BANKINTER 4 Fondo de Titulización Hipotecaria

Brief report

Date: 07/31/2009
Currency: EUR

Date of constitution
09/24/2002

VAT Reg. no.
V83419192

Management Company
Europea de Titulización S.G.F.T

Originator
Bankinter

Servicer
Bankinter

Lead Managers
Crédit Agricole Indosuez
Deutsche Bank A.G.
Bankinter

Bond Underwriters and Placement Agents
Crédit Agricole Indosuez
Deutsche Bank A.G.
CDC IXIS Capital Markets
Dresdner Kleinwort Wasserstein
EBN Banco
JPMorgan
Santander Central Hispano
Bankinter

Bond Paying Agent
Bankinter

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Bankinter

Subordinated Credit
Bankinter

Start-up Loan
Bankinter

Swap
Bankinter

Assets Custodian
Bankinter

Fund Auditors
Ernst&Young

Issued securities: Mortgage-Backed Bonds

Bonds issue

Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	 Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	 Next	Rating Moody´s / S&P Current	 Original
Series A ES0313919005	09/30/2002 9,876	37,737.74 372,697,920.24 37.74%	100,000.00 987,600,000.00	Floating 3-M Euribor+0.220% 12.Feb/May/Aug/Nov	1.5330% 08/12/2009 147.84 Gross 121.23 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	08/12/2009 "Pass-Through"	Aaa AAA	Aaa AAA
Series B ES0313919013	09/30/2002 215	63,792.02 13,715,284.30 63.79%	100,000.00 21,500,000.00	Floating 3-M Euribor+0.450% 12.Feb/May/Aug/Nov	1.7630% 08/12/2009 287.41 Gross 235.68 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	A2 A+	A2 A+
Series C ES0313919021	09/30/2002 159	100,000.00 15,900,000.00 100.00%	100,000.00 15,900,000.00	Floating 3-M Euribor+1.200% 12.Feb/May/Aug/Nov	2.5130% 08/12/2009 642.21 Gross 526.61 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Secuential	Baa3 BBB+	Baa3 BBB+
Total		402,313,204.54	1,025,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

	% Monthly CPR (SMM)			0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44
	% Annual equivalent CPR			2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00
Series A	With optional redemption *	Average life	Years	6.21	5.43	4.81	4.26	3.83	3.50	3.20	2.94
			Date	10/27/2015	01/15/2015	06/01/2014	11/14/2013	06/10/2013	02/09/2013	10/24/2012	07/18/2012
		Final Maturity	Years	11.01	9.75	8.75	7.75	7.01	6.51	6.00	5.51
			Date	08/12/2020	05/12/2019	05/12/2018	05/12/2017	08/12/2016	02/12/2016	08/12/2015	02/12/2015
	Without optional redemption *	Average life	Years	6.89	6.11	5.45	4.90	4.43	4.03	3.69	3.39
			Date	06/30/2016	09/18/2015	01/23/2015	07/05/2014	01/16/2014	08/23/2013	04/19/2013	01/01/2013
		Final Maturity	Years	19.01	17.52	16.26	15.26	14.26	13.26	12.26	11.26
			Date	08/12/2028	02/12/2027	11/12/2025	11/12/2024	11/12/2023	11/12/2022	11/12/2021	11/12/2020
Series B	With optional redemption *	Average life	Years	6.22	5.44	4.82	4.27	3.84	3.51	3.22	2.95
			Date	10/29/2015	01/18/2015	06/05/2014	11/18/2013	06/15/2013	02/14/2013	10/29/2012	07/24/2012
		Final Maturity	Years	11.01	9.75	8.75	7.75	7.01	6.51	6.00	5.51
			Date	08/12/2020	05/12/2019	05/12/2018	05/12/2017	08/12/2016	02/12/2016	08/12/2015	02/12/2015
	Without optional redemption *	Average life	Years	6.90	6.11	5.46	4.91	4.44	4.05	3.59	2.93
			Date	07/03/2016	09/21/2015	01/26/2015	07/09/2014	01/20/2014	08/28/2013	03/13/2013	07/16/2012
		Final Maturity	Years	19.01	17.52	16.26	15.26	14.26	13.26	13.01	13.01
			Date	08/12/2028	02/12/2027	11/12/2025	11/12/2024	11/12/2023	11/12/2022	08/12/2022	08/12/2022
Series C	With optional redemption *	Average life	Years	11.01	9.75	8.75	7.75	7.01	6.51	6.00	5.51
			Date	08/12/2020	05/12/2019	05/12/2018	05/12/2017	08/12/2016	02/12/2016	08/12/2015	02/12/2015
		Final Maturity	Years	11.01	9.75	8.75	7.75	7.01	6.51	6.00	5.51
			Date	08/12/2020	05/12/2019	05/12/2018	05/12/2017	08/12/2016	02/12/2016	08/12/2015	02/12/2015
	Without optional redemption *	Average life	Years	21.51	20.37	19.18	18.05	16.98	15.96	15.07	14.44
			Date	02/09/2031	12/21/2029	10/11/2028	08/26/2027	08/01/2026	07/22/2025	09/03/2024	01/18/2024
		Final Maturity	Years	27.52	27.52	27.52	27.52	27.52	27.52	27.52	27.52
			Date	02/12/2037	02/12/2037	02/12/2037	02/12/2037	02/12/2037	02/12/2037	02/12/2037	02/12/2037

