

BANKINTER 4 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 31st AUG, 2003



DATE OF CONSTITUTION: 24th September, 2002
MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.
ORIGINATOR/SERVICER: BANKINTER
TREASURY C.: BANKINTER
SUBORDINATED LOAN: BANKINTER
STAT-UP EXPENSES LOAN: BANKINTER
SWAP: BANKINTER

LEAD MANAGERS: CRÉDIT AGRICOLE INDOSUEZ, DEUTSCHE BANK A.G., 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 (EUROS)	REDEMPTION (EUROS)		RATING MOODY'S/ S&P	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT/%OUTST.	CURRENT	ORIGINAL
A ES0313919005 SENIOR	30.09.2002	91.030,58 989.018.008,08	100.000,00 987.600.000,00	FLOATING EURIBOR 3M + 0,22% 12.02/05/08/11	2,355% NEXT COUPON: 12.11.2003 547,85 GROSS 465,67 NET	12.11.2038 QUARTERLY 12.02/05/08/11	12.11.2003 Amortisation "pass-through"	Aaa/AAA	Aaa/AAA
B ES0313919013 SEMI SUBORDINATED	30.09.2002	100.000,00 215 21.500.000,00	100.000,00 215 21.500.000,00	FLOATING EURIBOR 3M + 0,45% 12.02/05/08/11	2,585% NEXT COUPON: 12.11.2003 660,61 GROSS 561,52 NET	12.11.2038 QUARTERLY 12.02/05/08/11	To be determined Deferred "pass-through"	A2/ A+	A2/ A+
C ES313919021 SUBORDINATED	30.09.2002	100.000,00 159 15.900.000	100.000,00 159 15.900.000	FLOATING EURIBOR 3M + 1,20% 12.02/05/08/11	3,335% NEXT COUPON: 12.11.2003 852,28 GROSS 724,44 NET	12.11.2038 QUARTERLY 12.02/05/08/11	To be determined Deferred "pass-through"	Baa3/BBB+	Baa3/BBB+
TOTALS		936.418.008,08	1.025.000.000,00						

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

% CONSTANT MONTHLY (SMM) % ANNUAL EQUIVALENT (CPR)			0,00%	0,40%	0,50%	0,60%	0,70%	0,80%	0,90%	1,00%
			0,000%	4,696%	5,838%	6,967%	8,084%	9,189%	10,281%	11,362%
CLASS A BONDS										
Without optional redemption (1)	Average life	years	10,91	7,69	7,13	6,63	6,19	5,80	5,45	5,14
	Final maturity	date	(27/07/2014)	(08/05/2011)	(14/10/2010)	(16/04/2010)	(06/11/2009)	(17/06/2009)	(09/02/2009)	(18/10/2008)
With optional redemption (1)	Average life	years	27,47	23,96	22,96	22,22	21,47	20,47	19,71	18,96
	Final maturity	date	(12/02/2031)	(12/08/2027)	(12/08/2026)	(12/11/2025)	(12/02/2025)	(12/02/2024)	(12/05/2023)	(12/08/2022)
Without optional redemption (1)	Average life	years	10,71	7,46	6,89	6,38	5,95	5,55	5,22	4,91
	Final maturity	date	(13/05/2014)	(11/02/2011)	(19/07/2010)	(16/01/2010)	(12/08/2009)	(17/03/2009)	(18/11/2008)	(27/07/2008)
With optional redemption (1)	Average life	years	21,47	16,96	15,96	14,96	14,21	13,21	12,71	11,96
	Final maturity	date	(12/02/2025)	(12/08/2020)	(12/08/2019)	(12/08/2018)	(12/11/2017)	(12/11/2016)	(12/05/2016)	(12/08/2015)
CLASS B BONDS										
Without optional redemption (1)	Average life	years	14,81	10,71	9,96	9,28	8,68	8,15	7,66	7,22
	Final maturity	date	(17/06/2018)	(15/05/2014)	(12/08/2013)	(09/12/2012)	(04/05/2012)	(21/10/2011)	(27/04/2011)	(19/11/2010)
With optional redemption (1)	Average life	years	27,47	23,96	22,96	22,22	21,47	20,47	19,71	18,96
	Final maturity	date	(12/02/2031)	(12/08/2027)	(12/08/2026)	(12/11/2025)	(12/02/2025)	(12/02/2024)	(12/05/2023)	(12/08/2022)
Without optional redemption (1)	Average life	years	14,49	10,35	9,59	8,90	8,32	7,76	7,31	6,87
	Final maturity	date	(22/02/2018)	(03/01/2014)	(30/03/2013)	(23/07/2012)	(23/12/2011)	(01/06/2011)	(20/12/2010)	(12/07/2010)
With optional redemption (1)	Average life	years	21,47	16,96	15,96	14,96	14,21	13,21	12,71	11,96
	Final maturity	date	(12/02/2025)	(12/08/2020)	(12/08/2019)	(12/08/2018)	(12/11/2017)	(12/11/2016)	(12/05/2016)	(12/08/2015)
CLASS C BONDS										
Without optional redemption (1)	Average life	years	29,54	26,58	25,75	24,91	24,10	23,32	22,56	21,81
	Final maturity	date	(08/03/2033)	(24/03/2030)	(24/05/2029)	(21/07/2028)	(01/10/2027)	(20/12/2026)	(16/03/2026)	(16/06/2025)
With optional redemption (1)	Average life	years	32,72	32,72	32,72	32,72	32,72	32,72	32,72	32,72
	Final maturity	date	(12/05/2036)	(12/05/2036)	(12/05/2036)	(12/05/2036)	(12/05/2036)	(12/05/2036)	(12/05/2036)	(12/05/2036)
Without optional redemption (1)	Average life	years	21,47	16,96	15,96	14,96	14,21	13,21	12,71	11,96
	Final maturity	date	(12/02/2025)	(12/08/2020)	(12/08/2019)	(12/08/2018)	(12/11/2017)	(12/11/2016)	(12/05/2016)	(12/08/2015)
With optional redemption (1)	Average life	years	21,47	16,96	15,96	14,96	14,21	13,21	12,71	11,96
	Final maturity	date	(12/02/2025)	(12/08/2020)	(12/08/2019)	(12/08/2018)	(12/11/2017)	(12/11/2016)	(12/05/2016)	(12/08/2015)

