

FTPYME BANCAJA 4 Fondo de Titulización de Activos



Brief report

Date: 05/31/2008
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)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A1 ES0339731004	11/10/2005 8,423	0.00 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	0.18	0.17	0.17	0.17	0.17	0.17	0.17	0.16
			Date	03/08/2008	02/08/2008	01/08/2008	01/08/2008	07/31/2008	07/31/2008	07/30/2008	07/29/2008
		Final Maturity	Years	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40
	Without optional redemption *	Average life	Years	0.18	0.17	0.17	0.17	0.17	0.17	0.17	0.16
			Date	03/08/2008	02/08/2008	01/08/2008	01/08/2008	07/31/2008	07/31/2008	07/30/2008	07/29/2008
		Final Maturity	Years	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40
Series A3(G)	With optional redemption *	Average life	Years	1.63	1.52	1.46	1.37	1.32	1.24	1.20	1.13
			Date	01/15/2010	08/12/2009	11/15/2009	10/13/2009	09/24/2009	08/27/2009	11/08/2009	07/16/2009
		Final Maturity	Years	2.90	2.65	2.65	2.40	2.40	2.15	2.15	1.90
	Without optional redemption *	Average life	Years	1.68	1.58	1.49	1.41	1.34	1.28	1.22	1.16
			Date	03/02/2010	12/28/2009	11/28/2009	10/28/2009	02/10/2009	09/09/2009	08/18/2009	07/30/2009
		Final Maturity	Years	3.65	3.40	3.15	2.90	2.90	2.65	2.65	2.40
Series B	With optional redemption *	Average life	Years	2.90	2.65	2.65	2.40	2.40	2.15	2.15	1.90
			Date	04/24/2011	01/24/2011	01/24/2011	10/24/2010	10/24/2010	07/24/2010	07/24/2010	04/24/2010
		Final Maturity	Years	2.90	2.65	2.65	2.40	2.40	2.15	2.15	1.90
	Without optional redemption *	Average life	Years	5.01	4.65	4.34	4.06	3.81	3.59	3.39	3.20
			Date	02/06/2013	01/23/2013	01/10/2012	06/22/2012	03/22/2012	12/31/2011	10/20/2011	08/13/2011
		Final Maturity	Years	6.65	6.40	5.90	5.40	5.15	4.90	4.65	4.40
Series C	With optional redemption *	Average life	Years	2.90	2.65	2.65	2.40	2.40	2.15	2.15	1.90
			Date	04/24/2011	01/24/2011	01/24/2011	10/24/2010	10/24/2010	07/24/2010	07/24/2010	04/24/2010
		Final Maturity	Years	2.90	2.65	2.65	2.40	2.40	2.15	2.15	1.90
	Without optional redemption *	Average life	Years	7.66	7.15	6.68	6.27	5.88	5.54	5.22	4.93
			Date	01/26/2016	07/24/2015	03/02/2015	05/09/2014	04/17/2014	12/13/2013	08/18/2013	05/05/2013
		Final Maturity	Years	8.66	8.15	7.65	7.15	6.90	6.40	6.15	5.65
Series D	With optional redemption *	Average life	Years	2.90	2.65	2.65	2.40	2.40	2.15	2.15	1.90
			Date	04/24/2011	01/24/2011	01/24/2011	10/24/2010	10/24/2010	07/24/2010	07/24/2010	04/24/2010
		Final Maturity	Years	2.90	2.65	2.65	2.40	2.40	2.15	2.15	1.90
	Without optional redemption *	Average life	Years	11.19	10.59	10.03	9.50	9.00	8.53	8.09	7.67
			Date	04/08/2019	12/30/2018	08/06/2018	11/26/2017	05/28/2017	06/12/2016	08/30/2016	01/30/2016
		Final Maturity	Years	26.92	26.92	26.92	26.92	26.92	26.92	26.92	26.92
Series E	With optional redemption *	Average life	Years	2.90	2.65	2.65	2.40	2.40	2.15	2.15	1.90
			Date	04/24/2011	01/24/2011	01/24/2011	10/24/2010	10/24/2010	07/24/2010	07/24/2010	04/24/2010
		Final Maturity	Years	2.90	2.65	2.65	2.40	2.40	2.15	2.15	1.90
	Without optional redemption *	Average life	Years	26.92	26.92	26.92	26.92	26.92	26.92	26.92	26.92
			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
		Final Maturity	Years	26.92	26.92	26.92	26.92	26.92	26.92	26.92	26.92

