

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



DATE OF CONSTITUTION: 24th September, 2002
MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.
ORIGINATOR/SERVICER: BANKINTER
TREASURY C.: BANKINTER
SUBORDINATED LOAN: BANKINTER
STAT-UP EXPENSES LOAN: BANKINTER
SWAP: BANKINTER

LEAD MANAGERS: CRÉDIT AGRICOLE INDOSUEZ, DEUTSCHE BANK A.G., BANKINTER
PAYING AGENT: BANKINTER
SECONDARY MARKET: AIAF MERCADO DE RENTA FIJA
REGISTER OF BOOK SECURITIES: IBERCLEAR
DEPOSITARY: 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	82.795,75 9.876 817.690.827,00	100.000,00 9.876 987.600.000,00	FLOATING EURIBOR 3M + 0,22% 12.02/05/08/11	2,306% NEXT COUPON: 12.08.2004 487,92 GROSS 414,73 NET	12.11.2038 QUARTERLY 12.02/05/08/11	12.08.2004 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	2,536% NEXT COUPON: 12.08.2004 648,09 GROSS 550,88 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	3,286% NEXT COUPON: 12.08.2004 839,76 GROSS 713,80 NET	12.11.2038 QUARTERLY 12.02/05/08/11	To be determined Deferred "pass-through"	Baa3/BBB+	Baa3/BBB+
TOTALS		855.090.827,00	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	10,28	6,31	5,90	5,53	5,20	4,91	4,64	4,40
	Final maturity	date	(06/09/2014)	(19/09/2010)	(22/04/2010)	(09/12/2009)	(11/08/2009)	(25/04/2009)	(18/01/2009)	(22/10/2008)
With optional redemption (1)	Average life	years	26,47	21,21	20,47	19,72	18,96	18,21	17,46	16,72
	Final maturity	date	(12/11/2030)	(12/08/2025)	(12/11/2024)	(12/02/2024)	(12/05/2023)	(12/08/2022)	(12/11/2021)	(12/02/2021)
Without optional redemption (1)	Average life	years	10,04	6,04	5,63	5,27	4,94	4,66	4,41	4,17
	Final maturity	date	(13/06/2014)	(12/06/2010)	(15/01/2010)	(04/09/2009)	(07/05/2009)	(25/01/2009)	(25/10/2008)	(01/08/2008)
With optional redemption (1)	Average life	years	20,21	13,96	13,21	12,46	11,71	11,21	10,71	10,21
	Final maturity	date	(12/08/2024)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(12/08/2015)	(12/02/2015)	(12/08/2014)
CLASS B BONDS										
Without optional redemption (1)	Average life	years	13,30	8,33	7,80	7,32	6,88	6,50	6,14	5,83
	Final maturity	date	(12/09/2017)	(28/09/2012)	(16/03/2012)	(22/09/2011)	(16/04/2011)	(28/11/2010)	(21/07/2010)	(29/03/2010)
With optional redemption (1)	Average life	years	26,47	21,21	20,47	19,72	18,96	18,21	17,46	16,72
	Final maturity	date	(12/11/2030)	(12/08/2025)	(12/11/2024)	(12/02/2024)	(12/05/2023)	(12/08/2022)	(12/11/2021)	(12/02/2021)
Without optional redemption (1)	Average life	years	12,97	7,95	7,43	6,95	6,51	6,16	5,82	5,52
	Final maturity	date	(16/05/2017)	(11/05/2012)	(01/11/2011)	(11/05/2011)	(03/12/2010)	(25/07/2010)	(24/03/2010)	(05/12/2009)
With optional redemption (1)	Average life	years	20,21	13,96	13,21	12,46	11,71	11,21	10,71	10,21
	Final maturity	date	(12/08/2024)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(12/08/2015)	(12/02/2015)	(12/08/2014)
CLASS C BONDS										
Without optional redemption (1)	Average life	years	28,57	23,97	23,19	22,43	21,69	20,97	20,25	19,56
	Final maturity	date	(16/12/2032)	(12/05/2028)	(02/08/2027)	(30/10/2026)	(02/02/2026)	(13/05/2025)	(26/08/2024)	(17/12/2023)
With optional redemption (1)	Average life	years	32,47	32,47	32,47	32,47	32,47	32,47	32,47	32,47
	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	20,21	13,96	13,21	12,46	11,71	11,21	10,71	10,21
	Final maturity	date	(12/08/2024)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(12/08/2015)	(12/02/2015)	(12/08/2014)
With optional redemption (1)	Average life	years	20,21	13,96	13,21	12,46	11,71	11,21	10,71	10,21
	Final maturity	date	(12/08/2024)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(12/08/2015)	(12/02/2015)	(12/08/2014)

