

BANKINTER 3 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 31st MAY, 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: CRÉDIT AGRICOLE INDOSUEZ, DRESNER K. W., 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 /N° 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	70.577,14 12.736 898.870.455,04	100.000,00 12.736 1.273.600.000,00	FLOATING EURIBOR 3M + 0,26% 16.01/04/07/10	2,3080% NEXT COUPON: 16.07.2004 411,75 GROSS 349,99 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	2,6280% NEXT COUPON: 16.07.2004 664,30 GROSS 564,65 NET	16.10.2038 QUARTERLY 16.01/04/07/10	To be determined Mezzanine Pass Through	A2/A+	A2/A+
C ES0314019029 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	3,5080% NEXT COUPON: 16.07.2004 886,74 GROSS 753,73 NET	16.10.2038 QUARTERLY 16.01/04/07/10	To be determined Sequential Pass Through	Baa3/BBB+	Baa3/BBB+
TOTALS		947.770.455,04	1.322.500.000,00						

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

			PREPAYMENTS							
% CONSTANT MONTHLY (SMM) % ANNUAL EQUIVALENT (CPR)			0,000%	0,600%	0,700%	0,800%	0,900%	1,000%	1,100%	1,200%
			0,000%	6,97%	8,08%	9,19%	10,28%	11,36%	12,430%	13,487%
CLASS A BONDS										
Without optional redemption (1)	Average life	years	8,86	5,67	5,33	5,02	4,74	4,49	4,26	4,05
	Final maturity	date	(06/04/2013)	(31/01/2010)	(27/09/2009)	(06/06/2009)	(24/02/2009)	(23/11/2008)	(31/08/2008)	(16/06/2008)
With optional redemption (1)	Average life	years	24,89	19,89	19,14	18,64	17,89	17,14	16,64	15,89
	Final maturity	date	(16/04/2029)	(16/04/2024)	(16/07/2023)	(16/01/2023)	(16/04/2022)	(16/07/2021)	(16/01/2021)	(16/04/2020)
Without optional redemption (1)	Average life	years	8,51	5,32	5,00	4,68	4,41	4,17	3,95	3,77
	Final maturity	date	(01/12/2012)	(23/09/2009)	(29/05/2009)	(02/02/2009)	(28/10/2008)	(31/07/2008)	(10/05/2008)	(05/03/2008)
With optional redemption (1)	Average life	years	17,14	11,88	11,38	10,64	10,13	9,64	9,13	8,88
	Final maturity	date	(16/07/2021)	(16/04/2016)	(16/10/2015)	(16/01/2015)	(16/07/2014)	(16/01/2014)	(16/07/2013)	(16/04/2013)
CLASS B BONDS										
Without optional redemption (1)	Average life	years	10,34	6,66	6,26	5,89	5,57	5,28	5,01	4,72
	Final maturity	date	(30/09/2014)	(26/01/2011)	(02/09/2010)	(21/04/2010)	(23/12/2009)	(07/09/2009)	(02/06/2009)	(16/02/2009)
With optional redemption (1)	Average life	years	24,89	19,89	19,14	18,64	17,89	17,14	16,64	16,64
	Final maturity	date	(16/04/2029)	(16/04/2024)	(16/07/2023)	(16/01/2023)	(16/04/2022)	(16/07/2021)	(16/01/2021)	(16/01/2021)
Without optional redemption (1)	Average life	years	9,93	6,24	5,87	5,49	5,18	4,90	4,64	4,42
	Final maturity	date	(04/05/2014)	(25/08/2010)	(12/04/2010)	(24/11/2009)	(04/08/2009)	(23/04/2009)	(18/01/2009)	(30/10/2008)
With optional redemption (1)	Average life	years	17,14	11,88	11,38	10,64	10,13	9,64	9,13	8,88
	Final maturity	date	(16/07/2021)	(16/04/2016)	(16/10/2015)	(16/01/2015)	(16/07/2014)	(16/01/2014)	(16/07/2013)	(16/04/2013)
CLASS C BONDS										
Without optional redemption (1)	Average life	years	26,99	22,59	21,88	21,20	20,54	19,89	19,26	18,71
	Final maturity	date	(20/05/2031)	(26/12/2026)	(12/04/2026)	(06/08/2025)	(09/12/2024)	(17/04/2024)	(29/08/2023)	(11/02/2023)
With optional redemption (1)	Average life	years	31,40	31,40	31,40	31,40	31,40	31,40	31,40	31,40
	Final maturity	date	(16/10/2035)	(16/10/2035)	(16/10/2035)	(16/10/2035)	(16/10/2035)	(16/10/2035)	(16/10/2035)	(16/10/2035)
Without optional redemption (1)	Average life	years	17,14	11,88	11,38	10,64	10,13	9,64	9,13	8,88
	Final maturity	date	(16/07/2021)	(16/04/2016)	(16/10/2015)	(16/01/2015)	(16/07/2014)	(16/01/2014)	(16/07/2013)	(16/04/2013)
With optional redemption (1)	Average life	years	17,14	11,88	11,38	10,64	10,13	9,64	9,13	8,88
	Final maturity	date	(16/07/2021)	(16/04/2016)	(16/10/2015)	(16/01/2015)	(16/07/2014)	(16/01/2014)	(16/07/2013)	(16/04/2013)

