

BANKINTER 1 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 31st MAY 2004



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 ISIN CODE PRIORITY	ISSUE DATE	PRINCIPAL OUTSTANDING (UNIT /Nº BONOS /TOTAL)		INEREST TYPE REF. RATE AND MARGIN PAYMENT DATE	INTEREST RATE CURRENT (EUROS)	REDEMPTION (EUROS)		RATING MOODY'S	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT/%OUTST.	CURRENT	ORIGINAL
A ES0313799001 SENIOR	12.05.1999	41.710,83 5.778 241.005.175,74	100.000,00 5.778 577.800.000,00	FLOATING EURIBOR 6M + 0,25% 22.04/10	2,3482% NEXT COUPON: 22.10.2004 491,07 GROSS 417,41 NET	22.04.2024 SEMI ANNUAL 22.04/10	22.10.2004	Aaa	Aaa
B ES0313799019 MEZZANINE	12.05.1999	80.335,06 222 17.834.383,32	100.000,00 222 22.200.000,00	FLOATING EURIBOR 6M + 0,50% 22.04/10	2,6016% NEXT COUPON: 22.10.2004 1.047,86 GROSS 890,68 NET	22.04.2024 SEMI ANNUAL 22.04/10	To be determined	A2	A2
TOTALS		258.839.559,06	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 MONTHLY (SMM)	% ANNUAL 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%	5,62 (12/01/2010)	16,41 (22/10/2020)	5,05 (15/06/2009)	8,90 (22/04/2013)	8,08 (25/06/2012)	19,91 (22/04/2024)	5,21 (16/08/2009)	8,90 (22/04/2013)
0,60%	6,97%	4,19 (08/08/2008)	13,40 (22/10/2017)	3,72 (16/02/2008)	6,90 (22/04/2011)	6,73 (19/02/2011)	19,91 (22/04/2024)	3,89 (20/04/2008)	6,90 (22/04/2011)
0,70%	8,08%	4,02 (04/06/2008)	12,90 (22/04/2017)	3,60 (06/01/2008)	6,90 (22/04/2011)	6,53 (09/12/2010)	19,91 (22/04/2024)	3,82 (25/03/2008)	6,90 (22/04/2011)
0,80%	9,19%	3,85 (05/04/2008)	12,40 (22/10/2016)	3,40 (25/10/2007)	6,40 (22/10/2010)	6,35 (05/10/2010)	19,91 (22/04/2024)	3,59 (31/12/2007)	6,40 (22/10/2010)
0,90%	10,28%	3,70 (09/02/2008)	12,40 (22/10/2016)	3,31 (21/09/2007)	6,40 (22/10/2010)	6,18 (02/08/2010)	19,91 (22/04/2024)	3,53 (09/12/2007)	6,40 (22/10/2010)
1,00%	11,36%	3,56 (19/12/2007)	11,90 (22/04/2016)	3,13 (16/07/2007)	5,90 (22/04/2010)	6,01 (04/06/2010)	19,91 (22/04/2024)	3,31 (19/09/2007)	5,90 (22/04/2010)
1,10%	12,43%	3,42 (01/11/2007)	11,90 (22/04/2016)	3,05 (16/06/2007)	5,90 (22/04/2010)	5,86 (08/04/2010)	19,91 (22/04/2024)	3,25 (01/09/2007)	5,90 (22/04/2010)
1,20%	13,49%	3,30 (17/09/2007)	11,40 (22/10/2015)	2,97 (19/05/2007)	5,90 (22/04/2010)	5,71 (13/02/2010)	19,91 (22/04/2024)	3,21 (16/08/2007)	5,90 (22/04/2010)

(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		7.211	11.111
PRINCIPAL:	TOTAL OUTSTANDING	250.725.505,73	600.005.112,18
(EURO)	AVERAGE LOAN	34.769,87	54.001,00
	MINIMUM	35,70	12.031,91
	MAXIMUM	230.545,42	286.657,04
INTEREST	WEIGHTED AVERAGE (WAC)	3,04%	4,51%
RATE:	MINIMUM	2,43%	3,21%
	MAXIMUM	4,25%	6,22%
REMAINING			
MATURITY	WEIGHTED AV.(WARM)(MONTHS)	128	177
	MINIMUM	00:01:1900	02:01:2003
	MAXIMUM	22:08:1900	31:12:2023
INDEX (DISTRIBUTION)			
	MIBOR 1 YEAR	99,53%	100,00%
	EURIBOR 1 YEAR	0,47%	-