(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		11.257	12.267
PRINCIPAL:	TOTAL OUTSTANDING	847.947.756,52	1.025.007.956,83
(EURO)	AVERAGE LOAN	75.326,26	83.558,16
	MINIMUM	66,20	12.002,10
	MAXIMUM	288.622,64	297.678,05
INTEREST	WEIGHTED AVERAGE (WAC)	2,81%	4,22%
RATE:	MINIMUM	2,41%	3,50%
	MAXIMUM	4,25%	5,96%
REMAINING			
MATURITY	WEIGHTED AVERAGE (WARM)	231	252
(MONTHS):	MINIMUM	00:01:00	28:04:04
	MAXIMUM	24:01:01	24:12:36
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	82,73%	81,59%
	MIBOR 1 YEAR	17,27%	18,41%

	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	23,01	73,23	39,46	75,53
60,01 - 70%	26,39	65,19	22,27	65,30
50,01 - 60%	19,24	55,46	15,63	55,23
40,01 - 50%	14,66	45,27	11,36	45,36
30,01 - 40%	9,59	35,36	6,79	35,63
30% & BELOW	7,10	22,07	4,49	22,73
WEIGHTED AVERAGE (WALTV)		56,32		61,58
MINIMUM		0,04		0,86
MAXIMUM		77,42		79,73

PREPAYMENTS					
	CURRENT MONTH	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY	0,48%	0,54%	0,68%	0,60%	0,57%
MORTALITY (SMM)	5,63%	6,29%	7,86%	6,95%	6,58%
ANNUAL EQUIVALENT (CPR)					

	CURRENT	AT CONSTITUTION DATE
ANDALUCÍA	8,40%	8,52%
CATALUÑA	15,10%	15,98%
MADRID	34,93%	35,08%
COMUNIDAD VALENCIANA	6,67%	6,75%
PAIS VASCO	7,91%	7,80%
OTHER 12 REGIONS	27,00%	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	131	30.457,98	14.763,90	45.221,88	51,63	10.382.783,35	10.428.005,23	83,02	53,11
• From 1 to 2 months	13	6.963,26	3.022,50	9.985,76	11,40	989.926,69	999.912,45	7,96	49,74
• From 2 to 3 months	8	4.418,43	2.414,25	6.832,68	7,80	411.352,58	418.185,26	3,33	52,66
• From 3 to 6 months	5	2.658,23	2.757,86	5.416,09	6,18	246.633,95	252.050,04	2,01	64,95
• From 6 to 12 months	5	10.648,18	9.490,89	20.139,07	22,99	442.776,81	462.915,88	3,69	59,27
• Over 1 year	-	-	-	-	-	0,00	-	-	-
TOTALS	162	55.146,08	32.449,40	87.595,48	100,00	12.473.473,38	12.561.068,86	100,00	53,20

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
		CURRENT			AT ISSUE DATE	
			% CE			% CE
SERIES A	95,63%	817.690.827,00	5,63%	96,35%	987.600.000,00	5,43%
SERIES B	2,51%	21.500.000,00	3,12%	2,10%	21.500.000,00	2,31%
SERIES C	1,86%	15.900.000,00	1,26%	1,55%	15.900.000,00	1,05%
ISSUE BONDS		855.090.827,00			1.025.000.000,00	
SUBORD. LINE OF CREDIT (AVAILABLE)	1,26%	10.762.500,00		1,05%	10.762.500,00	

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)			
ASSETS		BALANCE	INTEREST
TREASURY C.		5.964.432,30	2,09%
SERVICER PPAL COLLECT NOT YET CREDITED		2.754.767,78	
SERVICER INTS COLLECT NOT YET CREDITED		763.588,79	
LIABILITIES		BALANCE	INTEREST
STARTING EXPENSES LOAN		828.744,48	3,09%
SUBORDINATED CREDIT		0,00	3,09%
			10.762.500,00

INTEREST SWAP		
	NOTIONAL PRINCIPAL	INTEREST
RECEIVING	4.555.129,88	2,07%
PAYING	5.116.069,16	

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 VALORF - Pº de la Castellana, 19 -MADRID - Phone 3491 585 15 00