

**BANKINTER 1 FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 30th NOV 2003**

DATE OF CONSTITUTION: 10th may, 1999  
 MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.  
 ORIGINATOR/SERVICER: BANKINTER  
 TREASURY C.: BANKINTER  
 SUB. LINE OF CREDIT: BANKINTER  
 LOAN: BANKINTER

LEAD MANAGER: 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<br>ISIN CODE<br>PRIORITY | ISSUE<br>DATE | PRINCIPAL OUTSTANDING<br>(UNIT /Nº BONOS /TOTAL) |                                       | INTEREST TYPE<br>REF. RATE AND MARGIN<br>PAYMENT DATE | INTEREST RATE<br>CURRENT<br>(EUROS)                                     | REDEMPTION (EUROS)                    |                      | RATING<br>MOODY'S |          |
|---------------------------------|---------------|--------------------------------------------------|---------------------------------------|-------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------|----------------------|-------------------|----------|
|                                 |               | CURRENT                                          | ORIGINAL                              |                                                       |                                                                         | FINAL MATURITY<br>FREQUENCY           | NEXT<br>UNIT/%OUTST. | CURRENT           | ORIGINAL |
| A<br>ES0313799001<br>SENIOR     | 12.05.1999    | 46.407,76<br>5.778<br>268.144.037,28             | 100.000,00<br>5.778<br>577.800.000,00 | FLOATING<br>EURIBOR 6M + 0,25%<br>22.04/10            | 2,4850%<br>NEXT COUPON:<br>22.04.2004<br>578,20 GROSS<br>491,47 NET     | 22.04.2024<br>SEMI ANNUAL<br>22.04/10 | 22.04.2004           | Aaa               | Aaa      |
| B<br>ES0313799019<br>MEZZANINE  | 12.05.1999    | 89.381,35<br>222<br>19.842.659,70                | 100.000,00<br>222<br>22.200.000,00    | FLOATING<br>EURIBOR 6M + 0,50%<br>22.04/10            | 2,7385%<br>NEXT COUPON:<br>22.04.2004<br>1.227,21 GROSS<br>1.043,13 NET | 22.04.2024<br>SEMI ANNUAL<br>22.04/10 | To be determined     | A2                | A2       |
| TOTALS                          |               | 287.986.696,98                                   |                                       | 600.000.000,00                                        |                                                                         |                                       |                      |                   |          |

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

| PREPAYMENTS                 |                              | CLASS A BONDS                 |                       |                            |                       | CLASS B BONDS                 |                       |                            |                       |
|-----------------------------|------------------------------|-------------------------------|-----------------------|----------------------------|-----------------------|-------------------------------|-----------------------|----------------------------|-----------------------|
| % CONSTANT<br>MONTHLY (SMM) | % ANNUAL<br>EQUIVALENT (CPR) | WITHOUT OPTIONAL REDEMPTION 1 |                       | WITH OPTIONAL REDEMPTION 1 |                       | WITHOUT OPTIONAL REDEMPTION 1 |                       | WITH OPTIONAL REDEMPTION 1 |                       |
|                             |                              | AVERAGE LIFE                  | FINAL MATURITY        | AVERAGE LIFE               | FINAL MATURITY        | AVERAGE LIFE                  | FINAL MATURITY        | AVERAGE LIFE               | FINAL MATURITY        |
| 0,00%                       | 0,00%                        | 5,80<br>(16/06/2009)          | 17,16<br>(22/10/2020) | 5,43<br>(31/01/2009)       | 10,65<br>(22/04/2014) | 7,60<br>(06/04/2011)          | 20,66<br>(22/04/2024) | 5,54<br>(14/03/2009)       | 10,65<br>(22/04/2014) |
| 0,40%                       | 4,70%                        | 4,73<br>(23/05/2008)          | 15,15<br>(22/10/2018) | 4,34<br>(02/01/2008)       | 8,65<br>(22/04/2012)  | 6,70<br>(10/05/2010)          | 20,66<br>(22/04/2024) | 4,43<br>(03/02/2008)       | 8,65<br>(22/04/2012)  |
| 0,50%                       | 5,84%                        | 4,52<br>(07/03/2008)          | 14,65<br>(22/04/2018) | 4,12<br>(11/10/2007)       | 8,15<br>(22/10/2011)  | 6,48<br>(20/02/2010)          | 20,66<br>(22/04/2024) | 4,19<br>(06/11/2007)       | 8,15<br>(22/10/2011)  |
| 0,60%                       | 6,97%                        | 4,32<br>(26/12/2007)          | 14,15<br>(22/10/2017) | 3,98<br>(23/08/2007)       | 8,15<br>(22/10/2011)  | 6,28<br>(07/12/2009)          | 20,66<br>(22/04/2024) | 4,09<br>(02/10/2007)       | 8,15<br>(22/10/2011)  |
| 0,70%                       | 8,08%                        | 4,14<br>(21/10/2007)          | 13,65<br>(22/04/2017) | 3,78<br>(10/06/2007)       | 7,65<br>(22/04/2011)  | 6,08<br>(28/09/2009)          | 20,66<br>(22/04/2024) | 3,87<br>(12/07/2007)       | 7,65<br>(22/04/2011)  |
| 0,80%                       | 9,19%                        | 3,98<br>(21/08/2007)          | 13,65<br>(22/04/2017) | 3,66<br>(29/04/2007)       | 7,65<br>(22/04/2011)  | 5,91<br>(25/07/2009)          | 20,66<br>(22/04/2024) | 3,79<br>(14/06/2007)       | 7,65<br>(22/04/2011)  |
| 0,90%                       | 10,28%                       | 3,82<br>(25/06/2007)          | 13,15<br>(22/10/2016) | 3,48<br>(22/02/2007)       | 7,15<br>(22/10/2010)  | 5,74<br>(24/05/2009)          | 20,66<br>(22/04/2024) | 3,58<br>(30/03/2007)       | 7,15<br>(22/10/2010)  |
| 1,00%                       | 11,36%                       | 3,68<br>(03/05/2007)          | 12,65<br>(22/04/2016) | 3,39<br>(17/01/2007)       | 7,15<br>(22/10/2010)  | 5,58<br>(30/03/2009)          | 20,66<br>(22/04/2024) | 3,52<br>(07/03/2007)       | 7,15<br>(22/10/2010)  |

