

BANKINTER 4 Fondo de Titulización Hipotecaria



Brief report

Date: 08/31/2012
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

Barclays Bank PLC

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Barclays Bank PLC

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 N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0313919005	09/30/2002 9,876	23,451.37 231,605,730.12 23.45%	100,000.00 987,600,000.00	Floating 3-M Euribor+0.220% 12.Feb/May/Aug/Nov	0.5800% 11/12/2012 34.38 Gross 27.85 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	11/12/2012 "Pass-Through"	A3sf AA+sf	Aaa AAA
Series B ES0313919013	09/30/2002 215	39,642.29 8,523,092.35 39.64%	100,000.00 21,500,000.00	Floating 3-M Euribor+0.450% 12.Feb/May/Aug/Nov	0.8100% 11/12/2012 81.17 Gross 65.75 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	A3sf BBB+sf	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	1.5600% 11/12/2012 394.33 Gross 319.41 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Secuential	Baa3 BBB+sf	Baa3 BBB+
Total		256,028,822.47	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	4.41	3.91	3.44	3.11	2.80	2.60	2.42	2.25
			Date	01/10/2017	07/08/2016	01/22/2016	09/21/2015	05/31/2015	03/20/2015	01/12/2015	11/11/2014
		Final Maturity	Years	6.75	6.00	5.25	4.75	4.25	4.00	3.75	3.50
	Without optional redemption *	Average life	Years	5.61	5.04	4.56	4.15	3.79	3.49	3.22	2.98
			Date	03/22/2018	08/27/2017	03/05/2017	10/05/2016	05/28/2016	02/06/2016	10/31/2015	08/06/2015
		Final Maturity	Years	15.26	14.01	13.01	12.26	11.51	10.51	10.00	9.25
Series B	With optional redemption *	Average life	Years	4.41	3.91	3.44	3.11	2.80	2.60	2.42	2.25
			Date	01/10/2017	07/08/2016	01/22/2016	09/21/2015	05/31/2015	03/20/2015	01/12/2015	11/11/2014
		Final Maturity	Years	6.75	6.00	5.25	4.75	4.25	4.00	3.75	3.50
	Without optional redemption *	Average life	Years	5.61	5.04	4.56	4.15	3.79	3.49	3.22	2.98
			Date	03/22/2018	08/27/2017	03/05/2017	10/05/2016	05/28/2016	02/06/2016	10/31/2015	08/06/2015
		Final Maturity	Years	15.26	14.01	13.01	12.26	11.51	10.51	10.00	9.25
Series C	With optional redemption *	Average life	Years	6.75	6.00	5.25	4.75	4.25	4.00	3.75	3.50
			Date	05/12/2019	08/11/2018	11/12/2017	05/12/2017	11/12/2016	08/12/2016	05/12/2016	02/12/2016
		Final Maturity	Years	6.75	6.00	5.25	4.75	4.25	4.00	3.75	3.50
	Without optional redemption *	Average life	Years	17.95	16.96	15.97	15.04	14.17	13.35	12.56	11.82
			Date	07/22/2030	07/24/2029	07/28/2028	08/25/2027	10/11/2026	12/14/2025	03/03/2025	06/06/2024
		Final Maturity	Years	24.27	24.27	24.27	24.27	24.27	24.27	24.27	24.27
			Date	11/12/2036	11/12/2036	11/12/2036	11/12/2036	11/12/2036	11/12/2036	11/12/2036	11/12/2036

