

BZ HIPOTECARIO 4 Fondo de Titulización Hipotecaria

Brief report

Date: 06/30/2009
Currency: EUR

Date of constitution
11/27/2002

VAT Reg. no.
V83483552

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	26,358.00 80,128,320.00 26.36%	100,000.00 304,000,000.00	Floating 3-M Euribor+0.230% 18.Jan/Apr/Jul/Oct	1.6400% 07/20/2009 109.27 Gross 89.60 Net	10/18/2032 Quarterly 18.Jan/Apr/Jul/Oct	07/20/2009 "Pass-Through"	Aaa	Aaa
Series B ES0305571012	11/29/2002 66	54,245.48 3,580,201.68 54.25%	100,000.00 6,600,000.00	Floating 3-M Euribor+0.500% 18.Jan/Apr/Jul/Oct	1.9100% 07/20/2009 261.90 Gross 214.76 Net	10/18/2032 Quarterly 18.Jan/Apr/Jul/Oct	07/20/2009 "Pass-Through" Pro rata deferred start / Secuential	A2	A2
Series C ES0305571020	11/29/2002 28	54,799.01 1,534,372.28 54.80%	100,000.00 2,800,000.00	Floating 3-M Euribor+1.150% 18.Jan/Apr/Jul/Oct	2.5600% 07/20/2009 354.61 Gross 290.78 Net	10/18/2032 Quarterly 18.Jan/Apr/Jul/Oct	07/20/2009 "Pass-Through" Pro rata deferred start / Secuential	Baa2	Baa2
Total		85,242,893.96	313,400,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)												
		% Monthly CPR (SMM)		0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44	
		% Annual equivalent CPR		2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00	
Series A	With optional redemption *	Average life	Years	4.91	4.37	3.87	3.51	3.18	2.87	2.67	2.49	
		Final Maturity	Years	06/13/2014	11/27/2013	05/30/2013	01/18/2013	09/19/2012	05/29/2012	03/19/2012	01/12/2012	
	Without optional redemption *	Average life	Years	6.45	5.88	5.38	4.94	4.56	4.22	3.91	3.64	
		Final Maturity	Years	12/27/2015	06/02/2015	12/02/2014	06/25/2014	02/04/2014	10/03/2013	06/15/2013	03/08/2013	
		Average life	Years	27.52	27.52	27.52	27.52	27.52	27.52	27.52	27.52	
		Final Maturity	Years	01/18/2037	01/18/2037	01/18/2037	01/18/2037	01/18/2037	01/18/2037	01/18/2037	01/18/2037	
Series B	With optional redemption *	Average life	Years	4.91	4.37	3.87	3.51	3.18	2.87	2.67	2.49	
		Final Maturity	Years	06/13/2014	11/27/2013	05/30/2013	01/18/2013	09/19/2012	05/29/2012	03/19/2012	01/12/2012	
	Without optional redemption *	Average life	Years	6.45	5.88	5.38	4.94	4.56	4.22	3.91	3.64	
		Final Maturity	Years	12/27/2015	06/02/2015	12/02/2014	06/25/2014	02/04/2014	10/03/2013	06/15/2013	03/08/2013	
		Average life	Years	27.52	27.52	27.52	27.52	27.52	27.52	27.52	27.52	
		Final Maturity	Years	01/18/2037	01/18/2037	01/18/2037	01/18/2037	01/18/2037	01/18/2037	01/18/2037	01/18/2037	
Series C	With optional redemption *	Average life	Years	4.91	4.37	3.87	3.51	3.18	2.87	2.67	2.49	
		Final Maturity	Years	06/13/2014	11/27/2013	05/30/2013	01/18/2013	09/19/2012	05/29/2012	03/19/2012	01/12/2012	
	Without optional redemption *	Average life	Years	6.45	5.88	5.38	4.94	4.56	4.22	3.91	3.64	
		Final Maturity	Years	12/27/2015	06/02/2015	12/02/2014	06/25/2014	02/04/2014	10/03/2013	06/15/2013	03/08/2013	
		Average life	Years	27.52	27.52	27.52	27.52	27.52	27.52	27.52	27.52	
		Final Maturity	Years	01/18/2037	01/18/2037	01/18/2037	01/18/2037	01/18/2037	01/18/2037	01/18/2037	01/18/2037	

