

BZ HIPOTECARIO 4 Fondo de Titulización Hipotecaria

Brief report

Date: 09/30/2007
Currency: EUR

Date of constitution
11/27/2002

VAT Reg. no.
G83483552

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

Originator
Banco Zaragozano

Servicer
Barclays Bank (B. Zaragozano)

Lead Managers
Banco Zaragozano

Bond Underwriters and Placement Agents
Banco Zaragozano

Bond Paying Agent
Barclays Bank (B. Zaragozano)

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Caja Madrid

Subordinated Loan
Barclays Bank (B. Zaragozano)

Start-up Loan
Barclays Bank (B. Zaragozano)

Assets Custodian
Barclays Bank (B. Zaragozano)

Fund Auditors
Ernst&Young

Issued securities: Mortgage-Backed Bonds

Bonds issue									
Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0305571004	11/29/2002 3,040	35,284.48 107,264,819.20 35.28%	100,000.00 304,000,000.00	Floating 3-M Euribor+0.230% 18.Jan/Apr/Jul/Oct	4.4450% 10/18/2007 400.81 Gross 340.69 Net	10/18/2032 Quarterly 18.Jan/Apr/Jul/Oct	10/18/2007 "Pass-Through"	Aaa	Aaa
Series B ES0305571012	11/29/2002 66	72,616.44 4,792,685.04 72.62%	100,000.00 6,600,000.00	Floating 3-M Euribor+0.500% 18.Jan/Apr/Jul/Oct	4.7150% 10/18/2007 874.99 Gross 743.74 Net	10/18/2032 Quarterly 18.Jan/Apr/Jul/Oct	10/18/2007 "Pass-Through" Pro rata deferred start / Secuential	A2	A2
Series C ES0305571020	11/29/2002 28	73,357.42 2,054,007.76 73.36%	100,000.00 2,800,000.00	Floating 3-M Euribor+1.150% 18.Jan/Apr/Jul/Oct	5.3650% 10/18/2007 1,005.77 Gross 854.90 Net	10/18/2032 Quarterly 18.Jan/Apr/Jul/Oct	10/18/2007 "Pass-Through" Pro rata deferred start / Secuential	Baa2	Baa2
Total		114,111,512.00	313,400,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
		% Monthly CPR (SMM)		0,34	0,51	0,69	0,87	1,06	1,25	1,44	1,64
		% Annual equivalent CPR		4,00	6,00	8,00	10,00	12,00	14,00	16,00	18,00
Series A	With optional redemption *	Average life	Years	5.10	4.59	4.12	3.71	3.39	3.11	2.85	2.67
		Final Maturity	Years	11/05/2012	04/29/2012	11/13/2011	06/14/2011	02/20/2011	11/07/2010	08/03/2010	05/29/2010
	Without optional redemption *	Average life	Years	6.12	5.56	5.07	4.65	4.27	3.95	3.66	3.40
		Final Maturity	Years	11/10/2013	04/19/2013	10/23/2012	05/21/2012	01/07/2012	09/10/2011	05/27/2011	02/22/2011
	With optional redemption *	Average life	Years	5.10	4.59	4.12	3.71	3.39	3.11	2.85	2.67
		Final Maturity	Years	11/05/2012	04/29/2012	11/13/2011	06/14/2011	02/20/2011	11/07/2010	08/03/2010	05/29/2010
Series B	With optional redemption *	Average life	Years	5.10	4.59	4.12	3.71	3.39	3.11	2.85	2.67
		Final Maturity	Years	11/05/2012	04/29/2012	11/13/2011	06/14/2011	02/20/2011	11/07/2010	08/03/2010	05/29/2010
	Without optional redemption *	Average life	Years	6.12	5.56	5.07	4.65	4.27	3.95	3.66	3.40
		Final Maturity	Years	11/10/2013	04/19/2013	10/23/2012	05/21/2012	01/07/2012	09/10/2011	05/27/2011	02/22/2011
	With optional redemption *	Average life	Years	5.10	4.59	4.12	3.71	3.39	3.11	2.85	2.67
		Final Maturity	Years	11/05/2012	04/29/2012	11/13/2011	06/14/2011	02/20/2011	11/07/2010	08/03/2010	05/29/2010
Series C	With optional redemption *	Average life	Years	5.10	4.59	4.12	3.71	3.39	3.11	2.85	2.67
		Final Maturity	Years	11/05/2012	04/29/2012	11/13/2011	06/14/2011	02/20/2011	11/07/2010	08/03/2010	05/29/2010
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		Final Maturity	Years	11/05/2012	04/29/2012	11/13/2011	06/14/2011	02/20/2011	11/07/2010	08/03/2010	05/29/2010