(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%.

BANKINTER 4 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 31st AUG, 2003



COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		11.744	12.267
PRINCIPAL:	TOTAL OUTSTANDING	929.314.828,78	1.025.007.956,83
(EURO)	AVERAGE LOAN	79.131,03	83.558,16
	MINIMUM	2.380,42	12.002,10
	MAXIMUM	292.926,27	297.678,05
INTEREST	WEIGHTED AVERAGE (WAC)	3,27%	4,22%
RATE:	MINIMUM	2,41%	3,50%
	MAXIMUM	5,08%	5,96%
REMAINING			
MATURITY	WEIGHTED AVERAGE (WARM)	240	252
(MONTHS):	MINIMUM	01.12.03	28.04.04
	MAXIMUM	24.12.36	24.12.36
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	82,32%	81,59%
	MIBOR 1 YEAR	17,68%	18,41%

	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	30,37	74,24	39,46	75,53
60,01 - 70%	25,48	65,25	22,27	65,30
50,01 - 60%	17,06	55,19	15,63	55,23
40,01 - 50%	13,12	45,33	11,36	45,36
30,01 - 40%	8,33	35,41	6,79	35,63
30% & BELOW	5,63	22,26	4,49	22,73
WEIGHTED AVERAGE (WALTV)		58,74		61,58
MINIMUM		0,82		0,86
MAXIMUM		78,66		79,73

PREPAYMENTS					
	CURRENT MONTH	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY	0,43%	0,50%	0,51%	0,52%	0,52%
MORTALITY (SMM)	5,04%	5,87%	5,91%	6,03%	6,03%
ANNUAL EQUIVALENT (CPR)					

	CURRENT	AT CONSTITUTION DATE
ANDALUCÍA	8,43%	8,52%
CATALUÑA	16,09%	15,98%
MADRID	35,07%	35,08%
COMUNIDAD VALENCIANA	6,73%	6,75%
PAIS VASCO	7,83%	7,80%
OTHER 12 REGIONS	25,86%	25,87%

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	111	23.332,42	13.606,70	36.939,12	60,42	8.579.876,57	8.616.815,69	81,64	54,02
• From 1 to 2 months	16	8.292,21	4.927,98	13.220,19	21,62	1.356.549,85	1.369.770,04	12,98	48,39
• From 2 to 3 months	10	5.275,11	3.146,28	8.421,39	13,77	510.652,76	519.074,15	4,92	50,96
• From 3 to 6 months	-	-	0,00	0,00	0,00		#\!VALOR!	0,00	-
• From 6 to 12 months	1	1.225,97	1.331,37	2.557,34	4,18	45.875,92	48.433,26	0,46	74,02
• Over 1 year	-	-	-	0,00	0,00	0,00	0,00	0,00	-
TOTALS	138	38.125,71	23.012,33	61.138,04	100,00	10.492.955,10	10.554.093,14	100,00	53,13

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)					
		CURRENT		AT ISSUE DATE	
			% CE		% CE
SERIES A	96,01%	899.018.008,08	5,14%	96,35%	987.600.000,00
SERIES B	2,30%	21.500.000,00	2,85%	2,10%	21.500.000,00
SERIES C	1,70%	15.900.000,00	1,15%	1,55%	15.900.000,00
ISSUE BONDS		936.418.008,08			1.025.000.000,00
SUBORD. LINE OF CREDIT (AVAILABLE)	1,15%	10.762.500,00		1,05%	10.762.500,00

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)			
ASSETS	BALANCE	INTEREST	
TREASURY C.	6.642.983,02	2,16%	
SERVICER PPAL COLLECT NOT YET CREDITED	2.442.084,29		
SERVICER INTS COLLECT NOT YET CREDITED	984.757,60		
LIABILITIES	BALANCE	INTEREST	AVAILABLE
STARTING EXPENSES LOAN	1.006.332,57	3,14%	-
SUBORDINATED CREDIT	0,00	3,14%	10.762.500,00

INTEREST SWAP		
	NOTIONAL PRINCIPAL	INTEREST
RECEIVING	6.035.049,30	2,455%
PAYING	7.564.013,78	

ADDITIONAL INFORMATION

MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T - C/ Lagasca, 120 -MADRID - Phone 3491 411 84 67 - Fax 3491 411 84 68
E-mail: info@eurotitulizacion.com

OFFICIAL REGISTER: COMISIÓN NACIONAL DEL MERCADO DE VALORE - Pº de la Castellana, 19 -MADRID - Phone 3491 585 15 00