

**BANKINTER 3 FONDO DE TITULIZACIÓN HIPOTECARIA/
INFORMATION AS OF 29th FEB. 2004**



DATE OF CONSTITUTION / NIF: 22nd October, 2001 / G83123406
 MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.
 ORIGINATOR/SERVICER: BANKINTER
 TREASURY C.: BANKINTER
 SUB. LINE OF CREDIT: BANKINTER
 SUBORDINATED LOAN: BANKINTER

LEAD MANAGER:
 PAYING AGENT:
 SECONDARY MARKET:
 REGISTER OF BOOK SECURITIES:
 DEPOSITARY:
 AUDITORS:

CRÉDIT AGRICOLE INDOSUEZ, DRESNER K. W., BANKINTER.
 BANKINTER
 AIAF MERCADO DE RENTA FIJA
 IBERCLEAR
 BANKINTER
 ERNST & YOUNG

MORTGAGE BACKED SECURITIES: BONOS DE TITULIZACION 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 (EURO)	REDEMPTION (EURO)		RATING MOODY'S/S&P	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT / %OUTST.	CURRENT	ORIGINAL
A ES0314019003 SENIOR	25.10.2001	73.193,10 12.736 932.187.321,60	100.000,00 12.736 1.273.600.000,00	FLOATING EURIBOR 3M + 0,26% 16.01/04/07/10	2,3460% NEXT COUPON: 16.04.2004 434,05 GROSS 368,94 NET	16.10.2038 QUARTERLY 16.01/04/07/10	16.01.2004 Senior Pass Through	Aaa/AAA	Aaa/AAA
B ES0314019011 MEZZANINE	25.10.2001	100.000,00 337 33.700.000,00	100.000,00 337 33.700.000,00	FLOATING EURIBOR 6M + 0,58% 16.01/04/07/10	2,6660% NEXT COUPON: 16.04.2004 673,91 GROSS 572,82 NET	16.10.2038 QUARTERLY 16.01/04/07/10	To be determined Mezzanine Pass Through	A2/A+	A2/A+
C ES0314019025 SUBORDINATED	25.10.2001	100.000,00 152 15.200.000,00	100.000,00 152 15.200.000,00	FLOATING EURIBOR 6M + 1,46% 16.01/04/07/10	3,5460% NEXT COUPON: 16.04.2004 896,35 GROSS 761,90 NET	16.10.2038 QUARTERLY 16.01/04/07/10	To be determined Subordinated Pass Through	Baa3/BBB+	Baa3/BBB+
TOTALS		981.087.321,60	1.322.500.000,00						

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

			PREPAYMENTS							
			0,000%	0,400%	0,500%	0,600%	0,700%	0,800%	0,900%	1,000%
% CONSTANT MONTHLY (SMM)			0,000%	4,70%	5,84%	6,97%	8,08%	9,19%	10,281%	11,362%
% ANNUAL EQUIVALENT (CPR)			0,000%	4,70%	5,84%	6,97%	8,08%	9,19%	10,281%	11,362%
CLASS A BONDS										
Without optional redemption (1)	Average life	years	8,99	6,63	6,20	5,81	5,47	5,16	4,88	4,63
	Final maturity	date	(23/02/2013)	(13/10/2010)	(09/05/2010)	(20/12/2009)	(17/08/2009)	(26/04/2009)	(14/01/2009)	(14/10/2008)
With optional redemption (1)	Average life	years	8,65	6,30	5,85	5,49	5,14	4,82	4,56	4,32
	Final maturity	date	(20/10/2012)	(16/06/2010)	(01/01/2010)	(25/08/2009)	(19/04/2009)	(24/12/2008)	(19/09/2008)	(23/06/2008)
CLASS B BONDS										
Without optional redemption (1)	Average life	years	10,79	7,98	7,47	7,01	6,60	6,23	5,88	5,58
	Final maturity	date	(09/12/2014)	(19/02/2012)	(17/08/2011)	(01/03/2011)	(02/10/2010)	(21/05/2010)	(15/01/2010)	(27/09/2009)
With optional redemption (1)	Average life	years	10,36	7,58	7,04	6,61	6,19	5,82	5,49	5,20
	Final maturity	date	(08/07/2014)	(26/09/2011)	(13/03/2011)	(07/10/2010)	(08/05/2010)	(21/12/2009)	(24/08/2009)	(11/05/2009)
CLASS C BONDS										
Without optional redemption (1)	Average life	years	27,32	24,45	23,65	22,90	22,18	21,50	20,84	20,19
	Final maturity	date	(16/06/2031)	(03/08/2028)	(19/10/2027)	(17/01/2027)	(01/05/2026)	(24/08/2025)	(26/12/2024)	(03/05/2024)
With optional redemption (1)	Average life	years	17,39	13,89	12,89	12,39	11,64	10,89	10,38	9,89
	Final maturity	date	(16/07/2021)	(16/01/2018)	(16/01/2017)	(16/07/2016)	(16/10/2015)	(16/01/2015)	(16/07/2014)	(16/01/2014)

(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%.

COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		16.444	19.220
PRINCIPAL:	TOTAL OUTSTANDING	961.314.494,2€	1.322.505.989,3€
(PESETAS)	AVERAGE LOAN	58.459,89	68.808,84
	MINIMUM	52,44	12.012,78
	MAXIMUM	285.388,44	296.579,08
INTEREST	WEIGHTED AVERAGE	2,98%	5,25%
RATE:	MINIMUM	2,41%	3,50%
	MAXIMUM	5,42%	8,12%
REMAINING	WEIGHTED AVERAGE (MONTHS):	205	232
MATURITY	MINIMUM	0	2
	MAXIMUM	379	407
INDEX (DISTRIBUTION):			
	1 YEAR MIBOR /1 YEAR EURIBOR	100,00%	100,00%

LTV DISTRIBUTION				
	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	13,29	72,53	34,60	75,05
60,01 - 70%	26,73	65,10	24,28	65,19
50,01 - 60%	22,40	55,12	17,97	55,21
40,01 - 50%	17,14	45,34	11,87	45,48
30,01 - 40%	11,16	35,34	6,89	35,51
30% & BELOW	9,27	21,91	4,39	23,06
WEIGHTED AVERAGE (WALTV)		53,14	60,58	
MINIMUM		0,04	0,23	
MAXIMUM		77,03	79,95	

GEOGRAPHICAL DISTRIBUTION		
	CURRENT	AT CONSTITUTION DATE
ANDALUCÍA	7,81%	7,81%
CASTILLA-LEÓN	5,86%	5,84%
COMUNIDAD VALENCIANA	7,45%	8,45%
CATALUÑA	14,80%	14,18%
MADRID	27,88%	28,16%
PAIS VASCO	10,63%	10,16%
OTHERS	25,58%	25,40%

PREPAYMENTS					
	CURRENT	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTH. MORT. (SMM)	0,58%	1,00%	0,84%	0,77%	0,72%
ANNUAL EQUIVALENT (CPR)	6,77%	11,36%	9,65%	8,90%	8,32%

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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	232	44.698,14	19.448,87	64.147,01	40,31%	14.309.685,22	14.329.134,09	79,35%	53,60
• From 1 to 2 months	38	16.153,64	6.683,83	22.837,47	14,35%	2.100.866,09	2.107.549,92	11,67%	47,04
• From 2 to 3 months	6	2.536,93	1.702,79	4.239,72	2,66%	277.873,10	279.575,89	1,55%	57,92
• From 3 to 6 months	14	11.042,24	7.863,45	18.905,69	11,88%	796.659,75	804.523,20	4,46%	53,45
• From 6 to 12 months	3	6.361,14	5.351,66	11.712,80	7,36%	237.099,71	242.451,37	1,34%	72,16
• Over 1 year	2	22.388	14.914	37.302	23,44%	279.703,91	294.617,92	1,63%	75,72
TOTAL	295	103.179,69	55.964,61	159.144,30	100,00%	18.001.887,78	18.057.852,39	100,00%	53,23

CREDIT ENHANCEMENT AND FINANTIAL OPERATION:

CREDIT ENHANCEMENT (CE) (EUROS)						
		CURRENT		AT ISSUE DATE		
			% CE		% CE	
SERIES A	95,02%	932.187.321,60	6,33%	96,30%	1.273.600.000,00	5,25%
SERIES B	3,43%	33.700.000,00	2,90%	2,55%	33.700.000,00	2,35%
SERIES C	1,55%	15.200.000,00	1,35%	1,15%	15.200.000,00	1,00%
ISSUE BONDS		981.087.321,60			1.322.500.000,00	
SUBORD. LINE OF CREDIT (AVAILABLE)	1,35%	13.225.000,00		1,00%	13.225.000,00	

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)			
ASSETS	BALANCE	INTEREST	
TREASURY C.	18.577.774,75	2,11%	
SERVICER PPAL COLLECT NOT YET CREDITED	4.514.214,01		
SERVICER INTS COLLECT NOT YET CREDITED	1.075.158,12		
LIABILITIES	BALANCE	INTEREST	AVAILABLE
STARTING EXPENSES LOAN	1.214.364,65	3,09%	-
SUBORDINATED CREDIT	0,00	3,09%	13.225.000,00

ADDITIONAL INFORMATION
MANAGEMENT COMPANY:

EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T -

C/ Lagasca, 120 -MADRID (SPAIN) - TEL. (34) 91 411 84 67 - Fax (34) 91 411 84
E-mail: info@eurotitulizacion.com

OFFICIAL REGISTER:

COMISIÓN NACIONAL DEL MERCADO DE VALORES - Pº de la Castellana, 19 -MADRID - TEL. (34) 91 585 15 00