* 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%

Credit enhancement and financial operations

Credit enhancement (CE)					
		Current		At issue date	
		% CE		% CE	
Series A	94.00%	107,264,819.20	8.20%	97.00%	304,000,000.00
Series B	4.20%	4,792,685.04	4.00%	2.11%	6,600,000.00
Series C	1.80%	2,054,007.76	2.20%	0.89%	2,800,000.00
Issue of Bonds		114,111,512.00			313,400,000.00
Reserve Fund	2.20%	2,510,453.26		1.35%	4,230,900.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		6,996,350.22	4.140%
Servicer ppal collect not yet credited		757,029.30	
Servicer ints collect not yet credited		92,800.87	
Liabilities		Available	Balance
Subordinated Loan			2,510,453.26
Start-up Loan			24,109.73
			5.215%

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		2,737	5,744
Principal			
Principal outstanding		110,085,309.41	313,400,917.03
Average loan		40,221.16	54,561.44
Minimum		268.31	8,737.90
Maximum		271,698.24	408,398.24
Interest rate			
Weighted average (wac)		4.91%	4.62%
Minimum		3.97%	2.75%
Maximum		6.59%	10.00%
Final maturity			
Weighted average (WARM) (months)		162	210
Minimum		10/05/2007	04/01/2003
Maximum		01/01/2032	01/01/2032
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		0.08%	0.00%
1-year EURIBOR/MIBOR (Mortgage Market)		99.67%	99.78%
Mortgage Market: All Institutions		0.25%	0.22%

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		3.18	7.13
10.01 - 20%		11.62	15.41
20.01 - 30%		16.34	25.15
30.01 - 40%		22.01	34.97
40.01 - 50%		20.25	45.03
50.01 - 60%		15.55	55.14
60.01 - 70%		10.99	63.63
70.01 - 80%		0.06	70.67
Weighted average (WALTV)		38.55	48.98
Minimum		0.19	2.80
Maximum		70.67	79.68

Additional information

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.89%	0.85%	1.00%	1.07%	1.26%
Annual Percentage Rate (CPR)	10.20%	9.78%	11.41%	12.14%	14.12%

Geographic distribution		
	Current	At constitution date
Andalucia	16.27%	16.27%
Aragon	5.51%	5.43%
Asturias	1.29%	1.15%
Balearic Islands	2.09%	2.60%
Basque Country	1.57%	1.46%
Canary Islands	7.72%	7.58%
Cantabria	0.68%	0.87%
Castilla-La Mancha	5.83%	4.49%
Castilla-Leon	4.49%	4.09%
Catalonia	19.38%	19.00%
Extremadura	0.51%	0.43%
Galicia	1.86%	1.67%
La Rioja	0.37%	0.28%
Madrid	19.91%	21.82%
Murcia	1.66%	1.46%
Navarra	0.57%	0.43%
Valencia	10.28%	10.98%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%		%	% Total debt / Appraisal Value
Up to 1 month	68	19,459.06	12,465.54	0.00	31,924.60	18.05	2,968,371.62	3,000,296.22	60.29
1 to 2 months	27	17,246.56	9,864.79	0.00	26,911.35	15.21	1,134,263.47	1,161,174.82	23.33
2 to 3 months	6	5,089.63	3,960.26	0.00	9,049.89	5.12	314,759.34	323,809.23	6.51
3 to 6 months	3	5,267.96	1,226.27	0.00	6,494.23	3.67	76,739.29	83,233.52	1.67
6 to 12 months	4	4,216.63	1,858.20	0.00	6,074.83	3.43	57,550.13	63,624.96	1.28
Over 2 years	9	54,837.35	30,660.46	10,931.24	96,429.05	54.52	247,588.54	344,017.59	6.91
Total	117	106,117.19	59,835.52	10,931.24	176,883.95		4,799,272.39	4,976,156.34	29.34

Each range includes the beginning but not the ending time

Additional information