

Brief report

Date: 09/30/2005
Currency: EUR

Date of constitution
09/24/2002

VAT Reg. no.
G83419192

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
Bankinter

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Bankinter

Subordinated Credit
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Start-up Loan
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Swap
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Assets Custodian
Bankinter

Fund Auditors
Ernst&Young

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 Moody's / S&P	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0313919005	09/30/2002 9,876	69,008.25 681,525,477.00 69.01%	100,000.00 987,600,000.00	Floating 3-M Euribor + 0.220% 12.Feb/May/Aug/Nov	2.3540% 11/14/2005 424.16 Gross 360.54 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	11/14/2005 "Pass-Through"	Aaa AAA	Aaa AAA
Series B ES0313919013	09/30/2002 215	100,000.00 21,500,000.00 100.00%	100,000.00 21,500,000.00	Floating 3-M Euribor + 0.450% 12.Feb/May/Aug/Nov	2.5840% 11/14/2005 674.71 Gross 573.50 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Sequential	A2 A+	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	3.3340% 11/14/2005 870.54 Gross 739.96 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Sequential	Baa3 BBB+	Baa3 BBB+
Total		718,925,477.00	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	% Monthly CPR (SMM)									
				% Annual equivalent CPR									
				0,00	0,70	0,80	0,90	1,00	1,10	1,20	1,30		
				0,00	8,08	9,19	10,28	11,36	12,43	13,49	14,53		
Series A	With optional redemption *	Average life	Years	9.16	5.29	4.95	4.67	4.42	4.18	3.97	3.76		
		Final Maturity	Years	11/25/2014	01/11/2011	09/11/2010	06/01/2010	02/27/2010	12/04/2009	09/16/2009	07/04/2009		
	Without optional redemption *	Average life	Years	18.13	11.87	11.13	10.62	10.12	9.62	9.12	8.62		
		Final Maturity	Years	11/12/2023	08/12/2017	11/12/2016	05/12/2016	11/12/2015	05/12/2015	11/12/2014	05/12/2014		
Series B	With optional redemption *	Average life	Years	9.47	5.60	5.27	4.97	4.70	4.46	4.24	4.04		
		Final Maturity	Years	03/17/2015	05/06/2011	01/05/2011	09/18/2010	06/12/2010	03/16/2010	12/25/2009	10/13/2009		
	Without optional redemption *	Average life	Years	24.88	19.13	18.38	17.62	16.88	16.13	15.62	15.13		
		Final Maturity	Years	08/12/2030	11/12/2024	02/12/2024	05/12/2023	08/12/2022	11/12/2021	05/12/2021	11/12/2020		
Series C	With optional redemption *	Average life	Years	10.51	6.09	5.69	5.37	5.08	4.81	4.57	4.34		
		Final Maturity	Years	04/01/2016	10/30/2011	06/09/2011	02/12/2011	10/29/2010	07/23/2010	04/24/2010	01/30/2010		
	Without optional redemption *	Average life	Years	18.13	11.87	11.13	10.62	10.12	9.62	9.12	8.62		
		Final Maturity	Years	11/12/2023	08/12/2017	11/12/2016	05/12/2016	11/12/2015	05/12/2015	11/12/2014	05/12/2014		
Series C	With optional redemption *	Average life	Years	10.87	6.45	6.07	5.72	5.42	5.14	4.89	4.66		
		Final Maturity	Years	08/10/2016	03/12/2012	10/23/2011	06/20/2011	02/28/2011	11/19/2010	08/19/2010	05/28/2010		
	Without optional redemption *	Average life	Years	24.88	19.13	18.38	17.62	16.88	16.13	15.62	15.13		
		Final Maturity	Years	08/12/2030	11/12/2024	02/12/2024	05/12/2023	08/12/2022	11/12/2021	05/12/2021	11/12/2020		
Series C	With optional redemption *	Average life	Years	18.13	11.87	11.13	10.62	10.12	9.62	9.12	8.62		
		Final Maturity	Years	11/12/2023	08/12/2017	11/12/2016	05/12/2016	11/12/2015	05/12/2015	11/12/2014	05/12/2014		
	Without optional redemption *	Average life	Years	26.95	21.82	21.11	20.42	19.75	19.09	18.45	17.83		
		Final Maturity	Years	09/06/2032	07/22/2027	11/05/2026	02/26/2026	06/24/2025	10/27/2024	03/07/2024	07/26/2023		
				31.39	31.39	31.39	31.39	31.39	31.39	31.39			
				02/12/2037	02/12/2037	02/12/2037	02/12/2037	02/12/2037	02/12/2037	02/12/2037			