(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%.

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

| GENERAL              |                            | CURRENT        | AT CONSTITUTION DATE |
|----------------------|----------------------------|----------------|----------------------|
| COUNT                |                            | 7.642          | 11.111               |
| PRINCIPAL:           | TOTAL OUTSTANDING          | 279.094.623,69 | 600.005.112,18       |
| (EURO)               | AVERAGE LOAN               | 36.425,82      | 54.001,00            |
|                      | MINIMUM                    | 36,54          | 12.031,91            |
|                      | MAXIMUN                    | 235.213,91     | 286.657,04           |
| INTEREST             | WEIGHTED AVERAGE (WAC)     | 3,28%          | 4,51%                |
| RATE:                | MINIMUM                    | 2,43%          | 3,21%                |
|                      | MAXIMUN                    | 4,77%          | 6,22%                |
| REMAINING            |                            |                |                      |
| MATURITY             | WEIGHTED AV.(WARM)(MONTHS) | 41             | 177                  |
|                      | MINIMUM                    | 03.12.03       | 02.01.03             |
|                      | MAXIMUN                    | 31.12.23       | 31.12.23             |
| INDEX (DISTRIBUTION) |                            |                |                      |
|                      | MIBOR 1 YEAR               | 99,74%         | 100,00%              |
|                      | EURIBOR 1 YEAR             | 0,26%          | -                    |

| PREPAYMENTS             |         |        |        |         |            |
|-------------------------|---------|--------|--------|---------|------------|
|                         | CURRENT | LAST 3 | LAST 6 | LAST 12 |            |
|                         | MONTH   | MONTHS | MONTHS | MONTHS  | HISTORICAL |
| SINGLE MONTHLY          | 0,80%   | 0,81%  | 0,83%  | 0,89%   | 0,76%      |
| MORTALITY (SMM)         | 9,22%   | 9,25%  | 9,57%  | 10,17%  | 8,74%      |
| ANNUAL EQUIVALENT (CPR) |         |        |        |         |            |

| LTV DISTRIBUTION         |         |       |                      |       |
|--------------------------|---------|-------|----------------------|-------|
|                          | CURRENT |       | AT CONSTITUTION DATE |       |
|                          | % POOL  | % LTV | % POOL               | % LTV |
| OVER 80%                 | -       | -     | -                    | -     |
| 70,01 - 80%              | -       | -     | 22,27                | 74,24 |
| 60,01 - 70%              | 12,38   | 63,68 | 24,15                | 65,03 |
| 50,01 - 60%              | 20,61   | 54,58 | 20,26                | 55,17 |
| 40,01 - 50%              | 22,97   | 45,13 | 14,88                | 45,25 |
| 30,01 - 40%              | 19,59   | 35,29 | 10,03                | 35,40 |
| 30% & BELOW              | 24,45   | 20,42 | 8,41                 | 22,58 |
| WEIGHTED AVERAGE (WALTV) |         | 41,40 |                      | 55,60 |
| MINIMUM                  |         | 0,05  |                      | 4,31  |
| MAXIMUN                  |         | 69,79 |                      | 79,74 |

| GEOGRAPHIC DISTRIBUTION |         |                      |
|-------------------------|---------|----------------------|
|                         | CURRENT | AT CONSTITUTION DATE |
| ANDALUCIA               | 11,85%  | 11,66%               |
| CASTILLA - LEÓN         | 7,34%   | 6,56%                |
| CATALUÑA                | 13,97%  | 13,78%               |
| MADRID                  | 31,05%  | 33,51%               |
| PAÍS VASCO              | 7,27%   | 6,86%                |
| OTHERS                  | 28,52%  | 27,63%               |

