

BANKINTER 4 FONDO DE TUTILIZACIÓN HIPOTECARIA
INFORMATION AS OF 31st DEC, 2003



DATE OF CONSTITUTION: 24th September, 2002
MANAGEMENT COMPANY: EUROPEA DE TUTILIZACIÓN, 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 TUTILIZACIÓN 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	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	10,43	7,40	6,87	6,40	5,98	5,61	5,28	4,98
	Final maturity	date	(04/06/2014)	(25/05/2011)	(12/11/2010)	(24/05/2010)	(23/12/2009)	(09/08/2009)	(10/04/2009)	(22/12/2008)
With optional redemption (1)	Average life	years	26,88	23,38	22,38	21,63	20,88	20,13	19,38	18,63
	Final maturity	date	(12/11/2030)	(12/05/2027)	(12/05/2026)	(12/08/2025)	(12/11/2024)	(12/02/2024)	(12/05/2023)	(12/08/2022)
Without optional redemption (1)	Average life	years	10,20	7,16	6,62	6,14	5,73	5,36	5,03	4,75
	Final maturity	date	(12/03/2014)	(24/02/2011)	(11/08/2010)	(17/02/2010)	(21/09/2009)	(10/05/2009)	(09/01/2009)	(29/09/2008)
With optional redemption (1)	Average life	years	20,63	16,38	15,37	14,37	13,62	12,88	12,13	11,62
	Final maturity	date	(12/08/2024)	(12/05/2020)	(12/05/2019)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(12/08/2015)
CLASS B BONDS										
Without optional redemption (1)	Average life	years	14,08	10,21	9,49	8,86	8,29	7,78	7,33	6,92
	Final maturity	date	(24/01/2018)	(14/03/2014)	(25/06/2013)	(06/11/2012)	(14/04/2012)	(11/10/2011)	(27/04/2011)	(30/11/2010)
With optional redemption (1)	Average life	years	26,88	23,38	22,38	21,63	20,88	20,13	19,38	18,63
	Final maturity	date	(12/11/2030)	(12/05/2027)	(12/05/2026)	(12/08/2025)	(12/11/2024)	(12/02/2024)	(12/05/2023)	(12/08/2022)
Without optional redemption (1)	Average life	years	13,73	9,84	9,11	8,46	7,91	7,41	6,95	6,58
	Final maturity	date	(19/09/2017)	(30/10/2013)	(07/02/2013)	(15/06/2012)	(26/11/2011)	(27/05/2011)	(11/12/2010)	(27/07/2010)
With optional redemption (1)	Average life	years	20,63	16,38	15,37	14,37	13,62	12,88	12,13	11,62
	Final maturity	date	(12/08/2024)	(12/05/2020)	(12/05/2019)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(12/08/2015)
CLASS C BONDS										
Without optional redemption (1)	Average life	years	29,05	26,09	25,26	24,43	23,64	22,88	22,13	21,39
	Final maturity	date	(09/01/2033)	(26/01/2030)	(28/03/2029)	(30/05/2028)	(16/08/2027)	(10/11/2026)	(10/02/2026)	(18/05/2025)
With optional redemption (1)	Average life	years	32,64	32,64	32,64	32,64	32,64	32,64	32,64	32,64
	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	20,63	16,38	15,37	14,37	13,62	12,88	12,13	11,62
	Final maturity	date	(12/08/2024)	(12/05/2020)	(12/05/2019)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(12/08/2015)
With optional redemption (1)	Average life	years	20,63	16,38	15,37	14,37	13,62	12,88	12,13	11,62
	Final maturity	date	(12/08/2024)	(12/05/2020)	(12/05/2019)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(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 31st DEC, 2003



COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		11.549	12.267
PRINCIPAL:	TOTAL OUTSTANDING	889.974.725,53	1.025.007.956,83
(EURO)	AVERAGE LOAN	77.060,76	83.558,16
	MINIMUM	1.268,69	12.002,10
	MAXIMUM	291.023,69	297.678,05
INTEREST	WEIGHTED AVERAGE (WAC)	2,97%	4,22%
RATE:	MINIMUM	2,41%	3,50%
	MAXIMUM	4,88%	5,96%
REMAINING			
MATURITY	WEIGHTED AVERAGE (WARM)	235	252
(MONTHS):	MINIMUM	28.04.04	28.04.04
	MAXIMUM	24.12.36	24.12.36
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	82,44%	81,59%
	MIBOR 1 YEAR	17,56%	18,41%

LTV DISTRIBUTION		CURRENT		AT CONSTITUTION DATE	
		% POOL	% LTV	% POOL	% LTV
OVER 80%		-	-	-	-
70,01 - 80%		26,26	73,79	39,46	75,53
60,01 - 70%		26,11	65,20	22,27	65,30
50,01 - 60%		18,35	55,35	15,63	55,23
40,01 - 50%		14,07	45,28	11,36	45,36
30,01 - 40%		8,90	35,27	6,79	35,63
30% & BELOW		6,31	22,17	4,49	22,73
WEIGHTED AVERAGE (WALTV)			57,47		61,58
MINIMUM			0,75		0,86
MAXIMUM			78,06		79,73

PREPAYMENTS					
	CURRENT	LAST 3	LAST 6	LAST 12	
	MONTH	MONTHS	MONTHS	MONTHS	HISTORICAL
SINGLE MONTHLY	1,23%	0,80%	0,65%	0,58%	0,56%
MORTALITY (SMM)	13,78%	9,22%	7,50%	6,77%	6,56%
ANNUAL EQUIVALENT (CPR)					

GEOGRAPHIC DISTRIBUTION		CURRENT	AT CONSTITUTION DATE
ANDALUCÍA		8,43%	8,52%
CATALUÑA		16,17%	15,98%
MADRID		34,93%	35,08%
COMUNIDAD VALENCIANA		6,17%	6,75%
PAIS VASCO		7,85%	7,80%
OTHER 12 REGIONS		26,44%	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	84	16.066,90	7.038,55	23.105,45	43,53	6.353.985,69	6.377.091,14	76,17	55,97
• From 1 to 2 months	14	7.710,41	3.703,68	11.414,09	21,50	1.105.904,91	1.117.319,00	13,34	58,19
• From 2 to 3 months	4	2.786,09	2.743,72	5.529,81	10,42	422.692,72	428.222,53	5,11	59,67
• From 3 to 6 months	7	4.731,60	3.719,57	8.451,17	15,92	333.862,21	342.313,38	4,09	64,50
• From 6 to 12 months	2	2.211,79	2.369,30	4.581,09	8,63	103.092,38	107.673,47	1,29	65,23
• Over 1 year	-			0,00	0,00	0,00	0,00	0,00	
TOTALS	111	33.506,79	19.574,82	53.081,61	100,00	8.319.537,91	8.372.619,52	100,00	56,85

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	5,15%
SERIES B	2,35%	21.500.000,00	2,92%	2,10%	21.500.000,00	2,23%
SERIES C	1,74%	15.900.000,00	1,18%	1,55%	15.900.000,00	1,05%
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.		19.439.206,34	2,20%
SERVICER PPAL COLLECT NOT YET CREDITED		7.619.994,92	
SERVICER INTS COLLECT NOT YET CREDITED		953.143,98	
LIABILITIES		BALANCE	INTEREST
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 VALORE - Pº de la Castellana, 19 -MADRID - Phone 3491 585 15 00