LTV DISTRIBUTION			
		CURRENT	AT CONSTITUTION DATE
		% POOL	% LTV
OVER 80%		-	-
70,01 - 80%		-	22,27
60,01 - 70%		9,48	24,15
50,01 - 60%		19,82	20,26
40,01 - 50%		23,82	14,88
30,01 - 40%		20,16	10,03
30% & BELOW		26,72	8,41
WEIGHTED AVERAGE (WALT)		40,07	55,60
MINIMUM		0,04	4,31
MAXIMUM		68,42	79,74

GEOGRAPHIC DISTRIBUTION		
		AT CONSTITUTION DATE
		CURRENT
ANDALUCIA		11,75%
CASTILLA - LEÓN		7,35%
CATALUÑA		14,01%
MADRID		30,74%
PAÍS VASCO		7,38%
OTHERS		28,77%
		11,66%
		6,56%
		13,78%
		33,51%
		6,86%
		27,63%

PREPAYMENTS					
	CURRENT	LAST 3	LAST 6	LAST 12	
	MONTH	MONTHS	MONTHS	MONTHS	HISTORICAL
SINGLE MONTHLY	0,92%	0,71%	0,90%	0,87%	0,77%
MORTALITY (SMM)	10,50%	8,17%	10,23%	9,90%	0,89%
ANNUAL EQUIVALENT (CPR)					

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CURRENT DELINQUENCY (EURO)									
AGING	NUMBER MORTGAGE PARTICIPATIONS	UNPAID AMOUNTS				REMAINING DEBT TO MATURE	TOTAL DEBT		% LOAN TO VALUE
		PRINCIPAL	INTEREST AND OTHERS	TOTALS	%			%	
• Up to a month	93	21.017,36	8.086,43	29.103,79	49,31	4.117.101,62	4.146.205,41	79,81	38,28
• From 1 to 2 months	19	7.702,69	2.992,47	10.695,16	18,12	741.742,92	752.438,08	14,48	36,31
• From 2 to 3 months	4	2.919,62	1.179,01	4.098,63	6,94	113.664,29	117.762,92	2,27	33,43
• From 3 to 6 months	2	2.288,64	644,67	2.933,31	4,97	49.729,73	52.663,04	1,01	35,37
• From 6 to 12 months	2	1.071,50	1.337,62	2.409,12	4,08	42.370,66	44.779,78	0,86	28,72
• Over 1 year	1	4.960,05	4.823,67	9.783,72	16,58	71.460,62	81.244,34	1,56	51,66
TOTALS	121	39.959,86	19.063,87	59.023,73	100,00	5.136.069,84	5.195.093,57	100,00	37,87

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
		CURRENT			AT ISSUE DATE	
			% CE			% CE
SERIES A	93,11%	241.005.175,74	12,37%	96,30%	577.800.000,00	6,45%
SERIES B	6,89%	17.834.383,32	5,48%	3,70%	22.200.000,00	2,75%
ISSUE BONDS		258.839.559,06			600.000.000,00	
SUBORD. LINE OF CREDIT (AVAILABLE)	5,48%	14.184.390,18		2,75%	16.500.000,00	

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)			
ASSETS	BALANCE	INTEREST	
TREASURY C.	7.592.736,35	2,230%	
SERVICER PPAL COLLECT NOT YET CREDITED	1.437.604,21		
SERVICER INTS COLLECT NOT YET CREDITED	237.360,58		
LIABILITIES	BALANCE	INTEREST	AVAILABLE
LOAN	0,00		-
SUBORDINATED CREDIT	0,00	3,200%	14.184.390,18

ADDITIONAL INFORMATION

MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T

OFFICIAL REGISTER: COMISIÓN NACIONAL DEL MERCADO DE VALORES

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