* 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	90.46%	231,605,730.12	11.64%	96.35%	987,600,000.00
Series B	3.33%	8,523,092.35	8.31%	2.10%	21,500,000.00
Series C	6.21%	15,900,000.00	2.10%	1.55%	15,900,000.00
Issue of Bonds		256,028,822.47			1,025,000,000.00
Reserve Fund	2.10%	5,376,605.22	0.00%		0.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	7,181,190.10	0.370%	
Servicer ppal collect not yet credited	847,336.66		
Servicer ints collect not yet credited	150,086.38		
Liabilities	Available	Balance	Interest
Subordinated Credit L/T		4,854,231.62	1.360%
Subordinated Credit S/T		522,373.60	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		5,699	12,267
Principal			
Principal outstanding		253,592,843.88	1,025,007,956.83
Average loan		44,497.78	83,558.16
Minimum		4.08	12,002.10
Maximum		220,773.41	297,678.05
Interest rate			
Weighted average (wac)		2.28%	4.22%
Minimum		1.46%	3.50%
Maximum		4.24%	5.96%
Final maturity			
Weighted average (WARM) (months)		157	252
Minimum		09/01/2012	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%		3.25	6.76
10.01 - 20%		10.04	15.46
20.01 - 30%		16.20	25.29
30.01 - 40%		23.84	35.21
40.01 - 50%		23.95	45.05
50.01 - 60%		20.48	54.59
60.01 - 70%		2.25	62.48
70.01 - 80%			39.48
Weighted average (WALTV)		37.63	61.62
Minimum		0.00	0.86
Maximum		64.62	79.93

Additional information

Europa 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

BANKINTER 4 Fondo de Titulización Hipotecaria



Brief report

Date: 08/31/2012
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
Barclays Bank PLC

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Barclays Bank PLC

Subordinated Credit
Bankinter

Start-up Loan
Bankinter

Swap
Bankinter

Assets Custodian
Bankinter

Fund Auditors
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.20%	0.24%	0.30%	0.37%	0.63%
Annual Percentage Rate (CPR)	2.36%	2.89%	3.57%	4.38%	7.30%

Geographic distribution		
	Current	At constitution date
Andalucía	9.09%	8.52%
Aragón	1.61%	1.68%
Asturias	1.89%	1.81%
Balearic Islands	2.12%	2.03%
Basque Country	7.92%	7.80%
Canary Islands	3.92%	3.58%
Cantabria	1.90%	1.93%
Castilla-La Mancha	1.83%	1.75%
Castilla-León	5.50%	5.77%
Catalonia	18.47%	15.97%
Extremadura	0.46%	0.53%
Galicia	4.58%	3.93%
La Rioja	0.19%	0.26%
Madrid	31.58%	35.08%
Murcia	1.79%	1.76%
Navarra	0.60%	0.84%
Valencia	6.55%	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	109	24,059.81	4,572.93	0.00	28,632.74	20.50	5,987,455.60	6,016,088.34	67.81	33.10
from > 1 to ≤ 2 months	23	12,424.88	4,018.45	0.00	16,443.33	11.77	1,445,253.40	1,461,696.73	16.48	32.90
from > 2 to ≤ 3 months	12	12,072.10	3,673.12	0.00	15,745.22	11.27	638,663.57	654,408.79	7.38	39.59
from > 3 to ≤ 6 months	8	13,050.04	3,889.86	0.00	16,939.90	12.13	384,461.71	401,401.61	4.52	44.82
from > 6 to < 12 months	4	8,669.13	3,761.85	0.00	12,430.98	8.90	198,712.50	211,143.48	2.38	38.45
from ≥ 12 to < 18 months	2	4,293.11	1,496.78	0.00	5,789.89	4.15	44,000.83	49,790.72	0.56	17.38
from ≥ 18 to < 24 months	1	3,798.14	935.99	0.00	4,734.13	3.39	13,859.82	18,593.95	0.21	42.03
from ≥ 2 years	2	35,192.71	3,772.86	0.00	38,965.57	27.90	19,367.57	58,333.14	0.66	29.85
Subtotal	161	113,559.92	26,121.84	0.00	139,681.76	100.00	8,731,775.00	8,871,456.76	100.00	33.80
<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	161	113,559.92	26,121.84	0.00	139,681.76		8,731,775.00	8,871,456.76		33.80