

BANKINTER 4 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 30th NOV, 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
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 /Nº 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	88.708,16 9.876 876.081.788,16	100.000,00 9.876 987.600.000,00	FLOATING EURIBOR 3M + 0,22% 12.02/05/08/11	2,391% NEXT COUPON: 12.02.2004 542,04 GROSS 460,73 NET	12.11.2038 QUARTERLY 12.02/05/08/11	12.02.2004 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	2,621% NEXT COUPON: 12.02.2004 669,81 GROSS 569,34 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	3,371% NEXT COUPON: 12.02.2004 861,48 GROSS 732,26 NET	12.11.2038 QUARTERLY 12.02/05/08/11	To be determined Deferred "pass-through"	Baa3/BBB+	Baa3/BBB+
TOTALS		913.481.788,16	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	10,75	7,61	7,06	6,57	6,14	5,76	5,41	5,11
	Final maturity	date	(26/08/2014)	(07/07/2011)	(18/12/2010)	(24/06/2010)	(18/01/2010)	(31/08/2009)	(27/04/2009)	(05/01/2009)
With optional redemption (1)	Average life	years	26,97	23,72	22,72	21,72	20,97	20,22	19,46	18,71
	Final maturity	date	(12/11/2030)	(12/08/2027)	(12/08/2026)	(12/08/2025)	(12/11/2024)	(12/02/2024)	(12/05/2023)	(12/08/2022)
Without optional redemption (1)	Average life	years	10,53	7,35	6,79	6,32	5,90	5,50	5,18	4,87
	Final maturity	date	(06/06/2014)	(04/04/2011)	(13/09/2010)	(25/03/2010)	(22/10/2009)	(29/05/2009)	(01/02/2009)	(11/10/2008)
With optional redemption (1)	Average life	years	20,97	16,46	15,46	14,71	13,96	12,96	12,46	11,71
	Final maturity	date	(12/11/2024)	(12/05/2020)	(12/05/2019)	(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	14,37	10,41	9,69	9,03	8,45	7,93	7,48	7,05
	Final maturity	date	(09/04/2018)	(27/04/2014)	(05/08/2013)	(09/12/2012)	(11/05/2012)	(04/11/2011)	(20/05/2011)	(17/12/2010)
With optional redemption (1)	Average life	years	26,97	23,72	22,72	21,72	20,97	20,22	19,46	18,71
	Final maturity	date	(12/11/2030)	(12/08/2027)	(12/08/2026)	(12/08/2025)	(12/11/2024)	(12/02/2024)	(12/05/2023)	(12/08/2022)
Without optional redemption (1)	Average life	years	14,04	10,03	9,30	8,66	8,09	7,55	7,13	6,70
	Final maturity	date	(09/12/2017)	(07/12/2013)	(14/03/2013)	(25/07/2012)	(01/01/2012)	(16/06/2011)	(12/01/2011)	(09/08/2010)
With optional redemption (1)	Average life	years	20,97	16,46	15,46	14,71	13,96	12,96	12,46	11,71
	Final maturity	date	(12/11/2024)	(12/05/2020)	(12/05/2019)	(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	29,23	26,27	25,44	24,60	23,81	23,04	22,29	21,55
	Final maturity	date	(12/02/2033)	(28/02/2030)	(01/05/2029)	(01/07/2028)	(15/09/2027)	(08/12/2026)	(08/03/2026)	(11/06/2025)
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	(12/08/2036)	(12/08/2036)	(12/08/2036)	(12/08/2036)	(12/08/2036)	(12/08/2036)	(12/08/2036)	(12/08/2036)
Without optional redemption (1)	Average life	years	20,97	16,46	15,46	14,71	13,96	12,96	12,46	11,71
	Final maturity	date	(12/11/2024)	(12/05/2020)	(12/05/2019)	(12/08/2018)	(12/11/2017)	(12/11/2016)	(12/05/2016)	(12/08/2015)
With optional redemption (1)	Average life	years	20,97	16,46	15,46	14,71	13,96	12,96	12,46	11,71
	Final maturity	date	(12/11/2024)	(12/05/2020)	(12/05/2019)	(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%.

