

BANKINTER 4 Fondo de Titulización Hipotecaria



Brief report

Date: 04/30/2010
Currency: EUR

Date of constitution
09/24/2002

VAT Reg. no.
V83419192

Management Company
Europa 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
AIAP 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
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Issued securities: Mortgage-Backed Bonds

Bonds issue									
Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Moody's / S&P	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0313919005	09/30/2002 9,876	33,693.96 332,761,548.96 33.69%	100,000.00 987,600,000.00	Floating 3-M Euribor+0.220% 12.Feb/May/Aug/Nov	0.8820% 05/12/2010 73.47 Gross 59.51 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	05/12/2010 "Pass-Through"	Aaa AAA	Aaa AAA
Series B ES0313919013	09/30/2002 215	56,956.40 12,245,626.00 56.96%	100,000.00 21,500,000.00	Floating 3-M Euribor+0.450% 12.Feb/May/Aug/Nov	1.1120% 05/12/2010 156.58 Gross 126.83 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutorial	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	1.8620% 05/12/2010 460.33 Gross 372.87 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Secutorial	Baa3 BBB+	Baa3 BBB+
Total		360,907,174.96	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	
		% Annual equivalent CPR		2,00		4,00		6,00	
Series A	With optional redemption *	Average life	Years	5.54	4.89	4.38	3.93	3.53	3.22
		Date		11/23/2015	03/31/2015	09/26/2014	04/14/2014	11/19/2013	07/30/2013
		Final Maturity	Years	9.51	8.51	7.76	7.01	6.26	5.76
	Without optional redemption *	Average life	Years	6.33	5.64	5.07	4.58	4.16	3.80
		Date		09/06/2016	12/31/2015	06/04/2015	12/08/2014	07/08/2014	02/27/2014
		Final Maturity	Years	17.52	16.26	15.26	14.26	13.26	12.26
Series B	With optional redemption *	Average life	Years	5.55	4.90	4.39	3.94	3.54	3.24
		Date		11/26/2015	04/03/2015	09/29/2014	04/18/2014	11/23/2013	08/04/2013
		Final Maturity	Years	9.51	8.51	7.76	7.01	6.26	5.76
	Without optional redemption *	Average life	Years	6.33	5.65	5.08	4.59	4.17	3.70
		Date		09/08/2016	01/03/2016	06/08/2015	12/12/2014	07/13/2014	01/21/2014
		Final Maturity	Years	17.52	16.26	15.26	14.26	13.26	13.01
Series C	With optional redemption *	Average life	Years	9.51	8.51	7.76	7.01	6.26	5.76
		Date		11/12/2019	11/12/2018	02/12/2018	05/12/2017	08/12/2016	02/12/2016
		Final Maturity	Years	9.51	8.51	7.76	7.01	6.26	5.76
	Without optional redemption *	Average life	Years	20.30	19.17	18.05	16.99	15.98	15.11
		Date		08/25/2030	07/09/2029	05/24/2028	05/04/2027	05/02/2026	06/16/2025
		Final Maturity	Years	26.78	26.78	26.78	26.78	26.78	26.78

* 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			At issue date		
		% CE			% CE
Series A	92.20%	332,761,548.96	9.90%	96.35%	987,600,000.00
Series B	3.39%	12,245,626.00	6.51%	2.10%	21,500,000.00
Series C	4.41%	15,900,000.00	2.10%	1.55%	15,900,000.00
Issue of Bonds		360,907,174.96			1,025,000,000.00
Subord. Line of Credit (Available)	2.10%	7,579,051.39	1.05%		10,762,500.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	10,868,899.64	0.670%	
Servicer ppal collect not yet credited	1,049,279.87		
Servicer ints collect not yet credited	201,764.76		
Liabilities	Available	Balance	Interest
Subordinated Credit L/T	7,579,051.39	0.00	1.660%
Subordinated Credit S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		6,892	12,267
Principal			
Principal outstanding		350,515,572.15	1,025,007,956.83
Average loan		50,858.32	83,558.16
Minimum		5.25	12,002.10
Maximum		246,022.91	297,678.05
Interest rate			
Weighted average (wac)		1.94%	4.22%
Minimum		1.39%	3.50%
Maximum		3.52%	5.96%
Final maturity			
Weighted average (WARM) (months)		174	252
Minimum		05/09/2010	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	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		2.23	0.18
10.01 - 20%		7.82	1.04
20.01 - 30%		12.57	3.24
30.01 - 40%		18.57	6.78
40.01 - 50%		23.10	11.33
50.01 - 60%		24.55	15.61
60.01 - 70%		11.16	22.34
70.01 - 80%		63.60	39.48
Weighted average (WALTV)		42.16	61.62
Minimum		0.00	0.86
Maximum		69.22	79.93

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.25%	0.30%	0.54%	0.51%	0.70%
Annual Percentage Rate (CPR)	2.97%	3.52%	6.31%	5.93%	8.08%

Geographic distribution		
	Current	At constitution date
Andalucía	8.99%	8.52%
Aragón	1.62%	1.68%
Asturias	1.94%	1.81%
Balearic Islands	2.02%	2.03%
Basque Country	7.86%	7.80%
Canary Islands	3.70%	3.58%
Cantabria	1.91%	1.93%
Castilla-La Mancha	1.78%	1.75%
Castilla-León	5.64%	5.77%
Catalonia	17.91%	15.97%
Extremadura	0.51%	0.53%
Galicia	4.51%	3.93%
La Rioja	0.20%	0.26%
Madrid	32.41%	35.08%
Murcia	1.76%	1.76%
Navarra	0.65%	0.84%
Valencia	6.69%	6.76%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
<i>Delinquencies</i>										
Up to 1 month	96	22,196.49	3,753.96	0.00	25,950.45	24.60	5,931,788.43	5,957,738.88	79.13	40.11
from > 1 to ≤ 2 months	15	11,044.88	2,152.12	0.00	13,197.00	12.51	789,553.74	802,750.74	10.66	35.18
from > 2 to ≤ 3 months	8	5,778.67	1,631.36	0.00	7,410.03	7.02	347,080.34	354,490.37	4.71	46.53
from > 3 to ≤ 6 months	4	5,564.70	1,185.76	0.00	6,750.46	6.40	143,632.10	150,382.56	2.00	40.15
from > 6 to < 12 months	1	1,764.80	1,444.39	0.00	3,209.19	3.04	58,910.62	62,119.81	0.83	66.05
from ≥ 12 to < 18 months	1	1,839.32	898.91	0.00	2,738.23	2.60	18,673.67	21,411.90	0.28	48.41
from ≥ 18 to < 24 months	1	17,474.34	10,375.56	0.00	27,849.90	26.40	132,184.90	160,034.80	2.13	59.40
from ≥ 2 years	1	15,950.98	2,450.72	0.00	18,401.70	17.44	2,164.55	20,566.25	0.27	25.25
Subtotal	127	81,614.18	23,892.78	0.00	105,506.96	100.00	7,423,988.35	7,529,495.31	100.00	40.14
<i>Doubt debts (subjectives)</i>										
	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	127	81,614.18	23,892.78	0.00	105,506.96		7,423,988.35	7,529,495.31		40.14