

BANKINTER 4 Fondo de Titulización Hipotecaria



Brief report

Date: 02/28/2013
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
AIAP 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 Nº 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	21,727.38 214,579,604.88 21.73%	100,000.00 987,600,000.00	Floating 3-M Euribor+0.220% 12.Feb/May/Aug/Nov	0.4470% 05/13/2013 24.28 Gross 19.18 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	05/13/2013 "Pass-Through"	A3sf AA-sf	Aaa AAA
Series B ES0313919013	09/30/2002 215	36,728.05 7,896,530.75 36.73%	100,000.00 21,500,000.00	Floating 3-M Euribor+0.450% 12.Feb/May/Aug/Nov	0.6770% 05/13/2013 62.16 Gross 49.11 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutorial	Baa1sf 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	1.4270% 05/13/2013 356.75 Gross 281.83 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Secutorial	Baa3 BBB+sf	Baa3 BBB+
Total		238,376,135.63	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	4.04	3.54	3.19	2.86	2.66	2.37	2.19	2.03	
			Date	02/24/2017	08/28/2016	04/21/2016	12/23/2015	10/10/2015	06/27/2015	04/24/2015	02/23/2015	
		Final Maturity	Years	6.00	5.25	4.75	4.25	4.00	3.50	3.25	3.00	
	Without optional redemption *	Average life	Years	5.35	4.82	4.37	3.98	3.65	3.36	3.10	2.88	
			Date	06/16/2018	12/06/2017	06/26/2017	02/05/2017	10/05/2016	06/21/2016	03/21/2016	12/30/2015	
		Final Maturity	Years	14.50	13.25	12.50	11.76	11.01	10.25	9.50	8.75	
Series B	With optional redemption *	Average life	Years	4.04	3.54	3.19	2.86	2.66	2.37	2.19	2.03	
			Date	08/12/2027	05/12/2026	08/12/2025	11/12/2024	11/12/2024	05/12/2023	08/12/2022	11/12/2021	
		Final Maturity	Years	6.00	5.25	4.75	4.25	4.00	3.67/2015	04/24/2015	02/23/2015	
	Without optional redemption *	Average life	Years	5.35	4.82	4.37	3.98	3.65	3.36	3.10	2.88	
			Date	06/16/2018	12/06/2017	06/26/2017	02/04/2017	10/05/2016	06/21/2016	03/21/2016	12/30/2015	
		Final Maturity	Years	14.50	13.25	12.50	11.76	11.01	10.25	9.50	8.75	
Series C	With optional redemption *	Average life	Years	6.00	5.25	4.75	4.25	4.00	3.50	3.25	3.00	
			Date	02/12/2019	05/12/2018	11/12/2017	05/12/2017	02/12/2017	08/12/2016	05/12/2016	02/12/2016	
		Final Maturity	Years	6.00	5.25	4.75	4.25	4.00	3.50	3.25	3.00	
	Without optional redemption *	Average life	Years	17.27	16.30	15.35	14.47	13.64	12.85	12.10	11.40	
			Date	05/16/2030	05/27/2029	06/16/2028	07/29/2027	09/29/2026	12/15/2025	03/18/2025	07/05/2024	
		Final Maturity	Years	23.76	23.76	23.76	23.76	23.76	23.76	23.76	23.76	

* 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	90.02%	214,579,604.88	12.13%	96.35%	987,600,000.00
Series B	3.31%	7,896,530.75	8.82%	2.10%	21,500,000.00
Series C	6.67%	15,900,000.00	2.15%	1.55%	15,900,000.00
Issue of Bonds		238,376,135.63			1,025,000,000.00
Reserve Fund	2.15%	5,125,000.00	0.00%		0.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	6,997,095.98	0.220%	
Servicer ppal collect not yet credited	1,141,886.05		
Servicer ints collect not yet credited	131,642.40		
Liabilities	Available	Balance	Interest
Subordinated Credit L/T		5,125,000.00	1.220%
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		5,412	12,267
Principal			
Principal outstanding		235,426,526.47	1,025,007,956.83
Average loan		43,500.84	83,558.16
Minimum		8.01	12,002.10
Maximum		216,918.09	297,678.05
Interest rate			
Weighted average (wac)		1.59%	4.22%
Minimum		0.70%	3.50%
Maximum		4.00%	5.96%
Final maturity			
Weighted average (WARM) (months)		154	252
Minimum		03/02/2013	04/28/2004
Maximum		12/30/2036	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%		3.50	6.77
10.01 - 20%		10.46	15.47
20.01 - 30%		17.01	25.29
30.01 - 40%		25.47	35.12
40.01 - 50%		24.51	45.39
50.01 - 60%		17.10	54.38
60.01 - 70%		1.95	61.81
70.01 - 80%			39.48
Weighted average (WALTV)		36.73	61.62
Minimum		0.00	0.86
Maximum		63.60	79.93

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.28%	0.50%	0.38%	0.34%	0.62%
Annual Percentage Rate (CPR)	3.34%	5.88%	4.52%	4.05%	7.17%

Geographic distribution		
	Current	At constitution date
Andalucía	9.11%	8.52%
Aragón	1.58%	1.68%
Asturias	1.89%	1.81%
Balearic Islands	2.12%	2.03%
Basque Country	7.85%	7.80%
Canary Islands	3.90%	3.58%
Cantabria	1.92%	1.93%
Castilla-La Mancha	1.85%	1.75%
Castilla-León	5.47%	5.77%
Catalonia	18.71%	15.97%
Extremadura	0.46%	0.53%
Galicia	4.58%	3.93%
La Rioja	0.19%	0.26%
Madrid	31.42%	35.08%
Murcia	1.82%	1.76%
Navarra	0.60%	0.84%
Valencia	6.54%	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	116	27,408.50	4,077.07	0.00	31,485.57	20.34	5,841,271.28	5,872,756.85	68.67	30.19
from > 1 to ≤ 2 months	20	13,938.61	3,233.49	0.00	17,172.10	11.09	1,308,361.29	1,325,533.39	15.50	31.35
from > 2 to ≤ 3 months	11	15,050.64	3,003.83	0.00	18,054.47	11.66	691,020.60	709,075.07	8.29	37.16
from > 3 to ≤ 6 months	4	6,527.22	1,480.93	0.00	8,008.15	5.17	190,568.89	198,577.04	2.32	43.44
from > 6 to < 12 months	6	16,697.94	4,028.80	0.00	20,726.74	13.39	268,730.33	289,457.07	3.38	44.49
from ≥ 12 to < 18 months	2	1,575.54	780.19	0.00	2,355.73	1.52	26,678.86	29,034.59	0.34	8.48
from ≥ 18 to < 24 months	1	5,824.56	1,918.44	0.00	7,743.00	5.00	42,174.73	49,917.73	0.58	54.61
from ≥ 2 years	3	44,132.32	5,117.51	0.00	49,249.83	31.82	28,085.92	77,335.75	0.90	32.27
Subtotal	163	131,155.33	23,640.26	0.00	154,795.59	100.00	8,396,891.90	8,551,687.49	100.00	31.25
<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	163	131,155.33	23,640.26	0.00	154,795.59		8,396,891.90	8,551,687.49		31.25