

FTPYME BANCAJA 4 Fondo de Titulización de Activos

Brief report

Date: 04/30/2008
Currency: EUR



Date of constitution
 11/07/2005

VAT Reg. no.
 G84497775

Management Company
 Europea de Titulización, S.G.F.T

Originator
 Bancaja

Servicer
 Bancaja

Lead Managers
 Bancaja
 JPMorgan
 Merrill Lynch International
 Société Générale

Bond Underwriters and Placement Agents
 Bancaja
 JPMorgan
 Merrill Lynch International
 Société Générale
 Banco Pastor

Bond Paying Agent
 Bancaja

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Bancaja

Start-up Loan
 Bancaja

Swap
 JPMorgan Chase

Series A3(G) Guarantee
 Estado Español

Assets Custodian
 Bancaja

Fund Auditors
 Ernst&Young

Issued securities: Bonds

Bonds issue									
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current Original		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal) Next		Rating Fitch / Moody's Current Original	
Series A1 ES0339731004	11/10/2005 8,423	0.00 0.00	100,000.00 842,300,000.00	Floating 3-M Euribor+0.060% 24.Jan/Apr/Jul/Oct		07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	Amortized	AAA Aaa	
Series A2 ES0339731012	11/10/2005 3,000	38,370.11 115,110,330.00 38.37%	100,000.00 300,000,000.00	Floating 3-M Euribor+0.100% 24.Jan/Apr/Jul/Oct	4.9200% 07/24/2008 477.196268 Gross 391.300940 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	07/24/2008 "Pass-Through" Secutential / Pro rata under certain circumstances	AAA Aaa	AAA Aaa
Series A3(G) ES0339731020	11/10/2005 2,376	100,000.00 237,600,000.00 100.00%	100,000.00 237,600,000.00	Floating 3-M Euribor+0.010% 24.Jan/Apr/Jul/Oct	4.8300% 07/24/2008 1,220.916667 Gross 1,001.151667 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Secutential / Pro rata under certain circumstances	AAA Aaa	AAA Aaa
Series B ES0339731038	11/10/2005 713	100,000.00 71,300,000.00 100.00%	100,000.00 71,300,000.00	Floating 3-M Euribor+0.310% 24.Jan/Apr/Jul/Oct	5.1300% 07/24/2008 1,296.750000 Gross 1,063.335000 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secutential	A A2	A A2
Series C ES0339731046	11/10/2005 233	100,000.00 23,300,000.00 100.00%	100,000.00 23,300,000.00	Floating 3-M Euribor+0.580% 24.Jan/Apr/Jul/Oct	5.4000% 07/24/2008 1,365.000000 Gross 1,119.300000 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secutential	BBB+ Baa3	BBB+ Baa3
Series D ES0339731053	11/10/2005 255	100,000.00 25,500,000.00 100.00%	100,000.00 25,500,000.00	Floating 3-M Euribor+2.350% 24.Jan/Apr/Jul/Oct	7.1700% 07/24/2008 1,812.416667 Gross 1,486.181667 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secutential	BB- Ba2	BB- Ba2
Series E ES0339731061	11/10/2005 240	100,000.00 24,000,000.00 100.00%	100,000.00 24,000,000.00	Floating 3-M Euribor+4.000% 24.Jan/Apr/Jul/Oct	8.8200% 07/24/2008 2,229.500000 Gross 1,828.190000 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CC/DR4 C	CCC- C
Total		496,810,330.00	1,524,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)																			
				% Monthly CPR (SMM)		1.06	1.25	1.44	1.64	1.84	2.05	2.26	2.48						
				% Annual equivalent CPR		12.00	14.00	16.00	18.00	20.00	22.00	24.00	26.00						
Series A2	With optional redemption *	Average life	Years	Date	0.26	0.25	0.25	0.25	0.25	0.24	0.24	0.23	0.23						
		Final Maturity	Years	Date	01/08/2008	07/30/2008	07/29/2008	07/28/2008	07/27/2008	07/25/2008	07/24/2008	07/24/2008	07/24/2008						
	Without optional redemption *	Average life	Years	Date	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.23						
		Final Maturity	Years	Date	10/24/2008	10/24/2008	10/24/2008	10/24/2008	10/24/2008	10/24/2008	10/24/2008	10/24/2008	07/24/2008						
Series A3(G)	With optional redemption *	Average life	Years	Date	1.70	1.59	1.52	1.43	1.34	1.30	1.25	1.18	1.18						
		Final Maturity	Years	Date	09/01/2010	01/12/2009	06/11/2009	04/10/2009	02/09/2009	08/16/2009	07/30/2009	04/07/2009	04/07/2009						
	Without optional redemption *	Average life	Years	Date	2.98	2.74	2.74	2.48	2.23	2.23	2.23	2.23	2.23						