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INFORMATION AS OF 30th NOV, 2003



COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		11.609	12.267
PRINCIPAL:	TOTAL OUTSTANDING	904.491.909,04	1.025.007.956,83
(EURO)	AVERAGE LOAN	77.912,99	83.558,16
	MINIMUM	510,13	12.002,10
	MAXIMUM	291.500,85	297.678,05
INTEREST	WEIGHTED AVERAGE (WAC)	3,05%	4,22%
RATE:	MINIMUM	2,41%	3,50%
	MAXIMUM	4,88%	5,96%
REMAINING			
MATURITY	WEIGHTED AVERAGE (WARM)	237	252
(MONTHS):	MINIMUM	01:12:03	28:04:04
	MAXIMUM	24:12:36	24:12:36
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	82,40%	81,59%
	MIBOR 1 YEAR	17,60%	18,41%

PREPAYMENTS

	CURRENT	LAST 3	LAST 6	LAST 12	
	MONTH	MONTHS	MONTHS	MONTHS	HISTORICAL
SINGLE MONTHLY	0,66%	0,53%	0,52%	0,57%	0,52%
MORTALITY (SMM)	7,69%	6,20%	6,03%	6,62%	6,06%
ANNUAL EQUIVALENT (CPR)					

	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	27,77	73,92	39,46	75,53
60,01 - 70%	26,10	65,27	22,27	65,30
50,01 - 60%	17,80	55,31	15,63	55,23
40,01 - 50%	13,71	45,29	11,36	45,36
30,01 - 40%	8,56	35,35	6,79	35,63
30% & BELOW	6,06	22,24	4,49	22,73
WEIGHTED AVERAGE (WALTV)		57,99		61,58
MINIMUM		0,35		0,86
MAXIMUM		78,25		79,73

GEOGRAPHIC DISTRIBUTION

	CURRENT	AT CONSTITUTION DATE
ANDALUCÍA	8,41%	8,52%
CATALUÑA	16,13%	15,98%
MADRID	35,01%	35,08%
COMUNIDAD VALENCIANA	6,69%	6,75%
PAIS VASCO	7,85%	7,80%
OTHER 12 REGIONS	25,91%	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	91	21.529,65	11.973,83	33.503,48	56,55	7.717.367,89	7.750.871,37	82,14	54,99
• From 1 to 2 months	14	6.105,18	3.946,43	10.051,61	16,96	1.040.762,61	1.050.814,22	11,14	52,22
• From 2 to 3 months	4	1.872,69	1.067,50	2.940,19	4,96	165.560,13	168.500,32	1,79	56,58
• From 3 to 6 months	7	5.196,76	4.817,05	10.013,81	16,90	407.337,70	417.351,51	4,42	69,84
• From 6 to 12 months	1	1.436,62	1.304,94	2.741,56	4,63	45.350,05	48.091,61	0,51	73,50
• Over 1 year	-			0,00	0,00	0,00	0,00	0,00	
TOTALS	117	36.140,90	23.109,75	59.250,65	100,00	9.376.378,38	9.435.629,03	100,00	55,28

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)

		CURRENT		AT ISSUE DATE	
		% CE		% CE	
SERIES A	95,91%	876.081.788,16	5,27%	96,35%	987.600.000,00
SERIES B	2,35%	21.500.000,00	2,92%	2,10%	21.500.000,00
SERIES C	1,74%	15.900.000,00	1,18%	1,55%	15.900.000,00
ISSUE BONDS		913.481.788,16			1.025.000.000,00
SUBORD. LINE OF CREDIT (AVAILABLE)	1,18%	10.762.500,00		1,05%	10.762.500,00

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)

ASSETS				BALANCE	INTEREST	
TREASURY C.				6.345.696,77	2,20%	
SERVICER PPAL COLLECT NOT YET CREDITED				4.229.286,05		
SERVICER INTS COLLECT NOT YET CREDITED				987.928,83		
LIABILITIES				BALANCE	INTEREST	AVAILABLE
STARTING EXPENSES LOAN				947.136,54	3,17%	-
SUBORDINATED CREDIT				0,00	3,17%	10.762.500,00

INTEREST SWAP

	NOTIONAL PRINCIPAL	INTEREST
RECEIVING	5.109.200,70	2,14%
PAYING	6.424.729,69	

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