%	35,08%
COMUNIDAD VALENCIANA	6,66%	6,75%
PAIS VASCO	7,91%	7,80%
OTHER 12 REGIONS	26,09%	25,87%

CURRENT DELINQUENCY (EURO)									
AGING	NUMBER MORTGAGE PARTICIPATIONS	UNPAID AMOUNTS				REMAINING DEBT TO MATURE	TOTAL DEBT		% LOAN TO VALUE
		PRINCIPAL	INTEREST	TOTALS	%				
		AND OTHERS							
• Up to a month	146	35.032,30	15.394,56	50.426,86	68,65	11.606.066,45	11.656.493,31	88,60	52,06
• From 1 to 2 months	12	4.703,03	2.758,78	7.461,81	10,16	847.722,76	855.184,57	6,50	63,68
• From 2 to 3 months	6	3.050,23	1.654,51	4.704,74	6,40	294.115,66	298.820,40	2,27	66,98
• From 3 to 6 months	3	1.742,96	1.945,00	3.687,96	5,02	166.386,18	170.074,14	1,29	70,00
• From 6 to 12 months	3	3.529,30	3.643,99	7.173,29	9,77	169.003,89	176.177,18	1,34	55,84
• Over 1 year	-	-	-	-	-	0,00	#¡VALOR!	-	-
<b>TOTALS</b>	<b>170</b>	<b>48.057,82</b>	<b>25.396,84</b>	<b>73.454,66</b>	<b>100,00</b>	<b>13.083.294,94</b>	<b>13.156.749,60</b>	<b>100,00</b>	<b>53,19</b>

**CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS**

CREDIT ENHANCEMENT (CE) (EUROS)						
	CURRENT			AT ISSUE DATE		
		% CE			% CE	
SERIES A	95,63%	817.690.827,00	5,63%	96,35%	987.600.000,00	5,43%
SERIES B	2,51%	21.500.000,00	3,12%	2,10%	21.500.000,00	2,31%
SERIES C	1,86%	15.900.000,00	1,26%	1,55%	15.900.000,00	1,05%
ISSUE BONDS		855.090.827,00			1.025.000.000,00	
SUBORD. LINE OF CREDIT (AVAILABLE)	1,26%	10.762.500,00		1,05%	10.762.500,00	

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)			
ASSETS	BALANCE	INTEREST	
TREASURY C.	17.274.270,38	2,09%	
SERVICER PPAL COLLECT NOT YET CREDITED	2.559.720,84		
SERVICER INTS COLLECT NOT YET CREDITED	687.524,36		
LIABILITIES	BALANCE	INTEREST	AVAILABLE
STARTING EXPENSES LOAN	828.744,48	3,09%	-
SUBORDINATED CREDIT	0,00	3,09%	10.762.500,00

INTEREST SWAP		
	NOTIONAL PRINCIPAL	INTEREST
RECEIVING	4.555.129,88	2,07%
PAYING	5.116.069,16	

**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  
E-mail: info@eurotitulizacion.com

OFFICIAL REGISTER: COMISIÓN NACIONAL DEL MERCADO DE VALOR - Pº de la Castellana, 19 -MADRID - Phone 3491 585 15 00