		Final Maturity	Years	Date	04/24/2011	01/24/2011	01/24/2011	10/24/2010	07/24/2010	07/24/2010	07/24/2010	07/24/2010	04/24/2010						
Series B	With optional redemption *	Average life	Years	Date	1.75	1.64	1.55	1.47	1.39	1.33	1.26	1.21	1.21						
		Final Maturity	Years	Date	01/27/2010	12/20/2009	11/16/2009	10/17/2009	09/20/2009	08/27/2009	04/08/2009	07/15/2009	07/15/2009						
	Without optional redemption *	Average life	Years	Date	3.74	3.48	3.23	2.98	2.98	2.98	2.74	2.48	2.48						
		Final Maturity	Years	Date	01/24/2012	10/24/2011	07/24/2011	04/24/2011	04/24/2011	04/24/2011	01/24/2011	10/24/2010	10/24/2010						
Series C	With optional redemption *	Average life	Years	Date	2.98	2.74	2.74	2.48	2.23	2.23	2.23	2.23	1.98						
		Final Maturity	Years	Date	04/24/2011	01/24/2011	01/24/2011	10/24/2010	07/24/2010	07/24/2010	07/24/2010	04/24/2010	04/24/2010						
	Without optional redemption *	Average life	Years	Date	4.71	4.39	4.39	4.11	3.86	3.63	3.43	3.43	3.24						
		Final Maturity	Years	Date	05/25/2013	01/13/2013	09/19/2012	08/06/2012	08/03/2012	12/16/2011	04/10/2011	07/27/2011	07/27/2011						
Series D	With optional redemption *	Average life	Years	Date	6.74	6.24	5.99	5.49	5.24	4.99	4.49	4.49	4.24						
		Final Maturity	Years	Date	01/24/2015	07/24/2014	04/24/2014	10/24/2013	07/24/2013	04/24/2013	10/24/2012	07/24/2012	07/24/2012						
	Without optional redemption *	Average life	Years	Date	2.98	2.74	2.74	2.48	2.23	2.23	2.23	2.23	1.98						
		Final Maturity	Years	Date	04/24/2011	01/24/2011	01/24/2011	10/24/2010	07/24/2010	07/24/2010	07/24/2010	07/24/2010	04/24/2010						
Series E	With optional redemption *	Average life	Years	Date	7.73	7.21	6.74	6.32	5.93	5.59	5.26	4.97	4.97						
		Final Maturity	Years	Date	01/18/2016	07/15/2015	01/24/2015	08/23/2014	05/04/2014	11/29/2013	03/08/2013	04/17/2013	04/17/2013						
	Without optional redemption *	Average life	Years	Date	8.74	8.24	7.74	7.24	6.74	6.49	5.99	5.74	5.74						
		Final Maturity	Years	Date	01/24/2017	07/24/2016	01/24/2016	07/24/2015	01/24/2015	10/24/2014	04/24/2014	01/24/2014	01/24/2014						
Series F	With optional redemption *	Average life	Years	Date	2.98	2.74	2.74	2.48	2.23	2.23	2.23	2.23	1.98						
		Final Maturity	Years	Date	04/24/2011	01/24/2011	01/24/2011	10/24/2010	07/24/2010	07/24/2010	07/24/2010	07/24/2010	04/24/2010						
	Without optional redemption *	Average life	Years	Date	11.25	10.65	10.09	9.55	9.05	8.57	8.13	7.71	7.71						
		Final Maturity	Years	Date	07/28/2019	12/21/2018	05/29/2018	11/14/2017	05/14/2017	11/22/2016	06/14/2016	01/14/2016	01/14/2016						
Series G	With optional redemption *	Average life	Years	Date	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00						
		Final Maturity	Years	Date	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035						
	Without optional redemption *	Average life	Years	Date	2.98	2.74	2.74	2.48	2.23	2.23	2.23	2.23	1.98						
		Final Maturity	Years	Date	04/24/2011	01/24/2011	01/24/2011	10/24/2010	07/24/2010	07/24/2010	07/24/2010	07/24/2010	04/24/2010						
Series H	With optional redemption *	Average life	Years	Date	2.98	2.74	2.74	2.48	2.23	2.23	2.23	2.23	1.98						
		Final Maturity	Years	Date	04/24/2011	01/24/2011	01/24/2011	10/24/2010	07/24/2010	07/24/2010	07/24/2010	07/24/2010	04/24/2010						
	Without optional redemption *	Average life	Years	Date	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00						
		Final Maturity	Years	Date	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035						
Series I	With optional redemption *	Average life	Years	Date	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00						
		Final Maturity	Years	Date	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035						
	Without optional redemption *	Average life	Years	Date	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00						
		Final Maturity	Years	Date	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035						