* 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%	80,128,320.00	8.20%	97.00%	304,000,000.00	4.35%
Series B	4.20%	3,580,201.68	4.00%	2.11%	6,600,000.00	2.24%
Series C	1.80%	1,534,372.28	2.20%	0.89%	2,800,000.00	1.35%
Issue of Bonds		85,242,893.96			313,400,000.00	
Reserve Fund	2.20%	1,875,343.67		1.35%	4,230,900.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	5,783,768.82	1.330%	
Servicer ppal collect not yet credited	354,343.47		
Servicer ints collect not yet credited	69,440.79		
Liabilities	Available	Balance	Interest
Subordinated Loan		1,875,343.67	
Start-up Loan		0.00	

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		2,300	5,744
Principal			
Principal outstanding		81,901,702.21	313,400,917.03
Average loan		35,609.44	54,561.44
Minimum		158.98	8,737.90
Maximum		241,100.85	408,398.24
Interest rate			
Weighted average (wac)		5.43%	4.62%
Minimum		2.53%	2.75%
Maximum		7.07%	10.00%
Final maturity			
Weighted average (WARM) (months)		147	210
Minimum		07/01/2009	04/01/2003
Maximum		02/05/2037	01/01/2032
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		0.05%	0.00%
1-year EURIBOR/MIBOR (Mortgage Market)		99.67%	99.78%
Mortgage Market: All Institutions		0.27%	0.22%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	4.64	6.91	0.81	8.08
10.01 - 20%	14.08	15.40	5.45	15.70
20.01 - 30%	19.23	25.49	10.04	25.38
30.01 - 40%	21.06	34.91	14.44	35.34
40.01 - 50%	18.97	44.49	20.59	45.28
50.01 - 60%	17.59	54.99	19.55	55.07
60.01 - 70%	4.42	62.94	14.74	64.98
70.01 - 80%			14.38	74.67
Weighted average (WALTV)		35.64		48.98
Minimum		0.09		2.80
Maximum		68.04		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)	0.79%	0.87%	0.73%	0.69%	1.13%
Annual Percentage Rate (CPR)	9.12%	9.92%	8.44%	7.92%	12.70%

Geographic distribution		
	Current	At constitution date
Andalucia	15.53%	16.27%
Aragon	5.39%	5.43%
Asturias	1.33%	1.15%
Balearic Islands	2.09%	2.60%
Basque Country	1.67%	1.46%
Canary Islands	8.33%	7.58%
Cantabria	0.82%	0.87%
Castilla-La Mancha	5.96%	4.49%
Castilla-Leon	4.15%	4.09%
Catalonia	20.17%	19.00%
Extremadura	0.54%	0.43%
Galicia	1.58%	1.67%
La Rioja	0.37%	0.28%
Madrid	19.55%	21.82%
Murcia	1.75%	1.46%
Navarra	0.66%	0.43%
Valencia	10.10%	10.98%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
<i>Delinquencies</i>										
Up to 1 month	56	17,888.71	3,926.72	0.00	21,815.43	9.14	1,741,042.47	1,762,857.90	45.64	19.45
from > 1 to ≤ 2 months	17	13,284.83	5,189.29	0.00	18,474.12	7.74	781,140.66	799,614.78	20.70	24.17
from > 2 to ≤ 3 months	7	4,294.85	2,143.83	0.00	6,438.68	2.70	179,994.25	186,432.93	4.83	26.40
from > 3 to ≤ 6 months	14	20,704.09	7,409.05	0.00	28,113.14	11.78	420,085.63	448,198.77	11.60	22.12
from > 6 to < 12 months	7	5,016.70	5,174.02	0.00	10,190.72	4.27	214,081.35	224,272.07	5.81	28.41
from ≥ 12 to < 18 months	2	5,197.12	8,149.01	0.00	13,346.13	5.59	127,623.62	140,969.75	3.65	29.02
from ≥ 18 to < 24 months	1	4,977.88	2,096.59	0.00	7,074.47	2.96	19,442.93	26,517.40	0.69	45.96
from ≥ 2 years	10	74,600.04	37,017.65	21,609.04	133,226.73	55.82	140,441.38	273,668.11	7.09	34.67
Subtotal	114	145,964.22	71,106.16	21,609.04	238,679.42	100.00	3,623,852.29	3,862,531.71	100.00	22.42
<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	0.00
Total	114	145,964.22	71,106.16	21,609.04	238,679.42		3,623,852.29	3,862,531.71		22.42