

BANKINTER 4 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 31th DEC, 2004



DATE OF CONSTITUTION:	24th September, 2002	LEAD MANAGERS:	CRÉDIT 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 ASSIGNED ASSETS:	BANKINTER
STAT-UP EXPENSES LOAN:	BANKINTER	FUNDS AUDITORS:	ERNST & YOUNG
SWAP:	BANKINTER		

MORTGAGE BACKED SECURITIES: BONOS DE TITULIZACIÓN HIPOTECARIA (STRUCTURE SENIOR/MEZZANINE)

SERIES ISIN CODE PRIORITY	ISSUE DATE	PRINCIPAL OUTSTANDING (UNIT /N° 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	77.778,15 9.876 768.137.009,40	100.000,00 9.876 987.600.000,00	FLOATING EURIBOR 3M + 0,22% 12.02/05/08/11	2,391% NEXT COUPON: 14.02.2005 485,58 GROSS 412,74 NET	12.11.2038 QUARTERLY 12.02/05/08/11	14.02.2005 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	2,621% NEXT COUPON: 14.02.2005 684,37 GROSS 581,71 NET	12.11.2038 QUARTERLY 12.02/05/08/11	To be determined deferred Beginning "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	3,371% NEXT COUPON: 14.02.2005 880,21 GROSS 748,18 NET	12.11.2038 QUARTERLY 12.02/05/08/11	To be determined deferred Beginning "pass-through"	Baa3/BBB+	Baa3/BBB+
TOTALS		805.537.009,40	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% 0,000%	0,60% 6,967%	0,70% 8,084%	0,80% 9,189%	0,90% 10,281%	1,00% 11,362%	1,10% 12,430%	1,20% 13,487%
CLASS A BONDS										
Without optional redemption (1)	Average life	years	9,71	6,06	5,67	5,33	5,03	4,75	4,50	4,27
	date		(14/09/2014)	(20/01/2011)	(02/09/2010)	(30/04/2010)	(08/01/2010)	(29/09/2009)	(30/06/2009)	(08/04/2009)
	Final maturity	years	25,63	20,63	19,88	19,13	18,37	17,62	16,88	16,13
	date		(12/08/2030)	(12/08/2025)	(12/11/2024)	(12/02/2024)	(12/05/2023)	(12/08/2022)	(12/11/2021)	(12/02/2021)
With optional redemption (1)	Average life	years	9,44	5,77	5,39	5,05	4,74	4,48	4,24	4,02
	date		(06/06/2014)	(08/10/2010)	(23/05/2010)	(18/01/2010)	(26/09/2009)	(23/06/2009)	(28/03/2009)	(06/01/2009)
	Final maturity	years	19,13	13,37	12,62	11,87	11,12	10,62	10,12	9,62
	date		(12/02/2024)	(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	12,19	7,68	7,20	6,77	6,38	6,03	5,71	5,41
	date		(08/03/2017)	(03/09/2012)	(13/03/2012)	(05/10/2011)	(18/05/2011)	(08/01/2011)	(16/09/2010)	(28/05/2010)
	Final maturity	years	25,63	20,63	19,88	19,13	18,37	17,62	16,88	16,62
	date		(12/08/2030)	(12/08/2025)	(12/11/2024)	(12/02/2024)	(12/05/2023)	(12/08/2022)	(12/11/2021)	(12/08/2021)
With optional redemption (1)	Average life	years	11,83	7,31	6,84	6,40	6,01	5,67	5,37	5,10
	date		(28/10/2016)	(20/04/2012)	(31/10/2011)	(24/05/2011)	(01/01/2011)	(01/09/2010)	(15/05/2010)	(04/02/2010)
	Final maturity	years	19,13	13,37	12,62	11,87	11,12	10,62	10,12	9,62
	date		(12/02/2024)	(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	27,85	23,34	22,58	21,85	21,13	20,43	19,74	19,10
	date		(29/10/2032)	(27/04/2028)	(25/07/2027)	(30/10/2026)	(10/02/2026)	(30/05/2025)	(21/09/2024)	(01/02/2024)
	Final maturity	years	32,14	32,14	32,14	32,14	32,14	32,14	32,14	32,14
	date		(12/02/2037)	(12/02/2037)	(12/02/2037)	(12/02/2037)	(12/02/2037)	(12/02/2037)	(12/02/2037)	(12/02/2037)
With optional redemption (1)	Average life	years	19,13	13,37	12,62	11,87	11,12	10,62	10,12	9,83
	date		(12/02/2024)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(12/08/2015)	(12/02/2015)	(29/10/2014)
	Final maturity	years	19,13	13,37	12,62	11,87	11,12	10,62	10,12	9,62
	date		(12/02/2024)	(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%.

