

BZ HIPOTECARIO 4 Fondo de Titulización Hipotecaria

Brief report

Date: 08/31/2009
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	25,119.92 76,364,556.80 25.12%	100,000.00 304,000,000.00	Floating 3-M Euribor+0.230% 18.Jan/Apr/Jul/Oct	1.1990% 10/19/2009 76.13 Gross 62.43 Net	10/18/2032 Quarterly 18.Jan/Apr/Jul/Oct	10/19/2009 "Pass-Through"	Aaa	Aaa
Series B ES0305571012	11/29/2002 66	51,697.48 3,412,033.68 51.70%	100,000.00 6,600,000.00	Floating 3-M Euribor+0.500% 18.Jan/Apr/Jul/Oct	1.4690% 10/19/2009 191.97 Gross 157.42 Net	10/18/2032 Quarterly 18.Jan/Apr/Jul/Oct	10/19/2009 "Pass-Through" Pro rata deferred start / Secuential	A2	A2
Series C ES0305571020	11/29/2002 28	52,225.01 1,462,300.28 52.23%	100,000.00 2,800,000.00	Floating 3-M Euribor+1.150% 18.Jan/Apr/Jul/Oct	2.1190% 10/19/2009 279.74 Gross 229.39 Net	10/18/2032 Quarterly 18.Jan/Apr/Jul/Oct	10/19/2009 "Pass-Through" Pro rata deferred start / Secuential	Baa2	Baa2
Total		81,238,890.76	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	4.78	4.36	3.87	3.52	3.20	3.00	2.71	2.54
		Final Maturity	Years	04/29/2014	11/23/2013	05/31/2013	01/24/2013	09/28/2012	07/15/2012	04/02/2012	01/29/2012
	Without optional redemption *	Average life	Years	6.41	5.86	5.38	4.96	4.59	4.26	3.97	3.71
		Final Maturity	Years	12/13/2015	05/27/2015	12/03/2014	07/03/2014	02/17/2014	10/20/2013	07/06/2013	04/02/2013
	With optional redemption *	Average life	Years	4.78	4.36	3.87	3.52	3.20	3.00	2.71	2.54
		Final Maturity	Years	04/29/2014	11/23/2013	05/31/2013	01/24/2013	09/28/2012	07/15/2012	04/02/2012	01/29/2012
Series B	With optional redemption *	Average life	Years	4.78	4.36	3.87	3.52	3.20	3.00	2.71	2.54
		Final Maturity	Years	04/29/2014	11/23/2013	05/31/2013	01/24/2013	09/28/2012	07/15/2012	04/02/2012	01/29/2012
	Without optional redemption *	Average life	Years	6.41	5.86	5.38	4.96	4.59	4.26	3.97	3.71
		Final Maturity	Years	12/13/2015	05/27/2015	12/03/2014	07/03/2014	02/17/2014	10/20/2013	07/06/2013	04/02/2013
	With optional redemption *	Average life	Years	4.78	4.36	3.87	3.52	3.20	3.00	2.71	2.54
		Final Maturity	Years	04/29/2014	11/23/2013	05/31/2013	01/24/2013	09/28/2012	07/15/2012	04/02/2012	01/29/2012
Series C	With optional redemption *	Average life	Years	4.78	4.36	3.87	3.52	3.20	3.00	2.71	2.54
		Final Maturity	Years	04/29/2014	11/23/2013	05/31/2013	01/24/2013	09/28/2012	07/15/2012	04/02/2012	01/29/2012
	Without optional redemption *	Average life	Years	6.41	5.86	5.38	4.96	4.59	4.26	3.97	3.71
		Final Maturity	Years	12/13/2015	05/27/2015	12/03/2014	07/03/2014	02/17/2014	10/20/2013	07/06/2013	04/02/2013
	With optional redemption *	Average life	Years	4.78	4.36	3.87	3.52	3.20	3.00	2.71	2.54
		Final Maturity	Years	04/29/2014	11/23/2013	05/31/2013	01/24/2013	09/28/2012	07/15/2012	04/02/2012	01/29/2012