* Optional clean up call when the amount of the outstanding balance of the securitised assets is less than 10 per 100 of the initial outstanding balance.
Hypothesis of delinquency and default assumptions of the securitised assets: 0%

Credit enhancement and financial operations

Credit enhancement (CE)

		Current	% CE		At issue date	% CE
Series A	92.64%	372,697,920.24	9.46%	96.35%	987,600,000.00	4.70%
Series B	3.41%	13,715,284.30	6.05%	2.10%	21,500,000.00	2.60%
Series C	3.95%	15,900,000.00	2.10%	1.55%	15,900,000.00	1.05%
Issue of Bonds		402,313,204.54			1,025,000,000.00	
Subord. Line of Credit (Available)	2.10%	8,448,578.55		1.05%	10,762,500.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		15,047,000.31	1.260%
Servicer ppal collect not yet credited		1,806,712.39	
Servicer ints collect not yet credited		408,961.67	
Liabilities	**Available**	**Balance**	**Interest**
Start-up Loan		0.00	
Subordinated Credit	8,448,578.55	0.00	2.240%

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	7,287	12,267
Principal		
Principal outstanding	389,426,493.01	1,025,007,956.83
Average loan	53,441.26	83,558.16
Minimum	10.92	12,002.10
Maximum	252,107.01	297,678.05
Interest rate		
Weighted average (wac)	3.80%	4.22%
Minimum	2.01%	3.50%
Maximum	7.13%	5.96%
Final maturity		
Weighted average (WARM) (months)	180	252
Minimum	08/01/2009	04/28/2004
Maximum	12/31/2036	12/24/2036
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	100.00%	100.00%

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	1.92	6.92	0.18	6.70
10.01 - 20%	6.97	15.81	1.04	16.60
20.01 - 30%	11.97	25.22	3.24	25.57
30.01 - 40%	17.35	35.50	6.78	35.63
40.01 - 50%	21.45	45.04	11.33	45.35
50.01 - 60%	24.16	54.85	15.61	55.23
60.01 - 70%	15.92	63.64	22.34	65.32
70.01 - 80%	0.26	70.21	39.48	75.58
Weighted average (WALTV)		43.64		61.62
Minimum		0.01		0.86
Maximum		70.43		79.93

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 Fax +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com

BANKINTER 4 Fondo de Titulización Hipotecaria

Brief report

Date: 07/31/2009
Currency: EUR

Date of constitution
09/24/2002

VAT Reg. no.
V83419192

Management Company
Europea de Titulización S.G.F.T

Originator
Bankinter

Servicer
Bankinter

Lead Managers
Crédit Agricole Indosuez
Deutsche Bank A.G.
Bankinter

Bond Underwriters and Placement Agents
Crédit Agricole Indosuez
Deutsche Bank A.G.
CDC IXIS Capital Markets
Dresdner Kleinwort Wasserstein
EBN Banco
JPMorgan
Santander Central Hispano
Bankinter

Bond Paying Agent
Bankinter

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Bankinter

Subordinated Credit
Bankinter

Start-up Loan
Bankinter

Swap
Bankinter

Assets Custodian
Bankinter

Fund Auditors
Ernst&Young

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.55%	0.51%	0.47%	0.66%	0.72%
Annual Percentage Rate (CPR)	6.43%	5.93%	5.55%	7.65%	8.31%

Geographic distribution

	Current	At constitution date
Andalucia	8.93%	8.52%
Aragon	1.65%	1.68%
Asturias	1.85%	1.81%
Balearic Islands	2.05%	2.03%
Basque Country	7.82%	7.80%
Canary Islands	3.68%	3.58%
Cantabria	1.93%	1.93%
Castilla-La Mancha	1.77%	1.75%
Castilla-Leon	5.70%	5.77%
Catalonia	17.46%	15.97%
Extremadura	0.51%	0.53%
Galicia	4.50%	3.93%
La Rioja	0.22%	0.26%
Madrid	32.82%	35.08%
Murcia	1.76%	1.76%
Navarra	0.66%	0.84%
Valencia	6.70%	6.76%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	78	15,879.81	4,321.40	0.00	20,201.21	20.99	4,194,439.42	4,214,640.63	67.19	38.25
from > 1 to ≤ 2 months	17	6,565.94	5,300.14	0.00	11,866.08	12.33	939,227.82	951,093.90	15.16	47.67
from > 2 to ≤ 3 months	6	4,873.12	3,946.58	0.00	8,819.70	9.16	541,664.46	550,484.16	8.78	56.27
from > 3 to ≤ 6 months	5	6,230.86	6,043.05	0.00	12,273.91	12.75	301,500.53	313,774.44	5.00	57.22
from > 6 to < 12 months	1	887.69	509.48	0.00	1,397.17	1.45	20,072.93	21,470.10	0.34	48.54
from ≥ 12 to < 18 months	1	9,786.04	7,172.39	0.00	16,958.43	17.62	139,873.20	156,831.63	2.50	58.21
from ≥ 2 years	2	17,900.68	6,824.77	0.00	24,725.45	25.69	39,463.22	64,188.67	1.02	44.59
Subtotal	110	62,124.14	34,117.81	0.00	96,241.95	100.00	6,176,241.58	6,272,483.53	100.00	41.82
Doubt debts (subjectives)										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	110	62,124.14	34,117.81	0.00	96,241.95		6,176,241.58	6,272,483.53		41.82

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com