

BANKINTER 4 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 29th FEB, 2004



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	85.340,05 9.876 842.818.333,80	100.000,00 9.876 987.600.000,00	FLOATING EURIBOR 3M + 0,22% 12.02/05/08/11	2,290% NEXT COUPON: 12.05.2004 488,57 GROSS 415,28 NET	12.11.2038 QUARTERLY 12.02/05/08/11	12.05.2004 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	2,520% NEXT COUPON: 12.05.2004 630,00 GROSS 535,50 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	3,270% NEXT COUPON: 12.05.2004 817,50 GROSS 694,88 NET	12.11.2038 QUARTERLY 12.02/05/08/11	To be determined Deferred "pass-through"	Baa3/BBB+	Baa3/BBB+
TOTALS		880.218.333,80	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	10,46	7,44	6,91	6,44	6,02	5,65	5,32	5,02
	Final maturity	date	(14/08/2014)	(07/08/2011)	(24/01/2011)	(06/08/2010)	(06/03/2010)	(22/10/2009)	(22/06/2009)	(05/03/2009)
With optional redemption (1)	Average life	years	26,72	23,21	22,21	21,47	20,72	19,97	19,21	18,46
	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	10,23	7,17	6,65	6,17	5,76	5,39	5,06	4,78
	Final maturity	date	(20/05/2014)	(29/04/2011)	(22/10/2010)	(29/04/2010)	(01/12/2009)	(20/07/2009)	(20/03/2009)	(08/12/2008)
With optional redemption (1)	Average life	years	20,47	15,96	15,21	14,21	13,46	12,71	11,96	11,46
	Final maturity	date	(12/08/2024)	(12/02/2020)	(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	13,74	9,96	9,27	8,65	8,10	7,60	7,16	6,76
	Final maturity	date	(23/11/2017)	(11/02/2014)	(03/06/2013)	(21/10/2012)	(03/04/2012)	(05/10/2011)	(25/04/2011)	(02/12/2010)
With optional redemption (1)	Average life	years	26,72	23,21	22,21	21,47	20,72	19,97	19,21	18,46
	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	13,41	9,56	8,89	8,26	7,72	7,23	6,79	6,42
	Final maturity	date	(23/07/2017)	(19/09/2013)	(18/01/2013)	(01/06/2012)	(17/11/2011)	(22/05/2011)	(10/12/2010)	(29/07/2010)
With optional redemption (1)	Average life	years	20,47	15,96	15,21	14,21	13,46	12,71	11,96	11,46
	Final maturity	date	(12/08/2024)	(12/02/2020)	(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	28,85	25,90	25,07	24,24	23,46	22,70	21,96	21,23
	Final maturity	date	(28/12/2032)	(14/01/2030)	(17/03/2029)	(22/05/2028)	(09/08/2027)	(05/11/2026)	(06/02/2026)	(16/05/2025)
With optional redemption (1)	Average life	years	32,73	32,73	32,73	32,73	32,73	32,73	32,73	32,73
	Final maturity	date	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)
Without optional redemption (1)	Average life	years	20,47	15,96	15,21	14,21	13,46	12,71	11,96	11,46
	Final maturity	date	(12/08/2024)	(12/02/2020)	(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	20,47	15,96	15,21	14,21	13,46	12,71	11,96	11,46
	Final maturity	date	(12/08/2024)	(12/02/2020)	(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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COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		11.440	12.267
PRINCIPAL:	TOTAL OUTSTANDING	872.226.760,82	1.025.007.956,83
(EURO)	AVERAGE LOAN	76.243,60	83.558,16
	MINIMUM	1.254,75	12.002,10
	MAXIMUM	290.066,33	297.678,05
INTEREST	WEIGHTED AVERAGE (WAC)	2,90%	4,22%
RATE:	MINIMUM	2,41%	3,50%
	MAXIMUM	4,41%	5,96%
REMAINING			
MATURITY	WEIGHTED AVERAGE (WARM)	234	252
(MONTHS):	MINIMUM	2	28:04:04
	MAXIMUM	394	24:12:36
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	82,52%	81,59%
	MIBOR 1 YEAR	17,48%	18,41%

LTV DISTRIBUTION		CURRENT	AT CONSTITUTION DATE
		% POOL	% LTV
OVER 80%		-	-
70,01 - 80%		24,94	73,57
60,01 - 70%		25,98	65,23
50,01 - 60%		18,91	55,45
40,01 - 50%		14,31	45,26
30,01 - 40%		9,17	35,33
30% & BELOW		6,69	22,14
WEIGHTED AVERAGE (WALTV)		56,98	61,58
MINIMUM		0,80	0,86
MAXIMUM		77,80	79,73

PREPAYMENTS					
	CURRENT	LAST 3	LAST 6	LAST 12	
	MONTH	MONTHS	MONTHS	MONTHS	HISTORICAL
SINGLE MONTHLY	0,60%	0,82%	0,68%	0,59%	0,57%
MORTALITY (SMM)	6,94%	9,41%	7,82%	6,87%	6,63%
ANNUAL EQUIVALENT (CPR)					

GEOGRAPHIC DISTRIBUTION		CURRENT	AT CONSTITUTION DATE
ANDALUCÍA		8,44%	8,52%
CATALUÑA		16,16%	15,98%
MADRID		34,93%	35,08%
COMUNIDAD VALENCIANA		6,70%	6,75%
PAIS VASCO		7,89%	7,80%
OTHER 12 REGIONS		25,88%	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	99	21.253,24	11.459,14	32.712,38	48,49	8.135.986,85	8.168.699,23	79,28	58,04
• From 1 to 2 months	16	8.640,96	3.815,54	12.456,50	18,46	1.198.378,02	1.210.834,52	11,75	59,36
• From 2 to 3 months	4	2.166,75	1.215,82	3.382,57	5,01	228.940,54	232.323,11	2,25	63,35
• From 3 to 6 months	8	8.012,07	6.942,71	14.954,78	22,17	580.577,87	595.532,65	5,78	62,01
• From 6 to 12 months	2	1.928,41	2.031,72	3.960,13	5,87	92.808,99	96.769,12	0,94	65,72
• Over 1 year	-			0,00	0,00	0,00	0,00	0,00	-
TOTALS	129	42.001,43	25.464,93	67.466,36	100,00	10.236.692,27	10.304.158,63	100,00	58,59

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
		CURRENT			AT ISSUE DATE	
			% CE			% CE
SERIES A	95,75%	842.818.333,80	5,47%	96,35%	987.600.000,00	5,30%
SERIES B	2,44%	21.500.000,00	3,03%	2,10%	21.500.000,00	2,27%
SERIES C	1,81%	15.900.000,00	1,22%	1,55%	15.900.000,00	1,05%
ISSUE BONDS		880.218.333,80			1.025.000.000,00	
SUBORD. LINE OF CREDIT (AVAILABLE)	1,22%	10.762.500,00		1,05%	10.762.500,00	

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)			
ASSETS		BALANCE	INTEREST
TREASURY C.		5.766.608,22	2,10%
SERVICER PPAL COLLECT NOT YET CREDITED		3.780.209,24	
SERVICER INTS COLLECT NOT YET CREDITED		961.145,78	
LIABILITIES		BALANCE	INTEREST
STARTING EXPENSES LOAN		887.940,51	3,07%
SUBORDINATED CREDIT		10.762.500,00	3,07%
			10.762.500,00

INTEREST SWAP		
	NOTIONAL PRINCIPAL	INTEREST
RECEIVING	5.068.098,46	2,17%
PAYING	5.652.590,25	

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