* 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%	76,364,556.80	8.20%	304,000,000.00	4.35%
Series B	4.20%	3,412,033.68	4.00%	6,600,000.00	2.24%
Series C	1.80%	1,462,300.28	2.20%	2,800,000.00	1.35%
Issue of Bonds		81,238,890.76		313,400,000.00	
Reserve Fund	2.20%	1,787,255.80	1.35%	4,230,900.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		3,963,543.09	0.890%
Servicer ppal collect not yet credited		305,501.35	
Servicer ints collect not yet credited		53,953.51	
Liabilities		Available	Balance
Subordinated Loan		1,787,255.60	
Start-up Loan		0.00	

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		2,254	5,744
Principal			
Principal outstanding		79,222,093.87	313,400,917.03
Average loan		35,147.34	54,561.44
Minimum		96.01	8,737.90
Maximum		238,349.11	408,398.24
Interest rate			
Weighted average (wac)		4.91%	4.62%
Minimum		2.16%	2.75%
Maximum		7.07%	10.00%
Final maturity			
Weighted average (WARM) (months)		145	210
Minimum		09/01/2009	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%	4.95	7.00	0.81	8.08
10.01 - 20%	14.14	15.48	5.45	15.70
20.01 - 30%	19.52	25.53	10.04	25.38
30.01 - 40%	21.20	35.02	14.44	35.34
40.01 - 50%	18.50	44.45	20.59	45.28
50.01 - 60%	17.38	54.67	19.55	55.07
60.01 - 70%	4.31	62.64	14.74	64.98
70.01 - 80%			14.38	74.67
Weighted average (WALT)	35.37			48.98
Minimum		0.04		2.80
Maximum		67.79		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)	0.70%	0.87%	0.85%	0.73%	1.12%
Annual Percentage Rate (CPR)	8.03%	9.95%	9.75%	8.40%	12.64%

Geographic distribution		
	Current	At constitution date
Andalucia	15.48%	16.27%
Aragon	5.37%	5.43%
Asturias	1.34%	1.15%
Balearic Islands	2.13%	2.60%
Basque Country	1.70%	1.46%
Canary Islands	8.45%	7.58%
Cantabria	0.84%	0.87%
Castilla-La Mancha	5.98%	4.49%
Castilla-Leon	4.11%	4.09%
Catalonia	20.35%	19.00%
Extremadura	0.54%	0.43%
Galicia	1.53%	1.67%
La Rioja	0.38%	0.28%
Madrid	19.34%	21.82%
Murcia	1.78%	1.46%
Navarra	0.58%	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	62	18,098.48	5,452.39	0.00	23,550.87	9.09	2,193,287.15	2,216,838.02	53.55	22.24
from > 1 to ≤ 2 months	16	5,688.23	2,622.96	0.00	8,311.19	3.21	518,401.91	526,713.10	12.72	27.86
from > 2 to ≤ 3 months	6	10,474.87	2,307.09	0.00	12,781.96	4.93	177,182.30	189,964.26	4.59	16.52
from > 3 to ≤ 6 months	13	21,579.27	6,135.88	0.00	27,715.15	10.69	334,115.27	361,830.42	8.74	18.35
from > 6 to < 12 months	10	14,455.17	10,346.69	0.00	24,801.86	9.57	282,480.65	307,282.51	7.42	28.45
from ≥ 12 to < 18 months	3	6,404.02	9,502.00	0.00	15,906.02	6.14	218,380.69	234,286.71	5.66	32.69
from ≥ 18 to < 24 months	1	5,476.75	2,272.34	0.00	7,749.09	2.99	18,944.06	26,693.15	0.64	46.26
from ≥ 2 years	10	77,432.75	37,981.85	22,995.31	138,409.91	53.39	137,557.13	275,967.04	6.67	34.96
Subtotal	121	159,609.54	76,621.20	22,995.31	259,226.05	100.00	3,880,349.16	4,139,575.21	100.00	23.49
<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	121	159,609.54	76,621.20	22,995.31	259,226.05		3,880,349.16	4,139,575.21		23.49