(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			16.055	19.220
PRINCIPAL: (PESETAS)			926.829.902,24	1.322.505.989,36
AVERAGE LOAN			57.728,43	68.808,84
MINIMUM			0,02	12.012,78
MAXIMUM			283.932,29	296.579,08
INTEREST RATE:	WEIGHTED AVERAGE		2,89%	5,25%
	MINIMUM		2,41%	3,50%
	MAXIMUM		5,41%	8,12%
REMAINING MATURITY	WEIGHTED AVERAGE (MONTHS):		203	232
	MINIMUM		00:01:00	10:01:03
	MAXIMUM		09:01:01	28:09:35
INDEX (DISTRIBUTION):				
1 YEAR MIBOR / 1 YEAR EURIBOR			100,00%	100,00%

PREPAYMENTS					
	CURRENT MONTH	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTH. MORT. (SMM)	0,69%	0,72%	0,86%	0,78%	0,72%
ANNUAL EQUIVALENT (CPR)	8,02%	8,36%	9,87%	9,01%	8,32%

LTV DISTRIBUTION			
	CURRENT % POOL	AT CONSTITUTION DATE % LTV	
OVER 80%	-	-	-
70,01 - 80%	11,21	72,37	34,60
60,01 - 70%	26,88	65,15	24,28
50,01 - 60%	22,81	55,18	17,97
40,01 - 50%	17,79	45,31	11,87
30,01 - 40%	11,48	35,34	6,89
30% & BELOW	9,83	21,90	4,39
WEIGHTED AVERAGE (WALTV)	52,48		60,58
MINIMUM	0,00		0,23
MAXIMUM	76,66		79,95

GEOGRAPHICAL DISTRIBUTION		
	CURRENT	AT CONSTITUTION DATE
ANDALUCÍA	7,80%	7,81%
CASTILLA-LEÓN	5,89%	5,84%
COMUNIDAD VALENCIANA	7,36%	8,45%
CATALUÑA	14,91%	14,18%
MADRID	27,77%	28,16%
PAÍS VASCO	10,64%	10,16%
OTHERS	25,64%	25,40%

BANKINTER 3 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 31st MAY, 2004



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	48.414,66	23.069,63	71.484,29	37,90%	14.511.335,90	14.582.820,19	74,93%	52,07
• From 1 to 2 months	43	17.950,50	7.921,46	25.871,96	13,72%	2.649.430,25	2.675.302,21	13,75%	52,71
• From 2 to 3 months	16	9.494,47	4.925,35	14.419,82	7,64%	823.753,79	838.173,61	4,31%	56,91
• From 3 to 6 months	12	10.073,50	6.678,36	16.751,86	8,88%	709.498,89	726.250,75	3,73%	39,61
• From 6 to 12 months	4	9.122,62	7.181,96	16.304,58	8,64%	326.026,01	342.330,59	1,76%	60,36
• Over 1 year	2	26.935,79	16.860,19	43.795,98	23,22%	252.768,12	296.564,10	1,52%	76,22
TOTAL	309	121.991,54	66.636,95	188.628,49	100,00%	19.272.812,96	19.461.441,45	100,00%	52,12

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
		CURRENT			AT ISSUE DATE	
			% CE			% CE
SERIES A	94,84%	898.870.455,04	6,55%	96,30%	1.273.600.000,00	5,39%
SERIES B	3,56%	33.700.000,00	3,00%	2,55%	33.700.000,00	2,40%
SERIES C	1,60%	15.200.000,00	1,40%	1,15%	15.200.000,00	1,00%
ISSUE BONDS		947.770.455,04			1.322.500.000,00	
SUBORD. LINE OF CREDIT (AVAILABLE)	1,40%	13.225.000,00		1,00%	13.225.000,00	

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)			
ASSETS		BALANCE	INTEREST
TREASURY C.		19.853.147,61	2,08%
SERVICER PPAL COLLECT NOT YET CREDITED		4.420.774,97	
SERVICER INTS COLLECT NOT YET CREDITED		862.642,73	
LIABILITIES		BALANCE	INTEREST
STARTING EXPENSES LOAN		1.085.847,90	3,05%
SUBORDINATED CREDIT		0,00	3,05%
			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 1

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