* 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%

Additional information

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Fund Auditors
Ernst&Young

Credit enhancement and financial operations

Credit enhancement (CE)					
		Current		At issue date	
			% CE		% CE
Class A	70.99%	352,710,330.00	30.20%	90.54%	1,379,900,000.00
Series A1	0.00%	0.00		55.27%	842,300,000.00
Series A2	23.17%	115,110,330.00		19.69%	300,000,000.00
Series A3(G)	47.83%	237,600,000.00		15.59%	237,600,000.00
Series B	14.35%	71,300,000.00	15.12%	4.68%	71,300,000.00
Series C	4.69%	23,300,000.00	10.20%	1.53%	23,300,000.00
Series D	5.13%	25,500,000.00	4.80%	1.67%	25,500,000.00
Series E	4.83%	24,000,000.00		1.57%	24,000,000.00
Issue of Bonds		496,810,330.00			1,524,000,000.00
Reserve Fund	4.80%	22,705,183.68		1.60%	24,000,000.00
Spanish State guarantee					
Series A3(G)		237,600,000.00			237,600,000.00

Collateral: SME Loans

General			
		Current	At constitution date
Count		2,242	4,106
Principal			
Principal outstanding		417,769,135.34	1,500,030,079.08
Average loan		186,337.71	365,326.37
Minimum		0.68	7.62
Maximum		10,000,000.00	12,712,000.00
Interest rate			
Weighted average (wac)		5.52%	3.20%
Minimum		4.11%	2.34%
Maximum		9.25%	8.50%
Final maturity			
Weighted average (WARM) (months)		98	69
Minimum		05/05/2008	11/09/2005
Maximum		03/05/2035	05/04/2035
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR		19.34%	37.00%
1-year EURIBOR/MIBOR		0.02%	0.03%
1-year EURIBOR/MIBOR (Mortgage Market)		80.64%	62.91%

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		31,365,775.15	4.820%
Servicer ppal collect not yet credited		20,382,007.70	
Servicer ints collect not yet credited		511,862.29	
Liabilities		Available	Balance
Start-up Loan		2,484,960.42	6.820%

Distribution by sector (CNAE)		
	Current	At constitution date
(K) - Real Estate and Rental Activities; Business Services	44.44%	59.34%
(F) - Building	9.26%	12.66%
(D) - Manufacturing industry	18.55%	11.33%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	7.87%	4.47%
(O) - Other social activities and services provided to the Community; Personal Services	5.15%	3.15%
(H) - Catering trade	5.11%	3.02%
(N) - Health and Veterinary Activities, Social Services	3.28%	1.83%
(I) - Transport, Storage and Communications	2.42%	1.75%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	1.96%	1.22%
(C) - Extractive industries	1.16%	0.58%
(B) - Fishing	0.43%	0.34%
(E) - Production and distribution of electric power, gas and water	0.12%	0.15%
(M) - Education	0.22%	0.08%
(J) - Financial brokering	0.04%	0.03%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.54%	1.93%	1.44%	1.58%	2.16%
Annual Percentage Rate (CPR)	17.03%	20.89%	15.96%	17.40%	23.08%

Geographic distribution		
	Current	At constitution date
Andalucía	4.94%	8.80%
Aragón	0.59%	0.64%
Asturias	0.30%	0.22%
Balearic Islands	5.66%	4.64%
Basque Country	2.61%	1.30%
Canary Islands	2.13%	2.42%
Castilla-La Mancha	2.00%	2.05%
Castilla-León	1.49%	2.28%
Catalonia	11.68%	12.46%
Extremadura	0.06%	0.10%
Galicia	1.57%	1.23%
La Rioja	0.17%	1.21%
Madrid	10.37%	8.76%
Murcia	0.33%	2.54%
Navarra	0.26%	0.16%
Valencia	55.83%	51.12%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt		Total debt
		Principal	Interest	Other	Total	%			
<i>Delinquencies</i>									
Up to 1 month	139	22,814,160.68	239,698.41	0.00	23,053,859.09	65.33	29,840,798.01	52,894,657.10	61.62
1 to 2 months	51	337,855.98	47,827.69	0.00	385,683.67	1.09	5,842,811.32	6,228,494.99	7.26
2 to 3 months	20	7,471,636.25	125,727.22	0.00	7,597,363.47	21.53	2,761,093.33	10,358,456.80	12.07
3 to 6 months	15	164,895.16	60,582.22	0.00	225,477.38	0.64	3,084,185.07	3,084,185.07	3.59
6 to 12 months	11	192,256.22	75,249.47	0.00	267,505.69	0.76	1,431,172.54	1,698,678.23	1.98
12 to 18 months	14	635,973.64	357,517.34	0.00	993,490.98	2.82	4,339,832.58	5,333,323.56	6.21
18 to 24 months	6	611,699.98	302,919.43	0.00	914,619.41	2.59	1,842,881.42	2,757,500.83	3.21
Over 2 years	9	1,562,751.41	285,458.20	0.00	1,848,209.61	5.24	1,634,724.95	3,482,934.56	4.06
Subtotal	265	33,791,229.32	1,494,979.98	0.00	35,286,209.30	100.00	50,552,021.84	85,838,231.14	100.00
<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
Total	265	33,791,229.32	1,494,979.98	0.00	35,286,209.30		50,552,021.84	85,838,231.14	

Each range includes the beginning but not the ending time

Additional information