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**CURRENT DELINQUENCY (EURO)**

| AGING                 | NUMBER<br>MORTGAGE<br>PARTICIPATIONS | UNPAID AMOUNTS   |                        |                  |               | REMAINING<br>DEBT TO<br>MATURE | TOTAL DEBT          |               | % LOAN TO<br>VALUE |
|-----------------------|--------------------------------------|------------------|------------------------|------------------|---------------|--------------------------------|---------------------|---------------|--------------------|
|                       |                                      | PRINCIPAL        | INTEREST<br>AND OTHERS | TOTALS           | %             |                                |                     | %             |                    |
| • Up to a month       | 106                                  | 22.377,16        | 4.814,11               | 27.191,27        | 48,39         | 3.651.094,06                   | 3.678.285,33        | 80,83         | 35,51              |
| • From 1 to 2 months  | 11                                   | 4.500,25         | 1.421,80               | 5.922,05         | 10,54         | 446.325,40                     | 452.247,45          | 9,94          | 43,69              |
| • From 2 to 3 months  | 1                                    | 807,00           | 35,51                  | 842,51           | 1,50          | 5.719,60                       | 6.562,11            | 0,14          | 7,28               |
| • From 3 to 6 months  | 7                                    | 6.377,40         | 4.265,35               | 10.642,75        | 18,94         | 332.619,13                     | 343.261,88          | 7,54          | 60,61              |
| • From 6 to 12 months | 3                                    | 7.887,77         | 765,91                 | 8.653,68         | 15,40         | 27.700,33                      | 36.354,01           | 0,80          | 11,92              |
| • Over 1 year         | 1                                    | 1.306,28         | 1.631,42               | 2.937,70         | 5,23          | 30.753,86                      | 33.691,56           | 0,74          | 26,71              |
| <b>TOTALS</b>         | <b>129</b>                           | <b>43.255,86</b> | <b>12.934,10</b>       | <b>56.189,96</b> | <b>100,00</b> | <b>4.494.212,38</b>            | <b>4.550.402,34</b> | <b>100,00</b> | <b>36,46</b>       |

**CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS**

**CREDIT ENHANCEMENT (CE) (EUROS)**

|                                       |        | CURRENT        |        | AT ISSUE DATE |                |       |
|---------------------------------------|--------|----------------|--------|---------------|----------------|-------|
|                                       |        |                | % CE   |               | % CE           |       |
| SERIES A                              | 93,11% | 268.144.037,28 | 12,62% | 96,30%        | 577.800.000,00 | 6,45% |
| SERIES B                              | 6,89%  | 19.842.659,70  | 5,73%  | 3,70%         | 22.200.000,00  | 2,75% |
| ISSUE BONDS                           |        | 287.986.696,98 |        |               | 600.000.000,00 |       |
| SUBORD. LINE OF CREDIT<br>(AVAILABLE) | 5,73%  | 16.500.000,00  |        | 2,75%         | 16.500.000,00  |       |

**OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)**

| ASSETS                                 |  | BALANCE      | INTEREST |               |
|----------------------------------------|--|--------------|----------|---------------|
| TREASURY C.                            |  | 8.065.406,28 | 2,230%   |               |
| SERVICER PPAL COLLECT NOT YET CREDITED |  | 1.892.304,17 |          |               |
| SERVICER INTS COLLECT NOT YET CREDITED |  | 317.378,26   |          |               |
| LIABILITIES                            |  | BALANCE      | INTEREST | AVAILABLE     |
| LOAN                                   |  | 0,00         |          | -             |
| SUBORDINATED CREDIT                    |  | 0,00         | 3,200%   | 16.500.000,00 |

**ADDITIONAL INFORMATION**

MANAGEMENT COMPANY:

EUROPEA DE TUTILIZACIÓN, S.A., S.G.F.T

OFFICIAL REGISTER:

COMISIÓN NACIONAL DEL MERCADO DE VALORES

- C/ Lagasca, 120 -MADRID - Phone 3491 411 84 67 - Fax 3491 411 84 1  
E-mail: info@eurotitulizacion.com

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