BANKINTER 4 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 31th DEC, 2004



COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		10.851	12.267
PRINCIPAL:	TOTAL OUTSTANDING	781.001.205,87	1.025.007.956,83
(EURO)	AVERAGE LOAN	71.975,04	83.558,16
	MINIMUM	132,26	12.002,10
	MAXIMUM	284.383,78	297.678,05
INTEREST	WEIGHTED AVERAGE (WAC)	2,85%	4,22%
RATE:	MINIMUM	2,46%	3,50%
	MAXIMUM	4,30%	5,96%
REMAINING			
MATURITY	WEIGHTED AVERAGE (WARM)	224	252
(MONTHS):	MINIMUM	10.01.2005	28.04.2004
	MAXIMUM	24.12.2036	24.12.1936
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	82,93%	81,59%
	MIBOR 1 YEAR	17,07%	18,41%

LTV DISTRIBUTION		CURRENT		AT CONSTITUTION DATE	
		% POOL	% LTV	% POOL	% LTV
OVER 80%		-	-	-	-
70,01 - 80%		16,91	72,62	39,46	75,53
60,01 - 70%		27,40	65,19	22,27	65,30
50,01 - 60%		20,80	55,36	15,63	55,23
40,01 - 50%		15,54	45,18	11,36	45,36
30,01 - 40%		10,61	35,24	6,79	35,63
30% & BELOW		8,73	22,03	4,49	22,73
WEIGHTED AVERAGE (WALTV)			54,34		61,58
MINIMUM			0,11		0,86
MAXIMUM			76,54		79,73

GEOGRAPHIC DISTRIBUTION		CURRENT	AT CONSTITUTION DATE
ANDALUSIA		8,35%	8,52%
CANARY ISLANDS		3,64%	3,57%
CASTILE- LEON		5,83%	5,77%
GALICIA		4,13%	3,92%
BALEARIC ISLANDS		2,02%	2,03%
CATALONIA		16,12%	15,98%
MADRID		35,00%	35,08%
VALENCIAN COMMUNITY		6,66%	6,75%
BASQUE COUNTRY		7,91%	7,80%
OTHER REGIONS (<2%)		10,38% (8)	10,58% (8)

PREPAYMENTS					
	CURRENT	LAST 3	LAST 6	LAST 12	HISTORICAL
	MONTH	MONTHS	MONTHS	MONTHS	
SINGLE MONTH. MORT.(SMM)	1,64%	0,99%	0,76%	0,68%	0,61%
ANNUAL EQUIVALENT (CPR)	17,96%	11,21%	8,78%	7,86%	7,12%

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	77	11.273,19	3.190,55	14.463,74	30,55	4.966.184,94	4.980.648,68	69,43	47,98
• From 1 to 2 months	12	7.396,91	4.394,03	11.790,94	24,91	1.156.166,70	1.167.957,64	16,28	52,61
• From 2 to 3 months	8	6.755,98	4.191,53	10.947,51	23,13	761.594,65	772.542,16	10,77	46,93
• From 3 to 6 months	3	2.608,54	1.623,32	4.231,86	8,94	170.653,10	174.884,96	2,44	63,91
• From 6 to 12 months	-								
• Over 1 year	2	3.770,80	2.134,69	5.905,49	12,47	71.691,15	77.596,64	1,08	40,73
TOTALS	102	31.805,42	15.534,12	47.339,54	100,00	7.126.290,54	7.173.630,08	100,00	48,76

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
CURRENT			AT ISSUE DATE			
		% CE			% CE	
SERIES A	95,36%	768.137.009,40	5,98%	96,35%	987.600.000,00	5,70%
SERIES B	2,67%	21.500.000,00	3,31%	2,10%	21.500.000,00	2,39%
SERIES C	1,97%	15.900.000,00	1,34%	1,55%	15.900.000,00	1,05%
ISSUE BONDS		805.537.009,40			1.025.000.000,00	
SUBORD. LINE OF CREDIT (AVAILABLE)	1,34%	10.762.500,00		1,05%	10.762.500,00	

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)			
ASSETS		BALANCE	INTEREST
TREASURY C.		20.917.067,06	2,17%
SERVICER PPAL COLLECT NOT YET CREDITED		6.731.740,61	
SERVICER INTS COLLECT NOT YET CREDITED		589.228,87	
LIABILITIES		BALANCE	INTEREST
STARTING EXPENSES LOAN		710.352,42	3,14%
SUBORDINATED CREDIT		0,00	3,14%
			10.762.500,00

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