* 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	94.80%	681,525,477.00	6.70%	96.35%	987,600,000.00	4.70%
Series B	2.99%	21,500,000.00	3.71%	2.10%	21,500,000.00	2.80%
Series C	2.21%	15,900,000.00	1.50%	1.55%	15,900,000.00	1.05%
Issue of Bonds		718,925,477.00			1,025,000,000.00	
Subord. Line of Credit (Available)	1.50%	10,762,500.00		1.05%	10,762,500.00	

Other financial operations (current)			
Assets		Balance	
		Interest	
Treasury Account		13,514,804.65	2.160%
Servicer ppal collect not yet credited		3,066,844.43	
Servicer ints collect not yet credited		588,299.81	
Liabilities		Available	Balance
Start-up Loan			532,764.33
Subordinated Credit		10,762,500.00	3.130%
			0.00
			3.130%

Collateral: Residential mortgage loans

General			
		Current	At constitution date
		Count	
Principal	Principal outstanding	705,002,454.36	1,025,007,956.83
	Average loan	68,989.38	83,558.16
	Minimum	205.72	12,002.10
	Maximum	280,152.84	297,678.05
Interest rate	Weighted average (wac)	2.85%	4.22%
	Minimum	2.50%	3.50%
	Maximum	4.34%	5.96%
Final maturity	Weighted average (WARM) (months)	217	252
	Minimum	10/06/2005	04/28/2004
	Maximum	12/24/2036	12/24/2036
Index (distribution)	1-year EURIBOR/MIBOR	100.00	100.00

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.61	6.70	0.18	6.70
10.01 - 20%	2.87	15.94	1.04	16.60
20.01 - 30%	6.64	25.60	3.24	25.57
30.01 - 40%	11.60	35.15	6.78	35.63
40.01 - 50%	16.70	45.17	11.33	45.35
50.01 - 60%	22.94	55.29	15.61	55.23
60.01 - 70%	27.73	65.24	22.34	65.32
70.01 - 80%	10.93	71.93	39.48	75.58
Weighted average (WALTV)		52.45		61.62
	Minimum	0.19		0.86
	Maximum	75.42		79.93

Additional information

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)	0.58%	0.64%	0.65%	0.76%	0.63%
Annual equivalente (CPR)	6.76%	7.42%	7.50%	8.80%	7.34%

Geographic distribution

	Current	At constitution date
Andalucia	8.38%	8.52%
Aragon	1.71%	1.88%
Asturias	1.88%	1.81%
Balearic Islands	1.97%	2.03%
Basque Country	8.00%	7.80%
Canary Islands	3.59%	3.58%
Cantabria	1.89%	1.93%
Castilla-La Mancha	1.71%	1.75%
Castilla-Leon	5.91%	5.77%
Catalonia	16.13%	15.97%
Extremadura	0.52%	0.53%
Galicia	4.20%	3.93%
La Rioja	0.25%	0.26%
Madrid	34.79%	35.08%
Murcia	1.63%	1.76%
Navarra	0.78%	0.84%
Valencia	6.66%	6.76%

Current delinquency

Aging	Assets	Overdue debt				Total	%	Outstanding debt	Total debt	%	% Total debt / Appraisal Value
		Principal	Interest	Other							
Up to 1 month	99	20,782.85	6,194.10	0.00	26,976.95	46.29	6,933,530.61	6,960,507.56	77.77	49.32	
1 to 2 months	17	9,191.45	4,379.64	0.00	13,571.09	23.29	1,336,186.00	1,349,757.09	15.08	50.54	
2 to 3 months	5	2,880.05	1,915.20	0.00	4,795.25	8.23	325,395.83	330,191.08	3.69	60.01	
3 to 6 months	5	5,297.98	2,656.37	0.00	7,954.35	13.65	283,002.70	290,957.05	3.25	48.14	
18 to 24 months	1	4,131.18	843.70	0.00	4,974.88	8.54	13,984.35	18,959.23	0.21	23.28	
Total	127	42,283.51	15,989.01	0.00	58,272.52		8,892,099.49	8,950,372.01		49.67	

Additional information