

BANKINTER 4 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 30th NOV, 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 /N° 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	77.778,15 9.876 768.137.009,40	100.000,00 9.876 987.600.000,00	FLOATING EURIBOR 3M + 0,22% 12.02/05/08/11	2,391% NEXT COUPON: 14.02.2005 485,58 GROSS 412,74 NET	12.11.2038 QUARTERLY 12.02/05/08/11	14.02.2005 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	2,621% NEXT COUPON: 14.02.2005 684,37 GROSS 581,71 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	3,371% NEXT COUPON: 14.02.2005 880,21 GROSS 748,18 NET	12.11.2038 QUARTERLY 12.02/05/08/11	To be determined Deferred "pass-through"	Baa3/BBB+	Baa3/BBB+
TOTALS		805.537.009,40	1.025.000.000,00						

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%
CLASS A BONDS										
Without optional redemption (1)	Average life	years	10,06	6,26	5,87	5,51	5,19	4,90	0,84	4,41
	Final maturity	date	(21/12/2014)	(05/03/2011)	(10/10/2010)	(02/06/2010)	(06/02/2010)	(25/10/2009)	(02/10/2005)	(28/04/2009)
With optional redemption (1)	Average life	years	25,97	20,71	19,96	19,21	18,46	17,71	3,20	16,46
	Final maturity	date	(12/11/2030)	(12/08/2025)	(12/11/2024)	(12/02/2024)	(12/05/2023)	(12/08/2022)	(12/02/2008)	(12/05/2021)
Without optional redemption (1)	Average life	years	9,80	5,97	5,58	5,22	4,92	4,63	0,81	4,15
	Final maturity	date	(16/09/2014)	(17/11/2010)	(26/06/2010)	(17/02/2010)	(31/10/2009)	(15/07/2009)	(21/09/2005)	(23/01/2009)
With optional redemption (1)	Average life	years	19,46	13,45	12,71	11,96	11,45	10,70	1,95	9,70
	Final maturity	date	(12/05/2024)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/05/2016)	(12/08/2015)	(12/11/2006)	(12/08/2014)
CLASS B BONDS										
Without optional redemption (1)	Average life	years	12,52	7,89	7,39	6,95	6,55	6,19	-8,40	5,56
	Final maturity	date	(05/06/2017)	(19/10/2012)	(20/04/2012)	(12/11/2011)	(17/06/2011)	(07/02/2011)	(09/07/1996)	(19/06/2010)
With optional redemption (1)	Average life	years	25,97	20,71	19,96	19,21	18,46	17,71	16,71	16,71
	Final maturity	date	(12/11/2030)	(12/08/2025)	(12/11/2024)	(12/02/2024)	(12/05/2023)	(12/08/2022)	(12/08/2021)	(12/08/2021)
Without optional redemption (1)	Average life	years	12,18	7,50	7,01	6,57	6,20	5,83	1,06	5,23
	Final maturity	date	(30/01/2017)	(31/05/2012)	(03/12/2011)	(26/06/2011)	(08/02/2011)	(27/09/2010)	(21/12/2005)	(20/02/2010)
With optional redemption (1)	Average life	years	19,46	13,45	12,71	11,96	11,45	10,70	1,95	9,70
	Final maturity	date	(12/05/2024)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/05/2016)	(12/08/2015)	(12/11/2006)	(12/08/2014)
CLASS C BONDS										
Without optional redemption (1)	Average life	years	28,02	23,51	22,74	22,01	21,29	20,58	16,71	19,24
	Final maturity	date	(29/11/2032)	(27/05/2028)	(23/08/2027)	(27/11/2026)	(09/03/2026)	(24/06/2025)	(12/08/2021)	(20/02/2024)
With optional redemption (1)	Average life	years	32,22	32,22	32,22	32,22	32,22	32,22	32,22	32,22
	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	19,46	13,45	12,71	11,96	11,45	10,70	2,77	9,92
	Final maturity	date	(12/05/2024)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/05/2016)	(12/08/2015)	(07/09/2007)	(29/10/2014)
With optional redemption (1)	Average life	years	19,46	13,45	12,71	11,96	11,45	10,70	1,95	9,70
	Final maturity	date	(12/05/2024)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/05/2016)	(12/08/2015)	(12/11/2006)	(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		10.923	12.267
PRINCIPAL:	TOTAL OUTSTANDING	797.382.091,68	1.025.007.956,83
(EURO)	AVERAGE LOAN	73.000,28	83.558,16
	MINIMUM	456,31	12.002,10
	MAXIMUM	285.840,26	297.678,05
INTEREST	WEIGHTED AVERAGE (WAC)	2,86%	4,22%
RATE:	MINIMUM	2,46%	3,50%
	MAXIMUM	4,30%	5,96%
REMAINING			
MATURITY	WEIGHTED AVERAGE (WARM)	226	252
(MONTHS):	MINIMUM	03:12:04	28:04:04
	MAXIMUM	24:12:36	24:12:36
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	82,90%	81,59%
	MIBOR 1 YEAR	17,10%	18,41%

