

BANKINTER 4 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 31st MAR, 2004



DATE OF CONSTITUTION:	24th September, 2002	LEAD MANAGERS:	CREDIT AGRICOLE INDOSUEZ, DEUTSCHE BANK A.G., BANKINTER
MANAGEMENT COMPANY:	EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.	PAYING AGENT:	BANKINTER
ORIGINATOR/SERVICER:	BANKINTER	SECONDARY MARKET:	AIAF MERCADO DE RENTA FIJA
TREASURY C.:	BANKINTER	REGISTER OF BOOK SECURITIES:	IBERCLEAR
SUBORDINATED LOAN:	BANKINTER	DEPOSITARY:	BANKINTER
SWAP:	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	10,30	7,33	6,81	6,35	5,94	5,57	5,24	4,95
	Final maturity	date	(17/07/2014)	(29/07/2011)	(19/01/2011)	(03/08/2010)	(07/03/2010)	(24/10/2009)	(27/06/2009)	(11/03/2009)
With optional redemption (1)	Average life	years	26,64	23,13	22,13	21,38	20,63	19,88	19,13	18,38
	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	10,07	7,06	6,55	6,08	5,68	5,31	4,99	4,71
	Final maturity	date	(23/04/2014)	(20/04/2011)	(17/10/2010)	(27/04/2010)	(01/12/2009)	(22/07/2009)	(24/03/2009)	(13/12/2008)
With optional redemption (1)	Average life	years	20,38	15,88	15,12	14,12	13,38	12,63	11,88	11,37
	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	13,60	9,85	9,17	8,56	8,01	7,52	7,08	6,69
	Final maturity	date	(02/11/2017)	(03/02/2014)	(29/05/2013)	(19/10/2012)	(02/04/2012)	(06/10/2011)	(29/04/2011)	(07/12/2010)
With optional redemption (1)	Average life	years	26,64	23,13	22,13	21,38	20,63	19,88	19,13	18,38
	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	13,27	9,46	8,80	8,17	7,64	7,15	6,71	6,35
	Final maturity	date	(03/07/2017)	(12/09/2013)	(13/01/2013)	(30/05/2012)	(17/11/2011)	(24/05/2011)	(14/12/2010)	(03/08/2010)
With optional redemption (1)	Average life	years	20,38	15,88	15,12	14,12	13,38	12,63	11,88	11,37
	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	28,77	25,81	24,98	24,16	23,38	22,62	21,88	21,15
	Final maturity	date	(28/12/2032)	(16/01/2030)	(19/03/2029)	(24/05/2028)	(12/08/2027)	(08/11/2026)	(10/02/2026)	(20/05/2025)
With optional redemption (1)	Average life	years	32,64	32,64	32,64	32,64	32,64	32,64	32,64	32,64
	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	20,38	15,88	15,12	14,12	13,38	12,63	11,88	11,37
	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	20,38	15,88	15,12	14,12	13,38	12,63	11,88	11,37
	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		11.374	12.267
PRINCIPAL:	TOTAL OUTSTANDING	863.704.450,69	1.025.007.956,83
(EURO)	AVERAGE LOAN	75.936,74	83.558,16
	MINIMUM	315,41	12.002,10
	MAXIMUM	289.586,12	297.678,05
INTEREST	WEIGHTED AVERAGE (WAC)	2,87%	4,22%
RATE:	MINIMUM	2,41%	3,50%
	MAXIMUM	4,41%	5,96%
REMAINING			
MATURITY	WEIGHTED AVERAGE (WARM)	233	252
(MONTHS):	MINIMUM	38.105	28:04:04
	MAXIMUM	13.508	24:12:36
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	82,61%	81,59%
	MIBOR 1 YEAR	17,39%	18,41%

PREPAYMENTS					
	CURRENT	LAST 3	LAST 6	LAST 12	
	MONTH	MONTHS	MONTHS	MONTHS	HISTORICAL
SINGLE MONTHLY	0,58%	0,61%	0,70%	0,60%	0,57%
MORTALITY (SMM)	6,78%	7,02%	8,13%	6,91%	6,64%
ANNUAL EQUIVALENT (CPR)					

	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	24,18	73,47	39,46	75,53
60,01 - 70%	26,30	65,22	22,27	65,30
50,01 - 60%	18,95	55,44	15,63	55,23
40,01 - 50%	14,36	45,28	11,36	45,36
30,01 - 40%	9,40	35,35	6,79	35,63
30% & BELOW	6,81	22,10	4,49	22,73
WEIGHTED AVERAGE (WALTV)		56,76		61,58
MINIMUM		0,25		0,86
MAXIMUM		77,67		79,73

GEOGRAPHIC DISTRIBUTION		
	CURRENT	AT CONSTITUTION DATE
ANDALUCÍA	8,42%	8,52%
CATALUÑA	16,16%	15,98%
MADRID	34,94%	35,08%
COMUNIDAD VALENCIANA	6,70%	6,75%
PAIS VASCO	7,91%	7,80%
OTHER 12 REGIONS	26,69%	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	107	20.369,21	8.128,90	28.498,11	42,75	8.895.450,04	8.923.948,15	80,07	55,04
• From 1 to 2 months	16	8.074,20	3.676,66	11.750,86	17,63	1.171.204,10	1.182.954,96	10,61	60,33
• From 2 to 3 months	7	3.945,18	1.914,69	5.859,87	8,79	318.144,26	324.004,13	2,91	62,86
• From 3 to 6 months	7	7.283,21	6.305,90	13.589,11	20,39	522.320,62	535.909,73	4,81	62,10
• From 6 to 12 months	3	3.365,24	3.595,88	6.961,12	10,44	171.100,04	178.061,16	1,60	58,17
• Over 1 year	-			0,00	0,00	0,00	0,00	0,00	-
TOTALS	140	43.037,04	23.622,03	66.659,07	100,00	11.078.219,06	11.144.878,13	100,00	56,12

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.		16.743.029,38	2,10%
SERVICER PPAL COLLECT NOT YET CREDITED		3.173.510,35	
SERVICER INTS COLLECT NOT YET CREDITED		660.354,83	
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