* 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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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		2,187	4,106
Principal			
Principal outstanding		386,210,879.42	1,500,030,079.08
Average loan		176,593.91	365,326.37
Minimum		0.67	7.62
Maximum		10,000,000.00	12,712,000.00
Interest rate			
Weighted average (wac)		5.59%	3.20%
Minimum		4.59%	2.34%
Maximum		9.25%	8.50%
Final maturity			
Weighted average (WARM) (months)		103	69
Minimum		06/01/2008	11/09/2005
Maximum		03/05/2035	05/04/2035
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR		14.80%	37.00%
1-year EURIBOR/MIBOR		0.02%	0.03%
1-year EURIBOR/MIBOR (Mortgage Market)		85.17%	62.91%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.66%	1.53%	1.36%	1.56%	2.11%
Annual Percentage Rate (CPR)	7.64%	16.89%	15.18%	17.23%	22.62%

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		84,621,176.89	4.820%
Servicer ppal collect not yet credited		2,055,724.40	
Servicer ints collect not yet credited		490,337.54	
Liabilities	Available	Balance	Interest
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	41.11%	59.34%
(F) - Building	9.92%	12.66%
(D) - Manufacturing industry	19.57%	11.33%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	8.36%	4.47%
(O) - Other social activities and services provided to the Community; Personal Services	5.49%	3.15%
(H) - Catering trade	5.47%	3.02%
(N) - Health and Veterinary Activities, Social Services	3.49%	1.83%
(I) - Transport, Storage and Communications	2.42%	1.75%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	2.10%	1.22%
(C) - Extractive industries	1.21%	0.58%
(B) - Fishing	0.46%	0.34%
(E) - Production and distribution of electric power, gas and water	0.12%	0.15%
(M) - Education	0.23%	0.08%
(J) - Financial brokering	0.04%	0.03%

Geographic distribution		
	Current	At constitution date
Andalucia	4.87%	8.80%
Aragon	0.64%	0.64%
Asturias	0.33%	0.22%
Balearic Islands	6.03%	4.64%
Basque Country	2.81%	1.30%
Canary Islands	2.25%	2.42%
Castilla-La Mancha	2.14%	2.05%
Castilla-Leon	1.55%	2.28%
Catalonia	12.44%	12.46%
Extremadura	0.06%	0.10%
Galicia	1.69%	1.23%
La Rioja	0.18%	1.21%
Madrid	9.63%	8.76%
Murcia	0.35%	2.54%
Navarra	0.28%	0.16%
Valencia	54.76%	51.12%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	123	15,158,096.42	204,040.73	0.00	15,362,137.15	45.28	22,539,007.90	37,901,145.05	46.40
1 to 2 months	43	13,866,672.23	95,532.25	0.00	13,962,204.48	41.15	9,735,396.69	23,697,601.17	29.01
2 to 3 months	31	120,648.60	38,078.86	0.00	158,727.46	0.47	3,127,051.94	3,285,779.40	4.02
3 to 6 months	19	201,952.42	41,516.11	0.00	243,468.53	0.72	2,131,558.64	2,375,027.17	2.91
6 to 12 months	13	99,698.01	52,034.49	0.00	151,732.50	0.45	1,445,142.75	1,596,875.25	1.95
12 to 18 months	12	221,928.39	103,607.69	0.00	325,536.08	0.96	1,204,354.03	1,529,890.11	1.87
18 to 24 months	9	1,199,973.72	641,798.84	0.00	1,841,772.56	5.43	5,964,575.85	7,806,348.41	9.56
Over 2 years	9	1,590,493.60	291,520.70	0.00	1,882,014.30	5.55	1,606,982.76	3,488,997.06	4.27
Subtotal	259	32,459,463.39	1,468,129.67	0.00	33,927,593.06	100.00	47,754,070.56	81,681,663.62	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	259	32,459,463.39	1,468,129.67	0.00	33,927,593.06		47,754,070.56	81,681,663.62	

Each range includes the beginning but not the ending time

Additional information