	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	18,11	72,71	39,46	75,53
60,01 - 70%	27,91	65,20	22,27	65,30
50,01 - 60%	20,26	55,40	15,63	55,23
40,01 - 50%	15,08	45,22	11,36	45,36
30,01 - 40%	10,38	35,36	6,79	35,63
30% & BELOW	8,26	22,08	4,49	22,73
WEIGHTED AVERAGE (WALTV)		54,90		61,58
MINIMUM		0,42		0,86
MAXIMUM		76,67		79,73

PREPAYMENTS					
	CURRENT	LAST 3	LAST 6	LAST 12	HISTORICAL
	MONTH	MONTHS	MONTHS	MONTHS	
SINGLE MONTHLY	0,63%	0,61%	0,61%	0,65%	0,58%
MORTALITY (SMM)	7,29%	7,05%	7,08%	7,47%	6,69%
ANNUAL EQUIVALENT (CPR)					

	CURRENT	AT CONSTITUTION DATE
ANDALUCÍA	8,34%	8,52%
CATALUÑA	16,16%	15,98%
MADRID	34,96%	35,08%
COMUNIDAD VALENCIANA	6,65%	6,75%
PAIS VASCO	7,91%	7,80%
OTHER 12 REGIONS	25,95%	25,87%

CURRENT DELINQUENCY (EURO)

AGING	NUMBER	UNPAID AMOUNTS				REMAINING	TOTAL DEBT		% LOAN TO
		PRINCIPAL	INTEREST	TOTALS	%		%	VALUE	
	MORTGAGE	AND OTHERS				DEBT TO			
	PARTICIPATIONS					MATURE			
• Up to a month	109	20.569,43	8.153,45	28.722,88	50,58	8.527.173,10	8.555.895,98	81,09	57,60
• From 1 to 2 months	18	7.390,73	4.060,21	11.450,94	20,16	1.194.749,07	1.206.200,01	11,43	43,76
• From 2 to 3 months	8	6.144,68	3.360,99	9.505,67	16,74	618.921,00	628.426,67	5,96	56,19
• From 3 to 6 months	1	724,33	971,72	1.696,05	2,99	82.075,00	83.771,05	0,79	64,66
• From 6 to 12 months	2	3.458,06	1.957,82	5.415,88	9,54	72.003,89	77.419,77	0,73	40,64
• Over 1 year		0,00	0,00	0,00	0,00	0,00	0,00	0,00	
TOTALS	138	38.287,23	18.504,19	56.791,42	100,00	10.494.922,06	10.551.713,48	100,00	55,39

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
		CURRENT		AT ISSUE DATE		
			% CE		% CE	
SERIES A	95,36%	768.137.009,40	5,98%	96,35%	987.600.000,00	5,70%
SERIES B	2,67%	21.500.000,00	3,31%	2,10%	21.500.000,00	2,39%
SERIES C	1,97%	15.900.000,00	1,34%	1,55%	15.900.000,00	1,05%
ISSUE BONDS		805.537.009,40			1.025.000.000,00	
SUBORD. LINE OF CREDIT (AVAILABLE)	1,34%	10.762.500,00		1,05%	10.762.500,00	

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)			
ASSETS		BALANCE	INTEREST
TREASURY C.		5.946.460,15	2,20%
SERVICER PPAL COLLECT NOT YET CREDITED		3.708.758,30	
SERVICER INTS COLLECT NOT YET CREDITED		792.493,55	
LIABILITIES		BALANCE	INTEREST
STARTING EXPENSES LOAN		710.352,42	3,17%
SUBORDINATED CREDIT		0,00	3,17%
			AVAILABLE
			-
			10.762.500,00

INTEREST SWAP		
	AMOUNT	INTEREST
RECEIVING	4.473.655,42	2,11%
PAYING	4.674.727,31	

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 VALORF - Pº de la Castellana, 19 -MADRID - Phone 3491 585 15 00